



Lardner/Klein Landscape Architects, P.C.

Memorandum:

To: MD Historic National Road CAG (**DRAFT for review at CAG #3**)
From: Lardner/Klein Landscape Architects, PC
Cc: Joan Floura, FTLA
Date: 05/01/12
Subject: Growth and Change along the MHNR
Selection of Case Study Sites for Model Design Guidelines

The purpose of this memorandum is to analyze and document the types of land use changes that are likely to occur along the Maryland Historic National Road.

Model design guidelines are being developed for MHNR communities as part of the Corridor Partnership Plan (CPP) Update. The following analysis is intended to help focus the design guideline effort by selecting up to six “case study” sites that can be utilized to help explain and illustrate the model design guideline concepts. In addition to the case study sites, best practice examples will be utilized to help explain and illustrate the model design guideline concepts.

Methodology

The type, and to some extent, the form and appearance, of potential land use change is guided by both state and local land use policies. The first step in the process for determining the potential type of land use change that is likely to occur is to compile the planned land use designations for each of the seven counties and 15 municipal governments and to aggregate those categories into areas that are planned for either rural, transition (future growth) or urban areas (already developed). The resulting map can viewed by pasting the following link into a browser (warning: big file, 18mb)
http://www.lardnerklein.com/MHNR/NR_BoardLayoutFULL_032112x.pdf

As part of the analysis, a comparison was also made to determine where growth has occurred within the past ten years since the original CPP was prepared. Table 1, below, identifies the total land area within the viewshed of Maryland’s Historic National Road by County, and how much of that land has been developed within the last ten years outside of Priority Funding Areas (PFAs) compared within inside the PFAs.

The result of this analysis provides some insights into the various types of development that has occurred in the past ten years and the types of development that are likely to occur in the next ten years including their geographic distribution.

As might be expected, the majority of development that occurred was located in Frederick and Washington Counties, and most of the development that did occur between 2002 and 2010 was rural land converted to non-rural uses.

Maryland established its Priority Funding Areas to try and guide growth and development to those areas that had existing infrastructure and services to support that growth. At least along the Historic National Road, however, more than half of the development occurred outside of the PFA within the last ten years.

Table 1: Rural Land Conversion Along the Maryland Historic National Road	Garrett	Allegany	Washington	Frederick	Carroll	Howard	Baltimore	Baltimore City	TOTAL
Rural Land Conversion within MHNR Viewshed									
Total acreage of MHNR viewshed*	27,234	58,285	64,786	38,349	1,317	15,964	2,814	6,853	215,603
Total acreage developed*** between 2002 and 2010 in the MHNR viewshed	452	798	2,310	1,440	80	560	53	0.52	5,692
Percent of all lands developed between 2002 and 2010 located within the MHNR viewshed	1.7%	1.4%	3.6%	3.8%	6.0%	3.5%	1.9%	0.01%	2.6%
Total acreage of rural land (2002)** within the MHNR viewshed developed between 2002 and 2010	441	767	2,237	1,372	72	548	51	0.45	5,489
Total acreage of rural land cover (2002) developed between 2002 and 2010, NOT within the PFA (2011) but within the MHNR viewshed	325	404	1,275	663	16	367	6	-	3,055
Percent of rural land within the MHNR viewshed converted to urban but located outside the PFA	73.7%	52.6%	57.0%	48.3%	22.8%	66.9%	10.9%	0.0%	55.7%
Rural Land Conversion within PFA and MHNR Viewshed									
Total acreage of PFA (2011) within the MHNR viewshed	2,065	11,778	15,231	15,608	747	5,961	2,809	6,806	61,006
Total acreage of rural land cover (2002) within the PFA (2011) and within the MHNR viewshed	1,444	5,119	6,914	5,424	272	1,620	685	165	21,643
Total acreage of rural land cover (2002) developed between 2002 and 2010 within the PFA (2011) and within the 2001 viewshed	116	363	963	709	56	181	46	0.45	2,434
*MHNR viewshed GIS data from the May 2001 CCP was used in this analysis. It includes lands visible from the National Road two-mile limit. It does not incorporate screening effects of vegetation and/or development.									
** Rural land cover was identified in Maryland Department of Planning's 2002 Land Use data. Rural land includes cropland, pasture, orchards/vineyards/horticulture, feeding operations, agricultural building breeding and training facilities, storage facilities, built-up areas associated with a farmstead, small farm ponds, commercial fishing areas, row and garden crops, deciduous forest, evergreen forest, mixed forest, brush, Rivers, waterways, reservoirs, ponds, bays, estuaries, and ocean, wetlands, barren land, beaches, bare exposed rock, and bare ground.									
*** The GIS source for land developed between 2002 and 2010 is Maryland Department of Planning's GIS server http://mdpgis.mdstate.md.us/arcgis/services_layer-LandUse_2002_2010									
NOTE: The above figures were determined through GIS analysis using MD Planning data and the 2001 viewshed data layer.									

Table 1: Rural Land Conversion along Maryland's Historic National Road

Plan Maryland, the state's ongoing effort to plan for a more livable, greener, healthier and sustainable Maryland, is the State's first comprehensive plan for sustainable growth and development. Plan Maryland is intended to provide additional tools to guide growth within the PFAs. GrowthPRINT is a GIS based tool designed to further highlight areas within Priority Funding Areas that are currently being targeted for infill, revitalization and redevelopment.

For future land use change along Maryland's Historic National Road, it can safely be assumed that some of the growth will continue to occur outside the PFA. However, with greater efforts, such as Plan Maryland, at the state and municipal levels, a larger percentage of that development is likely to occur within the PFAs in the coming decade than in the previous one and specifically within areas that are targeted as illustrated by the GrowthPRINT model.

Given the statewide and local efforts to encourage development within existing cities and towns, there is a need to develop a vision for how this type of development can occur along the Historic National Road. The model design guidelines can help provide that vision by bringing out the kinds of best practices, where available, and by illustrating approaches to community design and development that help to reinforce the character defining features of the Historic National Road where best practices are not readily available.

The budget for the model guidelines allows for a total of six "case study" examples to be developed to help illustrate the concepts. A matrix was developed as a tool to help determine the level of detail and focus of the model guideline effort, including the evaluation and selection of potential case study sites. Attachment 2, the matrix can be downloaded by pasting the following link into a browser (http://www.lardnerklein.com/MHNR/NR_PlanGrwthArea_Matrix_041212.pdf).

In looking at the matrix, there are 36 locations that were identified as potential case study sites (listed from west to east on the left side of the matrix). Attachment 3, the locations are also documented in the presentation given at CAG meeting #2, in Hagerstown, on March 28, 2012, which can be viewed by pasting the following link into a browser http://www.lardnerklein.com/MHNR/mhnr_ac2_landuse032012.htm.

The primary criteria for selecting case studies are: 1) those sites that would potentially cover multiple types of planned land uses are preferred; and, 2) those sites that will be transferable as examples to help illustrate applicable guiding principles for future development are preferred.

Planned land uses for each of the potential case study locations are compared according to the categories across the top of the matrix. The matrix groups the potential development scenario of each site according to where they are located on the continuum of rural lands to transition zones, to urban lands (city or town). For the purpose of this analysis, rural, transition, and town/city zones are defined to include the following land use types:

Rural areas include the following potential uses

- small-scale commercial,
- rural residential, and
- low density residential.

Transition areas include the following potential uses

- medium density and multi-family residential,
- small-scale commercial, and
- large-scale commercial.

Town/city areas include the following uses

- infill development within Historic District or adjacent to historic resources,
- mixed-use and village redevelopment, and
- high density multi-family residential.

“Planning Areas,” as defined by Maryland Department of Planning in the state’s Plan Maryland initiative are also included in the matrix for comparative purposes. In Plan Maryland, state agencies and local governments will collaboratively identify “Planning Areas” to best use their resources and to determine how to address land, economic, and development needs. Adoption of the state’s language and methodology will ensure that the CPP is consistent with the most up-to-date planning efforts. Attachment 4, a draft of Guidelines for Identifying Planning Areas (January 30, 2012) can be found online can be downloaded by pasting the following link into a browser:

<http://planning.maryland.gov/PDF/YourPart/773/20120130/InfoPlanningAreaGuidelinesToPlanningDirectors.pdf>.

Planning Areas from the above draft guidelines include the following.

Urban

- targeted growth and revitalization
- established community with PFA’s

Transition

- future growth
- large lot development

Rural

- rural resource
- priority preservation area for agriculture
- natural resource
- preservation/conservation water resource area
- preservation/conservation climate change impact
- historic and cultural resource (could also be located within transition or urban areas)

A final category, “Other,” is included among the matrix columns to include “gateway” and “Main Street Maryland” communities (also considered as Plan Maryland “planning areas” for comparison among the criteria for potential case studies. Preservation/Conservation Planning Areas, “Water Resource Area,” and “Climate Change Impact Area,” are not included within the potential case studies or examples. If there is interest to include these two Planning Areas, further research will be needed to identify qualifying sites found within growth areas.

Land use types are checked for each of the candidate sites. In order to evaluate each site for the criteria in columns, municipal and county comprehensive plans, as well as Maryland Department of Planning resources (GrowthPrint and AgPrint) were consulted. For example, the site “Hagerstown- western transition area into the city” was marked in the “Future Growth” column, as it is slated as “Undeveloped Land in Medium Range Growth Area” in the 2008 City of Hagerstown Comprehensive Plan (Hagerstown Growth

Boundaries figure 2-4)—meeting the criteria for the “Future Growth” Planning Area (see above link for the draft Guidelines for Identifying Planning Areas, January 30, 2012).

Finally, locations where examples of best practices are readily available to illustrate a model guideline are noted under the columns “Best Practice Available.” Where such practices are not readily available, then, and where a case study would be applicable, the letters “CS” (case study) were noted. Sites that fulfill criteria for land uses or Planning Areas not met by the potential case studies are denoted with the letters “EX,” as they will likely be addressed with general examples, rather than case studies.

The following sites were identified as potential case studies, based on their potential to cover a wide range of future land uses, and their applicability to other rural, transition or town/city areas, and where a “best practice” is not readily available.

- 219 Interchange near Keyser’s Ridge Business Park
- Frostburg- approach from the west
- Flintstone- rural village transition
- Hagerstown- western transition area into the city
- City of Frederick urban infill within an historic district*
- The Golden Mile- western approach
- Oella- transition from Ellicott City

*From the above list, the City of Frederick will most likely be omitted due to the observation that existing model guidelines for urban infill development can be utilized without having to develop a case study specific to this issue.

Attachment 5, a one-page summary of each of the recommended case study sites can be downloaded by pasting the following link into a browser
http://www.lardnerklein.com/MHNR/MHNR_casestudy_summary_051412x.pdf.