

What Does It Take To Create A Town Center?

Context, Design, and Process

The Prince Frederick Master Plan Update



Background and Overview

A Brief History of Town Centers in Calvert County



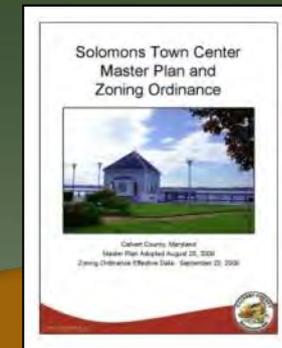
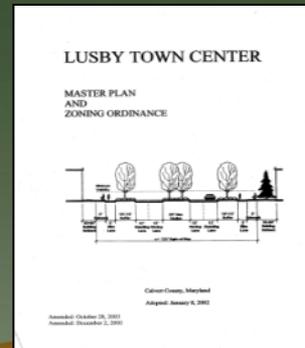
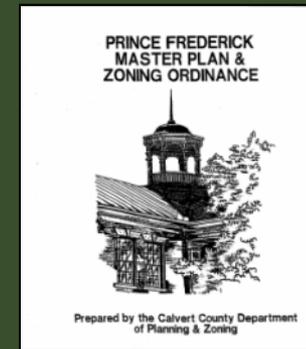
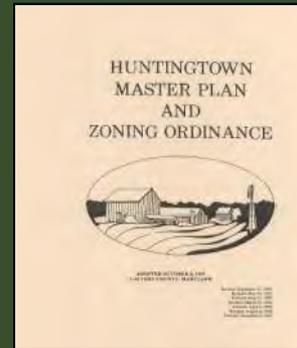
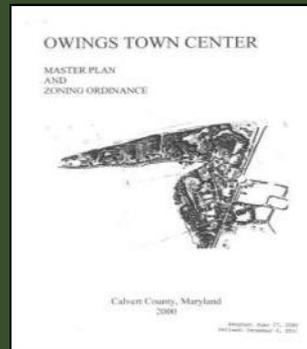
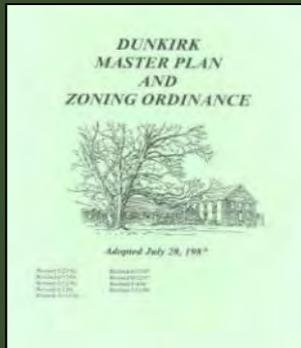
Background and Overview

The Town Center concept adopted in the 1983 County Comprehensive Plan and implemented in the 1984 County Zoning after 4 years of intense public review.



Background and Overview

Adopted Master Plans & Zoning Ordinances for each of the County's seven Town Centers



Background and Overview

Adoption of Master Plans & Zoning Ordinances:

Solomons – 1986, updated 2009

Dunkirk – 1987

Prince Frederick – 1989/ Zoning Ordinance 1992

Huntingtown – 1993

St. Leonard – 1995

Owings – 2000

Lusby – 2002



Background and Overview

History of the Prince Frederick Master Plan & Zoning Ordinance

- Public workshop held in 1987
- Master Plan adopted in 1989
- Design Competition in 1990
- Design concepts incorporated in Zoning Ordinance in 1992

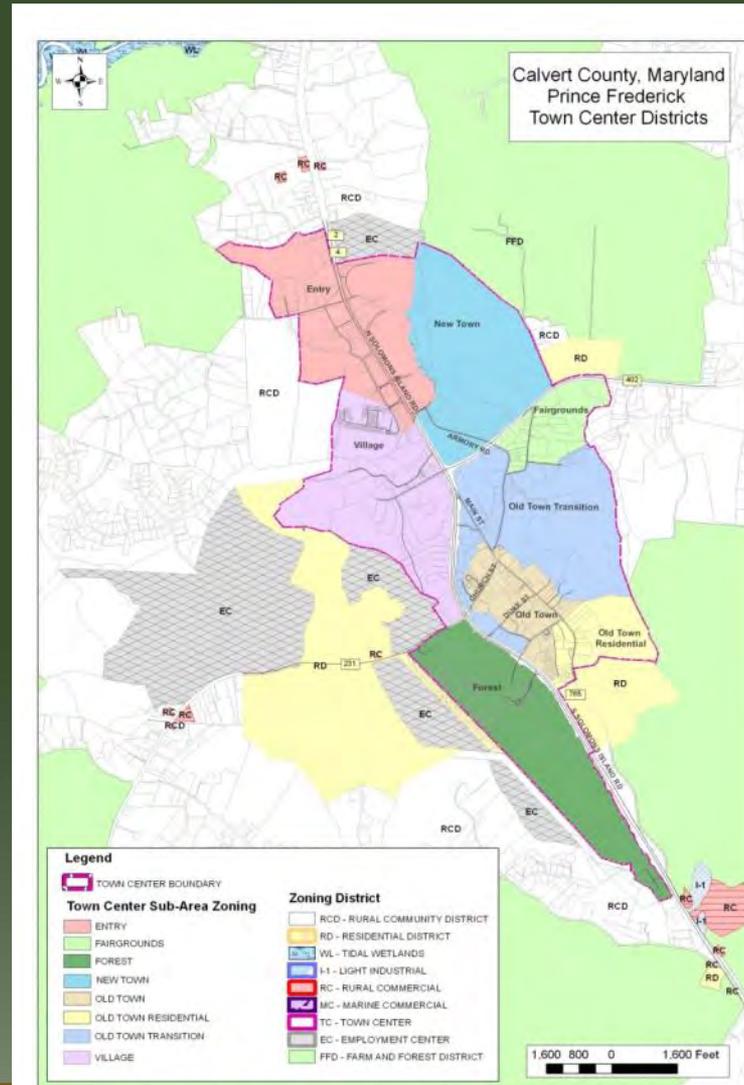


Background and Overview

- The Zoning Ordinance and Master Plan are now more than 20 years old
- This series is in preparation for the update



Background and Overview



Background and Overview

Master Plan Update will include specific design and programming for:

- the former middle school
- The former Armory
- Northern Corridor lands up to hospital and new school sites



Background and Overview

- Both the update and site design will be conducted during a Charrette –
- A public visioning and design process
- Charrettes will be described in detail during the final seminar of this series



Background and Overview

Tonight is the first in a series of five seminars:

1. *Past, Present, and Future: The Ingredients of Town Centers*
2. Mixing and Arranging the Ingredients:
The Menu of Town Center Design
3. Current Trends: *Retrofitting for Sustainability*
4. Implications for Prince Frederick: *Markets, Demographics, and the New Trajectory of Town Centers*
5. Charrette Overview and Visual Preference Survey



Introduction

We have been building towns for 5,000 years – we know how to do it!



Introduction

Only two models for building community:

1. The Walkable Neighborhood
2. The Auto- dependent Suburb



Introduction

- For the first 5,000 years, we built ONLY the walkable neighborhood
- For the past 65 years, we have built almost exclusively the auto- dependent suburb



Introduction

The housing/ mortgage crisis of 2008 –
a watershed moment



Introduction

Real estate is slowly coming back...



but the market is asking for something dramatically different

Introduction

What did the market want before the mortgage/housing collapse?



Conventional Development Patterns



Separation of Land Uses



Wide Streets



Large Single Family Residential Lots



Parking Arrangements



Random Open Space



The Result of This Pattern...



40% of Americans Cannot Drive



Changes in Markets and Planning



This pattern no longer meets our needs or desires



What is the pattern of *NEW* development?



The Elements of Traditional Town Centers

- Alternative to conventional development
- Based on traditional methods
- Takes into account contemporary desires and needs (*housing styles, cars*)
- 14 Elements

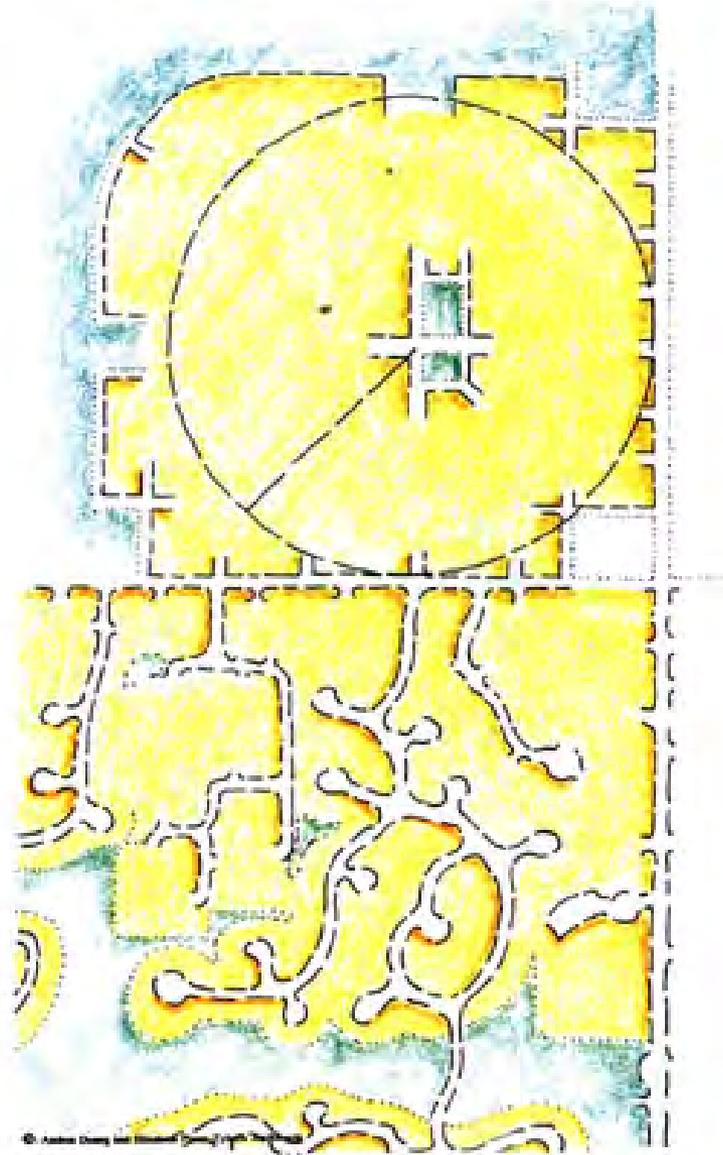


1. Walkable Size

- Sized for a 5- minute walk
- $\frac{1}{4}$ to $\frac{1}{3}$ mile from center to edge
- Clearly defined centers and edges



IN THE TRADITIONAL NEIGHBORHOOD IT IS A FIVE MINUTE WALK
FROM THE EDGE TO THE CENTER.



IN SUBURBAN SPRAWL THERE IS NO CENTER,
EDGE, OR WALKING ORIENTATION.



2. Mixed Uses

- Bring together variety of activities
- Retail
- Entertainment
- Office
- Civic amenities
- Serve all people, incomes, ages





3. Variety of Housing Types

Provide Choice for Everyone

- Various Styles
- All Price Points
- All Stages of Life

- Create a community meeting everyone's needs



- Single Family
 - Large lot
 - Small lot
- Townhouse
- Duplex
- Apartment
- Condominium
- Outbuildings
- Live/ Work

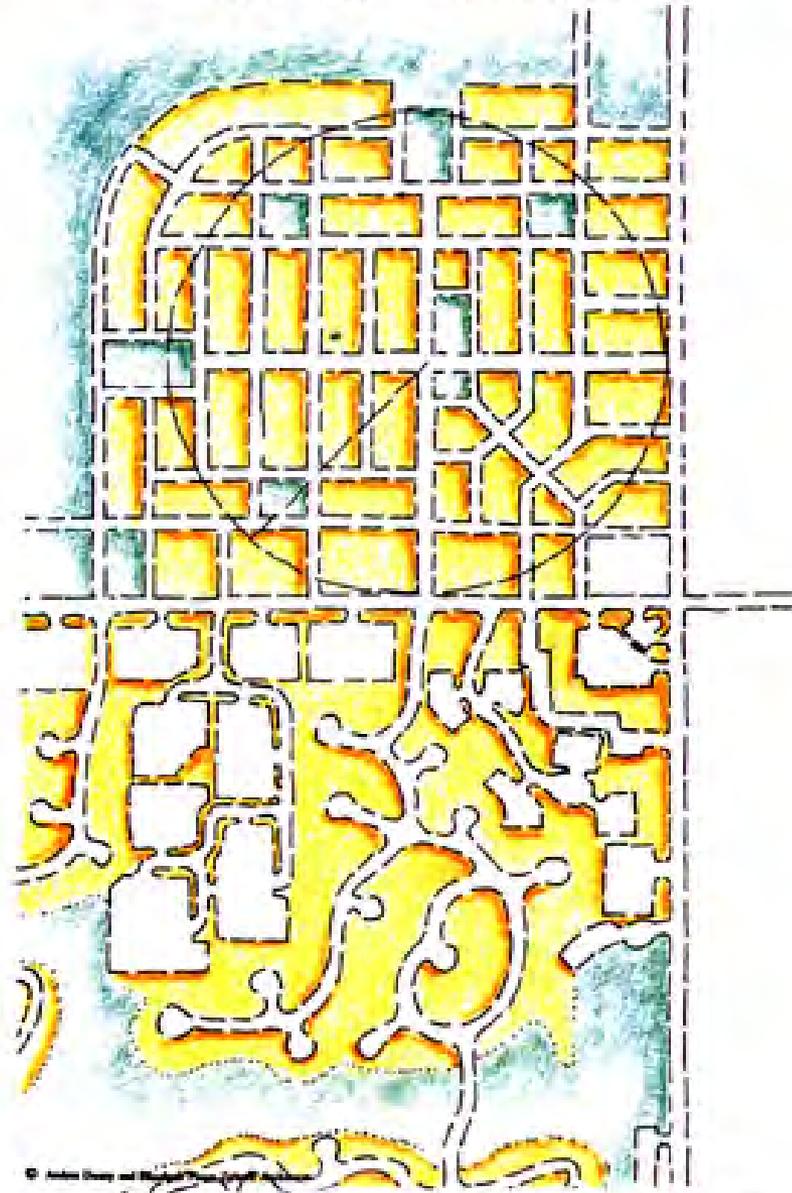


4. Street Network

- Offer Choices and Connections
- Not always a grid of straight streets

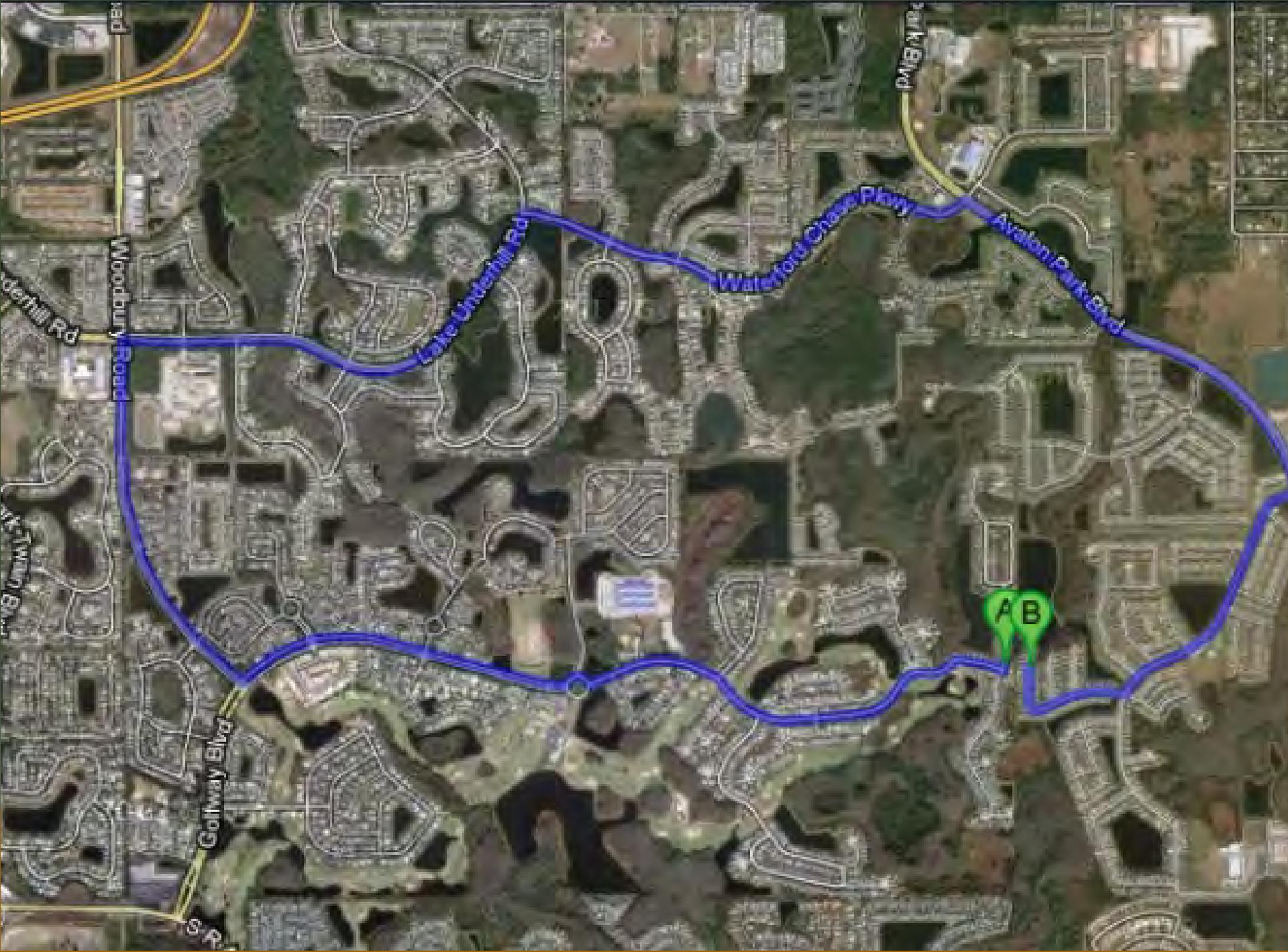


IN THE TRADITIONAL NEIGHBORHOOD PEDESTRIANS AND CARS
SHARE A VARIETY OF ROUTES.



SUBURBAN SPRAWL IS CHARACTERIZED BY ITS CONVENIENCE FOR
THE CAR AT THE EXPENSE OF THE PEDESTRIAN.





AB

Woodbury Road

Westchester Rd

Watford Chase Pkwy

Avenue Park Dr

Golfway Blvd

S.R.

Park Blvd

Woodmill Rd

5. Reduced Street Dimensions



Fire and Rescue Response



2011 US Public Safety Data

Residential Fires

371,700

Deaths

2,520

Injuries

13,910

Source: National Fire Protection Association

<http://www.nfpa.org/assets/files/PDF/Homesfactsheet.pdf>

Traffic Accidents

5,338,000

Deaths

29,757

Injuries

1,530,000

Source: National Highway Traffic Safety Administration

<http://www-nrd.nhtsa.dot.gov/Pubs/811701.pdf>



6. Village Green/ Town Square

- Community focal point
- Appropriate mix of civic and commercial activities
- Public events, celebrations



7. Parking Arrangements

- On-street allowed to create a buffer for sidewalk pedestrians
- Shared parking
- Most parking to the rear of buildings





8. Alleys and Lanes

- Provide secondary property access
- Locate parking garages here
- Place utilities here to keep front streetscape Attractive and walkable





9. Sidewalks *and* Pedestrian Paths

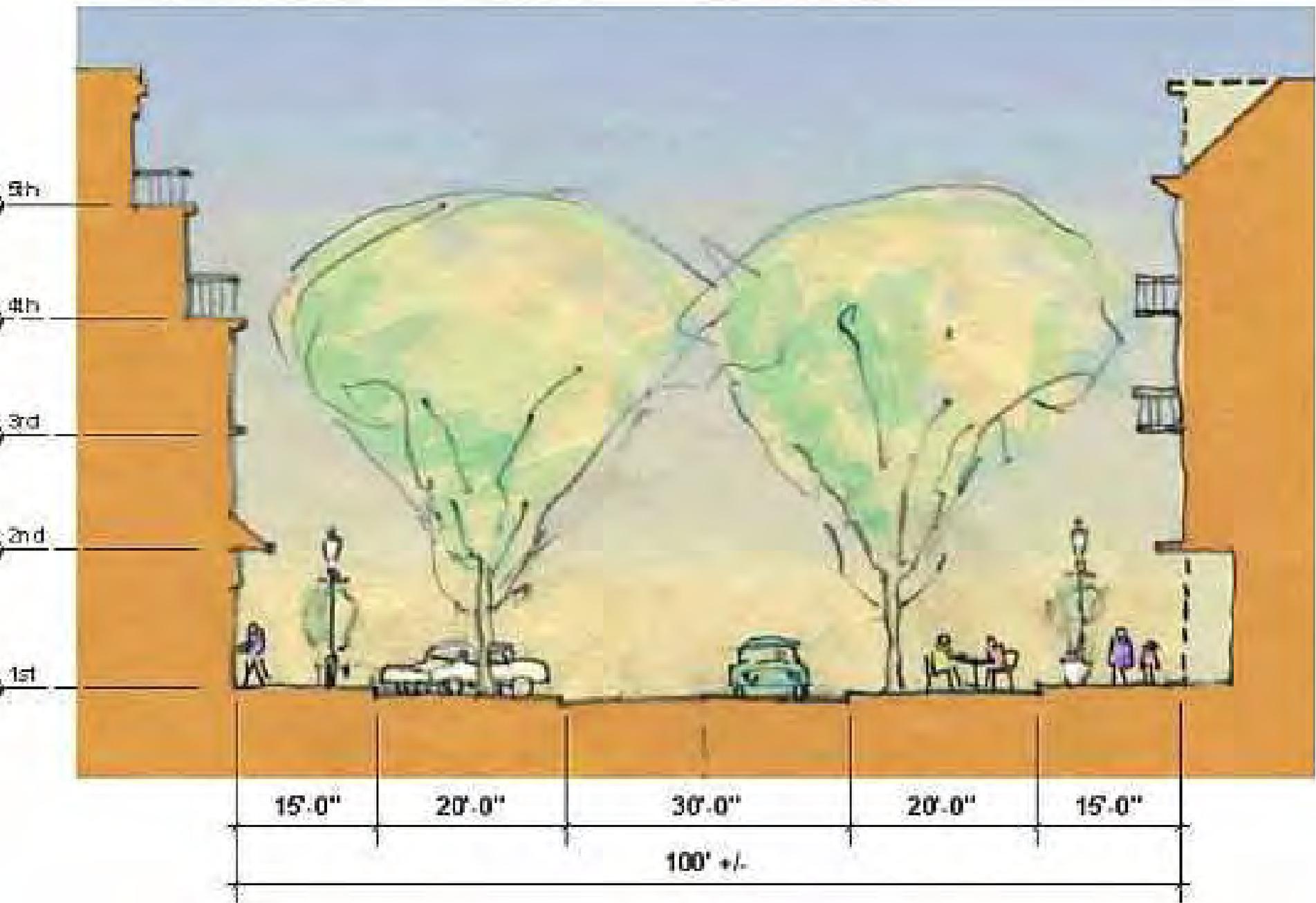
- Emphasize pedestrian walkability
- Access for children and the elderly
- Long block (over 500 ft) have shortcuts
- Vary widths according to need
- Connect to paths and trails



10. Shallow Setbacks (Build- to Line)

- Bring buildings within 20' or less of sidewalk
- Create the sense of an "outdoor room"
- Height to width ratio of no more than 5-1





11. Outbuildings

- Secondary Structures on a Lot
- Located to the rear, often at an Alley
- Allows for off- street parking, storage, home office, workshop, or rental apartment



12. Porches

- Provide Shelter and Shade
- Create space for sociable transition from the public street to the private home



13. Building Types

- Designed to adapt from one use to another, as the market dictates
- “Live Work Units”
- Emphasis on local historical style.



14. Open Space Types

- To meet a variety of Civic/ recreational needs
- More formal at center of community
- Less formal at edge of community



What is the Purpose of Open Space?



Plaza



Square





Park or Green





Pocket Park



Playgrounds *and* Tot Lots



Pets Need Parks Too



Greenways and Corridors



Preserved Buffer



Community Gardens *and* Agriculture



Questions to Consider for Next Week...

- How do all these Elements come together to form a Town Center?
- How do the Elements and the Town Center fit into a regional perspective?



Questions *and* Discussion

- Next Topic:
Mixing and Arranging the Ingredients:
The Menu of Town Center Design
- Time:
 - 12 noon, Monday 6th May
 - 7 pm, Tuesday 7th May
- Location: Prince Frederick Public Library

