

What Does It Take To Create A Town Center?

Context, Design, and Process

The Prince Frederick Master Plan Update



Description and Overview

Tonight is the second 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



Background and Overview

A Brief History of Town Centers in Calvert County



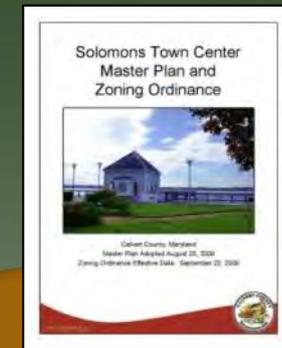
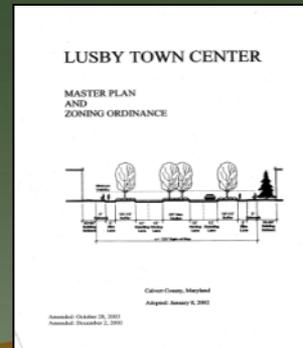
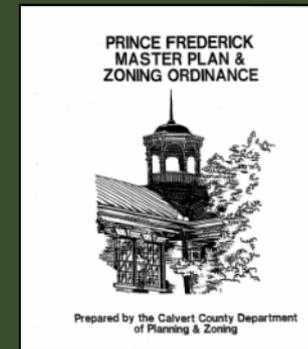
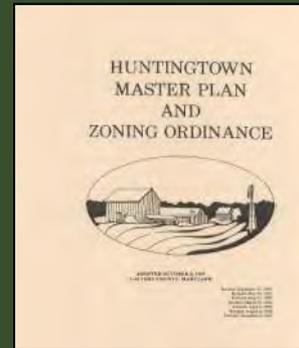
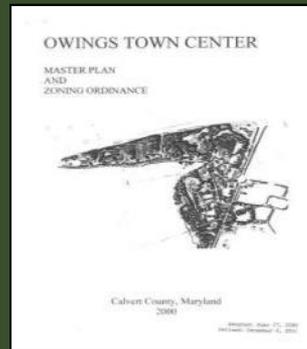
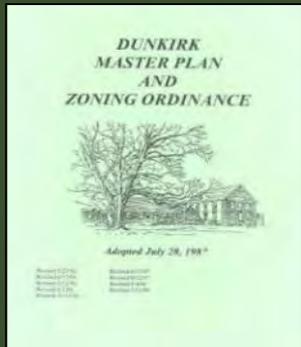
Background and Overview

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



Last Week...

The Ingredients of a Traditional Town Center



Re-Cap of the Elements

1. Walkable Size

2. Mixed Uses

3. Housing Variety

4. Connected Street Network

5. Small Street Dimensions

6. Village Green/ Town
Square

7. Parking Arrangements



Re-Cap of the Elements

8. Rear Alleys and Lanes

12. Porches

9. Sidewalks and Paths

13. Versatile Buildings

10. Shallow Setbacks

14. Open Space Types

11. Outbuildings



Mixing the Ingredients, *and the* Regional Context

- Last weeks Elements:
the *Ingredients* of community
- Tonight we mix them:
the *Recipe* for community...
- and look at regional
context: the *Menu* of community



Mixing the Ingredients

- Inclusion of the right ingredients is not enough
- Most ingredients can also be found in conventional sprawl
- Mix and arrange to provide ***Choices and Connections***



Arrange the Ingredients According To:

NEIGHBORHOODS

CAMPUS
(GOVERNMENTAL,
EDUCATIONAL,
CULTURAL SPORTS)

BUSINESS

INDUSTRIAL

PUBLIC WORKS

AIRPORT

DISTRICTS

NATURAL

PARKWAY

RAIL

BOULEVARD

HIGHWAY

CORRIDORS



Neighborhood

The Basic Building Block of
Community



Neighborhood

Primarily residential, but has some commercial and civic included



Neighborhood

- Walkable
- Easily understood
- Meets many daily needs

“We need places to walk to,
but also places to walk *from*”



Neighborhood

Neighborhood or Village?

- Connected to Others=
Neighborhood
- Isolated=
Village



Neighborhood

Several neighborhoods join together form a town



Districts

- Neighborhoods are mixed
- Not all uses mix well
- Neighborhoods specializing in these uses become known as districts



Districts

- Downtown
- Campus
- Transportation
- Industrial



Corridors

Separate and Connect



Natural – river or creek,
wetland, ridgeline, or
preserved parkland



Corridors

Built – rail line, highway, etc



Arranging the Elements Into a Town Center



Buildings to the Street



On-Street Parking



Parking Hidden in Rear



Trees/ Greenery- On and Off Street



Stormwater as Amenity



Drive- Thru to the Rear



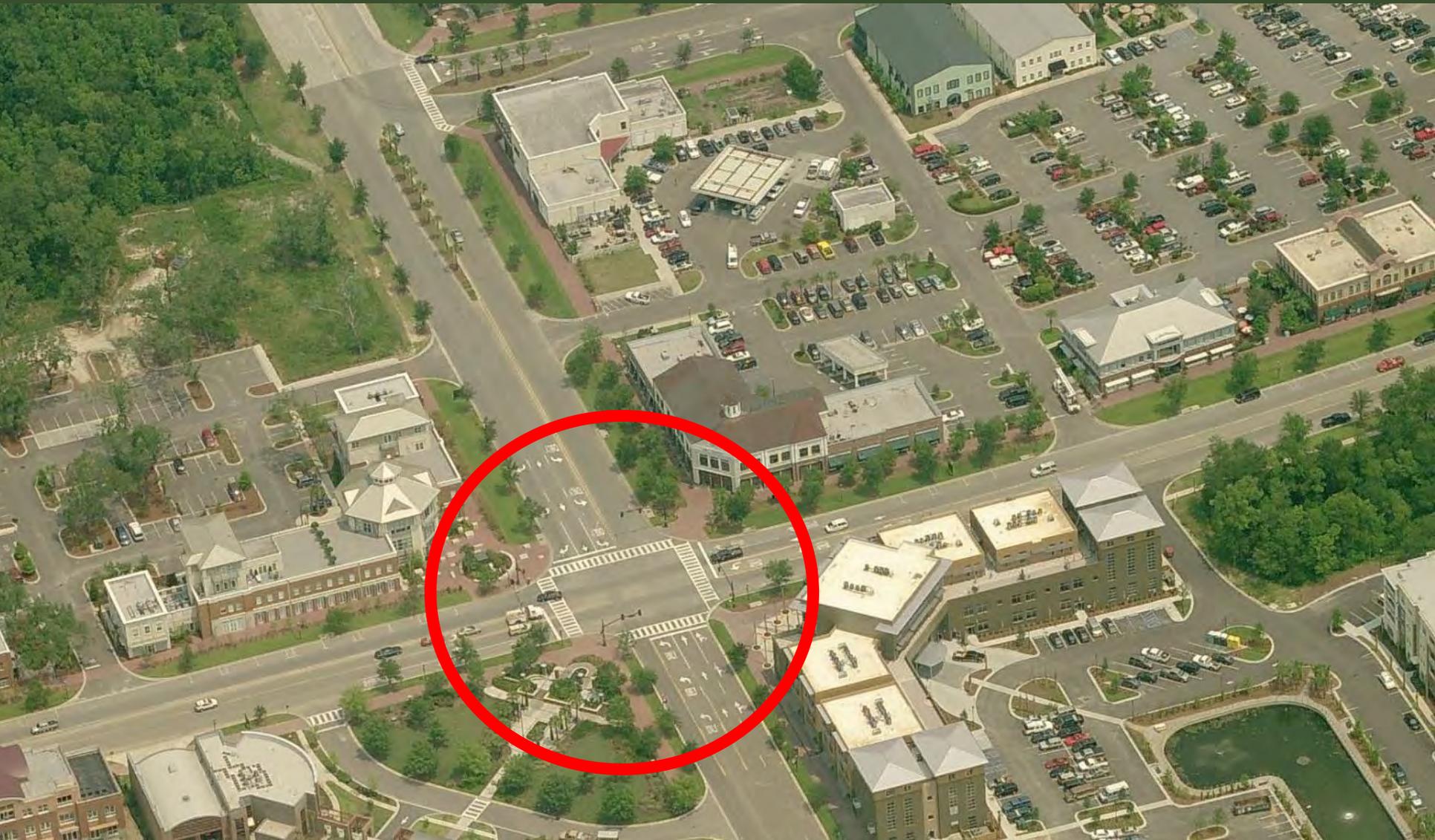
Multi-Story Mixed Use



Open Space



Pedestrian Orientation



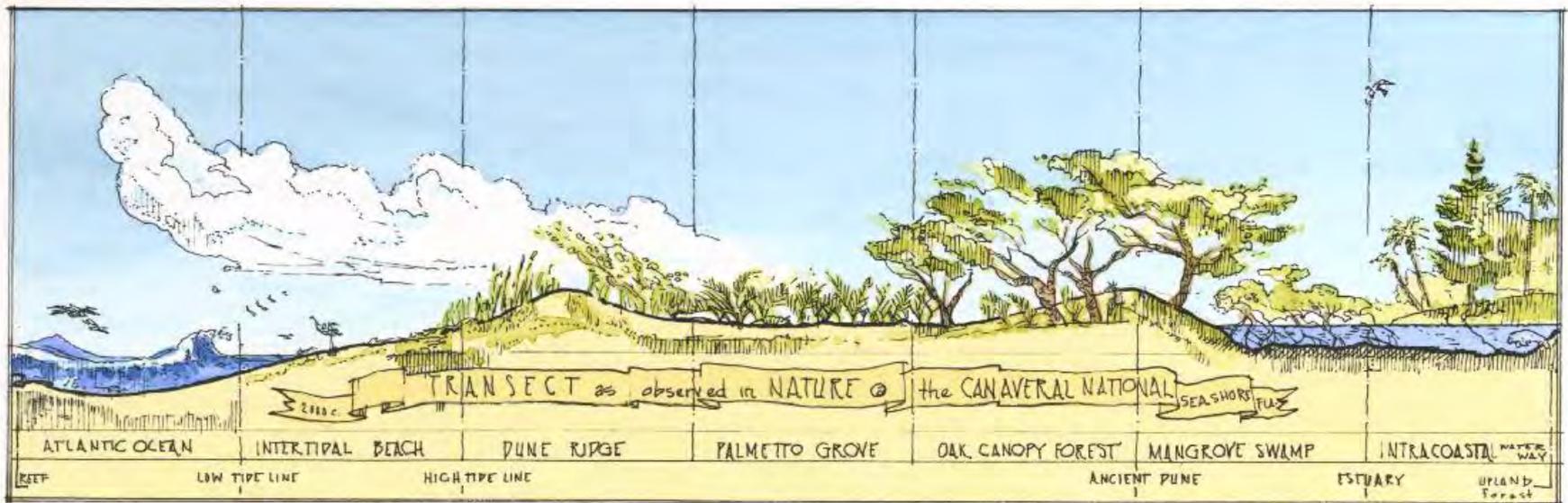
The Regional “Menu”

Transect:

- Transitions across the landscape
or...
- A gradient of development intensity from edge to center

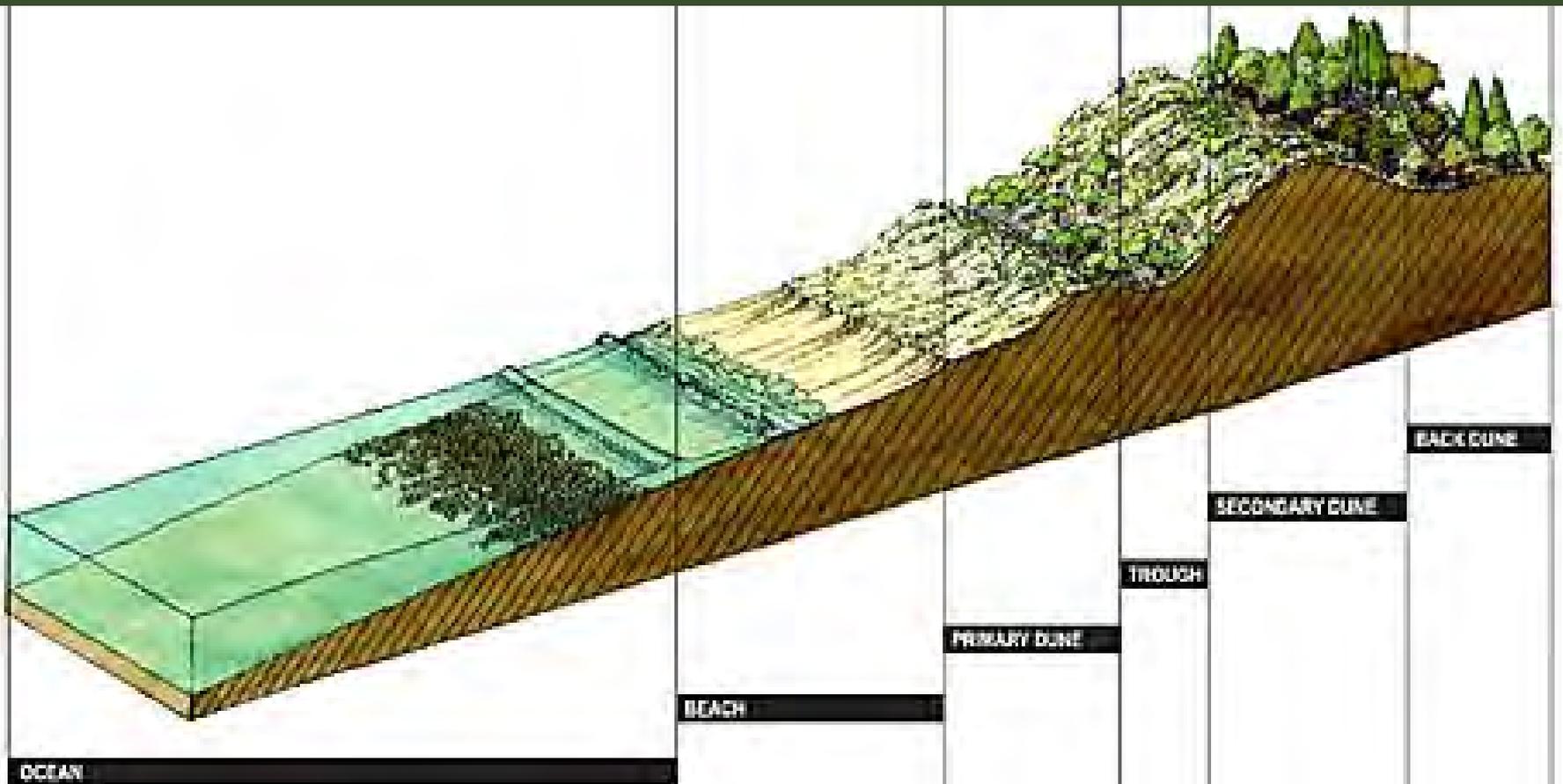


Transect



Title: A natural Transect Illustration
Source: James Wassell

A Transect of Nature





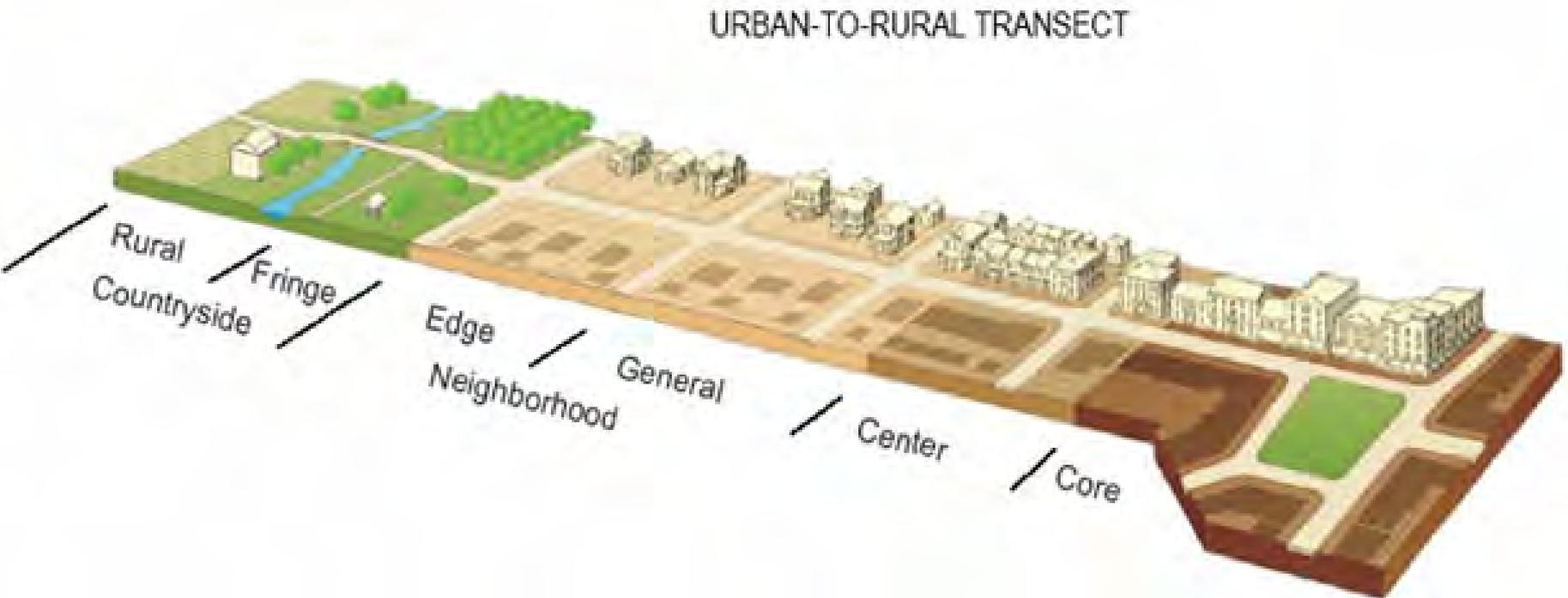






A Transect of Development

A Gradient of Development Intensity









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Victory's
Bar & Grill

Victory's



The Transect

- Not every community has all six levels of intensity
- A full range of land uses is needed for community
- “Everything fits, in its proper place”
- Conflicts can be reduced
- A pleasing and desirable sense of place



What is proper and desirable for Prince Frederick?

- Include the full range of ingredients
- Arrange them in a recipe calling for Neighborhoods, Districts, and Corridors
- Arranged by Transect into a full menu of options

To gain a more precise vision for the future



Questions *and* Discussion

- Next Week:

Current Trends: Retrofitting for Sustainability

- Time:
 - 12 noon *AND* 7:45 pm Monday 13th May
- Location: Prince Frederick Public Library

