

# **PARK Analysis**

# **Summary and Group Slides**

**Prince Frederick Town Center Master Plan and Zoning Update**

**Land Use & Transportation Workshop**

**November 19, 2020**

What is positive and should be kept and reinforced?

What do we not have, but need or desire?

Summary

## Preserve

- History, especially in the old town area
- Natural assets such as trees, animal habitats, and watersheds
- Prince Frederick's small-town feel

## Add

- A town square that could function as a central gathering place with nearby upscale/unique dining and small businesses that create a sense of place
- Activities for all ages (such as arcades, escape rooms, and an expanded senior center)
- Greater connectivity for pedestrians and bicyclists (especially along and across MD 2/4)

## Remove

- Vacant and poor-condition buildings
- Unattractive signs, landscaping, and other roadside features
- Traffic congestion

## Keep Out

- More big-box stores with large parking lots
- High-density residential
- More traffic congestion

What existing negatives should be eliminated?

What outcomes do we want to avoid?

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Group 1

## Preserve

- Old town area - possibilities for tourism
- Size of existing stores
- Rural “small town” feel (ambiance)
- Keep multipurpose field at Armory Sq. for recreation

## Add

- Senior single family homes (i.e. Wildwood)
- Better transportation for HC and non-drivers (public trans)
- New community center
- A SAFE pedestrian crossing of MD 2/4 – hospital to Stoakley Rd., @ intersection of MD 2/4 and Dares Beach Rd.
- More sidewalks (MD 2/4 and throughout)
- Complete the western bypass (PF Blvd.)

## Remove

- Reduce traffic, reduce traffic jams

## Keep Out

- More traffic, traffic jams
- Big box stores (i.e. Home Depot, Large dept. store)
- Don't overbuild beyond what infrastructure can handle (aquifers, schools, roads)

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Group 2

## Preserve

## Add

- Give incentives to small business
- Water and sewer connectivity to the town center should be the driving force for town center
- Health and senior related services (growth & expansion, aging in place)
- Walkability, transportation options such as buses etc.)
- East side of connector roadways need to be completed
- Consider access points for retail businesses on route 4
- Affordable housing for all income levels ( ages 20-30's young families)
- Add more interest, activities etc. for younger community
- More diversity of shopping, restaurants, mixed use activities. (relaxing and inviting activities)

## Remove

- Overwhelmed with fast food restaurants (more upscaled dining, coffee shops needed)
- Stop with repeat businesses (nail shops etc.)

## Keep Out

- Disjointedness (parking lots, feeling that it is not a town center) more connectivity, walkability, bus etc.
- Overpricing of retail spaces for small business and other retailers.
- Strip malls on the fringes of town centers

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Group 3

## Preserve

- Old Town Feel
- Greenery – Green Infrastructure
- Protect areas down stream (watershed protection)
- Local job opportunities

## Add

- Destination development in Armory Square (connectivity) public good commercial/public
- Regulation to have/keep local businesses within the TC
- Protection for trees
- Increased ESD
- Job opportunities
- Historic District Mainstreet including St. Paul
- Local route transportation W/I TC
- Add mechanism to fill existing commercial spaces before building new

## Remove

- Remove barriers to traverse 2/4
- Planned loop road on E side of TC

## Keep Out

- High density residential
- 241 development

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Group 4

## Preserve

- Animal habitats
- Preserve older buildings
- Small-town feel
- Green areas

## Add

- Develop Old Town Prince Frederick – walkable. Eating/arts/shopping area
- Added safe walkways across Rt 2/4 (across from Hospital)
- Add shoulders to roadways for bicycles
- Connect sidewalks
- Safe crosswalks
- Add business into vacant tenant spaces

## Remove

- Remove/improve poor architecture
- Adjust TDR program
- Traffic congestion areas
- Pedestrian/bicycle hazardous areas/intersections
- Remove old gas station from Church St/Rt 2/4 intersection
- Landscape – high grass in public areas

## Keep Out

- Growth without thought
- Excessive growth – apartments
- Crime
- Unplanned items

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Group 5

## Preserve

- Walking trails/paths (ACT)
- Preserve farmland, natural forestry/topography, open space
- Small town feel

## Add

- Solar energy to power public facilities, geothermal heating, alternative energy production
- Roundabout implementation
- Recreation center/indoor athletic facility
- More pedestrian paths/trails
- Vertical use of space
- Vertical mixed use
- Roadway facilities, roadway connectivity
- Stormwater management (Permeable surfaces, infiltration/retention areas)
- Traffic safety improvements, crash studies

## Remove

## Keep Out

- Large footprint buildings, parking areas
- Traffic congestion (especially intercounty travel)
- Overdevelopment/expansion, urbanization

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Group 6

## Preserve

- Armory area, history (music, personal history)
- Main Street area
- As many green areas as possible

## Add

- Escape rooms, fun activities for kids (Dave & Busters, Chuck E Cheese, etc.)
- Another movie theater (nicer)
- More restaurants (especially upscale, unique to Prince Frederick)
- Community Center, especially for children
- Places to have fun in Prince Frederick without having to go out of town
- More venues and activities for 65+

## Remove

- Vacant buildings (especially vacant for a while), old gas station
- Eyesore buildings
- Feeling that you “have to leave”

## Keep Out

- Metro coming down Route 4
- City lifestyle
- More traffic signals

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Group 7

## Preserve

- Trees
- Walkable- Main St, by Post Office
- Small-town Feel (Main St overall)
- Older Buildings

## Add

- Community Center (Dares Beach Rd)
- A destination to attract people in the evenings and weekends (on Main St)
- Recreational spaces (playground... adjacent to higher density)
- Increase residential near court house

## Remove

- Too much office space, better utilize office buildings

## Keep Out

- Sprawl & congestion
- Control types of uses; keep a focus on promoting family-oriented businesses and experiences

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Group 7

## Preserve

- Duke Street, Main Street, Church Street – the older part of PF with St Paul’s Church, Linden historic house, old town center
- set the tone for future development
- walkability & mixed use

## Add

- Sense of place, there’s no “there”
- Central gathering place (Armory Square was sold)
- Connection to outside – to trails in open space, river, etc. – hub to natural areas – this could define character and improve the economy

## Remove

- Commercial strip along Rt 4 - could be improved with landscaping, urban design, signage, etc., in order to distinguish PF from other communities
- Big box and gas stations as the “gateway” to PF
- Outside developers
- Regulations that don’t allow good design standards

## Keep Out

- Route 231 Town Center expansion could lead to congestion and poor urban design
- Comp Plan does not address growth – no backstops if growth is larger than anticipated

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What outcomes do we want to avoid?

