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 Ordinance1992
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
9. Sidewalks and Paths
10. Shallow Setbacks
11. Outbuildings
12. Porches
13. Versatile Buildings
14. Open Space Types
Mixing the Ingredients, \textit{and the} Regional Context

- Last weeks Elements: the \textit{Ingredients} of community
- Tonight we mix them: the \textit{Recipe} for community...
- and look at regional context: the \textit{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 to 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
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 \(\text{AND}\) 7:45 pm Monday 13\textsuperscript{th} May

• Location: Prince Frederick Public Library