



TOWN CENTER
MASTER PLAN

Prince Frederick

Land Use Concepts

Public Workshop

February 25, 2021



Update Process

We are here



Identify Issues

- Staff preparation
- Community Outreach
- Public Meetings

Winter 2019/2020 - Fall 2020
(delays due to COVID-19)

Develop Plan

- Draft Plan
- Public Meetings
- Planning Commission Review

Winter 2020/2021 –
Spring 2021

Adoption

- Planning Commission Public Hearing/Approval Recommendation
- Board of Calvert County Commissioners Review/Public Hearing
- Adoption

Summer 2021 –
Fall 2021

Preliminary work on updating the zoning regulations would begin mid-way through the master plan update process.

Public Meetings & Engagement-Phase I

- January 8 Liaison Meeting
- January 30 Overview Presentation
- Prince Frederick Survey #1 (open through Feb. 17)
- March 2 Survey Results/Workshop
- Prince Frederick Survey #2 (open through June 1)
- October 15 Welcome Back Virtual Meeting
- Interactive Map & Survey #3 (comments requested by November 30, 2020)
- November 19 Workshop on Transportation and Land Use

The screenshot displays a web browser window titled "Virtual Break Out-Session" with a URL from calvertgis.maps.arcgis.com. The interface is split into two main sections. On the left, a white sidebar lists "1 Budget=Values" and "2 Investment Choices". The right side features a satellite map of a coastal area with several colored lines (red, yellow, green, orange) indicating project locations. A white callout box on the map highlights "Project 3. Construct new trailside path along Dares Beach Road between MD 2-4 and Calvert Elementary School" with a cost of "\$3.5 million". Below the map, a list of investment choices is visible, including:

- 2. Construct missing sidewalk segments in the Town Center
 - Cost: up to \$3.5 million
 - Description: Participants in the master planning process have noted many gaps in the sidewalk network in the commercial areas on the west side of MD 2-4 as well as in the Old Town area. This project would focus on filling small gaps in the sidewalk network.
- 3. Construct new trailside path along Dares Beach Road between MD 2-4 and Calvert Elementary School
 - Cost: \$3.5 million
 - Description: This project would result in an 8-10 foot wide path for walking and bicycling, safely separated from auto traffic. Some minor property acquisition would be required to accommodate the path.
- 4. Construct new trailside path along Dares Beach Road between Calvert Elementary School and the Bay
 - Cost: \$4.5 million
 - Description: This project would result in an 8-10 foot wide path for walking and bicycling, safely separated from auto traffic. Some minor property acquisition would be required to accommodate the path.
- 5. Build trailside paths along this street, adjacent to the Bay and between the street and the office buildings to Dares Beach
 - Cost: \$4 million
 - Description: This project would result in an 8-10 foot wide path for walking and bicycling, safely separated from auto traffic. Some minor property acquisition would be required to accommodate the path.
- 6. Extend Chesapeake Bay
 - Cost: \$6.5 million
 - Description: This project would result in an 8-10 foot wide path for walking and bicycling, safely separated from auto traffic. Some minor property acquisition would be required to accommodate the path.

At the bottom of the screen, a "Zoom PC" window shows a grid of five participants in a virtual meeting. The "sri" logo is visible in the bottom right corner of the Zoom window.

Transportation Videos



Planning Concepts

Strategic Choices

*The 2019 Comprehensive Plan recognizes that the promise of Calvert County's Town Centers has gone unrealized. A new policy and implementation framework is needed to achieve the vision. The four guiding principles should be viewed as purposeful choices. Not every public space can be "great" but public spaces should all be accessible; not every area can be developed, nor every area preserved; **not every intersection can operate without congestion nor every intersection be walkable; not every cost can be borne by the taxpayer, nor by the developer.***

Strategic Choices

Strategic Choice #1:

The Town Center Master Plan should target a few specific development areas to achieve a “sense of place.”

Don't sprinkle and spread investments and requirements equally among all places in the Town Center.

Strategic Choice #2:

The Master Plan and zoning regulations should take a holistic approach to balance development rights, regulatory and design requirements, taxes, fees, etc. to foster the desired amount, diversity, and pattern of growth in the Town Center.

Don't just ratchet up pressure on developers without providing relief on other issues.

Strategic Choice #3:

The Master Plan and zoning regulations should prioritize connectivity among and within the targeted development areas over mainline transportation capacity.

Don't assume that government can do everything.

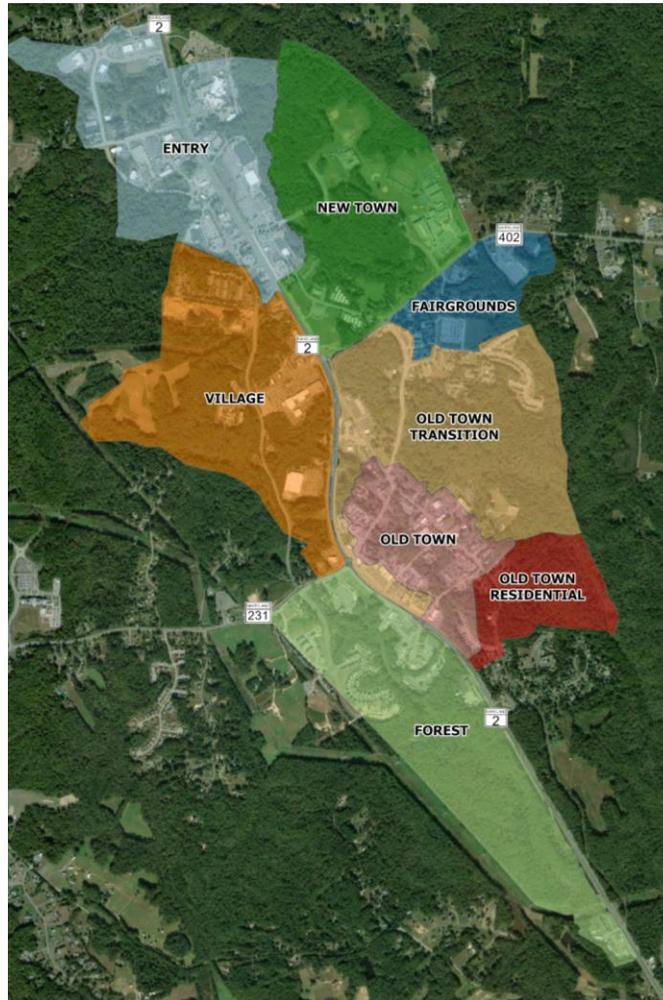
Strategic Choice #4:

The Master Plan and zoning regulations should assign growth, development rights and responsibilities to the parties best suited to achieve the desired growth pattern.

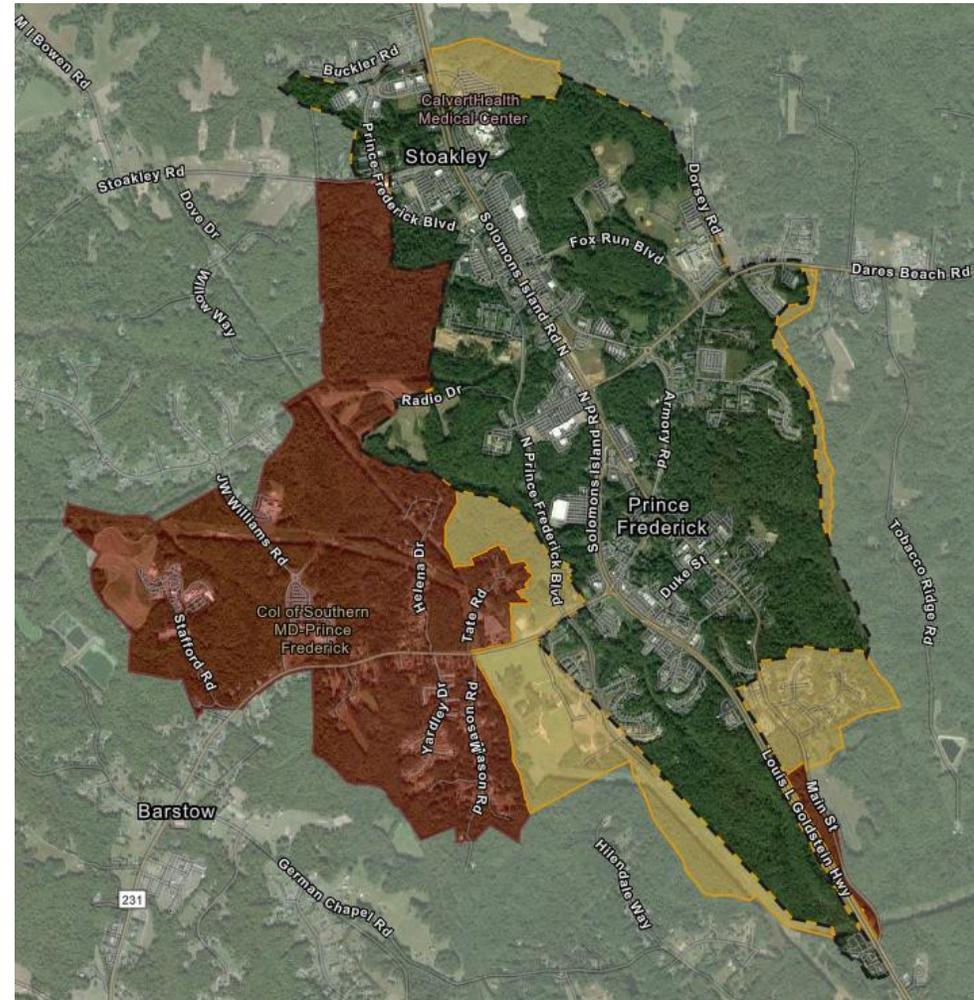
Don't avoid difficult issues.

DEVELOPMENT DISTRICTS WITHIN THE TOWN CENTER

*Existing
Town Center Master Plan*



*2019 Comprehensive Plan
Town Center Expansion and "Phasing"*



Prince Frederick Town Center Boundary



Phase 1 Growth Area



Phase 2 Growth Area

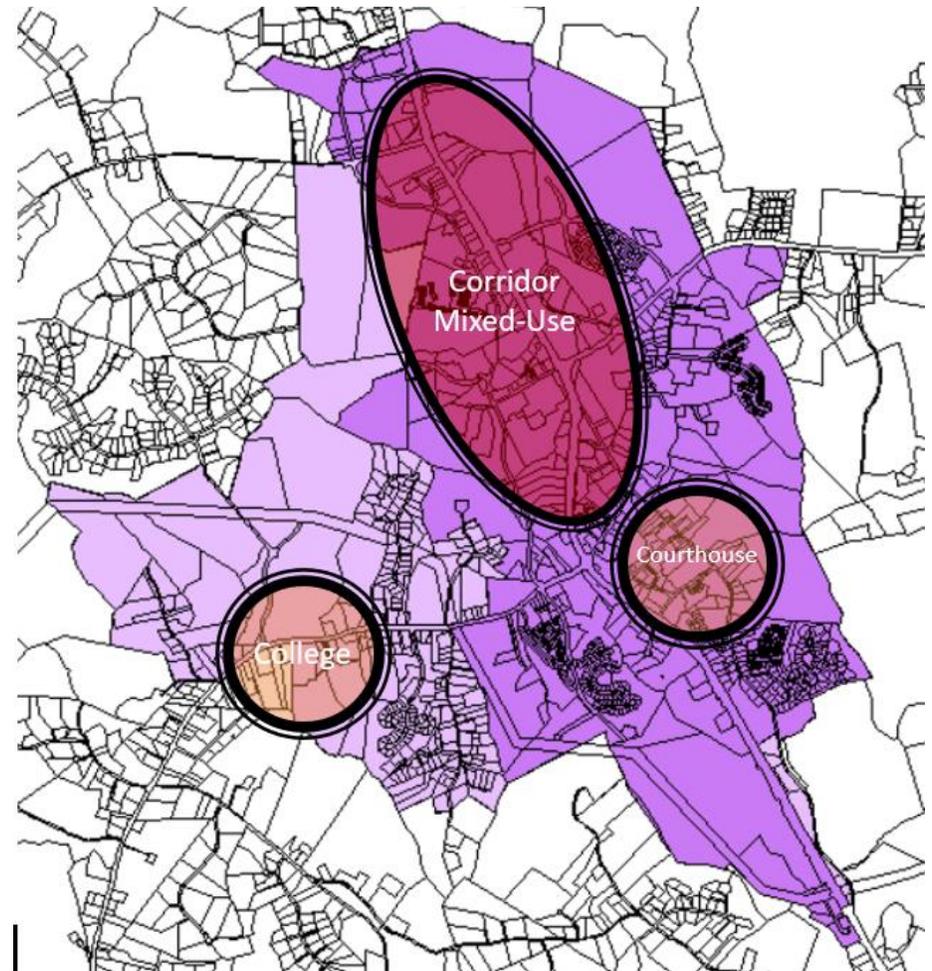


The Approach

Establish two or three key areas for high-quality development, public investment and targeted redevelopment should be the focus of plan regardless of whether they fall in “Phase 1” or “Phase 2”.

Consider raising the base zoning density in areas where better form, and sense of place, are desired and maintain lower density elsewhere in the Town Center.

Encourage the mix of uses but not set artificial conditions on doing so; focus on the built form rather than the use.



Primary Land Use Types

Traditional Suburban
(Up to 4 DU/Acre)



Suburban Village
(Up to 14 DU/Acre)



Commercial Core



New Town Mixed Use
(Up to 14 DU/Acre)



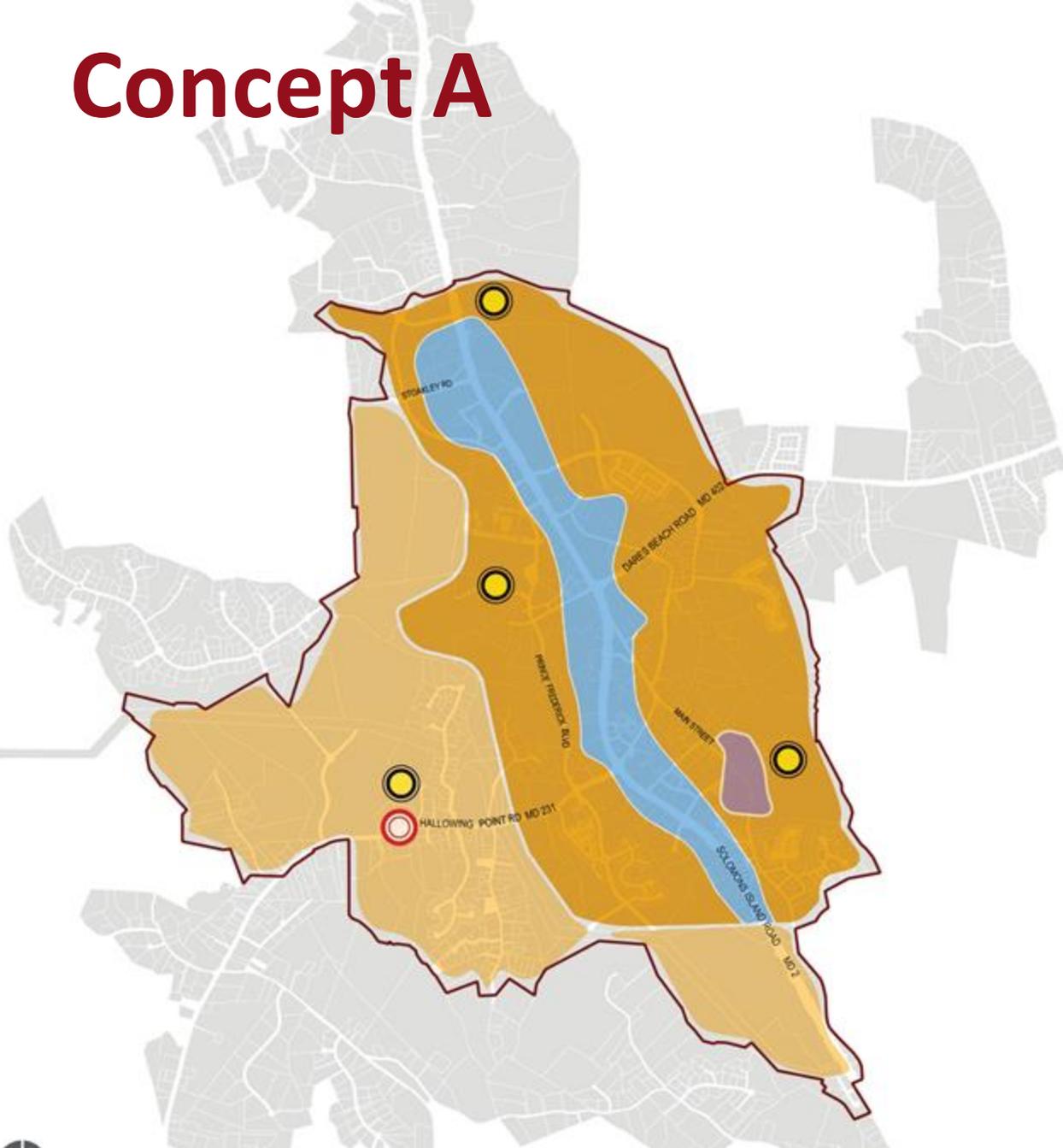
New Town Mixed Use
(Up to 24 DU/Acre)



Neighborhood Commercial



Concept A



- Generally reflective of current zoning and in some cases would raise permitted density along Prince Frederick Boulevard, the College of Southern Maryland and just to the north and south of historic Main Street.
- Effectively caps development potential within and adjacent to Armory Square at 14 units per acre rather than 24 units per acre as permitted today. This density is reallocated in two tiers across remainder of town center.
- No changes are made to specifically encourage mixed-use redevelopment in the commercial areas on the east side of Maryland 2-4 adjacent to Fox Run Boulevard.

Development Type	2040 Forecast
Traditional Suburban (4 DU/Acre)	250
Suburban Village (14 DU/Acre)	600
Total	850



Concept A

Town-scale multifamily



Commercial centers designed for public space



Well-designed single-family neighborhoods



Public buildings anchoring public spaces



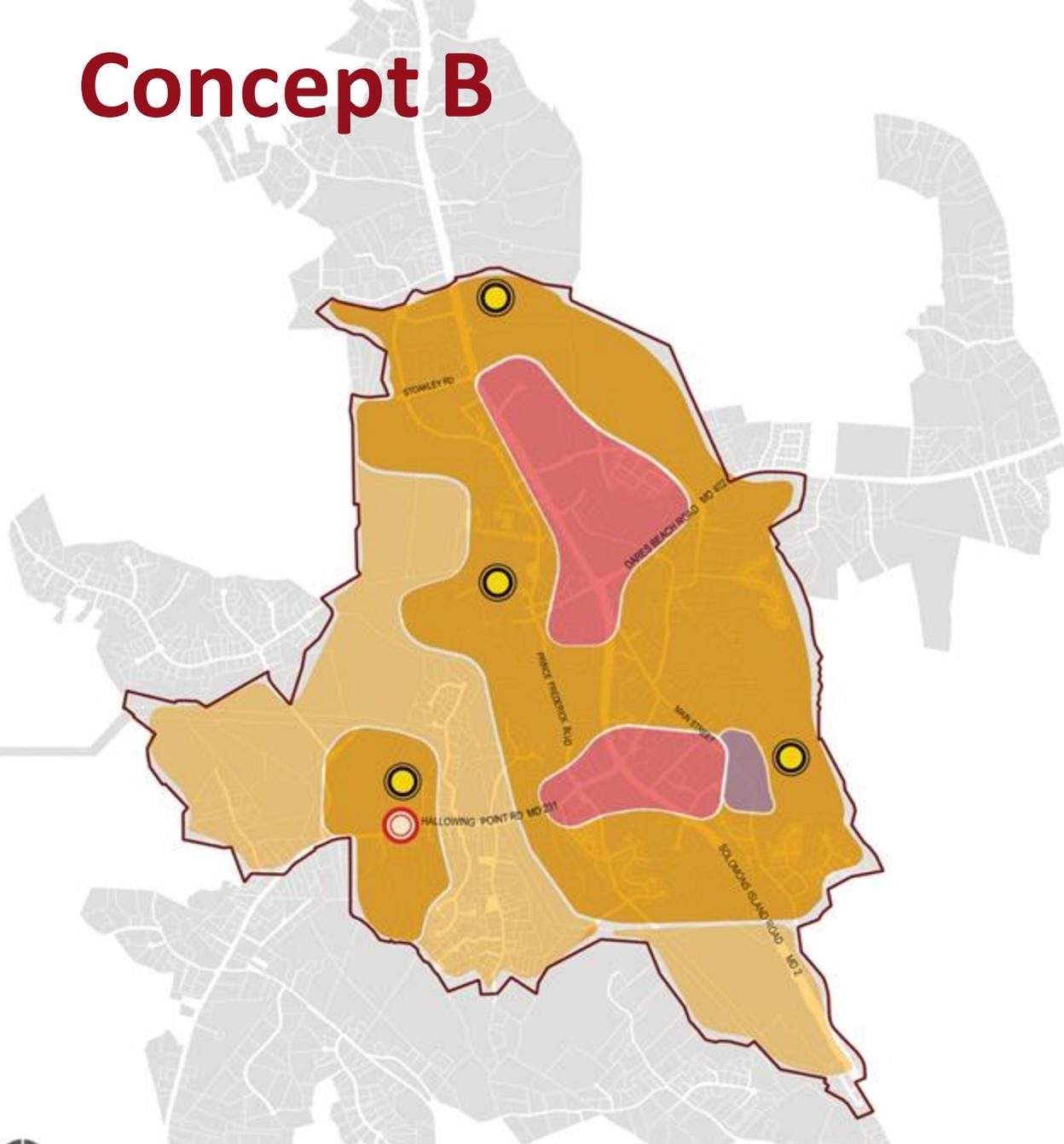
Iconic neighborhood retail shop



Context-sensitive senior housing



Concept B



- Similar to the 2013 charette report recommendations.
- Residential density would be capped at 14 units per acre rather than 24 units per acre as permitted today. This density is reallocated to support:
 - Up to 14 units per acre permitted density along Prince Frederick Boulevard, the College of Southern Maryland and just to the north and south of historic Main Street.
 - Create mixed-use redevelopment nodes in the Armory Square/Fox Run area as well as the intersections of MD 2-4 at Dares Beach Road and at Hallowing Point Road.
- Primary benefits are:
 - Encourages mixed-use redevelopment in the commercial areas on the east side of Maryland 2-4 adjacent to Fox Run Boulevard.
 - Encourages walkable growth near Main Street and the College
 - Strengthens the multifamily development pattern abutting Prince Frederick Boulevard north of Dares Beach Road.
 - Maintains existing character of historic Main Street.

Development Type	2040 Forecast
Traditional Suburban (up to 4 DU/Acre)	200
Suburban Village (up to 14 DU/Acre)	780
New Town Mixed Use (14 DU/Acre)	230
Total	1,210

-  Historic Main Street
-  Primary Commercial
-  Targeted Age-Restricted Housing
-  Minor Commercial

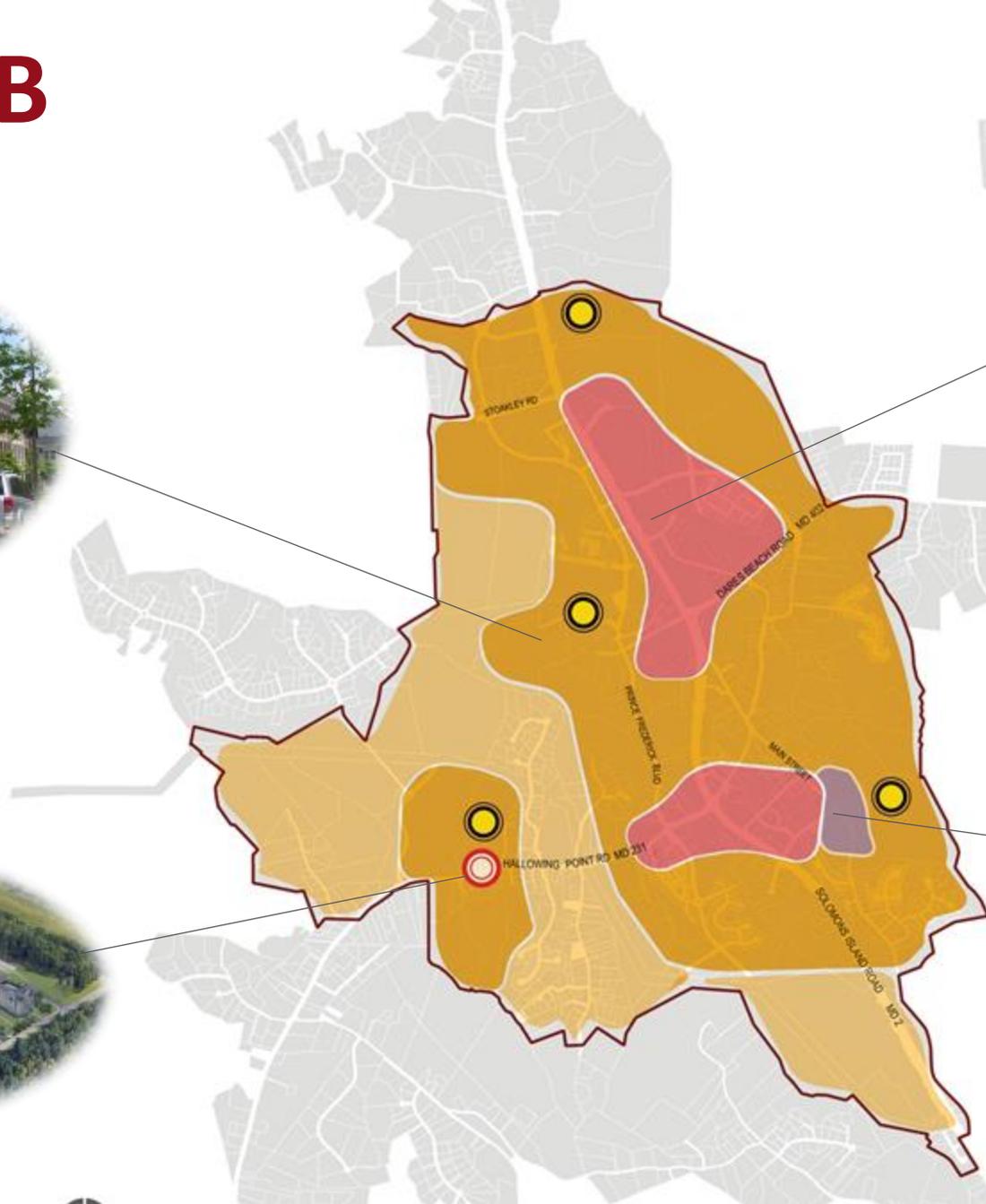
Concept B



Walkable townhouse neighborhoods



Life-long learning
(Age-restricted housing near college)

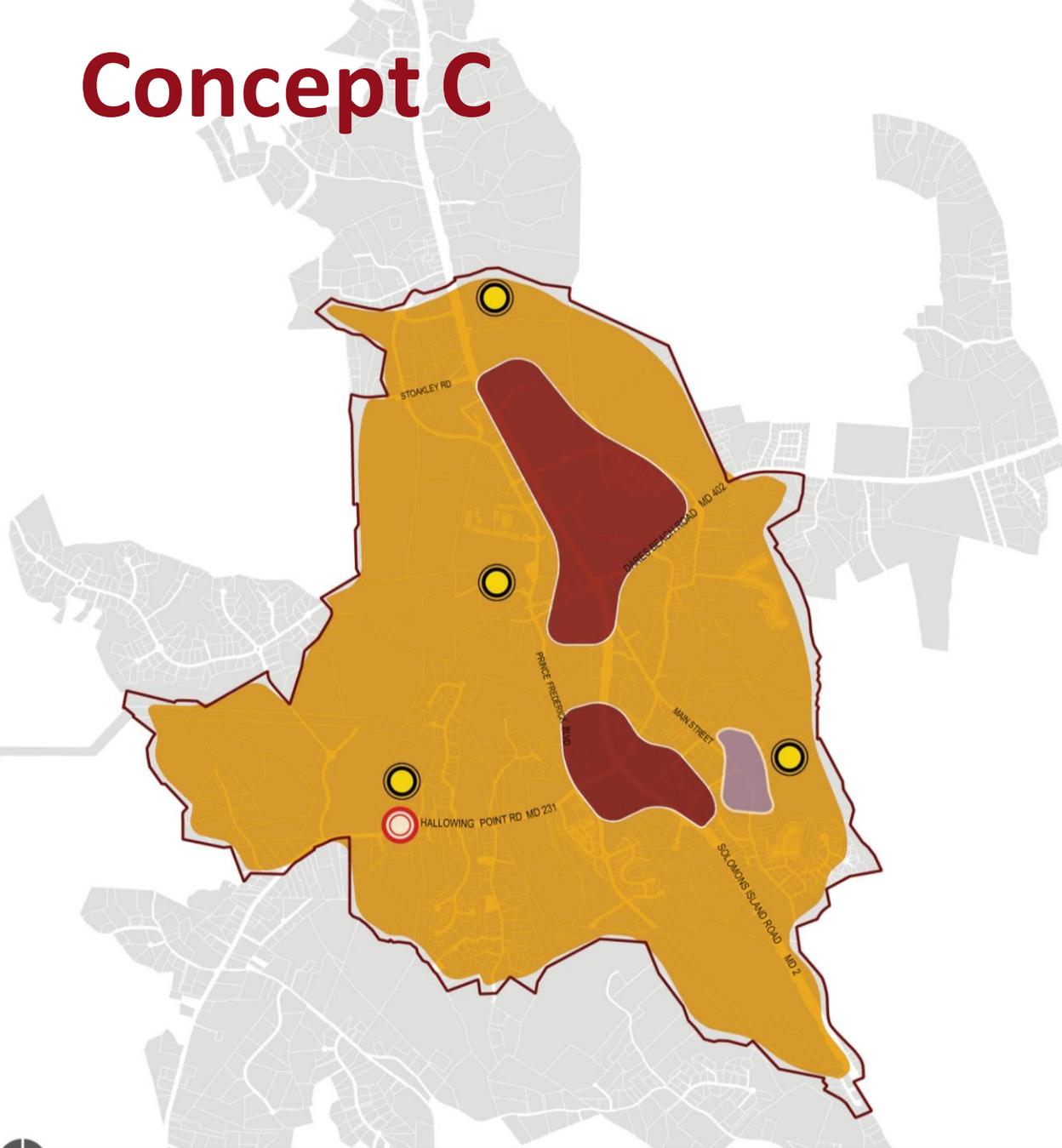


Mixed-use districts



Pedestrian-oriented Main Street anchored by Public Buildings

Concept C



- Raises permitted residential density throughout the Town Center with up to 24 units per acre along the east side of MD 2-4, including Armory Square, and at the Hallowing Point and Dares Beach nodes.
- All other locations would be up to 14 units per acre.
- The primary benefit of this concept, relative to the others, is that Concept C will create maximum possible flexibility for developers to achieve quality environmental design, off-site infrastructure improvements, and strong public amenities while maintaining housing affordability across the Town Center.

Development Type	2040 Forecast
Suburban Village (up to 14 DU/Acre)	1,450
New Town Mixed Use (up to 24 DU/Acre)	450
Total	1,900



Concept C



Town scaled multi-family



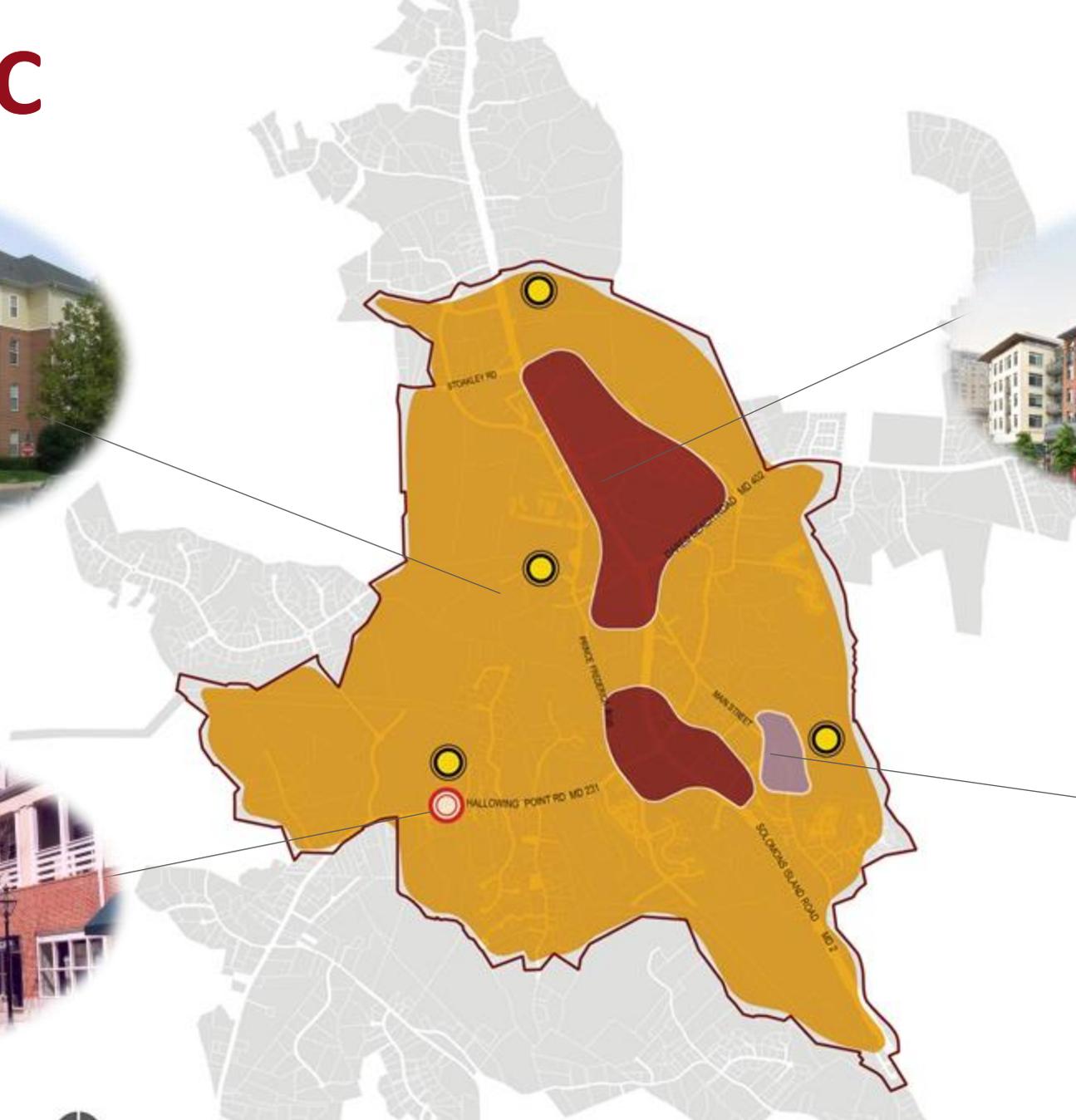
Vertical mixed-use

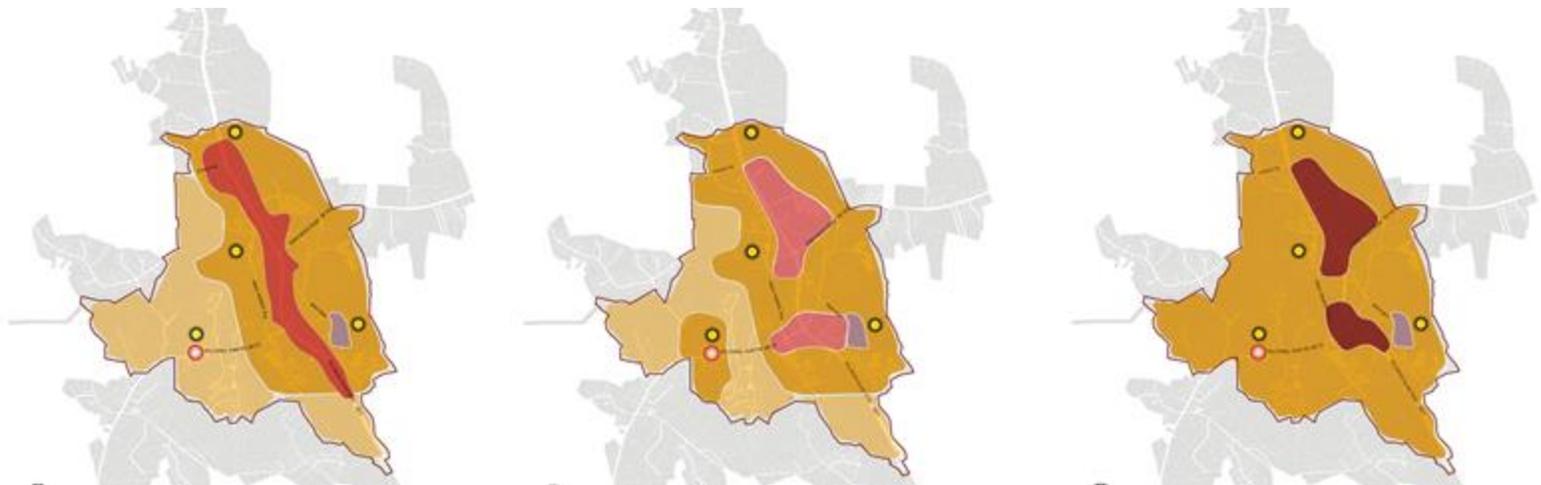


College town mixed-use



Flexible and active civic plaza





	Concept A	Concept B	Concept C
Housing & Lifestyle Choice	Low	Medium	High
Predominant Mixed-use Orientation	Horizontal	Varies	Vertical
Flexible & Innovative Development Opportunities	Low	Medium	High
Capacity to Support Amenities and Retail	Adequate	Moderate	Abundant
Potential Walk Score	Low	Medium	High

Scenario Planning

- **Your goal:**

Allocate new development consistent with your values and the goals of the Town Center Master Plan.
- **You may want to consider:**
 - Mix of housing types to attract and retain families, seniors, etc.
 - Proximity of development to amenities and shopping.
 - Natural resource and farmland preservation.
- **Note:**
 - The exercise is abstract and imperfect.
 - Don't overbuild.
 - Infrastructure will be added.



Review of Scenario Plans

Next Steps

- Update Process: Develop Plan
- First draft of the Town Center Master Plan prepared
- First draft available for public review
- Public meetings
- Planning Commission reviews comments on first draft
- Second draft prepared
- Public provided opportunity to review and comment on the second draft

Schedule

