



**TOWN CENTER**  
MASTER PLAN

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**Prince Frederick**

**Land Use Concepts**

Planning Commission Briefing

February 17, 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 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 callout box on the map highlights "Project 3. Construct new trail/side 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)
- 3. Construct new trail/side path along Dares Beach Road between MD 2-4 and Calvert Elementary School (Cost: \$3.5 million)
- 4. Construct new trail/side path along Dares Beach Road between Calvert Elementary School and the Bay (Cost: \$4.5 million)
- 5. Build trail/side paths along this street, adjacent to the Bay and between the street and the office buildings to Dares Beach (Cost: \$4 million)
- 6. Extend Chesapeake Bay (Cost: \$6.5 million)

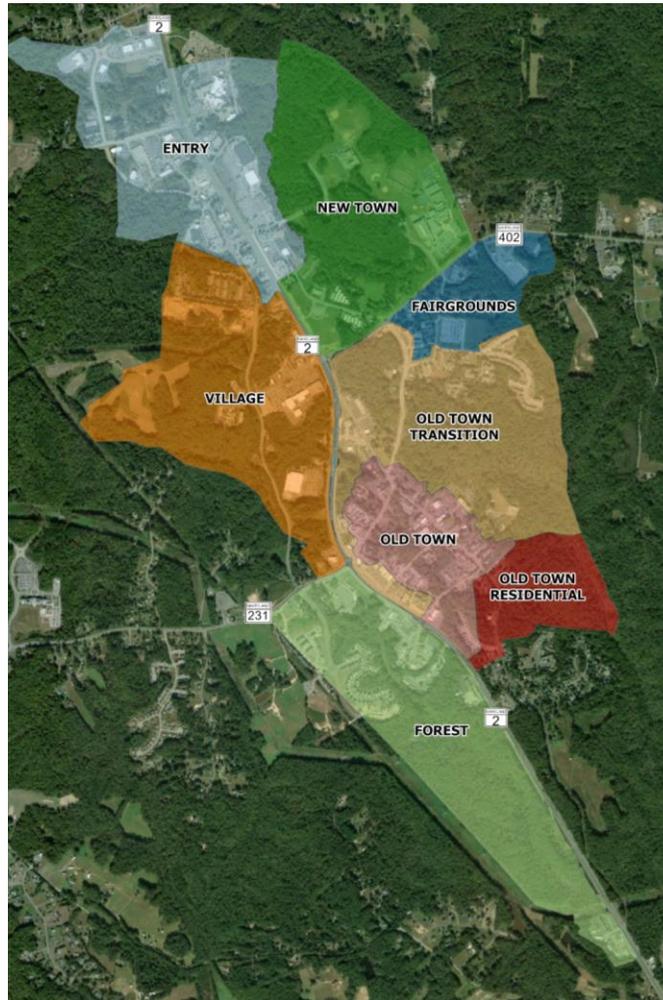
At the bottom of the screen, a Zoom PC interface shows four video thumbnails of participants in a virtual meeting.

# Transportation Videos

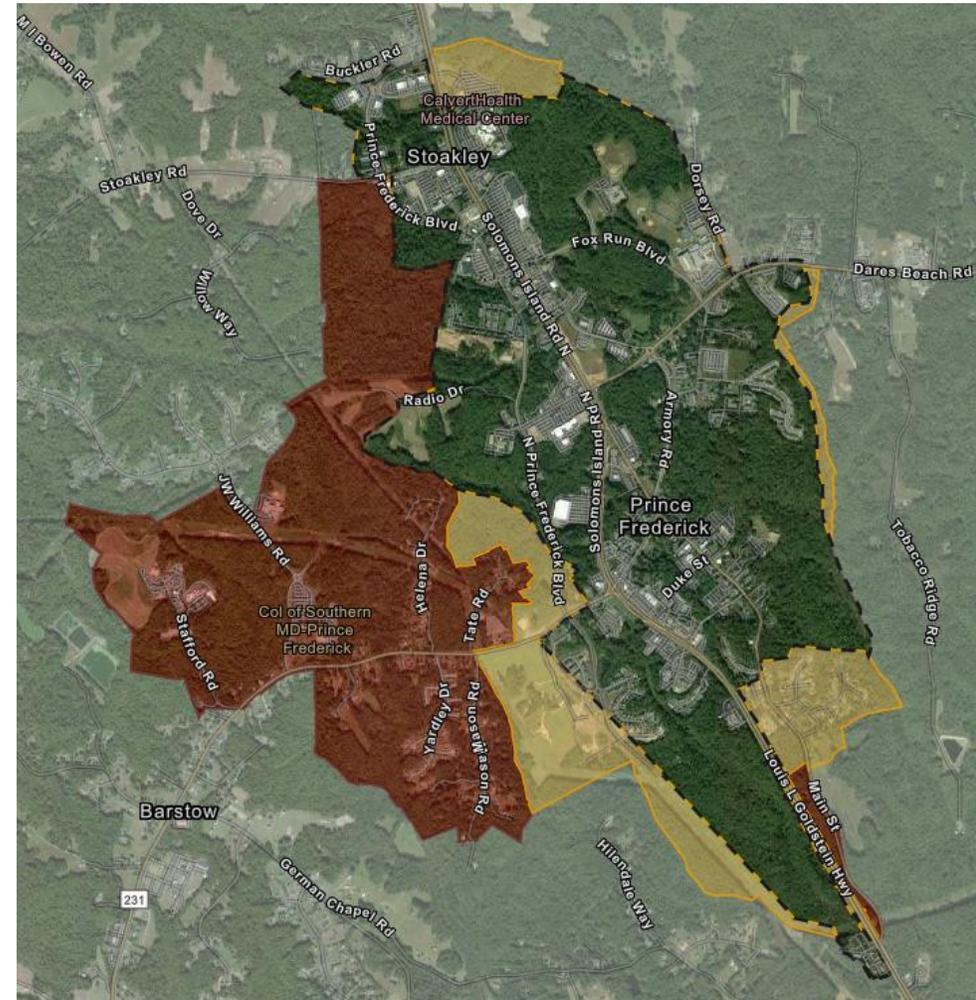


# DEVELOPMENT DISTRICTS WITHIN THE TOWN CENTER

*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
- 

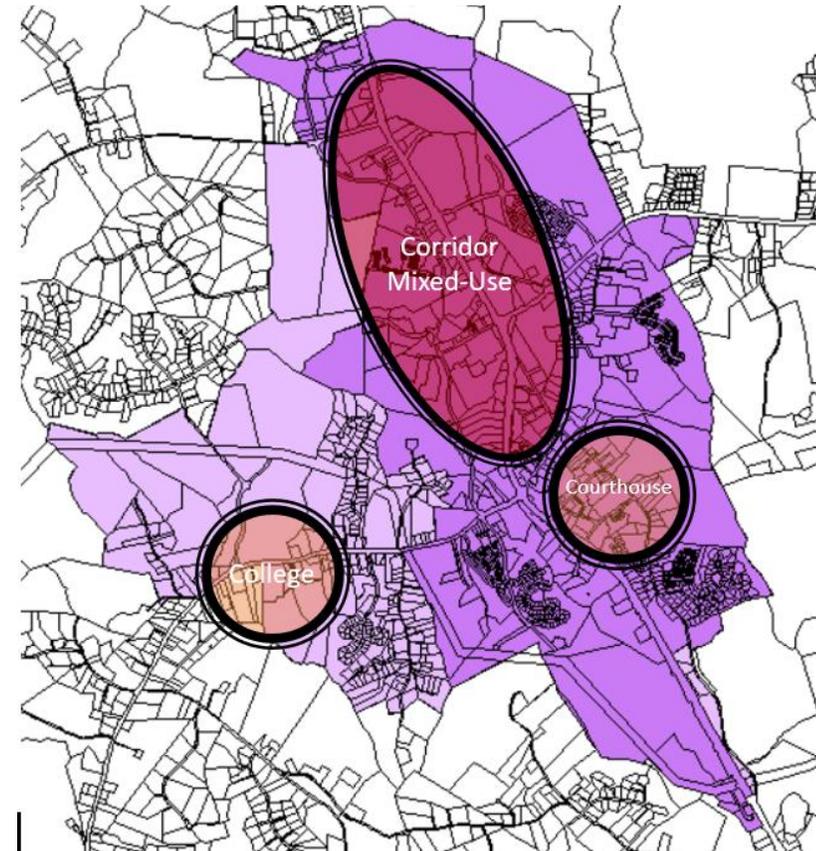
## Choice #1:

# Target a few specific development areas to achieve a “sense of place.”

*Establishing 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.*

*The zoning regulations should encourage the mix of uses but not set artificial conditions on doing so; focus on the built form rather than the use.*



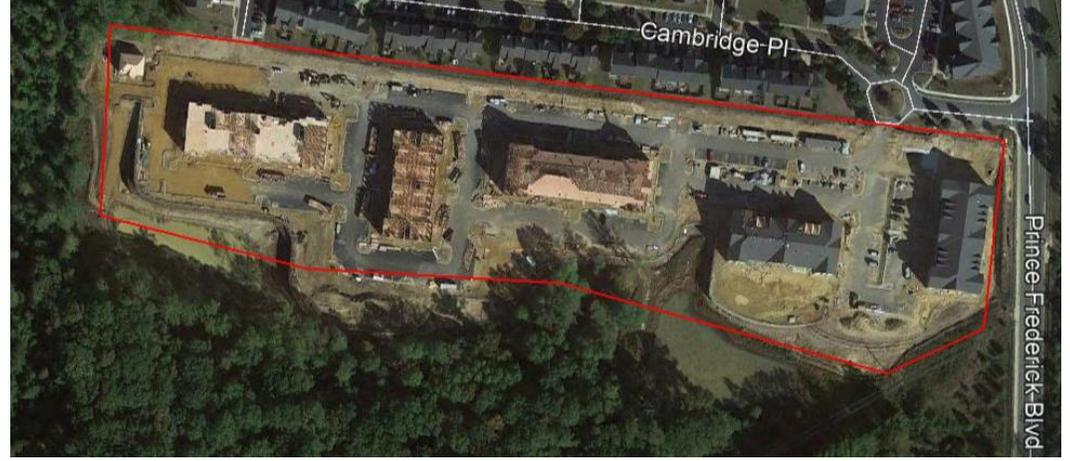
# WHAT DOES DENSITY LOOK LIKE? PRINCE FREDERICK



SF Detached  
7 DU / Gross AC



SF Attached  
10 DU / Gross AC



Multifamily Garden  
14 DU / Gross AC



# WHAT DOES DENSITY LOOK LIKE? KENTLANDS



**SF Detached**  
7 DU / Gross AC



**SF Attached**  
13 DU / Gross AC



**Multifamily Garden**  
15 DU / Gross AC



**Multifamily Corridor**  
22 DU / Gross AC

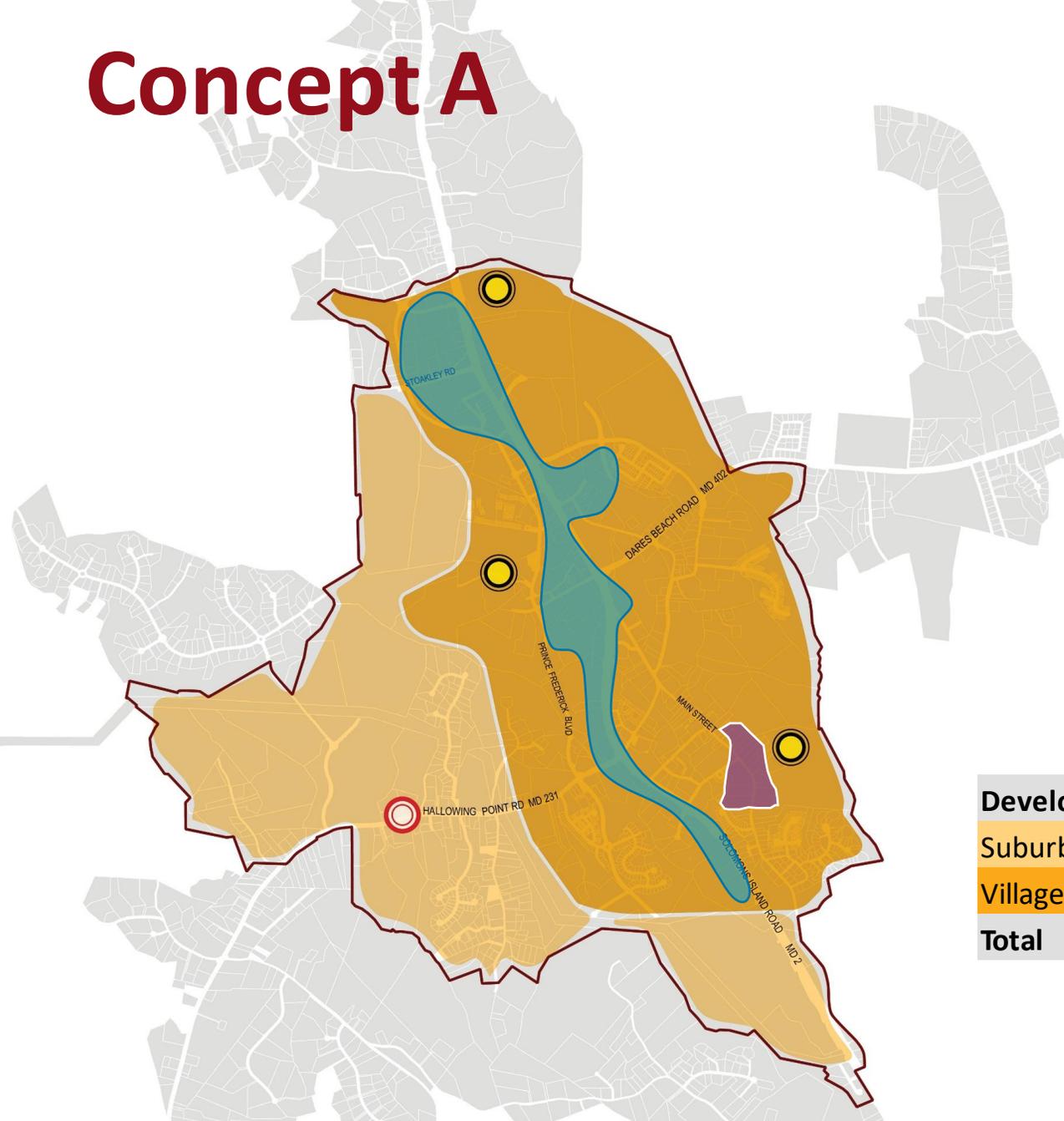
## Comparison of Land Use Concepts for Prince Frederick Relative to Forecasted Countywide Growth in Households

Countywide Household Forecast*			
	Historical Growth Rate	Moderate/ High Growth Rate	Maximum Yield
<b>2017 Countywide (Actual)</b>		33,064	
<b>2040 Countywide</b>	35,198	50,642	61,478
<b>New</b>	<b>2,134*</b>	<b>17,578</b>	<b>28,414</b>

\* Reflects adjustments for certain areas expected to lose population/households (but where dwelling units may remain)

Prince Frederick Town Center Concepts for Master Plan (2040 Forecast Households)	
<b>Concept A</b>	843
% of Countywide Net New	22%
<b>Concept B</b>	1,205
% of Countywide Net New	29%
<b>Concept C</b>	1,882
% of Countywide Net New	39%

# Concept A

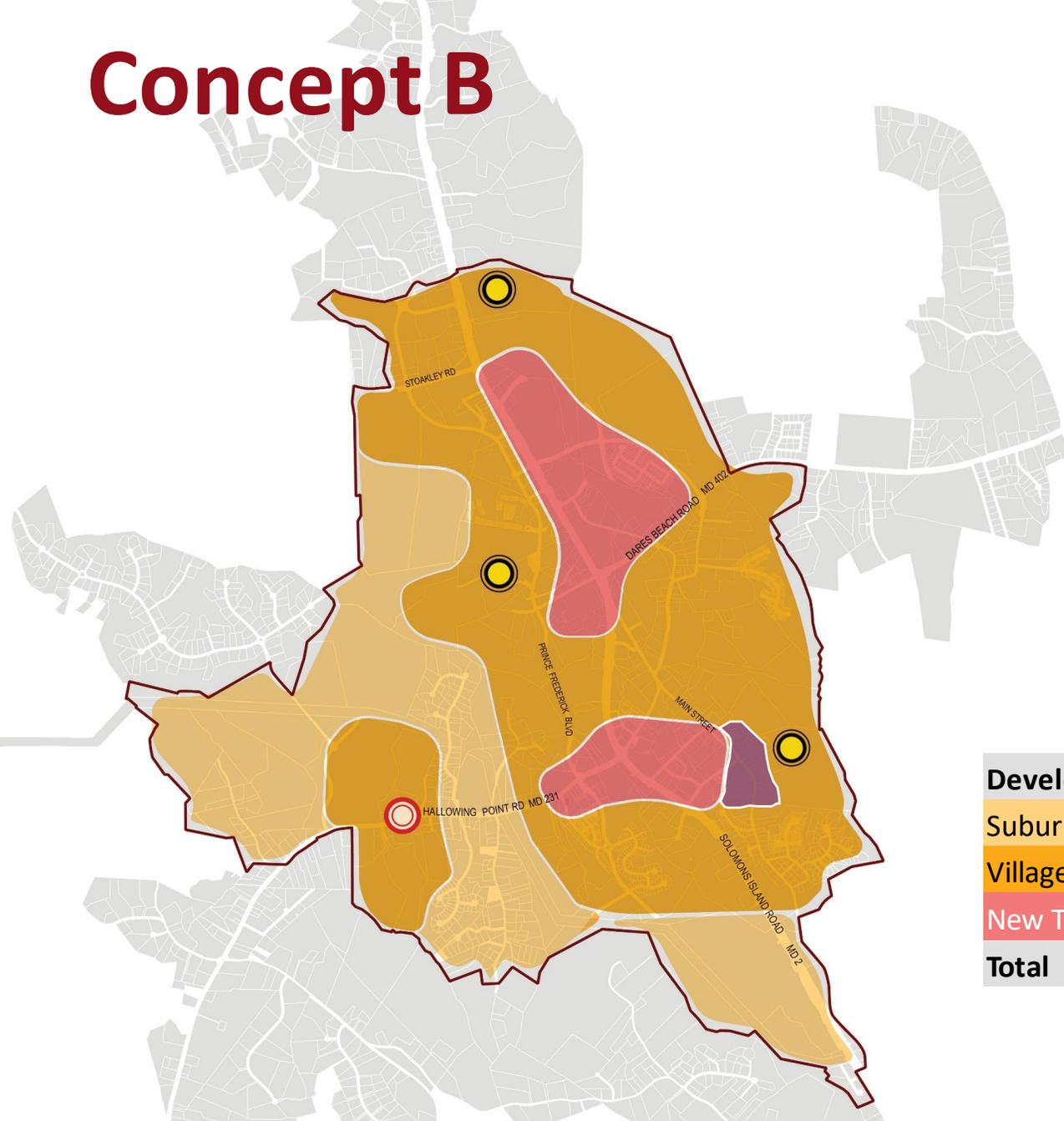


- Generally reflective of current zoning and in some cases would raise permitted density along Prince Frederick Boulevard, the College of Southern Maryland and just to the north and south of historic Main Street.
- Effectively caps development potential within and adjacent to Armory Square at 14 units 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.
- Primary benefits are:
  - Create opportunity for nodes which are more walkable to and supportive of Main Street and the College.
  - Continue the multifamily development pattern abutting Prince Frederick Boulevard.
  - Maintains existing character of historic Main Street.

Development Type	2040 Forecast	Maximum Yield
Suburban (4 DU/Acre)	249	1,840
Village (14 DU/Acre)	594	4,380
<b>Total</b>	<b>843</b>	<b>6,220</b>

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

# Concept B

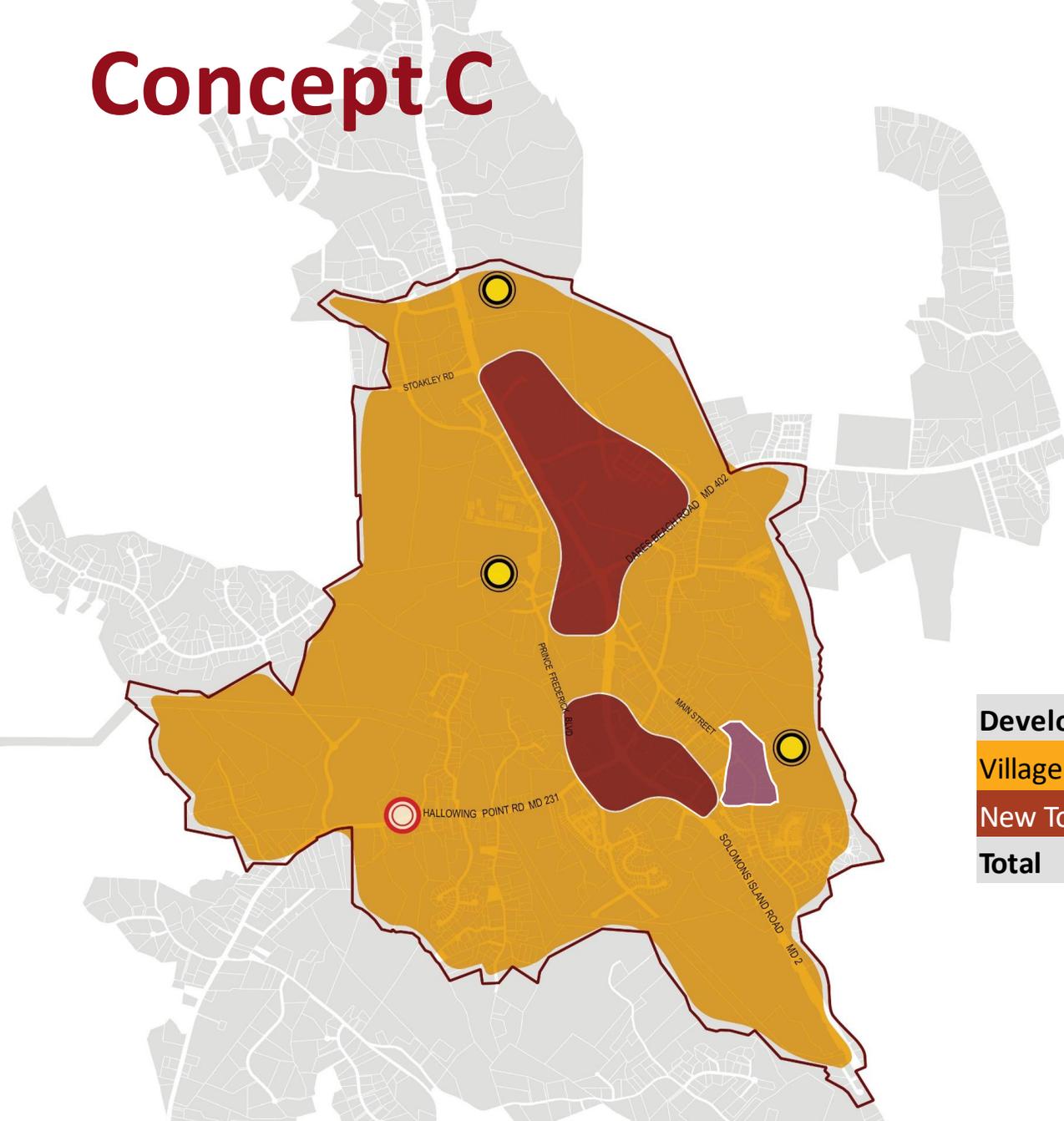


- Similar to the 2013 charette report recommendations.
- Residential density would be capped at 14 units per acre rather than 24 units per acre as permitted today. This density is reallocated to support:
  - up to 14 units per acre permitted density along Prince Frederick Boulevard, the College of Southern 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	Maximum Yield
Suburban (4 DU/Acre)	197	1,450
Village (14 DU/Acre)	777	5,730
New Town Mixed Use (14 DU/Acre)	231	1,700
<b>Total</b>	<b>1,205</b>	<b>8,880</b>

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

# 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.

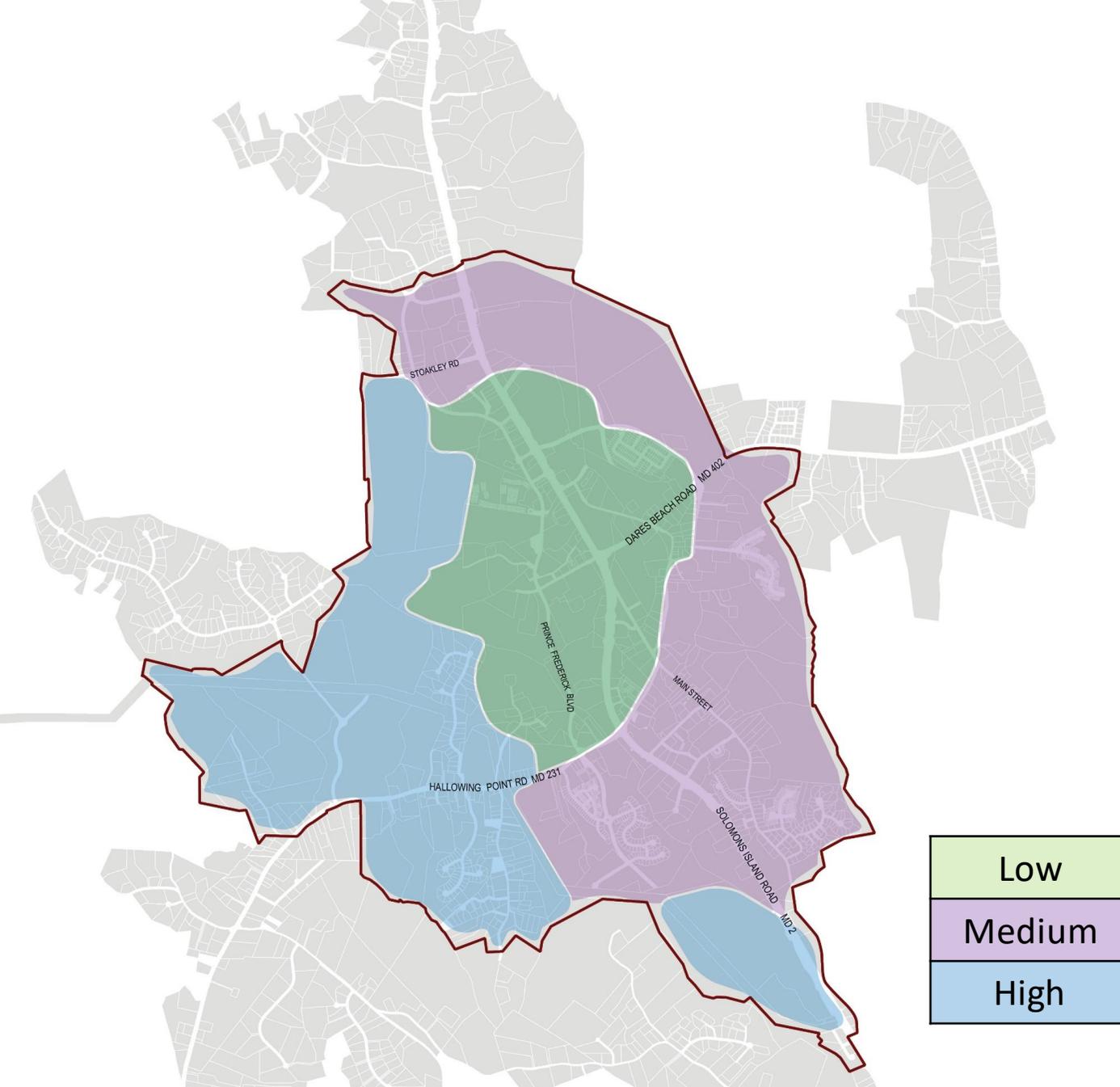
Development Type	2040 Forecast	Maximum Yield
Village (14 DU/Acre)	1,442	10,630
New Town Mixed Use (24 DU/Acre)	440	3,240
<b>Total</b>	<b>1,882</b>	<b>13,870</b>

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

# Transferable Development Rights

***General Approach:  
Adjust TDR program to be oriented  
to location rather than density***

- Incentivize development in the core of the Town Center with lower TDR requirements.
- More TDRs required away from the core.
- Specific number of TDRs required in each location TBD.
- Total number of TDRs within Town Center would not change.



# Schedule

