



# Scenarios for Small Town Development

:A discussion of the do's and don't of boom town thinking:  
what went wrong without planning

intro

CHAPTER ONE:  
General trends in population  
movement  
What is Coming?

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# Scenarios for Increased population on Eastern Shore

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## Driving Forces That Encourage This Pattern

- Continued Federal growth in R&D and biotech and infotech outsourcing
- Rising fuel prices encourage less/shorter commutes/live near work and transit
- BRAC continuation
- Septic technology improves
- Boomers retire in state mostly
- Telecommuting acceptance in workplace expands

# Current Policies that Encourage This Pattern

- APFOs in central counties are maintained generally except they are relaxed/waived in the urban centers within the inner counties; this is coupled with redevelopment policy packages as in Bethesda and Silver Spring
- Central counties build out to current planned capacity but do not expand it
- Supply of water addressed through reservoir and treatment plant construction/improvements and does not constrain growth except in limited areas with basic supply constraints
- ICC's construction improves Baltimore/Washington economic interconnectedness and strengthens the economy of Prince George's County
- Lack of state and Federal funding for major sewer and water plant expansions
- Health Departments accept more development on improved septic system technology
- Toll roads and HOT lanes make highway travel in central areas somewhat more bearable
- BRAC relocations support and reinforce transit investments but Red and Green Lines remain unfunded; Purple Line implemented
- TOD incentive packages at LRT and MARC transit stations

# Forces of urbanization

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# Baltimore based growth

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# Washington based growth

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# Urban based growth

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# Town Expansion Patterns : Regional Patterns

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# Coherent Growth

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# New Towns and Density

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Town Separation  
Distance,  
St. Michaels and Zoning  
vested rights

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## THE HAZARDS

1. Reactionary Forces in Government
2. The Consequences of Hasty decisions,  
and the lack of Community Planning

A Town Case Study in Reactionary Forces

# TRAPPE, Maryland

## Growth on a Grand Scale

1. Development of new town plans Smart Growth
2. Small Town Exponential Expansion
3. Growth rates never stated. Developer
4. Model Comprehensive Plan with no max growth rate

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# Growth and Commercial

Corridor Issues

Vested Rights of

Property Owners,

St. Michaels

St Michaels:



## St Michaels new zoning map

two parts of town so close with annexation doubling size of town with same commercial areas sets up competition within new and old areas

critical distance between town areas is too small and sets up internal conflicts in community

# Town of Oxford , Maryland.

- .Commercial Interests  
versus community  
character
- .Annexation Issues,  
the feasibility  
burden shifted to  
the Developer
- . Town Fire Dept and  
Service  
Infrastructure  
problems
- . Tax Base, property  
value and  
affordable  
housing
- . Didn't want town  
character to be  
like St.  
Michaels, or  
Easton ..traffic
- . Elite Community  
Character, well  
rounded ?

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ZONING MAP : Town of Oxford , Maryland.

# Easton: Hub City , Extreme Growth

Smart Growth Receiving area, Designated Urban Hub City

Growth and Infrastructure Issues.

Residential versus Commercial Tax base issues

Where did the old neighborhood go?

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# Easton: Explosive Growth...PFA and smart growth

1. Smart Growth Receiving area, Designated Urban Hub City
2. Growth and Infrastructure Issues, can commercial pay for residential
3. What are the actual costs for growth..impact fees, performance standards
4. Where did the old neighborhood go?
5. How does growth change town character?

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Model Eastern Shore town

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# Town Composition Quotas : A Balanced Approach

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# COMMUNITY CHARACTER GOALS AND OBJECTIVES

## FROM EASTON , MD.

**Goal:** To encourage future development of mixed, integrated-use, old fashioned neighborhoods rather than single use subdivisions or projects.

**Objectives:** Overhaul the Easton Zoning Ordinance to discourage the segregation and isolation of uses. Create a new zoning district with development standards (i.e. setbacks, lot sizes, etc..) more akin to traditional neighborhood development, and assign this classification to most of the undeveloped land in Town. Revise review processes so that traditional neighborhood developments are streamlined and suburban-style subdivisions are difficult to get approved.

**Goal:** To improve the appearance of existing development in Easton.

**Objectives .** Work cooperatively with the State Highway Administration to secure landscaping along the State Highways within the Town, with special attention to the highly visible Route 50 corridor. Use the Forest Conservation Account to retroactively landscape streetscapes in areas where it is lacking or deficient. Require renovations to existing buildings and/or changes of use that require Special Exceptions or Variances, to meet all current design standards as a condition of approval (i.e. no grandfathering on design issues).

**Goal:** To improve the appearance of all new development.

**Objectives:** Rigorously apply the recommended Design Principles for Easton

as outlined previously in this Chapter. Prohibit the construction of new buildings that are designed with corporate-style franchise architecture. Adopt Design Standards for all new development. Community character

# Model Town Profile

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# Current Village Growth Shortcomings

- . Problems with Promoting contained high density development that does not match Euclidean Zoning approach.
- . Lack of Overall Balance with Residential and Commercial
- . Unable to deal with Mixed Use development with traditional Euclidean zoning ordinances
- . Unable to impose high quality standards for fear of chasing Economic development away.
- . Unable to Contain a Reasonable Growth rate in PFA Areas
- . Lack of overall Regional Coordination and Vision.
- . Small Town Administrative process slow, power

# Public process improvements

Possible improvements for public input creating town policy

1. Public Meetings and outreach...improve frequency  
Committee approach versus public forum

2. Public visioning process improvements, use of town meeting

3. Balloting / Referendum as a Proactive Tool

4. Coordination with State regarding Best Professional Practices

State should update require documents and give towns model

Ordinances....guidelines, comp plans, zoning ordinances to modify

For individual town needs...Rediscovering the wheel..