



Client

Pearson Road Development,
LLC

Dates

July 2006-2009

Program

30 Acres
One village
119 Units
Community Center

Relevance

Sustainable Development
Transect-based Design
New Urbanism
Town Growth

Services

Urban Design
Town Planning
Project Team Sourcing
Project Graphics

Team

MASTER PLANNER
John Moynahan UDP
ENGINEER
RETTEW Associates, Inc.

Project Challenge

Small towns and villages on the mostly agricultural Eastern Shore of Maryland have developed traditionally over time. Development in the past fifty years however has changed much of this built landscape near these towns into generic and homogenous 'noplaces' devoid of character, place, and dignity that also add substantial pollutants to increasing quantities of runoff. Thirty acres in the Town of Denton will be developed using principles of sustainable design, Smart Growth and traditional neighborhood design, as well as best management practices in stormwater and low impact design.

Project Description

The Master Plan for Pearson Road initially recognizes the site's environmental constraints, namely wetland and a small pond, large trees, and three hydrologic sub-areas. Site stormwater storage, pedestrian and vehicular circulation and off-site connections were determined based on the constraints mentioned above. A mostly residential development program consisting of detached single family homes, duplexes and town homes were located in varying transect zones across the site. This ensured the Town, builder, and client of a predictable outcome. The developer was interested in a form of development that would positively impact the Chesapeake Bay watershed, serves as a model for future growth and in fact, was surprised to learn the costs for this infrastructure is cheaper than if built conventionally with drains, pipe and ponds.

Value Added

The team's ability to identify and incorporate existing site assets such as wetland and major trees into a workable and realistic plan allowed Pearson Road Development to avoid costly stormwater and forestation costs, and provide to the Town a place that is consistent with Denton's character and history. Finally, the Chesapeake Bay benefits from a nearby village able to minimize its stormwater runoff.

Pearson Road

Denton, Maryland



Typical Street Scene shows major trees retained as assets in the neighborhood.

Site topography and three hydro-logic areas (above) determine the neighborhood layout (below).



Aerial of town homes fronting onto green, which serves as a storm water facility.



LEGEND	
Live/Work Thome	15 (12.6%)
Duplex	12 (10%)
60' Wide Lot	10
50-55' Lot	18
40-45' Lot	10
Civic	
Open Space	
70' Wide lot	18
56' Lot	23
44' Lot	13
Total S. Fam. Homes	92 (77.3%)
TOTAL UNITS	119

Existing Large Tree (to Remain)
Existing Treestand To Remain

PEARSON / MARKET ST SITE
Concept Plan #2
John Moynahan URP
Baltimore, Md.
FEBRUARY 2017