



Client

Market Street Properties, LLC

Dates

2006-2008

Program

50 Acres

Mixed-Use

350 Units

170,000 SF Main Street Retail

Relevance

Neighborhood Infill

Town Planning

New Urbanism

Services

Urban Design

Town Planning

Team Coordination

Team

MASTER PLANNER

John Moynahan UDP

ARCHITECT

Christine Dayton

ENGINEER

Rettew Associates

Project Challenge

An existing residential neighborhood includes a vacant long-time industrial presence which will eventually redevelop. Located adjacent Denton's highway by-pass and having excellent highway access, the property and nearby land, in relation to its position in the town overall, has potential to become a neighborhood-serving place of gathering and commerce, in addition to providing diverse housing choice. Resident's concerns for increased traffic and noise are factors to overcome, but are not insurmountable.

Project Description

50 acres of once industrial land containing vacant small buildings and undefined parking is designated for redevelopment in the Town's Comprehensive Plan. Qualities of the neighborhood such as small single-family homes, light traffic volume and a relaxed pace of life will likely be upset temporarily as this project develops. However, once established the area will find a new equilibrium that is not drastically different from existing.

Walkability, formative open space, places for socialization, and diverse housing choices in a compact form compliment the character of the neighborhood and the town of Denton. The project, if realized, has potential to become the recognizable center of the neighborhood, and done sustainably, with local materials, sensitivity to cultural heritage of Denton, and responsibility to the Chesapeake Bay watershed.

Value Added

Design principles of Smart Growth and New Urbanism shape the physical form of the Southern States property. The site easily could have been a single-use development, but a commitment by the developer and Town to time-tested principles of town planning will ensure residents and users of long-term sustainability for the area.



View of Typical Street

Southern States Property

Denton, Maryland



Views indicate architectural form and disposition as well as diversity of style. Actual building styles shall be based on those prevailing on Maryland's Eastern Shore.

The plan below shows buildings configured to create walkable and inviting streets consistent with the character of downtown Denton.

