

Trappe Town Extension

Trappe, Maryland



Client

Allan and Rocks
Vienna, Virginia

Dates

2005- Present

Program

858 Acres
Mixed-Use Town Center
2,250 Units
150,000 SF Main Street Retail
220,000 SF Regional Retail Center

Relevance

Town Planning
New Urbanism

Services

Urban Design
Town Planning
Project Graphics
Form Based Code

Team

MASTER PLANNER
John Moynahan UDP

ENGINEER
Robert D. Rauch & Associates

Project Challenge

As far as towns go, Trappe is like many other. It had its day of fortune long ago, nobody stops in since the bypass was completed, and residents who realize development as unavoidable want it in a form that preserves open space and the rural quality of life while also offering much needed services. Working closely with residents, Town Council and Planning Commission, as well as national production home builders, a plan and Code was developed for several aggregated parcels adjacent to the existing town. Marrying the needs of builders with those of the approving bodies proved a necessary exercise since differing schools of thought on planning, layout, responsibility, etc were worked out.

Project Description

858 acres of once agricultural land containing streams, ponds, woodland and wetland is designated as town extension in the Town's Comprehensive Plan. In fact, development that occurs beyond this extension area will not be served by Town utilities. One guiding design principle was to set aside as much woodland and natural area as possible, the result being only 350 developable acres.

Neighborhoods of distinct character including a downtown are positioned to promote walking, bicycling and hiking throughout the site and town. A mix of housing type including apartment, town home, and variously sized single family homes located in different neighborhoods contain formative open space and civic amenity.

Value Added

Design principles of Smart Growth and New Urbanism shape the physical form of Trappe's Town Extension. As this site easily could have been a single-use development, the mix of use, thoughtful physical design, and code lend flexibility as well as predictability to the plan.



Residential Street

John Moynahan Urban Design & Planning

Trappe Town Extension

Trappe, Maryland



Village Center progressing outward into residential neighborhoods.



Main Street Character

Trappe Town Extension

Trappe, Maryland



Full build out showing Trappe to left and extensive stream valleys and lakes.