



Client

West Denton LLC

Dates

June 2005-July 2007

Program

850 Acres
Six villages
3,000 Units
225,000 SF Retail

Relevance

Sustainability
New Urbanism
Town Growth

Services

Urban Design
Town Planning
Project Team Sourcing
Project Graphics

Team

MASTER PLANNER
John Moynahan UDP
RETTEW Associates, Inc.
ENGINEER
Rauch Associates

Project Challenge

The Town of Denton on the mostly agricultural Eastern Shore of Maryland developed traditionally over time. Many new developments have not responded to the rich village pattern and prevalent regional architectural styles. 850 acres on the west side of the Choptank River is envisaged to develop into an expansion of the town, and contain residential, retail, civic, open space, commercial, and waterfront access. The developer wished to preserve most of the waterfront environment as public open space, choosing to build on a limited area. The large size and scope of this project requires it be viewed as an extension of the town and as a new gateway.

Project Description

The Master Plan for West Denton utilizes the site's physical features and environmental constraints as assets and sensitively incorporates them into the overall plan. Another factor in the plan is the use of Denton's street pattern, which further enhances the town's expansion plans as being consistent with context. Approximately 50% of residents will be 'active adults', those folk over fifty years of age wishing to work, recreate, and participate in vital town activities. An intensively built neighborhood will function as town center, containing neighborhood services such as grocery, live/work, medical, police, and community open space.

Value Added

The team's ability to identify and incorporate existing site assets such as Bald Eagle and beaver habitat, wetland and hedgerows into a workable and realistic plan resulted in an implementable plan worthy of historic Eastern Shore development patterns. With a healthy respect for the Chesapeake Bay Watershed, the Town of Denton is ready to grow respectful of water quality and ecosystem needs.

West Denton

Denton, Maryland



Main Street Green utilizes an existing pond.



Waterfront Village on the Choptank River in Denton.



The plan showing new development on the left with the Town of Denton alongside the Choptank River.