

COLLEGE PARK

DOMAIN PROJECT AREA CHARRETTE

april 30, 2010



Thank You:

- I. City of College Park
- II. Design Team
- III. Stakeholders:
 - Property Owners: White, Axt, The Hanover Company, Methodist Church, and others
 - Area Institutions: University of Maryland & University of Maryland University College
 - Neighbors & Citizens
 - M-NCPPC, MTA, and others



Comprehensive Vision: 3 Primary Themes

- Create a compact, pedestrian-friendly mixed-use neighborhood
- Enhance Campus Drive as an attractive pedestrian-oriented “gateway” and calm traffic
- Improve Mowatt Lane as a pedestrian- and bicycle-friendly residential-scale street



A Compact, Pedestrian-friendly Neighborhood

- Create a walkable neighborhood with a mix of housing types and neighborhood services
- Maximize transit-oriented opportunities
- Respect property owner objectives
- Improve pedestrian and bicycle connectivity
- Improve internal circulation - disperse traffic efficiently
- Create a network of neighborhood greens, squares, and plazas
- Protect and enhance environmental resources
- 2- to 8-story buildings

A Compact, Pedestrian-friendly Neighborhood

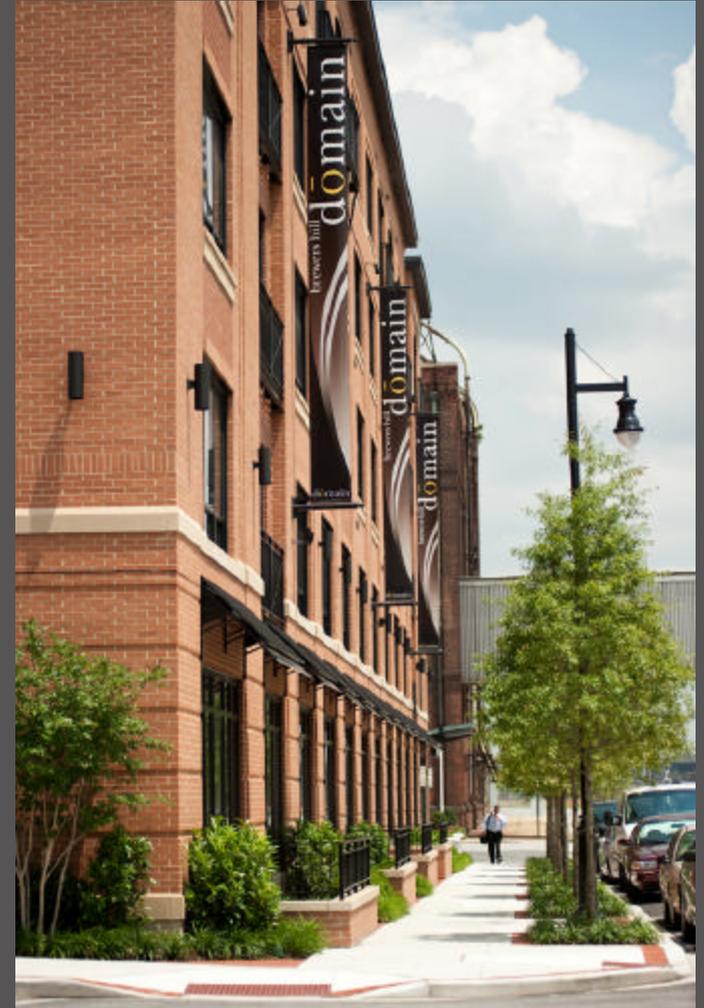


Diagram: Land Use and Neighborhood Character



Diagram: Neighborhood Character



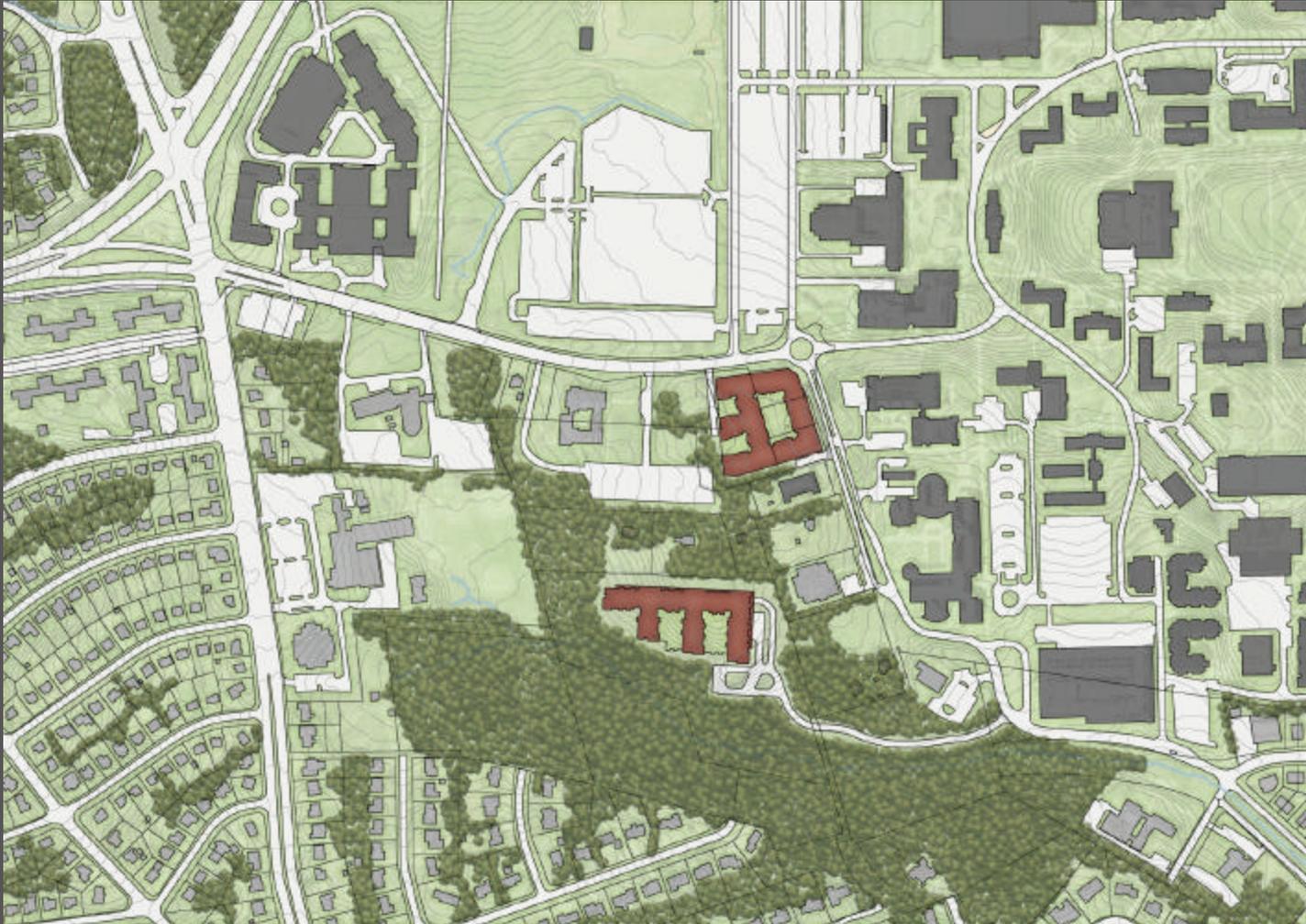
Diagram: Open Space / Pedestrian & Bicycle Connections



Diagram: Roadway Connections

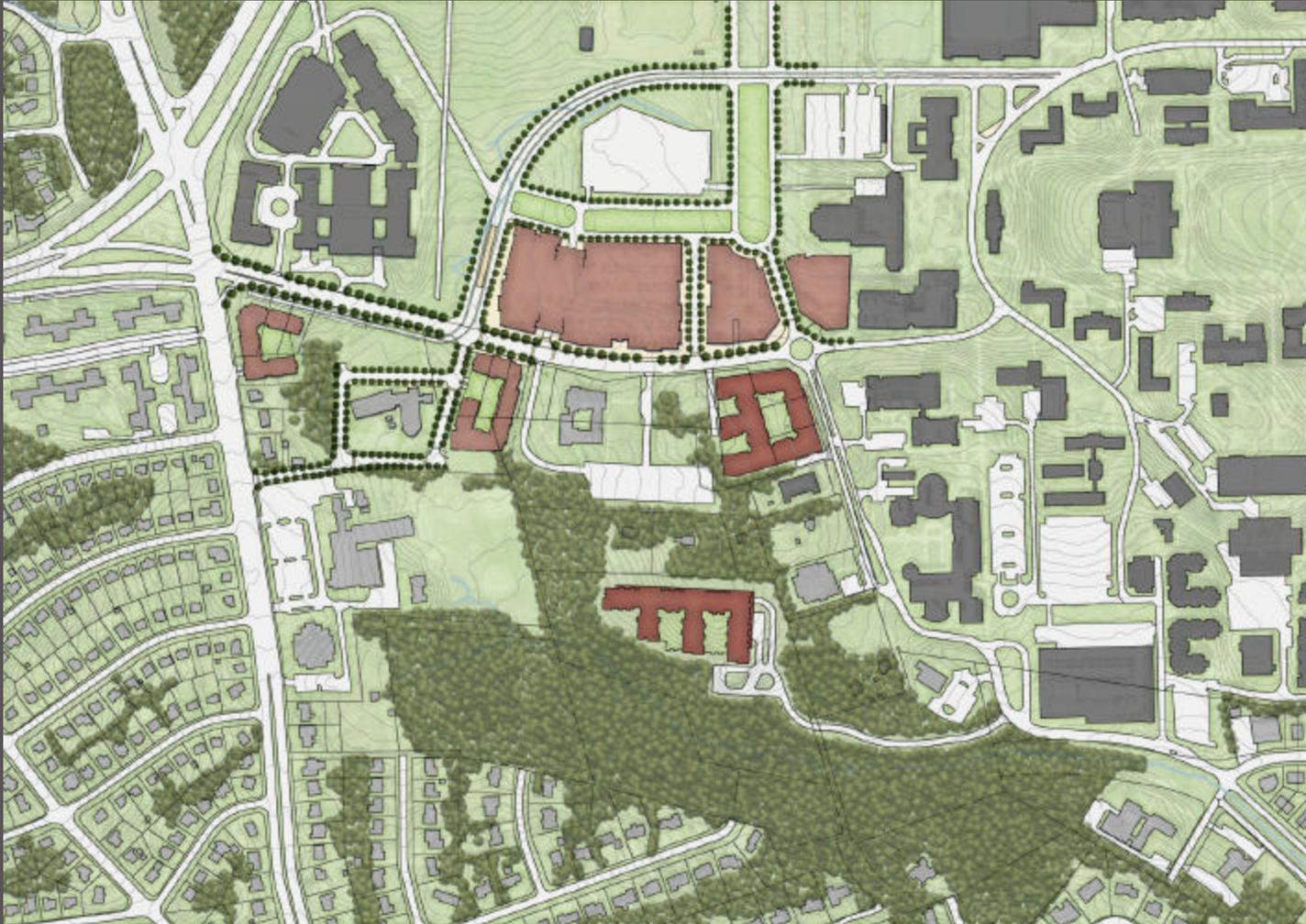


Plan: Existing Conditions



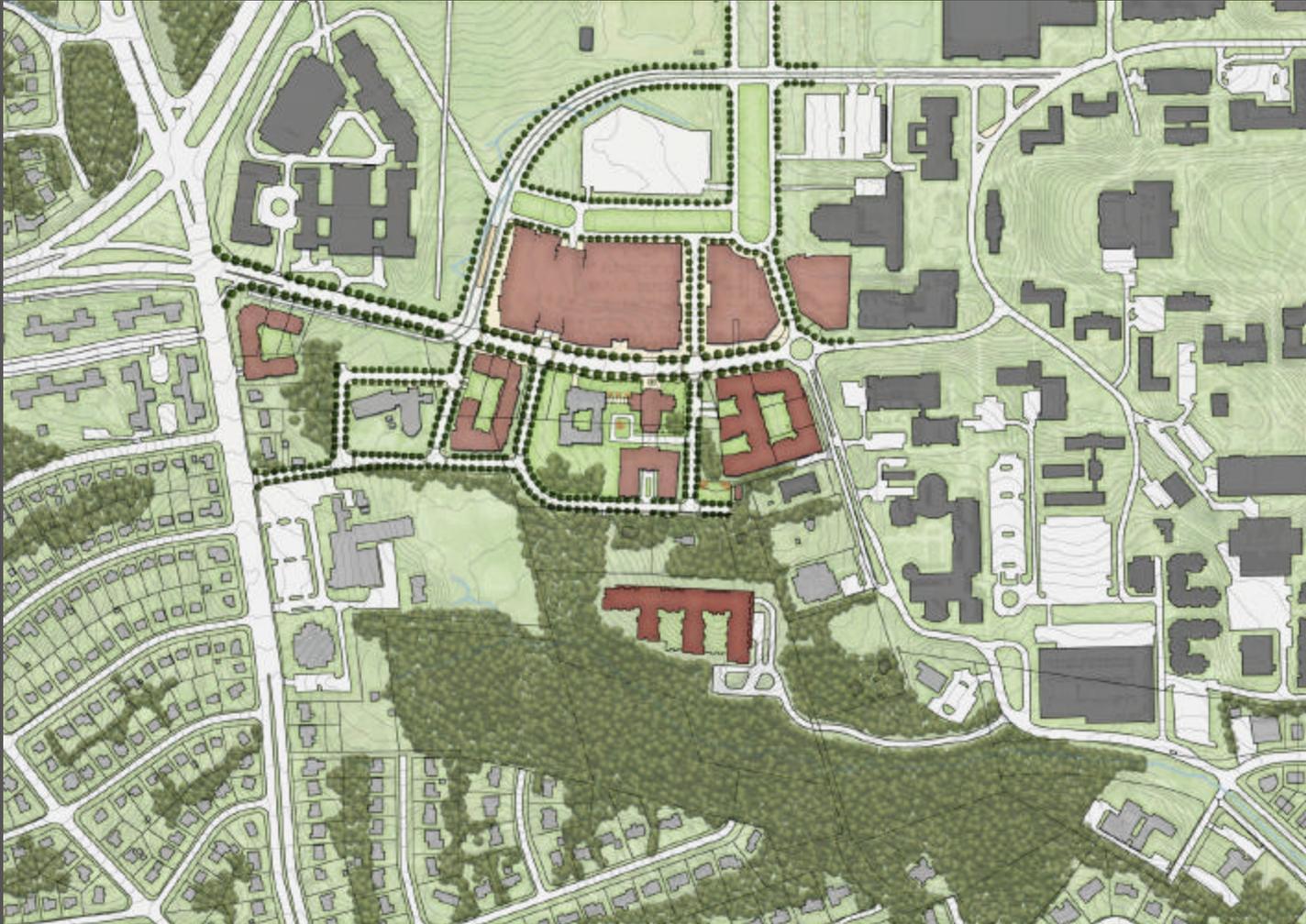
- Study area: located at the intersection of the Campus edge & residential area
- Many religious buildings in the immediate vicinity
- Domain project located at the intersection of Campus Drive and Mowatt Lane
- Mosaic project located off Mowatt Lane, near creek

Plan Scenario 1a: Potential buildings along Campus Drive and Adelphi Road



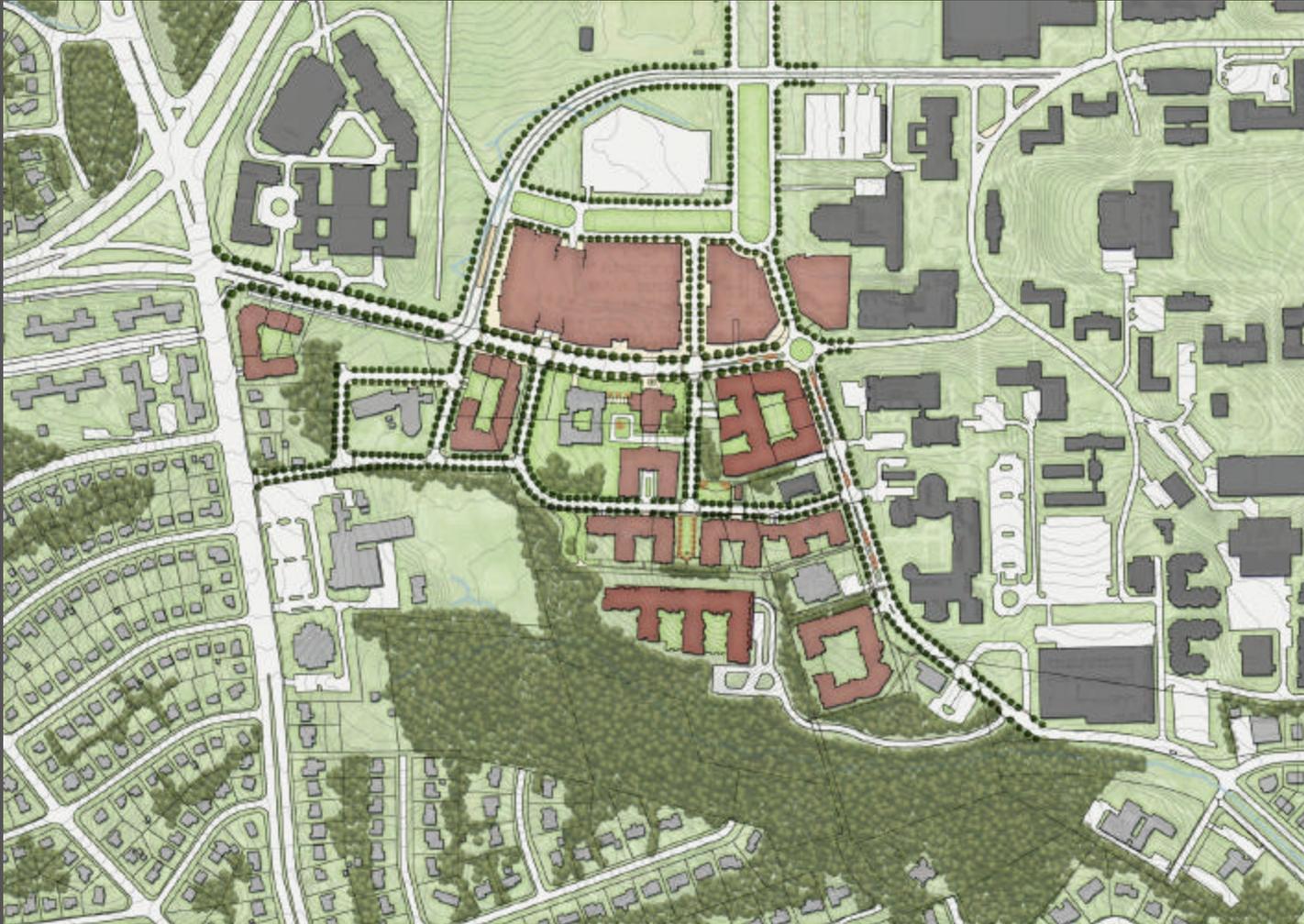
- Purple Line's proposed Campus Drive alignment, turning at Presidential Drive
- Infill development at the intersection of Adelphi Road & Campus Drive and along Campus Drive
- Mixed-use development including residential and retail

Plan Scenario 1b



- Potential Church related development
- Potential neighborhood green at southwest corner of Domain
- Road connections start to create a network of tree-lined, pedestrian- and bicycle-friendly streets

Plan Scenario 1c



- Further potential future residential development on White and Axt properties
- Linear green, terminating the new street off Campus Drive, provides visual and pedestrian connections to Mosaic
- Road connections complete from Mowatt Lane to Adelphi Road

Plan Scenario 2 - Alternate



- Alternative Plan showing a mix of townhouses and multi-family residential development

Plan Scenario 1- Detail





Enhance Attractiveness and Walkability of Campus Drive

- Transform as a “gateway” to campus and surrounding neighborhoods
- Reduce auto-oriented character with traffic calming and safe crosswalks
- Align curb-cuts and intersections
- Create standard streetscape design criteria to “activate the street”
- Encourage some neighborhood service and retail
- Enhance sidewalks with consistent build-to-line (varies per options from 18 to 35 feet)



Enhance Attractiveness and Walkability of Campus Drive

- Maintain 4 lanes in all scenarios
- Consider bicycle lanes and/or on-street parking
- Streetscape enhancements support Purple Line options
- Centerline or side-loaded platform
- Understand dimensional standards/options

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Enhance Attractiveness and Walkability of Campus Drive



Enhance Attractiveness and Walkability of Campus Drive



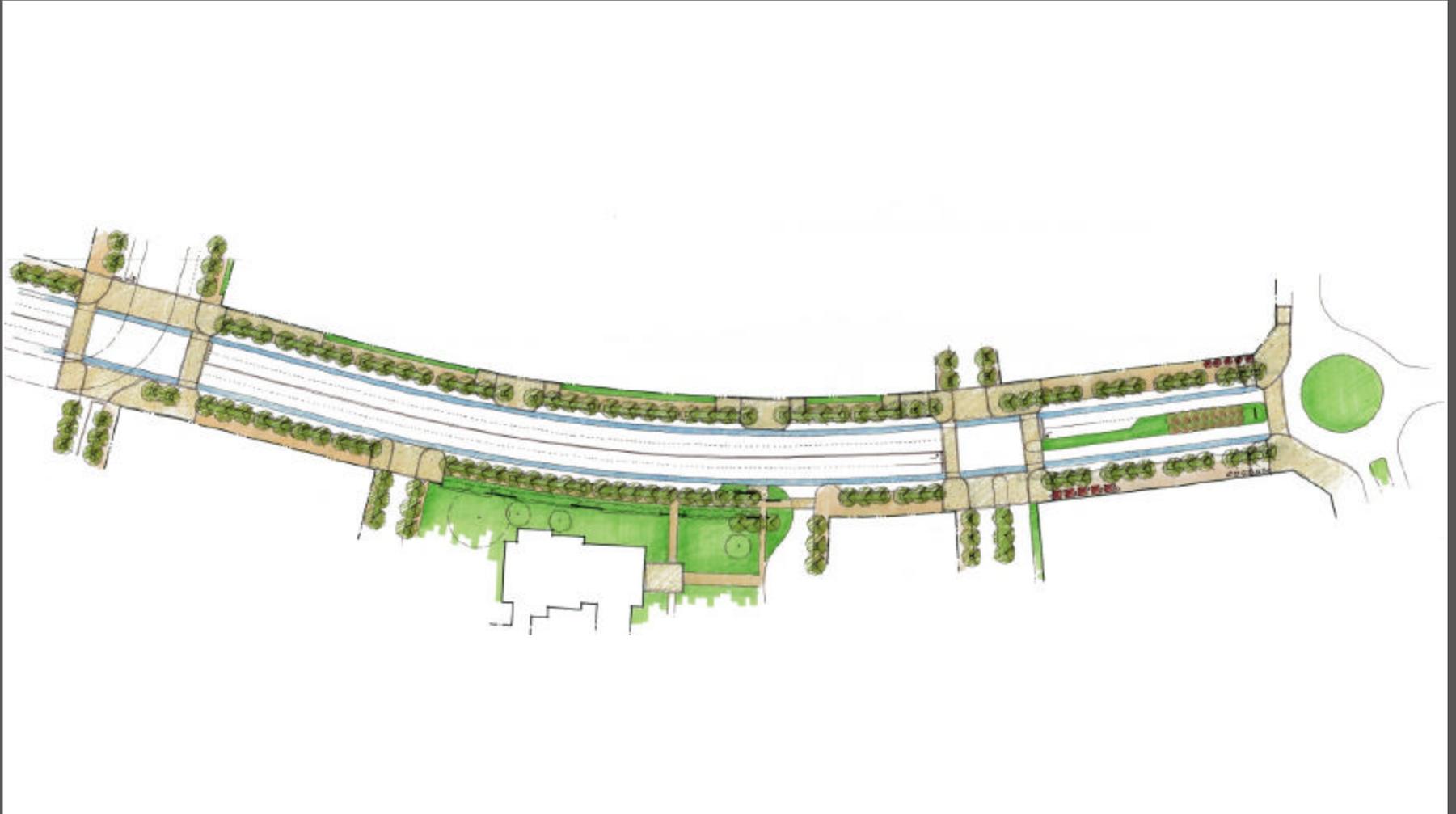
Enhance Attractiveness and Walkability of Campus Drive



Conceptual Plan of Campus Drive - Base



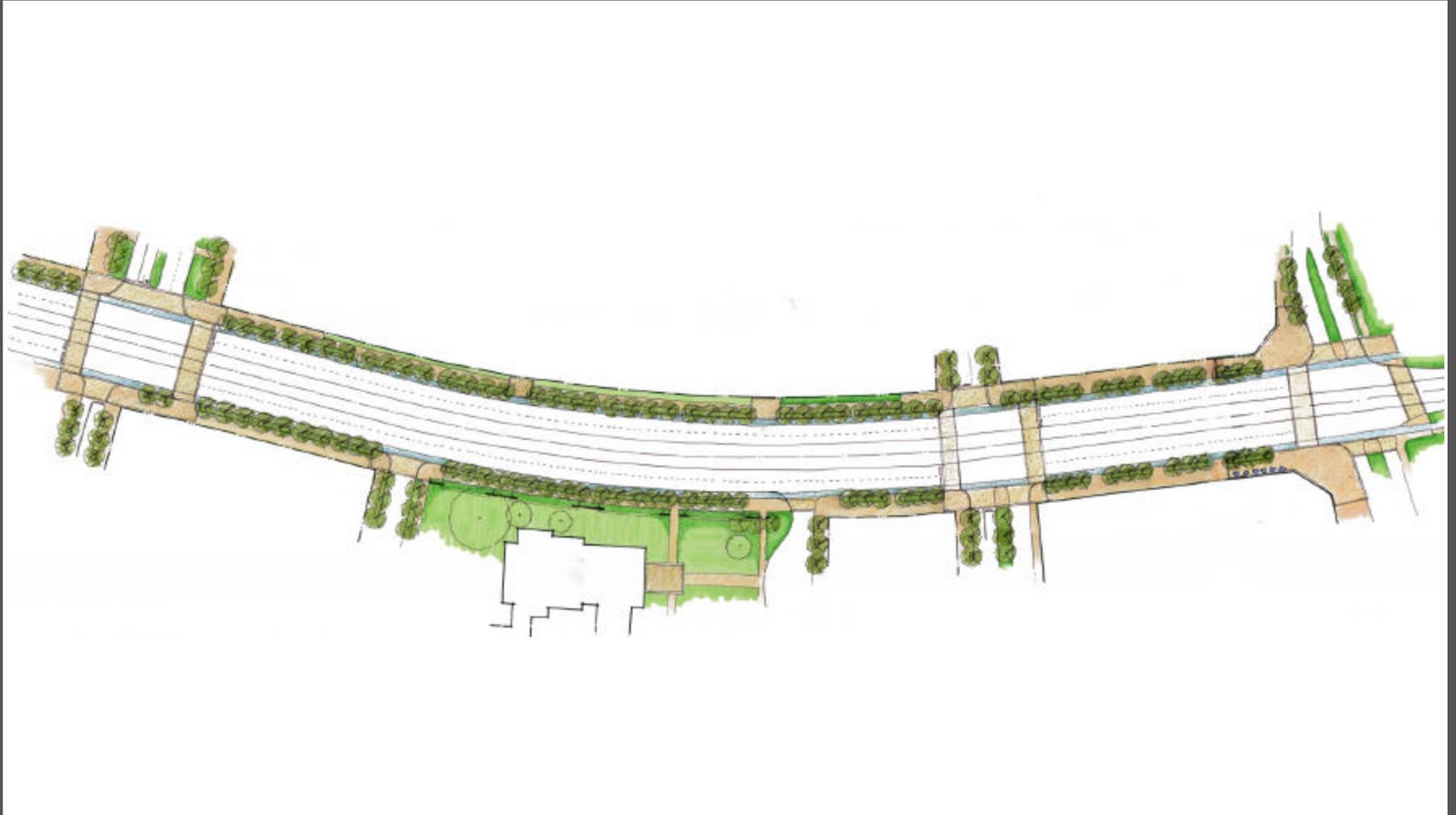
Conceptual Plan of Campus Drive - Bicycle Lane & On-Street Parking



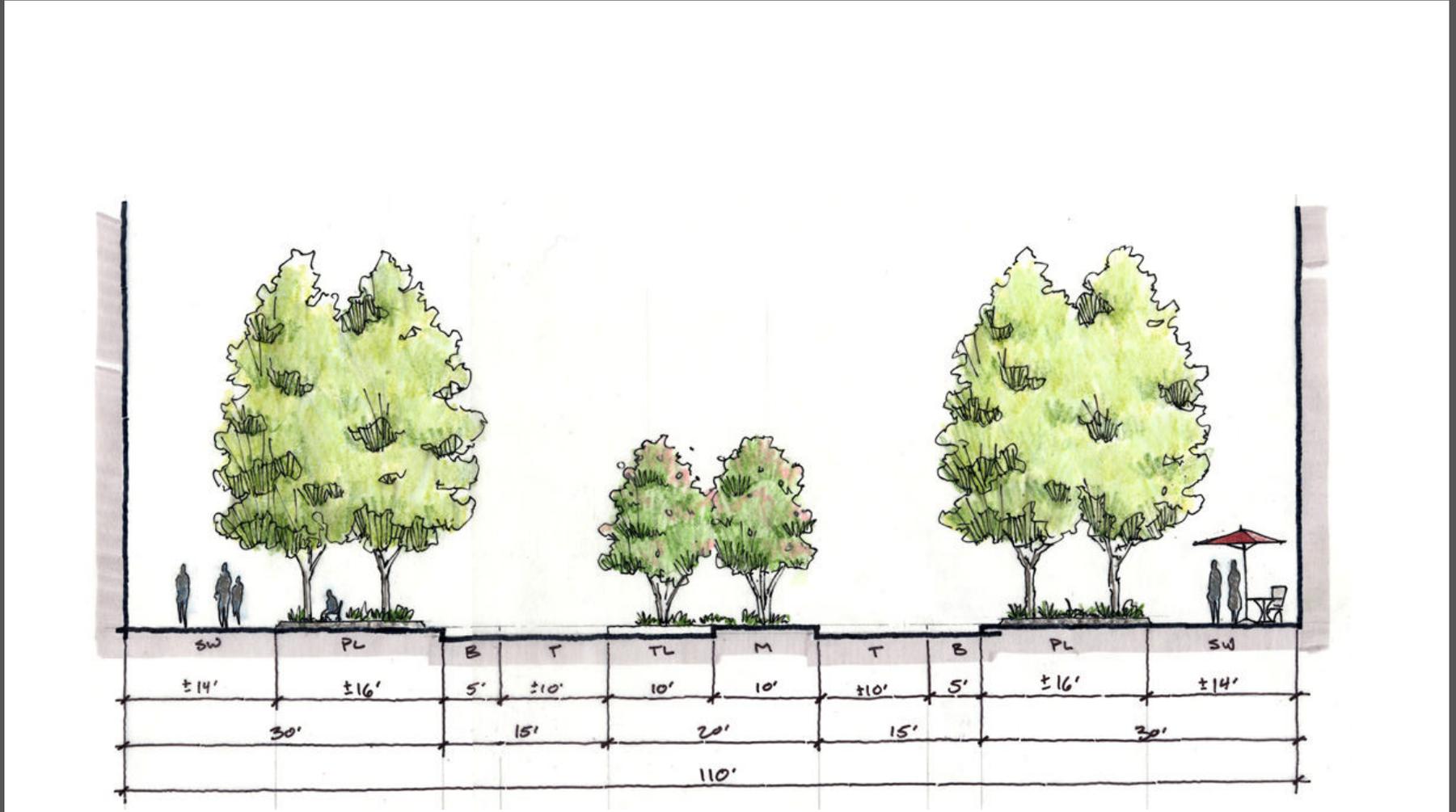
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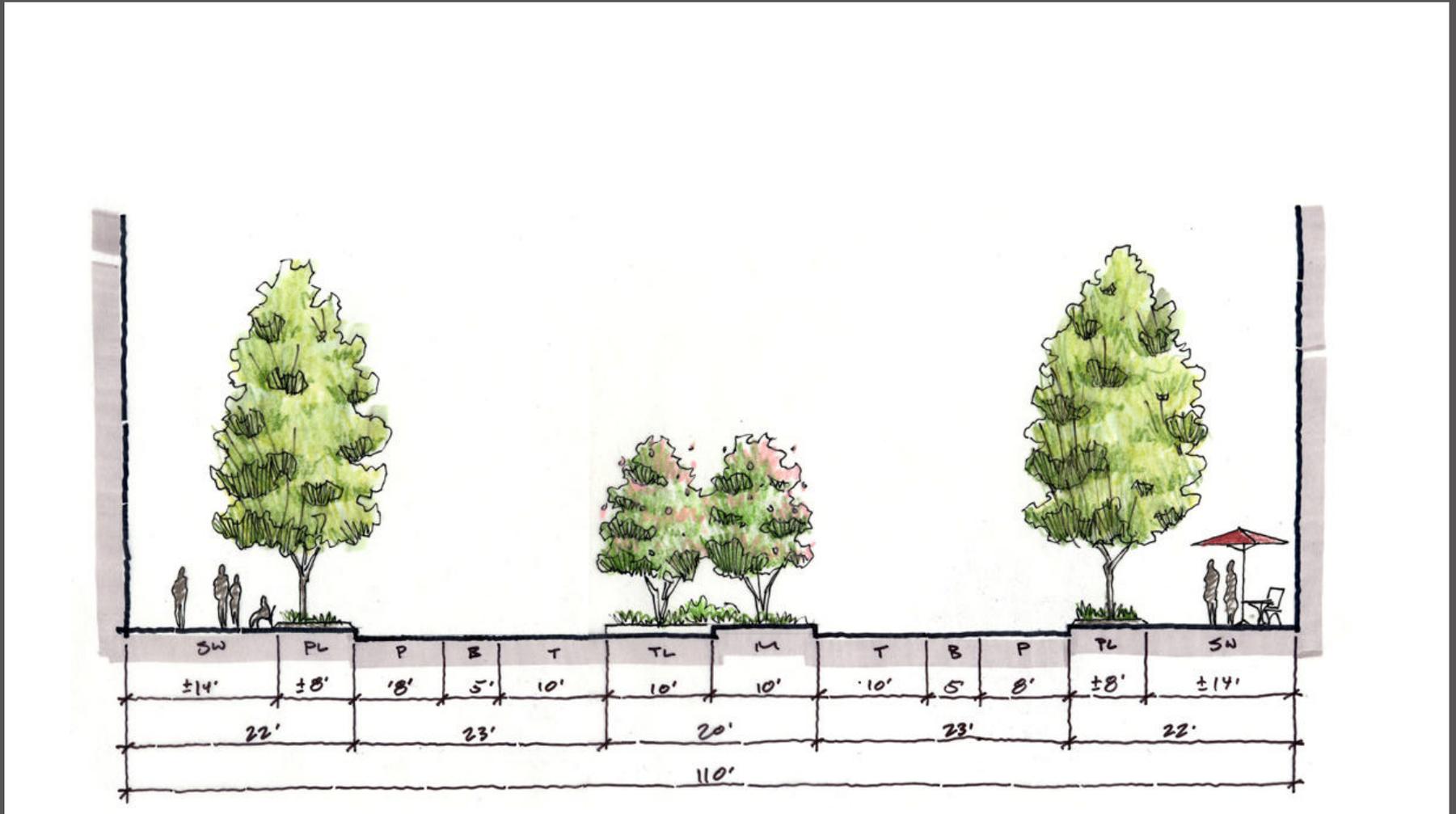
Conceptual Plan of Campus Drive - Light Rail @ Center



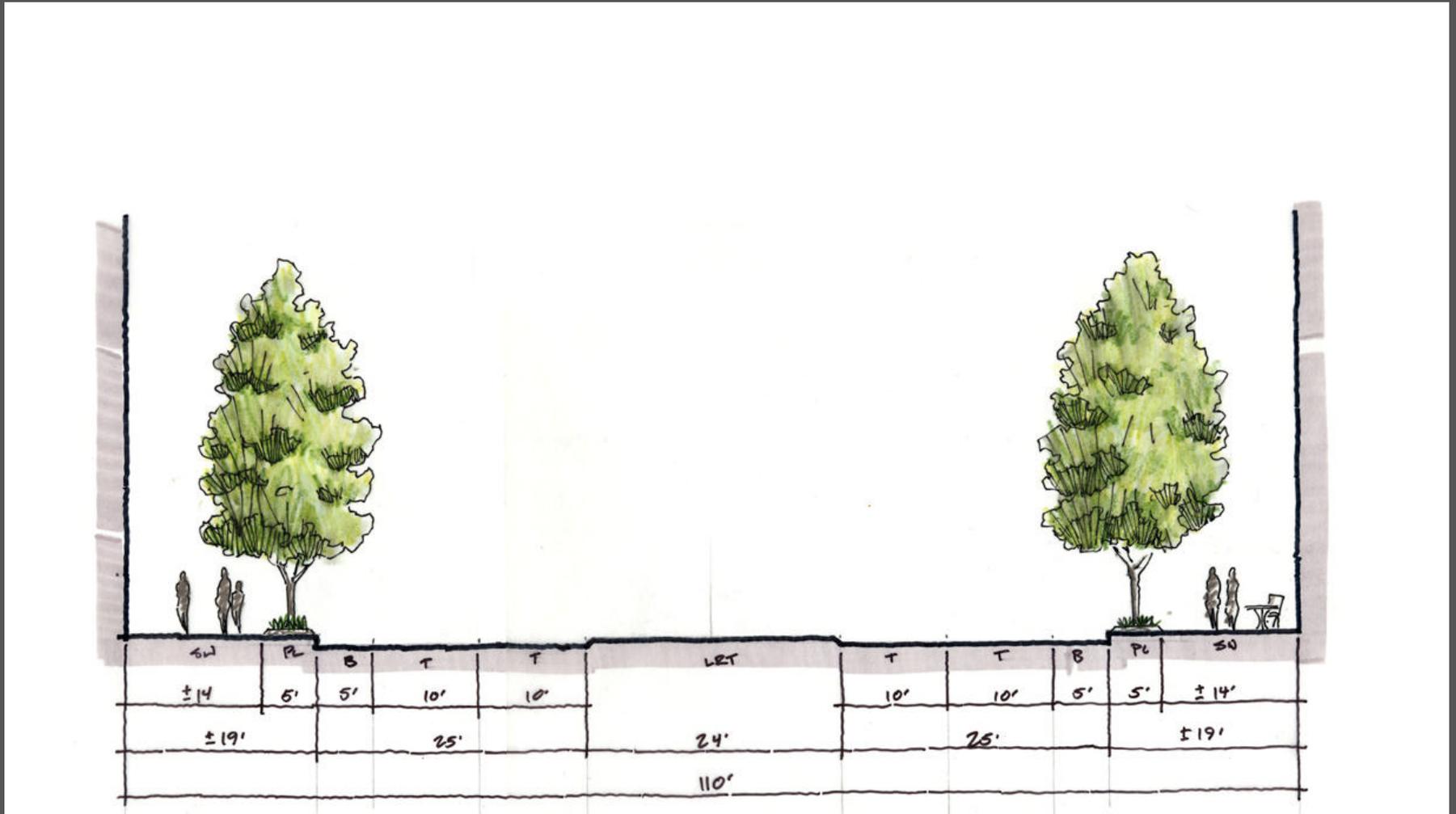
Street Section of Campus Drive - As Proposed by MTA



Street Section of Campus Drive - With Bicycle Lane & On-Street Parking



Street Section of Campus Drive - Light Rail @ Center



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Perspective of Campus Drive





Improve Mowatt Lane as a Residential-scale Street

- Improve and maintain as a 2-lane “residential street” with median (UMCP option– 2011)
- Establish streetscape design criteria for a “residential character”
- Maintain low, safe speeds
- Align curb cuts and intersections



Improve Mowatt Lane as a Residential-scale Street

- Preference: 2-lane street
- Consider bicycle lanes
- Review Options:
 - Allow for median to become left-turn “pockets” where needed to improve traffic flow (3-lane)
 - 4-lane option
- Understand dimensional standards/options

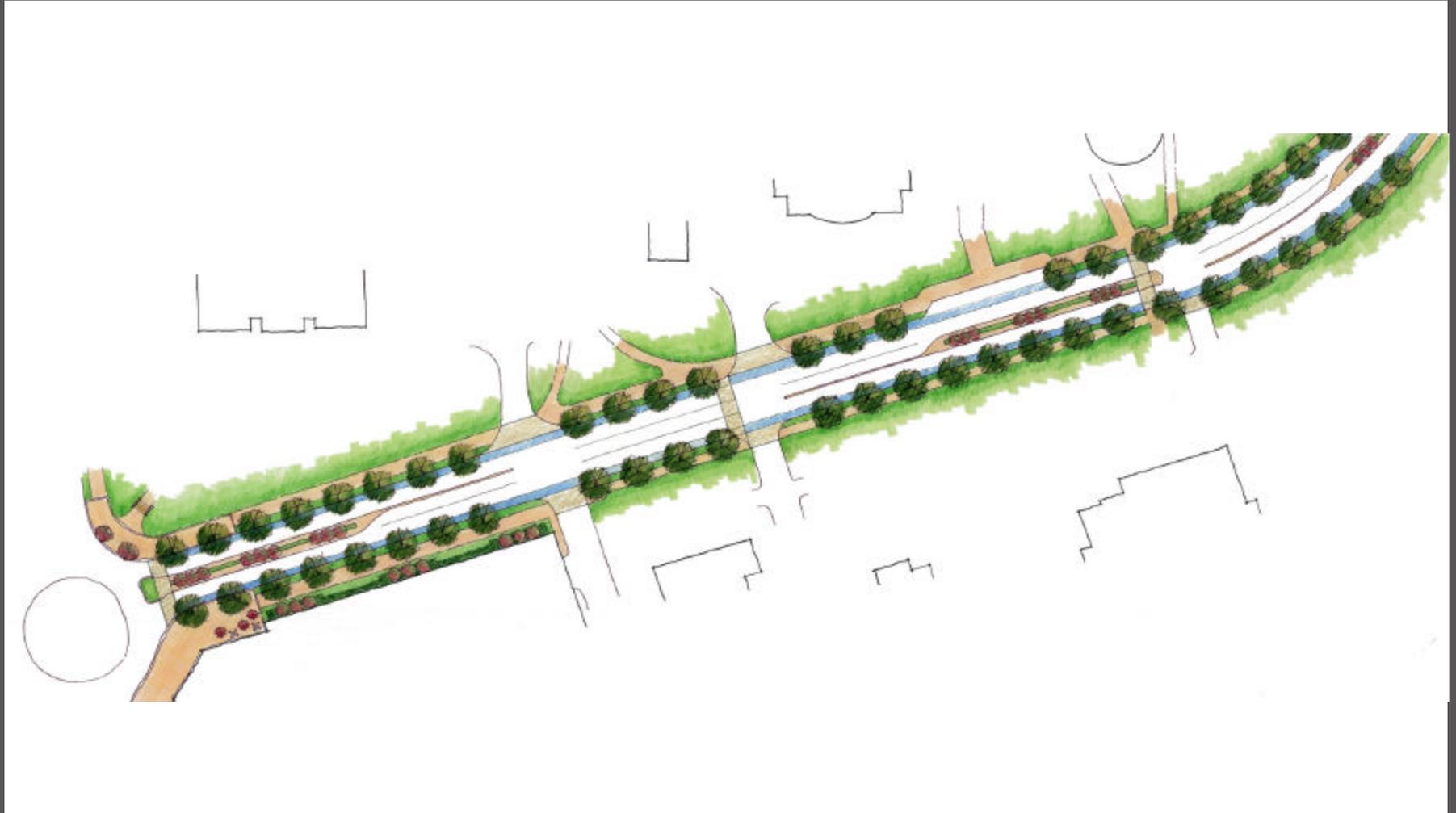
Improve Mowatt Lane as a Residential-scale Street



Conceptual Plan of Mowatt Lane: 2-Lane



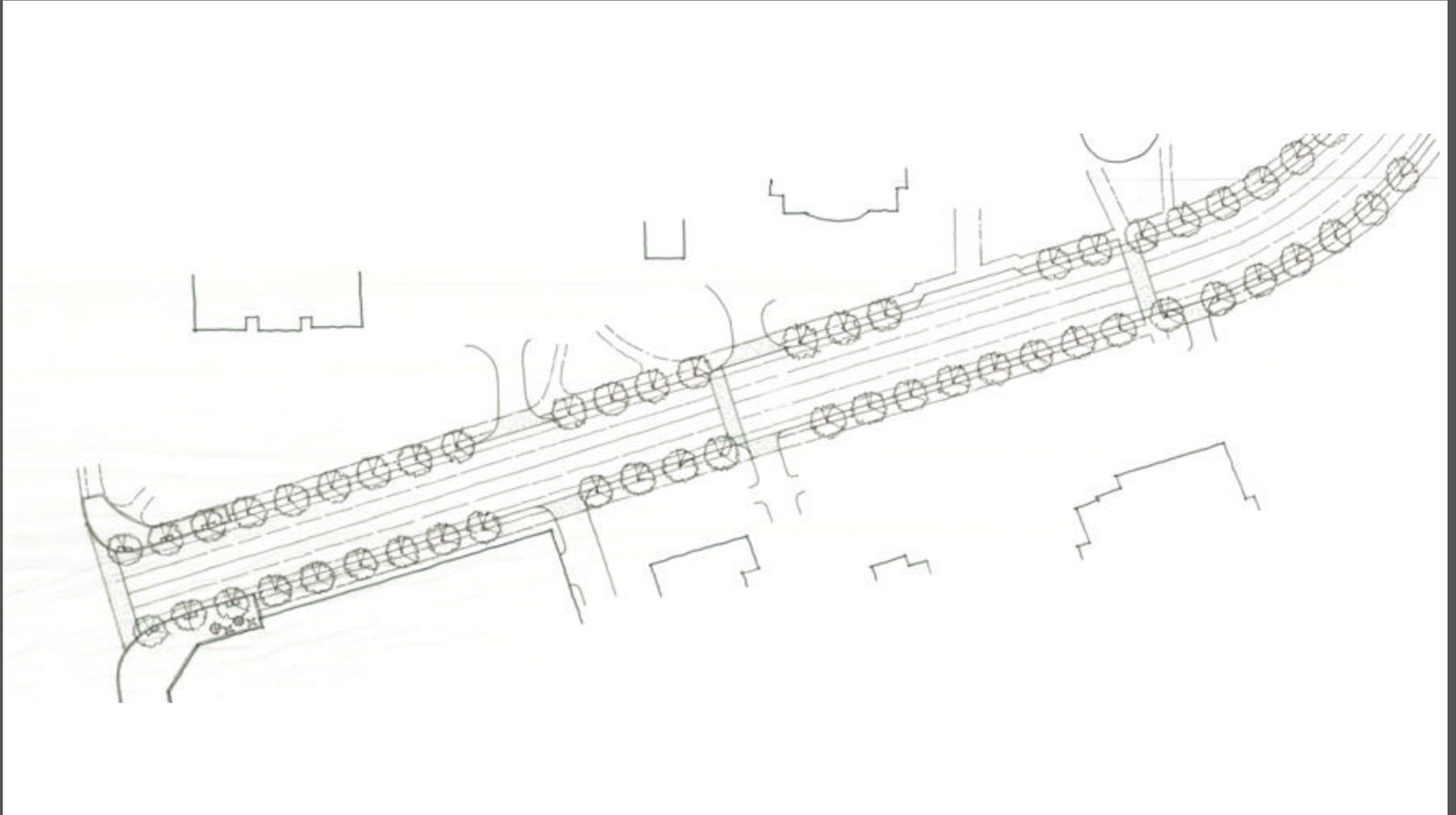
Conceptual Plan of Mowatt Lane: 3-Lane



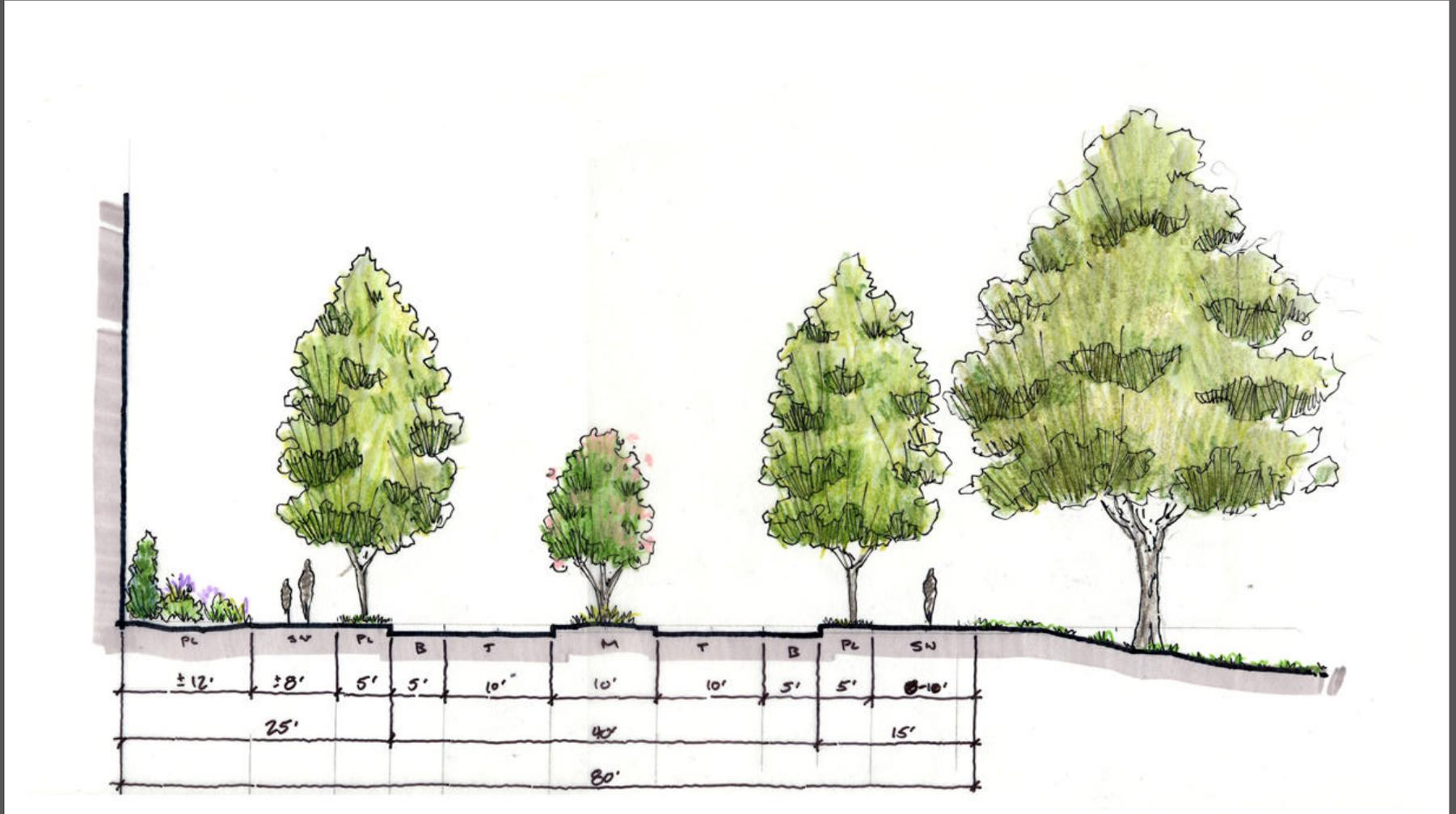
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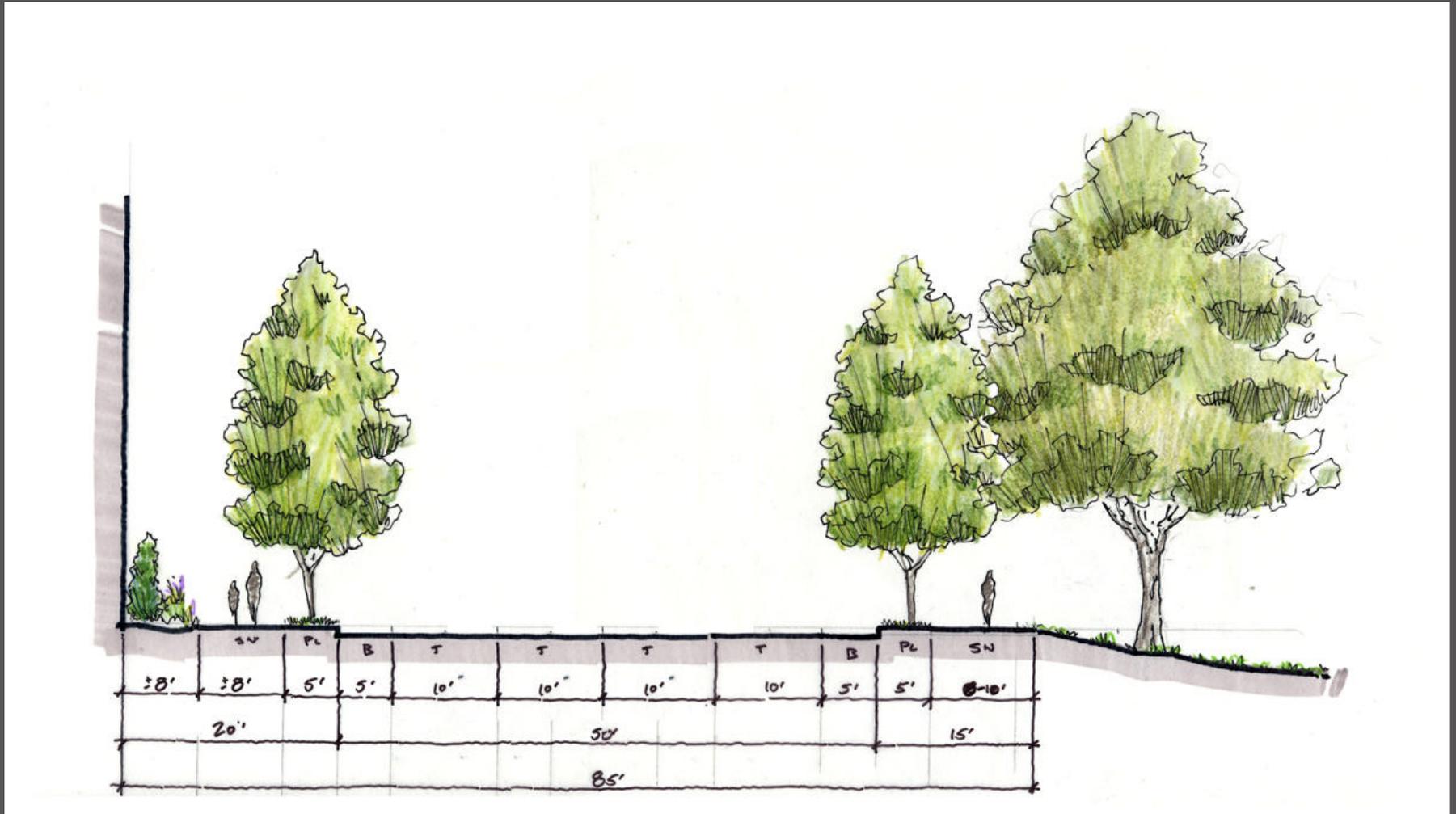
Conceptual Plan of Mowatt Lane: 4-Lane



Street Sections of Mowatt Lane-2-Lane with Bicycle



Street Sections of Mowatt Lane - 4-Lane



Perspective of Mowatt Lane





Next Steps

- Review of Domain project: Preliminary Plan, Conceptual Site Plan, and Detailed Site Plan
- Inform Purple Line studies to enable preferred design character of Campus Drive
- Inform UM Facilities Master Plan Update for streetscape standards and new on-campus development potential