

Community Design

Community design in the Edgewater/Mayo Small Area includes the image and unique features of the area, expressed in terms of the type and function of residential communities (urban, suburban enclaves, rural villages), the type and function of activity centers (shopping, employment, recreation, etc.), and the use and function of significant public spaces (government, park, open space).

Residential Communities

There are a variety of residential communities in Edgewater/Mayo. What most of these communities have in common is proximity to the water. Because the planning area is a peninsula, every community is within a short walk or drive from a nearby river or creek. Many residents have driveways for their boats as well as their cars. Marinas are also plentiful in the planning area, with clusters located in Beards Creek, the South River near MD 2, Glebe Creek, Pocahontas Creek, Turkey Point, Whitemarsh Creek, and Cadle Creek.

Older waterfront communities are located throughout the peninsula, from Edgewater Beach to Beverly Beach. These communities typically are developed with single family homes on one-half acre lots and larger. More compact communities are also located in the planning area, such as Woodland Beach, platted in the 1930's, and developed with an eclectic mix of single family homes on smaller lots, closer to one quarter acre in size.

Many of these communities were laid out in a grid or quasi-grid pattern and therefore have multiple points of access from a main road, to help collect and distribute traffic.

Newer communities, such as South River Landing and South River Colony, provide a different styles of housing than the typical detached homes found in older communities. South River Colony, fore example, is composed of a mix of single family dwellings, townhouses and apartments.

All of these individual communities, for the most part, are separate from one another. There are few vehicular or pedestrian connections between communities, often because of boundaries formed by natural features such as streams and creeks.

Activity Centers

There are several activity centers in the Edgewater/Mayo area. Activity centers include places where people go for goods and services, such as shopping centers, grocery stores, and marinas. They can also include recreation areas, beaches and parks, although these probably fit more into the category of public spaces.

Activity centers in Edgewater include the Maryland Route 2 commercial strip, the Mayo Road (MD 253) commercial area, the Pike Ridge Road commercial area along MD 214 and the South River Colony shopping center on MD 2.

In the Mayo area, commercial activity centers exist at the intersections of Mayo Road (Route 214) and Loch Haven Road and at the Mayo Road, Triton Beach Road and Carrs Wharf Road area. These areas contain small convenience type commercial services.

One other commercial activity center in the planning area is along Riva Road near the Post Office and Fire Station. A small neighborhood convenience store is located in this area.

Each of these activity centers functions as a neighborhood or community shopping area. The Route 2 and Mayo Road centers serve the Edgewater and Woodland Beach area. The Pike Ridge commercial area provides some retail and office employment services in the area for nearby residents. The Riva, Loch Haven and Carrs Wharf centers are neighborhood and community centers serving their immediate communities in Mayo. The South River Colony shopping center serves this area as well as the larger region.

Public Spaces

The most significant public spaces located in the Edgewater/Mayo area are the Londontown Historic site at the end of Londontown Road, the Lee Airport on Route 2 in Edgewater, the South River and Central School complex on MD 214 and the Beverly Triton Beach Park at the end of the Mayo peninsula.

These public spaces perform a variety of functions, including tourism, recreation, and education. Most of these public spaces are far enough apart from one another that there is little spatial relationship between them. These public spaces do provide focal points and serve as landmark sites for the communities immediately adjacent to them and for the larger region.

Opportunity Areas

The following areas of Edgewater/Mayo were identified by the community design consultant, Alt Breeding Schwarz, as places where the application of design concepts, including streetscape treatment, landmark site identification, building facade improvements, and pedestrian circulation improvements, could improve the overall function and appearance of the area:

- *Riva Road Community Center* - provides local services and convenience shopping; opportunity to define entrance and parking in the area through landscaping or curb improvements; opportunity to connect different uses such as post office, fire station and small grocery store; opportunity to improve pedestrian connections to these uses and to nearby neighborhoods,
- *MD 2 Commercial Revitalization* - from the South River to Pike Ridge Road; opportunity to provide gateway entrance to South County through the use of landscaping and improved signage; consolidation of entrances to businesses; connection of interior parking areas; encourage pedestrian movements at key intersections,

- *Pike Ridge Village* - triangle between MD 2, 214 and Pike Ridge Road; develop entrance gateway from MD 214 eastbound that could be landmark site or building; develop master plan for the triangle; clean up disjointed uses; improve connections to adjacent commercial and residential areas,
- *Londontown Historic Area* - improve access and visual gateway to historic area from Edgewater,
- *Mayo Road Commercial Revitalization* - enhance and improve “central business district” between Oakwood Road and Londontown Road/Stepneys Lane; unify streetscape with landscaping and on-street parking; create continuous storefront-sidewalk relationship; create shared off-street side parking areas; promote development of local businesses; encourage village character with simple building design guidelines,
- *Loch Haven Community Center* - provides local services and convenience shopping; define specific limits to the area; provide pedestrian connections across intersections; unify character with simple building design guidelines,
- *Carrs Wharf Community Center* - provides local services and convenience shopping; define specific limits to the area; provide pedestrian connections across intersections; unify character with simple building design guidelines.

Mayo Road Commercial Area (Edgewater Pedestrian Village)

The Mayo Road commercial area offers a significant opportunity for special economic development efforts. The area is comprised mostly of small, locally owned businesses and services that cater to the local community.

The size, scale and local character of this area lend themselves to creating a pedestrian oriented shopping village. The area is also in a strategic location as the gateway to one of the County’s most significant historic and archaeological sites, Londontown. As Londontown develops with reconstruction of several buildings, and development of an archaeological learning center, the Edgewater Village could serve as an introductory gateway as well as an intercept parking site for Londontown visitors. Steps that should be taken to encourage revitalization of the area are:

1. Create a community based non-profit redevelopment organization,
2. Develop design guidelines for facade renovations and new buildings,
3. Make infrastructure modifications and develop key “seed” projects:
 - a. Sidewalk and streetscape improvements with curbside parking
 - b. Create linked off-street parking on backside of commercial property
 - c. Establish new commercial building lots, encouraging a continuous street facade
 - d. Encourage key “seed” projects,

4. Complete infrastructure and add pedestrian movement enhancements.
 - a. Encourage parking facilities as property becomes available.
 - b. Identify site for Community Services Center or Visitor Center.