CHESTERTOWN TOWN EXTENSION

Chestertown, MD

Founded in 1706, Chestertown rose in stature when it was named one of the colony's six Royal Ports of Entry. The shipping boom that followed this designation made the town at the navigable head of the Chester River wealthy. Chestertown is also home to Washington College, founded in 1756. In the mid-18th century, Chestertown trailed only Annapolis as Maryland's leading port. Due mainly in part to its regional severance from the growing Baltimore and Washington, DC metropolitan corridor, over the next two centuries the town and surrounding region experienced very little growth and subsequently its historic character remained almost perfectly preserved until the mid-20th century.

This rural region of Maryland's Eastern Shore is currently facing mounting development pressures due to its close proximity to new routes easily accessing both Annapolis and Baltimore. In a unique partnership, the Town and County have proactively purchased a 500 acre farm adjacent to the historic Town of Chestertown in order to control its development pattern as both entities have identified this site as critical to the future growth of the region.

The project was headed by a unique three-way partnership between the Eastern Shore Land Conservancy (a non-profit organization working to preserve the rich agricultural heritage of Maryland's Eastern Shore), the Town of Chestertown, and Kent County, Maryland. Normally associated with the preservation of the region's agricultural lands, The Eastern Shore Land Conservancy has taken a progressive approach to development in this instance as they realize that innovative, sustainable and compact development is necessary to the preservation of surrounding lands.

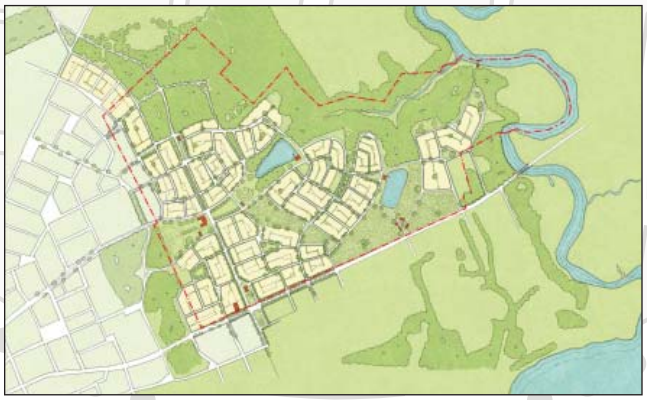
The project and its proactive collaborative approach has the potential to be a catalyst for changing the paradigm of suburban sprawl in not only the region but across the country.

Designed as an organic extension of the existing historic fabric of the town, the Master Plan is projected to accommodate the growth of Chestertown over the next 50 years. The plan includes a number of villages and hamlets that were designed to be phased and incrementally built as market demands increase. The Town is currently interviewing prospective developers to purchase and execute the project.









Size:	494 Acres
Status:	Approvals Pending
Type:	TND Greenfield, Historic Town Extension, Regional Plan, Rural Urbanism
Residential:	1,160 units
Commercial:	400,000 sq. ft.
Year:	Charrette 2007

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T4 Residential - Single Family Houses

Chestertown Town Extension - Chestertown, MD





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Chestertown, MD

Charrette w/ TPUDC - 2007

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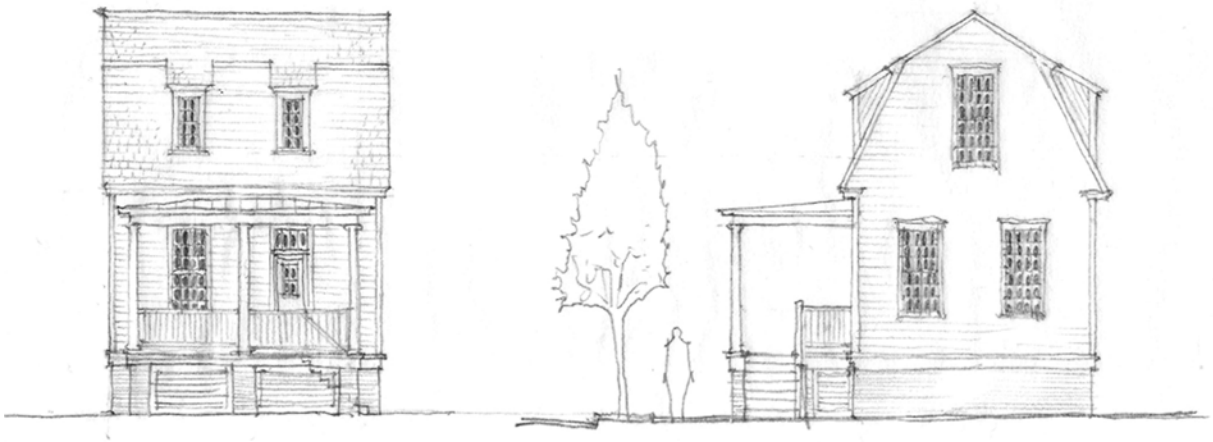
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T3/T4 Residential - Housing

Chestertown Town Extension - Chestertown, MD



Attached Town Houses



Detached Cottage

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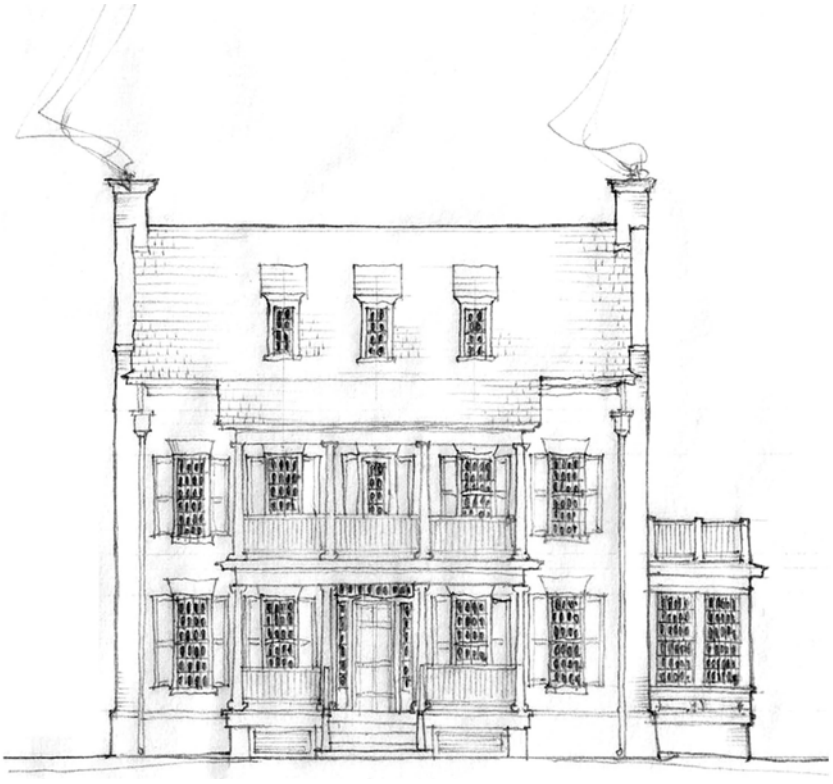
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T3/T4 Residential - Housing

Chestertown Town Extension - Chestertown, MD



Duplex



Estate House

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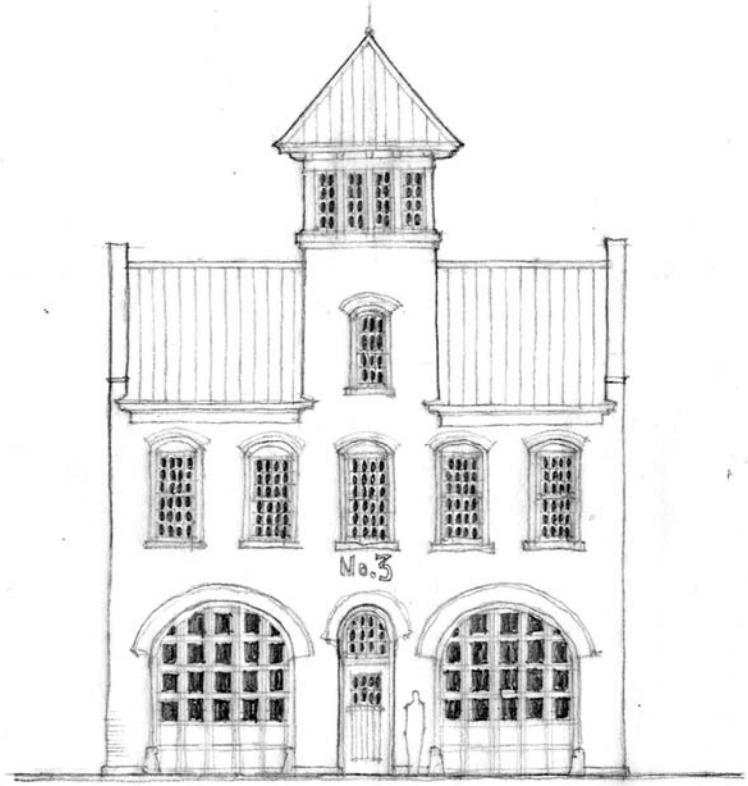
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T4/T5 Residential & Civic

Chestertown Town Extension - Chestertown, MD



Walk-Up Condo / Apartments



Fire Station

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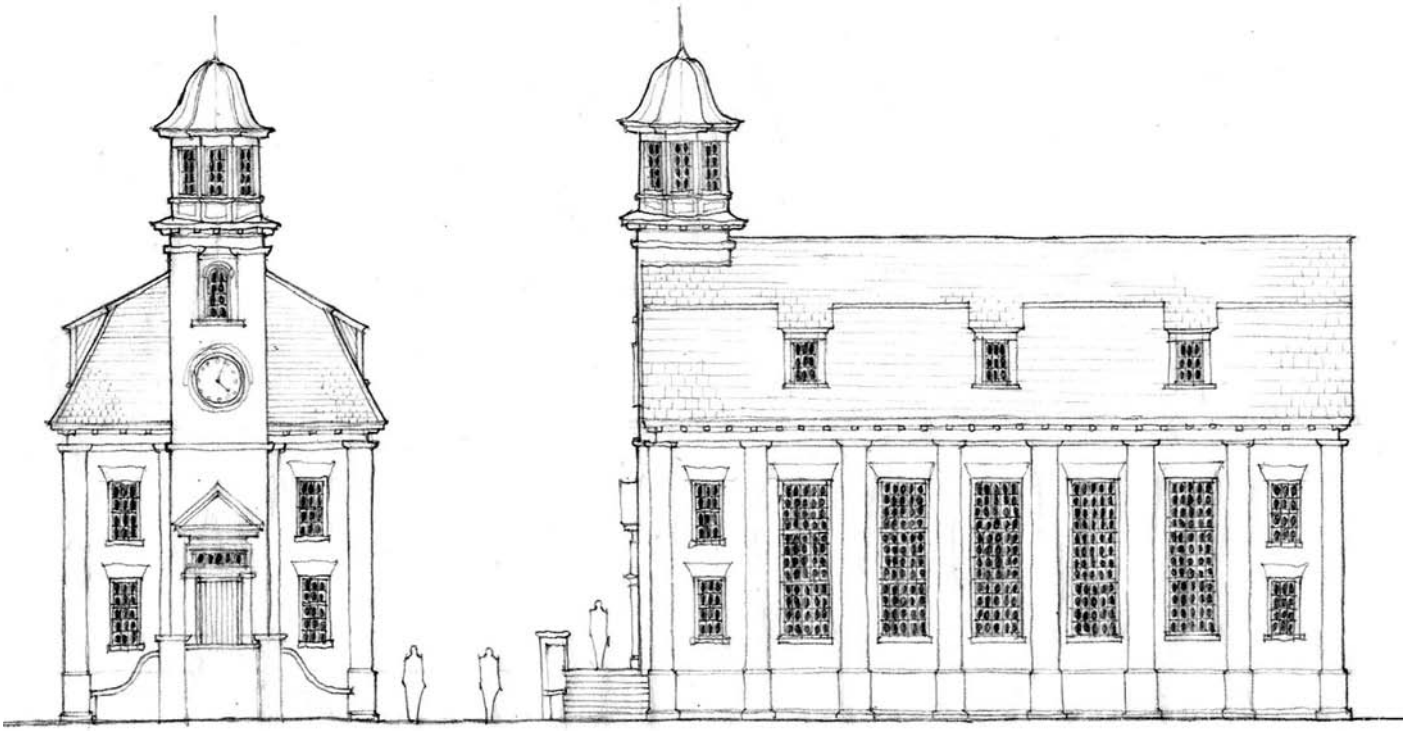
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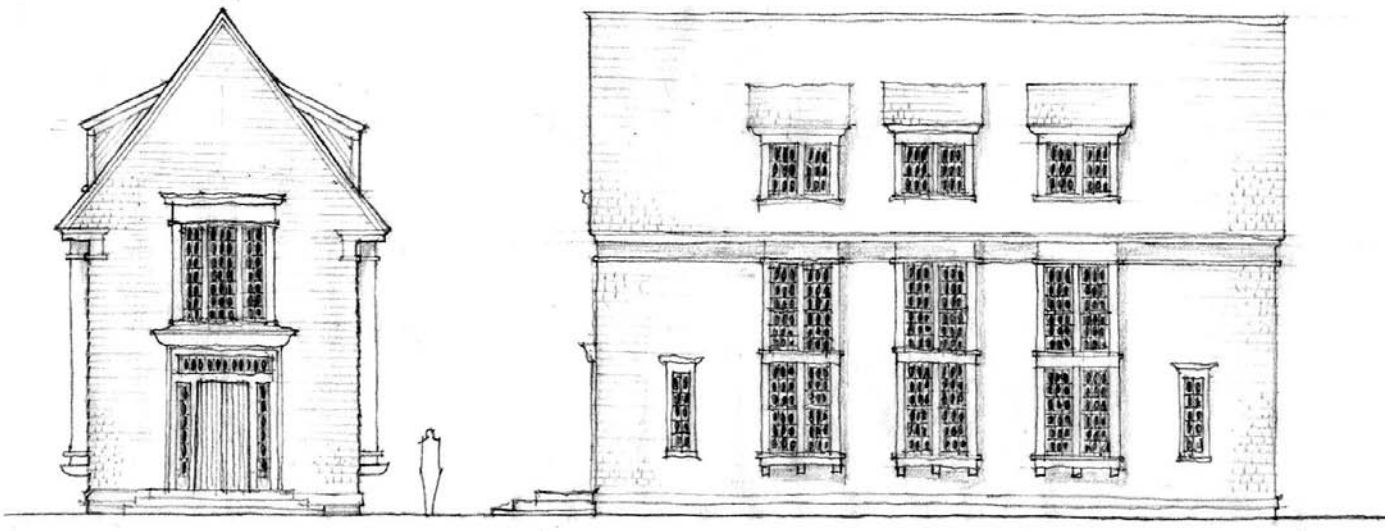
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Civic

Chestertown Town Extension - Chestertown, MD



Meeting Hall / Town Hall



Religious Chapel

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T4/T5 Commercial

Chestertown Town Extension - Chestertown, MD



Mixed-Use - Live Work



Mixed-Use - Live Work / (Artisan Light Industrial)

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