

TOWN OF BLYTHEWOOD

TOWN MASTER PLAN

Public Outreach

INTRODUCTION

The Town of Blythewood has embarked on a planning effort to establish a long-term vision for enhancing the town's center (Primary Study Area) and nearby areas (Secondary Study Area). This effort will plan for Blythewood's continued growth in a way that respects its past, preserves its "small town" character, promotes appropriately-scaled infill development, and is sustainable.

Key goals of the planning process include:

- **Creating a master plan that is sustainable:** The plan should include economic, social, and environmental sustainability in all planning elements.
- **Establishing the town center as the heart of Blythewood:** The town center should belong to all Blythewood residents, and should be a place they are proud of.
- **Defining a special "place":** The town center should attract more people, more frequently, and hold them as long as possible by offering a variety of attractions.
- **Building a positive commercial identity:** Retailing, restaurants, entertainment and special events programming all work to create an identity.
- **Incorporating existing and planned civic uses:** Civic uses are a vital component of the town. Well-placed new civic uses must be integrated into the plan.
- **Emphasizing compactness:** Downtown should be designed at a human scale.
- **Minimizing environmental impact:** The plan should consider "green" buildings, low-impact development, and environmental sustainability.
- **Connecting people and places:** People must be able to walk between different uses in the town center, and to the town center from nearby neighborhoods. Barriers, such as highways, railroads, and major roads shall be addressed. Transportation Oriented Development may play a role due to the proximity of 1-77.
- **Providing accessibility:** The town center should be accessible to all types of transportation, not just cars. Handicapped accessibility, bicycles, future transit, and other options shall be explored.
- **Encouraging walking:** The town center should be a place where you park once and then walk to different destinations
- **Providing a balanced mix of uses:** There should be a mix of uses, day, night, weekday and weekend activities. Building scale and density should be customized to Blythewood, with the greatest intensity located in the town center.

- **Providing a mix of housing types:** Housing choices should serve a range of ages and incomes.
- **Ensuring an adequate transition between land uses:** The town center contains commercial and residential neighborhoods that blend into each other. The plan shall address the mix of land uses and look for ways to accommodate needed commercial expansion while maintaining neighborhood compatibility.
- **Planning for parking and circulation:** Design adequate parking for all based on the Master Plan's ultimate land use program.
- **Recognizing historical sensitivity:** Blythewood's downtown contains several historic buildings and public spaces.
- **Encouraging architectural quality:** There should be specific standards and requirements to identify suitable building forms and demand quality architecture without setting an "architectural style."
- **Making good use of public resources:** The town center should not only be self-sustaining but it should be a source of income for town services in the future.
- **Enhancing public open spaces:** Existing and new parks should offer a balanced range of open spaces for users of all ages.

Many of these goals are intentionally broad. Your role will be to help the consultant team determine just what they mean.