

# PERRYVILLE TRANSIT ORIENTED DEVELOPMENT & GREENWAY PLAN



## *Please join us* **Perryville Open House Public Workshop**

**FEBRUARY 10, 2011 • 4:30-7:30 p.m.**  
**PERRYVILLE TRAIN STATION**  
**650 Broad Street, Perryville, MD 21903**

*We invite you to the second Open House Workshop to review draft plans for Transit Oriented Development, and facilities for walking and bicycling in Perryville. Draft plans have been developed based on community input and technical analysis done during the past several months. Your input is needed to develop final recommendations.*

*During this interactive event, learn what makes transit-oriented communities successful and discuss your ideas, concerns and objectives. What type of future development can best enhance Perryville, which services and facilities are most needed, what transportation improvements will give safe, appealing travel choices, and how can public art, landscaping and infrastructure nurture Perryville as a desirable place to live, work and play?*

### *Why plan for Transit Oriented Development?*

Transit oriented development (TOD) is a mixed use residential and commercial area designed to make public transit successful, walking and bicycling convenient and safe, and provide for a vibrant, livable community. We are developing a Perryville TOD and Greenway Plan to:

- Identify strategies to enhance community character in Perryville
- Promote opportunities for transit supportive redevelopment
- Promote local and regional walking, bicycling and transit
- Support local and state Smart Growth policies and economic development initiatives
- Embrace Perryville's history while preparing for its future

### **YOUR IDEAS MATTER FOR PERRYVILLE'S FUTURE**

The Town of Perryville, Cecil County and the Wilmington Area Planning Council (WILMAPCO) invite all interested residents and property and business owners to participate in a public Open House Workshop to plan for the future of Perryville.

*For information:*

**302.737.6205 or toll free from Cecil County 888.808.7088**

**[www.wilmapco.org/perryville](http://www.wilmapco.org/perryville)**



## WHAT IS TRANSIT ORIENTED DEVELOPMENT?

Transit-oriented development (TOD) creates compact, walkable neighborhoods around transit or planned transit. It helps make transit successful by creating many destinations within a short walk, offering convenient access to jobs, shopping, services and recreation.

Perryville has great TOD potential. Filling in the gap in commuter rail from Perryville to Newark has been a top local and regional priority. Maryland is promoting transit-oriented development to increase the number of riders and get a better return on rail investment.

While TODs come in many sizes and types, successful TODs share a few characteristics:

- Pedestrian-friendly environment with wide sidewalks, well-marked crosswalks, good lighting and narrow streets to slow traffic.
- Landscaping, inviting public spaces and interesting architecture enhance to walkability.
- Greatest density of land use is closest to transit and tapers off as you get farther out.
- Surface parking is limited to efficiently use prime locations closest to transit and shared, structured parking is considered a better option.
- Provides a mix of housing, jobs, shopping and recreation choices.
- Increases community value for public and private sectors, residents and visitors.
- There is no one-size-fits-all TOD; design and scale must complement desired community character.

## WHAT IS A GREENWAY?

Perryville has been working to promote walking and bicycling by residents and visitors through the development of greenways. With the planned Lower Susquehanna Heritage Greenway and East Coast Greenway intersecting in Perryville, greenways provide the potential to shift trips to walking and bicycling, promote access to transit and foster tourism.

A greenway is a bicycle and pedestrian route separated from motorized vehicular traffic by an open space, barrier or curb. Multi-use paths may be within the highway right-of-way or within an independent right-of-way, such as on an abandoned railroad bed or along a stream valley park. Greenways typically accommodate two-way travel and are open to pedestrians, bicyclists, in-line skaters, wheelchair users, joggers and other non-motorized users.

## HOW TO GET INVOLVED

- Attend the Open House Workshop on February 10, 4:30-7:30 p.m., at the Perryville Train Station. Refreshments will be available.
- Schedule an individual interview or a presentation to your group. Call 302.737.6205 or toll free from Cecil County 888.808.7088.
- Visit project website [www.wilmapco.org/perryville](http://www.wilmapco.org/perryville) to learn more or submit your comments

## WHO IS THE PROJECT TEAM?

This plan is being developed by the Wilmington Area Planning Council, in partnership with the Town of Perryville, Cecil County and the Maryland Department of Transportation. Throughout the planning process, we will be coordinating with local leadership, land owners, major employers, residents and other interested stakeholders. Design Collective—consultants for award winning TOD plans developed elsewhere in Maryland—will be providing technical support.



*For more information:*

*Call WILMAPCO at 302.737.6205 or toll  
free from Cecil County at 888.808.7088  
or visit  
[www.wilmapco.org/perryville](http://www.wilmapco.org/perryville)*