

# Cambridge Waterfront Charette

Cambridge, Maryland

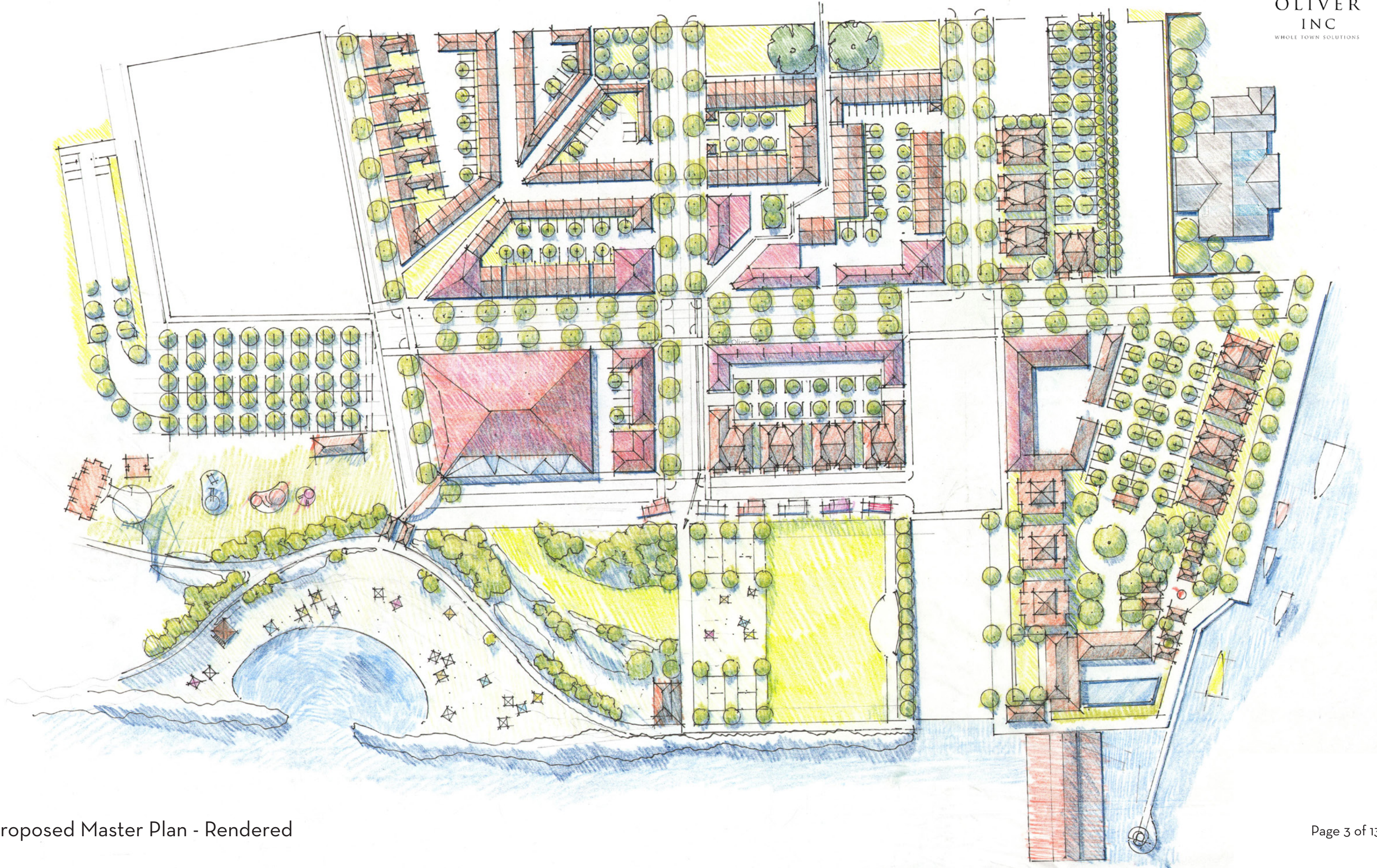


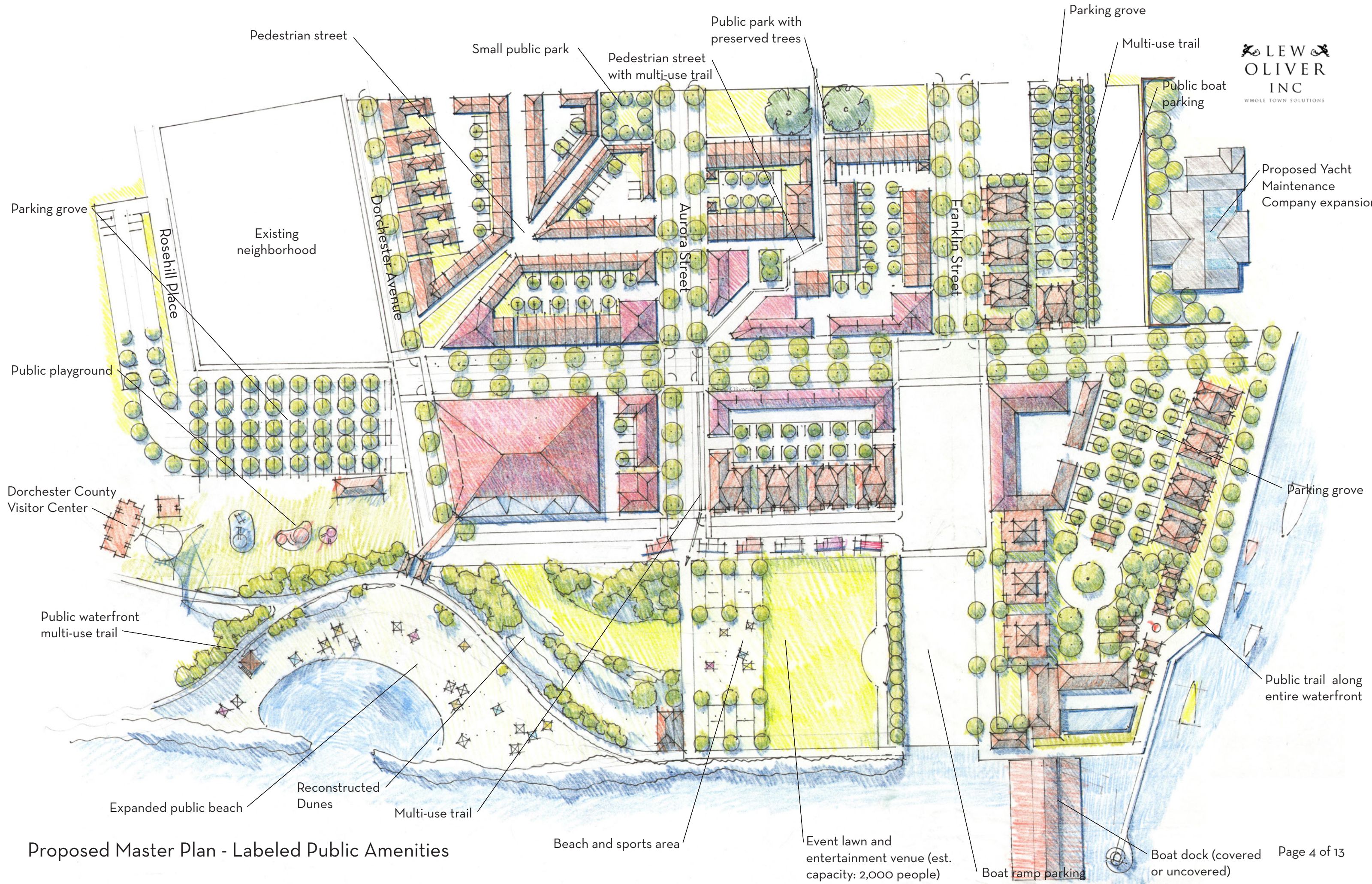
 LEW OLIVER  
INC  
WHOLE TOWN SOLUTIONS

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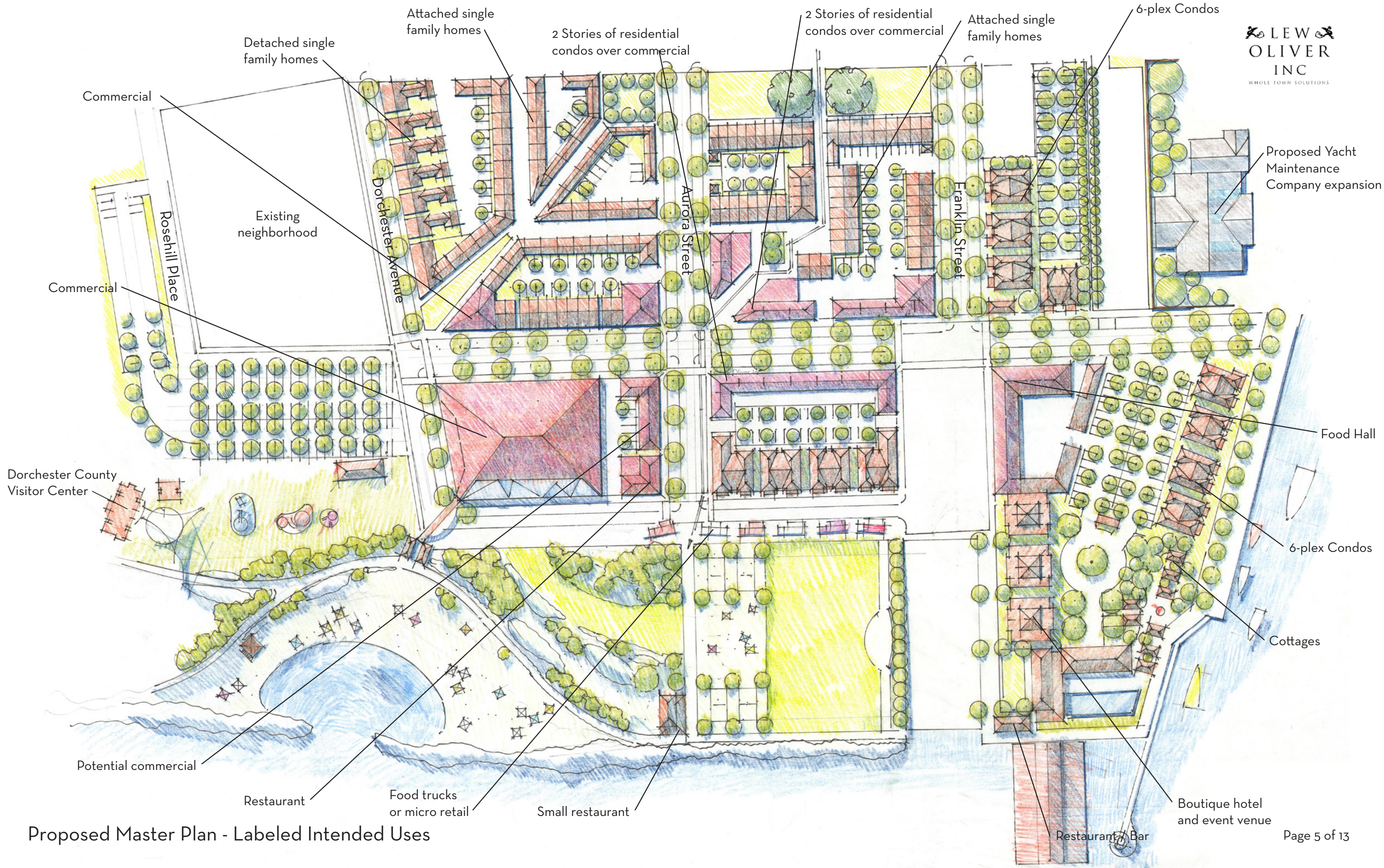
The following document outlines a vision for the city of Cambridge, Maryland compiled over the course of three days in mid-August during the summer of 2022. While this master plan is drawn in great detail to show what is possible, nothing on the following pages is sacred. Instead, we hope that this document is used as a starting point, sparking meaningful conversations within the community that lead to action and a more intentional future. As the Cambridge Waterfront Development Inc team works alongside community leaders, local business owners, engaged citizens, and public servants towards a more prosperous and inclusive future, this document can serve as a clear vision of what is possible.

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Proposed Master Plan - Labeled Public Amenities



Commercial

Detached single family homes

Attached single family homes

2 Stories of residential condos over commercial

2 Stories of residential condos over commercial

Attached single family homes

6-plex Condos

Existing neighborhood

Proposed Yacht Maintenance Company expansion

Commercial

Rosehill Place

Dorchester Avenue

Aurora Street

Franklin Street

Food Hall

Dorchester County Visitor Center

6-plex Condos

Cottages

Potential commercial

Restaurant

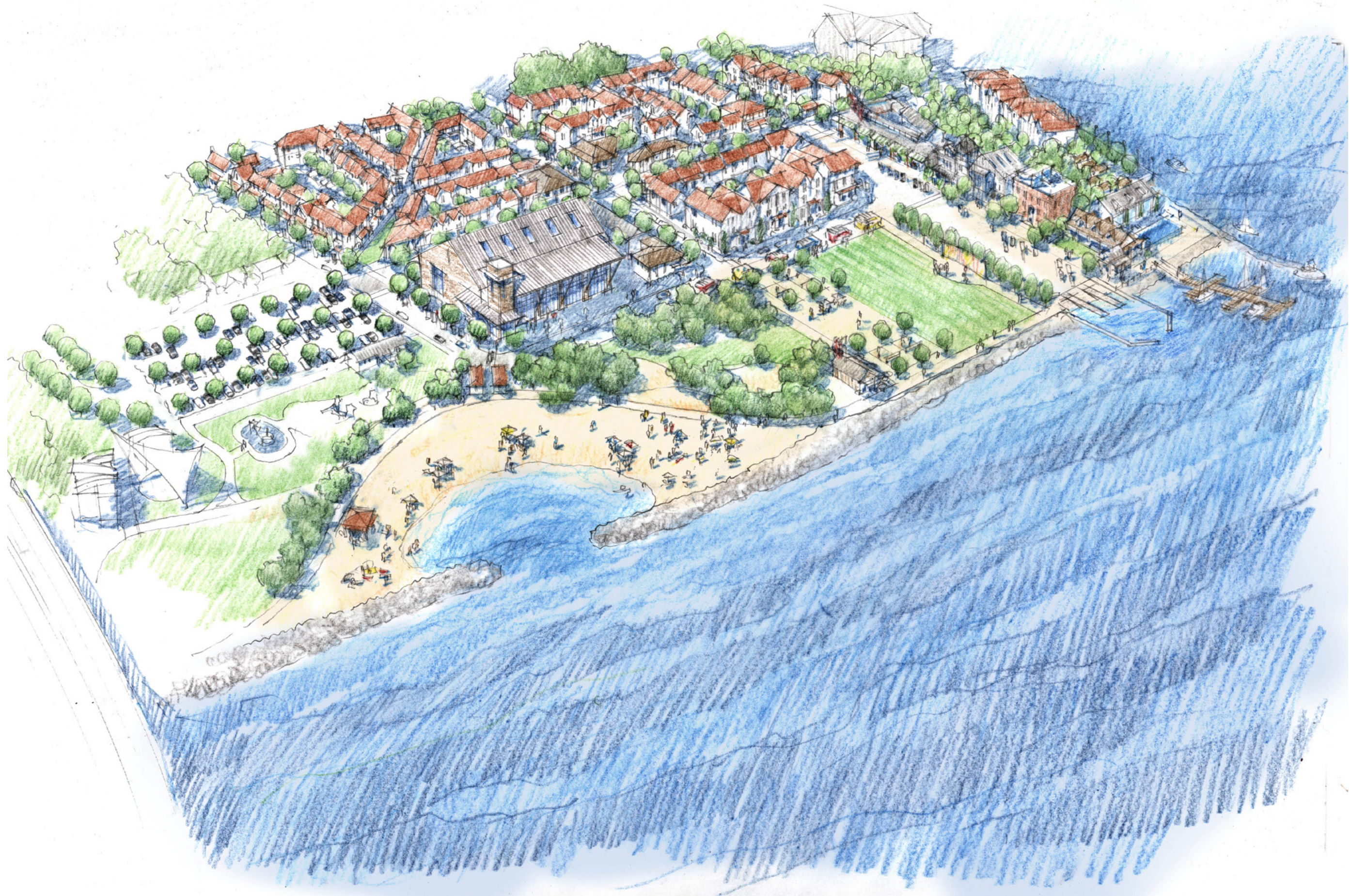
Food trucks or micro retail

Small restaurant

Boutique hotel and event venue

Restaurant/Bar

Initial Development Metrics	
(Attached) Mews	39
Townhouses	77
Single Family	7
ADU over Garage	6
6-plexes	72
Condo over Retail	38
Boutique Hotel	80 keys
F&B / Event Space	8,250 sf
Food Hall	10,000 sf
Waterfront Restaurant	1,250 sf
Retail	29,000 sf
Total Housing Units	239
Total Developable Acres	14.52
Total Parking Spaces	763



Perspective Rendering - Aerial of waterfront development  
Pencil rendering by Cindy Cox



Perspective Rendering - Generous public waterfront access  
Pencil rendering by Cindy Cox





Perspective Rendering - Hospitality site and boat dock  
Pencil rendering by Cindy Cox



Perspective Rendering - Street with Neighborhood Retail and Housing Above  
Pencil rendering by Cindy Cox



Perspective Rendering - Neighborhood Food Hall  
Pencil rendering by Cindy Cox



Perspective Rendering - Neighborhood Aerial  
Pencil rendering by Cindy Cox

Thank you