

Results from Future Calvert Survey: Community Character

Overview

The following is a compilation and analysis of the responses collected by the Future Calvert Community Character: Place-type Strategy survey. This includes questions asked and answers received via the Speak Up Calvert! survey. There were a total of 70 respondents. Some respondents did not respond to all questions.

Summary

Throughout the survey, there were various and often times opposing responses. There was a strong consensus in favor of Town Centers and a moderate amount of respondents who were in favor of Villages. However, there was much disagreement on the favorability of Hamlets, Waterfront Communities, and Residential Transition Areas. Many were unclear about the concepts of Hamlets, Waterfront Communities, and Residential Transition Areas or were opposed to them altogether. While some strongly advocated for additional retail, others advocated strongly against adding any areas that could increase retail development. Additionally, there were people who suggested more research be conducted before implementing these place-types. Some research suggestions included environmental impact studies and research on how taxes and property values could be affected. Overall, there was much passion from many sides of the proposal, but little consensus on what should be done.

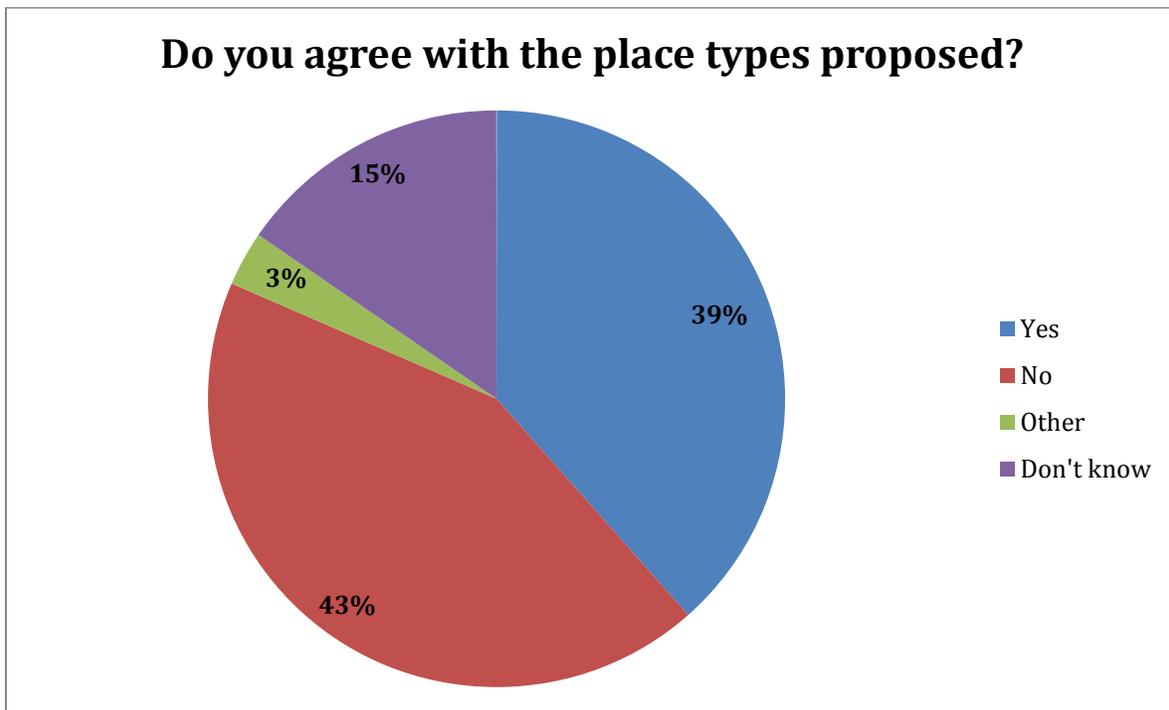
Question 1

Do you agree with the place-types proposed: Town Centers, Villages, Hamlets, Waterfront Communities, and Residential Transition Areas?

Answers:

Number of respondents: 65

Choice	#
Yes	25
No	28
Other	2
Don't know	10



Synopsis: Of the 65 respondents who answered this question, 25 agreed with the place-types proposed, while 28 disagreed. While there were slightly more who disagreed, there was a very close split between agree and disagree. Additionally, there were 12 respondents who chose either "Other" or "Don't know."

Question 2

What are your thoughts on these types?

Answers:

- Once you move to medium/High density housing you must plan for sewage treatment. The fragrance of Chesapeake & North Beach in Spring/summer provides adequate evidence.
- Hamlets are ridiculous. Stop making Calvert something that it isn't. Town Centers are great. Waterfront communities are great. Keep the zoning simple. Commercial in town centers, more commercial area near or in town centers. forget the unattainable hamlets and villages. it's silly.
- They seem in character with the communities.
- Seems to me they should correspond to the State imposed tiers in order to be relevant.
- I like the idea of a place types and not just town centers. It would be nice to see a clear distinction between each.
- In general, seems to make sense but would need more specific details to make full commitment.
- The proposal is not clear to what extent the county can/will "limit development" in waterfront communities.
- Keep the old town feel of PF main st.
- As I understand it, the town center concept with higher density development allowed makes sense. Also to have retail concentrated in the town centers.
- I would prefer that Calvert County attract and cater to professionals and educated citizens through luxury/upscale apartment complexes. I do not support low income housing in Lusby, Prince Frederick or Solomons. There is already enough apartment complexes that can house people in St. Mary's County and Charles County. We do not need to attract people who will be a burden to our community through increased police presence, crime, etc. I support building apartment complexes if and

only if they buoy the rent and housing prices of the existing communities, not pull them down.

- They will harm the Bay!!
- They seem logical, particularly the concept of Town Centers. I fail to see the purpose of the lower designations as there appears to be no firm guidelines on what these designations would mean for the residents of these areas.
- Where is the research/environmental impact report for this type of change?
- We need to have more research than is evident from the issue paper.
Environmental, infrastructure, schools, etc.
- The comprehensive plan that was updated in 2010 called for restricting sprawl and this just makes more sprawl by allowing every single place type allowing commercial and residential growth. It was supposed to be phasing out RC zones not adding!
- This is an unprofessional planning effort as it does not address substantial, defining existing conditions. Nor does it create a vision - it only wastes a lot of time on silly re-naming, and poorly conceptualized mapping efforts.
- This is a well thought out means to separate the diverging needs of the 'smaller town centers' from the larger 'town centers.'
- This will create sprawl which is what the original plans were trying to prevent
- I am completely opposed to higher density residential development and multi-family development in Calvert County.
- I would want to know unbiased research from an educational institution on how these changes, and the resulting infrastructure and population changes, would affect our land, water, and air.
- I do not agree with high density housing.
- Hamlets should be areas designated as cultural or natural. Treasures of the county, valued areas, that are to be protected from rampant commercial and high density growth.
- I like the overall concept. We just need to press forward with more development and growth, especially in the town centers.

- Keep Calvert County a rural community. I moved here to stay away from shopping centers with tons of people everywhere. If I want to live in VA, I will move there!
- Hamlets and Waterfront Communities are not needed as place-types. Waterfront communities is not explained (what is allowed there) and hamlets have the potential to cause crippling traffic problems.
- They need to limit growth and be able to handle traffic growth. Big box stores have to be part of the plan.
- Providing a name instead of description, translates much quicker and effectively, so the conversation can move on. These place type names are well chosen, but need to add a 'Waterfront Village'.
- Villages- Ok Hamlets- Not really sure what this is and would need more information. RTA's are not very clear to me either.
- The words Villages and Hamlets do not sound progressive. We need to use words that will encourage millennials and commercial businesses to develop here.
- Concerned about the property tax and property value repercussions for those who own land/businesses in minor town centers should they be designated "villages". How will changing the designations affect property owners in general.
- I agree with town center only. I think that having stores and other community services within walking distance of each other but not the other suggested types as they are too condensed of an area.
- I do like the idea of centralization of commercial/business areas so why not just grow the existing ones and not create any new ones?
- They will further exasperate the congestion in Calvert.
- Well broken up, however, please add an open space designation so that it can be clearly designated which areas in and around these types of places will be preserved for the community/private land owners to enjoy. Focusing strictly on development leads to inadequacies in preservation. I've seen it first hand in other places I've lived, namely southeastern Pennsylvania. Once the new tax dollars start to roll in from increased business transactions, personal income taxes from a growing population and land taxes from both previously mentioned, the County will undoubtedly want more development to happen and we will lose sight of the end

goal of sustainable development and preservation of our beautiful communities and spaces.

- Are they valid in the future?
- Definitely opposed to Hamlets - they just legitimize RC properties that are supposed to be eliminated. Not enough info was given about villages and waterfront communities - what will their boundaries be? What uses will be allowed?
- I don't know how you define them.
- We need to keep green space. We do not want one strip mall area after another and we need to protect quaint community
- I don't like the idea on sprawl and I would like town centers to remain as such. Places like Lower Marlboro do not need further development.
- I think the current County designations for place types are fine.
- The last 3 are unnecessary.
- The Rural Commercial properties outside the town centers should CONTINUE to be phased out.
- What are residential transition areas?
- We have a good plan already in place. This new proposal supports an old style let's just develop strip development with no real sense of community, walking paths etc.

Synopsis: The respondents had very mixed responses about the place-types proposed. Some were in favor of all place-types while many were either hesitant or confused about the specificities of Hamlets, Waterfront Communities, and Residential Transition areas. Multiple respondents mentioned their opposition to high density housing, while there was a mix of responses as to whether additional high end apartment complexes or more affordable housing was a more favorable option. A few suggested an environmental impact report be conducted. Others mentioned a concern over whether the place-types would add additional travel congestion.

Question 3

If you do not agree with the place-types proposed, what place-types would you suggest?

Answers:

- Chesapeake Ranch Estates more densely populated than a village. The Residential Transition area may be more appropriately used in designated areas near all town centers and villages in the same way you might designate an economic development zone or research park.
- keep. It. Simple. Town Centers commercial. Waterfront homes & parks with water access and public water access. Villages and Hamlets, really? Your village concepts haven't worked and won't. If you want to grow business add commercial land in Dunkirk and Prince Frederick and get rid of the ridiculous zoning and "village" districts. Get rid of your sub zoning districts in all town centers.
- See Plan Maryland
- town "centers" need mixed use, such as residential and good restaurants.....more pedestrian friendly
- Suggest that increased high-density housing is limited to market-rate upscale housing units, such as in new Waugh Chapel Town Center. That is a beautiful model of a well-planned town center that includes shopping, restaurants and housing (townhomes, apartments and senior living) together where people feel safe and comfortable shopping. The anchors are laid out along the edges of the property, with a walkable center with smaller shops and restaurants that also serves as a place for community events. Another good example is the Crosswinds at Annapolis Towne Centre, with apartments/condos above commercial development. The last thing this county needs is low-income, section 8 housing
- NONE!
- At this point my suggestion would be to illustrate a more in-depth explanation on how these designations are different from the existing comprehensive plan. Right now they appear to simply be name changes which I am positive is not the final objective.

- I am not sure how the Comprehensive plan can be changed so drastically while making text amendments to the one we have? Shouldn't this all be done FIRST?
- Examine what we have and why it should be changed?
- I would suggest more research and more time spent evaluating the modifications of the 2010 revamp of the CP.
- "Place" need to be defined FIRST - there is not a substantial analysis of each place. There should at least be a matrix of existing conditions for each area of concern, thoughtful analysis of opportunity cost, and a vision for what is feasible giving economic realities. With this work in hand, the cutesy names would not be needed.
- More study is needed if plan now used is to be changed. Roads? Transportation? Sewage? Schools?
- No changes to the current configuration of Calvert County. I am completely opposed to increasing population growth in Calvert County.
- I would suggest we keep what we have, and if anything, designate more place types called "conservation and natural resource area" place-types.
- I do not agree with high density housing.
- Residential Transitional seems like an indistinct way of saying you do not have a clue what to do with this area and that it is open to zoning changes in the future. If so, That is dangerous..
- Improve the Town Centers with higher quality stores and restaurants. We go elsewhere because there are not many options with what we have.
- Town Centers are sufficient. The "Town Center" designation should indicate the maximum use the area could have -- not necessarily what is there now. No reason to down-grade the previously designated Town Centers.
- We (2 respondents) like what you have but you need to provide a "Waterfront Village" place-type designation for a larger, more commercial/ tourist community than the other waterfront communities. Example: Solomons is waterfront, too small for a Town Center but more than the other villages and waterfront locations. .
- Township or Parish instead of Hamlet
- Town Center, Town, Community, Burrough,
- Town centers

- I don't disagree...just increase the size of the existing ones.
- Small, off the main road, industry
- Add an open preservation or forestry sustainment designation and make that the 1st development priority prior to building up the town centers.
- Those that are currently in effect. Major and Minor Town Centers. And eliminate (don't elevate) RC properties.
- I would like to see other options. The paper presented doesn't allow for other options.
- The same as now.
- Town Centers for areas like Dunkirk and Prince Frederick Villages to replace minor town centers Hamlets should be used for growth limited areas like Owings and Huntingtown. Waterfront Communities appears to be defining historical mature areas?"
- Stop building up Calvert County. Do you realize we need some trees to be able to breath? You are turning this quaint county into another Waldorf!
- I think we should follow the old plan, open it up and look at its benefits. Can't we make this lovely part of Maryland a walkable social community rather than another strip mall on the main road requiring driving everywhere. Can we please consider pedestrians...tried to get to Safeway from across route four at the lights..it is dangerous and we have seen people running or weaving between moving traffic. For shame.
- If business development is allowed in Villages, Hamlets, Waterfront Communities then I do not agree! Business and major residential areas need to remain in the town centers.

Synopsis: While some voiced opposition to all place-types, there were multiple suggestions for different place-types. Some suggestions included Conservation and Natural Resource Areas, as well as Waterfront Villages. Waterfront Villages would act as the waterfront communities that attract tourism, such as Solomons. Another suggestion was to use the term, Township or Parish instead of Hamlet.

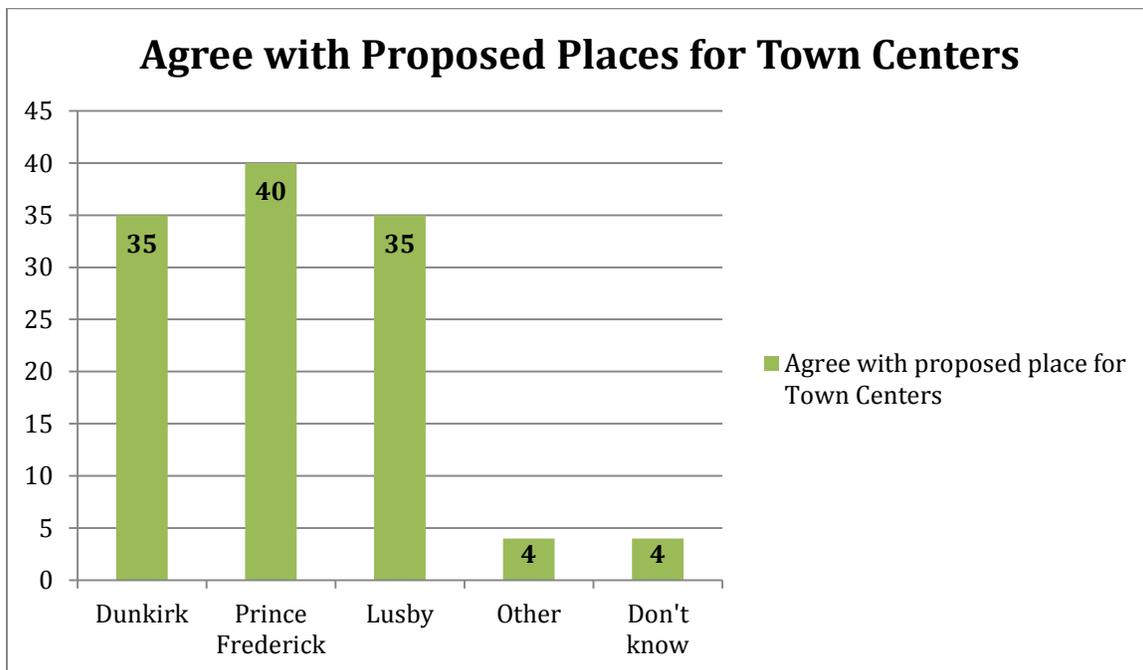
Question 4

Do you agree with the places proposed for each place-type for Town Centers? (Check for yes, blank for no.)

Answers:

Number of respondents: 45

Choice	#
Dunkirk	35
Prince Frederick	40
Lusby	35
Other	4
Don't know	4



Synopsis: Of the 45 respondents who answered this question, there was nearly equal support for Dunkirk, Prince Frederick, and Lusby being place types for Town Centers. Of the respondents, only few answered “Other” or “Don’t know.” It should be noted that not

answering the question qualified as a response to not agreeing that such place should be a place-type for Town Centers.

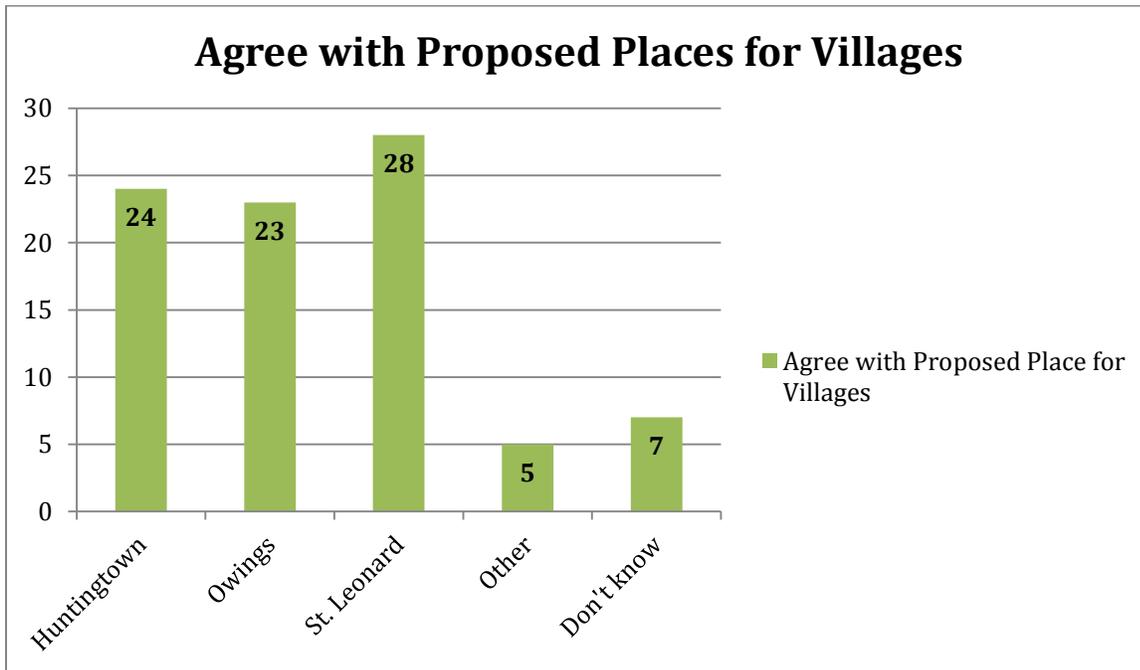
Question 5

Do you agree with the places proposed for each place-type for Villages? (Check for yes, blank for no.)

Answers:

Number of respondents: 39

Choice	#
Huntingtown	24
Owings	23
St. Leonard	28
Other	5
Don't know	7



Synopsis: Of the 39 total respondents to this question, there was support for Huntingtown, Owings, and St. Leonard as proposed places for Villages. St. Leonard had the most support

with 28 votes, while Huntingtown and Owings were close behind with 24 and 23 votes each. Slightly more people than the previous question answered with either the response “Other” or “Don’t know.” It should be noted that not answering the question qualified as a response to not agreeing that such place should be a place-type for Villages.

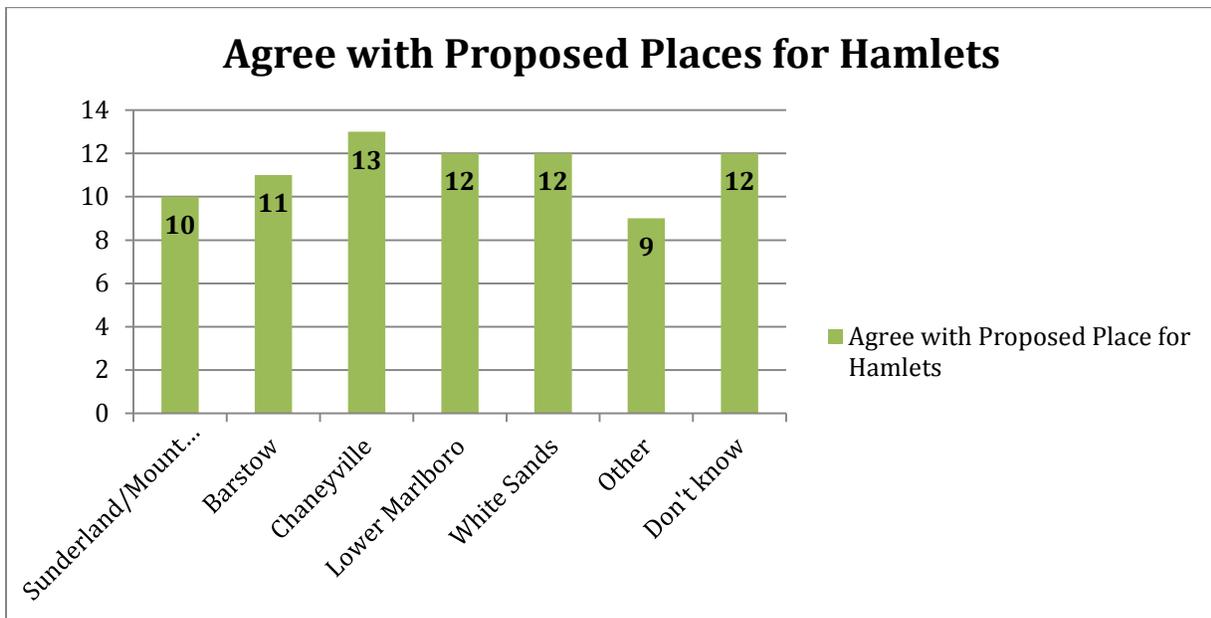
Question 6

Do you agree with the places proposed for each place-type for Hamlets? (Check for yes, blank for no.)

Answers:

Number of respondents: 34

Choice	#
Sunderland/Mount Harmony	10
Barstow	11
Chaneyville (MD 4/Chaneyville Road Vicinity)	13
Lower Marlboro	12
White Sands	12
Other	9
Don't know	12



Synopsis: This question had 34 respondents, which was the lowest amount of respondents for all questions dealing with places proposed for various place-types. Of those respondents, there was much variation across all potential answers, including the categories of “Other” and “Don’t know.” In responses to other questions in this survey, it was noted that many people were either confused on the definition of a Hamlet, or were against Hamlets for various reasons. It should be noted that not answering the question qualified as a response to not agreeing that such place should be a place-type for Hamlets.

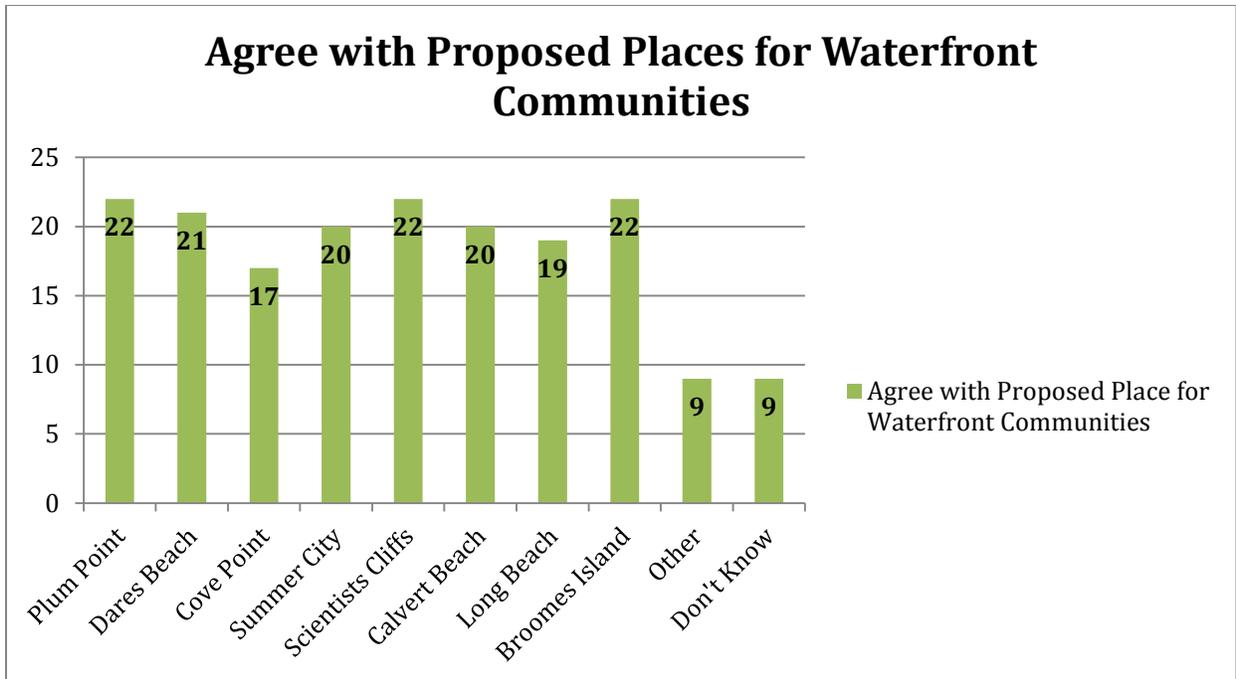
Question 7

Do you agree with the places proposed for each place-type for Waterfront Communities?
(Check for yes, blank for no.)

Answers:

Number of respondents: 38

Choice	#
Plum Point	22
Dares Beach	21
Cove Point	17
Summer City	20
Scientists Cliffs	22
Calvert Beach	20
Long Beach	19
Broomes Island	22
Other	9
Don't know	9



Synopsis: There were 38 respondents who answered this question. Of the proposed places, Plum Point, Scientists Cliffs, and Broomes Island had the most support, while Cove Point had the least support for being a Waterfront Community place-type. Dares Beach, Summer City, Calvert Beach, and Long Beach all had a moderate to strong amount of support for being a Waterfront Community place-type. It should be noted that not answering the question qualified as a response to not agreeing that such place should be a place-type for Waterfront Communities.

Question 8

What areas would you suggest for the Residential Transition Area?

Answers:

- Any area surrounding Town centers /villages with a mix of high/moderate density housing where residents live 3-5 years or qualify for sec 8 designation.
- Adjacent to Town Centers
- South of Prince Frederick. Near Lusby Town Center
- Adjacent to town centers
- Barstow, Owings

- Not sure what you mean by this.
- Drum Point/CRE
- NONE
- Suggest? This seems like a problem in search of a solution. The proposed residential transition areas of CRE and Drum Point are actually, highly developed residential communities that are distinct entities. I do not see how they fit the designation and I do not know of many areas in the county that would as the description of a RTA is so short.
- Limited, very limited areas close to the town centers only
- We have that in the current Comprehensive plans, don't we?
- How can this be addressed without defining Dares Beach, Ranch Estates, Drum Point FIRST? Are you creating more of a problem that will need a response?
- This is just a naming game. There needs to be a substantial analysis of existing conditions (water quality and aquifer levels, traffic, census by age, school need projects, critical needs access like medical, fire/EMS, police, consumer resources (service stations, fresh foods, restaurants), viable working conditions (what kinds of jobs at what wages) and quality of life (parks, pedestrian access, bike access, recreational and tourism resources, etc.)
- It seems logical to have Chesapeake Ranch Estate and Drum Point be listed as RTA's
- We have that in place now with TDRs
- Huntingtown just north of prince Frederick on Rt 4
- No areas. I question the intention of these areas and some of the statements (and data sources) made about the opinions of the majority of Calvert County residents.
- none really
- None!
- Someone would need to explain what a "Residential Transition Area" is. I was not able to find this out at the Feb. 22 meeting.
- High speed rail service to D.C. and Baltimore
- None
- "CRE, unless it fits the criteria for 'Waterfront Village'
- I don't know what this is

- Not sure
- Not sure.
- Even after reading the comprehensive plan update, I'm not convinced we need more residential growth. Based on the provided document, the growth was slowed. The data indicating a need for growth was not clearly provided.
- I would maintain existing residential areas and limit new developments
- The water table supporting Calvert County is already dropping and will not support current population let alone further growth.
- Same as in the paper
- Apparently this was removed from the proposal, so I don't have an opinion.
- I'm not sure on how this differs from a hamlet.
- None
- 1 mile from major town centers only
- None
- None
- dont have any suggestions

Synopsis: Many respondents suggested that the Residential Transition Areas be near the existing Town Centers. For example, one suggested they be the area within one mile surrounding the Town Centers. Others suggested Barstow, Owings, Drum Point, and CRE to be made Residential Transition Areas. However, while many gave suggestions, there were many who advocated against the creation of Residential Transition Areas.

Question 9

What changes would you make to the proposed designations?

Answers:

- Expand the areas
- The proposal needs to define what "limit development" means. Does that mean no more development whatsoever? Will existing building rights be maintained?

- less big box stores, most people shop online for those needs
- No low-income housing
- Delete them
- I would first have a more detailed explanation of what the purpose of these designations are before changes could be made. These seem like over simplifications with little explanation of their final purpose.
- More detail, more information of environmental impact and more attention to infrastructure
- No commercial in hamlets or waterfront
- More research, environmental, sewer, water, transportation
- Start this all over again - this document and survey is amateurish and of no use for decision-making. Contains no insights nor a creative vision that would be expected for professional planning document.
- I think this plan could work well
- More study needed before changes made!
- Remove Lower Marlboro from Hamlet and make Waterfront
- No further high density residential development and no multi-family developments
- I like the overall concept
- eliminate all but Town Centers
- More robust shopping.
- See answers to questions 1, 2, & 3. ALSO, Hamlets should be areas of cultural, historical, local and / or natural heritage and should be protected from both commercialization and too much residential building. They should preserve the beauty and rural country feeling of our county.
- Change the name for Villages and Hamlet to words that are more progressive.
- Chaneyville should be a village as quite a few businesses are clustered there. Dunkirk and Prince Frederick are the two main Business Districts and should be designated as such. Old town Prince Frederick could remain a "town center" along the Main Street corridor.
- Before we make any changes, we need to know what impact this growth will have on the county's resources.

- The problem with residential/commercial growth is that not enough attention is given to the required supporting infrastructure...2/4 is already congested from 3-7 PM and unless there are plans to widen it, the traffic will only get worse...also can the water table handle the additional growth...what about the rural nature of Calvert County...what I don't want is the outward expansion of DC that has turned Charles County into a traffic/living nightmare where growth has made it twice as crowded from 20 years ago. It is why I chose to live in Prince Frederick. Continued growth will just drive me farther south into St Mary's County.
- low density housing
- Refer to questions 2 and 3.
- Do not rename and/or establish Villages, Hamlets or Waterfront Communities
- I would like to be very clear on tax and property value impacts before I would approve.
- delete hamlets and waterfront areas
- Provide clear concise definitions.
- I would make more commuting options.
- all changes. keep current Town Centers
- I think the current ones work, you just need to political courage to prevent development where it shouldn't be

Synopsis: There were various suggested changes proposed by the respondents. These included making Lower Marlboro a Waterfront as opposed to a Hamlet, making Main Street in Prince Frederick a Town Center, while making the current Town Center a Business District, and making Chaneyville a Village. Some suggested keeping Town Centers and Villages, but removing Hamlets and Waterfront Communities. One suggested that Hamlets be “areas of cultural, historical, local, and/or natural heritage.” There was also concern over the impacts on property values and taxes if these place-types were to occur.

Question 10

What characteristics would a Town Center or Village need to have for you to live and/or work there?

Answers:

- Regular transit schedules based on population., Trees, safe walking areas and path to community centers, libraries, medical clinics, food markets, visitor parking, reasonable taxes & fees, noise abatement from traffic/PFVD sirens.
- Add entertainment and restaurants. Don't care about being walkable.
- Good sidewalks, convenient shopping - especially grocery stores.
- Public water/sewer, Commercial/retail zoning, sidewalks/streetlights, public parking, open space and parks
- Walkable
- Public transportation to/from - Nice restaurants, not small unattractive chain eateries - Entertainment/Cultural entities such as movie theaters & play houses
- They must be 100% walkable. All residential areas must be able to walk to local shopping. Unless pedestrian bridges are envisioned, Prince Frederick and Dunkirk will never be truly walkable communities due to Route 4 running through them.
- parks, small shops
- Small to moderately sized retail, restaurants etc. Not big box stores.
- I would love a good, clean gym, well-stocked grocery stores, a few restaurants and shops. Do not want to see this turn into strip mall after strip mall like Charles and St. Mary's counties. I would prefer a well-laid out town center, such as Waugh Chapel or Crosswinds at Annapolis Towne Centre.
- an empty/green space
- They would have to have denser development where non-vehicle transportation was attractive and realistic. A place where driving on Rt. 4 was not the primary method for navigating the town center. Prince Frederick, Solomons, and the Beaches are all great examples with Solomons and the Beaches most closely achieving the best outcome that would be attractive to me as a resident.

- Walkable, concentration of locally owned unique businesses and restaurants, no chains. MAKE IT UNIQUE AND NOT LIKE WALDORF OR LEXINGTON PARK
- No big boxes. Spend time recruiting CAREER based businesses, NOT RETAIL. walkable, pretty, not all on Rt 4, and infrastructure in place FIRST
- It could not look like Waldorf or LexPark. Model after Frederick, Annapolis and Alexandria. Walkable, public transp., locally owned businesses, no chains, no big boxes.
- The qualities expected for this type of distinction should be based on a matrix of existing conditions. This has not been done yet, so this is just "window dressing". Please get serious and produce a well researched and thoughtful document for citizens to contribute their input.
- wifi, fire & rescue, markets, bank, church, library nearby
- Public transportation, unique shops and food establishments. No big boxes or chains. It should be unique and nothing like neighboring county atrocities. Walkable. Follow charrette guidelines
- easy pedestrian access from residential to commercial
- The current characteristics in the Calvert County Town Centers are quite accommodating for me. There are plenty of places for people to live and work, and my desire is to do so in a calm and less populated area than neighboring counties. It's why I moved here, and that desire and goal has not changed.
- LOTS more development. Definitely mixed use residential/commercial. Please bring in big box stores as well. That way we don't have to leave the county to shop.
- If people want to live in a town center, move elsewhere! Keep Calvert country!
- This would depend on my stage of life. When younger - apartments would be fine. At a later stage, maybe I wouldn't want to live in a Town Center. Still later, I may want to be back in a more densely populated area. As for work, my type of housing or location of housing has no relationship to my occupation.
- Sustainable shopping, not all these specialty stores and empty strip malls. For work, you are going to have to attract the level of companies like Montgomery Co or Fairfax. I don't think you want that traffic.
- None. No more growth

- Town Center stores like: Grocery; Wine & Beer; Post Office; Pharmacy; Auto repair & gas; Doctor/Dentist/Optometrlist; Urgent Care; Restaurants; banks; Fast Food; Barber/Salon;Walmart (Or better). Public transportation within the Town center and between Town Centers.; Pedestrian & bike friendly; Firehouse/EMS with meeting rooms. Village: basic needs like: gas; bank; Firehouse/EMS w/ meeting room; small grocery or a convince store (to pick up milk, or a few items); A fast food or take out restaurant. Example: Huntingtown
- Town Center- library, Community Center, Hospitals, Public Transportation, and Major stores. Village - Post Office, Churches Local stores, convenient shopping less traffic
- There needs to be multi-use properties. A mix of townhouse, and single family homes on the outskirts with a concentration of commercial development in the center.
- A livable Town Center should never be an area wherein thru traffic must flow in order to access other areas within the county. A livable Town Center should have an accessible central green space available with a park-like atmosphere and plenty of open space for residents to gather, socialize and decompress. A livable Town Center should have small, local shops and restaurants (preferably with locally sourced food as opposed to chain or fastfood establishments). A livable Town Center should also have areas immediately adjacent for low cost, smaller footprint homes with lot sizes ranging no less than 1/2 acre but no more than 1 acre. A livable Town Center would have safe, reliable and easy-to-access public transportation, well lit streets, a single water and sewer system to service both residential and commercial uses within it's boundaries. A livable Town Center should have a Mayor, Town Council, Public Works and Public Safety Officers (including fire/rescue/etc.). "
- I would not want to live in a town center. I chose to move to Calvert county because I wanted a rural environment. If these decisions are made based on getting state funding, we will loose control over the county to the state.
- I am perfectly happy with the size and location of the current town centers..
- Large open green spaces with very limited retail and no big box stores.

- Technology focused work. Possibly create incentives for some of the smaller contracting companies from Pax River to take up some commercial space around Lusby, Cove Point or Prince Frederick. More retail will not sustain the type of growth you are looking for in the long run. Something needs to be created here, not just consumed here or piped here for the community to grow and attract new individuals to the area.
- a transportation center, shopping, recreation and services
- Nice housing and walkable areas.
- It would need green space. A park with trees and not parking lots.
- We have so much commercial that sits empty. Use existing structures.
- None
- sidewalks, good, compatible architectural, public amenities, local commercial
- Mixed housing, local businesses, PO, library, walkability, places for meeting and socializing, ATTRACTIVE. NO big boxes.
- Real employment career opportunities with 6 figure income. Retail does not offer that.
- Commercial shores, cafes, restaurants, book store, library, town offices should be walkable. Parking should be outside these areas so one can walk to shops and cafes without being run over by cars backing ourpt etc. honestly this is planning 101. Why are we reinventing the wheel? Big box stores need to be behind walkable commercial areas not on the drop t taking up all the air and space.
- More roadway and an updated transit system.
- I think sidewalks are key to walkability. Any town center or village should have sidewalks. Also bike lanes would be nice. Trees and parks would be helpful. I live in a waterfront community
- No more big box stores or strip malls. County-funded amenities like a park, performance space, farmers' market...pedestrian-friendly. And yes, I'm willing to pay more taxes for this. I recognize that these amenities will raise property values.

Synopsis: There was strong and opposing support for changes and additions to Town Centers and Villages. Some were strongly in favor of adding only small businesses or adding no additional retail in order to preserve the character of Calvert while others were strongly in favor of adding larger stores in order to better serve the needs of the citizens. While many disagreed on their preferences of box stores versus local businesses, many agreed that a big factor of living or working near a Town Center would be fixing the congestion problems and making the area more pedestrian friendly. Some also suggested more amenities including restaurants, additional places for socializing, and community centers. Additionally, high paying jobs such as ones in the technology industry were suggested to be added to the area.

Prepared by the Calvert County Community Planning & Building, March 6, 2017