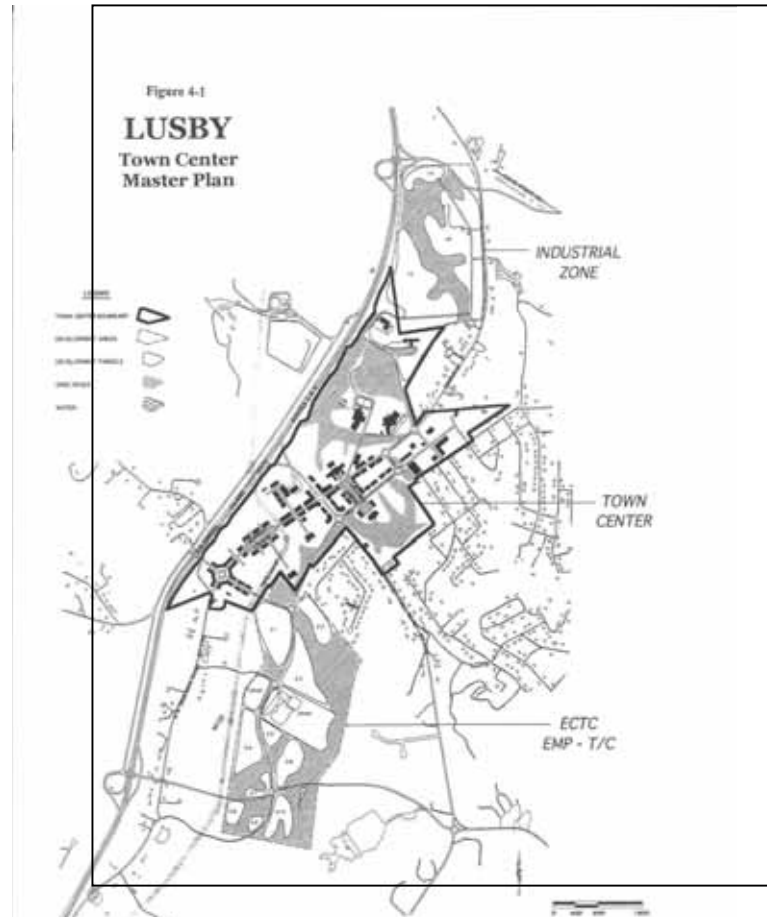


# The Lusby Master Plan

## The Vision Unfolding



Lusby



A public meeting on the status of Plan Implementation – held June 28, 2005 at Southern Community Center

# Agenda

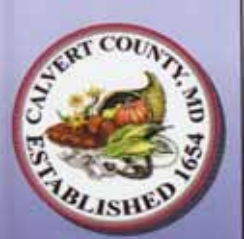
- 1. Plan Recommendations**
- 2. Plan Infrastructure**
- 3. Plan Responsibilities**
- 4. Transportation Element**
- 5. Streetscape**
- 6. Commercial Projects**
- 7. Questions**
- 8. Session with SHA and County Staff**



**Lusby**

# Highlights - Master Plan Development Recommendations

- The County and State should preserve strict highway controls along MD 2/4 and Coster Road.
- Reserve future road rights-of-way.
- Reserve the planned village green.
- The County and/or State should work to provide infrastructure to guide economic development and land development as envisioned in the Master Plan.
- The County and State should ensure that sidewalks are provided along all existing and new roads within the Town Center.
- The County should prepare a zoning code that promotes a village scale development pattern, supports economic development, and concentrates new retail activity first into the core of the Town Center.
- Wherever possible, the County and developers of large land holdings should cooperate in the early stages of site planning.



Lusby

# Agency Responsibilities For Plan Implementation

- **State Highway Administration (SHA)**
  - State highway funding, construction, access control
  - Streetscape improvement funding, construction
- **Calvert County Board of County Commissioners:**
  - Adopts Zoning Ordinance and Master Plan
  - Adopts Capital Improvement Program
- **Planning Commission**
  - reviews and approves subdivisions and site plans in TC
  - prepares and approves plans
- **Lusby Architectural Review Committee**
  - Recommends approval of architectural drawings
- **Calvert County Department of Planning and Zoning**
  - reviews and makes recommendations on subdivision and site plan approvals
  - Enforces and interprets the Zoning Ordinance



# Master Plan Infrastructure Implementation Schedule

## Project

## Date Completed

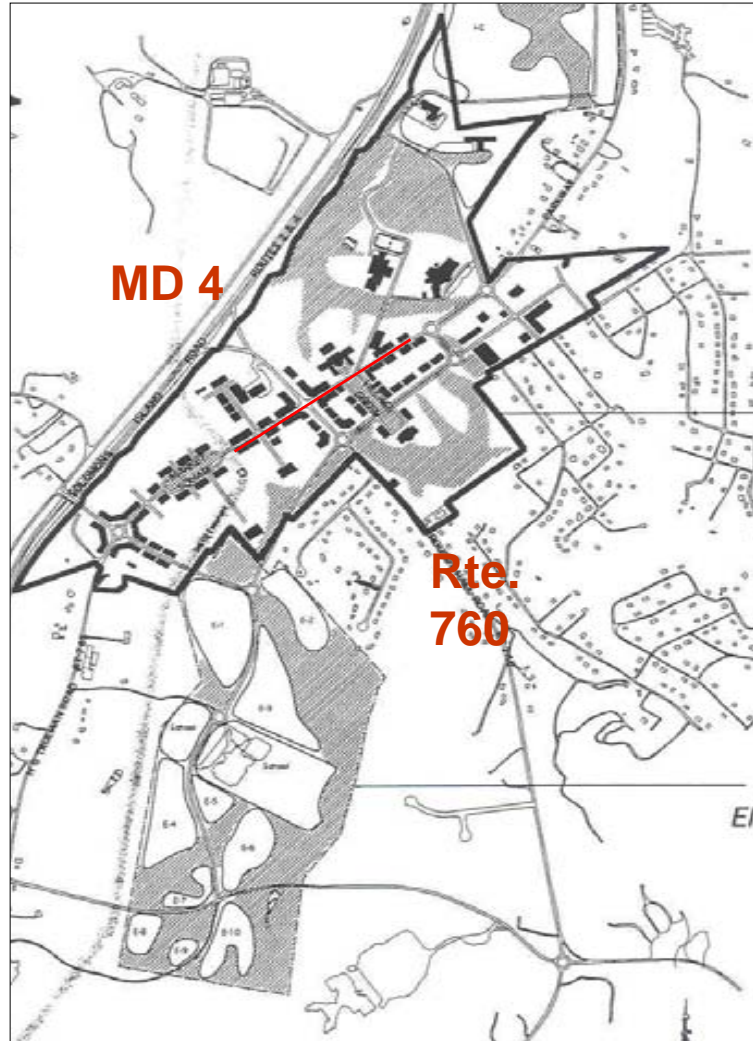
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500,000 gal. water tower and water lines installed	FY 05
Sewer line to Town Center	FY 06
Streetscape “concept” plan	FY 05
Lusby Parkway construction (section #1)	FY 06
Southern Connector preliminary engineering and alignment study	FY 05
Village Green Recorded (Gott Donation)	FY 05



Lusby

# The Transportation Element



“the approximate alignment of planned roads”

# The Southern Connector

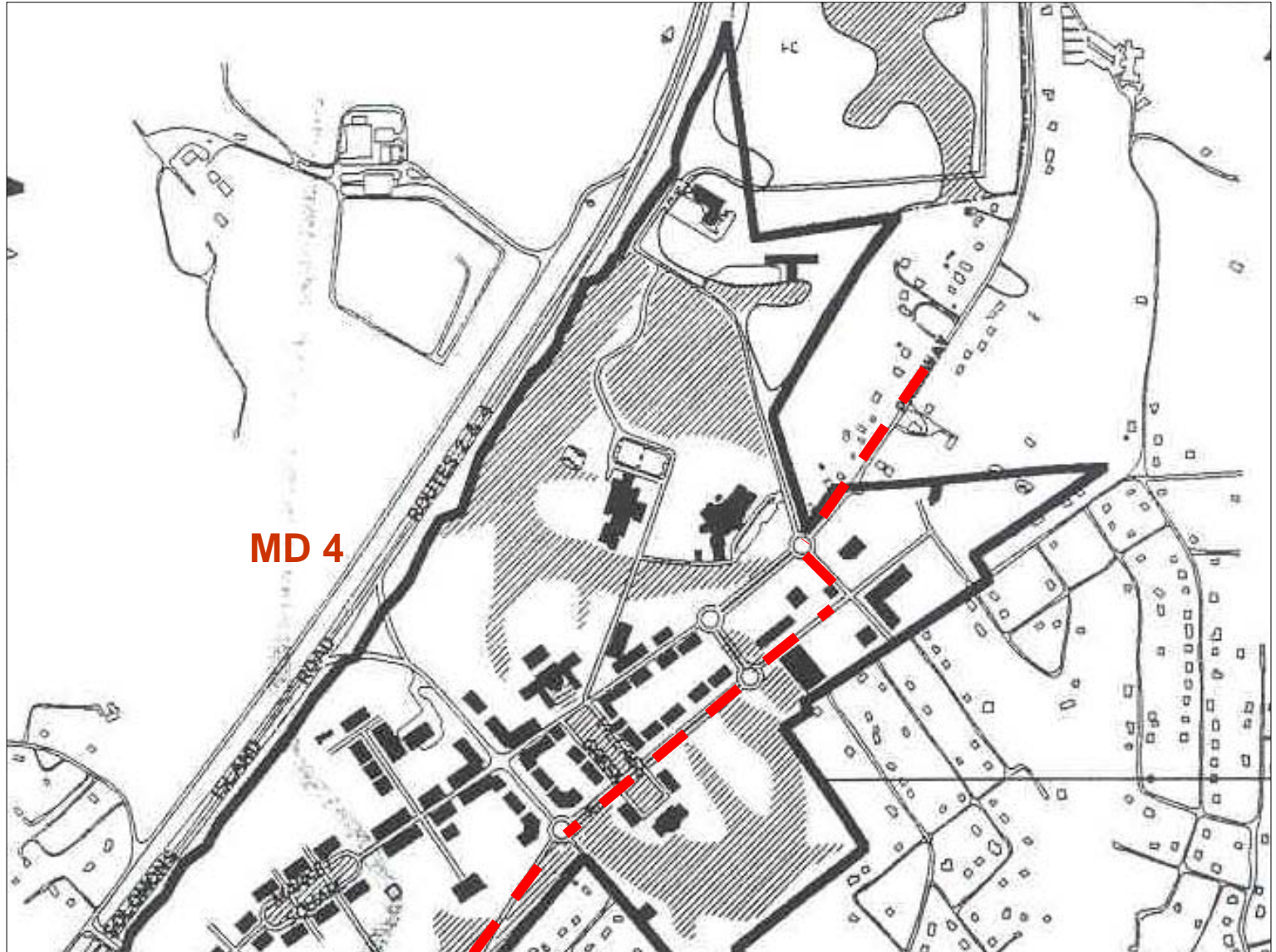


Actual alignment deviated from Plan due to wetlands

# Lusby Southern Connector Road Schedule Design and Construction Phase

Task Name	Start	Finish	2005				2006				2007				2008				2009					
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3			
<b>Engineering/Design</b>	<b>2/16/05</b>	<b>6/2/06</b>																						
Boundary Surveys / Plats	2/16/05	6/24/05																						
Design / Final Plans	6/1/05	6/2/06																						
Permitting / Agency Coordination	2/16/05	6/2/06																						
<b>ROW (Easy)/BID/Construction</b>	<b>2/16/05</b>	<b>11/19/07</b>																						
ROW / Land Acquisition (Easy)	2/16/05	6/2/06																						
Advertisement / Bid / Award	6/5/06	8/18/06																						
Construction	8/21/06	11/19/07																						
<b>ROW (Hard)/BID/Construction</b>	<b>2/16/05</b>	<b>7/31/09</b>																						
ROW / Land Acquisition (Difficult)	2/16/05	2/1/08																						
Advertisement / Bid / Award	2/4/08	4/18/08																						
Construction	4/21/08	7/31/09																						

According to the Plan, the Parkway (in red) starts on Truman Road (MD 765) goes south and turns east at around Appeal Lane, then turns again and parallels Truman Road, Crosses MD 760 and extends south to the Southern Connector.



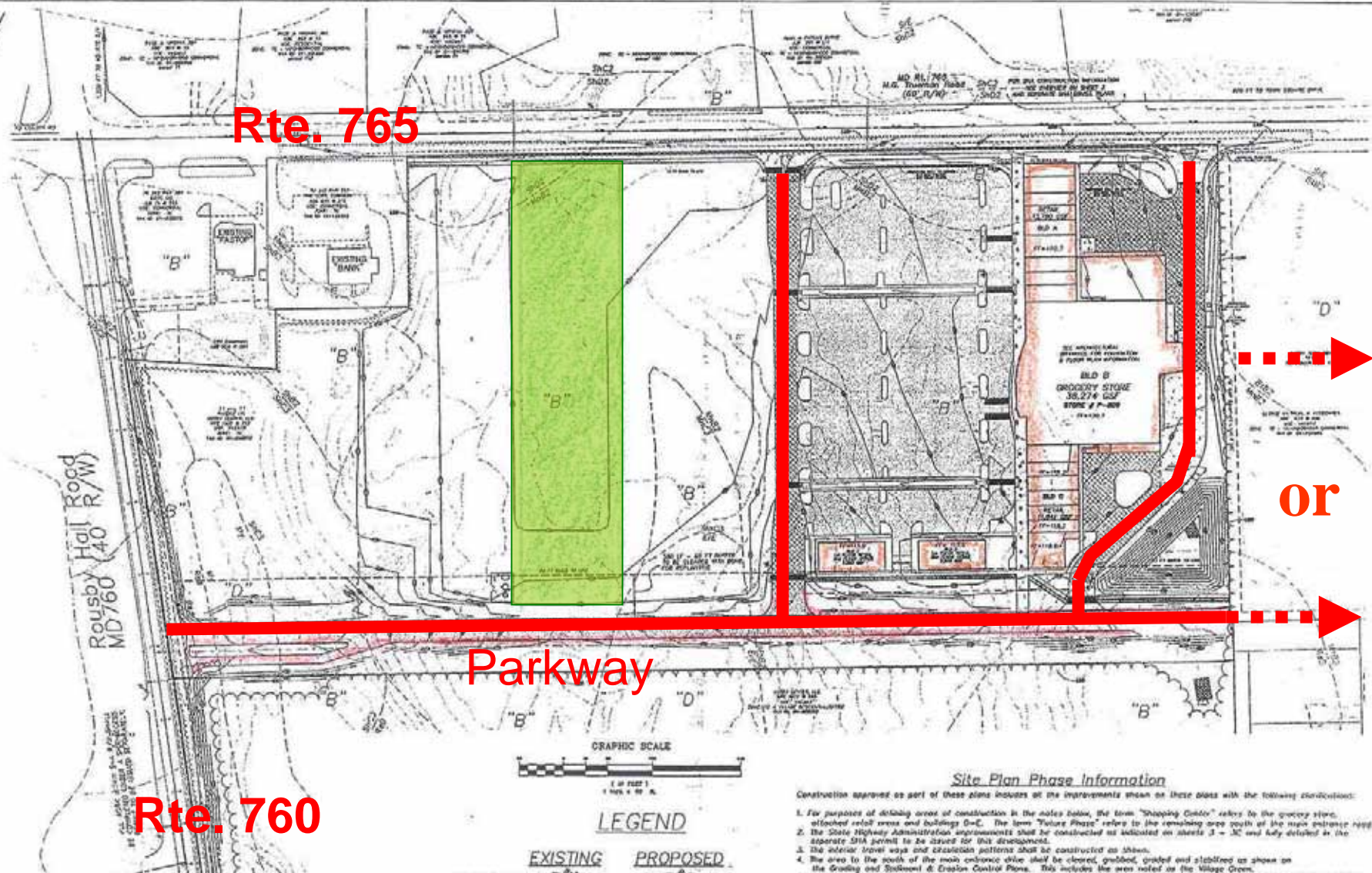
MD 4

Rte. 760





Rte. 765



Rte. 760

Parkway

or

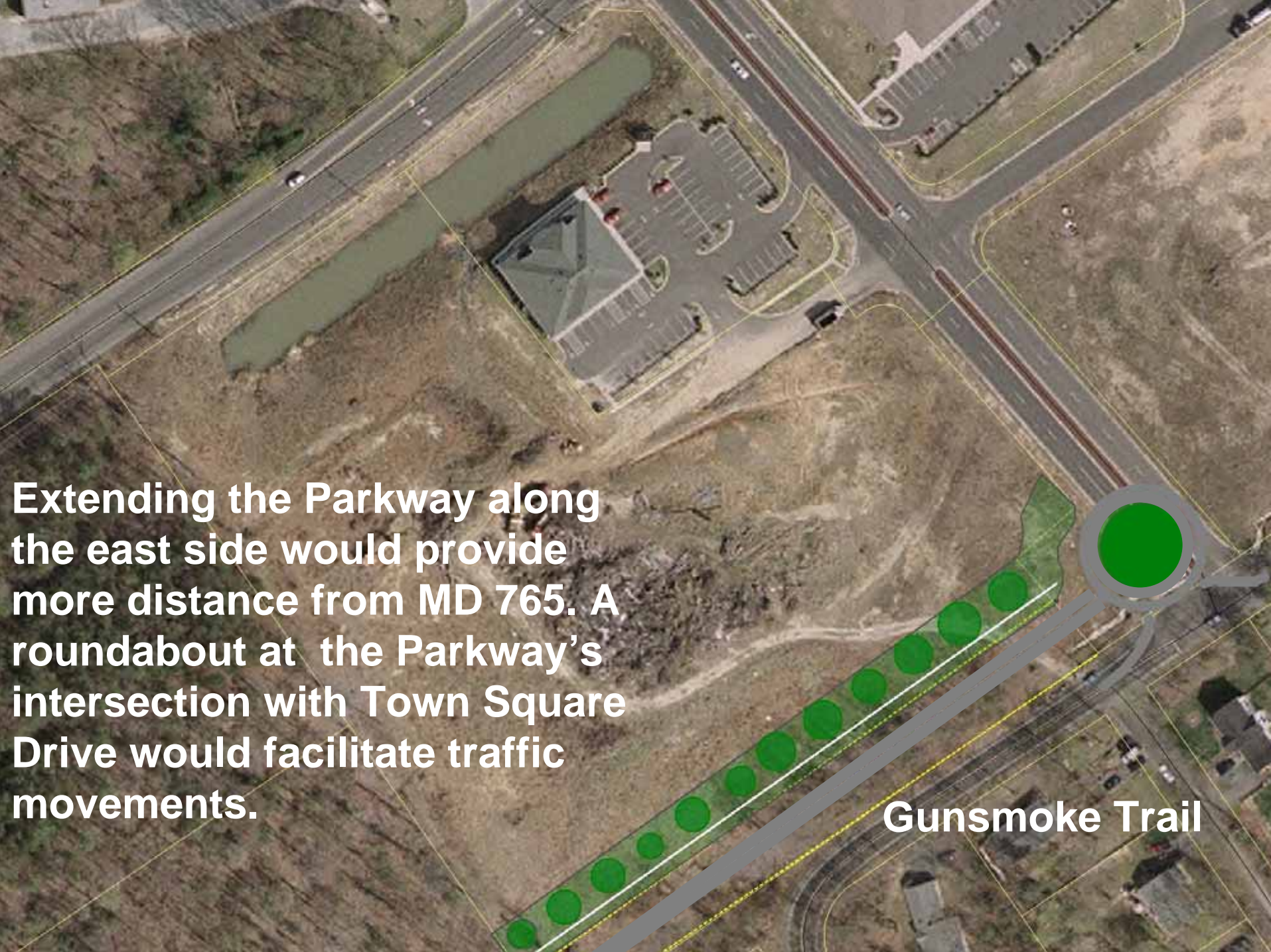
Site Plan Phase Information

Construction approved as part of these plans includes all the improvements shown on these plans with the following conditions:

1. For purposes of defining areas of construction in the notes below, the term "Shipping Center" refers to the existing structure, attached retail areas and buildings O-C. The term "Village Phase" refers to the remaining area south of the major parking ramp.
2. The State Highway Administration improvements shall be constructed as indicated on sheets 3 - 3C and fully detailed in the separate DIA permit to be issued for this development.
3. The exterior paving and circulation patterns shall be constructed as shown.
4. The area to the south of the main entrance drive shall be cleared, graded, graded and stabilized as shown on the Grading and Soilwork & Erosion Control Plans. This includes the area noted as the Village Green.

The Lusby Center design will provide a right turning movement for those going north from 760 onto 765 and will provide the first segment of the parkway and set the pattern with buffers and sidewalks. It also helps to create the grid of streets of the town.

The question though is how to extend it through the Matthews property to Town Square Drive.

An aerial photograph showing a road intersection. A road runs diagonally from the top-left to the bottom-right. Another road intersects it from the top-right to the bottom-left. A building with a grey roof and a parking lot are visible in the upper-middle section. A long, narrow strip of land along the bottom-right road is highlighted with a grey border and contains several green circular markers representing trees. A large green circle is at the end of this strip near the intersection. The text 'Gunsmoke Trail' is written in white at the bottom right. A large white text block is on the left side of the image.

**Extending the Parkway along the east side would provide more distance from MD 765. A roundabout at the Parkway's intersection with Town Square Drive would facilitate traffic movements.**

**Gunsmoke Trail**



**A roundabout like the one in St. Leonard could correct traffic problems at Town Square Drive.**

# Streetscape Improvement Program



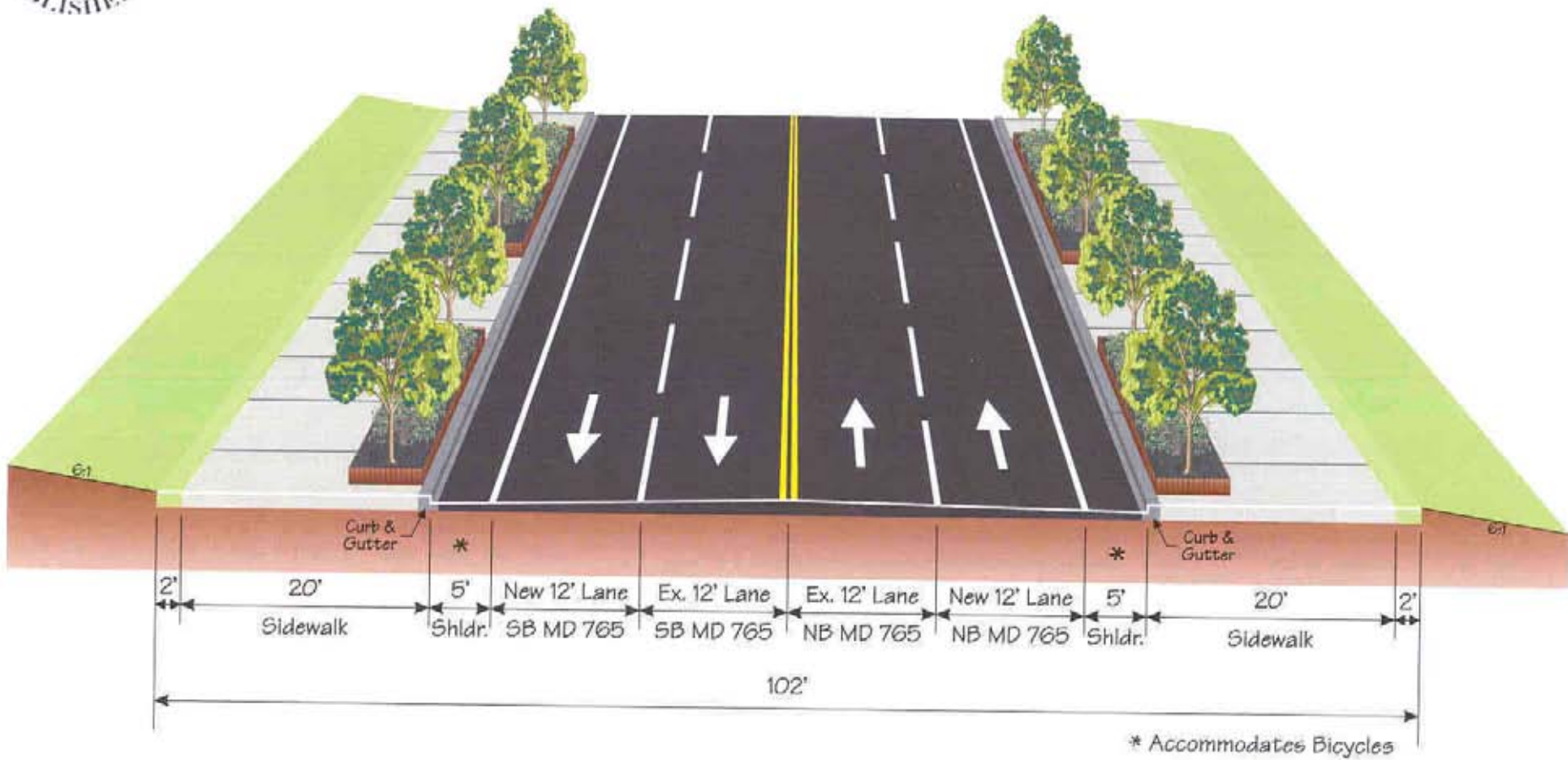
Lusby



The County has funded a concept plan for the Streetscape Improvement Program called for in the Plan. The County is requesting state funding



# MD 765

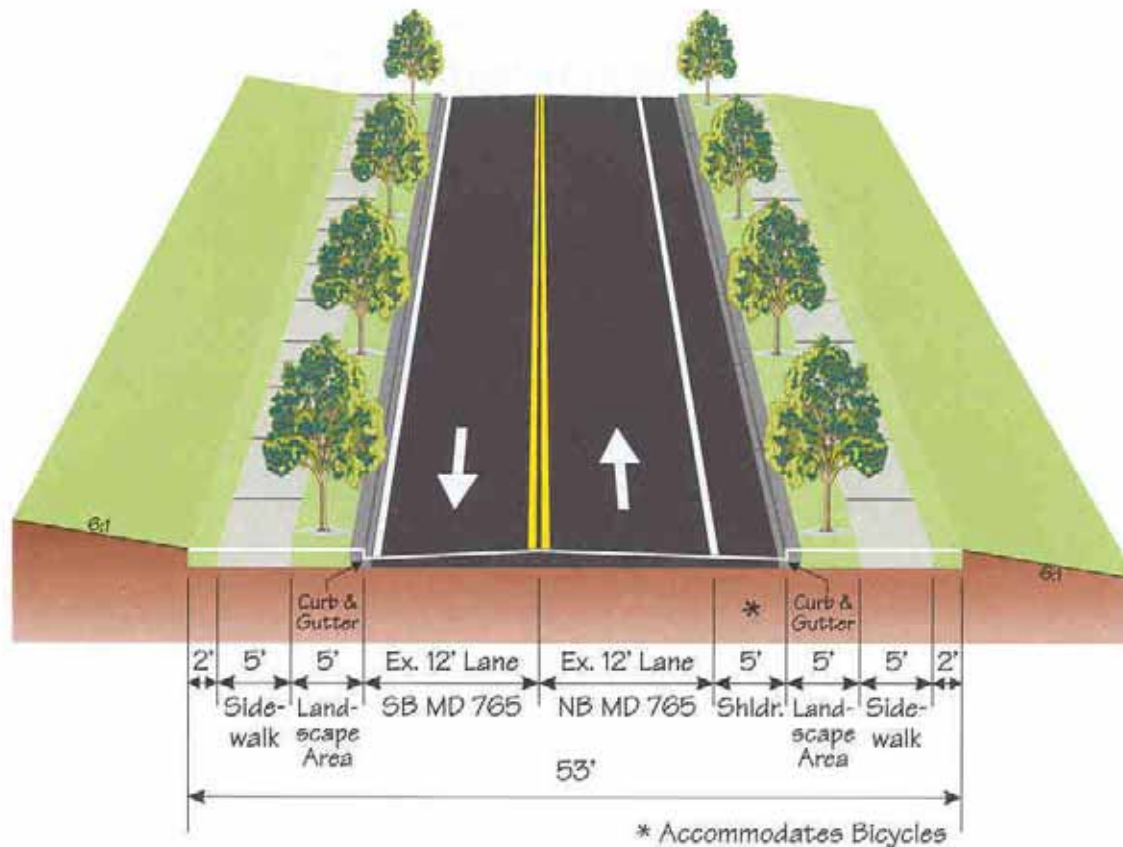


Segment 2B: Village / Commercial  
MD 765 (Rousby Hall Road to 1200' South of Appeal Lane)





# MD 760



Segment 2F: Village / Commercial  
MD 760 (MD 765 to 1000' East of MD 765)



# Rousby Hall Road Bike Path



Proposed by residents

# Commercial Development

Three major commercial retail projects at or near the core of the town center.

- **Lusby Town Square**
- **Lusby Center**
- **Lusby Commons**



# Lusby Town Square



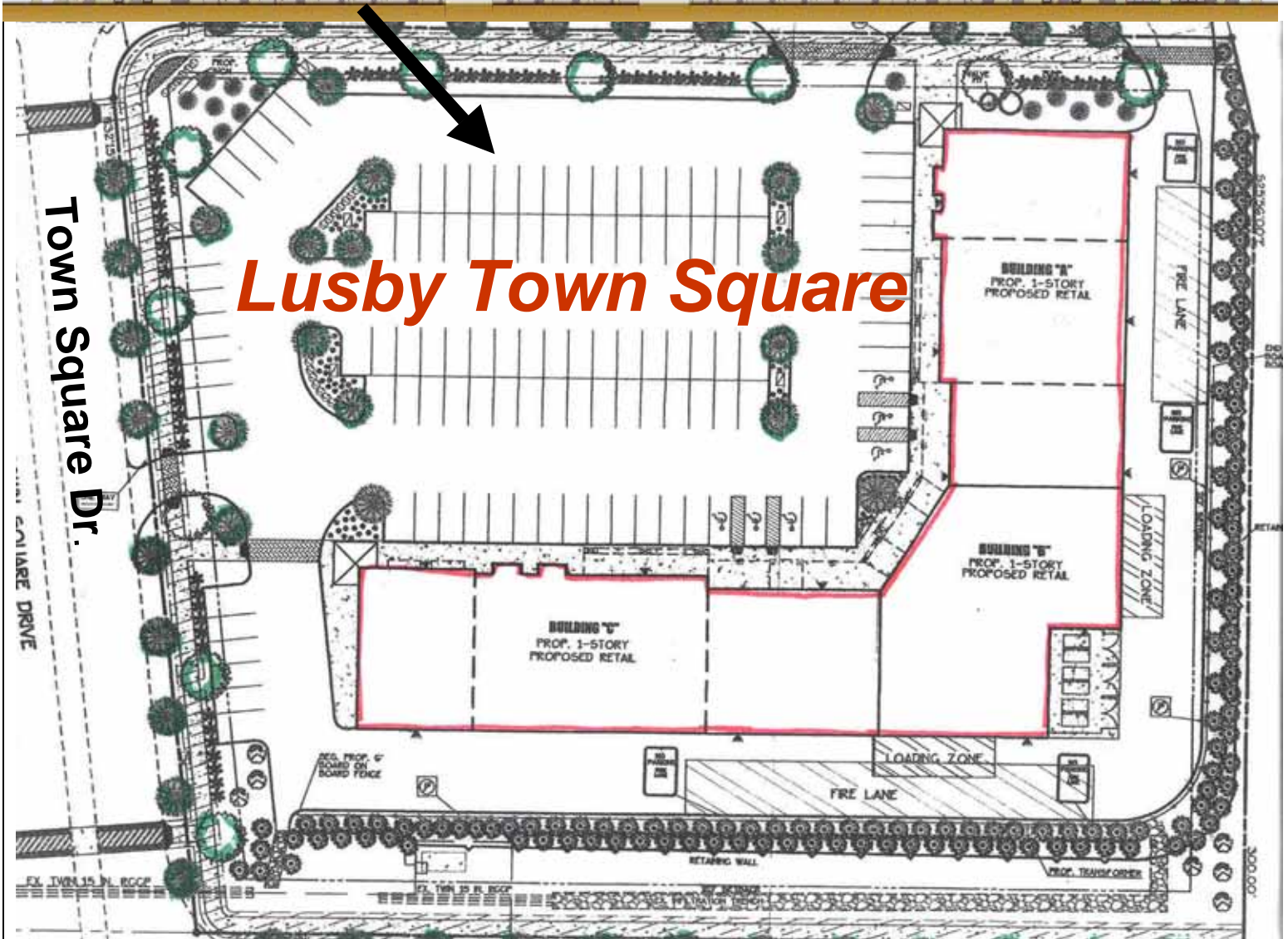
- 14 Stores Proposed
- 38,000 total square feet
- Lease commitments from Fractured Prune donut shop, Curves Gym, Kalvert Kids, a bank, a dry cleaner, a carpet and flooring service, a delicatessen, a tanning saloon, an insurance office, a liquor store, a laundromat, a real estate office, and a restaurant.





Lusby

Town Square Dr.



*Lusby Town Square*

Gunsmoke Trail



# Lusby Center

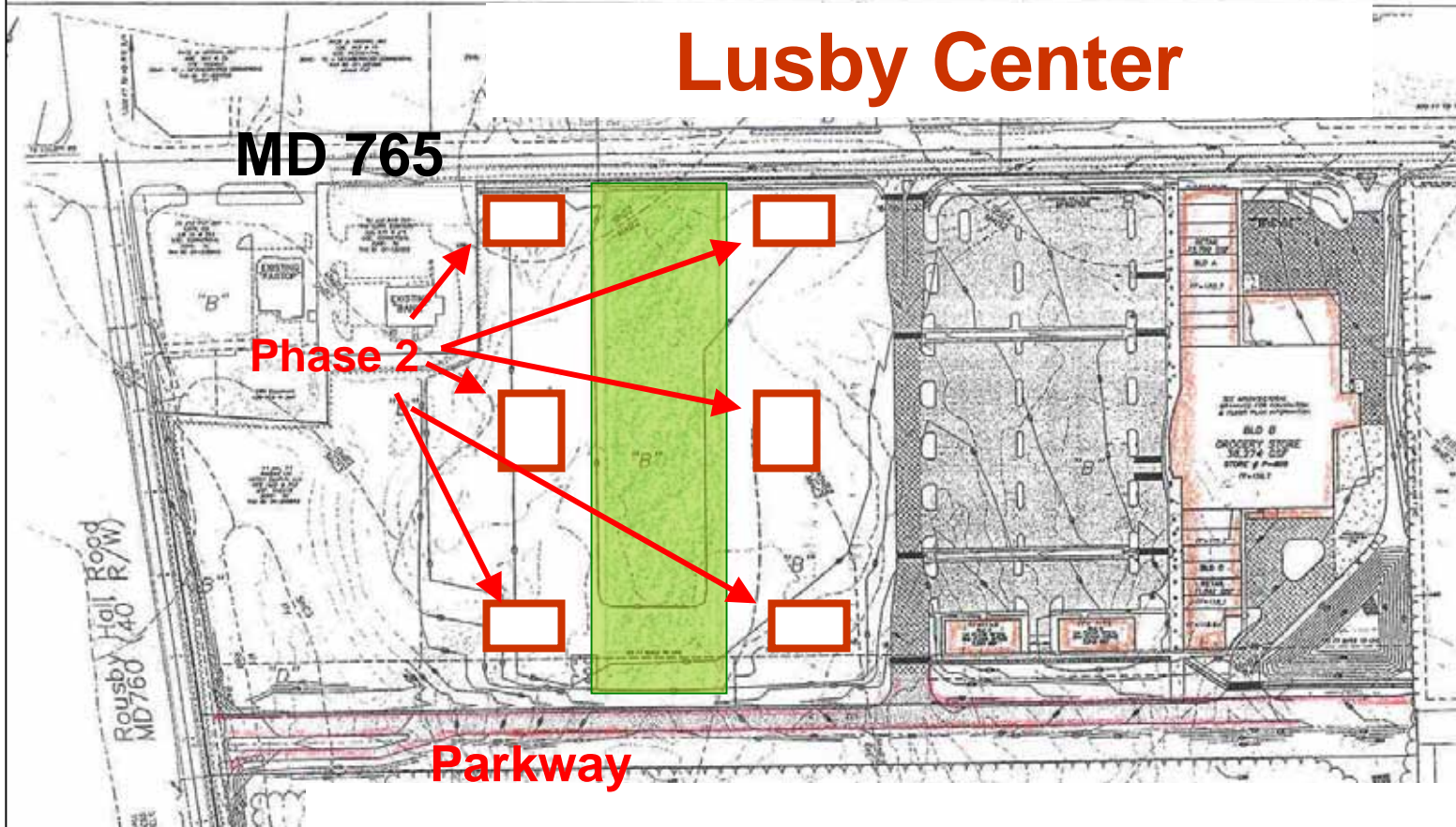


- 17 Stores Proposed
- 64,000 Total Square Feet
- Commitments from Food Lion, Pizza Hut, Moe's Southwest Grill, Chevy Chase Bank, Ledo Pizza, Hunan Express





# Lusby Center



# Lusby Commons



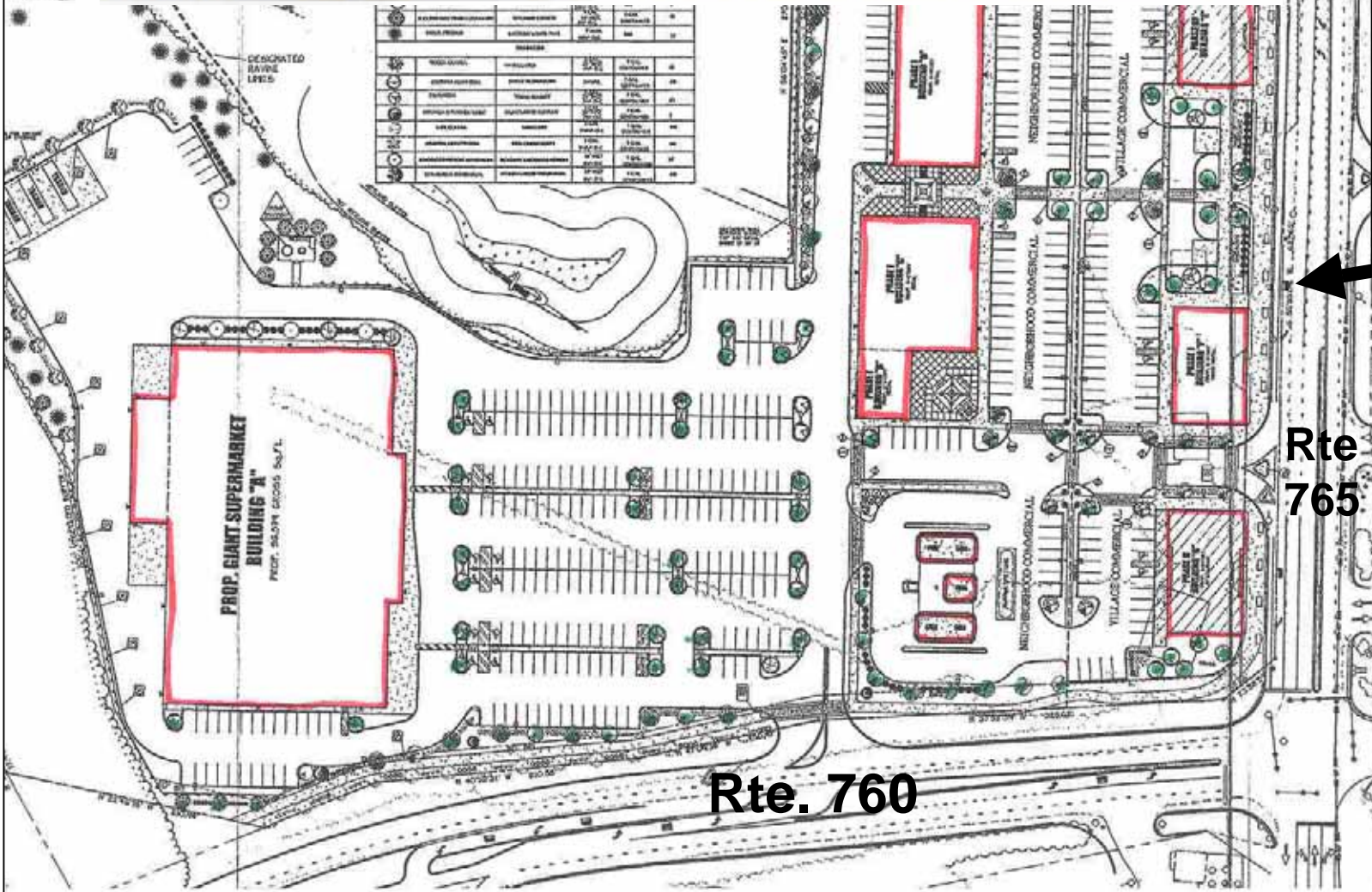
- 18 Stores Proposed
- 107,000 total square feet
- Letters of intent from Giant Supermarket, Starbucks, Cold Stream Creamery, Hallmark, Quizno's, and video rental, steakhouse, and bank national franchises.

preliminary approval – 12/03, submitted for final 6/05





**Lusby**



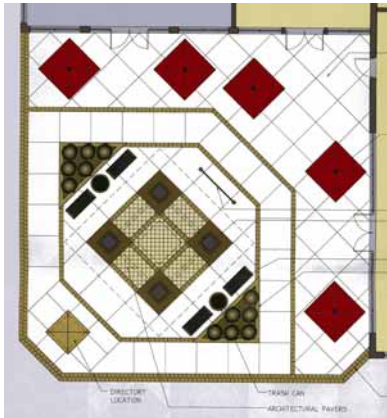
# Village Amenities



Lusby



Lusby Commons gazebo



Coster's Corner at Lusby Commons



Village Green adjacent to Lusby Center

**Plus:** Streetscape project, future bike pathways, sidewalks and street trees

**MD 4**

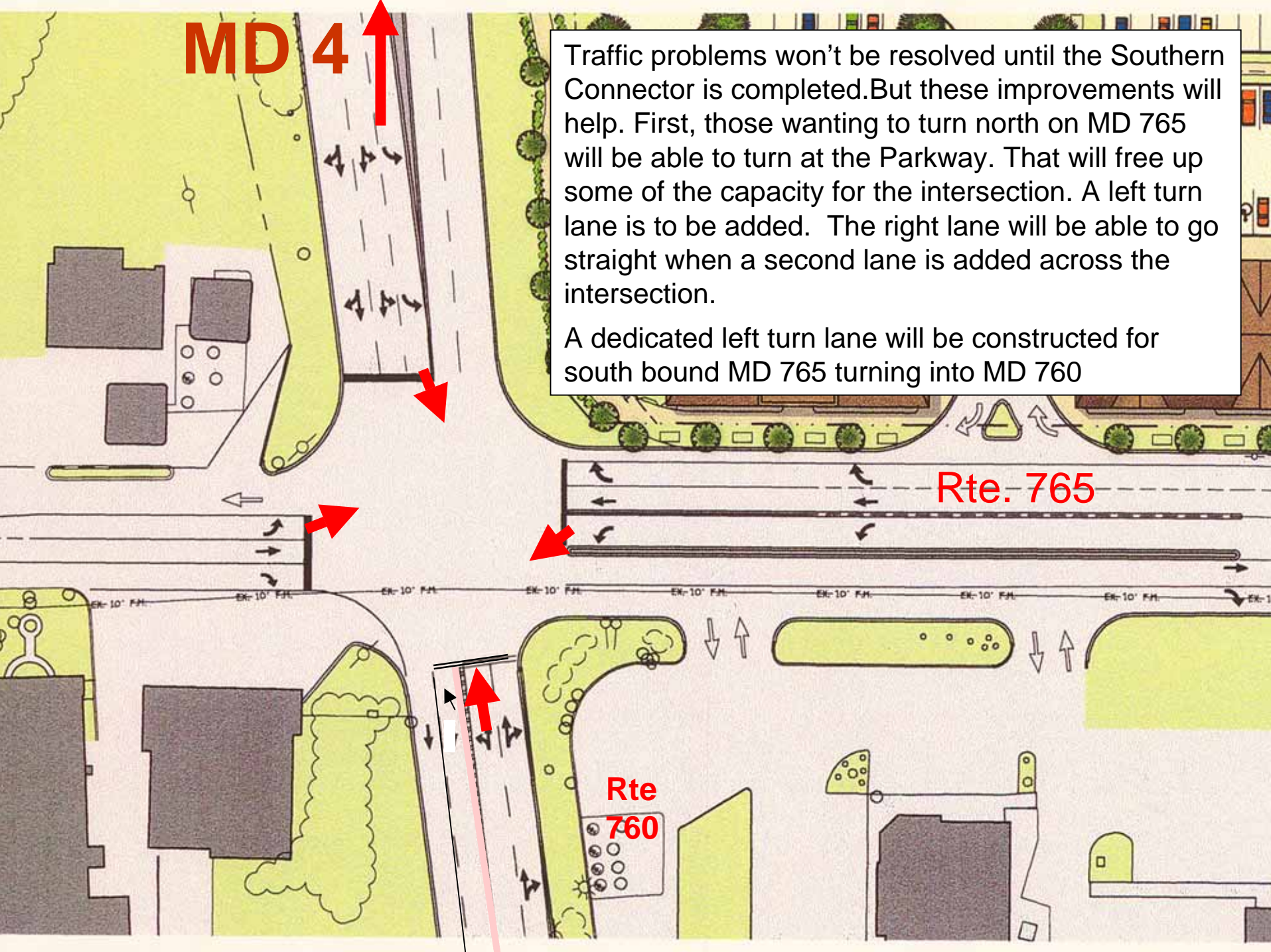


Traffic problems won't be resolved until the Southern Connector is completed. But these improvements will help. First, those wanting to turn north on MD 765 will be able to turn at the Parkway. That will free up some of the capacity for the intersection. A left turn lane is to be added. The right lane will be able to go straight when a second lane is added across the intersection.

A dedicated left turn lane will be constructed for south bound MD 765 turning into MD 760

**Rte. 765**

**Rte 760**



# Citizen Participation

- Meetings with the Deputy Director Chris Campany every month. First meeting on Wednesday, August 3<sup>rd</sup> at 7:00 p.m.

- Beginning July 6<sup>th</sup>, powerpoint presentation on [www.co.cal.md.us](http://www.co.cal.md.us) go to Planning and Zoning or [www.ecalvert.com](http://www.ecalvert.com)

