

Huntingtown Town Center Master Plan Update, 2008

Lists of Actions from Master Plan, Adopted 1993

A. Town Center Boundaries

1. Review the appropriateness of the Town Center boundary in conjunction with the county comprehensive zoning. Any future expansions should be limited to the west and/or possible the north if these areas are linked to the existing town center by roads other than MD 2/4.

B. Infrastructure

Roads

1. The following have been designated as priorities to improve access to MD 2/4:
Priority I: Extend Hunting Creek Road through to MD 2/4 with appropriate acceleration and deceleration lanes. Create a median break to allow all turning movements at the Hunting Creek Road/ MD 2/4 intersection, providing a third entrance to Huntingtown from MD 2/4 and should relieve stacking problems at the existing north and south entrances. However, this phase does little to improve the safety of left turns or through movements into or out of Huntingtown. Implement as soon as possible.
Priority II: Installation of a traffic signal at this new intersection of Hunting Creek Road and MD 2/4. This location for signalization is preferable to either the north or south intersections in that it is central and most convenient. This signal would be installed when traffic signal warrants are met.
Priority III: When traffic volumes warrant, remove traffic signal and construct an over pass or underpass which would route traffic along an improved Thanksgiving Lane, over or under MD 2/4, and link with a realigned Cox Road. With construction of this overpass/underpass, the median breaks on MD 2/4 at Cox Road and the proposed Hunting Creek Road would be eliminated allowing only right turns in and out at these intersections.
2. Prohibit any new entrances to MD 2/4 along the Town Center's frontage with the exception of the extension of Hunting Creek Road.
3. Extend Old Town Road south through SHA's Park-n-Ride providing access to the two churches and possibly Carroll-Victoria Lodge from this frontage road as opposed to MD 2/4. This will allow these facilities to be reached from Huntingtown without traveling on MD 2/4 and still allow right turns in and out of these facilities from MD 2/4.
4. Consider relocation of the park-n-ride to the lot north of Huntingtown Plaza. This central location is ideal for a park-n-ride particularly with the proposed extension of Hunting Creek Road to MD 2/4. Acquisition of this parcel would also preserve it for the future overpass/underpass, the proposed alignment of which traverses this lot.
5. Encourage establishment of a network of roads parallel to MD 2/4 to serve as relief route allowing local traffic to access Huntingtown without traveling on MD 2/4.
6. Improvements to Hunting Creek Road and Old Town Road are discussed in Section IV C.
7. Provide road connection between Walnut Creek Subdivision and Town Center as shown in Exhibit 8.

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Sewer

1. Permit and encourage a communal sewage system for the purpose of providing senior housing complex.
2. Conduct a study to evaluate a sewer system.

Water

1. Monitor the need for a community water system. When needed, construct a small community water system with an elevated storage tank to provide a safe and reliable source of water and fire protection for the Town Center. This community water system should include a well field, a treatment facility, an elevated storage tank, and a distribution system.
2. The location for the well should be field site based on hydrogeologic investigations. The area behind the Hunting Creek Alternative School should be considered for the elevated storage tank. This location is nearly the high point in Huntingtown, which will maximize water pressure and is heavily wooded with mature trees, which will aid in screening the tower. The water system should be extended throughout the proposed Mixed Use and Neighborhood Districts and could be extended to the Residential Districts, upon request if funding were provided.

D. Public Spaces

1. Locate and acquire village green site and design and construct it with the concurrence of the adjoining property owners.
2. Link the village green to an open space corridor along Cocktown Creek through a series of linear parks. These linear parks would also preserve three of the old tobacco barns which contribute to Huntingtown's rural character. These barns could be adaptively restored to house Huntingtown/Calvert County historical materials, preserved to reflect the tobacco culture, or other uses. A rather formal alley of trees planted with Willow Oaks (*Quercus phellos*) 40 feet on center along the edges of the parks will gradually transition to a more naturalistic landscape around a lake (also serving as a regional stormwater management facility) and ultimately to a natural greenway extending along Cocktown Creek to Kings Landing Park. These village green and linear parks total approximately 6 acres.
3. Provide a playground in the largest of the linear parks in addition to a trail system around the lake.
4. Provide recreation facilities (such as tennis courts and an all purpose play field) at the Hunting Creek Alternative School.
5. Provide an integrated pedestrian pathway system to help unify the town. Provide sidewalks throughout the Mixed Use and Neighborhood Districts linking the commercial, residential, and park/recreation areas. Connect this sidewalk system to a hard surface hiker/biker trail leading to Huntingtown Elementary School.

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E. Community Appearance Architecture

1. Adopt Architectural Requirements and Guidelines to encourage the development of a compatible architecture which blends in with Huntingtown as an historic farming community. [Adopted in 1993.]
2. Require that new growth use materials, scales, building elements and building configurations which are similar to those which currently exist in the town. Require that these standards apply only within the Mixed Use and Neighborhood Districts.
3. Appoint an architectural review committee as proposed to aid in the interpretation and modifications of these standards. The purpose of the committee is to stabilize and improve property values in the district and to preserve specific buildings or structures in the district, which are deemed to be of historic or architectural value, to foster civic beauty, to strengthen the local economy and to promote the use of the district for the education, pleasure and welfare of the citizens. [Appointed in 1994.]

Landscaping

1. Adopt specific landscape standards addressing screening of objectionable views, street tress, and landscaping within parking lots.
2. Preserve a 100 foot wooded buffer along the Town Center's frontage on MD 2/4 from the northern intersection with Old Town Road to the proposed location of the MD 2/4 over/under pass. This will buffer the town from MD 2/4, screen the rear of any new development along the east side of Old Town Road from MD 2/4, and preserve the attractive natural setting along MD 2/4. [Adopted in 1993.]
3. Establish an attractive entrance feature at each entrance to the Town Center from MD 2/4. Each entrance feature should be consistent, including a sign with the name "Huntingtown" made out of natural materials (brick and/ or wood) framed with evergreen planting and accented with flowering shrubs and/or perennial flowers. [North entrance sign was constructed.]
4. Improve the appearance at the southern entrance to town by painting a mural on the rear of Huntingtown Plaza and providing additional landscaping.
5. Add landscaping to break up the mass of pavement in front of the Volunteer Fire Department while still allowing the necessary ease of maneuverability.
6. Require buffers wherever the Mixed Use District abuts the Neighborhood District.

Signage

1. Adopt sign standards addressing size, materials, type, location, and lighting to ensure that signs enhance, not detract, from the town's appearance. [Adopted in 1993.]

Lighting

1. Provide street lights throughout the Mixed Use District. Light poles should be uniform in design and height. Lighting should be directed so that it does not adversely impact surrounding residences nor compete with exterior building lighting.
2. Adopt outdoor lighting requirements. [Adopted in 1993.]