

## Lusby Town Center – May 15, 2008 Walking Tour Survey Results and Comments

| 3 Surveys returned as of June 6, 2008   |                |           |          |               |                    |               |
|---|----------------|-----------|----------|---------------|--------------------|---------------|
| <p><b>1. The Lusby Town Center Master Plan recommends that a "village green" be developed that would "be a location for civic and recreational activities, surrounded by well-designed and compatible commercial development." The Plan also recommended that "the County consider locating a future building, such as a library, on the village green." How important is it to develop such a village green?</b></p> |                |           |          |               |                    |               |
|   | Very Important | Important | Neutral  | Not Important | Not Very Important |               |
|   | 1              | 2         | 3        | 4             | 5                  | Average Score |
| # of Responses  | <b>2</b>       | <b>1</b>  | <b>0</b> | <b>0</b>      | <b>0</b>           | <b>1.3</b>    |
| <p><b>2. The current mix of commercial and residential uses in the Town Center is suitable.</b></p>   |                |           |          |               |                    |               |
|   | Strongly Agree | Agree     | Neutral  | Disagree      | Strongly Disagree  |               |
|   | 1              | 2         | 3        | 4             | 5                  | Average Score |
| # of Responses  | <b>0</b>       | <b>0</b>  | <b>0</b> | <b>1</b>      | <b>2</b>           | <b>4.6</b>    |
| <p><b>3. The appearance of buildings in the commercial area fits the overall character of Lusby.</b></p>  |                |           |          |               |                    |               |
|   | Strongly Agree | Agree     | Neutral  | Disagree      | Strongly Disagree  |               |
|   | 1              | 2         | 3        | 4             | 5                  | Average Score |
| # of Responses  | <b>0</b>       | <b>2</b>  | <b>0</b> | <b>0</b>      | <b>0</b>           | <b>2</b>      |
| <b>COMMENTS</b>   |                |           |          |               |                    |               |
| 1. New buildings – agree    old – disagree  |                |           |          |               |                    |               |
| <p><b>4. How important is it to have a complete sidewalk network in the Lusby Town Center?</b></p>  |                |           |          |               |                    |               |
|   | Strongly Agree | Agree     | Neutral  | Disagree      | Strongly Disagree  |               |
|   | 1              | 2         | 3        | 4             | 5                  | Average Score |
| # of Responses  | <b>2</b>       | <b>1</b>  | <b>0</b> | <b>0</b>      | <b>0</b>           | <b>1.3</b>    |

| <b>5. The signage in the commercial area is appropriate to the overall character of Lusby.</b> |                |          |          |          |                   |               |
|--|----------------|----------|----------|----------|-------------------|---------------|
|  | Strongly Agree | Agree    | Neutral  | Disagree | Strongly Disagree |               |
|  | 1              | 2        | 3        | 4        | 5                 | Average Score |
| # of Responses   | <b>0</b>       | <b>3</b> | <b>0</b> | <b>0</b> | <b>0</b>          | <b>2</b>      |

**Section B:**

For Questions 6 to 11 please provide hand-written answers.

**6. What are the top three uses you would like to see in the village green?**

- There are no professional buildings.
- 1. Gathering spot for families and groups  
2. An amphitheatre would be great as well  
3. Make it pedestrian only with parking in the rear
- 1. Library  
2. Green area with walk & benches

**7. What is unique about the Lusby Town Center?**

- In a negative sense, there is a monopoly on the available space, which controls the rent.
- Nothing yet, but with proper planning, it could be unique providing someplace for families to take their children. Also have a network of sidewalks and paths well lit at night and keep the TC [Town Center] architecture.
- N/A

**8. If you could change one thing in the Town Center, what would it be?**

- The zoning is very restrictive. Your buildings can be only in a very limited area in the central town. The village edge cannot have office buildings.
- Just provide a better sidewalk network.
- A. Extend the secondary road.  
B. Bury the utility lines.

**9. What other public improvements do you think are needed?**

- Streetscaping as well as bus stop shelters. Pavilions scattered for group meeting spots. National chain restaurants.

**10. What do you like best about the Lusby Town Center?**

- It's starting to feel like a quaint town setting.
- A condensed area for commercial services.

**11. Please note any further suggestions you have or note items not addressed above.**

- Zoning needs to change to allow other buildings in more subgroups of the town center. I personally have been looking for a space to buy for the past several years. Where you can have other buildings owned by large developers. The smaller parcels available are not joined properly.
- Keep providing updates as they are beneficial.
- The town center is too new to consider any changes at this time.