

Solomons Commercial Core Design Workshop – Participants’ Visions & Comments
November 6, 7 & 8, 2007

VISION

In 10 to 20 years...

- ❖ I hope that Solomons Island will support many economic levels – that’s what creates uniqueness & charm. I hope so much that the community does not go down the typical gentrification road that leads to a town looking like Anywhere, USA. I would hate to see Locust Inn, Bowens Inn or even the metal shed on the corner of the Y become upscale buildings. Historically, this is a fishing village and hopefully some of that will remain in 20 years.
- ❖ I would like to see a town with sufficient number of residential homes to support recreational activities and smoothers the BAR, watering hole concept that exists today. Our bar hopping tourist will never support high end Boutique business. Your ideas of bring out our greatest ASSET – The Water and Harbor is very good. Create a Harbor Town-community. “Electric and Phone wires under ground.”
- ❖ Bike paths, underground utility lines, pedestrian friendly, family friendly, residential friendly, no more “honky tonk” motorcycle/drug center, “Village” atmosphere NOT amusement park. Cultural activities, mini parks, wireless access
- ❖ Additional residential construction, better policing to enforce laws, 12 AM bar closing not 2 AM, improve broadband speed
- ❖ I hope to see a vibrant educational area that isn’t too crowded.
- ❖ Greener place/trees, more upscale retail shops. Easy walking paths between shops & activities. Less car traffic due to shuttle buses. Healthy mix of residents & businesses. Charming views of sunrises & sunsets.
- ❖ Solomons will (like other waterfront towns) experience pressures to turn more and more residential. The residents want this and developers too. Not many other uses can generate the money residential can. It is up to government to be wise and continue the mixed uses that a healthy town requires to sustain itself. Allowing and encouraging mixed uses will help the town alive into the future decades.
- ❖ Keeping our Solomons Island a village concept and not forget the Sunday usage for our churches. We have many from miles around who come for Church Services.
- ❖ My chief hope would be that the present mix of uses would be fixed and not destroy what remains of a small fishing town. As much as has been altered to date, it still is generally “Solomons.” No large condos or stores or hotels, but any further opening of the waterfront, and harbor access would enhance the town.
- ❖ Hooking up to other communities along the Bay, such as boat taxi to Dorchester, Cambridge, and St. Michael’s.
- ❖ Parking Garage. Water Taxi – Pier. Underground utilities. Bowen Inn Cultural Center. Dance Studio top floor – Young & Old, 2nd floor Art & Music Studio. 1st floor Lecture room, receptions, etc.
- ❖ Use Port & Starboard Bell Buoys to Define Entrance to the Island.
 - The SCA has two bell buoys as US Coast Guard memorials.
- ❖ Construct Riverwalk on Farren Avenue.
 - The beautiful view of the Patuxent flowing into the Chesapeake is a magnificent view

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- ❖ Establish New County Department/Agency (whatever) Harbor Master.
 - The County/Town should take control of the Harbor.
- ❖ Conduit Pipe Underground for Utilities.
 - When the sidewalks are replaced (extended) throughout the town center, the conduit pipe can be laid and over time the lines can be installed.
 - The utility poles are unsightly, ugly, unattractive, offensive, revolting, repulsive (and various other adjectives) in the Solomons Town Center.
- ❖ Molegs Bulk Headed Landfill.
 - Can and should be removed
 - In the meantime, allow Mediterranean-style mooring around Molegs bulkhead
 - Establish it as Molegs Harbor Park

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COMMENTS

- ❖ I think any planning should include the whole island. What will happen with the Tiki Bar property? Hotels, condos, what? You need a holistic approach to the island. After all, you have to get to the illustrious traffic circle.
- ❖ The Lore Oyster House is historic & is preserved by Calvert Marine Museum. You can’t take down the gates & fences. It would cause liability problems for the Oyster House.
- ❖ Tide box – gateway. It was a 300’ causeway. Stripe road in a special way, small sign causeway of ____ year begins & small sign causeway ____ year end – going both ways. (Ask) historian at Calvert Marine Museum.
- ❖ 1) Go radical near bridge – Weekends & holidays central parking north of Glascock Farm – jitneys circulating around commercial area – on street parking limited in size to what can take care of weekday visitors. 2) Some of these people are in never-never land – fishing village – Ha.
- ❖ You have some good ideas! Commercial core is a poor name. “Historic core” is better. Today’s economics dictate that condo residential will dominate development in the future. This is good because you have affluent residents in sufficient numbers, boutique high end shops can exist. We need to become a TOWN that means residential. The only way to achieve this is redevelopment. Residences create year around business. 1980’s “Commercial Core” is out of date and is not reality.
- ❖ Very impressive & well thought-out. We hope your ideas will be adopted & put into reality. Thanks for being so patient with our eccentric characters – we have our fair share!! ☺
- ❖ I am a new resident. When we got here in May – our thoughts were: water taxis, green space & sidewalks, yes, residential fill-in but limited in height – fine dining – we’re amazed at Museum & its festivities – how nice it is – very impressed with you and your group.
- ❖ Appreciate the effort and priority the Calvert Planning Commission is putting into the Solomons Town Center Project!! Suggest connectivity of all sidewalks if only white painted lines on the asphalt. Dedicated bike path if possible would also be nice.
- ❖ Good session. Mixed use commercial/residential is imperative. Economically feasible. Keep current parking credits, allowance for % of land area of buildings. Consider properties in Avondale on Solomons Island Road to be more “commercial/office” friendly with allowances more generous, and parking planning/assistance for small companies on these lots. Water taxi/use of existing paths reserved in original island plan should be an encouraged development item – perhaps developers can assist? Floodplain issues with building height can be a “positive” with parking, also height ordinance recommendations?
- ❖ My concern is how the Solomons Master Plan will affect adjacent areas – such as the development along Dowell Rd. New development is being allowed to have 6’ easement because we are part of the Solomons Master Plan.
- ❖ Village core is typical to us here in Solomons. Keeping this mixed retail, and residential business.
- ❖ Winter comes and the businesses might as well close. When they have ½ a year to operate profitability the quality of businesses suffers. 50-cent beers and poor food abounds. Tee shirts and cheap tourist stuff is sold instead of nice clothing shops.

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Therefore, drunken kids are desirable customers. You need to help us survive slow winter months and increase the quality of businesses in Solomons.

- ❖ Need development standards – zoning that minimizes impacts on one use by development for another use (e.g., residential vs. commercial). Need updated zoning for town center development – 6’ setbacks for all types of residential units is not good!
- ❖ More often trash pickups at business – mandatory. Bowens property converted to county community services – i.e. library, used book store, music, etc. Church parking converts back to church only – not public in 8-10 years.
- ❖ You all did GREAT!! Absolutely outstanding. Lots of hard work. Great Ideas – wish we had space for them all. Looking forward to the 1st draft.
- ❖ Good job you guys! Thank you for coming. Check back over the years and see what happens.
- ❖ For the plantings between the road & parking lot, low shrubs would be better than the trees. Trees – even low – would block view of the river and their planters would take parking spaces.
- ❖ Walks/pathways on waterside of Charles. More pier/slips on waterside of Charles (waterway rights). Extend harbor limits (not a congestion problem). Construction boat/lab to Shultz property.
- ❖ No one has addressed the lower end of The Island beyond the Charles & 1-way [split]. The CBL buildings continue to go up – conforming to no design, providing no additional parking for the occupants. Mol. St. #2 has been blocked by a metal fence. Can the county require that CBL becomes part of the Solomons Town Center planning & be a part of our future 10-20 years from now?
- ❖ After listening to presentation and conversations I believe that the County/consultant may have an assumption that “parking” is not a problem on the island.
- ❖ Town lighting – sidewalks – Bring in theme throughout the entire town.
- ❖ Physical: Near Term #1, Maintain & repair existing sidewalks. Policy – Long Term, Increase priority to move power/cable/phone underground. Develop firm plan/requirements.
- ❖ Hang in there! Great Vision for Solomons’ future. One day at a time, but this is a wonderful direction to move towards!