


Solomons Town Center Master Plan: Report from Kick-off meeting



June 26, 2007

Calvert Marine Museum



Tonight's Agenda

- **Review of Kick-off Meeting Results**
- **Report on Infrastructure**
- **Next steps**

Background

- **Kick-off meeting held May 8, 2007**
 - Reviewed Master Plan update process
 - Reviewed Plan content and accomplishments
 - Conducted Small Group Exercises with citizens
 - Problems and Issues Identification
 - Existing Master Plan Policies reviewed
 - Special Study Area suggestions

Overall Themes

- Dowell Road peninsula listed as a concern across all three exercises
- Concern was expressed about the tension between residential and commercial development
- General sense that Solomons' village atmosphere is under pressure



Issue Identification Results

- Dowell Road corridor was most mentioned problem area, across a number of problem statements
 - Road upgrades
 - Over development
 - All of peninsula into Town Center or it leave out
 - Access to MD Route 2/4

Issue Identification Results

- Significant cluster of problem statements concerned the tension between commercial and residential development
 - Noise
 - Over-concentration of bars/restaurants vs. other commercial development

Issue Identification Results

- Other notable issues mentioned
 - Harbor and water resource management
 - Transportation (sidewalks, access to and across MD Route 2/4)
 - Environment (loss of tree cover, water quality)
 - Roundabout



Policies Review

1. The entire Town Center area of Solomons, while composed of six specific geographic areas, will be treated as an economic and aesthetic whole, except for the Solomons Annex of NAS PAX River (Planning Area)
2. All the water based activities of Solomons, including charter boating, recreational boating, crabbing and fishing, will be recognized and provided for within the Master Plan.
3. A "sense of place" will be recreated in the commercial core of Solomons.
4. Established residential areas will be protected and enhanced.
5. Compatible commercial development will be encouraged.
6. Land use designation will be designed so that a lively mixture of uses is accommodated.

SOLOMONS MASTER PLAN AND ZONING ORDINANCE Policies Review Results

- Six (6) existing policies generally found to be still relevant
- Additional emphasis was suggested
 - Compatibility and mix of uses
 - Better definition of “sense of place”
 - Environmental and water resource protection

ADOPTED JUNE 10, 1986

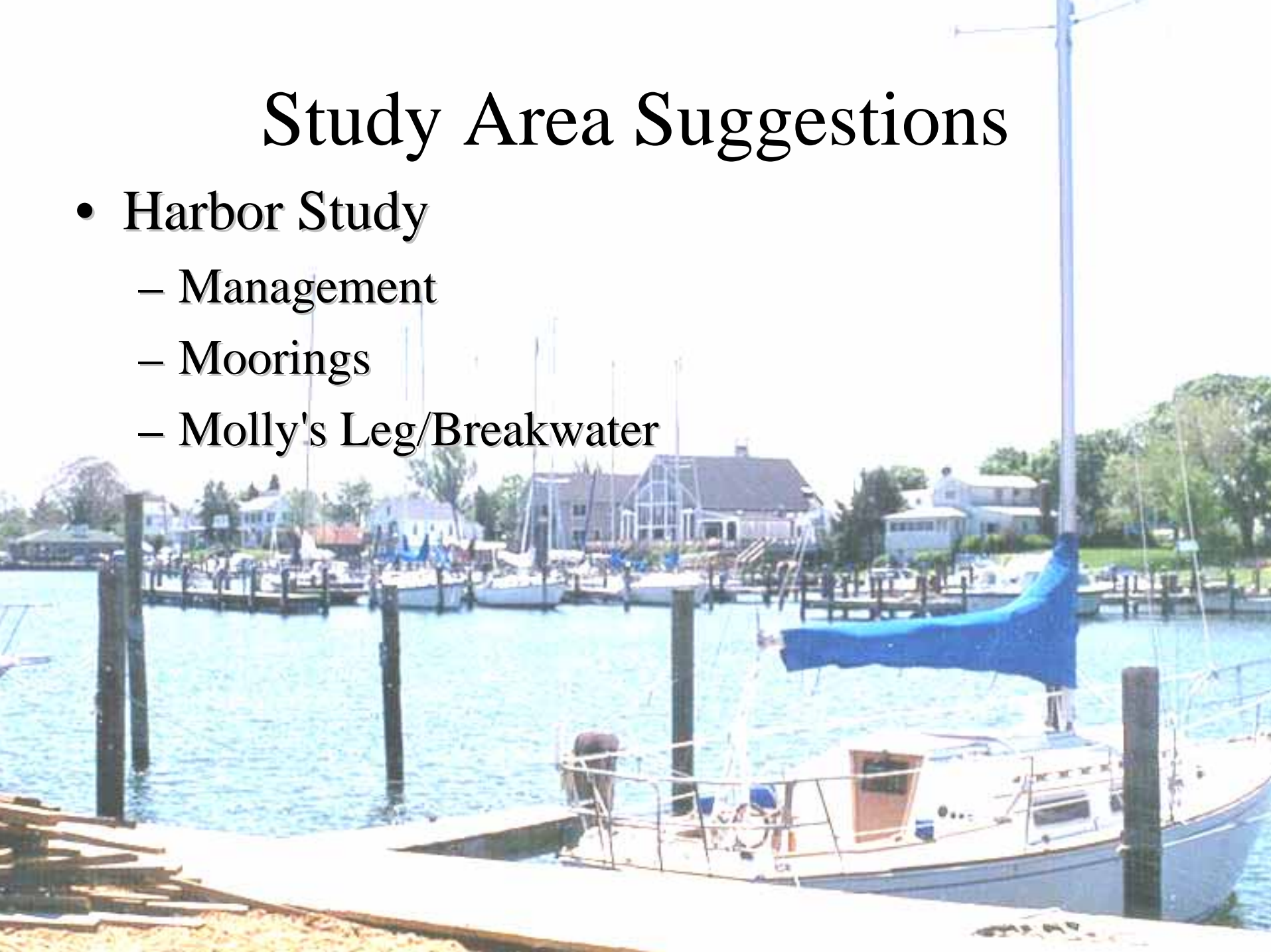
Study Area Suggestions

- Dowell Road Corridor
 - Study entire corridor
 - Transportation issues (vehicular, pedestrian, bicycle)
 - Development capacity (land use, environmental)



Study Area Suggestions

- Harbor Study
 - Management
 - Moorings
 - Molly's Leg/Breakwater



Study Area Suggestions

Other notable suggestions

- C-1 District
- Traffic Study
(comprehensive and
specific intersections)



Solomons Master Plan Meeting

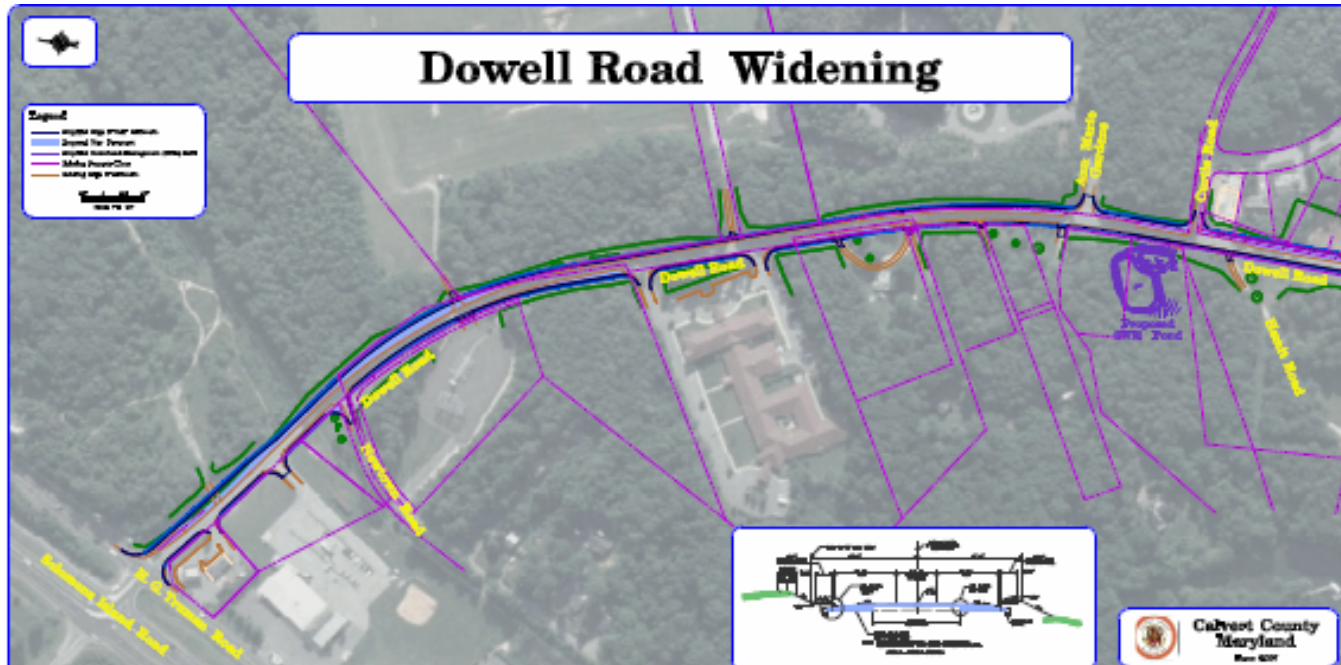
Dept. of Public Works Projects



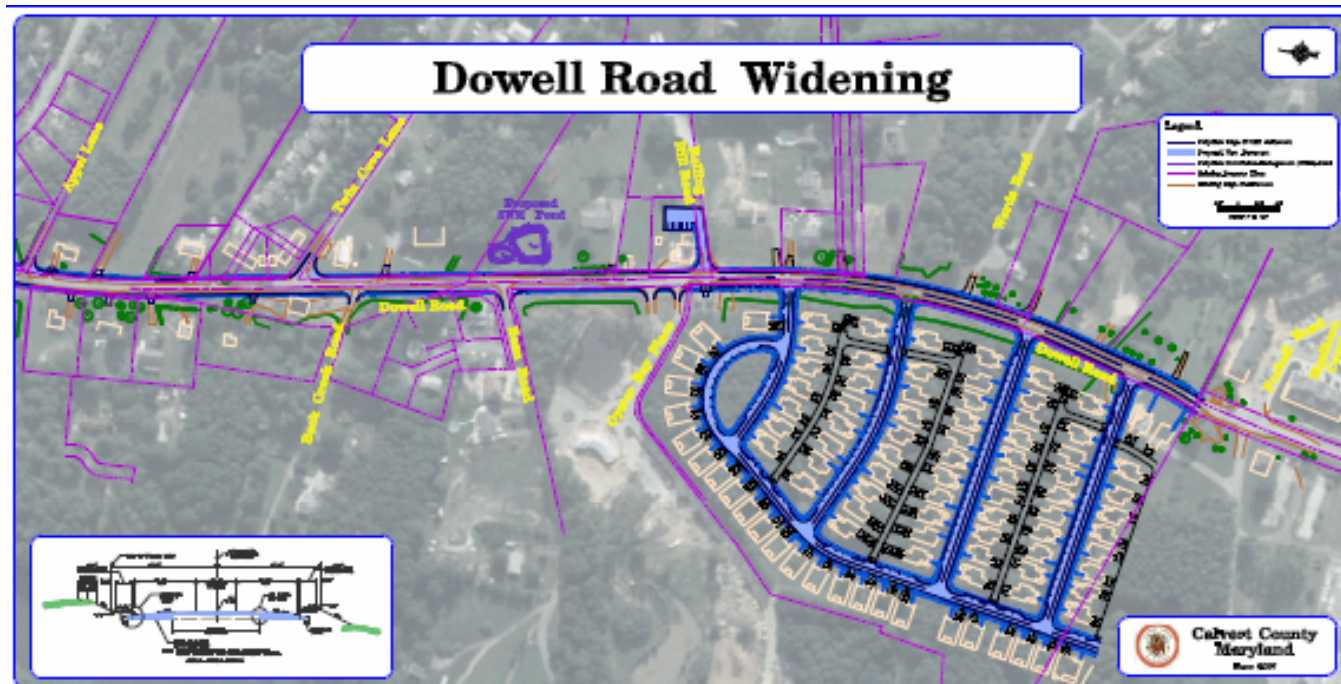
ROAD PROJECTS



Dowell Road Widening



Dowell Road Widening



Dowell Road Widening

- Purpose –
 - Improve to 40' road, 3 lane with center turning motion, bicycle compatible width, sidewalk on both sides, drainage improvements, and landscaping from MD Rt. 765 to Calvert Marina Entrance. New hotel will provide northbound turn lane.

Dowell Road Widening

■ Schedule

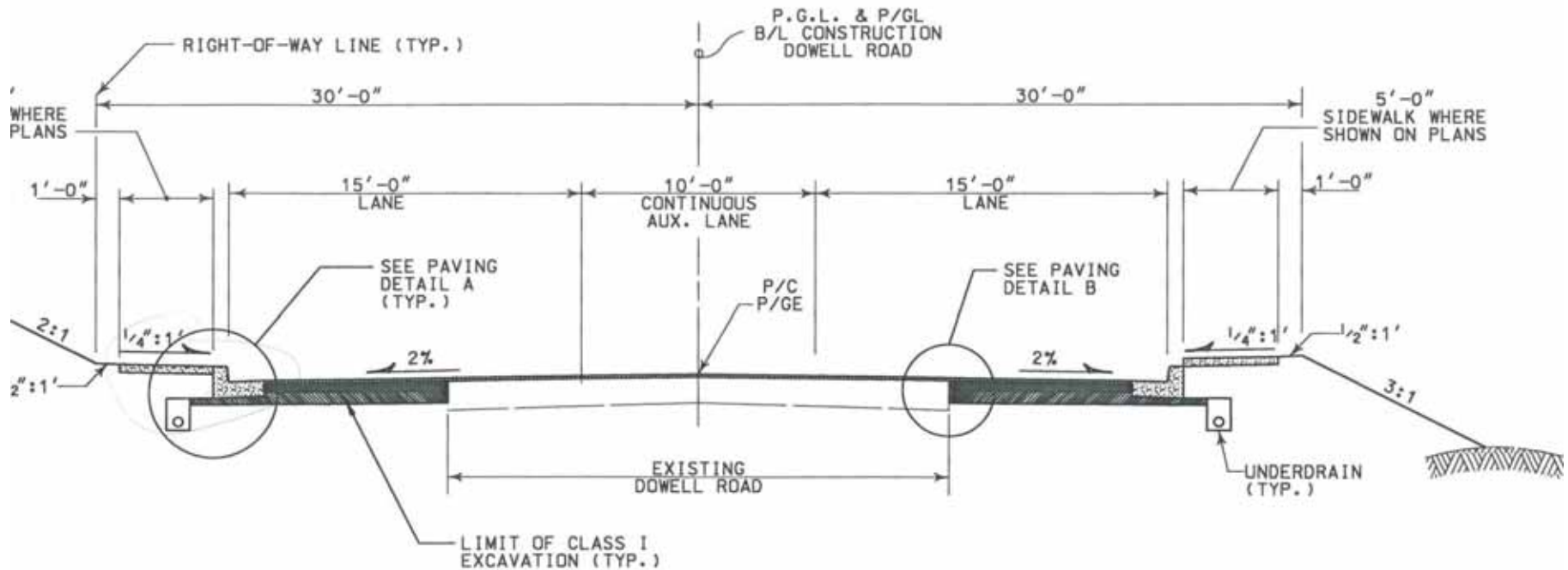
- Design 65% Complete – Spring 2008
- ROW Plats 50% Complete – Summer 2007
- ROW acquisition required of 35 properties – Spring 2008
- Construction – Summer of 2009

Dowell Road Widening

■ Funding Schedule

- ROW Acquisition - July 2007 to July 2008
- Utility Relocation - July 2007 to July 2008
- Construction - August 2008 to March 2010

Dowell Rd. Typical Section



NOTE: SLOPES TO BE FERTILIZED, LIMED, AND SEEDED OR SODDED TO PROPERTY LINES UNLESS OTHERWISE DIRECTED.

Solomons Roundabout



Solomons Roundabout

- Purpose – To complete the objectives set out in the Solomons Town Center Ordinance.
- Status
 - Project recently reinstated by BOCC
 - Under design
 - Final Plans and Bid Documents completed by early Summer 2007.
 - Working with the Community to design logo for the center.

Solomons Roundabout

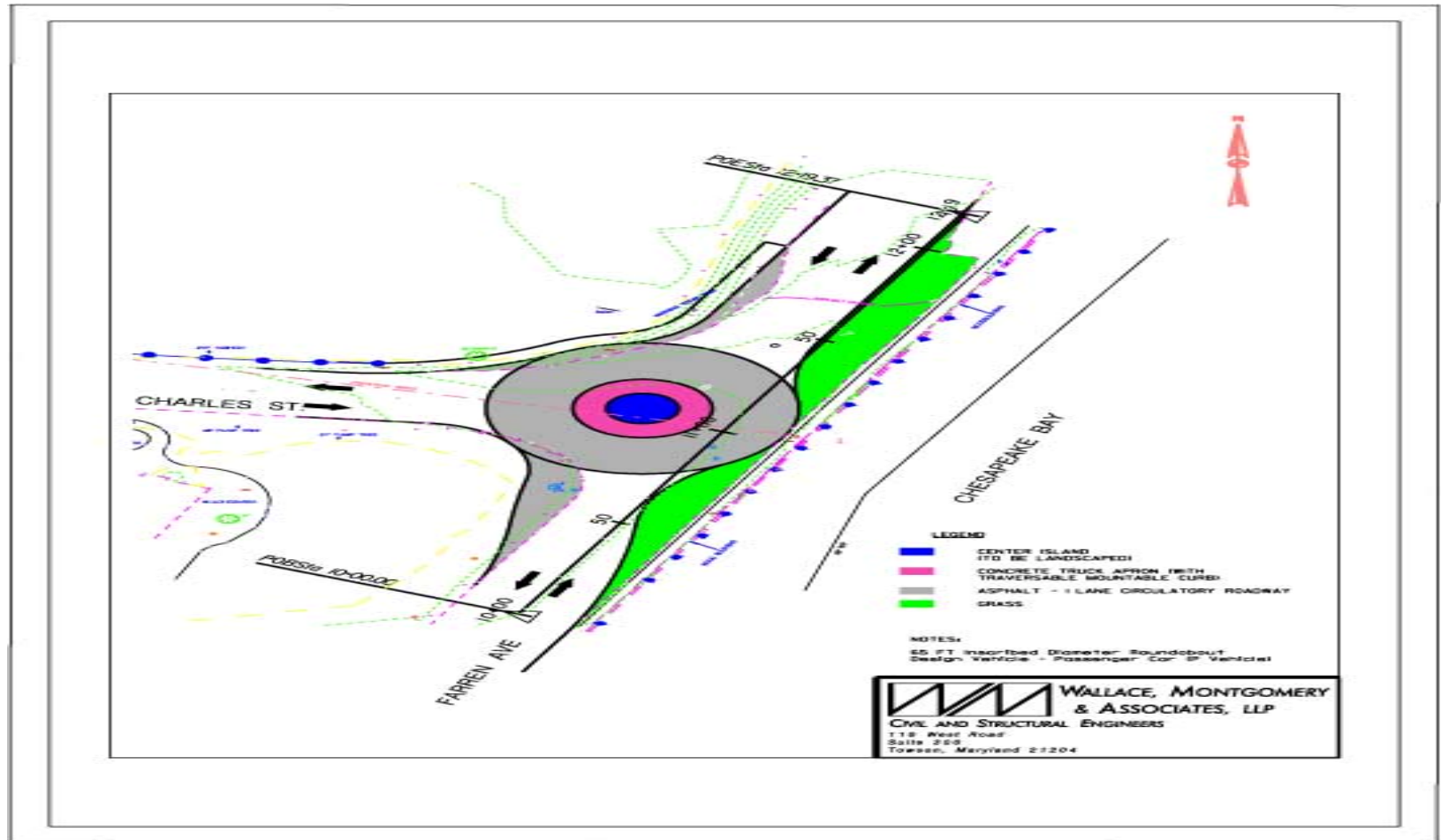
■ Status - Continued

- Will require ROW acquisition from the Chesapeake Biological Laboratory.
- The BGE Siren has been relocated.
- Critical Area Commission has approved.
- Joint Permit for Floodplain Impacts

■ Schedule

- Design Complete – Summer 2007
- Construction – Fall/Spring 2007-08

Solomons Roundabout



SIDEWALK PROJECTS



Solomons Sidewalk Projects

- Purpose – To encourage pedestrian movement from Dowell Road to Solomons Island.
- Status –
 - Lore Road to Marine Museum – Complete.
 - Alexander Street to CBL – Complete
 - CBL to End of Island @ Roundabout – to be completed as part Roundabout Project

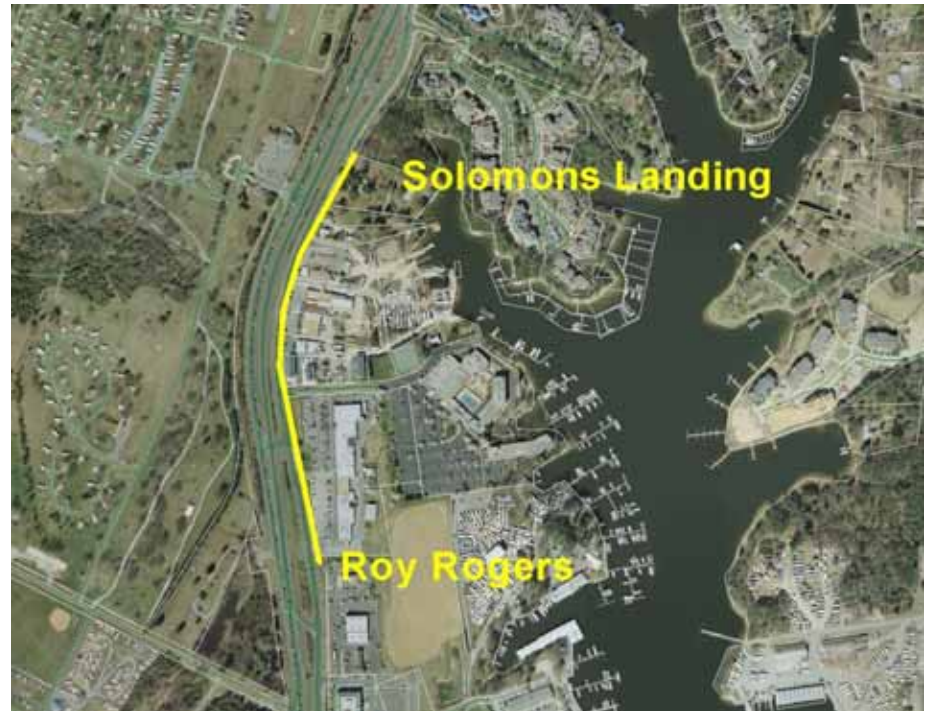
Solomons Sidewalk Projects- Marine Museum to Alexander Street

- Design Funding was requested in the FY 2008 CIP. Construction funding request to follow design.



Solomons Sidewalk Projects – Solomons Landing to Roy Rogers

- Design Funding to be requested in FY 2009. Construction funding request to follow design.



Solomons Sidewalk Projects – Dowell Rd. to Burger King

- Design Funding to be requested in FY 2010. Construction funding request to follow design.



Next Steps

- June 27, 2007
 - Planning Commission meeting
 - Review results
 - Review process
- July 19, 2007
 - Wm. B. Tennison boat tour of harbor
 - Walking and bus tour of Dowell Road, Avondale and C-1 District
 - Photography Survey





Contact Information

Calvert County Planning and Zoning

150 Main Street

Prince Frederick MD 20678

410-535-2348

pz@co.cal.md.us

www.co.cal.md.us