

**Lusby Town Center Master Plan Kick-off Meeting, 1/31/2008**  
**Results of Concerns Identification Assignment**

<b>Group</b>	<b>Votes</b>	<b>Concerns</b>	
Group 1	0	Traffic changes for Coster Road	
Group 1	7	Traffic flow in Town Center	
Group 1	4	Lack of left turn onto Rte. 765 out of Lusby Town Center	
Group 1	0	Intersection at Town Square Drive and Lusby Lane	
Group 1	2	Check and balance of development process to meet Town Center ordinance criteria	
Group 1	2	Improve egress and ingress for emergency services	
Group 1	3	Parkway needs to connect to Town Square Drive	
Group 1	2	Problem: crossing Route 4 from Coster Road (West) to Rousby Hall Road	
Group 1	1	Access to Lusby Liquors and American Legion	
Group 1	11	Eye sore "Mt. Lusby"	
Group 1	2	Zoning Ordinance does not require utilities to be underground	
Group 1	8	Extend northern Town Center boundaries to Cove Point Road, East and West	
Group 1	0	Fix ingress/egress from Rte. 760 to Sunoco station	
Group 1	3	Clean up of storm water management pond and surrounding area of debris off Lusby Parkway Gott Property	
Group 1	1	Accel lane needed at intersection of MD Rte. 4 and Rousby Hall (heading north)	
Group 1	1	Improve evacuation routes out of Drum Point, CRE and Olivet. Plan for current and projected future residential development	
Group 1	0	Need more speed limit signs within Town Center	
Group 1	6	Traffic lights within Town Center become blinking lights late at night	
Group 2	2	Dirt mountain looks bad	
Group 2	11	Traffic Patterns	
	0	1)	Town Center Boulevard and Trueman Road
	1	2)	Appeal Lane
	4	3)	Bank of America
	0	4)	Fast Stop
	0	5)	Access to/from Route 2/4
	5	6)	Adequate cycling routes, bike parking racks, stop light triggering
	1	7)	Right turn on Appeal Road entering Trueman
Group 2	2	Waste site relocation/traffic entry location	
Group 2	1	Zoning in Village green seems incompatible with Green idea	
Group 2	2	Speed move of waste site away from restaurants, etc. – health issues	
Group 2	2	Planting or preserving trees – in building areas	
Group 2	0	Demanding builders build "green" methods incentives	
Group 2	5	Need diversity – i.e. electronics, clothing stores	
Group 2	0	Metered walking trail (so one can measure the length of walk)	
Group 3	0	Mixed use (residential above businesses)	
Group 3	2	Road to nowhere (Parkway)	
Group 3	7	Village green atmosphere – define what we want	
Group 3	0	Access – Pedestrians/bikes on H G Trueman, Rousby Hall Road and Olivet Road	

<b>Group</b>	<b>Votes</b>	<b>Concerns</b>
Group 3	0	Undeveloped areas – create a plan
Group 3	3	Over development
Group 3	5	Green Space!
Group 3	1	Why isn't the business park part of the plan?
Group 3	1	Improperly marked turn lanes (into dump, right turn lane past the parkway, Rousby Hall and H G Trueman intersection)
Group 3	0	Local flavor
Group 3	0	Vacancies – empty buildings – over building – too quick
Group 3	0	Similar businesses
Group 3	0	Driving out existing business with new businesses
Group 3	0	Input into business choices – what comes in
Group 3	0	Safety with Southern Connector – lighting
Group 3	10	New library/community center (internet access)
Group 3	2	Compactor site on east side of highway
Group 3	0	Accidents at Appeal Lane
Group 3	0	Safety issues during road construction
Group 3	4	Road construction not in sync with development – roads must come first
Group 3	0	Need more safe ways to go south on Rte. 4
Group 3	0	Connect Lusby Parkway with Gunsmoke Trail
Group 3	1	Farmer's Market
Group 4	1	New library – adequate
Group 4	1	What will happen to trash compactor site? Traffic hazard? Move site, but NOT across Rte. 4
Group 4	1	Adequate planning for development – sprawl
Group 4	0	Sufficient parking
Group 4	4	Safety regarding high school and middle school access
Group 4	0	Move update for Lusby Connector overpass
Group 4	6	Sidewalks from Town Center to High School – Bike path connect all elements of Town Center and surrounding community include pedestrian crosswalks and all residential areas (Olivet Road)
Group 4	0	Road improvements keep pace with development
Group 4	0	Improve signage re: traffic and roads
Group 4	0	Get rid of Gott mountain
Group 4	2	Are we moving towards over building?
Group 4	4	Amenities for students/children in Village Green, i.e. basketball court, skating rink, skate board park, soccer field, pavilion for concerts, picnic tables, movie theater, grass
Group 4	11	Ensure that environmental concerns are met, i.e. more trees, green buildings, recycling receptacles, pedestrian benches, shuttle service (electric carts)
Group 4	1	Encourage mixed use – apartments above
Group 4	0	Bike racks
Group 5	13	Complete parkway to Town Square (north).
Group 5	3	Bicycle paths
Group 5	3	Pedestrian walkways and security
Group 5	2	Improve intersection at Rousby Hall and Trueman Road
Group 5	0	Daycare in Town Center

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Group 5	7	Too much development – too fast – empty stores	
Group 5	2	Intersection at Parkway and Rousby Hall Road	
Group 5	9	Library	
Group 5	2	Better traffic flow	
Group 5	3	Compactor site – relocate	
Group 5	0	Better restaurant variety	
Group 5	1	Recreation in Town Center	
	0	1)	Green spaces and park benches
	0	2)	School playgrounds
	2	3)	Commercial recreation
	0	4)	Indoor pool
Group 5	0	Develop perimeter of wetlands (Lusby Commons)	
Group 5	0	Include Boys and Girls Club in Town Center/teen activities	
Group 5	0	Senior housing in town center mixed in	
Group 5	0	Improve public transportation	
Group 6	6	Traffic safety and pedestrian safety Rtes 760 and 765 intersection. Lighting (streets and pedestrian)	
Group 6	0	Drag racing on Rousby Hall Road – it's a straight road	
Group 6	1	Combination of Library and Community meeting room facilities	
Group 6	21	Youth and family oriented facilities	
Group 6	0	Traffic congestion at 760 and Trueman	
Group 6	1	Water pollution from increased development	
Group 6	0	Trash collection facility should be properly sized and have proper location	
Group 6	0	Complete plan to develop village green (cut Mt. Lusby)	
Group 6	0	Return to original name of Rousby Hall Road to Olivet Road	
Group 6	0	Variety of restaurants	
Group 6	0	Multiple access from Town Square Drive	
Group 6	0	Professional Business Park is empty	
Group 6	1	Manage access points	
Group 6	8	Don't overbuild	
Group 6	3	Town Park	
Group 6	0	Sidewalks	
Group 7	0	What is driving the development?	
Group 7	0	Need more information on the Parkway location	
Group 7	1	Why so many circles in such a small area?	
Group 7	3	Traffic patterns in downtown Lusby – confusing, unsafe and too restrictive	
Group 7	1	Are there going to be crosswalks between the shopping centers?	
Group 7	0	Clear layout of the planning phases (what's to be accomplished in each phase)?	
Group 7	10	Further deterioration of Lake Lariat due to additional development	
Group 7	0	Where would the sewage water treatment plant be located?	
Group 7	1	What's the plan for widening roads for the anticipated volume of cars, bicycles & pedestrians?	
Group 7	0	Where are the bicycle zones and when are they going in?	
Group 7	0	Light sequences waiting time at 765 intersection while on 760 too long and timing on the light at 260 and MD 2 (not sequenced)	

<b>Group</b>	<b>Votes</b>	<b>Concerns</b>
Group 7	1	Additional traffic on Thomas Johnson Bridge (the impact on commuters from Calvert)
Group 7	1	Broader mix of businesses (not the same stores within a 20 mile radius)
Group 7	5	More information on what is coming and where it is going to be located (residential, office, commercial)
Group 7	1	Shopping carts in the middle of Rousby Hall Road (kids playing)
Group 7	0	Why is the mound of dirt there?
Group 7	0	Status of solid waste transfer station
Group 7	0	Anticipated timeline on the completion of processes outlined in Pat's presentation.
Group 8	0	Like Lusby Commons
Group 8	7	What's up with Mt. Lusby?
Group 8	0	Projects not being completed
Group 8	2	Intersection at P.O. Town Square Drive (unsafe)
Group 8	1	Intersection at Lusby Parkway and Rousby Hall Road (unsafe)
Group 8	2	Better traffic signs coming out of Lusby Town Center (Food Lion) and tough getting out of Giant Shopping Center
Group 8	0	Trash
Group 8	1	No internal connector to Bank of America
Group 8	0	Lusby Parkway to nowhere
Group 8	4	Lusby Green – what is time limit to develop?
Group 8	6	Sidewalks and bike trails to communities. Grants to help CRE fund? Assistance to write grants!
Group 8	2	Control atmosphere of businesses around Village Green.
Group 9	0	Poor access to Bank of America
Group 9	1	Pedestrian access between Village Green and Giant
Group 9	0	Traffic on State roads 5 years from now
Group 9	0	Sidewalks needed around intersection of 760/765
Group 9	2	Lack of community bus route connecting Cove point playground, CRE and new town center
Group 9	0	Will there be a traffic count after Southern Connector is open? By SHA.
Group 9	1	Fewer land use restrictions on Village Edge
Group 9	7	Need for multilevel housing on top of businesses surrounding Village Green
Group 9	2	Need to spread Town Center north to industrial park
Group 9	0	Traffic for compactor site
Group 9	1	Lack of access from Route 4 to Appeal Road
Group 9	1	Not enough storm water management for all additional paved surfaces
Group 9	0	What will happen to Village Green
Group 9	1	Town Square Drive not wide enough and poor storm water management
Group 9	0	Poor shoulder on Rousby Hall Road – Bike lane
Group 9	1	765 north of Appeal Lane to 497 too narrow and bike lane
Group 9	0	Poor left turn clearance from Rousby Hall Road onto Trueman Road
Group 10	2	Plan for Mt. Lusby
Group 10	4	Traffic flow to St. Mary's tunnel
Group 10	0	Traffic safety – Fast Stop: left turns onto Rousby Hall Road from the Fast Stop dangerous, and Lusby Center intersection: illegal left turns
Group 10	5	More diverse commercial – less duplication
Group 10	1	Left turn into Lusby Liquors
Group 10	1	More diverse architecture, mix use with small town atmosphere (no auto shops or centers, add movie theater)
Group 10	4	More pedestrian access between shopping centers (over and under passes)
Group 10	0	Better directional signage from 765 into Lusby Commons near Guidos

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Group 10	5	Green box site out of the center of town but maintain 2 sites (keep site on Route 2/4 east)
Group 10	1	Impact on the aquifer with intense development within Lusby (in and out of Town Center)
Group 10	0	Expand current library – keep current location close to proposed boy and girls club, senior housing and schools (Appeal Lane)
Group 10	1	Maintenance of landscaping and forestry within developments (private and public) enforcement
Group 10	3	Move forward quickly with Village Green
Group 10	0	No U-turn signage needed at 765 and 760 heading South on 765
Group 10	1	Access to CRE from Lusby Commons and access to Bank of America coming from north
Group 10	0	Access to Lusby Liquors from Lusby Commons and from the north now it is only a single lane
Group 10	0	Lusby Parkway completion to Lusby Center without affecting CRE property owners
Group 10	3	Affordable housing in EC/TC zone
Group 10	0	Hump in road at 760 and 765 intersection – sight distance
Group 10	1	Sidewalks from Appeal Lane down 765 toward Town Center