

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

| <b>GROUP</b>                 | <b>VOTES</b> | <b>CONCERNS</b>  |
|------------------------------|--------------|--|
| <b><i>TRANSPORTATION</i></b> |              |  |
| Group 5                      | 13           | Complete parkway to Town Square (north)  |
| Group 2                      | 11           | Traffic Patterns   |
|                              |              | 1) Town Center boulevard and Trueman Road  |
|                              | 1            | 2) Appeal Lane   |
|                              | 4            | 3) Bank of America   |
|                              |              | 4) Fast Stop   |
|                              |              | 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 1                      | 7            | Traffic flow into Town Center  |
| Group 1                      | 6            | Traffic lights within Town Center become blinking lights late at night   |
| Group 1                      | 4            | Lack of left turn onto Rte. 765 out of Lusby Town Center   |
| Group 3                      | 4            | Road construction not in sync with development – roads must come first   |
| Group 4                      | 4            | Safety regarding high school and middle school access  |
| Group 10                     | 4            | Traffic flow to St. Mary's tunnel  |
| Group 1                      | 3            | Parkway needs to connect to Town Square Drive  |
| Group 7                      | 3            | Traffic patterns in downtown Lusby – confusing, unsafe and too restrictive   |
| Group 1                      | 2            | Improve egress and ingress for emergency services  |
| Group 1                      | 2            | Problem: crossing Route 4 from Coster Road (West) to Rousby Hall Road  |
| Group 3                      | 2            | Road to nowhere (Parkway)  |
| Group 5                      | 2            | Improve intersection at Rousby Hall and Trueman Road   |
| Group 5                      | 2            | Intersection at Parkway and Rousby Hall Road   |
| Group 5                      | 2            | Better traffic flow  |
| Group 8                      | 2            | Intersection at P.O. Town Square Drive (unsafe)  |
| Group 8                      | 2            | Better traffic signs coming out of Lusby Town Center (Food Lion) and tough getting out of Giant Shopping Center            |
| Group 9                      | 2            | Lack of community bus route connecting Cove point playground, CRE and new town center                                      |
| Group 1                      | 1            | Access to Lusby Liquors and American Legion  |
| 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 3                      | 1            | Improperly marked turn lanes (into dump, right turn lane past the parkway, Rousby Hall and H G Trueman intersection)       |
| Group 6                      | 1            | Manage access points   |
| Group 7                      | 1            | Why so many circles in such a small area?  |
| Group 7                      | 1            | What's the plan for widening roads for the anticipated volume of cars, bicycles & pedestrians?                             |
| Group 7                      | 1            | Additional traffic on Thomas Johnson Bridge (the impact on commuters from Calvert)   |
| Group 8                      | 1            | Intersection at Lusby Parkway and Rousby Hall Road (unsafe)  |

| <b>GROUP</b>                     | <b>VOTES</b> | <b>CONCERNS</b>   |
|----------------------------------|--------------|---|
| Group 8                          | 1            | No internal connector to Bank of America  |
| Group 9                          | 1            | Lack of access from Route 4 to Appeal Road  |
| Group 10                         | 1            | Left turn into Lusby Liquors  |
| Group 10                         | 1            | Access to CRE from Lusby Commons and access to Bank of America coming from north  |
| <b>TOTAL</b>                     | <b>101</b>   |   |
| <b>RECREATION/VILLAGE GREEN</b>  |              |   |
| Group 6                          | 21           | Youth and family oriented facilities  |
| Group 3                          | 7            | Village green atmosphere – define what we want  |
| Group 3                          | 5            | Green Space!!   |
| 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 8                          | 4            | Lusby Green – What is the time limit to develop?  |
| Group 6                          | 3            | Town Park   |
| Group 10                         | 3            | Move forward quickly with Village Green   |
| Group 8                          | 2            | Control atmosphere of businesses around Village Green   |
| Group 2                          | 1            | Zoning in Village green seems incompatible with Green idea  |
| Group 5                          | 1            | Recreation in Town Center   |
|                                  |              | 1) Green spaces and park benches  |
|                                  |              | 2) School playgrounds   |
|                                  | 2            | 3) Commercial recreation  |
|                                  |              | 4) Indoor pool  |
| <b>TOTAL</b>                     | <b>53</b>    |   |
| <b>LAND DEVELOPMENT/LAND USE</b> |              |   |
| Group 1                          | 8            | Extend northern Town Center boundaries to Cove Point Road, East and West  |
| Group 6                          | 8            | Don't overbuild   |
| Group 5                          | 7            | Too much development – too fast – empty stores  |
| Group 9                          | 7            | Need for multilevel housing on top of businesses surrounding Village Green  |
| Group 7                          | 5            | More information on what is coming and where it is going to be located (residential, office, commercial)  |
| Group 3                          | 3            | Over development  |
| Group 10                         | 3            | Affordable housing in EC/TC zone  |
| Group 1                          | 2            | Zoning Ordinance does not require utilities to be underground   |
| Group 1                          | 2            | Check and balance of development process to meet Town Center ordinance criteria   |
| Group 4                          | 2            | Are we moving towards over building?  |
| Group 9                          | 2            | Need to spread Town Center north to industrial park   |
| Group 4                          | 1            | Encourage mixed use – apartments above  |
| Group 4                          | 1            | Adequate planning for development - sprawl  |
| Group 9                          | 1            | Fewer land use restrictions on Village Edge   |
| <b>TOTAL</b>                     | <b>52</b>    |   |

| <b><i>BICYCLE PEDESTRIANS / SIDEWALKS</i></b> |           |   |
|---|-----------|---|
| 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 6                                       | 6         | Traffic safety and pedestrian safety Rtes 760 and 765 intersection. Lighting (streets and pedestrian)   |
| Group 8                                       | 6         | Sidewalks and bike trails to communities. Grants to help CRE fund? Assistance to write grants!  |
| Group 10                                      | 4         | More pedestrian access between shopping centers (over and under passes)   |
| Group 5                                       | 3         | Bicycle paths   |
| Group 5                                       | 3         | Pedestrian walkways and security  |
| Group 7                                       | 1         | Are there going to be crosswalks between the shopping centers?  |
| Group 9                                       | 1         | 765 north of Appeal Lane to 497 too narrow and bike lane  |
| Group 9                                       | 1         | Pedestrian access between Village Green and Giant   |
| Group 10                                      | 1         | Sidewalks from Appeal Lane down 765 toward Town Center  |
| <b>TOTAL</b>                                  | <b>32</b> |   |
| <b><i>ENVIRONMENT</i></b>                     |           |   |
| Group 4                                       | 11        | Ensure that environmental concerns are met, i.e. more trees, green buildings, recycling receptacles, pedestrian benches, shuttle service (electric carts)                                 |
| Group 7                                       | 10        | Further deterioration of Lake Lariat due to additional development  |
| Group 1                                       | 3         | Clean up of storm water management pond and surrounding area of debris off Lusby Parkway Gott Property  |
| Group 2                                       | 2         | Planting or preserving trees – in building areas  |
| Group 6                                       | 1         | Water pollution from increased development  |
| Group 9                                       | 1         | Town Square Drive not wide enough and poor storm water management   |
| Group 9                                       | 1         | Not enough storm water management for all additional paved surfaces   |
| Group 10                                      | 1         | Impact on the aquifer with intense development within Lusby (in and out of Town Center)   |
| <b>TOTAL</b>                                  | <b>30</b> |   |
| <b><i>TOWN CENTER APPEARANCE</i></b>          |           |   |
| Group 1                                       | 11        | Eye sore “Mt. Lusby”  |
| Group 8                                       | 7         | What’s up with Mt. Lusby?   |
| Group 2                                       | 2         | Dirt mountain looks bad   |
| Group 10                                      | 2         | Plan for Mt. Lusby  |
| Group 10                                      | 1         | More diverse architecture, mix use with small town atmosphere (no auto shops or centers, add movie theater)   |
| <b>TOTAL</b>                                  | <b>23</b> |   |
| <b><i>LIBRARY</i></b>                         |           |   |
| Group 3                                       | 10        | New library/community center (internet access)  |
| Group 5                                       | 9         | Library   |
| Group 4                                       | 1         | New library – adequate  |
| Group 6                                       | 1         | Combination of Library and Community meeting room facilities  |
| <b>TOTAL</b>                                  | <b>21</b> |   |

| <b><i>ECONOMIC DEVELOPMENT</i></b> |            |  |
|------------------------------------|------------|--|
| Group 2                            | 5          | Need diversity – i.e. electronics, clothing stores   |
| Group 7                            | 5          | More information on what is coming and where it is going to be located (residential, office, commercial) |
| Group 10                           | 5          | More diverse commercial – less duplication   |
| Group 3                            | 1          | Farmer’s Market  |
| Group 3                            | 1          | Why isn’t the business park part of the plan?  |
| Group 4                            | 1          | Encourage mixed use – apartments above   |
| Group 7                            | 1          | Broader mix of businesses (not the same stores within a 20 mile radius)                                  |
| <b>TOTAL</b>                       | <b>19</b>  |  |
| <b><i>WASTE MANAGEMENT</i></b>     |            |  |
| Group 10                           | 5          | Green box site out of the center of town but maintain 2 sites (keep site on Route 2/4 east)              |
| Group 5                            | 3          | Compactor site – relocate  |
| Group 2                            | 2          | Waste site relocation/traffic entry location   |
| Group 2                            | 2          | Speed move of waste site away from restaurants, etc. – health issues                                     |
| Group 3                            | 2          | Compactor site on east side of highway   |
| Group 4                            | 1          | What will happen to trash compactor site? Traffic hazard? Move site, but NOT across Rte. 4               |
| <b>TOTAL</b>                       | <b>15</b>  |  |
| <b><i>ENFORCEMENT</i></b>          |            |  |
| Group 7                            | 1          | Shopping carts in the middle of Rousby Hall Road (kids playing)  |
| Group 10                           | 1          | Maintenance of landscaping and forestry within developments (private and public) enforcement             |
| <b>TOTAL</b>                       | <b>2</b>   |  |
| <b>GRAND TOTAL</b>                 | <b>340</b> |  |