

**Lusby Center Master Plan Update Kick-off Meeting, 1/31/2008**  
**Results of Basic Concepts Assignment**

	The Lusby Town Center Master Plan sets forth four basic concepts for the plan (Page 9)	
<b>#1 Concept</b>	<b><i>A Town Center, sufficiently compact to encourage walking and bicycling, where residents can live and work and enjoy recreational opportunities.</i></b>	
	Group 1	Keep concept, but add “safety” with reference to pedestrian and bike circulation
	Group 2	Still valid? Policies
	Group 3	Concepts 1 and 4 seem to be in conflict
		Keep
	Group 4	Distances too great for walking now. Focus on road access – would need pedestrian crosswalk or overpass. Can aging population really walk these distances?
	Group 5	Still applies
	Group 6	Valid
	Group 7	Wonderful concept – opportunity in the core lost
	Group 8	“Yes” but monitor
	Group 9	Yes but ensure connectivity for bike/pedestrians
	Group 10	Still valid
<b>#2 Concept</b>	<b><i>A destination, not a through-way, where buildings embrace the streets with generous sidewalks and landscaping, and a parking is mostly located on street or behind buildings.</i></b>	
	Group 1	Keep
	Group 2	Strengthen language on parking
	Group 3	Keep
	Group 4	Valid – but disappointed that parking is now in front of buildings rather than behind them.
	Group 5	Still applies
	Group 6	Parking is mostly located on street – but no street parking?
	Group 7	Agree with concept, but feel it has not been implemented.
	Group 8	Yes – Village green is key!!
	Group 9	Yes, but make sure its architecture is pleasing
	Group 10	6 vote a valid concept. 2 vote not feasible. Streetscape plan seems to be gone. Parking behind buildings and street parking.

<b>#3 Concept</b>	<b><i>A mix of uses where commerce, institutions, housing and recreation are combined in traditional forms</i></b>	
	Group 1	Keep
	Group 2	Better defined
	Group 3	Keep
	Group 4	We would like this to work – a valid <u>objective</u>
	Group 5	Still applies – “Devil is in the details”
	Group 6	Valid – need to achieve it!
	Group 7	Agree with mix without the housing
	Group 8	Yes
	Group 9	Yes, less emphasis on recreation
	Group 10	Valid (no auto stores or centers) (Add movie theater)
<b>#4 Concept</b>	<b><i>A rural village quality with a focus on preserving key environmental resources.</i></b>	
	Group 1	Keep
	Group 2	Ok for now
	Group 3	Need understandable definitions “Rural Village vs. the other three that are defined” as sub-areas
		Clarify concept
		Concepts 1 and 4 seem to be in conflict
	Group 4	Ignored? “We blew it” “One story buildings good”
	Group 5	Applies but move to concept #1
	Group 6	How to achieve it? Absolutely wanted – move to first priority.
	Group 7	Gone, eliminate concept
	Group 8	Yes
	Group 9	No, Town Center with attractive landscaping
	Group 10	Would like to see existing pond in office/residential area reserved (focal point)
<b><i>Additional concepts and concerns:</i></b>		
	Group 1	All concepts need to be enforced and ordinances written to back up concepts.
	Group 2	Architectural review
	Group 3	Village green – use as a center for community activities