

**Prince Frederick Town Center Master Plan  
and Zoning Update  
College of Southern Maryland  
115 J.W. Williams Road, Prince Frederick, MD 20678  
Monday March 2, 2020  
7:00 PM Public Meeting**



**Small Group Topic Discussion Comments**

Transcribed from the Flip Chart Notes

**Red Group Comments**

**Town Center Vision**

- Don't double the size of Prince Frederick!
- Less traffic and large scale development
- Better water quality
- No more strip development
- Aesthetically pleasing, better landscape, cultural/recreation center for community gathering (centralized)
- Attractive, walkable, mixed use community with access to community spaces and trails with net zero impact and housing for all incomes
- Traffic accommodates development
- Centralized, real town center
- Pedestrian bridge

**Heritage and Recreation Opportunities**

- Activities for youth and families
- Adequate space for all
- Expand trails
- Age-appropriate recreation
- Fitness-walking areas that connect to the natural landscape
- Pocket parks
- Long trails, ex. Prince Frederick to river
- Trails as tourist amenities
- Connect Prince Frederick to trails, river, bay
- Sidewalks wide enough for multiple people
- More trees
- Town Center that looks like a town center
- Adequate parking with multiple uses
- Pedestrian friendly structure and development within Prince Frederick
- More open, field-like space
- Historic markers, wayfinding signs, preserve and give credit to (acknowledge) culture and history

**Land Use**

- Support diversity of income/affordable housing
- Hospital expansion, partly due to necessary accommodation of those sickened by arsenic from water

- Architectural construction standards
- Diverse housing in terms of income and style/type
- Mixed housing types for all income levels
- Locally owned businesses
- Entertainment, experience, and service driven business
- Affordable housing for all incomes and ages (similar to Calvert Pines)
- Code requiring architectural standards supporting the local vernacular
- Change codes to encourage housing diversity

### **Transportation**

- Overpasses
- Expedited public transportation and routes
- Professionally developed traffic plan
- Traffic study to determine what is appropriate and available
- Concerned about future development and impact on traffic
- Transit routes designed to efficiently accommodate riders, smarter, greater number of buses
- Pedestrian friendly structure and development (ex: biking, walking) for the sake of safety, ease of access, recreation, and a sense of a “real town center”
- Complete streets, more bike access and amenities

### **Focus Area**

- Stop cutting down trees for urban development
- Water, water quality, net zero water development, how expansion and increased population affect water
- Old Prince Frederick is under-utilized
- Armory Square area should be central gathering area
- Market Square and Armory Square have character and potential
- Less impervious surface
- Next meeting should focus on creating unity in community

## **Green Group Comments**

### **Town Center Vision**

- Public use mixed with retail
- Housing – mixed use
- More green space
- Pedestrian mobility & safety
- Public art – performing arts
- Green space – include park like acres
- Community center
- Creative use of Old Town

### **Heritage and Recreation Opportunities**

- Historical – include guided trails, background – tobacco museum
- Lakes, paddle boats
- Mini-parks
- Teen activities that would interest them

- Bandstand
- Fitness Trails
- Biking opportunities
- Agri-tourism
- Connect the art, trails, history that already exist
- Big farmers market

### **Land Use**

- Expand town Center (N, S, E, W)
- Environmental sensitivity
- Mixed use – residential and commercial
- More setbacks, green space
- Larger land mass
- More restaurants
- Underground parking
- Underground electrical
- Need more diversity in housing – senior, independent living, mixed, retired, affordable starter, condos
- Housing for homeless
- Intergenerational housing

### **Transportation**

- Trolley circulator w/in Prince Frederick
- Speed Humps
- Walkable skywalk over Rt. 4
- Safer bike lanes on Rt. 4
- Trails need emergency call system
- Extend W. Dares Beach Rd. to College of Southern Maryland (CSM)
- Coordinate land use w/traffic

### **Focus Area**

- Main Street – very underutilized
- No cohesion
- CSM underutilized
- Dares Beach/Old Middle School

### **Next Workshop:**

- More diversity of participants
- Better PR ahead of time
- Expand Town Center (N,S,E,W)
- What don't we want to see in Prince Frederick Town Center:  
Liquor, nail, mattress, etc. stores
- Incentive for using existing resources
- Re-use
- Variety for economic development and uses

## **Blue Group Comments**

### **Town Center Vision**

- Hub – where people want to come to gather and want to be there
- A place for businesses/services like medical and retail, but not industrial
- Need an anchor/attraction for community and outsiders
- Small scale, reflects local character
- Retreat center or lodging, conference center

### **Heritage and Recreation Opportunities**

- Paved trail
- Historical interest – enhanced
- Cultural arts center
- Bike trail – not on main road
- Retain agricultural heritage – highlight, make it a destination
- Farmers market
- Connect and make accessible to water
- Indoor recreational activities for kids
- Large facility for graduations
- Music venue
- Athletic field/little league baseball like at Dunkirk

### **Land Use**

- Locally based commerce, not chain stores
- Village green – music, arts, picnics and farmers market
- Senior Living
- Incentives for upscale retail – like Macy's
- Home Depot – Lowes
- Active places for kids – ex. roller rink (no screens)
- Need more diversity in housing, not all at same income level
- Need more diversity in style, layout
- New building should reflect character of Calvert County Government. Do not want something that looks like Billingsly Rd. in Charles Co.
- Need senior housing – other than apts.
- Need age in place communities
- Allow mother-in-law apts. or tiny houses

### **Transportation**

- Current bike paths – on main road – too scary
- Now have to drive everywhere
- Wants town center that is walkable – now it is just a parking lot
- Want clusters of small shops
- Revisit the recommendations of the concept from Charrette
- Idea of Transp. Needed in and out
- Also need transportation in Prince Frederick loop
- Complete East Loop Road

### **Focus Area**

- Old Town Center – Main Street

- Old Middle School site – carnival playfields
- All of it – people see it as a drive through
- Revive Prince Frederick Town Center
- Turn Goldstein’s into a collection of smaller stores (local)
- Encourage local businesses, downplay chains
- Focus on how to make things happen
- Make clear how all of the pieces fit together
- Feasibility study, who pays?
- Cost benefit analysis
- Quality of life

## **Yellow Group Comments**

### **Town Center Vision**

- Unique shops
- Walkable
- Restoration of Old Town
- Rt. 4 Traffic
- Less vacant commercial property
- Variety of Housing
- Serve the many (not few)
- Update infrastructure (H2O/sewer)
- Walking/Biking
- No big box stores
- “Bridging” Rt. 4 (pedestrians)
- Town green
- Places to congregate (proud of Library)
- Unique space
- Trees/Vegetation
- Best use of old middle school site
- Bus stop with connection to Metro
- Traffic optimization

### **Heritage and Recreation Opportunities**

- Outdoor walking areas
- Special events (concerts, farmers market)
- Town green (gazebo)
- Historical presentation/reclamation
- Indoor sports facility
- Indoor walking trail
- Calvert Heritage Day/Week
- Youth activity center
- Drama theater
- Disc golf course
- Bike Paths
- More campgrounds

- Use private-owned ballfields and community centers
- Dog park
- Volleyball, bocce ball

### **Parks/Trails**

- Bike Paths
- Different terrain trails (flat vs. hilly)
- Promote existing parks/trails (like around Phillips House)
- Discovery/Nature trails (use existing stormwater management ponds)
- Heritage trail

### **Land Use**

#### Commercial Shops:

- Unique shops - artist centers/shops
- Mixed generation (seniors/young) living & shops
- More local/less chains
- Clothing stores
- Grow hospital
- Attract jobs (hi tech)
- Homes for those who return
- Museum
- Upper bounds on residential density (~32K potential)

#### Housing Type Diversity:

- Transitional housing for vets/homeless
- More affordable housing
- Connect sidewalks

### **Transportation**

- Improve transportation
- Control growth
- More public transit (more buses)
- Connect sidewalks (“walking bridge”)
- Park n Ride to Metro
- Publicize new ideas/offerings
- Match transit to employee needs
- Bike lanes/wider shoulders/paths/trails
- Prince Frederick bypass
- Parking (more)
- Make getting license easier for low-income
- Re-vitalize Old Town

### **Focus Area**

#### What is under-utilized?

- Old Town after 5pm/Sundays

- Old Middle school site
- Ability to get to Bay (access/avenues)
- Take advantage of mixed-use zoning
- Use existing vacancy to meet need for centralized County Gov't services
- Use of signage on Rt. 4 to direct to county services
- Parking garage behind county

Next Workshop Focus

- Armory Square
- Old Town
- Transportation
- Traffic
- County office building

Prepared by the Calvert County Department of Planning & Zoning, March 6, 2020.