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II. Community Preferences Report

A. Community Input to Obtain Preferences

The planning process for the update of the Kent Narrows Community Plan included a number of opportunities to engage public opinion to identify community issues and to determine preferences for future development of Kent Narrows. The following is a listing of those methods to obtain opinions and to measure preferences.

- CAC & TAC Focus Group Discussions
 - Kent Narrows Land Use Checklist
 - Visual Preference Survey
- Community Survey
- CAC & TAC Study Area Tour
- CAC Visioning Workshop

The following is a brief description of each method followed by a summary of input results.

CAC & TAC Focus Group Discussions

Methods used to identify preferences included group discussions with both the CAC and TAC to identify responses to the following questions:

- What do you hope to accomplish as a participant in preparing a community plan for Kent Narrows?
- What do you like about Kent Narrows? (*assets*)
- What don't you like about Kent Narrows? (*issues and concerns*)
- What would you like to change about Kent Narrows? (*opportunities*)

Responses to these questions were utilized to identify community assets, key issues, opportunities and preferences to support the development of a community vision statement and plan goals and objectives. Responses provided by TAC members were logged; responses by CAC members were logged and prioritized individually, then reviewed and reprioritized by the group. During discussions, the community vision statement and the plan purpose, goals and objectives of the current plan were reviewed, discussed and modified. Additional input was received from the community at-large with respect to the language contained in the community vision statement as part of the Community Survey.

Kent Narrows Land Use Checklist

Early in the planning process, the consultant team created a land use checklist that included draft language for a vision statement. The land use checklist included land uses that are currently permitted by right and through conditional use in the Waterfront Village Center (WVC) Zoning District. Additional uses were added to the checklist based upon discussions with the CAC and TAC. And finally, the list of land uses was augmented with uses typical of waterfront communities with an interest in attracting year-round tourism. Responses to indicate preferred land uses in the Kent Narrows community were obtained from the CAC and the TAC. Responses were tabulated for each committee and then utilized to augment general responses to the Community Survey. An abbreviated listing of land uses from the checklist was included as part of the Community Survey. Results are described in Section B, Summary of Community Preferences.



Visual Preference Survey (VPS)

A visual preference survey was administered to the TAC for response and input about the types of land uses in Kent Narrows and the style, density/mass and architecture of structures. This input was utilized to prepare a visual preference survey to be administered to the CAC. A visual preference survey was conducted for Kent Narrows using the Citizen Advisory Committee (CAC) in June 2005. Responses to both preference surveys were utilized to support development of the future concept plan, development of the future land use plan and design standards for the study area.

Definition of a VPS

A VPS is an innovative and successful technique that enables citizens to evaluate physical images of natural and built environments. The process involves asking participants to view and evaluate a wide variety of slides depicting streetscapes, land use, site designs, building type, aesthetics and amenities. Individual scores indicate the level of preference for each of the images viewed. The results are analyzed to determine what is appropriate for the community. The following includes analysis methodology, presentation of results, summary of preferences and images used in the VPS.

Methodology

The group was asked to view a number of slides (images) for approximately 10 seconds each. Each participant was provided an individual response sheet to record their response indicating the level of appropriateness of the image in terms of building type and suitability of development for Kent Narrows. The group was shown and responded to thirty slides. Response options included strongly oppose, oppose, no preference, some preference, and strong preference. A sample of the collection instrument is provided after the slide section of this document.

At the end of the slide presentation, the survey instrument was collected and tallied. Each response option was assigned a weight factor, whereby the weights included; strongly oppose (-2), oppose (-1), no preference (0), some preference (1), and strong preference (2). The number of responses for each response option was summed and an average response value was calculated for each slide. The tallies for each response and average response value for each slide are provided in the results section. One slide was purposely repeated (slide 17 and 20) to test and determine consistency in response values.

Results

Using the previously described weight factors, a value for each slide was determined using the range of -2 to +2. The overall response to the slides was positive with an average response value of 0.9 or some preference. Two slides with polar responses include strong opposition for Slide 2, and strong preference for Slide 30 (shown below).



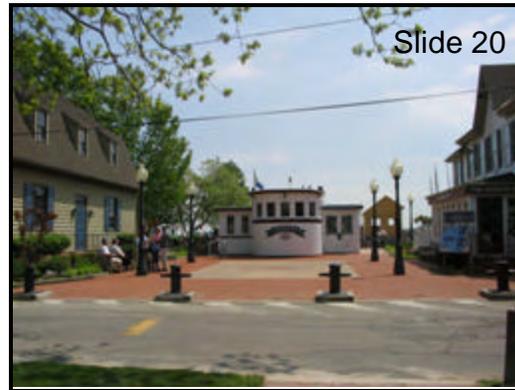
Average Response -2.0



Average Response 1.9



Test slide(s) number 17 and 20 (shown below) received a consistent response rate of 1.6 or strong preference.



Ten CAC members participated in the visual preference survey and the following table (Table 1) provides the tallies and average response rate for each slide shown.



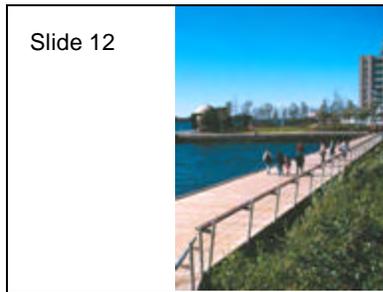
Table 1: VPS Slide Responses

Response Weight	-2	-1	0	1	2	0.9
Slide Number	Strongly Oppose	Oppose	No Preference	Some Preference	Strong Preference	Average
1	0	0	3	3	4	1.1
2	10	0	0	0	0	-2.0
3	0	1	0	3	6	1.4
4	1	2	4	2	1	0.0
5	0	2	1	5	2	0.7
6	0	0	2	3	5	1.3
7	0	0	1	4	5	1.4
8	1	0	0	4	5	1.2
9	0	0	0	5	5	1.5
10	0	0	2	2	6	1.4
11	0	0	0	5	5	1.5
12	0	0	1	2	7	1.6
13	1	0	4	2	3	0.6
14	1	1	0	4	4	0.9
15	2	3	2	3	0	-0.4
16	0	0	5	2	3	0.8
17	0	0	1	2	7	1.6
18	1	2	2	3	2	0.3
19	0	2	1	4	3	0.8
20	0	0	1	2	7	1.6
21	1	0	1	4	4	1.0
22	0	2	5	3	0	0.1
23	2	0	1	5	2	0.5
24	1	0	0	5	4	1.1
25	0	2	3	1	4	0.7
26	0	0	0	5	5	1.5
27	0	0	0	4	6	1.6
28	1	1	5	2	1	0.1
29	0	0	3	4	3	1.0
30	0	0	0	1	9	1.9

Other than the polar slides, the top preferred slides included Slides 12, 17/20, 26, and 27; while the top opposition slides included Slides 4, 15, 22, and 28. Note, that the latter three slides of the top opposed and strongly opposed slides had an average response value of -0.4 to 0.1 or no preference. The top preferred and opposed slides are depicted on the following page.



Top Preferred Slides:



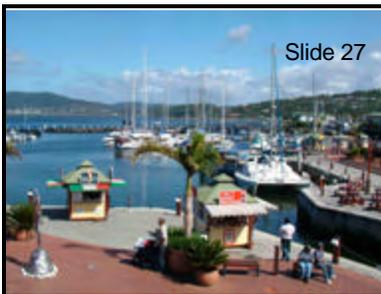
Average Response 1.6



Average Response 1.6



Average Response 1.5



Average Response 1.6

Top Opposed Slides:



Average Response 0.0



Average Response -0.4



Average Response 0.1



Average Response 0.1



Summary of Slides



Slide 1

Average Response 1.1



Slide 2

Average Response -2.0



Slide 3

Average Response 1.4



Slide 4

Average Response 0.0



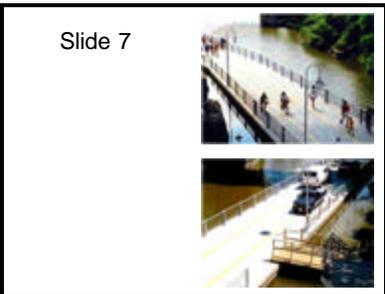
Slide 5

Average Response 0.7



Slide 6

Average Response 1.3



Slide 7

Average Response 1.4



Slide 8

Average Response 1.2



Slide 9

Average Response 1.5



Slide 10

Average Response 1.4



Slide 11

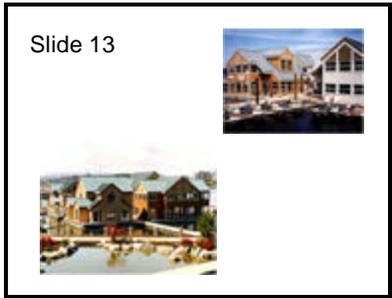
Average Response 1.5



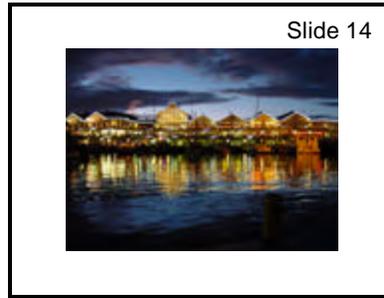
Slide 12

Average Response 1.6

Kent Narrows Community Plan APPENDIX



Average Response 0.6



Average Response 0.9



Average Response -0.4



Average Response 0.8



Average Response 1.6



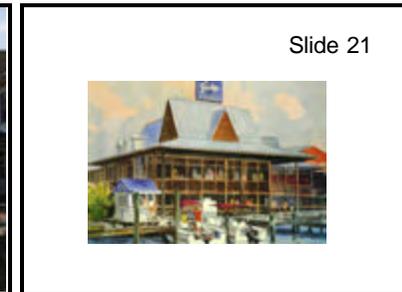
Average Response 0.3



Average Response 0.8



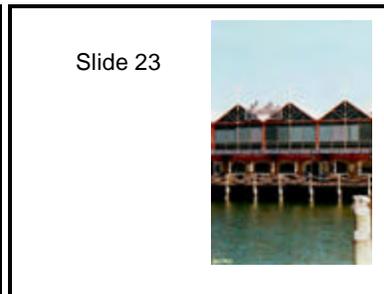
Average Response 1.6



Average Response 1.0



Average Response 0.1



Average Response 0.65



Average Response 1.1



Average Response 0.7



Average Response 1.5



Average Response 1.6



Average Response 0.1



Average Response 1.0



Average Response 1.9

Community Survey

The community survey was developed to collect opinions and preferences about a community vision statement and to identify priority land uses, facilities and activities that the community felt should be available within Kent Narrows Growth Area. The community survey was developed by the consultant team and tested with the TAC and CAC. Both the TAC and the CAC completed a test survey in order to provide input to finalize the survey prior to administering it to the local and regional community at-large. The community survey was publicized by the Queen Anne's County Department of Planning and Zoning, mailed to residents and business owners in the study area, distributed at local restaurants and other key locations and posted on the County's website for on-line response. The community survey was conducted during the month of May 2005. A total of 168 responses to the survey were collected. A summary with more detailed information of survey responses is provided in Section B, Summary of Community Preferences and Survey Results.

Study Area Tour

Members of the CAC, TAC and Consultant Team participated in a boat tour of the study area shoreline. The Consultant Team photographed and video taped the shoreline of the study area. During the tour, members of the CAC and TAC provided background information about vacant/abandoned buildings, existing development and planned development along the shore, provided ideas about possible uses along the shoreline and identified a desire to make pedestrian connections. Upon completion of the boat tour, members of the Consultant Team conducted a walkabout within the community taking notes and photographs of existing conditions. Members of the Consultant Team met with representatives of Wells Cove, Mears Point Marina and Piney Narrows Yacht Haven. The boat tour and walkabout were conducted on May 20, 2005. A photo display of images captured during the tour was presented to the CAC and TAC during June meetings. The images collected are presented in Figures 2 through 5 which represent the northeast, southeast, southwest and northwest quadrants.



Figure 2: Northeast Quadrant



Figure 1



Figure 4: Southwest Quadrant

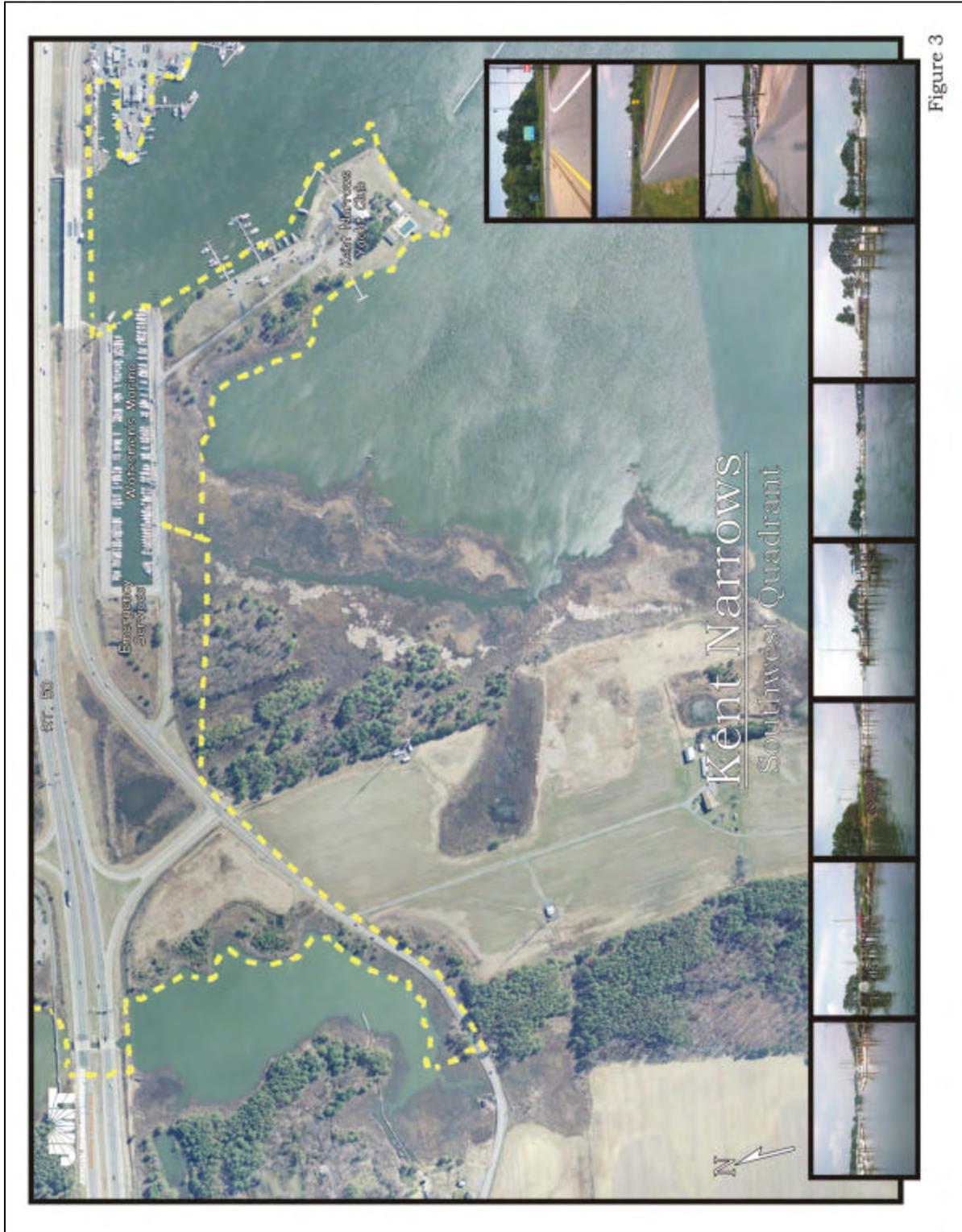
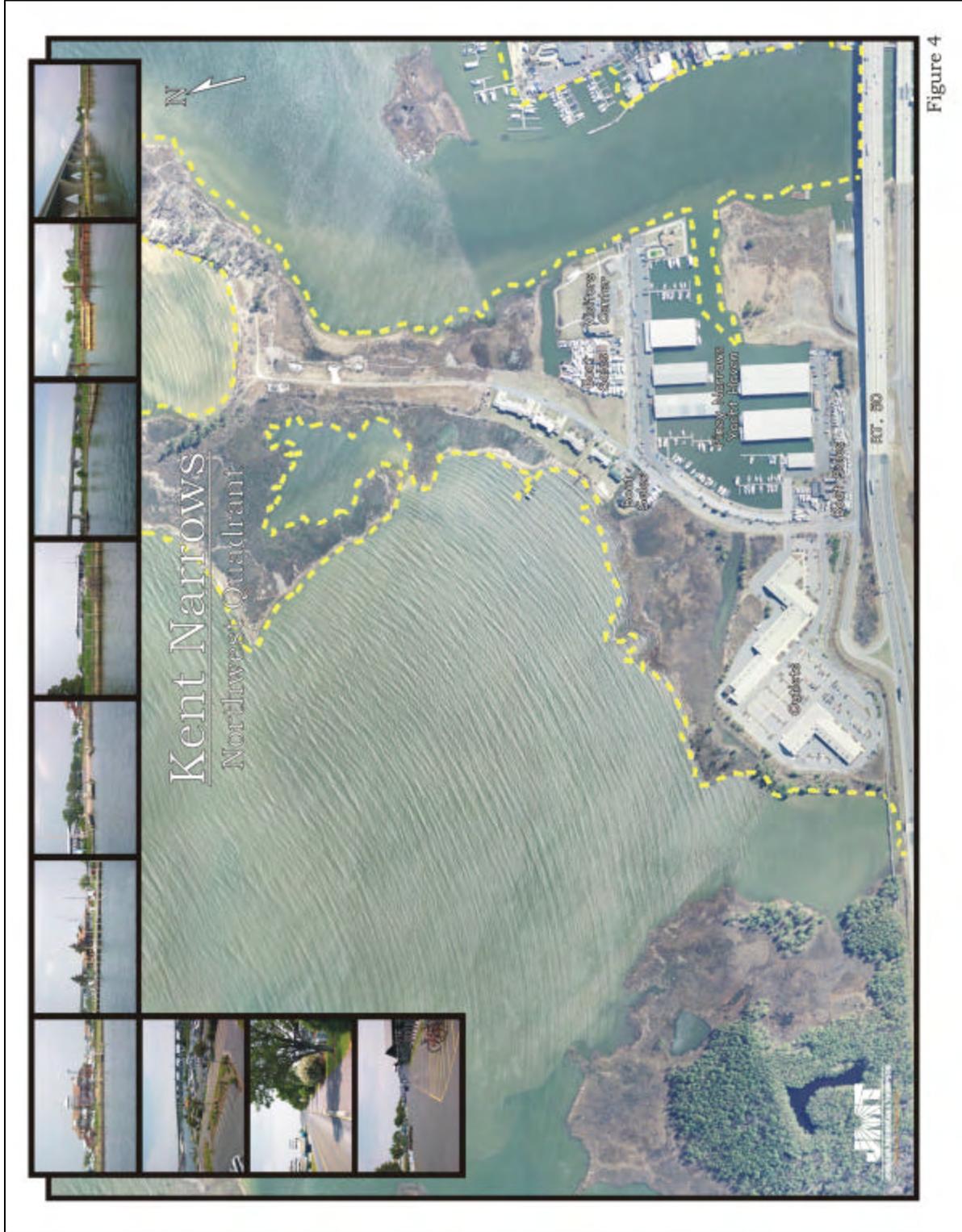




Figure 5: Northwest Quadrant





CAC Visioning Workshop

The Consultant Team, with assistance from County staff, conducted a visioning workshop with the CAC members. The Consultant Team prepared and presented information about existing conditions within the study area with respect to land use, transportation, natural environment and public facilities and services. Maps of existing conditions and maps enhanced with photographs of locations within the study area were presented with discussion about opportunities sites within the study area. The CAC membership was broken into groups to consider the information presented and discussed to date to develop a vision concept for future development of the Kent Narrows. The CAC members were asked to building consensus around the type and location of uses to be considered for new development and redevelopment within the study area.

The map exercise included the use of a large scale map of the Kent Narrows area with specific lots shaded as opportunity sites and to scale symbols of land uses and amenities. Each group was instructed to work collaboratively to discuss possible opportunities for identified sites as well as any other sites the group identified as suitable for consideration. The group discussed possible development opportunities for land, shoreline and waterway immediately along the shore. The group also was asked to consider future development of Kent Narrows as a year-round destination that would be developed using a *GEO-TOURISM* approach. *GEO-TOURISM is tourism that sustains or enhances the geographical character of the place being visited including its environment, culture, aesthetics, heritage and the well-being of its residents.* The groups were encouraged to use symbols, notes and graphics to develop a concept for further development of the Kent Narrows. Each group presented their development concept followed by review and comment by individual members. Comment cards were used to capture additional detailed comments. The results are depicted in Section III, Development Concepts.



B. Summary of Community Preferences & Survey Results

Community Survey respondents provided a ranking of priority land uses, activities, and facilities grouped by level of importance. The following are those responses that were ranked extremely important, very important and important by the CAC and TAC along with a summary of community survey responses and comments. Based upon community preference, these land uses, activities and facilities should provide the basis for development of the future plan for Kent Narrows.

Table 2: Priority Land Use, Activities and Facilities

Land Uses / Facilities / Activities	CAC	TAC	Community Survey	Community Comments
Recreational Facilities				
Nature areas and wildlife sanctuaries	♦	♦	♦	Preservation of environmentally sensitive areas, Parks and Open Spaces
Marinas	♦	♦	♦	Marina
Boat launches	♦	♦	♦	Boating/ Launches, Public access to water for leisure & recreation
Fishing	♦	♦	♦	
Institutional & Commercial Establishments				
Conference center	♦	♦		
Market/fresh produce and seafood market		♦	♦	Markets (seafood, farmers etc)
Restaurants	♦	♦	♦	Casual dining
Specialty retail establishments	♦			
Marine service activities		♦		
Educational and environmental activities	♦	♦		
Residential Uses				
Apartments/Condominiums	♦	♦		
Townhouses	♦			
Rental Apartments/Condominiums		♦		
Other			♦	Year-round residents
Industrial Operations				
Boat building, repair and maintenance		♦		
Arts/Crafts studios	♦	♦		
Aquaculture	♦			
Marinas	♦	♦	♦	Working waterfront marine and fishing activities



Table 2: Priority Land Use, Activities and Facilities (continued)

Land Uses / Facilities / Activities	CAC	TAC	Community Survey	Community Comments
Public Spaces & Uses				
Public plaza areas	♦	♦		
Band stand/amphitheatre	♦	♦		
Landscaped public areas	♦	♦		
Access to public open space			♦	
Parking & Transportation				
Public parking		♦		
Boardwalks		♦	♦	
Pedestrian/bicycle path network	♦	♦	♦	Trails and paths, Bicycling and Walking as a major form of transportation
Pedestrian crosswalks	♦	♦		
Pedestrian scale lighting	♦		♦	Lighting
Sidewalks	♦		♦	Sidewalks / Pedestrian walkways

Issues related to land use, not listed in Table 2 of high importance to the CAC include development density, development heights, water quality (including pressure), water depth in the channel (becoming shallower), better communications with the Tourism Office, and the breakwater needs marking with reflective material. Additional issues related to land use of high importance to the TAC included water access for visitors on both sides of the channel. In general, the two committees were in agreement with respect to ranking of recreational facilities and public spaces and uses.

There was also general agreement among the other topics with the following nuances. With respect to the topic of institutional and commercial establishments, the CAC preferred more specialty retail establishments, while the TAC preferred more market/fresh produce and seafood markets, and marine service activities; for residential uses the CAC considered townhouse a higher priority than did the TAC who preferred rental apartments/condominiums; and on the topic of parking and transportation, the CAC indicated a preference for pedestrian scale lighting and sidewalks, while the TAC's preference was for public parking and boardwalks. The community had similar preferences as noted in the table with comments.

Land Use Check List

A Land Use Check List was developed to include land uses currently permitted within the Waterfront Village Commercial District and land uses typical of a waterfront community. The checklist was completed by members of the CAC and TAC. The uses on the check list and responses from each of the committees were utilized to develop an abbreviated land use listing to be included in the community survey. The following are the results of the Land Use Checklist for each committee (CAC and TAC respectively).



Figure 6: CAC Land Use Check List

<i>Kent Narrows Community Plan Update</i>		<i>CAC Summary Results 8 Responses</i>				
Kent Narrows Land Use Checklist						
<i>Vision Statement: Establish the Kent Narrows as a destination place for visitors and local residents while maintaining the traditional working waterfront character by linking development, people and the water.</i>						
Please check the level of importance of each of the following land uses, facilities and activities with respect to continued development and future development that realizes the above community vision for Kent Narrows. 1=not important; 2=somewhat important; 3=important; 4=very important; 5=extremely important						
Land Uses/Facilities/Activities	Level of Importance					
	1	2	3	4	5	
Recreational Facilities						
Swimming pool	4	1	2	<input type="radio"/>	1	
Tennis courts	3	3	2	<input type="radio"/>	<input type="radio"/>	
Miniature golf	4	2	2	<input type="radio"/>	<input type="radio"/>	
Jogging paths	1	<input type="radio"/>	2	3	2	
Picnic areas	2	<input type="radio"/>	3	2	1	
Nature areas and wildlife sanctuaries	<input type="radio"/>	2	<input type="radio"/>	<input type="radio"/>	6	
Bowling alley	5	3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Outdoor playing fields	5	2	1	<input type="radio"/>	<input type="radio"/>	
Gyms/Spas/Health Clubs	<input type="radio"/>	1	4	3	<input type="radio"/>	
Marinas	<input type="radio"/>	<input type="radio"/>	1	2	5	
Boat launches	<input type="radio"/>	1	1	5	2	
Fishing	1	<input type="radio"/>	2	3	2	
Jet Skiing	3	3	1	1	<input type="radio"/>	
Institutional & Commercial Establishments						
Conference center	<input type="radio"/>	<input type="radio"/>	1	3	4	
Market/fresh produce and seafood market	<input type="radio"/>	<input type="radio"/>	2	4	2	
Restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	3	5	
Specialty retail establishments	<input type="radio"/>	1	2	1	4	
Marine service activities	<input type="radio"/>	1	1	3	3	
Marine events center	<input type="radio"/>	<input type="radio"/>	3	5	<input type="radio"/>	
Educational and environmental activities	1	1	<input type="radio"/>	2	4	
Residential development	2	1	3	2	<input type="radio"/>	
Office and commercial development	1	3	1	3	<input type="radio"/>	
Mixed residential and commercial development	1	2	1	2	2	
Night clubs/bars/taverns	3	<input type="radio"/>	2	3	<input type="radio"/>	
Grocery Store/Convenience Store	<input type="radio"/>	<input type="radio"/>	5	2	1	
Fast food restaurants	5	2	1	<input type="radio"/>	<input type="radio"/>	
Aquarium	3	<input type="radio"/>	2	2	1	
Museums	1	1	1	3	2	
Bed-and Breakfast/Waterfront Inns	<input type="radio"/>	1	3	4	<input type="radio"/>	
Hotels/Motel	<input type="radio"/>	1	3	3	1	
Shopping Centers	3	1	3	1	<input type="radio"/>	
<i>Response by CAC 5/5/05</i>						1



Kent Narrows Community Plan Update

*CAC Summary Results
8 Responses*

Please check the level of importance of each of the following land uses, facilities and activities with respect to continued development and future development that realizes the above community vision for Kent Narrows. 1=not important; 2=somewhat important; 3=important; 4=very important; 5=extremely important

Land Uses/Facilities/Activities	Level of Importance				
	1	2	3	4	5
Residential Uses					
Single Family Residences	4	2	1	1	0
Apartments/Condominiums	2	1	2	2	1
Townhouses	1	2	1	3	1
Rental Apartments/Condominiums	3	2	0	2	1
Industrial Operations					
Boat building, repair and maintenance	0	3	4	1	0
Boat storage	0	5	3	0	0
Seafood processing and packing plants	2	3	2	1	0
Furniture refinishing	5	2	1	0	0
Monument works	6	1	1	0	0
Arts/Crafts studios	1	1	4	1	1
Scientific research	3	3	1	0	1
Testing and experimental laboratories	3	3	1	1	0
Trade shops	2	2	3	1	0
Aquaculture	1	3	2	1	1
Marinas	0	1	1	3	3
Public Spaces & Uses					
Public plaza areas	0	1	1	4	2
Band stand/amphitheatre	2	0	2	2	2
Landscaped public areas	0	0	3	3	2
Library	2	1	3	1	1
Parks and playgrounds	1	2	4	1	0
Parking & Transportation					
Public parking	0	0	2	3	3
Private parking	0	0	5	1	2
Boardwalks	0	0	0	4	4
Water taxis	0	0	2	3	3
Shuttle buses	0	1	3	2	2
Pedestrian/bicycle path network	0	0	0	2	6
Pedestrian crosswalks	0	0	0	2	6
Traffic calming improvements	0	0	1	3	4
Pedestrian scale lighting	0	0	1	2	5
Improved truck/delivery access	0	1	5	2	0
Sidewalks	0	0	1	2	5

Response by CAC 5/5/05



Kent Narrows Community Plan Update

*CAC Summary Results
8 Responses*

Please check the level of importance of each of the following land uses, facilities and activities with respect to continued development and future development that realizes the above community vision for Kent Narrows. 1=not important; 2=somewhat important; 3=important; 4=very important; 5=extremely important

Land Uses/Facilities/Activities	Level of Importance				
	1	2	3	4	5
Other Uses, Facilities & Activities					
Restaurant with dockage	<input type="radio"/>	<input type="radio"/>	1	<input type="radio"/>	<input type="radio"/>
Kiosks with snapshots/historic photos	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	<input type="radio"/>
Density	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1
Height	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1
Water Quality	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1
Movies	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	<input type="radio"/>
Better public water pressure	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1
Better communications with Bridge Tender	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	<input type="radio"/>
Shallowing water depths in channel	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1
Better communications with Tourism Office	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1
DNR Police accessible	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1	<input type="radio"/>
Breakwater needs markings/reflective	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1
Bridge Tender Issues					
• Raising times					
• Fire/EMS notification when raised					
• Boating traffic concerns					
Maritime Museum					
Boutiques/crafty shops					
Navel attractions, docked warship, big sail ship					

Response by CAC 5/5/05

3



Figure 7: TAC Land Use Check List

Kent Narrows Community Plan Update *Note: 9 Staff Members Completed the Checklist.*

Kent Narrows Land Use Checklist

Vision Statement: Establish the Kent Narrows as a destination place for visitors and local residents while maintaining the traditional working waterfront character by linking development, people and the water.

Please check the level of importance of each of the following land uses, facilities and activities with respect to continued development and future development that realizes the above community vision for Kent Narrows. 1=not important; 2=somewhat important; 3=important; 4=very important; 5=extremely important

Land Uses/Facilities/Activities	Level of Importance				
	1	2	3	4	5
Recreational Facilities					
Swimming pool	2	2	3	1	1
Tennis courts	5	2	1	1	○
Miniature golf	2	5	1	○	1
Jogging paths	○	1	1	3	4
Picnic areas	○	○	3	1	5
Nature areas and wildlife sanctuaries	○	○	2	2	5
Bowling alley	4	1	3	1	○
Outdoor playing fields	3	2	2	○	2
Gyms/Spas/Health Clubs	1	○	2	3	3
Marinas	○	○	○	○	9
Boat launches	○	○	○	○	9
Fishing	○	○	1	2	6
Jet Skiing	1	2	4	○	2
Institutional & Commercial Establishments					
Conference center	○	○	○	2	7
Market/fresh produce and seafood market	○	○	2	1	6
Restaurants	○	○	○	1	8
Specialty retail establishments	○	○	1	3	5
Marine service activities	○	○	2	1	6
Marine events center	1	1	○	2	5
Educational and environmental activities	1	○	2	○	6
Residential development	5	1	1	1	1
Office and commercial development	1	2	2	2	2
Mixed residential and commercial development	○	1	2	3	3
Night clubs/bars/taverns	○	1	2	3	3
Grocery Store/Convenience Store	2	1	4	1	1
Fast food restaurants	7	2	○	○	○
Aquarium	2	3	3	○	1
Museums	○	○	2	4	3
Bed-and Breakfast/Waterfront Inns	○	1	3	2	3
Hotels/Motel	○	○	○	4	5
Shopping Centers	3	2	1	2	1

Response by TAC 3/2/05 1
Results as of 4/11/05

Kent Narrows Community Plan APPENDIX



Kent Narrows Community Plan Update

Note: 9 Staff Members Completed the Checklist.

Please check the level of importance of each of the following land uses, facilities and activities with respect to continued development and future development that realizes the above community vision for Kent Narrows. 1=not important; 2=somewhat important; 3=important; 4=very important; 5=extremely important

Land Uses/Facilities/Activities	Level of Importance				
	1	2	3	4	5
Residential Uses					
Single Family Residences	7	○	1	○	1
Apartments/Condominiums	3	2	2	2	○
Townhouses	4	1	2	2	○
Rental Apartments/Condominiums	3	2	2	2	○
Industrial Operations					
Boat building, repair and maintenance	○	○	3	5	1
Boat storage	○	2	1	4	2
Seafood processing and packing plants	○	1	5	2	1
Furniture refinishing	6	1	2	○	○
Monument works	6	○	○	3	○
Arts/Crafts studios	1	○	2	4	2
Scientific research	5	○	1	3	○
Testing and experimental laboratories	5	○	2	2	○
Trade shops	2	1	3	2	1
Aquaculture	3	○	2	3	1
Marinas	○	○	○	1	8
Public Spaces & Uses					
Public plaza areas	○	1	1	2	5
Band stand/amphitheatre	○	1	○	4	4
Landscaped public areas	○	○	1	1	7
Library	4	3	1	1	○
Parks and playgrounds	2	○	2	1	4
Parking & Transportation					
Public parking	○	○	1	○	8
Private parking	1	4	○	1	3
Boardwalks	○	1	○	○	8
Water taxis	○	○	3	1	5
Shuttle buses	○	1	2	1	5
Pedestrian/bicycle path network	○	○	○	1	8
Pedestrian crosswalks	○	○	○	1	8
Traffic calming improvements	○	○	○	6	3
Pedestrian scale lighting	○	○	○	3	6
Improved truck/delivery access	○	○	4	2	3
Sidewalks	○	○	○	3	6

*Response by TAC 3/2/05
Results as of 4/11/05*

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Kent Narrows Community Plan APPENDIX



Kent Narrows Community Plan Update

Note: 9 Staff Members Completed the Checklist.

Please check the level of importance of each of the following land uses, facilities and activities with respect to continued development and future development that realizes the above community vision for Kent Narrows. 1=not important; 2=somewhat important; 3=important; 4=very important; 5=extremely important

Land Uses/Facilities/Activities	Level of Importance				
	1	2	3	4	5
Other Uses, Facilities & Activities					
Water access for visitors (both sides)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	4
Shopping in empty outlets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1
Restaurants (different cultures)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1
Gourmet Deli	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1
Movie	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1
Boardwalk - Recreational	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1
Lighting/Streetscape	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	1

*Response by TAC 3/2/05
Results as of 4/11/05*

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C. Community Survey Results

Vision Statement

At the onset of the planning process, the CAC membership revisited the original vision statement for Kent Narrows and made revisions to the language. The revised vision statement was used as part of the community survey to get a reaction from the community at-large. In general, there was agreement with the vision statement included in the Community Survey. Of the 179 total completed surveys, one hundred forty-six (146) respondents supported the vision statement for Kent Narrows. The following is the generally supported community vision statement for Kent Narrows.

Establish the Kent Narrows as a year-round destination place for visitors and local residents while maintaining the heritage of the traditional working waterfront character by linking development, people and the water.

The majority of respondents visited Kent Narrows for dining and entertainment, or lived in the Kent Narrows area or within the region. Over one quarter (28%) of respondents was year-round residents and an additional third (30%) of the respondents visits Kent Narrows weekly. A detailed summary of survey responses is included at the end of this section.

As the plan developed, the CAC membership continued to review and refine the language describing the vision for the future of Kent Narrows. The following is the final language mutually agreed upon by CAC members based upon citizen and business input and continued discussion by CAC members.

Establish Kent Narrows as a year-round destination for visitors and local residents while highlighting the heritage of the traditional working waterfront character.

The following tables identify **priority community issues and opportunities** identified by the CAC, TAC and Community Survey respondents. The priorities were ranked 1 through 5 using the following priority ranking system: 1 – High Priority, 2 – Medium-High Priority, 3 – Medium Priority, 4 – Low Priority, 5 – Very Low Priority. Tables 4 and 5 represent an average ranking of priority by the CAC and TAC with key community concerns.

Table 4: Community Issues

Priority Issues	Citizens Advisory Committee	Technical Advisory Committee	Summarized Community Survey Responses
Preserving & enhancing atmosphere such as boats, open water, watermen heritage	1.4	1.9	Kent Narrows provides relatively easy access to and from larger cities, the region, and the community via land and water. Consideration for the working waterfront, seafood industry, and fishing village heritage and atmosphere is important. Enhance the area by augmenting current 'working seaside' amenities with like 'seaside' amenities such as boardwalks, floating docks, public boat access, public docks, and boating at a smaller - pedestrian scale while providing better connectivity to and between uses. Improve the overall ambiance by cleaning up trash, removing or rehabilitating abandoned or dilapidated structures, and promoting cleanliness.
Preserving natural splendor of the water and waterfowl	1.8	1.9	Consideration should be given to the inherent beauty of the waterfowl, wildlife, landscapes and seascapes. Conservation of the waterfront character (boats, bridges, and currents) in harmony with natural and manufactured environments is important.
Route 18 Accessibility	2.6	2.8	Improve local traffic circulation and take measures to decrease congestion. Improve pedestrian crossings, traffic signals, and address capacity issues.



Table 4: Community Issues (continued)

Priority Issues	Citizens Advisory Committee	Technical Advisory Committee	Summarized Community Survey Responses
Nothing to attract people, lack of varied activities; need destination marketing, a downtown or business district	2.3	2.6	Although the current amenities, restaurants, and services adequately serve the needs of the community, if new development is to occur have it replace or improve existing facilities. If new development is to occur in areas other than existing facilities, then it should include attractions, events, and services that are indicative of or in character with a small, rural, fishing village.
Communications between waterway activities and community	3.0	2.3	There is an apparent disconnection between water and watercraft activities and planned local business or community events
Water / Sewer and Parking Capacity	1.4	1.1	There is a need for more parking, public and private, for boating and for businesses. Parking in general is disorganized.
Taxes and infrastructure costs are high	2.4	4.3	Since taxes are already high, if new developments are permitted it should defray the cost of infrastructure improvements.

Table 5: Community Identified Opportunities

Priority Opportunities	Citizens Advisory Committee	Technical Advisory Committee	Summarized Community Survey Responses
Trails, paths for observation and access to waterfront	1.8	1.9	Non-invasive observation areas that provide access to marshes and seascapes are desirable
Integrated waterfront boardwalk with direct access to business	2.3	2.0	Well planned, not overdone boardwalks that provide access to waterfront activities and adjacent businesses can help preserve natural environments, views, and the businesses.
Connectivity between types of access (boat, pedestrian, vehicle)	2.3	2.3	Naturalist trails, bicycle trails, and pedestrian trails that connect land uses with waterfront uses and connect to existing Cross Island Trails are desirable.
Redevelopment Opportunities (with a focus on commercial development)	1.8	1.3	Concentrate on redeveloping currently developed or underdeveloped properties with businesses that are in keeping with waterfront or fishing village character. Avoid false "touristy" character stick with authentic and small scale. Consider better building maintenance and a standardized palette for structure characteristics
County Involvement (tax incentives, county owned land)	2.0	2.1	Utilize county owned properties to provide public access to waterfront or preserve environmentally sensitive areas. Use county tax incentives for businesses that add to the desired community character and not add pressure to the current tax base.
Build small shops	2.8	2.3	Attract or encourage small scale businesses that preserve the working elements or character of Kent Narrows including historic waterfront location(s) and watermen's heritage while providing family destinations, fine and casual dining, and shopping areas (not craft stores) with specialty shops (marine, art supply, breakfast / coffee shop, art gallery and waterfront restaurants).
Public destination on public lands to connect walkways / boardwalks; year round events	2.0	3.5	Develop for all ages and interests year round activities and events that center on water activities and heritage; consider specifically children and teens.
Year round destination	1.6	2.3	There exists a possibility that Kent Narrows can become a year-round resort village with a town center.

Both Tables 4 and 5 were reformatted to combine issues by key topics to be presented in the final plan document. For example, community issues in Table 4 were reorganized into the following topic areas for presentation in the final plan document: infrastructure needs; lack of attractions; preservation of natural amenities; and, coordination of waterway activities with special events. Similar reorganization



of community opportunities was conducted to reformat Table 5 using the following key areas of opportunity for presentation in the final plan document: opportunities to establish connections; redevelopment opportunities; public/private partnership opportunities; and, geo-tourism opportunities.

Conclusions

The following are general observations and conclusions with respect to community preferences based upon survey results and CAC input.

- Preservation/conservation of the current scenic, natural and environmental beauty and quality is paramount to the future of Kent Narrows.
- The watermen heritage must be included as part of future development and redevelopment of the community.
- A community wide understanding and shared vision about development scale, type and character is lacking (an architectural style unique to Kent Narrows is needed).
- Importance must be placed on serving the current population while maintaining water based heritage and enhancing the qualities of Kent Narrows as a year-round destination.
- Kent Narrows must maximize every opportunity for visitors and residents to enjoy the character of the Kent Narrows including unique water and land features.
- Community development efforts should focus on opportunities for vacant lands, redevelopment, rehabilitation and revitalization of abandoned and dilapidated structures and under utilized sites.
- Provide improved signage system to guide visitors to the Kent Narrows within the Kent Narrows.
- The Kent Narrows should provide year-round attractions and activities for all ages of diverse interests that sustains or enhances the natural environment.

The above conclusions provided the basis for preparing a summary of needs to be contained in the plan document.

Community Survey

The following section contains the actual survey instrument used to obtain input from the community and a summary of unedited responses.



**Kent Narrows Community Survey
Please Respond by May 23, 2005**

Your opinions are important to us. This survey supports the County’s planning effort to update the Kent Narrows Community Plan. Please provide your opinions on the following. Thank you for your help. You can respond to the survey on line at: www.qac.org

In general, do you support the following vision statement for the Kent Narrows community?

Vision Statement: *Establish the Kent Narrows as a year-round destination place for visitors and local residents while maintaining the heritage of the traditional working waterfront character by linking development, people and the water.*
(select one only) Yes No

Comments:

Using a scale of 1 to 5, how important are the following community characteristics in terms of the community vision? 1=not important; 2=somewhat important; 3=important; 4=very important; 5=extremely important (select one level of importance for each)

Community Characteristic	Level of Importance				
	1	2	3	4	5
Marina and Waterfront					
Boating/Launches/Marina	<input type="radio"/>				
Fishing	<input type="radio"/>				
Recreation Watercraft	<input type="radio"/>				
Transient Ships	<input type="radio"/>				
Working waterfront – marine & fishing activity	<input type="radio"/>				
Restaurants					
Casual Dining	<input type="radio"/>				
Fine Dining	<input type="radio"/>				
Fast Food	<input type="radio"/>				
Deli/Sandwich Bar	<input type="radio"/>				
Recreational Facilities					
Parks and Open Space	<input type="radio"/>				
Trails and Paths	<input type="radio"/>				
Playgrounds	<input type="radio"/>				
Sports Complex (indoor/outdoor facilities)	<input type="radio"/>				
Access to public open space	<input type="radio"/>				

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Using a scale of 1 to 5, how important are the following community characteristics in terms of the community vision? 1=not important; 2=somewhat important; 3=important; 4=very important; 5=extremely important (select one level of importance for each)

Community Characteristic	Level of Importance				
	1	2	3	4	5
Entertainment & Activities					
Conference Center	<input type="radio"/>				
Libraries	<input type="radio"/>				
Museums	<input type="radio"/>				
Aquariums	<input type="radio"/>				
Amphitheatre	<input type="radio"/>				
Heritage/Environmental Learning Centers	<input type="radio"/>				
Bars/Nightclubs	<input type="radio"/>				
Other _____	<input type="radio"/>				
<i>(write in)</i>					
Shopping					
Grocery/Convenience Stores	<input type="radio"/>				
Antiques, Crafts and Specialty Stores	<input type="radio"/>				
Clothing Shops	<input type="radio"/>				
Markets (seafood, farmers, etc.)	<input type="radio"/>				
Other: _____	<input type="radio"/>				
<i>(write in)</i>					
Public access to water for leisure & recreation	<input type="radio"/>				
Accommodations					
Motels and Hotels	<input type="radio"/>				
Rental Apartments	<input type="radio"/>				
Condominiums	<input type="radio"/>				
Year-round Residents	<input type="radio"/>				
Parking					
Public	<input type="radio"/>				
Private	<input type="radio"/>				
Standardized Site Design and Architectural Requirements	<input type="radio"/>				
Transportation					
Vehicular	<input type="radio"/>				
Watercraft	<input type="radio"/>				
Pedestrian	<input type="radio"/>				
Bicycle	<input type="radio"/>				
Truck/Delivery	<input type="radio"/>				
Boardwalks	<input type="radio"/>				
Waterfront Overlooks	<input type="radio"/>				
Lighting	<input type="radio"/>				
Sidewalks/Pedestrian Walkways	<input type="radio"/>				
Preservation of environmentally sensitive areas	<input type="radio"/>				

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What do you like about the Kent Narrows waterfront as it is now?

Comments:

What would you change about the Kent Narrows waterfront if you had the opportunity?

Comments:

What do you think are future opportunities for the Kent Narrows community?

Comments:

Please select the appropriate description. (more than one option can be selected)

- I live in the Kent Narrows area.
- I work at a waterfront/marina activity in Kent Narrows.
- I own a commercial business in Kent Narrows.
- I own a waterfront/marina business in Kent Narrows.
- I live in the region.
- I visit the Kent Narrows to shop.
- I visit the Kent Narrows to boat.
- I visit the Kent Narrows for dining and entertainment.

How often do you visit the Kent Narrows community? (select one only)

- Daily
- Weekly
- Monthly
- Occasionally
- Year-Round Resident
- Part-Time Resident (seasonal or weekends)

THANK YOU FOR YOUR PARTICIPATION!

Department of Planning & Zoning
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Comments by Question

The following are the verbatim responses provided for each of the questions

In general, do you support the following vision statement for the Kent Narrows community?

I do not want the narrows to be a vacation area. Day visits and a stop off area going to a final destination is out.

Between now and the future we should be planting many more trees on both public and private land. This will preserve and beautify and help prevent run off while the land is waiting for its ultimate development.

Limit development and over population.

Do not want Kent Narrows to be further developed or changed.

Do something about Angler's stopped service due to death.

This is a great idea!

Fairly ambiguous; could be limiting in order to maintain a working waterfront save effort needs to be directed toward protecting the health of the bay.

We need better pedestrian walking areas along Rt.18. More signs clearly depicting areas. Better Parking area. More public boat facilities.

Not unless you can fix the bridge problem.

Development will commercialize the area and ruin the nature effect.

We live in Oyster Cove and find that Jetty Restaurant and Bar is not very considerate to peace and quiet.

I do not see this as a working waterfront for watermen and oystering. If you mean we should tell their story and their importance to the Bay that would be wonderful. Do you mean planning both residential and commercial development?

I cannot tell you how much I appreciate you soliciting my input. It is very refreshing. Also I could not agree more with your vision statement. Thank You!

You can not maintain the heritage by more development!! We are prisoners in our home due to too much traffic and bay bridge backups 24-7.

Because we have a substantial investment in this area, what direction it takes is of great importance to us. Thanks for letting us express our opinion.

Not interested in visitor destination for Kent Narrows

The present infrastructure will not support the rapid, uncontrolled planned development. Developer and business Queen Anne's are on record as favoring one 3,200 new homes and increased business space in Central K.I. within the next 10 years.

Please do not overdevelop this delicate area. Did we really need 3 motels?

The above vision statement if held to, will go a long way in preventing economic and environmental abuse. Well planned econ. development for the Narrows is a necessity and can ensure the future of the Narrows.

Queen Anne's county resident's quality of life.

Would like to see a public beach open for use for sailing, fishing, and recreation. We have everything except that.

The Kent Narrows is a wonderful blend of mixed uses- an "entity" unto itself. It is what people first

Associate with QAC when you talk to people who are not local. It's our most significant "natural resource" because people are always drawn to the water.



I agree but it must stay limited to Kent Narrows. Please do not make Queenstown and Grasonville like Kent Island.

To eliminate or reduce the noise from large trucks going over the Narrows Bridge. (Braking systems)?

Post signs on Rt.50 Kent Narrows Bridge to advise truckers to not use Jack Brakes .

Exploding growth (4 seasons - Hilton Inn) is not desirable in the community! This is not Ocean City or Annapolis!

Please consider adding a statement(s) that establishes Kent Narrows as a place that also promotes environmental awareness of wetland areas (particularly as it relates to the watersheds).

But there have to be limits on traffic and noise. Music is fine, but blasting out hard rock is not.

Development should be limited so as not to use up the visual views and the critical coastline that is the object of all the development.

Leave it as it now is. We do not need more development, residents, or visitors. Residents (like us for the past 19 years) are not happy with all of the new traffic and "loud out-door bars"!

I agree with most of the statement except for the last line linking development. Development is the last thing we need. Improvements to what is already there is more important than infringing on the last bit of green space available.

Traditional working waterfront character by limiting development, and focusing on conservation, preservation.

Kent narrows seems to already be a year round destination but for the wrong reasons. Traditional waterfront has nothing to do with bars, bikers, and bikini contests. One day with the Help of greedy developers Kent Island & Narrows will sink into the bay .

Kent Island is not set up to be a destination place. It will take destruction of the island to do so. Why destroy something so beautiful so a handful can make a few bucks at the detriment of so many.

As with Kent Island, it is losing its charm to become as ordinary as other touristy places. get rid of the bar atmosphere. We don't need to be "news" for that! give it to watermen & residents, with charm, and the RIGHT tourists will come.

Agreeing with the above statement does not mean no development. A delicate balance can be achieved by allowing some development and saving the local heritage.

Yes the county has waterman in their past that is so essential to our county

If there is public parking made available in this plan I don't think it should be metered. It should be free.

Maintain harmony with nature while providing the citizens and tourists with the opportunity to enjoy a wonderful environment.

Only if we have transportation help! I worry about what it will be like here in the next several years and beyond if another Bay Bridge is not built (somewhere else) to help alleviate the traffic problems we face. How can we establish K.N. as a destination?

Concerned about congestion.

I came to Kent Narrows in 1993 not because this was a "destination place" but to buy a home and live here year-round. I love the waterfront character and while I realize that we have lots of visitors in the summer if we had that kind of traffic year round.

This vision is only good if there is a physical land use plan to back it up. Landscaping and urban design strategies (ie signage control, setbacks) could vastly improve the area. Maybe we could finally get rid of the glowing red "Bloodworms" sign.

My only comment to the vision statement if you want to keep the waterfront character you should of never out the private housing in the narrows. I do not understand the thinking behind it except the chance to make money and destroy the view.

This is a good vision statement for Kent Narrows, and I believe it can be achieved if we use common sense, eliminate red tape, and do what's right for this area. Smaller versions of St. Michaels harbor would be a good model.

Also a demonstration site for good environmental practices- soft shorelines (no more bulk heading, etc) protect view sheds (no more condo's or businesses on the marsh).

Am impressed by the quality of area play grounds and also with the KI Cross Island Trail. They are well done!



Restrict to "pocket size" developments. No special favoritism for changing buffer zones to builders. Limit new developments and building height to keep open feeling.

Like the cross island trail. Like the uniqueness of the narrow body of water between the island and the main land.

Leave the Wells Cove landing as is, also leave the commercial marina for commercial waterman.

There should be no further residential development, as once promised, allowed in the Kent Narrows area. This will only create future problems between those homeowners and businesses.

Make sure the watermen can afford to stay. Pace the development to infrastructure and budget. Charge developers before considering taxes. Don't drive out retirees (I'm not one) by pricing QAC out of their fixed incomes.

What do you like about the Kent Narrows waterfront as it is now?

Its natural beauty. limited development.

Beautify vistas.

I think when in a boat it still has some of the natural look, I don't think it should be built up.

Preservation of wetlands, natural vistas. Keep the North end of narrows in preservation don't develop our wetlands.

It's on it's way to becoming a very quaint "village" that can't become just more urban sprawl!

Water view .

It has nice restaurants, is generally very clean. It has character.

Has open space.

Flavor of the Eastern Shore rather than trying to be like waterfront on western shore.

Retain some ties with past tradition.

There is good scenery, good boating, good restaurants and it's all easy to get to.

Access to good restaurants with minimal traffic water views from restaurants.

View of Prospect Bay .

Accessible

Until the newest hotel was built the narrows had a quaint natural small town feel. That hotel is too commercialized.

Traditional waterfront community with no crowds.

Building improvements supported by building moratorium. Boating environment and nautical restaurants. Acme plaza renovations.

We love Piney Narrows Yacht Haven. Own 4 slips the relaxed atmosphere and friendliness of the people, open area.

The casual and fine dining, the semi private residential areas, the wildlife refuge and availability of recreation water crafts.

View of wildlife. Variety of restaurants (casual and more formal) Live entertainment. Restaurants, boating, wildlife, water birds .



Safe, well located but laid back atmosphere. Restaurant and marina drive, water views.

We like the area as is!

Very comfortable and pleasant place to live.

It's still relatively quiet and easy going.

The scale of business and activity. I do not want K-N to further develop restaurants, bars, nightlife. It is already too noisy.

Working waterfront - watermen and seafood processing operations - bars and restaurants - Marianas

I love the waterview, waterfowl, boating, seafood and easy access to public facilities.

Local character.

Need upgrading, especially Wells Marina and a adjacent area -point at Kent Narrows where old Oyster Houses- needs super work done on it - like Harborplace.

Seeing the seafood industry as it really works. Also watching the boats, bridge, water and currents.

Wildlife. Nice dining. Living on the waterfront with boats in the marina.

Nice restaurants and dock bars.

Great scenic area. Lots of wildlife all year long.

The location is central to most boating destinations on the bay.

Not crowded during the week.

The simplicity of the surroundings, the pristine waterfront and the attitude of the people. It is a great place to live.

It still has a connection to the traditional waterfront/waterman way of life, even in the face of encroaching development.

Bars and restaurants.

View of bridge and access to old bridge some undeveloped areas I love the boats esp. work boats

Quaint looks, convenience dining places, marinas, ramps & location

There is so much to like - the serenity in the mornings - the fine dining in the Narrows - the well kept marinas - the constant parade of boats - the parking and boat ramps - the hotels/motels that have been added are a positive.

Country charm and slower pace.

Ambiance

Quaintness - outstanding location for access to rivers and bay.

I like the boating - control of speed boats - activity of fishing boats

It's a fun environment...you feel safe no matter what time of day or night you're there. People are friendly. You're not herded in lines like a bunch of cattle. There's diversity for eating, entertainment, enjoying the water or just feeding stale bread to ducks.



Seems to be developed enough.

Not too much business traffic and development at this time.

Restaurants and keeping it clean mixture of businesses.

Don't over commercialize the area.

Retention of some of its commercial seafood heritage - watermen and processing centers.

Somewhat quiet, beautiful views, laid back.

We are enjoying living on the water. We are originally from L.I. N.Y. and enjoy the water.

Kent Narrows is uniquely situated to provide recreational boating access to both Eastern Bay and Chester River without the congestion found on the Western shore.

I like the Kent Narrows waterfront as it is now. No more commercial or residential development.

Quaint boating and fishing community, solitude, picturesque.

Nice scenery, good restaurants, easy access and good boating.

Married activities various .

Where we live. Boating traffic thru the Narrows. Restaurants. Relaxed atmosphere. Convenience to my job in Glen Burnie.

Appreciate the local watermen and their traditions.

Thank God no developer/company has so far not planned or been allowed to build high rise and multiple story structures. The new hotel in Wells Cove is a nightmare. Leave the Rt. 18 draw bridge in operation!

The quaintness and easy access, and low rise buildings. The Hiltons height was a mistake.

Everyone has access.

It's usually clean and there is little of the smell of dead fish or crabs, or course this is May.

I like the south end of the narrows with Crab deck and the Jetty and the Narrows as well. The view is excellent. Not as crowded. parking could use some help. But not bad.

The path and boat ramp are wonderful.

Rural atmosphere, uncrowded.

It is a popular central location. Having the boat ramp and being able to go either direction when launching a boat is very favorable.

The public access and local flavor. The casual dock bars with daytime music. The marina life.

Kent Narrows waterfront currently lacks accessibility for people that want to walk around the island lacking a planned infrastructure for current residents and visitors...better restaurants, movie theatre.

By water one of my most favorite spots is in the "no wake" zone and seeing the Osprey perched in their nests; on land I like the down home "island" feeling of meeting with friends at the local outdoor restaurants.



Watermen's heritage.
Access and view of water.
Great restaurants.

Just the right amount of entertainment and good food. The scenery is getting blocked by hotels and housing developments.

Immediate access/closeness to the water.

Variety of things to do during summer months.

Vital link between two major bodies of water with all amenities. Scenic.

It is like time has stood still a bit. Seems like a slower pace of life.

That there's not a house on every stretch of land on the water, but I worry about the developers wanting to overdevelop Kent Island and take away our beautiful surroundings and put up more and more houses.

There are too many condo's and hotels obstructing the beautiful bayscape. The development should stop now before we overdevelop those areas.

Starting point for Cross-Island Trail. Decent restaurants. Fantastic views.

Environmentally sound. Not commercial. Natural. Small town feel.

Approachable by boat and land. The atmosphere is quaint, not flashy and overbuilt. The architecture is in scale with the flatness of the area. Picnics at the exploration center, we love the wildlife and openness most of all.

There are great restaurants and shops owned by local residents which ensures pride in the Community. The last thing we want to see is huge chains that have no ties.

There is currently a wonderful information center a small museum which documents the history of the area.

Its almost natural state. But I know this is short lived. We will destroy what makes this area great.

Boardwalk, open areas, accessible easily by car.

What is left of it that resembles what it once was.

The unique small waterfront town atmosphere, with less traffic, except of course when the bridge causes problems, the friendly small shops and restaurants and their staff, the abundance of parks and open space and their access.

Accessible bike and walkways, restaurants, visitors center, boatwatching, bird-watching, and year round accessible parking.

The ambiance and easy access. A variety of age groups seem to enjoy fraternizing in the bars and restaurants.

Small community living.

The visitors center offers useful information about QAC & the surrounding areas. I like that the area has a mix of restaurants (although 1-2 casual dining & affordable eating establishments are needed).

Kent Narrows Waterfront is a great place for Adults and Friends. The Dock Bars are great but there is so much more potential.

The walking and bike trails. The variety of restaurants, bars. The beautiful waterfront. The working marinas.

Waterfowl, natural charm scenic views.

The diversity of activities.



The watermen's marina at the Narrows.

I like that it is not all uniform, "cutesy" and the same. It really has character. People can still fish off the pier and even some of the old buildings are reminiscent of earlier days. I especially like that there are no high-rises.

Does not offer much for visitors as for shopping.

It doesn't have enough to attract tourism.

A good mix of old and new. It is a comfortable place that is not too busy, but has many great activities. It is close enough to Washington and Baltimore, but away from the hassle. Ken Narrows is clean, safe and convenient.

The beauty of the old and new blending.

Fishing village atmosphere.

Easy access.

I like its natural look not happy about Hilton.

I like the fact that there aren't shopping centers and grocery stores. They do not need to be in the Kent Narrows waterfront. We also like the quiet, laid back life style and the marinas and restaurants.

The variety of restaurants and bars.

Access to waterfront (walking and cars). Good selection of restaurants. Public launch for boats.

It's fine.

It's laid back character, friendliness, and somewhat lack of permanent residence. You can not build a successful entertainment destination by allowing residential building in the same area.

It is ok.

I walk from and access to the Chesapeake Environmental Center.

The new and unique shops opening in the old outlets. Glad to see that merchants are moving in.

It is a consolidated destination for dining and boat watching.

The people and the ease of access to the local restaurants and night spots good mix of historic waterman community with residential and tourism attractions.

The number and variety of restaurants, the view and the fact that it's a meeting place for locals as well as for tourists.

Boating opportunities.

I like the mix of working water front and the recreational boating. Maritime Museum is great.

Working waterfront and recreational waterfront; good seafood dining; boat slips; Maritime Museum and visitors center is great and well done. Play grounds are great and Kent Island recreational trail across KI is a gem.

I like the marinas, the great restaurants and the fishing boats. I am glad there are no fast food restaurants but instead typically Maryland ones.

That it still feels Eastern Shore, is not cluttered with tourist junk shops and retains a commercial fishing flavor.

Talking to waterman - Quaint, affordable, good restaurants, nice views.



It's potential mainly. Lots of possibilities but it seems to go slowly over last 10 yrs. Long vacant outlet center; crumbling buildings on SE seems open area unused.

What would you change about the Kent Narrows waterfront if you had the opportunity?

Probably the large parking area(used to be an oyster company there, finished off by Isabelle) where you see a lot of people fish. I would like to see a park, picnic tables and some greenery there.

Better parking.

Need boardwalk for pedestrians attractions (specialty / novelty shops and fast food delis like inner harbor would have a more structured plan for community as it relates to commerce that will support the demands of current community and visitors. Class up the Jetty and the Red Eye Doc, Angler's.

Public boat docking.

Needs more and safer pedestrian access.

More events.

I would create shops that would blend into the landscape to encourage other entrepreneurs to invest in this community instead of limiting it to the few establishments currently operating in the narrow.

Tear down the hotels and housing developments.

More volunteers to clean up the areas. Especially by the workboat docking area, it is disgusting. We cleaned up on two separate occasions for Project Clean Stream in April, but there is extensive damage done to the buffer areas.

Install adequate trash facilities. The present system doesn't work and at times the area has trash blowing all around the place.

Better signage for the Visitors Center. I would not add more hotels. I would like to see the old outlets filled with stores verses developing area land for more stores. The surrounding wetlands need to be protected. Our resources are finite.

Walkways between the restaurants and motels. More pedestrian-friendly attractions, i.e. benches, grassy areas, viewing outlooks.

Even though the wild waterfront bars bring revenue, they are not exactly the Kent Narrows memory I would want a visitor to take home.

No more residential building. I can't believe the Mears Point area town homes were allowed to be put up.

Clean up areas i.e. next to the Jetty.

The ramps on and off to 50 would not be such sharp turns.

Have in-season golf -cart "taxis" for the handicapped. Not allow any more condos to be built (Narrows Pointe has destroyed the views.

The traffic congestion due to bridge backups and beach travelers not only on Rt. 50 but on Rt.8 as well.

Less touristy, more peace, beauty. no wet t-shirts, rowdies, more wildlife, scenery, more family, why hotels?

The main objective should be to preserve the lifestyle, control growth. Year round residents lifestyle should be number one. Preservation of farms, natural habitat are imperative.

There's little connectivity to activities and businesses on the same side of Route 18 (much less on opposite sides). Sidewalks and landscaping could drastically improve this. Some of the "working waterfront" businesses looks run down.

Kent Narrows should be more family oriented. IF there downtown Grasonville was revitalized and therewere boardwalks between Narrows and Grasonville it would be much more family friendly. Today the Narrows is much more associated with bars and food.

Curtail the mass building of condos and town homes in order to preserve the environmental beauty.

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Demolish the townhouses built on the north side, and lop off the top two stories of the new hotel. Landscape the lot next to the new ramp with native plants and make it a Critical Area demonstration area. Repave with pervious concrete. I'd clean it up. There are a lot of parcels of land that are trashy. Put in a boardwalk in the Narrows.

Stop commercial development that is out of character with the area. The new Hilton Motel/Hotel is awful. Too tall. It ruins the skyline.

I would clean up some of the junk laying around and I would add a fuel station on the south side so you did not always have to go thru the narrows to get fuel for the boat. It could cut down on traffic thru the narrows.

Nothing. I think there has been enough already.

Widen the Kent Narrows channel.

Remove all the Hattie from the area.

Clean up some of the state owned land and some of the private.

Eliminate the traffic jams on Rt. 18 when Rt. 50 is blocked, (I haven't the foggiest idea how). Remove numerous advertisement signs, posters, anything goes attitude regarding road signs.

Add shuttle bus for parking - this should be at businesses expense not county's. Also would like to see Harris and United offer tours to public to see how seafood is processed and shipped.

Update and improve the area opposite the Jetty, i.e. public parking lot by Fishing pier needs to be pave and surrounding shacks taken down.

Update some of the buildings.

Jetty is too loud at night and it disrupts the ambience and peace of the area.

Preserve as much of the old buildings and charm as possible and also preserve the natural beauty as possible.

Getting rid of the noisy, disruptive Jetty Restaurant/Bar.

Improve quality of food in markets. Small boat rentals - power and sail for those of us that do not own boats.

There are concrete buildings that are very rundown located near the Jetty restaurant. These should be torn down and the area cleaned up.

More upscale eateries and accommodations. I like the quality of the Hilton. Floating docks would be a plus. Jetty noise done by 11:00 pm. Clean up and build upscale the area to the west of the jetty restaurant. Knock down the sheds at Wells Cove.

Needs more strength on family activities and much less activity based around bars and their drugs, drunkenness, etc.

Upgrade and clean up dilapidated buildings.

Stop condo building! Maintain rural atmosphere.

Better parking, limit bldg. heights, new hotel too tall!

Parking can be a problem at time. I go to the gym there and parking can be a problem at times.

Remove unsightly structures.

Better public parking. Boat rides - scenic tours kayak launches and rentals. Would have more areas for walking, water access for small craft, canoes, kayaks.

Restrict construction on the waterfront.

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I would seek to develop the large parcel between the Fisherman's Inn: Deck which now is basically a giant parking lot (and somehow upgrade the waterman's statue which most visitor wonder what it is)!

Remove the hotels - make everything in the area standardized look like an old town including lighting, buildings and green areas.

Would be nice if there were a beach, a public beach. Traffic on Rt. 50. More name brand shops like Giant, Best Buy, Home Depot, Target, Penney's, etc.

Clean it up by creating a habitat that's more conducive to waterfowl and less to motorized vehicles and concrete. Narrows could be much more in harmony with nature.

Very loud "music?" Red Eye! Have complained re: this many years and it continues are you closing your ears to this? Noise from trucks - Jake brakes on bridge over Narrows. Northern Narrows-dire need to be dredged. Water free from contamination. Preservation.

Limit noise, Red Eye, trucks exhaust and brakes .

I am satisfied the way it is.

No Jake brakes to be used on or around bridge area. Noise control at Red Eye, drinking and driving boats unacceptable more policing. Enforce no wake zone.

Stop the big trucks from using Jake brakes over the Kent Narrows Bridge, tone down the loud music at Red Eye and dredge the north channel now.

Restrict use of "Jake" brakes by trucks when going over the bridge. The noise generated by these brakes is extremely disruptive to the otherwise peaceful environment, and causes stress to individuals in this area when the brakes are used at night. Less people.

Not allow hotels like Holiday Inn to be built. It's too close to the water.

Have more people use the parking under the bridge - rather than on the roadways (shuttle them to our restaurants) and during high traffic times have a "policeman" with gloves, whistle directing the cars using RT 18 at the crossover to Annie's and the

I would like the area by the Jetty cleaned up get rid of old dilapidated rundown concrete buildings.

Traffic light.

I would not change Kent Narrows area. Keep as it is presently.

Less condo's more village type atmosphere. No Jake Brake sign on the bridge. No fishing under bridge.

Some areas are unkempt and trash filled. Make owners conform to some reasonable standard of maintaining an acceptable appearance. To much trash along roadside. Get inmates out to work on the problem. along Rt 18 it is a disgrace. More public fishing.

Be able to have longer piers less parking restrictions .

Safe and adequate navigational access to and from the Narrows has been a consistent problem to many years. As development continues the North Channel problems will detract from the waterfront potential.

Establish master plan to control site development in regard to height-size and architectural treatment. More public access to recreational sites. All parcels for development should be approved by a citizen committee board. Walkway along Rt. 18 with decking (similar to Queenstown Historic District) No more tall buildings. Trash out of area water along Rt. 18 (from Queenstown bank towards restaurants).

NOTHING. QA's County should encourage commercial seafood and marine business through tax/fee discounts and incentives. Our property taxes are way to expensive as it is; and getting worse.

Lower red eye noise level ban truck using Jake Brakes on new bridge, stop the Jake breaks on the bridge.

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Needs to be planned, family friendly, lots of parking. Waterfront shops, antiques, restaurants while keeping the Eastern shore experience.

Either tear down or rehabilitate the pickers' shanties near The Jetty Restaurant. Clean up the area around the old Oyster buildings in Well's Cove and make a public access area there for fishing, crabbing, etc. Put in a boardwalk.

Reduce boat storage areas.

I would like to see few more shops and boutiques and an easier walkway to get around.

Perhaps a short walkway elevated over Rte. 18 so people could cross 18 safely.

Nothing.

Control the noise (music) level emanating from the outdoor bars as has been promised by numerous Commissioners, liquor boards, state agencies and bar management but nothing ever gets done.

Need to provide owners of vacant run down waterfront buildings with incentive to restore or rebuild or force them to sell. The truck junk yard between Harris's and the bridge are being striped for parts. It's an eyesore that needs to be removed.

There's an area called Johns Pass in Madeira Beach, Florida that resembles Kent narrows- replace with shops, restaurants, boat trips, etc. and is a great tourist attraction - something that could be made to look like it at Kent Narrows.

Ease commercial development at the waterfront. There is enough pollution already.

More view sheds protected; take recent development away; increase wetlands, reduce bulk heading.

The jetty is great but sometimes they overdo the volume. Water tank on Main Street is inconsistent with a destination site - put trees around it or paint trees on it. Get the bike trail pre-marked, extended into Grasonville and run a street sweeper.

There are several derelict buildings to clean up. We need Anglers to reopen. Revitalize the (nearly) vacant shopping center just west of the new bridge - movies, bowling, craft stores, etc. It is time to stop the development (increase in facilities for expanding population) and concentrate on the quality of life at the Narrows.

I would re-grade road & parking to counter high tide flooding and provide some sort of shuttle access from remote parking. I would cease the proliferation of high rise buildings. There should be a height restriction on all future structures (2 levels).

Bring public water to the west side of the Kent narrows on Kent Island.

More waterfront shops providing local crafts .

I would put no emphasis on additional residential housing and more emphasis on creative commercial activity. The county is going to have to realize they might have to create some specialized zoning to allow more commercial.

Stop building residential building in the Narrow!

I think you need slips for people who wish to spend the night. I think a great location is at the Exploration Center.

I would not have built a hotel (5 story or other height)right on the waterfront.

I would of never built those house on the outer edge of the Narrows all it does is obstruct views for visitors. I find it an eye sore to have private homes in a public setting such as the narrows. I would like to join all the parking lots together.

Stop the building.

Add waterfront shops, deli, coffee shops. Keep a theme to the area - maintain a uniform design that is attractive.

I would stop changing the environmentally sensitive areas into Intense Development areas for the benefit of builders/developers. Land that was designated as environmentally sensitive should never then be changed and given to developers to build on. Red



Eye/Dock Bar - or at least don't have any more. It does not bring in the right crowd of tourists.

More open space.

Eliminate dock bar.

Limit development - leave open water front areas for all to enjoy .

We would like to have a small grocery store and marina store in the vicinity of the old outlets as a convenience for the residents, boat access in the nearby marinas. (Could we encourage West Marine to relocate there?)

Reduce vehicular traffic.

Make the loud music and rowdy people at night cease.

Remove all jet skis and move the no wake/noise zones to a mile away from the bridge.

Clean up B&S fisheries and shacks. Remake the trail signs of high quality. Keep the garbage picked using county prisoners. Potholes.

Buy out and destroy the monstrous-looking motel on Main Street across from Fisherman's Inn.

More shopping - movie theater.

Lower speed limit on Rt. 18 or build a sidewalk from Wells Cove Road to Fisherman's Inn and from Wells Cove Rd to Oyster Cove.

Stop building directly on waterfront - we are losing the charm and access to the water. More parking is needed, away from the water, so that people can use pathways and trails to access the water views. Avoid overcrowding along waterfront.

Less bars and nightclubs and loud noise.

Nothing - leave as is.

Tear down unused facilities and have owners develop or beautify them.

Clean up some of the marina areas.

Leave it.

Noise at jetty must end at night. They need to do something to decrease eliminate noise after 10 pm. It detracts from the neighborhood.

Too many hotels in one area.

Develop the outlet area on the NW side of Narrows.

Eliminate trash in water from restaurants and fishing banks. Noise level late at night from bands. After 11:30 PM is to late.

More pedestrian friendly and more trees and gardens including public garden plots or raised gardens rented yearly to hobby gardeners.

No jet skis less "bar" noise.

I wouldn't change it other to make it more accessible to pedestrian traffic.



What do you think are future opportunities for the Kent Narrows community?

Tourist attractions boat rides, museums, naturalist trails.

Do not overbuild this lovely area.

Fine restaurants, water activities such as more sailboat races.

Very good if the future emphasis can be on wholesome activities for families rather than on commercial emphasis on making money at all cost.

Stronger vision for the waterfront restaurant area. More of a town center feel.

Most of the land is in use what isn't shouldn't be developed if at all possible.

More activities for children & teens .

keeping it from being over developed.

Standardization to the old time look keep out the commercialization.

The old Oyster shucking house near the Jetty should be an area for selling the bounty of the bay delivered to the wharf by the watermen who catch it.

Very good.

More semi private residential areas with boat slips .

Do not want tourist trade to congest area and clog traffic - it is already congested enough during summer with the bridge construction and people going to Ocean City.

More water oriented tours no water oriented attractions i.e., fish museums and aquariums.

Has a nice balance between natural resources, commerce, history. It should be a safe place - both in the water and on land, without too much emphasis on bars - heavy drinking, but with restaurants and shops combining local color/history/environmental.

I think the community is fine the way it is. I do think the community needs a movie theater.

The biggest opportunity is to have our post office address changed from "Grasonville" to "Kent Narrows, MD". Most folks from out of town have a hard time of locating Grasonville on a map and relating to Grasonville".

Some tourism - via waterfront mixed use development.

Combine summer and year round resort.

Connect N and S portions of Kent Narrows along the waterfront for pedestrians and bicycles.

Require that all "new businesses" contribute a percentage of their gross receipts to community projects.

Exit 42B requires a stop light.

Make something good out of the old mall, cracker barrel, movies, bowling alley.

Preserve the working elements - don't crowd out the watermen. Also use the development to attract tourists, in expectation their dollar can help to keep business and the environment healthy.

Future growth in such a small environmentally area is very dangerous to the survival of the community as we know it.

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Make it a historical waterfront location and not a rowdy nightlife location.

Not to overbuild commercially and keep it more recreational in nature. Maintain beautiful landscapes.

Growth should be moderate to low...the roadways are at maximum capacity. Residents are majority inconvenienced.

Very limited because of overdevelopment.

Development of empty (nearly) shopping center, possibly yachting center etc.

Stop future condo development, keep open land. Expand marinas and dockage.

With strict limits on more development, the narrows can continue to be an oasis of peace and tranquility within easy reach of over commercialized nearby population centers. It is almost perfect now - don't change it very much if at all.

It's one of the best destinations for both local and tourist visitors...much less congestion than going to downtown Annapolis for ego-alley. What has already been done there by Harris, Mears, Fisherman, etc. it such an improvement to what that area used to look like. With proper planning and organized growth the future is bright, proceed with caution.

A resort, a destination, places for people to come for vacation.

Unlimited.

I am against any further development of the Kent Narrows area. Enough is enough!

More on the water business.

This can be a really great opportunity if properly planned. Please, confine it to Kent Narrows and do not let it beyond to the east.

These are significant opportunities with well planned development, to make the Narrows a family recreational destination.

Do not repeat Hilton Hotel mistake!

Breakfast or coffee shop art shop (not gift shop), art show, preserve old buildings and /or crab shanty .

Given the number of resident and transient boats, the number of restaurants, and vehicular traffic particularly on weekends, no further development should be allowed.

Remove old bridge, safer boating, study be used for fishing,/sightseeing pier.

By building a waterfront boardwalk shops would attract visitors to our area.

To continue to be a destination. Maintain the areas character, but go more upscale overall.

Do not overbuild!

Find time to redevelopment of the almost empty shopping center just north of the Kent Island Bridge.

To stay as nice as it is with as little commercial development as possible. Do not want Kent narrows to become a vacation area.

To see the business environment improve.

I think a movie house, craft supplies and better class of clothing stores. Even the outlets are not satisfactory.

Too many people, not enough road space!

Hire local watermen to give tours - not with slapjacks, but with real workboats typical of QAC.

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It is going to be hard to do anything on a large scale due to there being too many different owners of small pieces of land.

More access by foot to the waterfront.

Well I'm not sure if you can build anymore on the narrows anymore. I feel that there are opportunities left for the narrows it is a major source of income for the county.

A movie theatre would be great for everyone in the community, especially giving the kids something to do with their time. An Olive Garden would be nice too!

The primary focus should be on preserving the watermen's docks and not allowing building along the waterfront. The Hilton looks like it does not belong. The natural environment, watermen, and lack of huge high rises is what makes the area special.

The build it and they will come mentality must cease. If QAC does the aforementioned, the draw and value of both the property i.e., taxes and the business profits will increase due to demand. Quaint can be priceless.

Terminal for ferry boats, scenic tour boats, etc.

I and many, many seniors love the Kent Island Community, but strongly feel omitted from the proposed plans. There is a dire need for smaller affordable housing for the many seniors that have lived here and supported the schools and all other activities. The Narrows should be declared a national historical site of some sort and natural preservation area with no further development.

Looks like the area is quickly becoming a tourist attraction, people like the laid back feeling KI provides, but the scary thing; much like I recall of other quaint sea towns, the BIG "\$\$\$s" move in squeezing the little "trying to make a living" out.

The Hilton was a nice addition, but now we have three hotels in the area. That means more people, and more parking. We need to pave the areas used now for parking, but still keep the wetlands and habitats in tact.

We live in a Summer resort area and I love it. I like the Island Trail extending through the Narrows.

There are numerous opportunities for the Kent Narrows community, I believe many people would love to invest as small business owners but don't because of the monopoly currently residing amongst a few but well established businesses.

To devise a comprehensive plan of growth that is sensitive to the Bay and the surrounding environment and to keep the small town atmosphere that we all love and not let the money and power of big developers change what Kent Island offers us now!

Getting more tourism info out.

The future here is limitless, however I would like to see the Narrows maintain its level of integrity and the friendliness of its people.

I think the future of Kent Narrows looks very promising if we control growth as it relates to year-round living and create a stronger infrastructure of commerce that provides enough for residents.

Opportunities to emphasize watermen's heritage.

Incorporate a heritage/environment resource learning center. Host a historical day/weekend that promotes the areas heritage & recreational resources. Host a seafood cook-off. Offer locals discounts/local discount card for shops, restaurants etc.

Would like limited growth not to commercial and keep noise levels down.

The area is growing so fast that more activities should be planned for all ages and interests.

It's a charm as fishing community, not ocean city boardwalk. Put it back.

Capitalize on the Kent Narrows as a place to meet people. Good restaurants, maybe some shops you could walk to, and great views. Constant interaction with the water (boat slips, food, views).

Residential, Family Oriented with ties to Grasonville. Possibly a Trolley and Water Taxi that would connect the 2.



Living in an uncluttered, non-congested, nature loving area.

Nicer touristy shops, parks and continued preservation of natural areas.

Develop more "charm", i.e., St. Michael's charms, Annapolis feel but with less congestion. Grasonville has too many strip malls and fast food, outlets...it equals cheap!

Important - having own hospital, fire department, library.

Increase in public events .

Expand charter fishing fleet; offer year-round fishing & hunting tourism packages at area hotels, & golf packages at area courses. Improve/maintain public access areas.

Develop area around Red Eye etc., as attraction area - boats/boutiques/food.

More year round activity .

More small craft activities i.e.; rowing, canoeing and kayaking if appropriate launch and storage facilities for these vessels.

As upscale waterfront village and community. A place where people can walk and ride bicycles. to enjoy the outdoors and watch the water, boats and wildlife. Fine and casual dining, shopping area with specialty shops and art work (different forms

Unlimited.

Do not "over develop" or the "flavor" of the narrows will be gone!

Stores are not used outlet corner would impose area. Not junk stores .

Marine Maintenance.

It is already overcrowded. If more come, you got to get bridge tenders. Its crazy making. We sail

Hope to continue walking trail and bike path.

We think it would be great to have an overall plan for the remaining waterfront area - especially the oyster area near the jetty - to preserve the local marina character and charm. Like the boardwalk and public areas in St. Michaels or Oxford.

Developing the closed shopping center. There will be more condos and motel/hotel rooms, inevitably. Day sailing or boat trips down to St. Michaels or up to Chestertown.

Controlled growth. Protect watermen.

Anymore residential construction in the Narrows will drastically curtail the operations of the local entertainment business and force them to eventually close down, & then you'll just have another waterfront residential community closed to the public.

I think a movie theater at the Old outlets would be ideal, or somewhere on Kent Island. This would be a great outlet for kids and also for adults and visitors - especially on rainy days. I understand there is a water problem.

Specialized commercial growth with emphasis on multi-level parking and shuttle transportation.

The future is unlimited. The Narrows area is a jewel and the method you are employing should help assure proper development.

More restaurants with transient slips to attract boaters. Small area for moorings.

As a thirty three year resident there have been many changes, most of which are not for the better. No longer do many boats oyster and clam in front of my home. We can't fish or crab. Perhaps you can restore this ecosystem in the future. If the environmental integrity of the area is not maintained, Kent Narrows waterfront community will have no future.



We're likely going to need a traffic light near Fisherman's Inn. Lots of folks cross there. Drivers are in too big a hurry. It would be nice to have an anchor similar to St. Michaels and a water taxi, (the two go together). The boardwalk idea sounds good.

Park & rec. use of NE corner w/access from Visitor's Center. Greater coordination of use of local assets such as CBEC, Outlets, Love Pt. Park, KI Trail system. Bike rental shop. More boat rentals.

More eco tourism - you could have a place for people to crab and fish - like Cambridge's old bridge pier.

Develop more of the history aspects; enlarge and advertise the Maritime Museum and visitors' center.

Develop more of the history aspects.

Would like to see it thrive as a tourist attraction and place for locals and tourists to enjoy the water, the view, and the camaraderie.

Preservation of environment.

Focus on landscaping around the waterfront areas, maintenance of existing buildings (upgrades).

How to deal with global warming and the rising water levels.

Additional Comments as written on hardcopy surveys

Entertainment & Activities

Museums

Waterman's type

Bars

Existing bars detract from quality of life of residents

Other

Not to become low scale boardwalk type tourist trap

Anchor for visiting the Narrows by boat.

Public access to the water - 2

Small boat rentals – power and sail

Movie theater – 4

Activities for young people - 2

Bike paths

Boat rides for tourists

Water preserves

Coffee shop

Local waterman/boating

Shopping

Other

Sporting goods (Indoor but mainly outdoor)

Pharmacy

Department stores

3 hotels are enough

Car wash

Medical care

Boating retail

Year round residents

No more residents



Parking

Very key: no public transit
Try to create lanes for golf cart like vehicles
In store areas only

Accommodations

Existing facilities use sufficient for aesthetics
Stop the building

Rental Apartments

May be good for vacation rentals, but not for year-round purpose

Standardized Site Design & Architectural Requirements

The variety of the way it is part of the appeal and interest. Unless you were starting with a blank canvas or doing total rehabilitation (like Myrtle Beach or Inner Harbor). I think each property improvement needs to be considered on its own merits of how does it contribute to the whole picture of what's already in place.

Transportation

Bicycle

Big help to reduce congestion

Truck/delivery

Special lanes to double park

Boardwalks

Don't over do it

Waterfront Overlooks

Don't over do it

Lighting

Don't over do it - 2