



Blueprint Brunswick, A Development Strategy for Historic Brunswick, Georgia

<http://www.blueprintbrunswick.com>

Provides information about the project and on the /bpprojects section of the website provides information about projects and project cost.

Creating Excellence ... Maximizing Potential, Downtown Waterfront Charrette, City of Burlington

Presentation that depicts key points of a waterfront plan including graphics depicting various districts within the downtown and strategies.

Bay Harbor, The Crown Jewel of Michigan

<http://bayharbor.com/home/lifestyle.asp>

Website that markets the harbor and activities associated with the area. Site includes information about the developer and how development of an upscale master plan was implemented for a marina, hotel, conference center, yacht club and boutique retail space.

Manistique Marina Development Plan (Concepts)

<http://www.manistique.org/marina>

Design concepts for the development of a municipal marina area.

Beach by Design, A Preliminary Design for Clearwater Beach, City of Clearwater, Florida

Design guidelines for a marina residential district, marina development and a boardwalk.

City of Vancouver, Land Use and Development Policies and Guidelines

Example of land use and development policies and guidelines.

Maryland Clean Marina Guidebook

Marina Design and Maintenance and Bayscapes Program

Maryland Clean Marina Initiative, Maryland Clean Marina Guidebook

<http://www.dnr.state.md.us/boating/cleanmarina/cmprogram.html>



***Kent Narrows Community Plan Update
Group Activity Report from the
CAC Project Initiation Meeting on March 23, 2005***

A. Plan Purpose

The goal of the plan is to facilitate orderly mixed use commercial, light industrial, marine oriented and seafood industry oriented uses in the Kent Narrows. While maintaining this traditional working waterfront character of the area, the plan should focus on strategies to create a destination place for visitors and local residents.

1. Why are CAC members participating? What do you hope to accomplish as a member of the CAC?

High Priority (red)

- 2 red Sewer/water problem from public safety fire dept.
- 1 red Parking
- 1 gm, 1 red Water, sewer & parking
- 2 red Destination
- 1 red 3 gm Kent Narrows is a nice place "crown jewel of Queen Anne's County"
- 1 red Build upon waterfront community shops, entertainment, boardwalks

Medium Priority (green)

- 2 green People come to narrows for natural beauty
- 1 green Resident who feels the community is residential – remember this is where we live.
- 2 green Plan should be a sales document.

Low-Medium Priority (yellow)

- 2 yellow Concerned about over development
- 1 yellow Resident – concerns about cars
- 4 yellow Positive influence on structured development waterfront – leisure, recreation, etc.
- 2b 1 gm Water, Sewer & parking

Low Priority (blue)

- 4 blue Architectural standards
- Comprehensive place for destination place

No Priority Assigned

- Affordable commercial development – need for county involvement.
- Market is there for residential sewer/water fees for commercial development is expensive.
- Water supply problem – solutions
- Parking problem – solutions



*Kent Narrows Community Plan Update
Group Activity Report - CAC Meeting on March 23, 2005
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- Need uses other than residential sewer capacity issues
- Destination place – design standards
- Residential vs. Commercial – topic to discuss this session
- Sewer & parking – once chance to plan for a better place
- Fisherman Village maintained and continued – look & feel
- Stop off place for lunch
- Focus development on commercial
- Outlets are an issue.
- How do we attract \$ to this area.

2. What do you like about Kent Narrows? Identification of assets.

Assets – What makes Kent Narrows special/unique? What attracts visitors, residents, employees and business owners to Kent Narrows? Identify valued community resources that contribute to realizing the vision for Kent Narrows.

High Priority (red)

1 red, 3 gm Atmosphere – boats, open water, historical yacht club – build on this and preserve this atmosphere

Medium Priority (green)

2 green Natural splendor of water & waterfowl
2 gm, 1 yel Route 18
1 green Watermen – keep them here
2 green Exploration center is an asset

Low-Medium Priority (yellow)

See above

Low Priority (blue)

None assigned

No Priority Assigned

- Water – the key component to provide public access
- Destination place – tap into all resources – water access – destination place
- Kent Narrows is paradise
- Ability to attract visitors – folks are making Kent Narrows their vacation spot.
- Need diversity for visitors and educational and environmental opportunities for residents
- Economic Dev. Committee in support of mixed use



*Kent Narrows Community Plan Update
Group Activity Report - CAC Meeting on March 23, 2005
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- Location – environment; a place where folks want to be. Highway access
- Location for boating destination – 2-4 hours ideal, can stay on boats
- Aesthetics – Monument-watermen do not push them out – heritage.
- Atmosphere on water is wonderful
- Great restaurants & shopping need to improve on this
- Golden opportunity
- Millions of cars and boats to attract; need to provide more opportunities
- Many areas for community events – much land owned by County

3. What don't you like about Kent Narrows? Identification of issues and concerns

Issues/Concerns – What things prevent Kent Narrows from realizing its full potential as a mixed use community, with qualities of a destination for local and regional visitors? Identify issues, concerns and obstacles that may prevent the vision for Kent Narrows being fully realized.

High Priority (red)

- 1 red Don't have a convention center
- 2 red Rules – can't demolish dilapidated structures because rules for redevelopment are more restrictive if the structure is removed. Standard does not fit.
- 2 red Biggest attraction – water & natural amenities are under utilized
- 2 red Don't have destination marketing – no downtown/business district to attract folks – shops w/aft over top. Need a central place.
- 3 red, 1 gm Nothing to do – only a lunch place. Must build things that will attract people – shops. Etc.
- 2red, 1 gm Lost vistas – building heights
- 2red, 1 gm Disconnectivity of the Narrows. Need to connect public pedestrian accessways
Season is limited to 5 months – difficult to support uses

Medium Priority (green)

- 2 green Need a liaison with activities that occur in the waterway that affects the community. (need better communications)
- 1 green Limited ability to build new uses – focus will be redevelopment.
- 2 green Taxes and infrastructure costs are too high
- 1 green Pedestrian access and linkages are needed

Low-Medium Priority (yellow)

- 4y, 2g 1b Vacant Outlets – need to address this – must activate this site. Tied to water issues



Kent Narrows Community Plan Update
Group Activity Report - CAC Meeting on March 23, 2005
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Low Priority (blue)

See above.

No Priority Assigned

- People don't know where the visitor's center is located
- Development activity is not continuous.
- Signage poor
- No distinct thread, design, look/feel to connect the community
- Stifled with types of uses we can attract due to parking, water & sewer
- Lacking the spices to the basic ingredients – lack of attractions
- Need an entity (official) to keep things moving and issues addressed
- Lack of activity once you get to Kent Narrows – more boat tours.
- Traffic to and from Atlantic City
- Completing destinations – average incomes are double
- What in Kent Narrows' calling card?
- Some dilapidated building esp. close to the new Hilton (current plan to redevelop this area)

4. What would you like to change about Kent Narrows? Identification of opportunities sites on the map of the study area.

Opportunities – What opportunities exist to realize Kent Narrows' vision? Identify opportunity sites, partnerships and types of investors or development (uses) that you think would contribute to realizing the vision for Kent Narrows.

High Priority (red)

- 3 red Trail, paths for observation in critical areas
- 2 red County involvement (tax incentives, etc.)
- 1 red Mixed resident/retail/development
- 2 r ,6y, 1b Public destinations on public lands to connect walkways/boardwalks; year round events
- 2 red Grant opportunities
- 3 red Walkway around the area owned by the County – link everything (eminent domain or developed impact)
- 2 red Build small shops
- 1 gm, 1 red Opportunity to create a year-round destination
- 2r, 2g , 3yel Integrated waterfront boardwalk with direct access to business – does not need to be too long



*Kent Narrows Community Plan Update
Group Activity Report - CAC Meeting on March 23, 2005
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Medium Priority (green)

- 2 green Redevelopment Opportunities
- 1 green Farmers' Market – use parking area under bridge and Lion's Club facility
 – every week certain times
- 1 green County owns a lot of land (most landings) opportunities for more than
 launching boats – different venues
- 1 green Lots of traffic on highway – get them to stop
- 2 gm, 3 bl Flea markets
- 1 green Link Kent Narrows to natural attractions – boat tours to Horseheads
 (education, etc.)

Low-Medium Priority (yellow)

- 1 yellow bandstand
- 1 yellow railing on Rt 18

Low Priority (blue)

- 1 blue Trolley service
- 1 blue Water taxi service

No Priority Assigned

- Boat trip
- Waterman's Market
- Downy property development

Kent Narrows Community Plan APPENDIX



May 18, 2005- Boat Tour
CAC Meeting June 20, 2005



DEPARTMENT OF PLANNING & ZONING
QUEEN ANNE'S COUNTY
160 COURSEVALL DR.
CENTREVILLE, MARYLAND 21617

410-758-4088 Permits
410-758-3972 Fax
410-758-1255 Planning
410-758-2905 Fax
410-758-2126 TDD

TO: Kent Narrows CAC
FROM: Katrina L. Tucker, AICP
Principal Planner *KL*
DATE: June 14, 2005
RE: **NEXT MEETING – MONDAY, JUNE 20, 2005 AT 9:00 A.M.**

RECEIVED

The next Citizen Advisory Committee for the update of the Kent Narrows Community Plan has been scheduled for Monday, June 20, 2005. The meeting will be held at 9:00 a.m. in the Barrett Room at the Chesapeake Exploration Center. The address is, 425 Piney Narrows Road, Chester, MD. It is anticipated that this meeting will last until noon.

In your packets you will find the following items:

- The Agenda.
- Meeting Notes from the April 18th meeting.
- Group Activity Report – Revised at CAC Meeting on April 18th
- CAC Community Vision and Objectives Activity Results
- Kent Narrows Land Use Checklist – CAC summary Results & Responses

If you have any questions or if I can be of any assistance to you, please do not hesitate to contact me at 410-758-1255 or by e-mail at ktucker@qac.org. Thank you for your interest and participation on the update of the Kent Narrows Community Plan and your time to serve on the CAC.

KL:T:ldt

cc: Steve Cohoon, Deputy Planning Director
Nancy Scanzari, Dept. of Parks and Recreation
Suzi Eakle, Office of Economic Development
April Showers, Project Manager, Johnson, Mirmiran & Thompson



Kent Narrows Community Plan Update

June 20, 2005

CAC Meeting

CAC Perspective

1. Introductions
2. Review of Existing Conditions & Opportunities
 - a. Land Use
 - b. Population & Population Projections
3. Review of Community Issues, Priorities & Land Use Preferences
 - a. CAC, TAC & Community Survey Results
4. Review of the Vision Statement, Plan Goals & Objectives
 - a. Review previous input and suggested changes
5. Discussion of Desired Land Uses & Target Areas
 - a. Visual Preference Survey
 - b. Mapping Session - Visioning
6. Scheduling of Wrap-up Meeting – July 2005



Kent Narrows Community Plan Update

June 20, 2005
CAC Meeting Notes

1. Meeting Attendees:

Warren Kershow, CAC Member
Bob Wilson, CAC Member
Mike Katinas, CAC Member
Jody Shulz, CAC Member
Joe Pomerantz, CAC Member
Eileen Strack, CAC Member
Walt Thompson, CAC Member
Frank Frohn, CAC Member
Winfield Frank, CAC Member
James Howard, CAC Member
Patricia Worns, CAC Member
Nancy Scozzari, Department of Parks & Recreation
Suzie Eckle, Office of Economic Development
Katrina Tucker, Department of Planning & Zoning
Steve Cohoon, Department of Planning & Zoning
April Showers, JMT
Bob Martin, JMT

2. Review of Existing Conditions & Opportunities

JMT submitted detailed maps of existing conditions for final review and approval by the CAC. The detailed maps were submitted in the form of a story board. The story board included several maps to address all comments provided during the April 18, 2005 meeting. Please note, the detailed maps are using the updated orthophotograph as a backdrop. Each member of the CAC received a copy for use when reviewing the final plan update (plan update is under development and will be submitted to the CAC as a final step).

The CAC unanimously amended the Kent Narrows Beach area boundary. Comments of the group indicated that the Lighthouse Beach should be included in the area boundary and should be included in the plan recommendations.

The CAC unanimously noted that the parking for community establishments be shown separately from public parking and located uniquely on May 12. Parking & Storage Facilities and that the parking area be reflected in the plan update. This change will be made and be reflected as part of the final plan update. May 11 identifies the various opportunities also for consideration for future development or redevelopment. The CAC provided input on the map. Map changes will reflect the current situation of developed land and outlined from the built-up areas. The opportunity map was utilized as the basis for evaluating impacts of future development and redevelopment.

Kent Narrows CAC
Meeting Minutes – June 20, 2005



a. **Build-out Analysis Report – (Land Use and Population & Population Projections).** The existing land use map and data was utilized to identify undeveloped lands and underutilized lands to support the build-out analysis. Population and population projections are based upon a number of sources including Census Data and County projections. Additional population projections were prepared as part of a build-out analysis for Kent Narrows based upon three scenarios. The build-out analysis was briefly presented and the CAC membership was instructed to review for further discussion at the upcoming meeting. The results of the build-out analysis for each scenario include estimated housing units, estimated population, estimated parking spaces and estimated non-residential space/development. Each scenario was then evaluated based upon impacts on public facilities as well as estimated revenue generated for the base county property tax rate as well as the special tax district rate. Scenario 3, Mixed-Use Build-out (with or without bonuses) may be the optimum future development scenario.

3. Review of Community Issues, Priorities & Land Use Preferences

JMT prepared and circulated a Community Preferences Summary Report. This report contains CAC, TAC & Community Survey results. JMT provided an overview of the report. CAC members were instructed to review this report and provide comments to Katrina to be submitted to JMT. In addition, the results of CAC responses to the Kent Narrows Land Use Checklist were included in the committee packet. These uses will be reviewed in conjunction with results of the TAC and to the Community Survey to prepare recommendations to zoning regulations for the Waterfront Village Center (WVC) district and/or any district designations/boundary amendments.

4. Review of the Vision Statement, Plan Goals & Objectives

The meeting packet included the CAC Community Vision and Objective Activity Results (activity conducted 4-14-05 with results reported 5-5-05). This was reviewed with the CAC membership to identify any changes.

5. Discussion of Desired Land Uses & Target Areas

a. **Visual Preferences Survey -** The CAC membership participated in a Visual Preferences Survey. The results of the survey will be circulated in preparation for the upcoming meeting. The results will be utilized to support land use and design recommendations in the plan.

b. **Mapping Session – Visiting –** The CAC membership was split into two groups to work collaboratively to prepare a vision for future development of Kent Narrows using land use icons and notations on the map to identify the location of various types of land uses and pedestrian access enhancements. The results will be utilized to prepare a concept plan and future land use plan for Kent Narrows. The two concepts will be circulated in preparation for the upcoming meeting.

6. Scheduling of Next Meeting – August 1, 2005.

Kent Narrows CAC
Meeting Notes -- June 28, 2005



Kent Narrows Community Plan Update

August 1, 2005

CAC Meeting

CAC Perspective

1. Introductions
2. Last Call for Comments
 - a. Review of Existing Conditions & Opportunities
 - b. Land Use and Population & Population Projections
 - c. Review of Community Issues, Priorities & Land Use Preferences
 - d. CAC, TAC & Community Survey Results
 - e. Review of the Vision Statement, Plan Goals & Objectives
3. Group Discussion
 - a. Community Preferences Summary Report – CAC Prioritization (Tables 2 & 3)
 - a. Build-out Scenarios – CAC Comments
 - b. Visual Preference Survey – Review/Discussion of Results
 - c. Mapping Session Results – Review/Discussion of Results
4. Presentation of Draft Concept Plan and Land Use Map
 - a. CAC Feedback
5. Presentation of Draft Development Concept
 - a. CAC Feedback
6. Scheduling of Wrap-up Meeting

Note: The draft plan update is still underdevelopment. The final CAC meeting will include a presentation of the draft plan and recommendations including recommendations for zoning changes and design standards.



Kent Narrows Community Plan Update
August 1, 2005
CAC Meeting Notes

1. Meeting Attendance

Meeting attendance is listed below:

Warren Kershow, CAC Member
Jody Shulz, CAC Member
Eileen Strack, CAC Member
Mike Katinas, CAC Member
Walt Thompson, CAC Member
Joe Pomerantz, CAC Member
Patricia Worns, CAC Member
Winfield Frank, CAC Member
Lee Haislip, Jr., CAC Member
James L. Howard, CAC Member
Frank Frohn, Planning Commission
Nancy Scozzari, Department of Parks & Recreation
Suzie Eakle, Office of Economic Development
Katrina Tucker, Department of Planning & Zoning
Steve Cohoon, Department of Planning & Zoning
Rad Sakhamuri, Department of Planning & Zoning
April Showers, JMT
Bob Martin, JMT

2. Last Call for Comments

JMT requested final comments from the CAC on the following items that were previously submitted, discussed/reviewed, modified and augmented. This information will be included in the plan document and appendix.

- Review of Existing Conditions & Opportunities
- Land Use and Population & Population Projections
- Review of Community Issues, Priorities & Land Use Preferences
- CAC, TAC & Community Survey Results
- Review of the Vision Statement, Plan Goals & Objectives

The CAC membership had no comments and no comments were received after the meeting. The information as last presented will be incorporated into the plan documents.

Kent Narrows CAC
Meeting Notes – August 1, 2005



3. Group Discussion

JMT conducted a discussion with the group to receive input on the following items. Items which will be summarized in the plan and included in complete detail in the plan appendix.

- **Community Preferences Summary Report – CAC**
Prioritization (Tables 2 & 3) – The CAC completed the prioritization of issues and opportunities identified through community input and group discussion. Win suggested that the contents of the tables be reworded to read as issues and opportunities and combine some of the issues and opportunities to eliminate redundancy. The group agreed. The results of this exercise are reported on a CAC Activity Report Summary: Community Preference Prioritization. JMT then reworded and melded issues and opportunities to prepare final draft tables with priorities to be included in the plan document.
- **Build-out Scenarios** – Again, JMT indicated that the build-out analysis was used to consider several scenarios for development/redevelopment of Kent Narrows. And, the results suggest a mixed-use scenario as the optimum scenario based upon the comparison analysis and impact assessment.
- **Visual Preference Survey** – JMT circulated the results of the visual preference survey with both a tally of results and pictures of preferred images. These images provide a basis for recommendations for development patterns, architectural style, pedestrian/bicycle connections and building massing.
- **Parking Analysis Report** – JMT submitted a parking analysis report to the CAC members. The report included an inventory of various types of parking (private and public) and the analysis of parking needs based upon build-out scenarios. Parking is a key issue of concern for local businesses during peak times. The perception of the visitor is they want to park in front of or outside of the restaurant; there is little desire to parking and walk to restaurants. The development patterns, infrastructure and amenities (*even with the presence of the trail*) are such that travel patterns and preferences are geared to vehicular travel to the site of preference.

CAC members felt that parking under the bridge needs additional lighting to create a safe atmosphere for visitors using these spaces to parking and then walking to various locations throughout Kent Narrows. The paths/trails need to be adequately illuminated with pedestrian scale lighting.

Staff suggested considering parallel parking along Kent Narrows North. Striping the spaces would help with orderly and efficient use of these spaces if there is a desire to pursue this option.

- **Mapping Session Results** – JMT presented handouts and boards depicting the results of the mapping exercise. The exercise included two CAC groups working to graphically depict (*using graphic icons for various types of land uses*) a possible development

Kent Narrows CAC
Meeting Notes – August 1, 2005



concept for vacant and under-utilized sites in Kent Narrows. See additional comments below.

4. Presentation of Draft Concept Plan and Land Use Map

JMT presented a draft concept plan for future development of Kent Narrows and a land use map to support that concept. The concept was developed based upon input received to date from the committee and the community, results of study and analysis identified above and development concepts created by the CAC members. JMT received comments from the CAC membership and asked that each member complete an evaluation form for each of the CAC concepts and the draft concept plan and accompanying draft future land use map. Comments will be used to modify the concept plan and future land use map for inclusion in the plan document.

5. Presentation of Draft Development Concept

JMT will hold this item for the upcoming meeting. This development concept will include more details, building upon the results described in item 4.

6. Other Issues Discussed

- Suzie Eakle indicated that the Beach Club is being considered for a Wedding Show that will be broadcast across one of the national TV networks. ***National recognition for the regional will positively impact local and regional economies.***
- The CAC membership strongly suggests that there be a ***physical definition, barrier or space between the trail and the roadway along Route 18.*** This would create a sense of safety for pedestrians and bicyclists to encourage movement to-and-from and throughout the four quadrants of Kent Narrows.
- The CAC membership suggested that the ***pedestrian scale lighting and lighting along public walkways and in public space be theme based.***
- Walt Thompson indicated that there was an ***economic impact analysis*** conducted for the hotel as part of the development review process. He, as well as Suzie has indicated in the past to the group, that the economic impact of hotels and conference centers is incredible. Four years ago, the analysis indicated that the average amount spent outside of the hotel was \$130.00/room. These are dollars being pumped into the local and regional economy.
- The ***infrastructure and amenities*** need to be put in place to create an inviting environment for visitors.
- Rad discussed the possibility of placing ***light houses*** at key locations for gateways for water travelers. Rad talked with the Coast Guard about any restrictions. She indicated that light house could be placed as proposed by the CAC in the concept plan exercise, but light houses could not be illuminated.

Kent Narrows CAC
Meeting Notes – August 1, 2005



- The CAC members discussed their opinions about *vendors* under the bridge. Suzie Eakle indicated that there is a contract with two vendors, one for each of the parking lots under the bridge. The following are the opinions of the CAC:
 - Vendors are acceptable at a specific location such as private kiosks or stands on private property.
 - Vendors are acceptable for special events only at locations other than under the bridge.
 - Vendors are acceptable on public park lands for special events only.

- The CAC provided opinions about the *bonuses* regulations in the County Zoning Ordinance for the Waterfront Village District. The bonus density is permitted provided amenities are offered by the developer. But, the amount, type and appropriate level of improvements are not clearly defined in the ordinance. It is a moving target for both developer and staff and in most instances is not easily defined early on in the development review process at the sketch or concept stage of plan development and discussion. The following is a summary of the group consensus with respect to bonuses.
 - The bonus provisions should consider economic impact (jobs and revenue).
 - The bonus provisions should help to determine the look and placement of the structure.
 - The bonus provisions should clearly list the types of amenities with respect to parking lot design, lighting, landscaping, sidewalks/boardwalks/pedestrian paths/trails.
 - The development review process should be improved to be more user friendly for both staff and developers.
 - The CAC recommended the following for the Waterfront Village District whether or not a bonus provision remains:
 - Maximum FAR 50%
 - Maximum Building Height of 60 feet
 - Or, use and overlay district for height restrictions based upon locations within the four quadrants and the various viewsapes to be preserved.

7. Scheduling of Wrap-up Meeting

The next CAC meeting is scheduled for **September 12, 2005 at 9:00 AM.**

Note: The draft plan update is still underdevelopment. The final CAC meeting will include a presentation of the draft plan and recommendations including recommendations for zoning changes and design standards.

Kent Narrows CAC
Meeting Notes – August 1, 2005



Kent Narrows Community Plan Update
September 26, 2005
CAC Meeting

CAC Perspective

1. Review of Draft Plan – Group Discussion and Comments
2. Presentation and Discussion
 - a. Preliminary Marina Results
3. CAC Opinions
 - a. Gateway Signage Design
 - b. Architectural Design Concepts
4. Thank you for your participation.



CAC Meeting October 17, 2005



DEPARTMENT OF PLANNING & ZONING
QUEEN ANNE'S COUNTY
160 COURSEVALL DR.
CENTREVILLE, MARYLAND 21617

410-758-4088 Permits
410-758-3972 Fax
410-758-1255 Planning
410-758-2905 Fax
410-758-2126 TDD

TO: Kent Narrows CAC

FROM: Rad Sakhamuri *Rad*
Community Planner

DATE: October 7, 2005

RE: **NEXT MEETING – MONDAY, OCTOBER 17, 2005 AT 9:00 A.M.**

The next Citizen Advisory Committee for the update of the Kent Narrows Community Plan has been scheduled for Monday, October 17, 2005. The meeting will be held at 9:00 a.m. in the Barrett Room at the Chesapeake Exploration Center.

The primary focus of this meeting is to review the draft Kent Narrows Plan and make a recommendation to the Planning Commission. A copy of draft plan is attached with changes highlighted since the last draft that was discussed at the September 26th meeting. Also attached please find Map 15, 15 A and 17. Replace Map 15 and Map 15 A with these new versions and add Map 17 to the set of maps that were sent previously.

Furthermore, there will be discussion about the Marina Survey results, and the Kent Narrows Development Foundation Board (KNDF) recommendation on Parking and Staff issues as it relates to the Kent Narrows Plan. The KNDF Board is scheduled to have a special meeting on October 12th to discuss the above two issues. A copy of the memo sent to the KNDF Board members is included in the attachments.

If you have any questions or if I can be of any assistance to you, please do not hesitate to contact me at 410-758-1255 or by e-mail at rsakhamuri@qa.org. Thank you for your interest and participation on the update of the Kent Narrows Community Plan and your time to serve on the CAC.

Attachments

RAD:rad

cc: Steve Cochran, Deputy Planning Director
Katrina Tucker, Principal Planner
Nancy Scozzari, Dept. of Recreation and Parks
Suzi Eakle, Office of Economic Development
April Showers, Project Manager, Johnson, Mirmiran & Thompson



DEPARTMENT OF PLANNING & ZONING
QUEEN ANNE'S COUNTY
160 COURSEVALL DR.
CENTREVILLE, MARYLAND 21617

410-758-4088 Permits
410-758-3972 Fax
410-758-1255 Planning
410-758-2905 Fax
410-758-2126 TDD

To: Kent Narrows Foundation Board Members
From: Rad Sakhamuri, Community Planner *RS*
Date: October 6, 2005
Re: Kent Narrows Community Plan Update

As you are aware, the Kent Narrows Community Plan Update is in progress. The Citizen Advisory Committee (CAC) began meeting in March of 2005 and continued to meet monthly since then. The CAC is at the end of the project and is due to make a recommendation to the County Planning Commission in October 2005.

At the September 26, 2005 CAC meeting, while reviewing the draft plan, CAC members felt the need of the Kent Narrows Development Foundation Board's input on public parking and staffing (under economic development section) issues in the Plan. Listed below are the recommendations in the plan that relates to the above-mentioned issues for your review and comment.

Public Parking

- Use wayfinding signage to direct visitors to public parking.
- Provide information kiosks at key locations in public spaces and public parking lots that include maps and information about various attractions and service.
- Provide adequate lighting for safety.
- Provide clearly marked pedestrian connections from parking lots to other locations.
- Create additional public parking areas at key locations.
- Establish satellite parking areas with shuttle service for visitors and employees.
- Enhance the trail system with additional parking lots at key locations.
- Provide adequate parking for boat trailers.
- Provide on-street parking at appropriate locations.
- To promote economic development in Kent Narrows, encourage County to lease excess parking areas to generate revenue for future parking structures.
- Identify key locations for the development of public parking through private/public partnerships.
- Target the location of public parking facilities (lots and structures) to inland lots and lots on the edge of the Growth Area.
- Promote shared parking arrangements and agreements.



Memo to the Kent Narrows Foundation Board Members
October 6, 2005
Kent Narrows Community Plan Update

Economic Development

- Improve the organizational structure tasked to attract, manage and sustain economic development within Kent Narrows by:
 - Continuing to strengthen the leadership of the Kent Narrows Development Foundation and involvement in implementation of the plan.
 - Continue dedication of County Economic Development staff to support further development, infrastructure improvements, and event organization in Kent Narrows and to act a liaison to the business community providing an array of technical assistance including but not limited to facilitation of technical aspects of community development, grants writing and administration and public/private partnership development to support plan implementation.
 - Consider a full-time position as a Harbor Master or Kent Narrows Manager with an emphasis on programming, promotion and coordination of harbor activities, facility improvements, and year-round events in Kent Narrows.

The CAC is looking for your guidance and your recommendation before they finalize the Plan at October 17, 2005 meeting. Staff would like you to concentrate on these issues at your meeting scheduled on October 12, 2005 at 9 A.M. and give your recommendation. If you have any further questions prior to the meeting, please do not hesitate to contact me at 410-758-1255 or email me at rsakhamuri@qac.org.

RAD: rad

CC: Steve Coburn; Deputy Director Dept. of P&Z
Kent Narrows Citizen Advisory Committee