



TOWN CENTER
MASTER PLAN

Dunkirk

Dunkirk Public Meeting
June 2, 2021



TOWN CENTER MASTER PLAN

Dunkirk



**HELP US
PLAN**

DUNKIRK

CALVERT
COUNTY

Maryland

Agenda

1. Welcome, Introductions and Protocols
2. Overview of the Dunkirk Town Center Master Plan and Zoning Update
3. Biggest Challenge, Biggest Change, Important Issues, Key Element to Retain or Enhance
4. Next Steps
5. Thank You / Adjourn





Polling Question #1

Calvert County Town Centers

Town of North Beach
Town of Chesapeake Beach

Dunkirk

Owings

Huntingtown

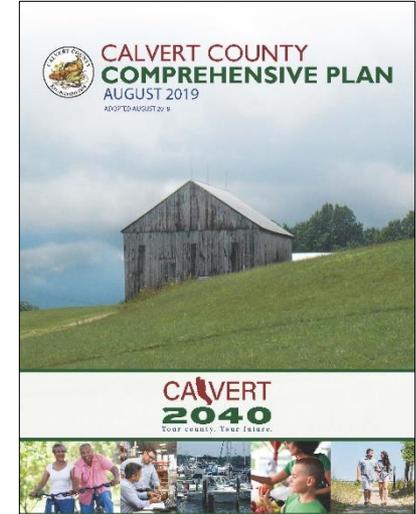
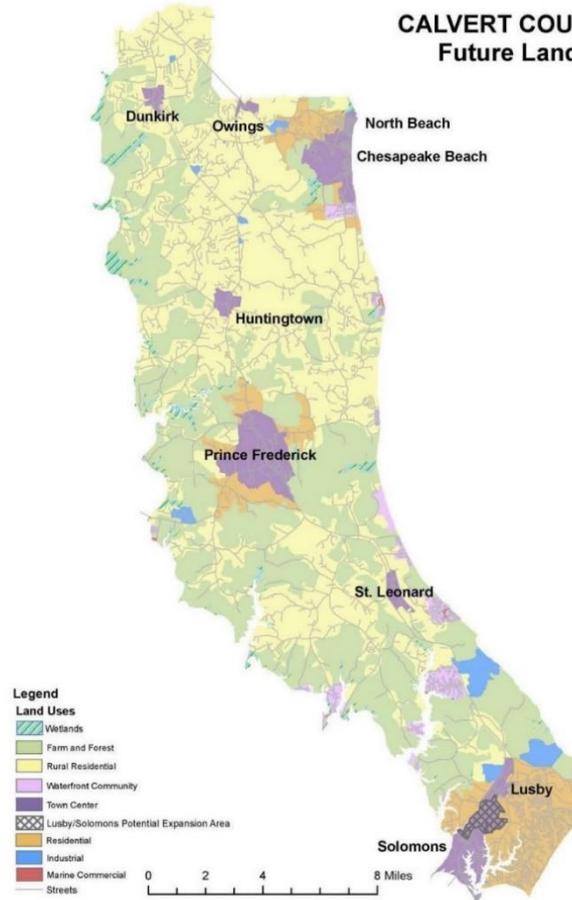
Prince Frederick

St. Leonard

Lusby

Solomons

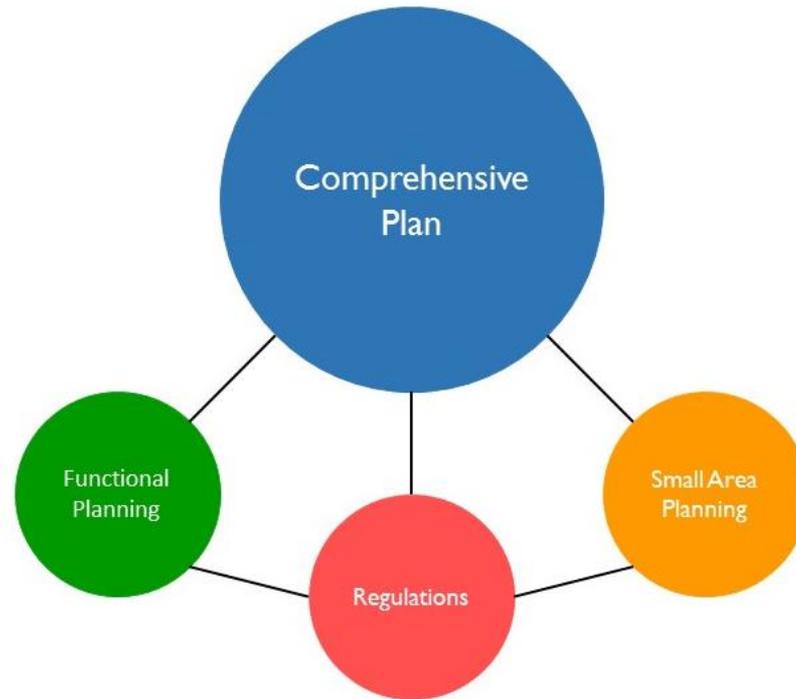
CALVERT COUNTY, MD
Future Land Use



Calvert County
Comprehensive Plan,
adopted August 2019



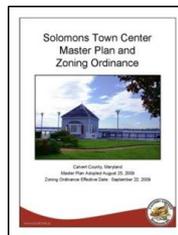
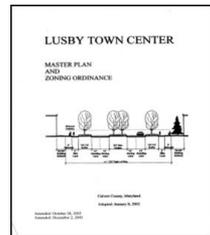
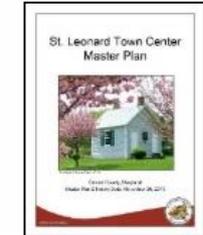
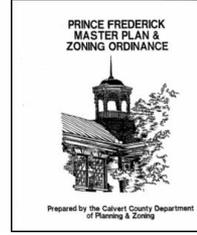
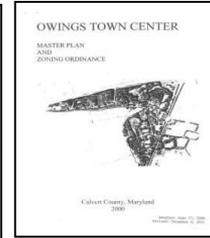
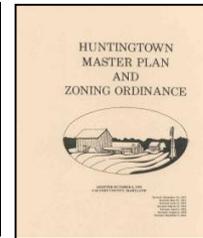
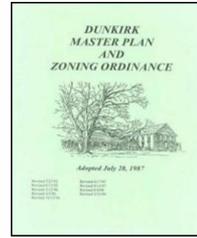
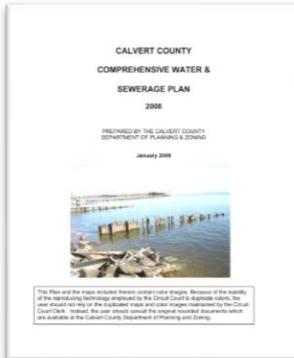
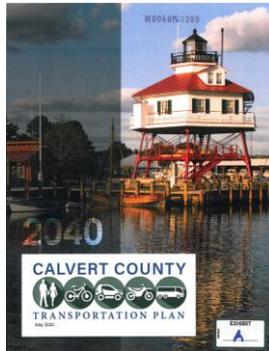
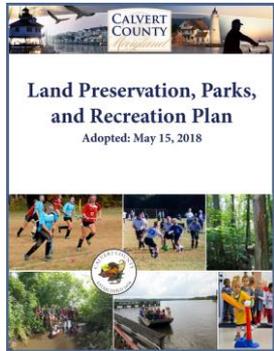
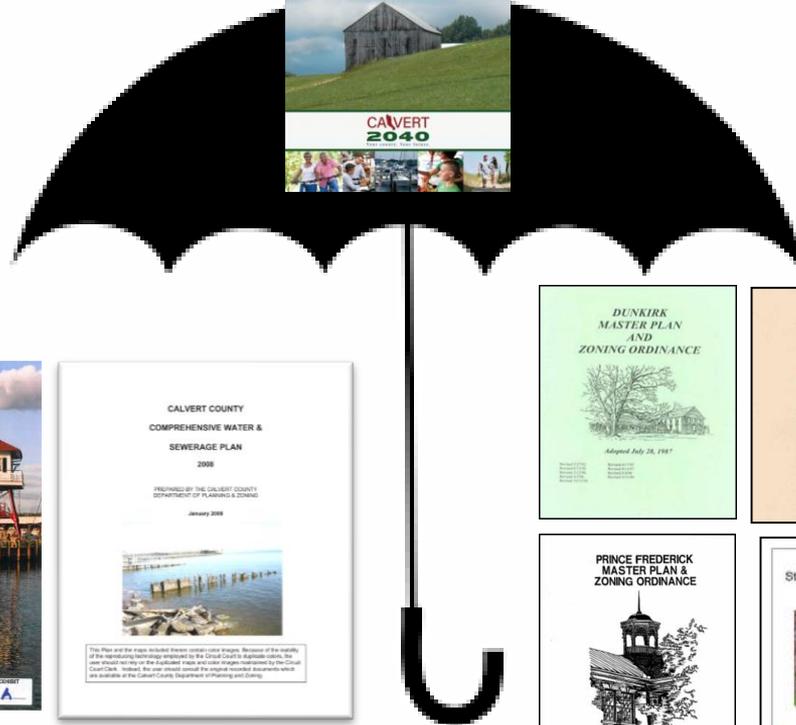
Town Center Master Plans' Relationship to Other County Plans



Small Area
Planning
includes Town
Center
Planning

Planning Timeline

- Updated 1983 Calvert County Comprehensive Plan includes Town Center concept
- Dunkirk Master Plan adopted in 1987
- Dunkirk Zoning Ordinance adopted in 1987
- Updated Calvert County Comprehensive Plan adopted in 1997
- Updated Calvert County Comprehensive Plan adopted in 2004
- Calvert County Comprehensive Plan amended in 2010
- Updated Calvert County Comprehensive Plan adopted in 2019



Functional Plans

Small Area Plans

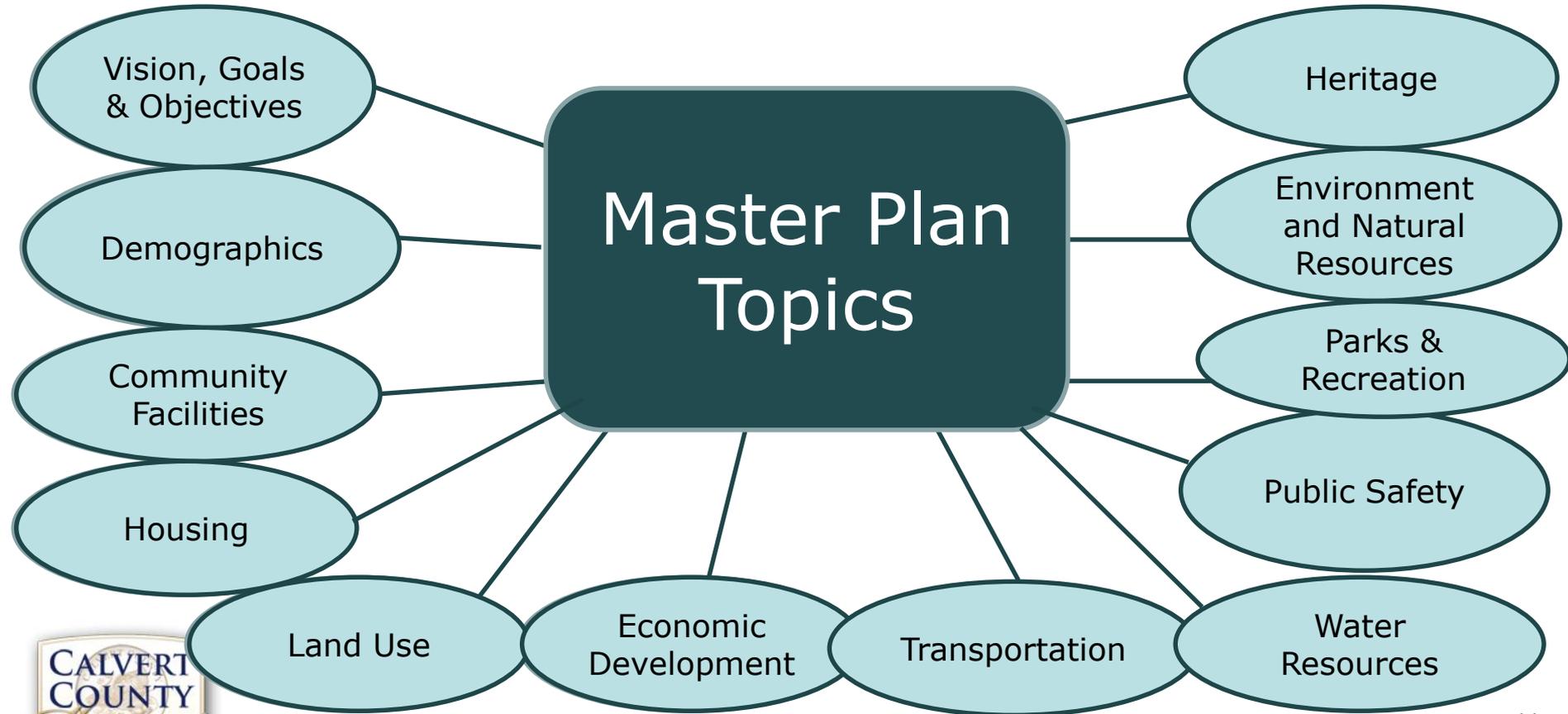


A Town Center Master Plan is Like a Business Plan

Household Plan

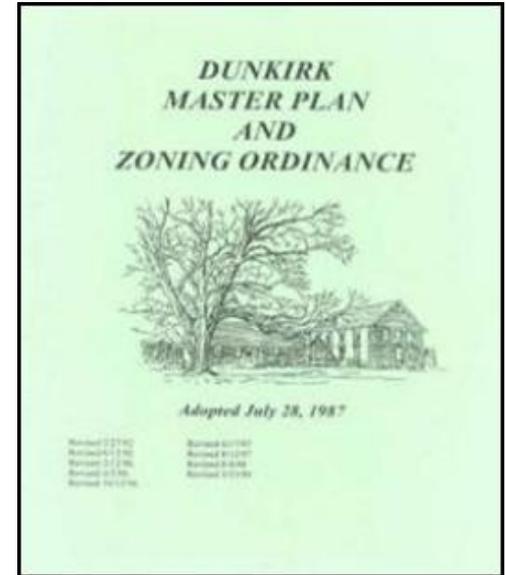


What is a Master Plan?



Why Update the Master Plan?

- Ensure the visions for the Town Center are still relevant – master plan was adopted in 1987
- Economic development trends, job creation, and retail
- Emerging issues – transportation, new recreation park, etc.
- Calvert County Comprehensive Plan updated in 2019
- Calvert County Transportation Plan updated in 2020



Adopted 1987

Dunkirk Town Center Master Plan Update Process

We are
here

Identify Issues

- Staff preparation
- Community Outreach
- Public Meetings

Spring - Summer 2021

Develop Plan

- Public Meetings
- Draft plan
- Planning Commission review

Fall 2021 - Winter 2021/2022

Adoption

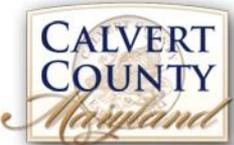
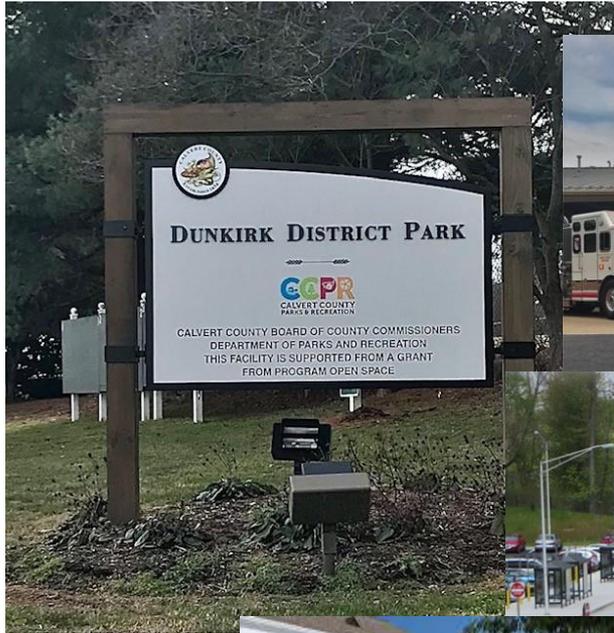
- Planning Commission Public Hearing/Approval Recommendation
- Board of Calvert County Commissioners Review/Public Hearing
- Adoption

Spring 2022

Preliminary work on updating the zoning regulations would begin mid-way through the master plan update process.

Master Plan Public Improvements Completed since 1987

- MD 4 landscaped
- Fence installed at Dunkirk District Park
- Standard street light design selected and installed as properties developed
- Old wooden utility poles replaced with metal poles by BGE
- Park and Ride constructed
- Helicopter Pad for medical/emergency use has designated space near the Park & Ride

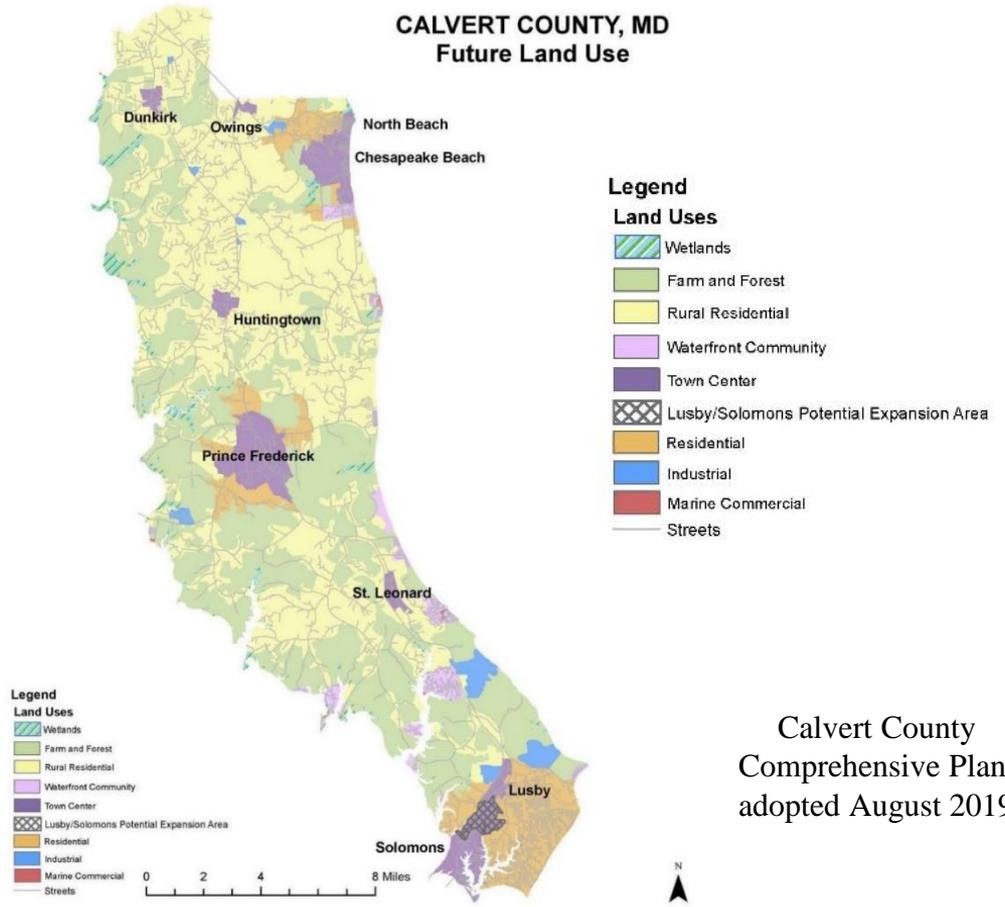


Master Plan Public Improvements Not Completed

- Place overhead utility lines underground along the Route 4 corridor within the boundaries of the Town Center wherever possible.
- Erect business directional signs at the entrances of the Town Center and in appropriate locations throughout the Town Center.
- A water system may be needed in the town center for public safety purposes and to promote the efficient and proper use of the County's aquifer.
- Connect Dunkirk District Park to Ferry Landing Road, with a road and bicycle path, to improve the access for residents on Ferry Landing Road.
- Construction of an overpass in Dunkirk.

Calvert County Town Centers

CALVERT COUNTY, MD
Future Land Use



Calvert County
Comprehensive Plan,
adopted August 2019



Close up of Future Land Use Map



Legend

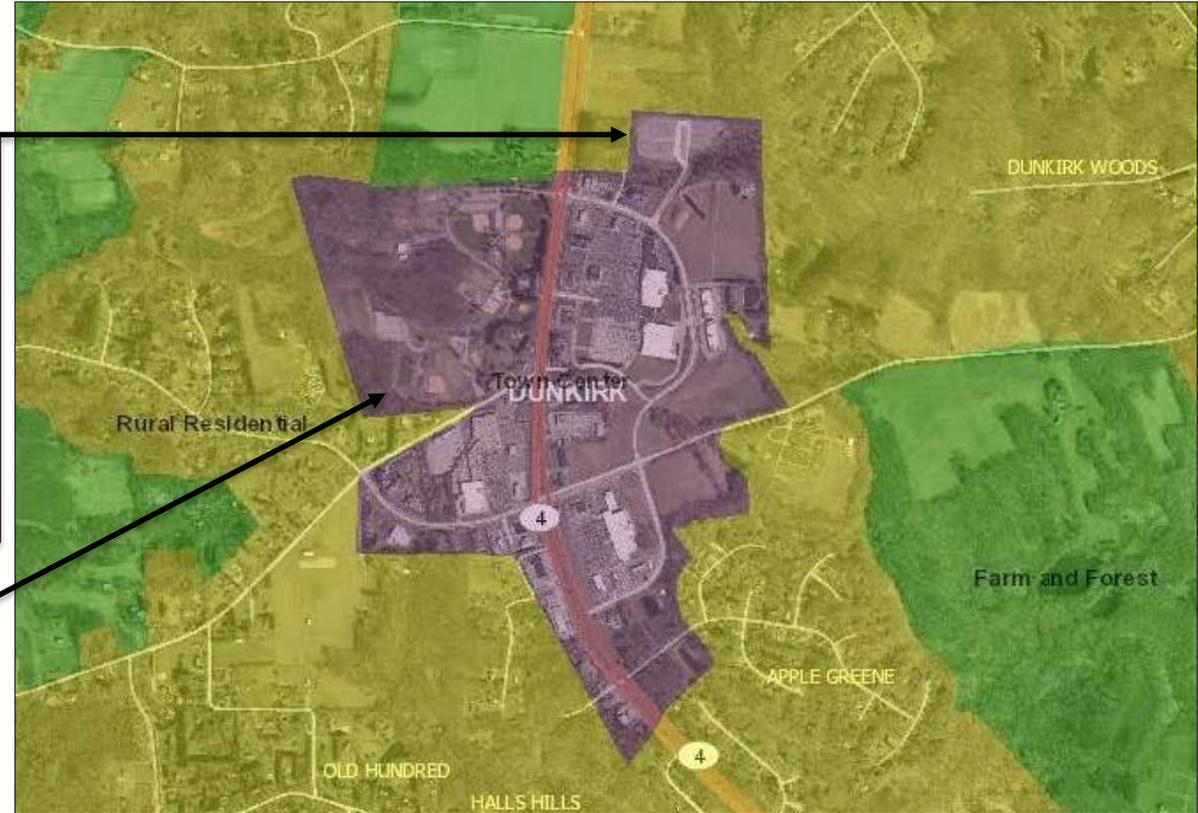
Land Uses

-  Wetlands
-  Farm and Forest
-  Rural Residential
-  Waterfront Community
-  Town Center
-  Lusby/Solomons Potential Expansion Area
-  Residential
-  Industrial
-  Marine Commercial
-  Streets

Dunkirk Town Center

Calvert County Comprehensive Plan Future Land Use

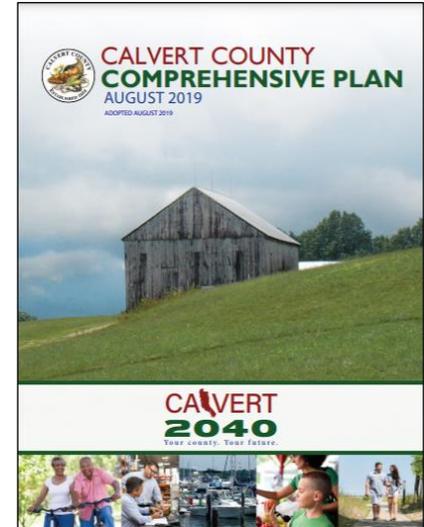
Expands the Town Center by
adding the
Park & Ride
and
Dunkirk District Park



Calvert County Comprehensive Plan

The mission of the Comprehensive Plan is to maintain and/or improve the overall quality of life for all citizens of Calvert County by:

- Promoting sustainable development,
- Encouraging a stable and enduring economic base,
- Providing for safety, health, and education, and
- Preserving the natural, cultural, and historic assets of Calvert County.



Calvert County Comprehensive Plan Visions

- Our landscape is dominated by forests and fields.
- Our Town Centers are attractive, convenient, and interesting places to live, work, and shop.
- Our wetlands, streams, and forests and the Chesapeake Bay and Patuxent River support thriving plant and animal communities.
- Our highways are safe with only moderate congestion and transit is readily available. Walking and bicycling are practical alternatives within and in close proximity of Town Centers.
- We waste less, consume fewer natural resources, and properly dispose of waste.



Calvert County Comprehensive Plan Visions

- Our communities are safe. We care for the well-being of each other.
- Our children are well prepared for the future. We offer robust and diverse educational opportunities.
- We are stewards of our cultural heritage.
- We are building a strong local economy based on renewable resources, agriculture, seafood, high technology, retirement, recreation, and tourism.
- Our government is efficient, open, and responsive to citizen needs and concerns.





Polling Question #2

Calvert County Comprehensive Plan Vision

- Our Town Centers are attractive, convenient, and interesting places to live, work, and shop.





Polling Question #3

Current Dunkirk Master Plan Goal & Policies

Goal: Dunkirk should serve as a visual marker much like a gateway, at the entrance to Calvert County. As such, it is important that Dunkirk reflect the best features of the County's land use development philosophies and create a positive first image.

- a. The entire Town Center area of Dunkirk will be treated as an economic and aesthetic whole.
- b. A "sense of place" with recognizable boundaries and unifying characteristics will be created in the commercial core of Dunkirk.
- c. Established residential areas adjacent to the Town Center will be protected and enhanced.
- d. Commercial development will be encouraged.
- e. The efficiency and safety of Route 4 will be a primary goal of this plan.



Source: Dunkirk Master Plan and Zoning Ordinance, Page 10

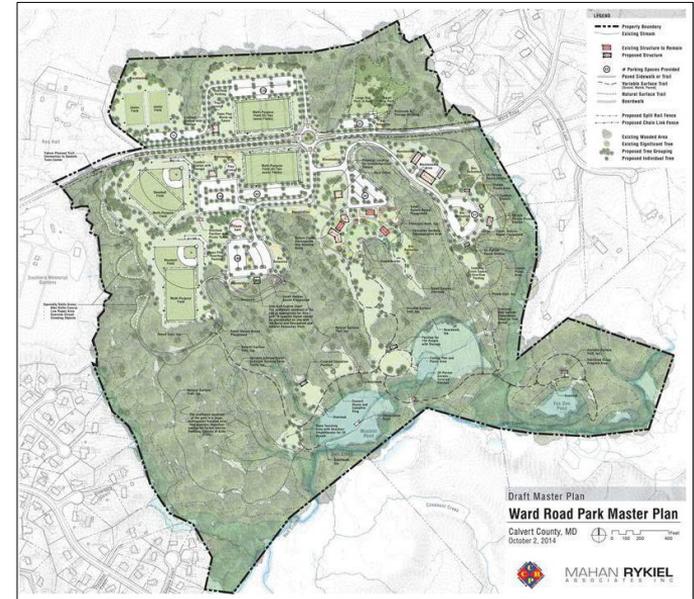


Polling Questions #4, 5 and 6

Calvert County Comprehensive Plan

Each Town Center should have:

- A town park or “village green”
- An in-town pedestrian and bikeway system that connects residential areas, activity centers, and schools
- An outdoor public facility designed primarily for active team sports
- An indoor community center capable of providing a range of activities for all age groups



Dunkirk District Park



Dunkirk District Park Improvements



Dunkirk Park

playground
Specialists Inc.

800.385.0075
www.playspec.com
sales@playspec.com
RED CBB LIM WHT TEL ECO

CALVERT
COUNTY

Maryland

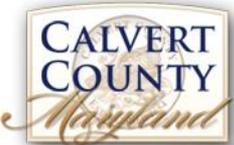
Dunkirk District Park Improvements



Dunkirk Park

playground
Specialists Inc.

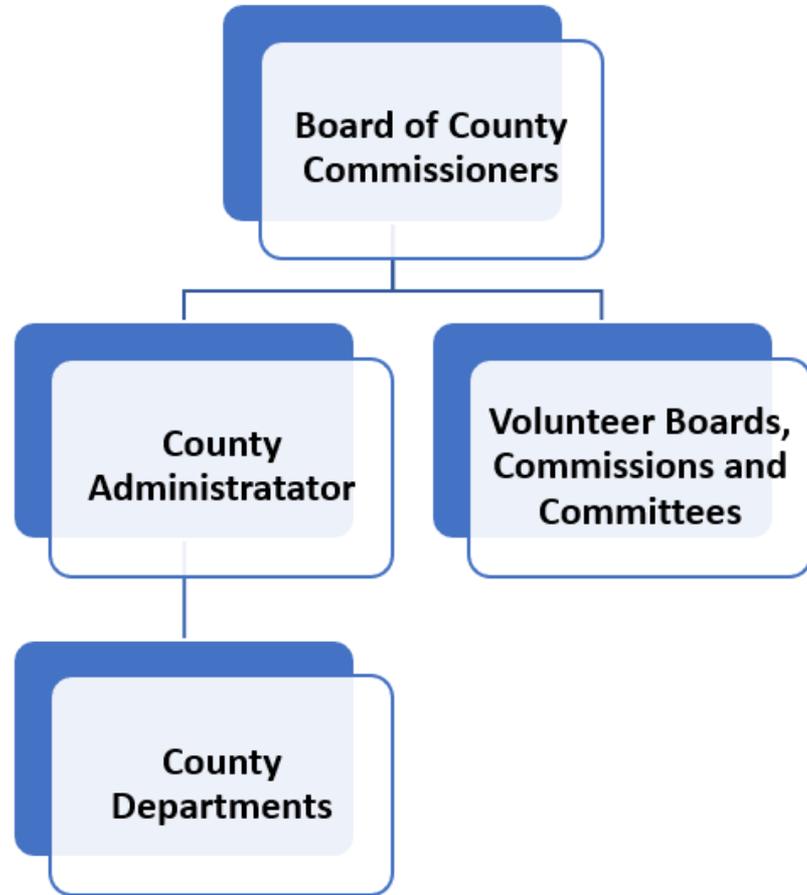
800.385.0075
www.playspec.com
sales@playspec.com
RED CBB LIM WHT TEL ECO



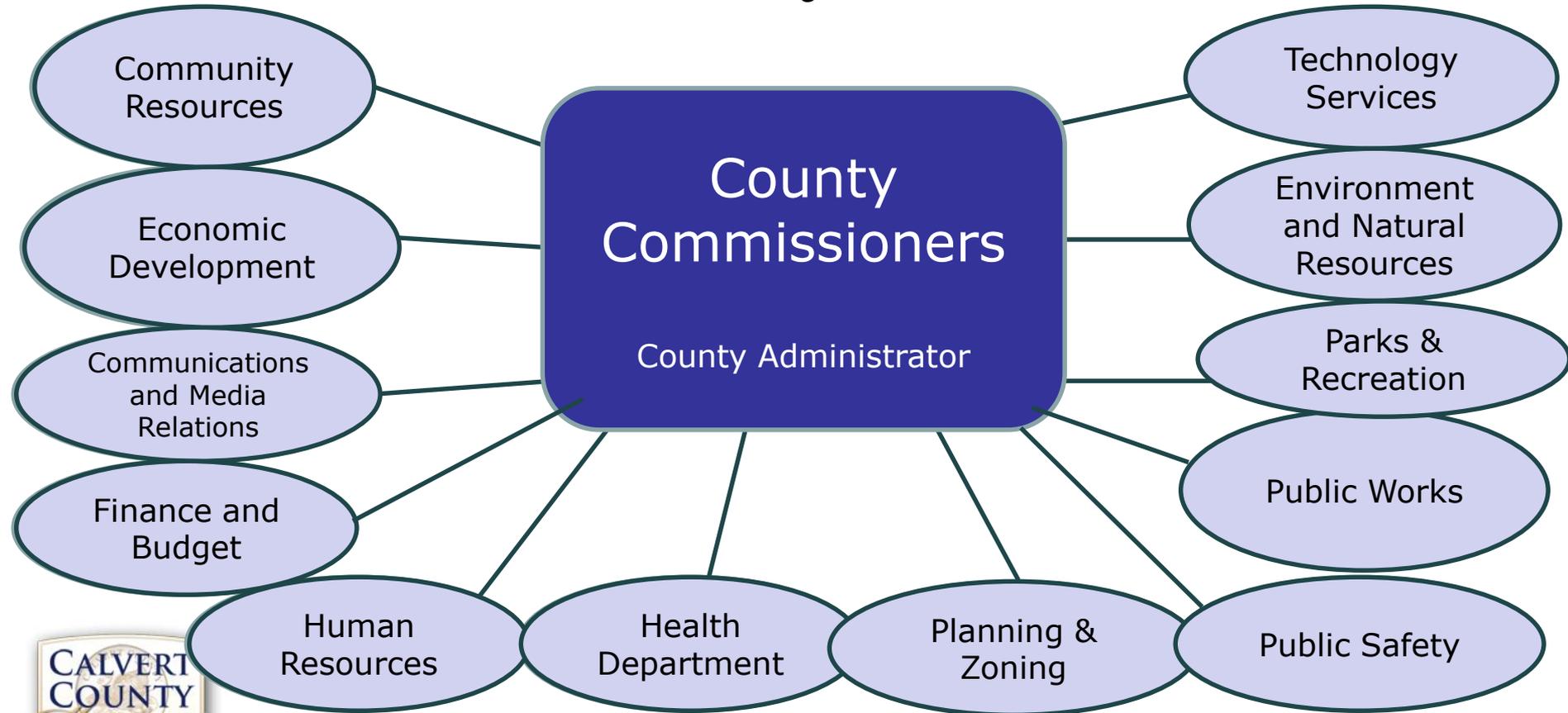
DUNKIRK TOWN CENTER PEDESTRIAN / BIKEWAY PATHS STUDY



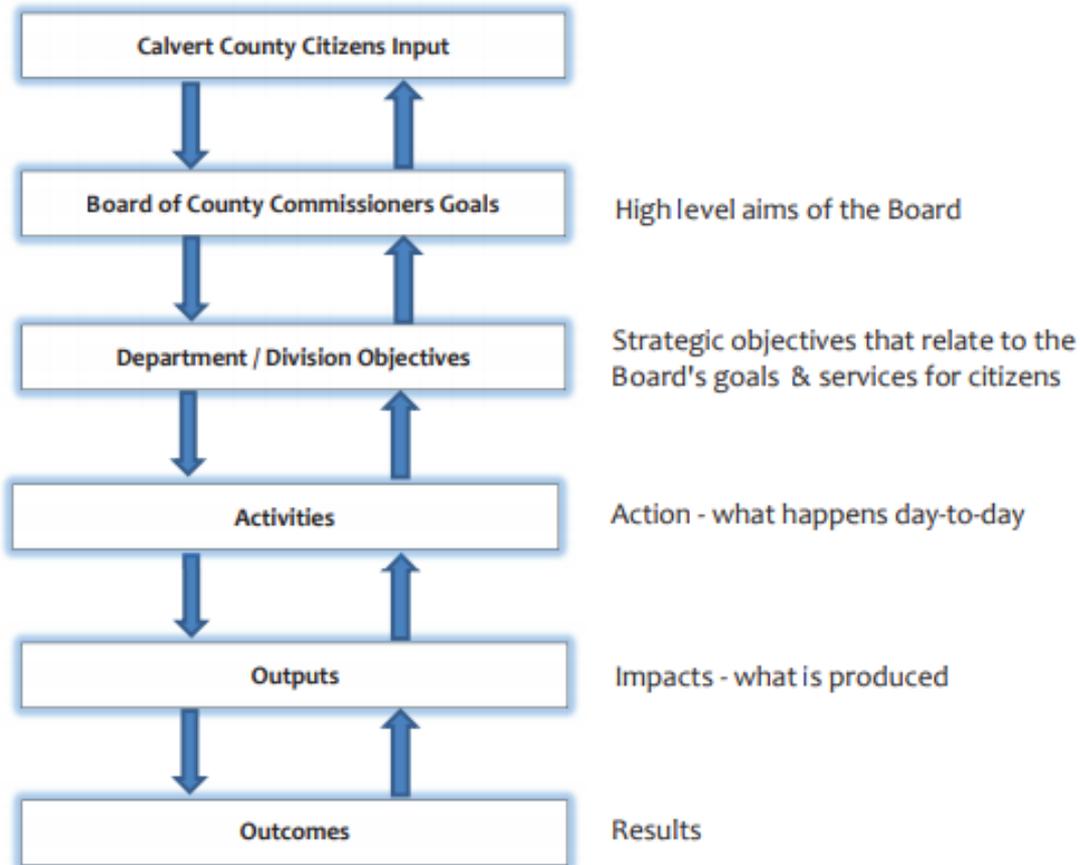
County Government Organization



Calvert County Government



HOW CITIZEN INPUT SHAPES THE COUNTY'S FOCUS



Dunkirk Town Center Liaison Group

- Helps by in informing their group members about the Town Center update.
- Helps with outreach to young adults and youth.
- Shares with staff what their members would like the plan to achieve.

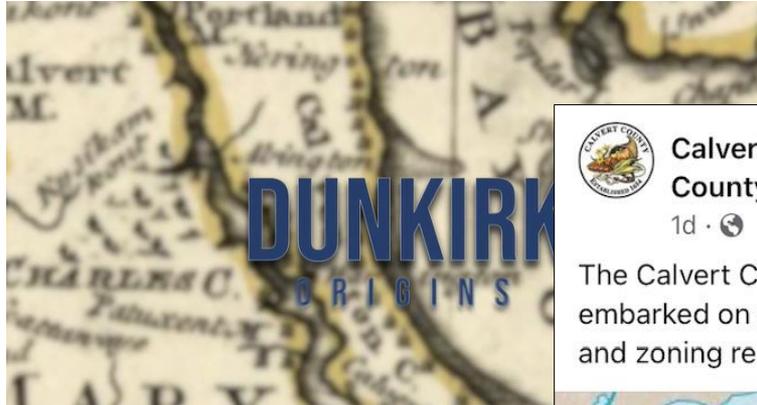


Dunkirk Town Center Liaison Group

- Churches
- Civic Groups
- Community Groups
- Home Owners Associations
- County Commissions
- County Departments & Agencies
- Business groups
- Public Schools

Public Outreach

Dunkirk Informational Videos

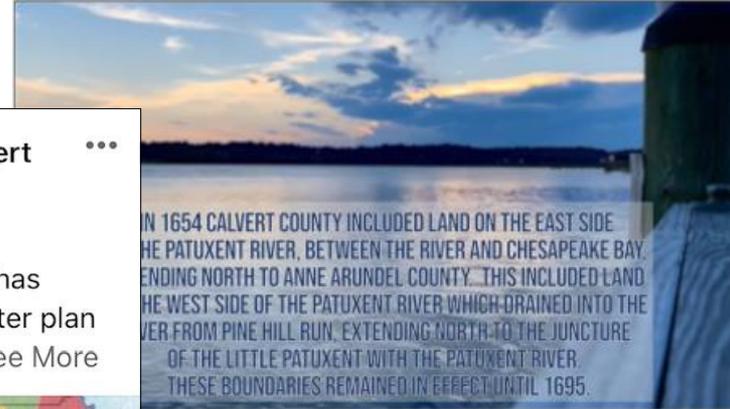


Calvert County Government, Calvert County, Maryland ✓

1d · 🌐

The Calvert County Planning Commission has embarked on a process to update the master plan and zoning regulations for the Dunkirk... See More

DUNKIRK IS A TOWN IN MARYLAND, WHICH IS ONE OF THE ORIGINAL 13 COLONIES OF THE UNITED STATES.



IN 1654 CALVERT COUNTY INCLUDED LAND ON THE EAST SIDE OF THE PATUXENT RIVER, BETWEEN THE RIVER AND CHESAPEAKE BAY, EXTENDING NORTH TO ANNE ARUNDEL COUNTY. THIS INCLUDED LAND ON THE WEST SIDE OF THE PATUXENT RIVER WHICH DRAINED INTO THE RIVER FROM PINE HILL RUN, EXTENDING NORTH TO THE JUNCTURE OF THE LITTLE PATUXENT WITH THE PATUXENT RIVER. THESE BOUNDARIES REMAINED IN EFFECT UNTIL 1695.



How You Can Participate

- Provide input at public meetings
- Share ideas via surveys / written comments
- Submit written comments and/or speak at public hearings:
Planning Commission's and
Board of County Commissioners'

Public Meetings in Phase I

- May 11 - Liaison Meeting
- June 2 - Kick-off Meeting/Overview
- Summer 2021 - Survey Results/Focus Area Workshop
- TBD 2021 - Focus Area Workshop
- TBD 2021 - Focus Area Workshop Follow Up
- TBD 2021 - Liaison Meeting: Discuss Major Themes

Dunkirk Survey #1

- Provides an opportunity for people to share their thoughts on the Dunkirk Town Center, including
 - Biggest challenge
 - Most important topics to be addressed in the Dunkirk Town Center Master Plan Update
 - Their vision for what the Town Center will be in 10 years
- Will be available online via a link from the Dunkirk Master Plan Update webpage and as a hardcopy at the Fairview Library.

Submit the survey by Monday, June 21, 2021

For more information about the survey visit

www.CalvertCountyMd.gov/TownCenterUpdate.



Dunkirk Survey #1

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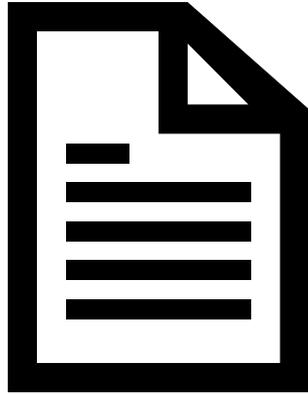
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Surveys



Written Survey
Online & Paper Formats

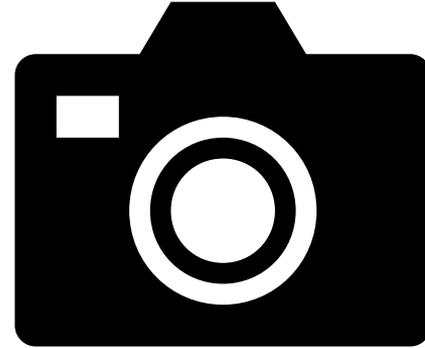


Photo Survey

**Both surveys open through Monday, June 21, 2021.
For more information about the Dunkirk surveys visit
www.CalvertCountyMd.gov/TownCenterUpdate after
the kick-off meeting on June 2, 2021.**

Attendee Participation

- Biggest Challenge
- Biggest Change
- Important Issues
- Key Element to Retain or Enhance



Polling Questions #7 and 8

To Learn about Events & Status

- Visit www.calvertcountymd.gov
- Sign up to receive email messages: click on “Notify Me” under News Flash and select “Planning & Zoning”
- Follow on Facebook:
www.facebook.com/CalvertCountyMd



Notify Me

Subscribe to stay informed

find us on
facebook 



Thank You!

Questions and comments may be emailed to
TownCenterUpdate@calvertcountymd.gov

or

call 410-535-1600, ext. 2356

during normal operating hours of 8:30 a.m. to 4:30 p.m.

The written survey and photo surveys will be open after the
June 2nd kick-off meeting and through June 21, 2021.

