

**Dunkirk Town Center Master Plan Update Workshop**  
**Small Groups Discussion Notes – In Person (P) & Virtual (V)**  
**July 15, 2021 – 7:00pm**

**1. Question #1 – Town Center Vision**

*The Dunkirk Town Center is the “gateway” to Calvert County. What is your vision for the Dunkirk Town Center in 10 to 20 years?*

**GROUP 1P**

**Facilitator:** Ruth Davis-Rogers

- Control Growth
- Grow – power/water/gas
- Affordable housing
- Senior housing/walkways/lights
- Children Services – allow them to stay
- NO high density residential

**GROUP 2P**

**Facilitator:** Carolyn Sunderland

- Small country feel
- Worried about growth (Waldorf)
- Parkway setting (Route 4)
- No expansion
- Comprehensive traffic study

**GROUP 3P**

**Facilitator:** Olivia Vidotto

- No multifamily without infrastructure in place.
- Walkability
- Developer accountability

**GROUP 1V**

**Facilitator:** Tamara Blake-Wallace

- Stay rural with the small town feel with small shops – do not over develop. No residential development
- Aquifers can only handle so much
- Enforce Adequate Public Facilities
- Implement a public water & sewer system to sustain current and future commercial and surrounding neighborhoods
- No more strip centers
- Develop the plan with a sense of community
- Develop a service road to help alleviate traffic congestion

### **GROUP 2V**

**Facilitator:** Judy Mackall

- Must address Wal-mart...it's extending outdoor use area daily
- Want decent real restaurants
- Want an overpass at Ward Rd. and at Chaneyville Rd. Rt. 5 did overpasses and it really helped.
- Request another survey be sent, may get more responses
- Better messaging for the surveys

### **GROUP 3V**

**Facilitator:** Christine Finamore

- Walkability, crosswalks, between shopping and park
- More entertainment options for teens and young people – community, arcade,
- Preserve the integrity of the current town, growth managed, traffic controls

### **GROUP 4V**

**Facilitator:** Rachel O'Shea

- No more stop lights
- More sidewalks to connect stores and business
- Stop and then walk around – walkability
- Density increased within the town center to support the businesses
- Public programming, community center to attract people, public space
- Rural entrance to the county, open space, green on both sides

### **GROUP 5V**

**Facilitator:** Paul Conover

- Don't turn into Brandywine.
- 3 traffic lights are too many.
- 2 shopping centers before Waldorf is enough.
- The 301-5 join has heavy traffic.
- Calvert County is full.
  - No more retail/housing (especially townhouses). Too congested.
- Chesapeake/Patuxent have downgraded. Leave them alone.
- No City/sewer water.
- Don't turn into Brandywine/Waldorf (traffic lights, congestion).
- Doesn't want to live in a congested town.
- Less expansion/housing to retain farmland.
- Park plans/bike trails are good.
- Keep Dunkirk small.
  - Prefers the home-town feel.
  - There are enough nearby places that do what Dunkirk does.
  - Park plans/bike trails are good.

## 2. Question #2 – Transportation, Transit, Walking and Bicycling

*What transportation, transit, walking and/or bicycling challenges do you think should be addressed?*

### **GROUP 1P**

**Facilitator:** Ruth Davis-Rogers

- Bicycle & pedestrian pathways
- Tie communities to town center/with walkways
- Clean water
- Bus routes to town center
- Speed & traffic control
- Keep traffic moving (reroute around town center)
- Safer streets for children (pedestrian bridge from park over Route 4)
- Outer loop around Dunkirk
- Another exit out of park
- Pedestrian & bicycle safety

### **GROUP 2P**

**Facilitator:** Carolyn Sunderland

- Bike and walking paths (safe distance)
- Pedestrian overpass
- Local bus service

### **GROUP 3P**

**Facilitator:** Olivia Vidotto

- Walkability
- Vehicular access to Route 4
- Bicycling/No safety
- Speed/enforcement
- Expanded hr Bus/Commuter
- Local need more buses and more hours.

### **GROUP 1V**

**Facilitator:** Tamara Blake-Wallace

- Improve timing of Calvert County transportation system. Very hard for handicap people to maneuver to appointments. Stops are not clearly marked.
- Develop paths for biking and walking to make a walkable, vibrant town center
- Connection to Park from Ferry Landing Road is needed
- Crosswalks or safe crossing areas across route 4 are needed. Take the timing in consideration for handicap people.
- Develop a “Main Street” sense of community

- Develop gathering places other than the parks
- Connect the two parks by way of walking and biking

#### **GROUP 2V**

**Facilitator:** Judy Mackall

- Need bike and walking lanes w/jersey walls

#### **GROUP 3V**

**Facilitator:** Christine Finamore

- More trails
- Stroller friendly options, Handicapped accessible, options for braille at park
- Additional access points to the DDP, including pedestrian
- MD 4 – buffer (vegetation, street trees, etc.) along roadway, sidewalks on either side of MD 4
- Crosswalk/full access for pedestrians across MD 4 from McDonalds intersection to Dunkirk District Park
- Subway, and USPS shopping center – vehicular access interconnecting the existing shopping centers on east side of MD 4

#### **GROUP 4V**

**Facilitator:** Rachel O’Shea

- Separate pods of commercial areas that are not connected, we need to provide walkable connections from the pods
- Increase the connectivity so you do not have to depend on cars
- No transit, auto vehicle maybe
- Walkability the most important
- A lot of open pad sites, it would be good to add a residential element on those

#### **GROUP 5V**

**Facilitator:** Paul Conover

- Bought home close to county line to sit through less traffic.
- More EV charging stations.
- Also bought near edge of county to not drive through whole county (traffic).
- Would not want to cross Rt. 4 at the park-McDonalds light.
  - Walkway over the highway might work.
- Prince Frederick Bike Lanes are in the middle of the road. Too dangerous, never seen a cyclist.
- Sidewalks: For who? They are not used.
- If you expand Route 4, you'll just get more development.
- Bike lane in Route 4 is too dangerous to use.

### 3. Question #3 – Managing Growth Wisely

*What kind of retail stores, business/personal services, and/or community facilities would you like within the Dunkirk Town Center?*

#### **GROUP 1P**

**Facilitator:** Ruth Davis-Rogers

- Upscale restaurants
- Education/health center to attract growth
- New library
- No fast food or liquor stores
- Entertainment options
- Fine art options
- Outdoor drive-in
- Empty buildings yet building more  
Fill existing buildings
- No new businesses – fill existing ones

#### **GROUP 2P**

**Facilitator:** Carolyn Sunderland

- Bakery
- Deli
- No more duplication (nail salons, chains, etc.)
- More upscale businesses
- Focus on filling vacancies
- Lay parking out better
- More greenspace (more amenities for patrons)  
REQUIRED for commercial development
- Library? (within shopping centers, in vacancies)
- Kid-oriented

#### **GROUP 3P**

**Facilitator:** Olivia Vidotto

- Maintenance Sewer/H2O creates issue for expansion
- No more shopping
- Upscale restaurants

#### **GROUP 1V**

**Facilitator:** Tamara Blake-Wallace

- No more fast food restaurants
- Community center or library is needed
- No big box stores
- Already have plenty of what we need
- Need more locally owned small businesses to create a small town ambiance

- No more chain stores
- Smart responsible growth is needed.
- Need to implement public water & sewer for sustainability. Too many businesses having issues now or leaving because of current septic issues
- Work with what is there and create a good re-development plan.
- The town now is very vehicle oriented – create more walkable opportunities

#### **GROUP 2V**

**Facilitator:** Judy Mackall

- Would like a multi-screen theatre
- Better presence of small businesses
- No more chain stores and restaurants
- No diverse restaurants (Indian, middle eastern)
- Highlight the existing small businesses (example of shoe store and feels most people don't know it exist)

#### **GROUP 3V**

**Facilitator:** Christine Finamore

- Café/restaurant space that also includes study, Wi-Fi, entertainment for teens and young adults
- Diverse restaurant and café options
- More restaurants, more options – includes dine-in, carry-out
- Additional gym space, physical fitness, etc.
- Community center – dance classes, child-friendly activities, space for 'wine & design' parties or similar
- Space for live performances, plays, entertainment

#### **GROUP 4V**

**Facilitator:** Rachel O'Shea

- Community space, performances and/or meetings
- Somewhere for people to gather together
- More restaurant options
- A lot of businesses do not pick Dunkirk because not enough population to support
- Movie theater or roller skating, something to do, usually have to go somewhere else for those types of activities

#### **GROUP 5V**

**Facilitator:** Paul Conover

- Happy with stores we already have.
  - Don't want much more, since we have 3 grocery stores already.
  - A nice restaurant would be nice.
  - No big box stores.
- A public pool indoor or outdoor might be good.

- No more stores at all.
  - Walmart and grocery, what else do you need?
- There are swimming pools in three other places in the county already, go there.
- You can't move to a rural county to "get away" and then bring all the stores/amenities with you.
- More sit-down restaurants.
  - Would like to go out to dinner once in a while.
- Demographics are changing.
  - People coming in are expecting more amenities.
- More restaurant options.
  - More local, less chains.
  - Already have McDonalds and Ledo's in three other places, seems excessive.
  - Vacant locations that could be occupied before tearing down more trees to expand.
- Community center.
  - Basketball/meetings/youth gatherings.
  - There's an existing building already that could be used.

#### **4. Question #4 – Infrastructure**

***What kind of infrastructure improvements are needed in the Dunkirk Town Center and why? For example, infrastructure includes fiber optic, water, sewer, stormwater drainage, etc.***

##### **GROUP 1P**

**Facilitator:** Ruth Davis-Rogers

- Sewer/water limited to current businesses only
- Pedestrian bypass
- Solar power
- Fiber optics/natural gas in town center
- Offer solar power incentives to landlords
- Bicycle safety

##### **GROUP 2P**

**Facilitator:** Carolyn Sunderland

- Fiber optics 5G, broadband
- Water & sewage issues should be corrected  
Smelly water needs to be corrected
- Upgrade existing water/sewer systems within the center
- Fix what is there
- Storm drainage  
Preservation plan should be enacted to protect watershed
- Traffic in Town Center  
Route 4 traffic affects town center

Walkways with channelized signaling  
Infrastructure that allows local transit to cross better  
U-turns @ Apple Way

### **GROUP 3P**

**Facilitator:** Olivia Vidotto

- Fiber optics
- Water source for fire department pulls from the community – Domino effect

### **GROUP 1V**

**Facilitator:** Tamara Blake-Wallace

- No passes for developers on Adequate Public Facilities
- Public water and sewer system is needed
- Disseminate the fear that sewer means more growth but is needed for long term environmental reasons and sustainability of the town center. System is also needing to help with failing septic issues for residential customers surrounding the town center.

### **GROUP 2V**

**Facilitator:** Judy Mackall

- Developments and shopping centers should connect so there is less traffic on Rt. 4
- Comcast needs some competition
- Status of the aquifers, are levels good, vibrant and clean, radium levels
- Whatever is done we need to be environmentally conscious

### **GROUP 3V**

**Facilitator:** Christine Finamore

- More options for internet connectivity
- Sewer problem at several stores? Get better information on businesses that are trying to locate in the shopping centers and their constraints, challenges, etc.
- Water – ground water source, aquifers

### **GROUP 4V**

**Facilitator:** Rachel O'Shea

- Wi-Fi coverage upgrades will definitely be needed in the future.
- Improving pedestrian and walking environment, street furniture, drinking fountain, help people move around
- Dunkirk needs sewer to support and expand commercial and businesses
- Road or bridge to connect both sides of Rt. 4



### **GROUP 5V**

**Facilitator:** Paul Conover

- Let commercial entities (AT&T, Verizon) handle it. Not something for the government to handle.
- Again, no water or sewer.
  - Lived in Waldorf for 20 yrs. when it was rural.
  - 30 years ago, they were already planning for what we have now.
  - The public was not listened to. Special interest took priority.
- “Don't think they won't move the goalposts for the sake of convenience.”
- Moved in from Prince George's. Not used to well/septic yet.
- Nothing is noticeably lacking. Leave it alone if possible.
- Already has internet/cable/DirecTV.
  - If companies want to install fiber optic, they should pay for it.

### **Question #5 – Focus Area**

***What area – either geographic area or topic area – do you think should be focused on in the next workshop?***

### **GROUP 1P**

**Facilitator:** Ruth Davis-Rogers

- Pedestrian/bikeways – cost/proposal
- Center of Dunkirk
- Enhance current town center
- ONE area high density housing
- Traffic – up to date and thorough
- Pedestrian safety

### **GROUP 2P**

**Facilitator:** Carolyn Sunderland

- Sewer systems
- Traffic (localized)
- Broadband
- Rezoning
- No multi-family residential

### **GROUP 3P**

**Facilitator:** Olivia Vidotto

- Expansion Area
- Transportation (biking, walking, etc.)
- How to fill unused community space
- How do we get what we want in the community space?

### **GROUP 1V**

**Facilitator:** Tamara Blake-Wallace

- Traffic circulation
- Redevelopment
- Public water & sewer
- How to keep Dunkirk rural

### **GROUP 2V**

**Facilitator:** Judy Mackall

- Water & septic
- Traffic on Rt. 4 and within the shopping centers (creating more connections so less traffic on Rt. 4).

### **GROUP 3V**

**Facilitator:** Christine Finamore

- Walkability, trails
- Accessibility for everyone – Handicapped, disabilities
- Café, study, community center space is great idea, finding a space to have these uses

### **GROUP 4V**

**Facilitator:** Rachel O'Shea

- Connectivity between different pods of commercial uses.
- Land left over between Walmart and Harris Teeter, how much is left and what will happen to it?
- How to reduce the dependency on driving everywhere
- Managing growth, Dunkirk need multi-family housing, it doesn't have any, put more density in the current town center, it is isolated pods, and management should be to infill and connect and diversify uses
- Outdoor center, green, town center green like Annapolis Harbor Center
- Central plaza, village green, gathering space to draw people together like in Europe cities

### **GROUP 5V**

**Facilitator:** Paul Conover

- "Look at realism."
  - We're not the only one expanding.
- Multi-lanes are terrifying for new drivers.
  - Rt. 4 is not very well engineered.
- "Why do we have to have growth?"
  - Taxes are going up either way.
- "How can we keep Calvert County rural, how do we stop further growth?"
- The average citizen does not want more crowds, crime, or traffic.

- Apple Greene citizens did not want the new shopping center, but it was installed anyway.
  - Citizens should be diligent.
- Fill up the empty stores first.
  - If you want more stores, go to another county.
  - Keep it more rural/hometown.
- How to not develop or just improve traffic.
  - Improve on what we already have.