

### **III. Plan Concepts and Highlights**

The Deale/Shady Side Plan contains several key concepts, which will direct the way the small area will develop over the next twenty years. The vision along with the goals and recommendations contained in this plan set the direction for the future. These elements are described below with objectives to guide their implementation.

#### **A. Commercial Activity Centers: Curb Commercial Sprawl**

Commercial development shall be contained within the existing small villages of Galesville, Churchton, Shady Side, and Deale. It is the intent of this plan to reinforce these areas with appropriate public improvements and reinvestment in existing commercial establishments and new infill commercial development.

Commercial development outside of these areas is discouraged, and is considered commercial sprawl that distracts from the orderly and appropriately planned commercial growth centers. Commercial sprawl works to undermine the basic economic vitality of small villages, and spreads commercial activity to areas that are more appropriately residential and rural in nature.

This plan includes recommendations on how Deale, Shady Side and Churchton could develop in the future with an appropriate mix of public improvements and private investment.

- a. Improve access to local businesses and traffic flow at the intersection of MD Rt. 468 and 256.
- b. Develop an attractive streetscape design with landscaping and pedestrian walkways.
- c. Include bed and breakfasts as a permitted use in maritime zoning districts
- d. Designate Deale as a revitalization area.

#### **B. Reduce the Overall Density: Density compatible with land capability**

The Deale/Shady Side area has numerous environmental restrictions that are related to topography and hydrology. High water tables, extensive wetlands, hydric soils, and Chesapeake Bay Critical Areas pose developmental problems and are the areas which need to be protected to preserve the water quality and productivity of the Bay.

Recommendations Include:

- a. Reduce the density of future development by rezoning vacant property currently zoned R1, which is not on public to Residential Low Density (RLD).
- b. Provide greater protection for non-tidal wetlands in new subdivisions by considering alternatives to lot arrangement and overall density allocations.

**C. Transportation Initiatives: Safety and Pedestrian Improvements**

The roadways in the planning area are narrow. They also are for the most part without shoulders and have deep ditches to expedite drainage because of the low-lying nature of the land. Safety is a paramount issue in the area and many of the recommendations relate to improvements in this area.

Recommendations Include:

- a. Construct shoulders on MD 468 (Muddy Creek Road) and on MD 256 (Deale-Churchton Road)
- b. Construct traffic circles at MD 468 & 255; MD 468 & 256; and at MD 256 & 258.
- c. Construct bicycle lanes along roadways as shoulders are created.

**D. Community Facilities: Schools, community center, parks, senior opportunities**

The Deale/Shady Side Small Area is rich in history and Bay related resources, but lacks some of the facilities which are available in other portions of the County. Education is of primary concern at the secondary level and college level. In addition, the lack of community facilities and the future development of key waterfront parcels are of concern.

Recommendations Include:

- a. Provide educational facilities and opportunities equal to the best in the County.
- b. The County and the Community College should work to provide adult education classes and college courses in the area.
- c. Provide a senior center
- d. Provide an indoor community/recreation center in Deale
- e. Provide public and commercial waterfront access points.
- f. Reopen Deale Wharf to serve waterman needs.
- g. Franklin Point should be preserved as an open space and natural area park. A small portion of the total property adjacent to MD Rt.468 (20% of the site) could be used for active recreational opportunities. Picnic areas, ball fields tennis courts and a swimming pool should all be considered.

**E. Environmental Improvements:** To preserve and restore environmental resources where possible.

Recommendations Include:

- a. Maintain the quality of the Critical Area Buffer. Consider increasing the buffer from 100 ft. to 150 ft. for all new subdivisions.
- b. Halt the wetland loss outside of the critical area.

- c. Consider designating wetlands in new subdivisions as community open space and disallowing their platting into or as part of residential lots.
- d. Consider establishing greenways through the Deale/Shady Side area to preserve riparian buffers, assist with floodwater retention, and to provide wildlife corridors.
- e. Survey the area for failing septic systems and the use of outhouses. Provide financial assistance to poverty level residents to install septic or alternative systems.
- f. Protect fish spawning habitat in upper tributaries. Work with the Maryland Department of Natural Resources to monitor the tributaries and development management techniques to control the use of motorized watercraft and dredging projects that have an adverse impact on spawning habitat.