

QAC 2010 Comp Plan
60 Day Review Comment
RA-06
July 5, 2010

A Coherent Chestertown Plan

For more than 40 years there have been two seemingly irreconcilable planning issues in Queen Anne's County:

- 1) How to deal with the unbuildable lots in the failing septic communities on South Kent Island?
- 2) How to deal with the traffic issues and the aging bridge that existing State Route 213 poses for the historic district and town pattern in Chestertown and Kingstown?

This paper will address the second of the two questions, leaving the first for brighter minds on another day.

For many years a conventional highway-engineering limited access bypass was proposed for the Chester River crossing— acceptable to Chestertown but rejected repeatedly by Queen Anne's County and the residents of the Kingstown neighborhood of Chestertown.

More recently the highway engineer's approach has given way to a "town-planning" solution— a well landscaped and designed parkway incorporating bicycle, pedestrian and local access, integrated into the community fabric on both sides of the River.

The attached letter from the Chestertown Planning Commission Chair (Exhibit 1) spells out in detail the attributes such parkway solution will be able to provide. Our Draft QAC Comprehensive Plan identified this solution very generically (See Exhibit 2) but without sufficient detail to stir anyone's imagination.

The current Chestertown proposal is very well conceived and should be supported by both sides of the River and embraced by the 2010 QAC Comprehensive Plan.

Recommended insertion locations:

- A) Element 8.0>§8.17>Goal 1>Objective 1>Recommendations*
- B) Element 8.0>>§8.17>Goal 5>Objective 2>Recommendations*
