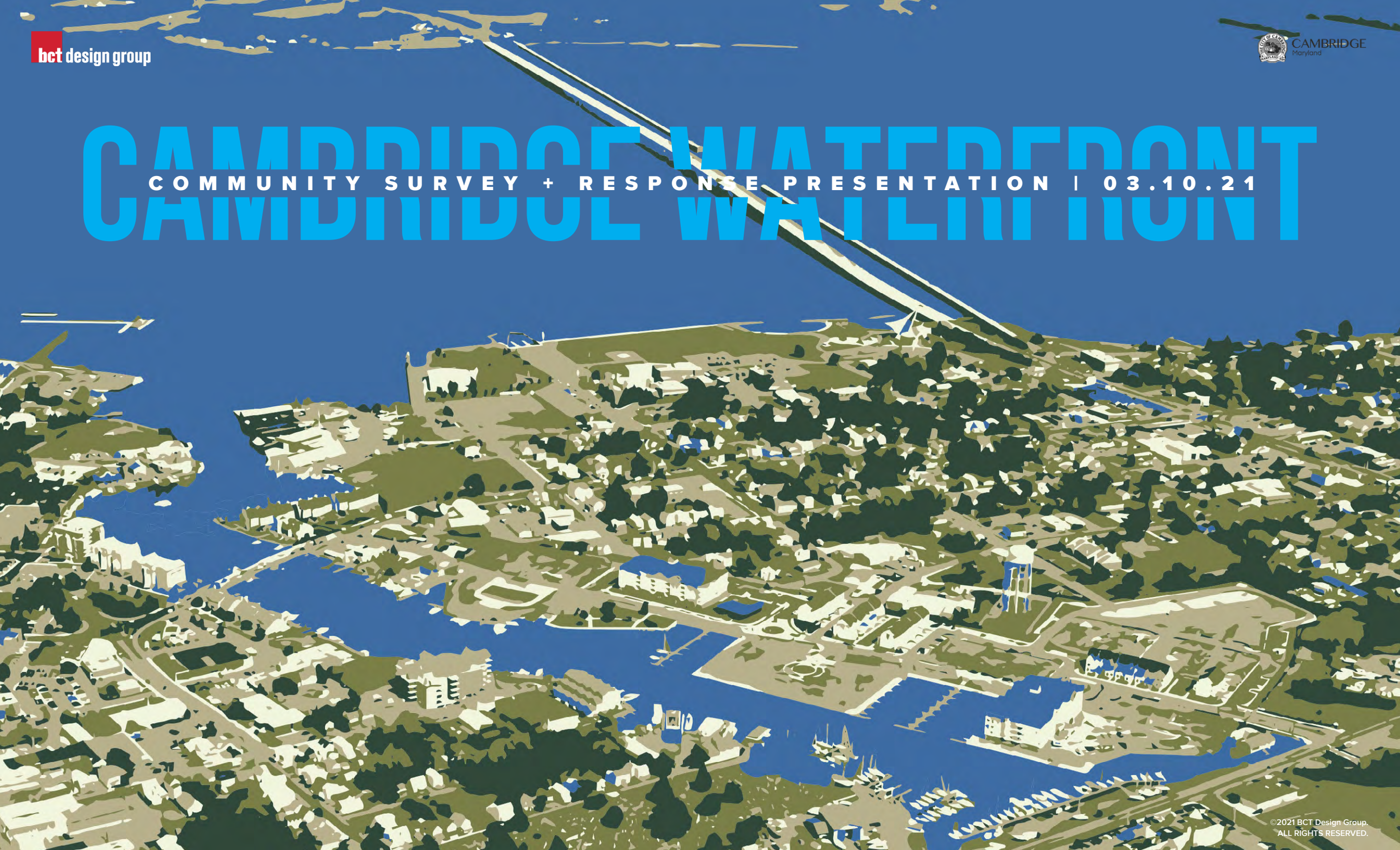


# CAMBRIDGE WATERFRONT

COMMUNITY SURVEY + RESPONSE PRESENTATION | 03.10.21





# INTRODUCTION

Cambridge Waterfront Development, Inc. (CWDI) strongly feels that community engagement is a critically important aspect of this redevelopment planning effort from spanning Sailwinds Park proper towards the Cambridge Creek bridge. In collaboration with BCT Design Group, a presentation video and associated survey questions were hosted on a webpage for a period of 6 weeks, between December 2020 – January 2021. During that time, nearly 1,500 individual online form responses were received.

Our Team has compiled and reviewed all of those responses across the five (5) “Site Planning” Topics and those results are summarily presented within this report document. These responses will be considered by CWDI going forward to develop guidelines for an appropriate Master Planning vision and features for the project site. The intention of this document is to serve as a starting point for initial planning documents and further discussion, rather than considered as a mandate or set of directives. Many factors will bound the Master Planning, including deed covenants, City policies, and practical feasibility.

The format for most of the Topic questions reflect the following:

- **“Response Analysis”** – a general overview / summary of responses for that question
- **“Key Takeaways”** – prevalent ideas & themes from the responses
- **“Community Ideas & Thoughts”** – sample respondent comments from the open-ended questions that depict representative, popular, and often recurring responses within “Key Takeaways”
- Some questions include infographics to create a more visual understanding of the responses

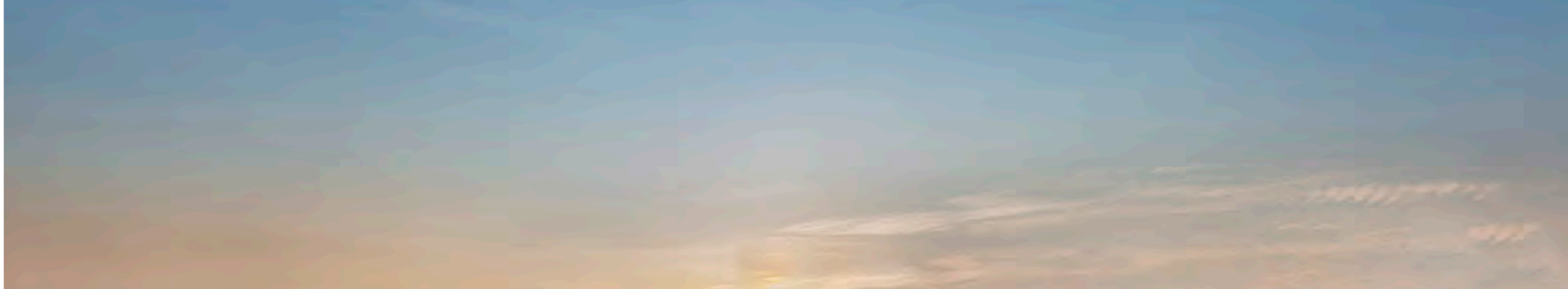
We certainly appreciate your interest in this important effort for the Cambridge area, and request you continue to stay involved once the exciting planning visions & ideas are ready to be publicly presented for comment and further refinement.

Please contact us with any further questions, comments, and / or general information requests:  
CWDI – Sandra Tripp-Jones, Executive Director  
[sandra.trippjones@cwdimd.org](mailto:sandra.trippjones@cwdimd.org)

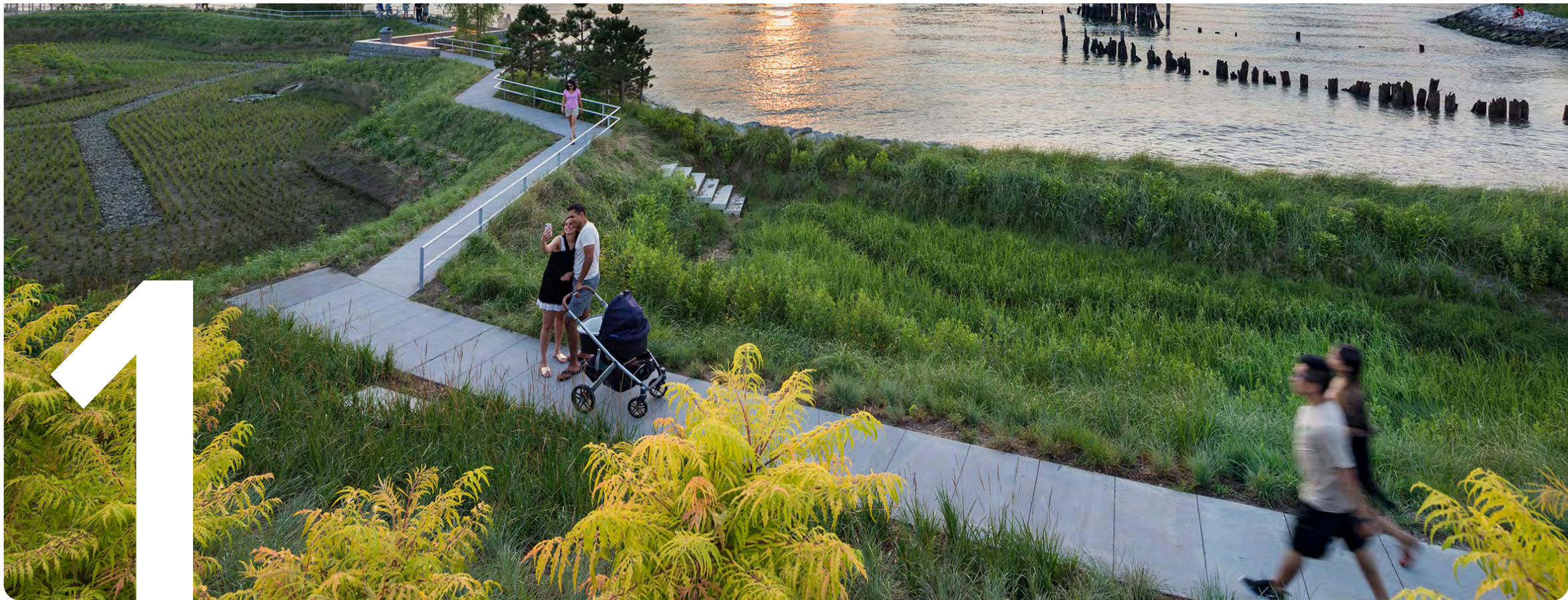
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# PARK PROGRAMMING: AT THE WATER'S EDGE





**NATURE: What aspects of environmental stewardship would you like to see as part of the Master Plan?**



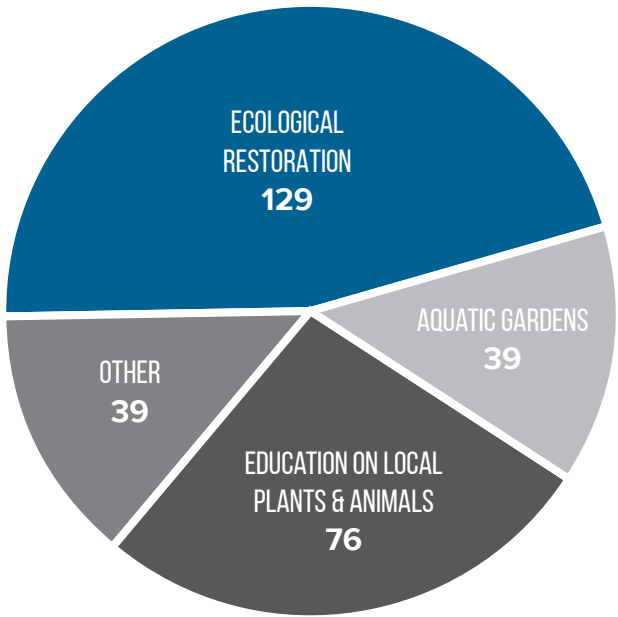
**RESPONSE ANALYSIS**

The environmental area surrounding Sailwinds Park is an active point of concern and excitement for the community with ecological restoration at the forefront of the responses. Whatever is ultimately developed on and around the site needs to account for a community focused on improving the natural amenities of the site.

Although the selection of other responses was popular with this question, a large majority of them were used to highlight the desire to have all three improvements as opposed to putting priority on a single category. Other popular responses included adding solar/alternative energy to the site and recycling stations to make the space more sustainable.

**KEY TAKEAWAYS**

- Considering all would help site
- Recycling stations
- Solar / Alternative Energy
- Flood Mitigation
- Cleanliness



**COMMUNITY IDEAS & THOUGHTS**

- Full area set aside for ecological purposes i.e. haven for local geese and other migrating birds/fowl.
- Citizens dependency on clean water anti-polluting laws and fresh water conservation. Safe, and expanded, migratory bird haven info. Historic bay facts compared to modern bay threats.
- Plan for flooding / sea level rise within next 30 years.
- Sustainability and conservation: Areas for reuse and recycling. Transformation of traditional industries and respect for the culture/economy of Dorchester - such as oystering - into new, sustainable ones such as oyster aquaculture.
- I would like to see ecological restoration happen as a part of an educational program on local plantings and animals. Community education would help to ensure the on-going care for the local environment once ecological restoration commences.
- Native Plantings, Bio-Retention Ponds, Rain Gardens, Solar on any Parking Structures and/or Buildings, Interpretive Signage, Monarch Butterfly Gardens, Bird Feeders, Tree Plantings
- We need plants and trees and landscape architecture. Make sure we have adequate flood protection . This should be integrated with the City of Cambridge Flood Mitigation Planning effort.
- Native planting that provides attractive venues and draws attention to the individual venues, but also provides shade for hot summer days. Recommend a mix of deciduous and evergreen trees in addition to lower and mid level landscaping and hardscaping.
- Focus on cleanliness and well-maintained grounds
- Make Sailwinds Park a model for environment-friendly behaviours include recycling bins next to trash bins, display examples of environmental projects (e.g., rain-garden, rain barrels, permeable pavers, re-use of recycled materials), and have signage to briefly explain each item and where to get more info.
- Making the overall health of the Choptank a key feature. Environmental opportunities should be included as well as opportunities for water related activities such as kayaking.



**NATURE: How should existing educational venues (i.e. – Richardson Maritime Museum, Goose Monument, Interpretive Wetlands, murals) be enhanced?**



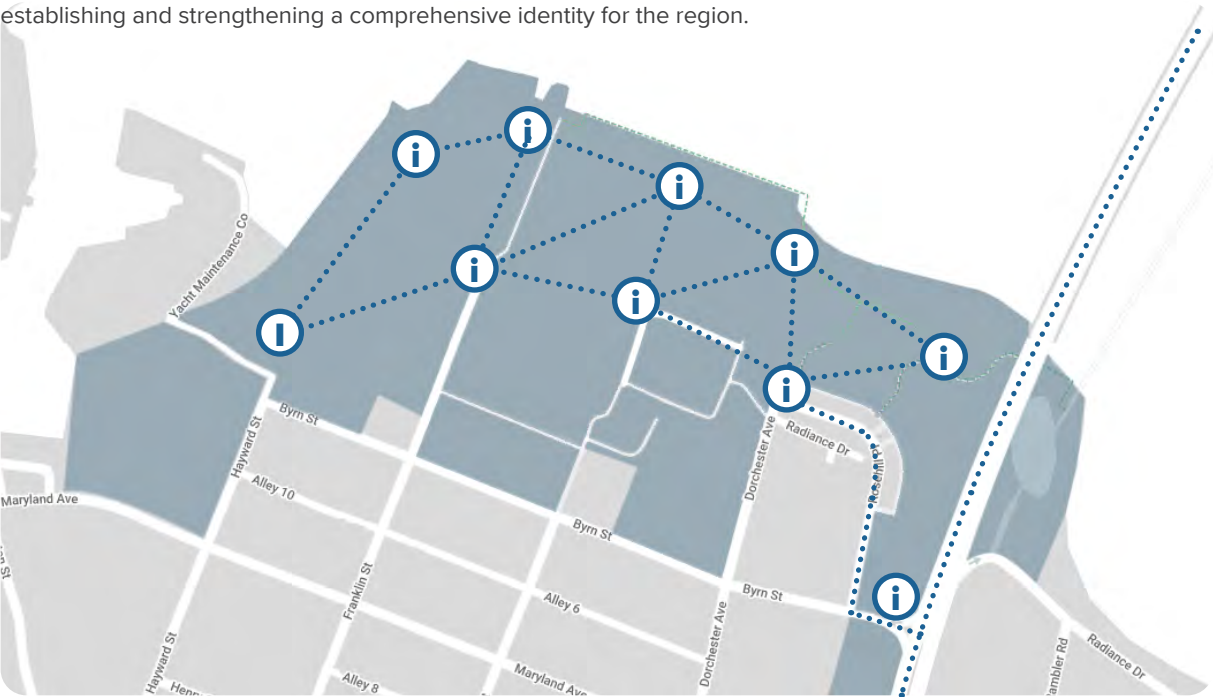
**RESPONSE ANALYSIS**

Based on the community feedback, informational signage is a necessity for the space, not just in terms of signs for the individual venues, but for welcoming visitors into Cambridge and guiding them from one venue to the next. Self-guided walking tours can be promoted through information plaques on the area, nature, and the town's rich history.

Other suggestions included walking tours, signage, funding for the existing museum, and the utilization of social media, advertising, and online marketing to promote the area / project. The need to create a “brand” for the town can help tie the new project into the existing community while also establishing and strengthening a comprehensive identity for the region.

**KEY TAKEAWAYS**

- Walking Tours
- Social Media / Web Marketing
- Advertising / Print
- Funding for the Museum
- Maintenance / Upkeep
- Lighting / Security



**COMMUNITY IDEAS & THOUGHTS**

- Interactive exhibits! Actual boats on the water like Kymar Nikel does. Sidewalk exhibits by the front door. Smaller installations at the new waterfront.
- Rather than add new elements to what exists, the venues listed above, particularly the Richardson Museum, should be given the resources they need to reach their best and highest potential, beyond simply informational signage.
- Optimizing web design under the “water moves us” concept. so much to see, and a visual montage would be great. Also, maybe a big QR code somewhere along rt. 50? Placing small “factoids” along the highway, e.g., “did you know\_\_\_\_\_?”
- Better lighting to show off the area at night so people know it is even there...
- Improve connectivity between Sailwinds area and the historic downtown so the flow of the Sailwinds promenade leads over the bridge
- Informational signage might be a start, but encouraging use via publicity (newspaper or social media coverage) or promotion for school groups or adult/family tours might help.
- Educational tour available on the Internet. Similar to the Tubman recording. Could be for families wanting to learn about the history of DoCo or the City of Cambridge.
- Intentional lighting and relevant sculpture, as well as green-scaping.
- I’ve never seen the Richardson museum open and the goose statue has a giant uncovered hole in the grass next to it. Signage will not help those problems
- Find funding for Richardson Maritime Museum. Collaboration with Chesapeake Bay Maritime Museum?
- Website/ social media page with resource information
- Employees or volunteers on-site in the park (e.g., on weekends from 9-5) available for answering questions related to maritime history, the wetland eco-system, etc.
- Richardson Museum has so much potential, and it could be a cornerstone attraction for this space. It need significant investment and visionary thinking to go to the next level. I hope they make an effort to get grants to fulfil their mission.



**RECREATION: What additional public amenities, recreational opportunities, and / or enhancements would you like to see on the waterfront? (select all that apply)**



**RESPONSE ANALYSIS**

Additional public amenities received a positive reaction from the community response with a high level of enthusiasm for creating a wider promenade, public restrooms, and a pavilion for community use. The idea of these restrooms did raise a level of concern as to who would be maintaining the cleanliness and safety of the facilities. Inclusion of additional lighting throughout the area was also suggested as an effort to make the area more secure and enjoyable in the evenings.

The “Other” responses lean towards amenities with a focus on active lifestyles. The area should be designed with more engagement from residents and visitors.

**A. Wider Promenade to include walk / run / bike lanes**

**221**

**B. “Open-Air” Pavilion (for community use / rental)**

**191**

**C. Various seating options**

**155**

**D. Public restrooms & bathhouse**

**172**

**E. Lifeguards at Beach area**

**44**

**F. Exercise / Fitness stations**

**106**

**G. Additional fishing venues / locations**

**73**

**H. Other**

**52**

**KEY TAKEAWAYS**

- Cleanliness
- Kayaking / Paddleboarding
- Boat rentals
- Open space
- Community Event Space
- Swimming
- “Bay Organ” / water instrument
- Lighting / Security
- Restroom maintenance

**“ COMMUNITY IDEAS & THOUGHTS ”**

- Definitely an extension (and widening) of the walkway from the Visitor’s Center to as far west as you can go at least to the end of Sailwinds—with some benches and the benchlike swings like the Visitor Center has—and keep the open area park-like setting in front of the hospital as much as possible. It is lovely to stand there and look out over the Choptank.
- Any development by commercial entities should, of course, include community give back requirements that could include space in buildings (such as a community space for after-school arts programs like the Sitar Arts Center in the Kalorama neighborhood of DC) and development of new outdoor recreational facilities in other neighborhoods (such as skate parks, basketball courts, tennis courts).
- Areas for rotating public art installations, display of seasonal decorations, a dog park, separate pedestrian and bike riding lanes, and seasonal roller skating or ice skating rinks.
- Ways to interact with our strength....water- Kayaks, jet skies, boats and perhaps even Bike rentals with trails and historic markers to tour - maybe even use of headphones for those who want to learn more on a walking tour
- It would be nice to have bike rentals at the Visitor’s Center on the lower level. Perhaps Matt at On the Rivet could manage it. You could just wheel the bikes in at night for security.
- Performance space. Music shows / song-fests are incredibly popular now, especially among the younger people.
- Swimming access: Cambridge has a thriving triathlon and open water / distance swimming community. Every year people move to Cambridge after visiting for iron or eagle man. A good beach access that supports swimming promotes already existing community as well as a very accessible option for exercise.
- Our current amenities -other than the Visitor Center building - DO NOT have continual on-site management or supervision. Because of this we see abuse of privileges by patrons including disruptive and destructive behavior, littering and fishing violations. DAILY On-site management and supervision is a must. NO drive through once in a while security. NO 24 hour access is acceptable.
- Public restrooms only if manned and maintained



**RECREATION: Are there any existing public amenities that should be removed or re-located from the waterfront?**

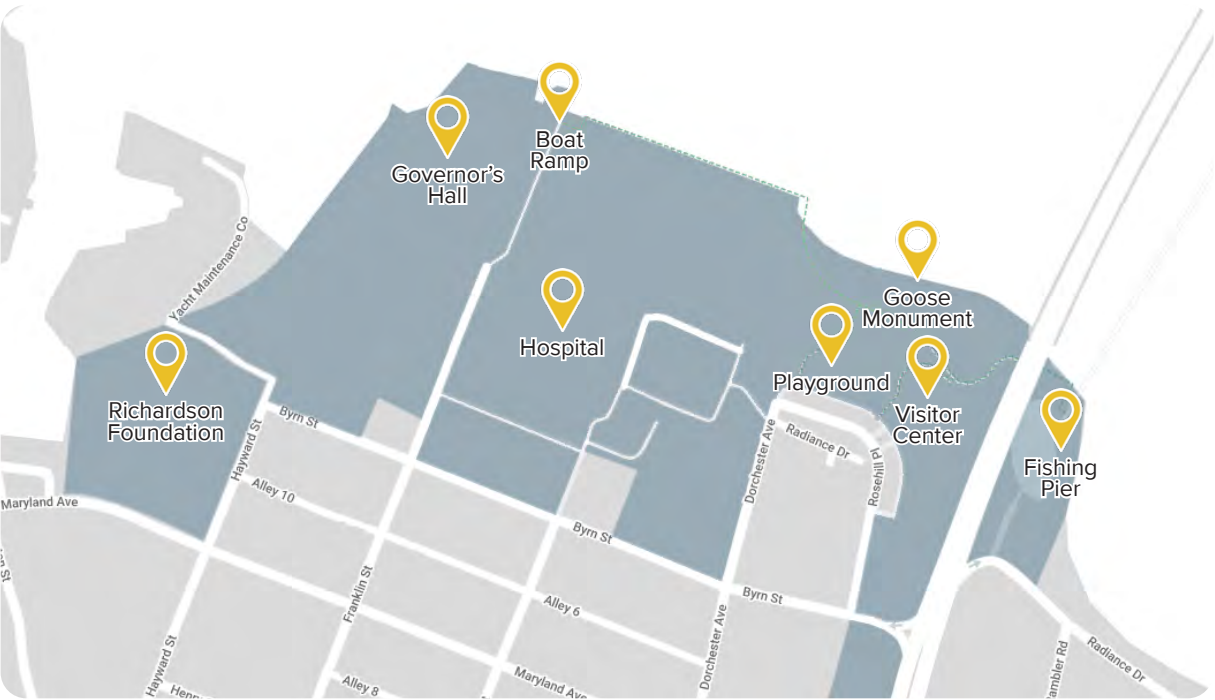


**RESPONSE ANALYSIS**

Residents recognize the importance of having a space on the site that can accommodate weddings, events, and other activities, both locally-focused and for tourism -- the Master Plan should incorporate this desire. A few other ideas from the community include the location of the playground, a need for greater park maintenance, and the re-development of the amphitheatre.

**KEY TAKEAWAYS**

- Event Space for locals & tourism use
- For & Against Boat Ramp area
- Concerns about trash
- Playground upgrade & location
- Enhance Amphitheatre
- More amenities



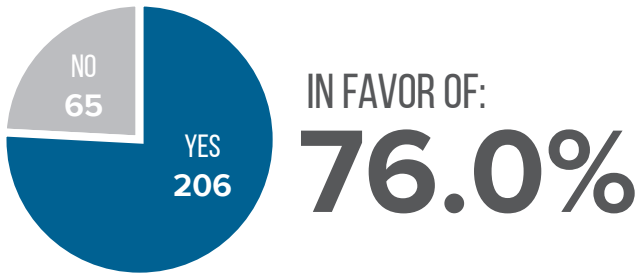
**COMMUNITY IDEAS & THOUGHTS**

- It appears that the promenade will have to cross the boat ramp area. It seems like it may be wise to have the promenade bypass the ramp somehow because it is an area where vehicles and trailers will mix with pedestrians. Maybe a pedestrian bridge could be used to go over Franklin street somewhere south of the boat ramp parking lot to keep the promenade more pedestrian friendly.
- The Governor's Hall structure should be demolished and re-envisioned through a mix of opportunities on the property and existing, both private and non-profit, venues throughout the community. There are several government owned land parcels within walking distance of the Sailwinds property that could also be considered for some uses. The boat launch could be relocated or at least enhanced to be more attractive and to blend in to the whole waterfront plan.
- The Visitor Center and playground area should remain, as they welcome travellers/visitors to our area.
- The giant hill made into an interactive play area for children. Clean the bottom of swimming area and create more beach/swimming areas ... not too deep. Less than 5 feet
- Boat launch and fishing seem better elsewhere. Boat launch requires too much space (parking) perhaps.
- It is essential to retain water access to the general public including boat ramps, paddle boats/kayaking, and swimming / wading.
- If anything, it needs more. Also, hopefully this endeavour does not turn into the cluster that it became, when this project was first started. We have lost a significant portion of PUBLIC waterfront, that we will never get back. All for greed.
- The beach, playground & fishing pier have high use whenever I run the promenade. I would keep all existing amenities in some form although resizing may make sense. Beach, playground, parking being so close to each other concentrates use to that one section mostly and their is a lot of space to take advantage of

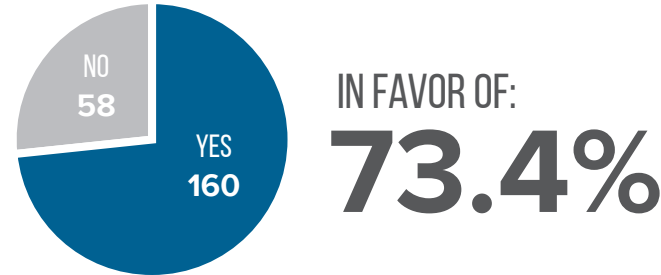


TOPIC 1: PARK PROGRAMMING - AT THE WATER'S EDGE

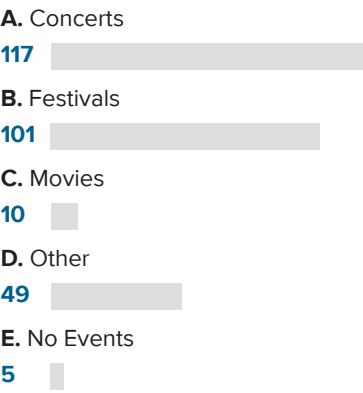
**ENTERTAINMENT:** There is currently an Amphitheatre & Festival Grounds along the waterfront for entertainment. Should a more formal outdoor performance venue exist on the waterfront?



**ENTERTAINMENT:** If Yes, should it be located closer to future commercial development on the site (i.e. near the Wharf)?



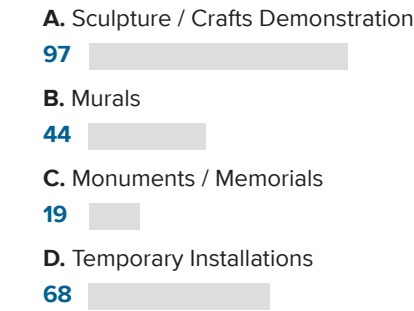
**ENTERTAINMENT:** What types of venues / events would you like to see on the waterfront?



POPULAR RESPONSES

Theatre  
Farmer's Market  
Weddings  
Art Fairs

**ENTERTAINMENT:** Which of the following local art programs would you like to see on-site?



COMMUNITY IDEAS & THOUGHTS

- The list of potential events should not be narrow, but open to many possibilities. The National Harbor (DC) was fluid and changed with the market demand. Also, please refer to the feasibility study that was conducted. Residents could 'want' what is not financially feasible.
- All of the above as long as it does not take away from downtown events.
- Expanded tall ship festival, music festivals, fishing tournaments, swim races and meet-ups
- I currently love the existing Visitor's Center, outside amphitheatre and playground. The iconic sail entering Cambridge is focal point and an immediate attraction to Route 50 passers-by. It creates interest which is vital to promote business. In addition, I think more formal venue should be in place to hold small indoor concerts, weddings, exhibits, minor conventions, etc. However, this should be controlled and treated like a business and not open for general public usage.
- I think this could be a great asset, if it gets regularly used & maintained. My concern is that it would not get used as often as it should, and takes up a big chunk of space that could be dedicated to something else.
- Opportunities for local "pop-ups" should be provided utilized on a short term basis to encourage new businesses.



**PROMENADE:** Thinking about the future look of the water's edge, what should your experience along the waterfront Promenade feel like?



## RESPONSE ANALYSIS

The “word cloud” below is representative of the responses given to this question with larger words appearing most frequently. Based on the question, a major focus for this space is to keep a natural feel along the waterfront with plenty of seating, walking paths, and well lit areas to create a safe, relaxing, and enjoyable space for visitors and residents.

## KEY TAKEAWAYS

- Separate Bikers & Walkers
- Relaxing
- Art / Sculptures
- Seating
- Safe
- Lighting
- Natural



## “ COMMUNITY IDEAS & THOUGHTS ”

- All about the water. All about the river. Not flooded with buildings or chain stores. Local Local Local.
- Safe place to walk along the waters edge and enjoy nature and the water. Well lit and well maintained walkway
- Art – I would love to see more mosaics. We have talented artists who completed the mosaic downtown and they could be involved.
- It should be an authentic, historic waterfront town experience that features the unique characteristics of Cambridge.
- It should be open to the water but constructed in a sustainable manner that preserves the riverside with native plantings and control of runoff. It should go without saying that it must integrate with the existing and future facilities along the waterfront so that visitors are encouraged not only to walk from one end to the other but to stop along the way to enjoy both the river and whatever else is being developed along the river. There should be adequate parking that, unlike the current parking at the Visitor's Center, is permeable with other integrated runoff controls.
- A connection of the city economic zone and shops to nature. Allow the beauty of the river to be used as a back drop or driver to create opportunity and business such as small shops and restaurants.
- An opportunity to relax, to have fun, to participate in organized family activities with restaurants, shopping and an opportunity to participate in water activities, from sailing to jet skies to paddle boards, etc. and a way to mark a memory utilizing design and ambiance featuring some of the things we are best known for...Harriet Tubman, oystering and crabbing, watermen, etc.
- Free and open, just being in nature. Not surrounded by large commercial or residential buildings and parking lots.
- Like a vacation destination with food and drink vendors (perhaps food trucks). local crafts, demonstrations of local history. It would be nice to have a boat that you could tour. Also a tie in to seasonal activities like Christmas, July 4th, etc. A sculpture trail along the edge of the promenade.



**PROMENADE:** Are there examples of other waterfront towns that you have enjoyed visiting? Why?



## RESPONSE ANALYSIS

The “word cloud” below is representative of the responses given to this question with larger words appearing most frequently. There were a range of responses based on large and small town experiences. Overall, there were specific experiences and individual components of each suggested precedent location that stood out in the minds of the responders. Consensus appears to be that residents desire to create a unique experience for the area in order to attract year-round tourism, while also serving as a valuable resource for locals and the surrounding community.

## KEY TAKEAWAYS

- St. Michaels, MD
- National Harbor, DC
- Inner Harbor, MD
- New Orleans, LA
- Oxford, MD
- Mystic, CT
- Newport, RI
- Wilmington, DE
- Fisherman's Wharf, SF



## “ COMMUNITY IDEAS & THOUGHTS ”

- We enjoy communities throughout the Country that provide public waterfront access. Public waterfront access draws many visitors, who then also enjoy, and spend dollars, in the adjacent neighborhoods.
- Same as my answer above - Georgetown / DC Waterfront. Look at mixed-use developments like the Pike & Rose in North Bethesda as a model for mixed-use design too.
- Riverwalk in San Antonio, Texas. While some sections are more packed with restaurants, hotels and shops, you still can walk further away and just appreciate the beautiful plantings, water, etc. They also use the waterfront for boat parades and other activities.
- I grew up in Miami and appreciated how they developed Maurice A. Ferre Park, despite being in a dense urban center they prioritized open mixed seating space that allows for festivals, are extensions of the nearby museum pop up exhibits, and are regularly used by residents and visitors for exercise and socializing. It works because the waterfront view is open and unobstructed unlike most of the rest of the downtown development so it attracts use.
- Seaside, FL. -- do this with a strong emphasis on sustainability, please. Food trucks, amphitheater, water access, strong viewsheds, all of it.
- Mystic, CT -- artsy, historic, trendy, small business/local business reliant
- Solomons Island because of the long waterfront boardwalk and shops, restaurants along the way. The new waterfront boardwalk at Chestertown because it's a gorgeous walk with a Visitor's Center, restaurants and benches
- I like authentic waterfronts that have not been whitewashed or overdeveloped - there are tons of those and they all look the same, with the same damn chain stores and restaurants. Cambridge is a wonderful, mixed and diverse community. The waterfront needs to reflect that.
- Most waterfront promenades are overdeveloped, negatively impact the environment, and make it more difficult for locals to access the water for fishing, swimming, and other forms of recreation. If this promenade can manage to avoid these things and leave the water's edge largely accessible to local residents and local flora and fauna, that will be a success.

**BOAT LAUNCH & FISHING PIER: What are some pros and cons of the existing boat launch (ramp) at Sailwinds Park? Do you see any potential opportunities?**



- The boat ramp is an obstacle because of how it is used and the space it takes up. The city could expand Great Marsh boat ramp if it was decided to remove the Franklin St. ramp. The project will have to find a way to work around the Franklin St. ramp if the plan calls for it to stay.
- Boat launch is important, but it should be relocated to the creek or closer to the Visitor Center. A longer and more contiguous stretch of waterfront on the river will make that space more attractive for recreation and development.
- Truck parking is tight and overflow parking is far away
- The boat ramps are in horrible shape
- It is not attractive, well organized or maintained and it takes up a great deal of square footage.
- Small, poorly lit at night.
- More Docks, the availability of someone to arrive via boat to enjoy the areas. A boat “valet.” Perhaps ones that reach farther into the water to accommodate more/larger boats, while not obstructing the men and women that make their living on the water in our community.
- Trash left behind by boaters is unsightly...hooks and line just tossed on the ground is both dangerous and unsightly. As a resident of East Cambridge (and a homeowner negatively impacted by fishing pier use) I beg you to consider the impacts to us/our families/our property if you try to increase usage of the Bill Burton fishing pier. We fought long and hard to have the hours after sunset eliminated and want that to remain in full force and effect. In addition, PARKING for all of these upgrades in and around the Sailwinds park must be a primary consideration. Our neighborhood has been overwhelmed by fishing crowds for far too long. ANY/ALL improvements must consider parking and directional signage away from our neighborhood roads which were not built to handle resort-level traffic or sight-seers.
- Clean it up have it manned by friendly staff- separate the commercial component

**RESPONSE ANALYSIS**

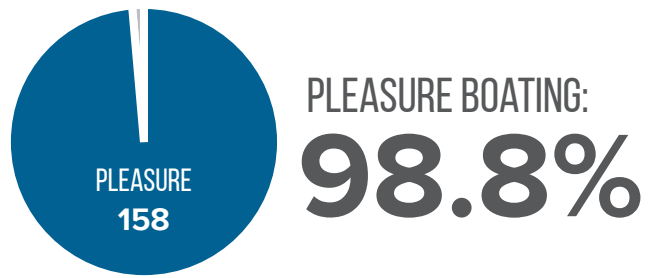
The boat ramp is a prominent discussion topic in this survey. Community members realize the amount of valuable real estate it consumes while those for and against the ramp are split. Popular recommendations are to have better lighting and maintenance in the area. Adding other features such as food, bait shops, and watersport rentals may help make the space be better utilized without removing the ramp. Others opine it should be moved or have other ramps in the area utilized. The community feels this space should be improved with more amenities, if it is indeed to remain.

- You could do rentals of fishing gear canoes,kayaks, etc. Even do hourly booze cruises(example tipsy tiki). Even more educational fishing,crabbing, dredging expeditions as long as it's affordable for the general public.
- The boat launch/pier/parking combination has the opportunity to be the top aesthetic renovation and utility. Where the pavement meets the river is the strongest physical and visual metaphor for humans living at the water and should be treated as such with welcoming art, functional attractive design for spectators and boaters, ample decorated parking (for vehicles w/ trailers too) assisted by congenial attendants and security.
- I would keep the existing boat launch. Perhaps make it more visually appealing, but this is part of Cambridge and should not be removed. The fishing pier should never be removed and should be enhanced with lights, benches and perhaps art along the way. It is one of my favorite parts of Cambridge and a part of the history that should be preserved.
- I love the idea about having cruise lines to dock. I strongly feel it would be a great revenue for Dorchester County, Maryland.
- Use area for water rentals such as paddle boards, paddle boats (like at the Inner Harbor in Baltimore) and other waterfront amenities
- Upkeep is poor, no restrooms, dumpster is small. Parking for trailers only has cars in it not enough car parking. Need more deep slips.
- The boat launch attracts visitors to the area. If we gave them more to do around it for when they return (food and beverage options), it would help to drive visitors. A good fishing store and bait shop would also support this like the bait shops at the West OC harbor.
- The boat ramp should stay. It is used and enjoyed by our residents. Don't take away these simple amenities!

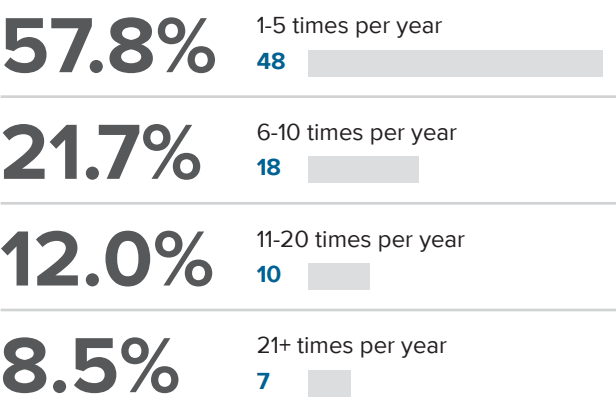


TOPIC 1: PARK PROGRAMMING - AT THE WATER'S EDGE

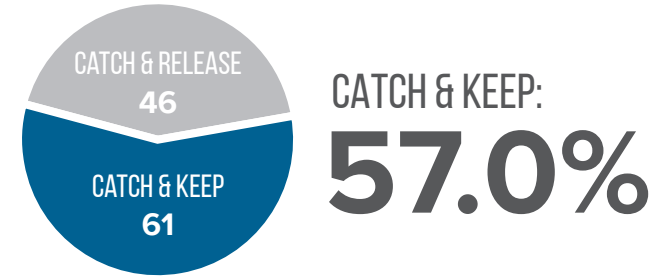
**BOAT LAUNCH & FISHING PIER:** If you use the existing boat ramp, do you use it for **PLEASURE** boating or **COMMERCIAL** boating.



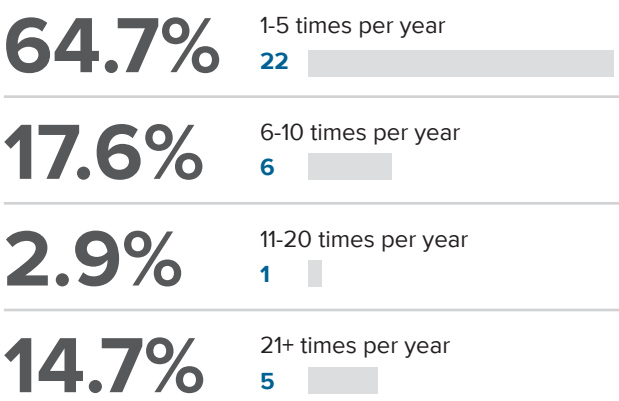
**How often per season?**



**BOAT LAUNCH & FISHING PIER:** If you fish on the Fishing Pier, do you fish for **FOOD** (catch & keep) or **SPORT** (catch & release)?



**How often per season?**







CONNECTIVITY, STREETSCAPES, & GATEWAYS





Have you ever walked from Sailwinds Park to Main Street? If so, how was your experience? If not, what stopped you?

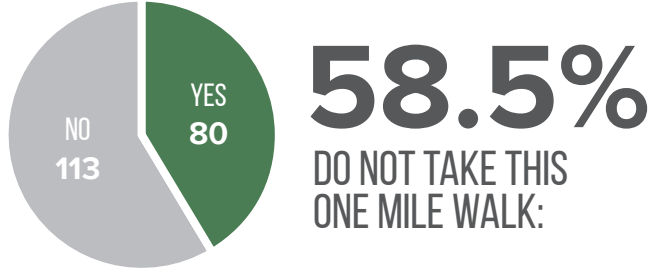


RESPONSE ANALYSIS

A large percentage of the community does not take this short walk from downtown for the following reasons: safety, lack of walkways or signage, and no clear path to the destination. Residents feel creating a historical, educational, and informative experience along the route or designating walking / running routes will help enhance the experience. There is also concern about crossing the Creek bridge from downtown Cambridge.

KEY TAKEAWAYS

- Poor lighting
- No way-finding
- Path not clear
- Not a pleasant walk
- Minimal sidewalks / crosswalks
- No designated pathway
- Bridge is dangerous



COMMUNITY IDEAS & THOUGHTS

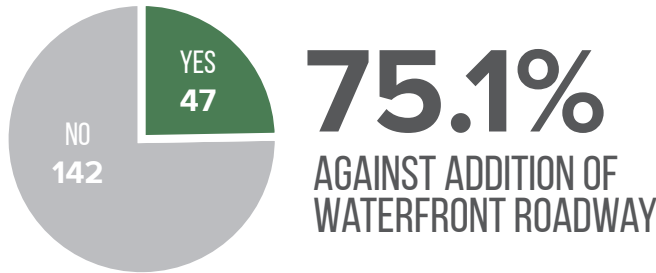
- The bridge over Cambridge Creek stopped me so I would always drive to Sailwinds and walk from there.
- I have. I love walking over the little drawbridge. But if you were a visitor to town you wouldn't know the way to Sailwinds from town. Side walks stink.
- No, it's not well marked so you feel like you might be going the wrong way or get lost
- Yes. There are areas that lack development and are poorly maintained, and all of the creek waterfront is private property. The lack of waterfront access is baffling and unjustifiable.
- Even though I'm a resident, it's a little convoluted and not the best walking experience to get from the Visitor's Center to downtown.
- Yes, Connectivity and continuity will be improved with consistent design materials and stylized way-finding markers.
- Yes. It's a nice walk past the Richardson Boat Works where there's always something interesting under repair, across the draw bridge and into downtown. The biggest drawback is the narrow walkway over the drawbridge and steep drop off from the walkway to the road. This makes it difficult/dangerous to ride a bike over the bridge.
- Yes. It is a pleasant walk. Pedestrian signage at the street lights on Gay and Poplar are long overdue.
- There is no clear path to get from A to B. A consistent promenade would have to be created to make this walk possible. It would enhance a visitors impression of Cambridge if the Historic District was accessible by foot and possibly lead to increased business for the local commercial area.

Would you be in favor creating a new street near the water's edge? Yes or no. Please explain.



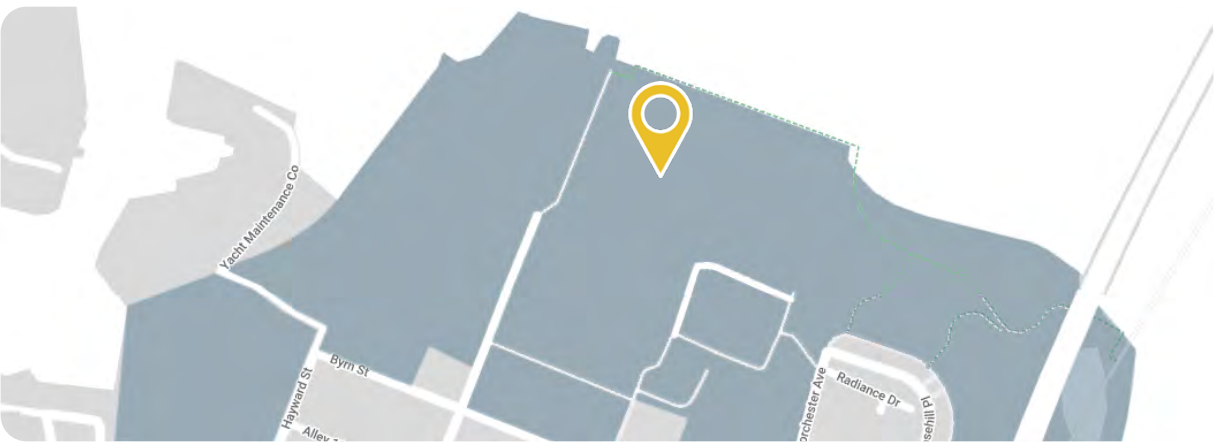
RESPONSE ANALYSIS

The addition of a roadway along the Cambridge waterfront is not supported by the community. It is also important to note that of the 24.9% of people that support the concept, the majority of those individuals only support it as a pedestrian & bike path with no vehicular access. A small portion of the responses either support or are willing to compromise on a roadway if it will prove to be beneficial to the development of the area and not interfere with the waterfront experience.



KEY TAKEAWAYS

- Not in favor
- Road for pedestrians & bikes only
- If the street is “One-Way”
- Create parking away from water’s edge
- Improve existing roads & streetscapes

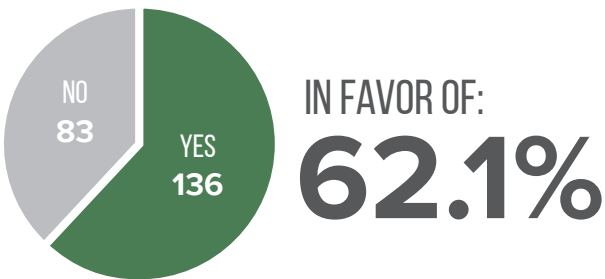


“ COMMUNITY IDEAS & THOUGHTS ”

- No I would not be in favor. Driving in a car does not give you the time to immerse yourself in an area long enough to appreciate your surroundings. Walking paths or bike trails would in my opinion be preferable.
- I see the value for those who want to look at the river, but I prefer having a park-like area close to the river.
- Yes, I think it improves access to the area.
- Depends on the execution. Streetscaping around the city is not typically maintained the way it should be, so constructing another byway will mean more upkeep. If we can dedicate more time to this, without relying on the kindness of Simmons Center Market folks and dedicate more city workers to the task, it might be an additive feature.
- No, perhaps enhanced parking opportunities
- No. Cars would block views, crowd smaller areas, stop traffic, deter pedestrian use of waterfront.
- If it fosters the overall plan and access to desirable uses on the waterfront, I don’t oppose it. It just has to be worth “using up” some of the precious property for pavement.
- Absolutely not. I don’t mind parking and walking some, that’s pretty typical in Annapolis and other smaller waterfront towns. Leave the waterfront as open and free of traffic as possible.
- No....but you are going to need enough parking for people to be able to come to the waters edge for activities discussed in part 1 of the survey. Parking doesn’t have to be right by the water....people expect to have to walk a few blocks or take a shuttle.
- The expense of adding a street would have to be justified and funded by an integrated development. My preference would be that the water’s edge should be a pedestrian experience. If there is some sort of structure with attractions, keeping the parking behind that would do more for the waterfront feel.
- Not if it cuts off pedestrian access or interferes with a large, vibrant water scene.



With the addition of Fiber Optic / Broadband, we will have the ability to provide an electronic signage system and parking availability indicators – would you use these?



Where should the main entrance to Sailwinds Park be located? What changes are needed at either of these locations to make the entrance more visible and interesting?

RESPONSE ANALYSIS

There is support for using enhanced signage to highlight the entrance to Sailwinds with favorability towards Maryland Avenue as the primary entrance. While support does exist for the signage, there is also an expectation for it to be tied into the desired aesthetic for the community through the use of landscaping/streetscaping, sculptures, and improved roadways with an overarching sign. Residents expressed some concern for how increased traffic will affect the neighborhoods and the already congested drawbridge leading into downtown.

KEY TAKEAWAYS

- Signage / archway / sculpture
- Better lighting
- Gardens / streetscaping
- Improve current neighborhoods



COMMUNITY IDEAS & THOUGHTS

- It's very easy to overlook now - don't like it at all. Something like the entrance way to the Hyatt or to the shopping area where the new Wendy's and Chick-fil-A and Taco Bell are, near where the hospital is being built - something tasteful that draws attention to it and is welcoming
- Signage. I chose Byrn Street because it would be good for anyone going to Sailwinds to exit as soon as possible so as not to contribute to through traffic on Rt. 50 and also to avoid people backing up Maryland Ave to downtown. That said, if the exit is not properly designed, it could also cause congestion.
- Use the old hospital entrance off Maryland Avenue
- Artful way-finding and not necessarily signs, but artful way-finding embedded into the sidewalks and promenades. Use sculptures to direct. All retail indicators in one color, historical sites in another etc. for retail, dining, recreational, parking etc.
- Design and develop an entrance area that serves not only Sailwinds Park but creates the linkage to the Main Street core and other waterfront assets. Unified walkway, lighting, signage, etc. will serve as a "welcome mat" to visitors/users to the park.
- Maryland Avenue. Visibility and accessibility are both key. Constructing an entrance via Byrn St. would create potential safety issues for vehicles traveling eastbound during times of high traffic volumes. Beachbound traffic frequently comes off the bridge at much higher than posted speed limit today, and notwithstanding directional signage, I believe that the mixture of heavy weekend thru traffic and traffic slowing to enter Sailwinds Development would lead to more frequent traffic accidents. There is an existing traffic light at Maryland Ave and that intersection provides easy access from both directions on Route 50..... eastbound already has a dedicated right turn lane! Plus..... westbound traffic on Route 50 cannot access Byrn Street in any case (?)
- Wider intersection, with better signage leading up to it. Plantings to make it look park-like as you enter. An archway over the entrance, maybe enhanced with a mural or sculpture incorporated into the design.
- Maryland Avenue is a mess. The last project was a disaster and needs to be "undone". The street was beautiful at one time when it was lined with Bradford pear trees. I would suggest making the approach more attractive via landscaping and perhaps a "brick" street.

**How can the site be made more accessible / attractive to walkers, joggers, and bicyclists? Are there specific destinations where connections that could be enhanced?**



**RESPONSE ANALYSIS**

Wide support was offered for focusing on pedestrian and bike traffic amenities throughout the site and surrounding areas. A key focus was on the creation of dedicated bike and pedestrian lanes along the route and around town. These paths could strategically lead visitors to Sailwinds Park, downtown, and other Cambridge destinations. Adding facilities along the way for the active community is also supported but with emphasis placed on the ability to maintain, monitor, and clean them.

**KEY TAKEAWAYS**

- Create planned routes
- Signage and way-finding
- Benefits of designated bike lanes
- Access to parking
- Connect safely to downtown
- Distance markers
- Improve existing streets / sidewalks

**SHARED-USES: SIDEWALKS & BIKE LANES**



**COMMUNITY IDEAS & THOUGHTS**

- A dedicated walking / biking trail could be developed for the area. Signage at the entrance from Route 50 would then state that there is a walking / bicycle trail at the park
- I think bike and pedestrian pathways along the entire waterfront of Cambridge and tied into downtown that uses the new waterfront development as its main hub. I don't know if there are any "Rails to Trails" plans for the county right now, but there seems to be efforts to pull cyclists into Dorchester given the topography and quiet roads. Use Cambridge as the starting point for this element and it would bring in a lot of tourism.
- More clearly designed walkways are needed. With wider sidewalks, you can mark one side for bikes and one for walkers. It would be great if a pedestrian bridge or some connector like a regular ferry crossing could be made on Cambridge Creek.
- Find a reasonable way to connect it to Long Wharf, the Yacht Basin, and Gerry Boyle Park. Create a larger space for them to explore and enjoy our riverfront community.
- Between the park and downtown. I don't want the downtown area to lose out b/c people are being drawn to the waterfront area instead of downtown. It's important to direct people using the waterfront to also explore the downtown area. The pathways would have to be wide enough to accommodate pedestrians and bicycles comfortably and safely.
- Lights, signage at parking areas
- Should connect to downtown restaurants and more entertainment venues in the downtown area .
- Nice bathrooms like at Long Wharf, water station, trash receptacles and map/signage
- I think more attractions which are being considered are needed such as a waterfront park, shops etc. to create the draw.
- Subtle signage which is already in place. Possibly digital interactive maps/screens strategically located in the new building areas. This would allow guests to see what additional restaurants/shops and restaurants are downtown. Possibly what they offer and the walking/distance to these other attractions. As a resident I want to see all of Cambridge flourish and grow. There has been great strides of improvement of the downtown area, Great Marsh and Long Wharf Park and the future Canery building. I would like to see the Sailwinds growth also benefit existing business.

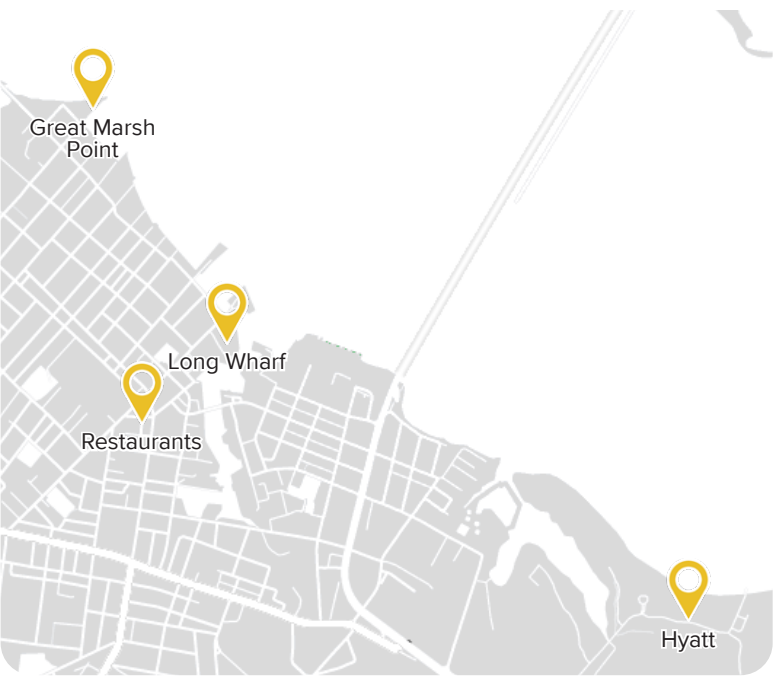


If a new Water Taxi was offered, which of the following locations should it serve?



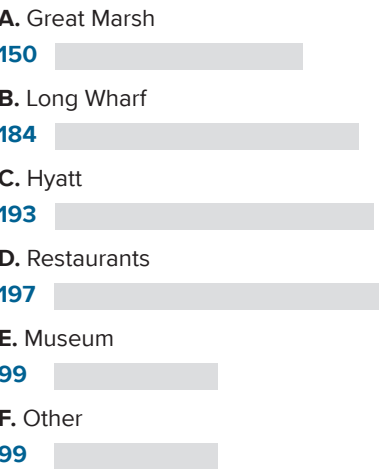
RESPONSE ANALYSIS

Citizens believe a Water Taxi could possibly benefit the area, but there are concerns about who would be paying for it, if it should be privately run, and possibly limited demand. The proximity of these spaces suggests there may be another means of transportation that also connects the businesses located along the route.



KEY TAKEAWAYS

- Concerns on how would be funded
- Recognize benefits during Triathlon
- Should be private venture / business
- Rough waters in Cambridge Creek
- Consider Oxford & Annapolis as destinations



COMMUNITY IDEAS & THOUGHTS

- Not sure I understand how a water taxi is financially viable. If there is demand, the private sector will fill that void.
- Chesapeake Beach, Oxford, St Michaels. Like an actual ferry
- Connecting the public marinas of Dorchester County to town locations. Connecting to Annapolis waterfront shopping/historical area.
- I can't imagine enough traffic to warrant a water taxi
- Water taxis could facilitate better access to downtown businesses and other parks around town, without creating parking issues.
- A connection needs to be made to enhance access to Downtown. A proposal was made a number of years ago to connect from the creek up to Cannery Way and this should be pursued.
- Not sure it would be widely used. The distance between these areas isn't long. Perhaps for those who would prefer not to walk.
- Both Fishing piers and the State beach on Talbot side, Visitor's Center, Gateway marina in Trappe, condos on the creek at the public marina and Portside restaurant
- The Hyatt is the only one option that makes sense to me. All other areas (with exception of Great Marsh) are quick walks. The taxi to the Hyatt could bring visitors who would not otherwise venture to the Park. I would imagine you could charge a nominal fee from the Hyatt.
- At this time traffic and accessibility doesn't seem to be a problem, but in the future with increased use of the area a water taxi could be beneficial and a good experience especially for those visitors that do not have access to boating. This taxi could serve also as a water tour focusing from the dining, heritage, downtown, long wharf, lighthouse and unique attractions in Cambridge.
- A cheap water taxi option could be a nice spur for local business and a way to get around town while reducing the automobile traffic.
- Instead of a water taxi, I think multiple pathways and a new pedestrian bridge would be more advantageous





# RESIDENTIAL OPPORTUNITIES



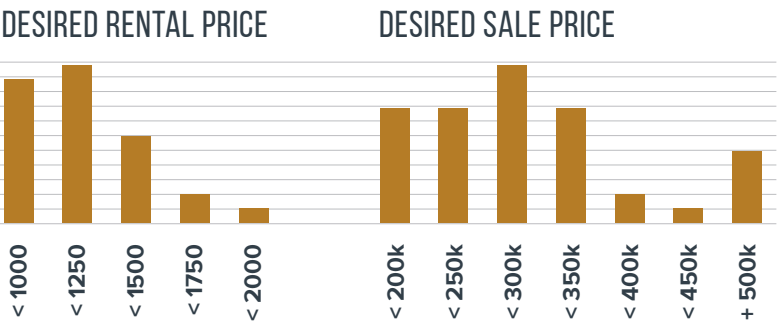
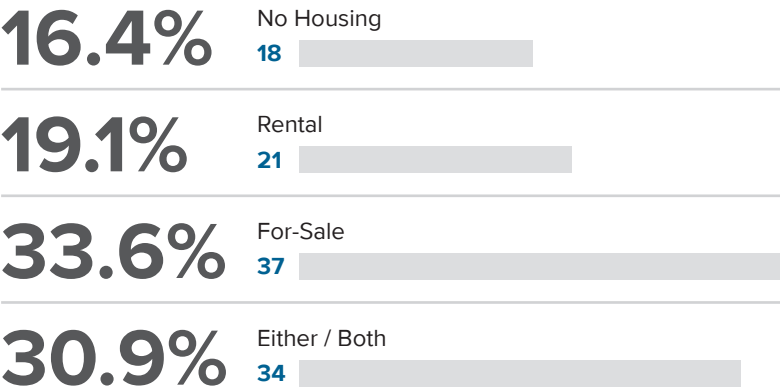


What kind of housing is in demand – Rental, and at what monthly cost range? -or- For Sale, and at what price point?



RESPONSE ANALYSIS

Responses resulted in several recommendations for condos, which encourage home ownership and will make the most of the available real estate. For-Sale or mixed-inventory appears more desired than simply Rental, with residents feeling that an encouragement of ownership will provide more stable revenue for the county year-round.



KEY TAKEAWAYS

- For Sale, such as Condos
- Concerns with existing, vacant housing
- Bring permanent residents
- Preserve Town charm

“ COMMUNITY IDEAS & THOUGHTS ”

- I would be very much opposed to using any of this space for more condos. We have enough. What we lack are “loft” residences for young professionals which we hope to attract to the area. They could be creatively built above any retail establishment.
- I’m sure this is going to be as varied as the people answering, but it would be nice to see some mixed-use buildings, like the ones downtown, that accommodate residences and businesses. For people of Cambridge, it is important that there be some affordable (or fixed income) properties available, while senior housing is a concern. In my opinion, Urbana, Maryland has captured the charm of its country roots while providing various and multiple options to those looking for housing.
- We should encourage home ownership and put emphasis on the historic neighborhoods. Renovation of existing homes should come before any new construction.
- We need to move away from Section 8 housing it is a major reason why Cambridge is lagging other communities rental prices for 2 bedroom apt in St Michaels \$1000-\$1500. Sale prices depend on location and waterfront
- Cambridge already has an abundance of cheap rental housing, so much so that a lot of it goes to waste, falls into decrepitude; the town needs to rebalance and attract more professionals and retirees with money to invest in the community, raise all boats, etc. Condos starting in the \$250-300K range would help.
- Absolutely no subsidized housing. Only condo or townhomes and at a price affordable for local professionals, not just out of state second homes.
- Rental. The apartments above the Main Street businesses are quite popular. There is a considerable amount of undeveloped land in Cambridge outside the Sailwinds area that could be developed for single-family housing.
- Both should be included but should be priced in keeping with both middle and wealthier buyers in mind, and over-gentrification of very modest dwellings should be avoided. We’re not Kent Island!
- Totally agree that charm MUST be preserved. I think there needs to be higher-end accommodations.

TOPIC 3: RESIDENTIAL OPPORTUNITIES

Please rate the following residential building types below from “Strongly Agree” (this type should be definitely be considered) to “Strongly Disagree” (this type does not fit / is not appropriate).

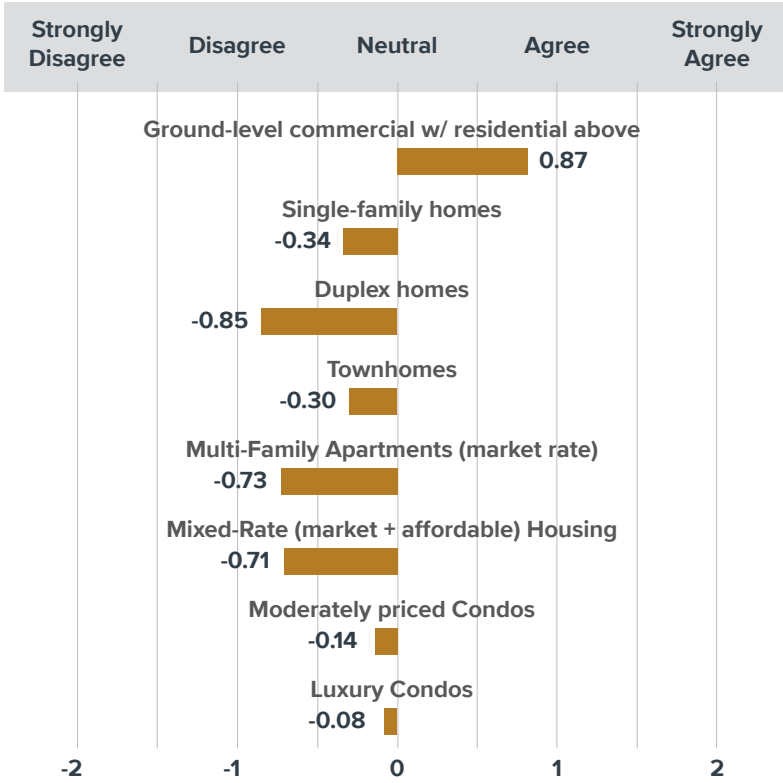


RESPONSE ANALYSIS

While housing itself is a sensitive subject, the most support appears to exist for ground level commercial with residential units above (i.e. - mixed-use). Even those that stated they preferred no housing on the site voted that this type of offering would be most beneficial IF residential is required on site for the project to move forward.

KEY TAKEAWAYS

- Concerns over access to waterfront
- Impacts of Section 8
- Addressing existing vacant homes



“ COMMUNITY IDEAS & THOUGHTS ”

- We need housing that will promote small town atmosphere, but will also bring a profitable tax base.
- There are plenty of other areas in town to improve housing and outside of town. Leave the waterfront alone. We already have waterfront apt. and housing here. We don’t need more of that. We need public space.
- This waterfront area is an opportunity to bring business and charm to Cambridge. Currently much of Cambridge is in need of extra tourism dollars and this development has all the potential to accomplish that goal.
- Please develop a plan to provide a mixture of these options. Single-family homes and duplexes would occupy a disproportionate amount of available space.
- Restaurants and Retail with residential dwellings above is ideal for this location.
- We already have more low to medium income housing then we need, but are far short of high-end housing. This is high end real estate and it is waterfront.
- Too many run-down homes in the historic district, too many rental units. Cambridge has a lot of potential for people looking for second homes. Those folks are looking for charm and stand alone properties.
- If anything, there should be only affordable housing incorporated into the site. This new development, which will take the place of a hospital which has waterfront view rooms for the sick, should not become a playground for only the rich. We need to make sure Dorchester county locals continue to have access to and feel welcome in this space.
- Please, NO MORE unsightly condo buildings! The ones currently on site on the Trenton Street property are any eyesore that we are stuck with. Others along the creek mirror the “fishing village” feel.
- If the existing hospital building could be re-purposed in an interesting way for housing, that would be preferred. If new retail space has to be part of the development, then residential above would be preferred. However, again, turning the space into another generic housing development (like the development on Hambrooks and Belvedere in Cambridge, or all the condos along Cambridge Creek) would be very disappointing and, frankly, so very boring.



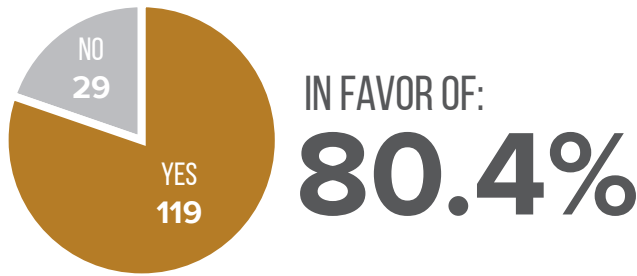
**Do you feel mixed-use buildings – commercial on the ground level and residential / similar use above – would be appropriate for this site?**



**RESPONSE ANALYSIS**

As seen in previous figures, the addition of mixed-use development in this area is most favorable should development occur. Offering mixed-use space will allow for higher occupancy of the area while more closely ensuring public use of the waterfront will remain. Important to note, responses that stated they prefer no development or no housing in the area also specified that IF development were to occur and housing was a necessary part of this, then this would be the most acceptable option.

Regarding the types of businesses and residential units, there is a strong request for mid-to-higher end condos and a retail component that creates a unique experience for visitors and residents. It should feel like a mixed-use development that is uniquely representative of Cambridge. A responsive design strategy will be needed to create this experience and promote both the near and long-term success of the project.



**KEY TAKEAWAYS**

- Limited height
- Don't detract from downtown
- Upscale retail
- Best approach, if housing added

**“ COMMUNITY IDEAS & THOUGHTS ”**

- Yes, the efficient use of the space is of utmost importance along with the necessity to build something that fits in with architecture of the Cambridge waterfront. The designs could come from something that used to be here or something that with some imagination could have been here.
- Not on the water but a fair distance from the water giving the residents water views
- Mixed-use is ideal, but it should take into account the existing downtown.
- If no more than 3-story in height. For historic reasons height limitations are extremely important to this site. Architecture should be Victorian and Colonial in style, including housing and retail, commercial.
- No, there are enough empty buildings downtown, there is no need to create more supply of commercial/residential buildings.
- If any housing, I feel this would be the most acceptable
- Mixed-use perhaps but not strictly residential. We have an abundant housing stock in Cambridge--lots of houses with good bones--but need people to buy in to the neighborhoods and renovate them.
- Yes, attract a younger crowd to Cambridge
- Absolutely. Cambridge really doesn't have a "waterfront" community. It needs to be both. Again, I'd look to something of the unique projects on the Alexandria riverfront where townhomes, condos, retail, restaurants, attractions and park space all exist.
- Yes, but keep back from the water. Keep lower buildings near waterfront to allow view shed from taller buildings set back from waterfront. So gradually increase height as move away from waterfront.
- Since residential is where the money is made, it may be the only acceptable way to attract the commercial. Also, residential will provide a ready group of consumers in the area.
- As noted above, yes. Mixed-use could go beyond commercial on the ground level and residential above to include some office space above. If commercial businesses are to succeed they will need the traffic not only of residents but office workers and tourists.

Would you be open to the City Council rezoning the area to permit a new Senior Living project for the site under the following conditions?

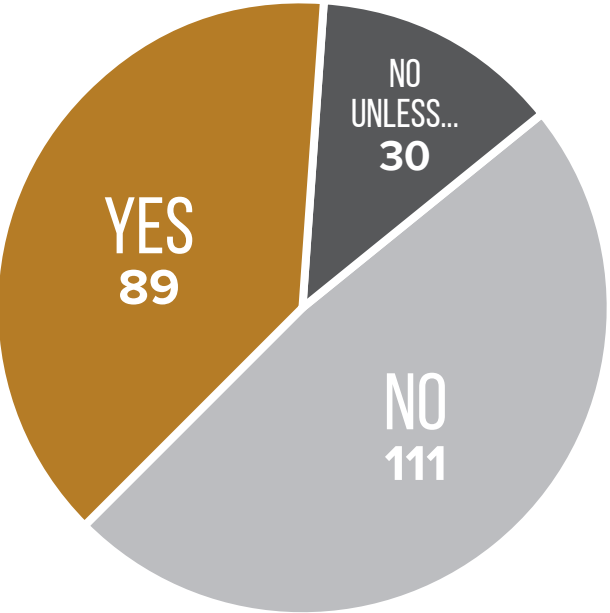


RESPONSE ANALYSIS

The feedback to Senior Living yielded rather split results, with over 60% of responses either rejecting the idea or requiring additional conditions be met for the construction of such a use. Other housing solutions appear to show more support based on previously listed data, including mixed-use construction with residential above retail / commercial spaces. If federal funds are made accessible to build Senior Living, many residents feel those would be better utilized on less valuable real estate, and away from the waterfront.

KEY TAKEAWAYS

- “Active” Seniors only
- No Senior Living
- At another location
- Attract younger demographic



38.7% YES, SENIOR LIVING

48.3% NO, SENIOR LIVING

13.0% NO SENIOR UNLESS...

COMMUNITY IDEAS & THOUGHTS

- It should only be built if it uses the existing Hospital complex for the nursing home / Senior Living unit.
- I think it should be on the other side of Maryland Avenue. It gives homeowners / visitors the option of enjoying the designed area and the opportunity not to be annoyed by events or people activities that occur. The town could use additional crosswalk markings for drivers to yield to pedestrians as they do in Lewes, DE and other towns.
- The development should aim at attracting younger generations to Cambridge so as to fuel the economy.
- I believe this area could be better utilized for the overall economy of Cambridge with retail shops, restaurants, etc. rather than a senior living project.
- If a Senior Living community were built, I would build it closer to Route 50 and away from the waterfront.
- Only because I have been led to believe that it is financially, strongly needed.
- Definitely not on the waterfront but should have good access to the water.
- This area should be primarily entertainment oriented. A senior living facility could be located elsewhere and still create jobs. I envision this space as a place residents and visitors alike could use and enjoy. Perhaps food trucks or kiosks with limited hours so as not to take away from downtown.
- Independent Senior Living would be fine; assisted living is not the way to go.
- The last thing we need is another Senior Living facility. The hospital service is downgrading their staffing and beds. The emergency services will be strained. This also takes away from the younger community.
- The goal is economic development and prosperity. Any housing built here should be for residents who will contribute to the success of restaurants, shops, etc. by frequenting these businesses. A Senior complex won't do that! I'd rather see the hospital remodelled into a hotel!





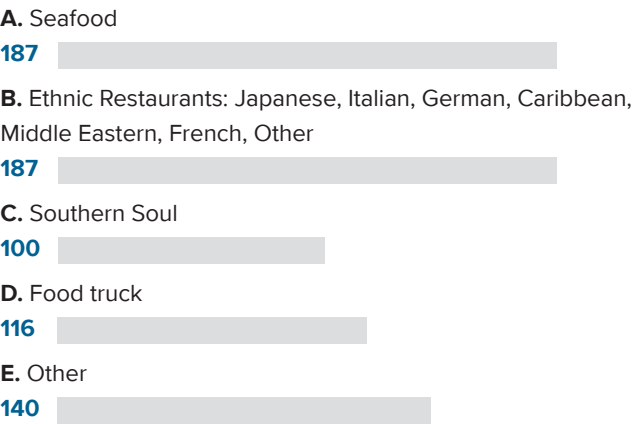
# POTENTIAL COMMERCIAL USES



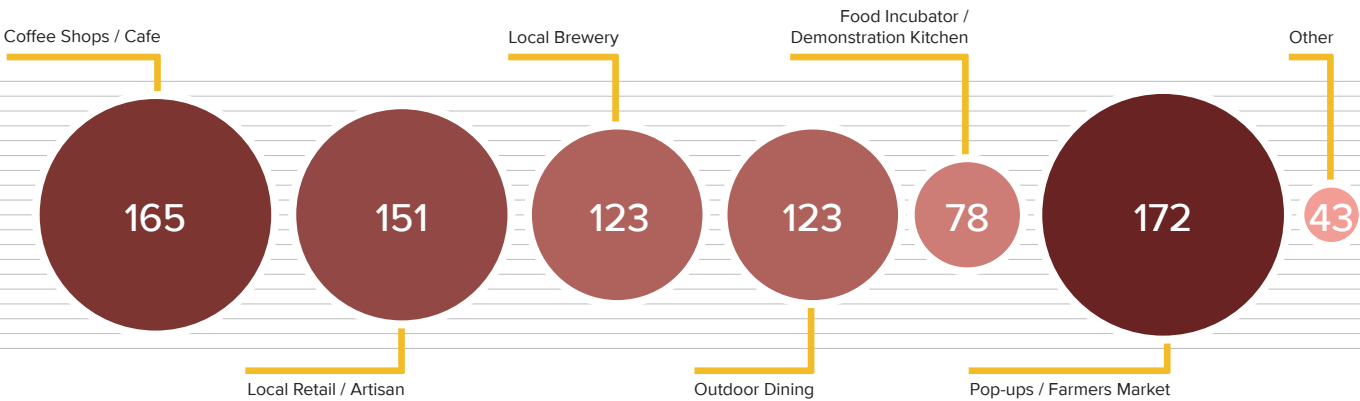


TOPIC 4: POTENTIAL COMMERCIAL USES

What kind of commercial & retail uses would attract residents / tourists and not detract from the Main Street downtown?



What kind of commercial & retail uses would attract residents / tourists and not detract from the Main Street downtown?



RESPONSE ANALYSIS

The primary concern for adding retail or restaurants to this project site is the potential of taking revenue and business away from the downtown core area. One recommendation includes addition of small satellite locations for other local businesses in the area to preview the greater offering in their core locations.

KEY TAKEAWAYS

- Satellite locations for businesses
- Clothing
- Non-permanent structures
- Ice cream
- Winery / distillery
- Gallery / crafts
- Boutique hotel
- Kayak / watersport rentals
- Tackle / bait shop

COMMUNITY IDEAS & THOUGHTS

- Unless there is some way to ensure that the old downtown Cambridge will not be negatively affected, I am not in favor of major commercial development as part of the project.
- Ice Cream and specialized seafood oyster fritters, steamed crabs, small hamburger places and drinks.
- Only non-permanent use for farmer's/watermen markets. Nothing structural should be built.
- This is a tough question. I strongly dislike anything that will take money from downtown merchants. Downtown Cambridge has taken years to rebuild. We need to support and keep enhancing downtown. It is my recommendation to limit restaurants and shops that may duplicate what exist.
- Winery/wine tasting / distillery / outdoor makers market. I believe these can only ADD to the attraction of our town. Instead of coming to Cambridge for one particular shop, it can be a weekend destination filled with several stops.
- We need a bike shop! It's hard to imagine that the list above wouldn't detract from the Main Street downtown unless it was sufficiently different from what is already being offered, which the list is not. Have we considered: bakery, ice cream store, salon/nail salon, spa, art gallery, book store, kayak/canoe rental-outdoor outfitter. It would be good to approach successful local businesses and see if they would be interested in a smaller satellite outlet, i.e., Bay Country Bakery or Rise Up Coffee in order to mitigate risk to their businesses from the development.
- I would like to see local crab and oysters available right from the boats. This works so well in other watery tourist towns.
- All of these proposed uses should contribute to the area's appeal overall, enhancing what is available and enticing people onto Main Street in addition to the waterfront.
- I think all of these uses would attract people to the area but except for Food incubators and pop-ups, I'm afraid they would all detract from downtown. I believe it is essential to work together with Main Street Association to somehow tie the spaces together and encourage usage of both places.



Which of the following hotel types would you most prefer to see on the site?



RESPONSE ANALYSIS

From the types of hotels mentioned in this survey, a Boutique hotel with less than 100 keys is favorable among the community. There is a sense of concern in competing with the existing Hyatt nearby, but providing a different caliber stay offering may increase the variety of visitors. The architectural style of the hotel is requested to be unique for the area, particularly not being a “cookie-cutter” chain design.

A. Boutique (i.e. – independent; upscale / trendy; less than 100 keys)

148

B. Bed & Breakfast

67

C. National Chain Brand (i.e. – Marriott, IHG, Wyndham), with small conference / venue space

46

D. Health Spa Hotel

48

E. Other

42

KEY TAKEAWAYS

- Boutique, with national marketing
- Unique architectural style
- Appropriate balance with other structures
- Consider building being set back from water

“ COMMUNITY IDEAS & THOUGHTS ”

- We have the Hyatt for luxury stays already.
- Would this hurt the Hyatt that has helped Cambridge grow, gain publicity and enhanced local businesses? I do agree Cambridge needs another moderate to upscale Hotel. Again, I have concerns about everything you are trying to squeeze into that area. Save the water edge for the town, which all people can enjoy.
- Small, charming, trendy, not in competition with the Hyatt
- I like the idea of a boutique hotel, but space is large enough that I think larger brand would do well, which could lead to more people taking the water taxi to downtown businesses. The boutique hotel would be small enough that it would allow more opportunities for restaurants and shops to open that would compete with downtown. I actually would prefer the Dorchester government building be moved from its Cambridge Creek location and have a boutique hotel placed there.
- I don't think you have to go overboard with hotel. Affordable and decent. Not a Red Roof Inn but affordable. They can go to the Hyatt if they wish to stay in luxury but if it's a affordable hotel on the waterfront, I am sure it would definitely get business. The whole idea is to bring in the money.
- Any hotel should integrate in with the rest of the site instead of having the brand architectural style
- No National chain- this would kill the vibe that I believe to be most desirable for this area. A trendy boutique hotel could be very successful here and would be cohesive with everything else that seems to be of desire.
- A fantastic 25-50 room upscale boutique hotel is very much needed for downtown Cambridge. It could be independent but there are plenty of national brands like Hotel Indigo that have these products too and offer the advantage of a national reservation system and marketing.
- The hotel should have conference space. It should be able to host weddings of 200 persons. A national chain would put us on the destination map of regular travellers.
- I understand the need/appeal of including a hotel, but, again, most often they are unattractive and unimaginative and that would be disappointing for that space.

**Are there any other unique businesses you feel would be advantageous and should be considered as part of the site planning?**



## RESPONSE ANALYSIS

The “word cloud” below is representative of the responses given to this question with larger words appearing most frequently. The most popular answers were focused on rental of equipment for biking and watersports which we have seen elsewhere in this survey. Utilizing the local museums (i.e. - Tubman Museum, Blackwater, etc.) to celebrate local history / culture through tours would also be well-received by the community.

## KEY TAKEAWAYS

- Bike rentals
- Kayak & watersports
- Farmers' Market
- Pop-up stalls / local businesses
- Food Trucks
- Desired Historic / Culture Tours



## “ COMMUNITY IDEAS & THOUGHTS ”

- The pop-ups/local farmers market should create opportunities for local businesses to have event based or temporary representation.
- Bike, kayak, and paddleboard rentals.
- Tour offerings for Blackwater, H. Tubman Museum and DOCO in general could operate from the parking lot at this site.
- Street vendor or pop up booths included with a farmers market. Artist - doing portraits. Massage-chairs. Restaurant Tents- small portions of their menus/samplings. High Top table tent area - soups, sandwiches. Selling of Local Artist - pottery, art, craft .
- I would like to see a hotel, performance venue (like the current amphitheater but maybe larger), the current Dorchester County Museum, and large maritime museum, along with a large park like setting with beach and boat access take most of the space, with a couple cafés /restaurants/bars (but few enough to encourage people to go to Cambridge Creek/ downtown)/
- Mini-golf, outdoor public pool, lighted skateboard park, seasonal ice rink, if you must build stuff.
- Waterfront office space. Market the water view as a vanity feature. Target professional offices, non-profits, or other businesses that have a greater 'work from home' potential but need a modest core headquarters.
- Watercraft rentals and an outdoor yoga space would be appealing in the summer and fall seasons. An oyster bar, brewery/distillery, music venue, and market house (with various vendors) would be valuable year-round.
- Having small spaces for small pop-up businesses. Venice beach has spaces for small pop up shops to rotate in and out so everyone has a space to shine .
- Shops, restaurants and businesses that are based on Dorchester's maritime history, with architecture that mimics 19th century wharf-inspired life. Boardwalk planking in areas, walkways over marshy areas.
- Flea market stalls, food trucks, anything that gives small entrepreneurs a chance to sell and get started in business with little regulation and excessive costs associated with a full structure. They migrate into the downtown once established.



**What kind of strategy do you feel would help bring local & minority-owned businesses to the project site?**



## RESPONSE ANALYSIS

The “word cloud” below is representative of the responses given to this question with larger words appearing most frequently. Frequent responses for this question involved provision of tax breaks and incentives, rent prices that are achievable by small businesses, combined with financial considerations during the slower winter months.

## KEY TAKEAWAYS

- Tax breaks & incentives
- Appropriate rent costs
- Small business support & classes
- Incubator spaces
- Year-round considerations



## “ COMMUNITY IDEAS & THOUGHTS ”

- Tax breaks or possible economic grants or low interest rate loans to existing residents would stimulate interest.
- A retail incubator program could support new business owners, and market to minority and women owned businesses.
- Same as above: Flea market stalls, food trucks, anything that gives small entrepreneurs a chance to sell and get started in business with little regulation and excessive costs associated with a full structure. They migrate into the downtown once established. We need to remove barriers to peddling wares. Open permits for peddling goods, easily.
- Good business plan collaboration with groups and landlords, welcoming financial incentives, support of the city and CAN, and Cambridge business groups.
- One of the biggest challenges to most 'local & minority' businesses is rent. While this development has the potential to increase year round tourism, this is still a relatively seasonal destination.
- The design of an vibrant mixed-use development and substantial marketing program. This waterfront property is like nothing else in this region! It is a phenomenal gem which, if developed properly, can bring Cambridge and Dorchester County into the 21st Century! Cambridge should be the Annapolis of the Eastern Shore and this project can make this happen!
- Have a planning and information class for prospective business owners. Send a direct communication to nearby businesses who might want to relocate or expand (i.e., some people who are more likely to know what they are getting into)
- Strong coordinated state, city and county economic incentives or tax breaks that would support someone locally to build. But this is also needed to encourage downtown development where too many vacant storefronts exist. Extending the City's art zone to provide tax incentives for local artisans to sell their products made on site.
- I believe it is EXTREMELY important to have both local and varied minority owned businesses. There are not very many of these in our community right now and the ones that we do have are generally only patronized by people of their own race. Our youth need to see people that look like they do owning and running successful businesses. I would love to see some type of mentorship program for the youth of our town to experience a different way of life, to learn new concepts and ideas and to help our economy.







## DESIGN CONSIDERATIONS





When you think about the boundaries of “Sailwinds Park” – what does that area encompass or contain?

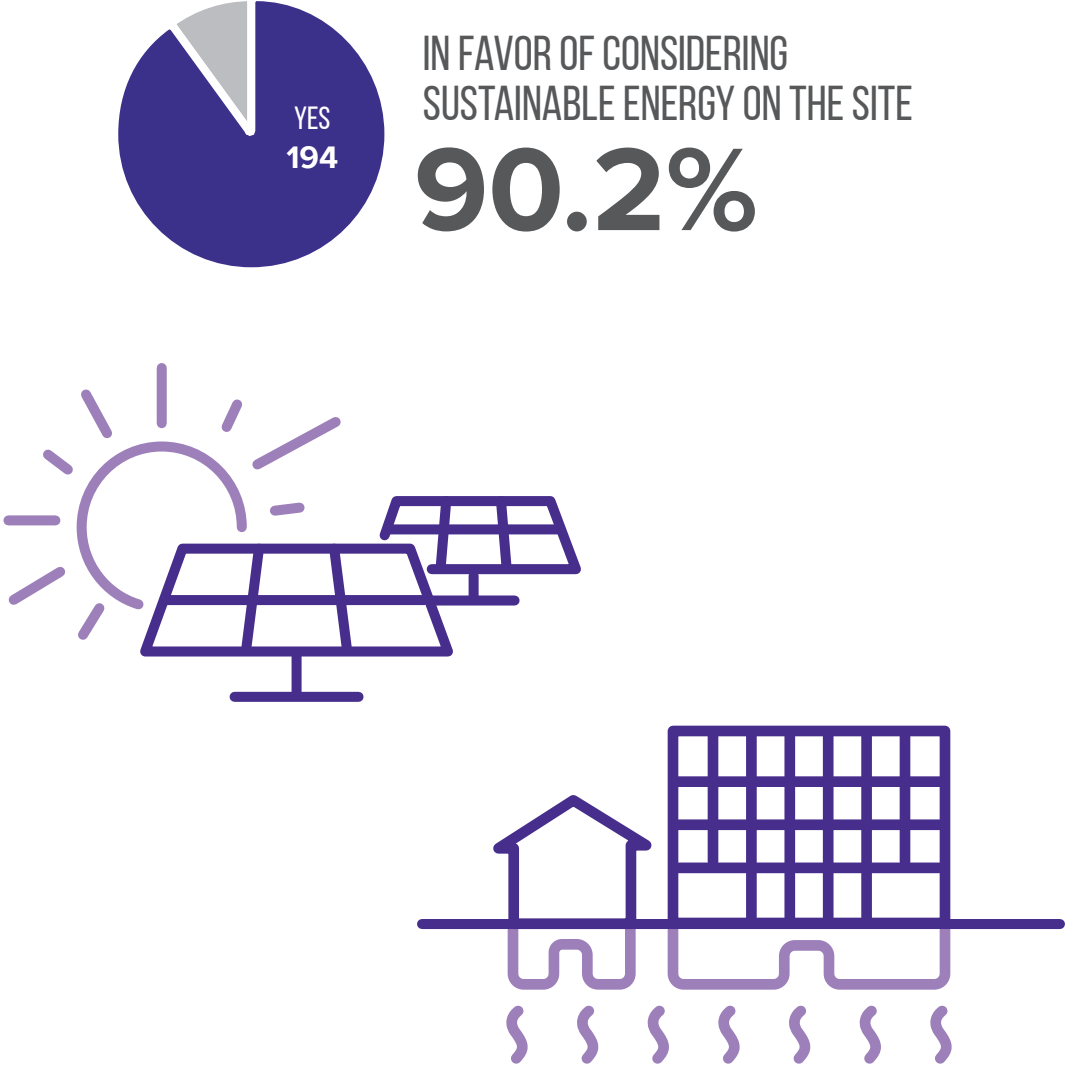


RESPONSE ANALYSIS

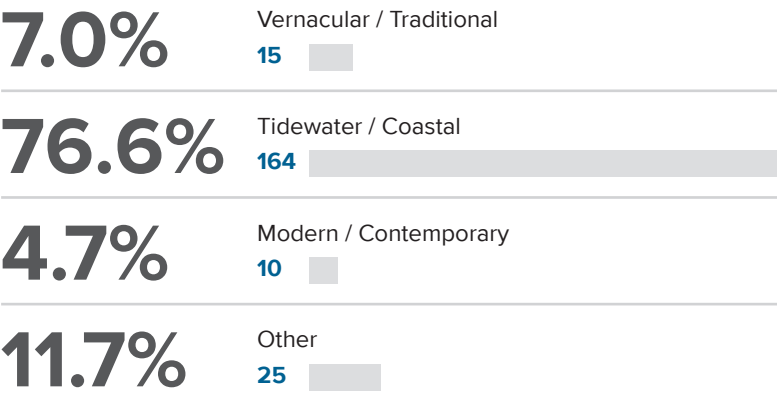
Responses identified the key elements and surrounding properties below as those which make up the community’s understanding of the project site.



Should sustainable and alternative energy sources (i.e. solar, geothermal) be incorporated in the waterfront design?



When you picture the built environment, which of the following specific architectural styles or themes do you feel would be appropriate here?



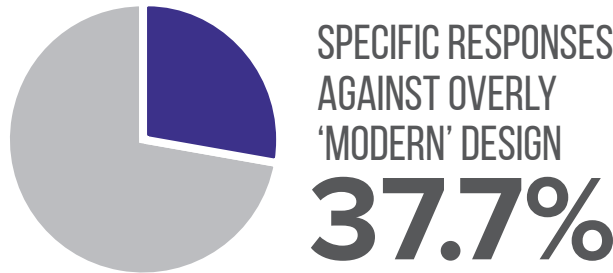
RESPONSE ANALYSIS

While Tidewater / Coastal was the most popular choice from this question, citizens expressed the need for a mixed and blended style that will be unique to the aesthetic of Cambridge. The community does not want a standard residential complex, but something that will attract visitors for it's charm and creative design approach.

KEY TAKEAWAYS

- Attract visitors crossing bridge
- Mix of designs
- Appeal of 'Coastal-Industrial' style

Are there certain style choices that should be avoided?



RESPONSE ANALYSIS

Inclusion of overly 'modern' structures -- ones that do not fit the natural charm and waterfront aesthetic of the region -- was the most common response for what design style to avoid.

COMMUNITY IDEAS & THOUGHTS

- No high rises to block the views
- A reflection of the current downtown style would look charming
- Vernacular way-finding details, pathway shade structures of Tidewater proportions, eclectic building combinations, and overall modern layout, landscaping, lighting, and
- A mix to represent the combination of traditional and future vision
- Prefer an appropriate mix of traditional and contemporary that fits a tidewater setting: Exposed mass timber beams, real wood boardwalk, large windows so looking out of any new building feels like you are at a waterfront park.
- I think an intelligent mix of all style would provide interest and make people want to explore each individual area. The larger consideration is that it should be organic and meld with the natural world to include landscaping and hardscaping
- I think this is the biggest opportunity. I would love to see something that makes Cambridge stand out from St. Michaels and Easton. Cambridge is diverse and down to earth. I always think of Cambridge as becoming the Hudson or Palm Springs of the DC / Baltimore area. A place that doesn't feel tacky and stale, invites a variety of people, and offers a unique experience. I'd love for it to be a place that inspires creatives that also incorporates it's robust history and landscape.
- In order to not take away from the historical part of Cambridge, this development should have more Tidewater / Coastal and slightly modern feel while still maintaining a slight touch of traditional feel. Blended.
- As mentioned previously, clusters of wharf-style buildings to simulate a waterfront village. These can be designed as connecting structures that allow larger interiors. Where height is required (outdoor or higher restaurant seating), these should be designed as maritime 19th c buildings, with high porches, lighthouses, etc.
- Vibrant, colorful, artistic, unified, showcasing cultural and historical attributes from all Wards



**The idea of a ‘Maritime-Industrial’ design approach around the waterfront has been mentioned in the past. What would that look like to you?**



### RESPONSE ANALYSIS

There seems to be general confusion by respondents regarding the true meaning of a ‘Maritime-Industrial’ design approach. It is recommended CWDI and the design team expand upon this topic in further detail, as appropriate, for clarification by the community.

**Are there any specific locations where you would like to see re-use of existing buildings on / around the site?**



### RESPONSE ANALYSIS

Citizens were open to either the demolition or renovation of Governor’s Hall, as long as a space for events is provided as part of the Master Plan. The idea of re-purposing the Nurse’s Quarters into either a Hotel or Residential / Senior Living units was also suggested by the community for consideration, and many support maintaining the Visitor’s Center as is.

- That sounds favorable -- I like the industrial look as it also reflects many buildings / industry throughout Cambridge. I get the impression of boats, sails, metal and wood/brick
- A robust combination of natural materials with novel connections in styles mimicking 19th Century boat, industry, and home construction. Iron work details, irregular wood beams, tapered pipe constructions with tall-ship-like intersections, flowing geometrical concrete abutments with visible, working, mechanical attachments. Select soft overhead tension shades.
- A nod to the waterman town part of Cambridge with modern, clean design.
- Existing or comparable boat ramps would be incorporated into community/retail setting. Would need to hear more about what “industrial” might incorporate.
- Brighter colors than modern farmhouse but not a lot of different colors (i.e. -- New England or SC). Lots of open glass, open ceilings and beams to increase sightlines (i.e. -- Baltimore Visitor Center). Black or iron metals.
- Great historical maritime Baltimore style buildings with cranes. Make the shed style building with exposed trusses and a center spine with glass above. Look at the buildings around the Washington DC / Nationals Park that were original and adaptively reused.
- We have some of that along the Creek area. If the boatyard is left, it would take care of that part. Too much industrial area would deter most visitors. They want a calm and relaxing atmosphere. Visitors would come here to avoid a lot of that where they live now.

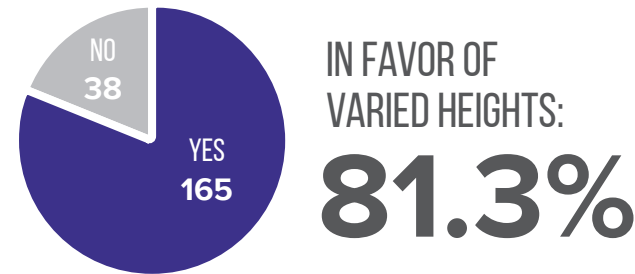
- The old brick hospital building is a gem. I would like to see it preserved and restored as a boutique hotel or condos.
- I actually think our existing hospital could be a beautiful senior living area with apartments, etc.
- I think that the current government building on Cambridge Creek should be demolished (it completely detracts from residents’ views and doesn’t fit it architecturally at all. It is a horrible Soviet block type structure. It could be moved to a new site in the development which would be great for its workers as well as gives them access to new amenities and ties the new project to local government. The current government site once cleared could be made into a park with more dock space for a water taxi landing from Sailwinds.
- Richardson Museum should be retained. It would be great if a substantial part of the hospital could be reused. The two ancient trees in front of the hospital parking lot need to be preserved.
- Flatten the hospital and Governor’s Hall. Curate the rest.
- The current Visitor’s Center and playground should be preserved and folded into the overall design
- Governor’s Hall, the Dorchester Hospital, and the medical offices near the hospital should all be removed
- Governor’s Hall could potentially be re-purposed for brewery, food truck site. The Richardson Maritime Museum buildings needs to be incorporated.

What maximum building heights are appropriate for the site?

RESPONSE ANALYSIS

Popular consensus is to incorporate buildings no taller than four (4) stories, with heights increasing as they move further away from the Choptank River to maximize views from buildings set further back. There were few outliers asking for taller buildings on the site as the community has concerns of over-development and blocking water views.

Should heights vary on buildings adjacent to the water vs. closer to existing neighborhoods?



COMMUNITY IDEAS & THOUGHTS

- Should be kept to lower height to prevent overwhelming the neighborhood
- Lower structures should be close to the water
- The personality of Cambridge does not include skyscrapers, we also need to protect the natural vistas that characterize the town so well. As few floors as possible anywhere is ideal. Small town charm should be closely guarded.
- The hospital is about 4 levels, tall enough. More than that would seem out of place for the city.
- If any residential units are included, that would be above retail space, they could have rooftop patios/gardens for outdoor space. A 4 story building, could still have tall, open retail units below with double-story high ceilings to make them appear bigger and not cramped, and then 2-story “townhomes” above, instead of just garden-style units. That could work for a smaller boutique hotel situation as well. I just know, that no one wants to see a footprint dedicated to residential units only. Everything at ground level will have to be public access.
- I see height considerations as the major obstacle next to architectural design. All of this MUST be carefully considered so that there is a cohesive design throughout.
- Keep the integrity of the neighborhood. It must flow and not take from the conceptual design of hopefully small town maritime!





# FINAL THOUGHTS & OPEN INPUT





TOPIC 6: FINAL THOUGHTS & OPEN INPUT



When I opened this survey I didn't expect it to be so detailed ..... but I'm glad to see that it was. That's encouraging. But I would like to review the materials that are available to the public within the next couple weeks if that is possible. I'm very excited by the prospects of what this development could be, and intend to become better informed and involved in the process.

Other areas we could draw from include: St. Michaels, MD, Charleston, SC, Cape May, NJ, Boston, MA, Tampa, FL, Baltimore, MD,

A mixed-use development would be my preference with an eye to businesses that provide jobs paying a living wage. Businesses that operate year round and will not layoff people in the off season.

Don't design a fake waterfront. A Baltimore Inner Harbor with cutesy kite shops is not appropriate for Cambridge.

Please keep this area in line with the shore and Cambridge. Don't build us up to have huge development on waterfront, when everyone should have access to public space there

Once we can get people from the 50 bridge area toward Yacht Maintenance we need to make it clear to keep going over the drawbridge to carry on into town. There is a disconnect between restaurant row (RAR Brewery area), the waterfront proper (lighthouse), and the Sailwinds area. If we are going to attract them to the Sailwinds area we need to keep it moving into town. A good, obvious foot / biking path might do the trick.

Definitely need supervision on playground and beach to maintain order! It can get very crowded with unsupervised children.

The biggest concern is the impact on the downtown area. Maybe a shuttle service might also be offered. That said, let's move forward.

It would be good for the City Council to consult with the ADA Compliance Committee to be sure that any new developments meet ADA requirements; so that we can make Sailwinds Park and the surrounding waterfront area accessible for individuals who have disabilities. By making it accessible for individuals who have disabilities, we can make it accessible for everyone; thus, the City of Cambridge will have more

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tourists and make more profit.

Balance should be the guiding principle. Use for all but with beautiful aesthetics that have visual appeal for those coming over the bridge, provides a destination for people to come to the town, desirable commercial and residential spaces, and devoted spaces or format to ensure that local businesses, artisans, and residents see value in it. Maximize the waterfront and natural beauty for all.

After watching the video, I was drawn to the ideas portrayed. But after thinking about it and following the questions above, I think the Development is misguided. To reiterate my concerns: First, by creating a new town center, the Development will compete with and surely detrimentally effect business in downtown Cambridge. This will be similar to what happened when strip malls opened on Rt. 50 and caused loss of revenue and closings of businesses downtown 40 or 50 years ago. It took decades of hard work and investment from outsiders to revitalize downtown Cambridge to what it is today. Second, it doesn't appear that there has been any analysis of when projected sea level rise would begin to impact the Development area. And finally, although there is some interest in Cambridge as a destination after the Hyatt was built, the vast majority of traffic on Rt. 50 is headed to and from the ocean. Why not use the property to benefit the recreational needs of Cambridge and Dorchester County and make this a great place to live? A world class outdoor park with an improved entertainment facility, tree lined walk ways, places for kids to play and learn, etc. as well as the idea of an assisted living facility make more sense. The Development area could be turned into a great asset for the people who live here, rather than essentially trying to create a new town within a town. I do commend you for providing this opportunity to review the plan and participate. I found out about this from a friend who saw the notice in the classified section of the Dorchester Banner. I hope there was comprehensive outreach done through radio, local tv, and other methods to get as many people as possible to participate.

We moved to Cambridge because we could see its potential. Our waterfront is just as good as Charleston, Newport, and other world-class destinations. We need to avoid and even reverse the mistakes that were made on Cambridge Creek, and we need to aim very high. Cambridge can rival Charleston, Cape May, and Savannah if we put our minds to it. This town often has low self esteem, and we need to believe in ourselves. The sky is the limit, and we cannot afford to make short-sighted or selfish decisions. Thank you for soliciting feedback

I am impressed by how much thought has accompanied this project--and hope that

you will incorporate all of the community--which is among the loveliest waterfront in Maryland. Please keep in mind not to overwhelm the capacity for sewage and water--very basic--just to see a higher level of profit. And concentrate on the park-like areas at first to reassure community members that your priority is to make this "Land of Pleasant Living" even more pleasant. Remember that this community has suffered in the past, and is not wealthy--so the amenities should improve living for all, and not be expensive. We already have that with the Hyatt--though we are grateful for the Hyatt! Good luck with all your good intentions. Thank you for asking opinions!

Highest priority should be the environmental sustainability of the development in the face of climate change impacts, ecological resilience and outreach and educational components for the public to understand that the basis of our successful waterfront waterman community is a healthy ecosystem.

Sailwinds is one of the last somewhat decent recreational places that you can go in Cambridge please don't mess that up

This is the last chance to do it right as there are no more open/waterfront areas left for people to enjoy. Do not OVERDEVELOP this property and turn it into a future eyesore blighting the view of the river for generations and stealing it from the people of Dorchester County.

This is a great opportunity to create an incredible resource for the city and the county. It should ALL be public space. The city should not sell one single inch to developers. All property should be leased from the city by businesses or vendors to provide a regular stream of income to the city. The whole area should be outdoor fitness stations; walking paths; amphitheaters; pavilions; picnic tables; native plantings/butterfly gardens; revolving public art installations; a waterfront "boardwalk" connecting the Visitor's Center to the drawbridge; small seasonal refreshment "huts" (ice cream, hot chocolate, coffee, baked goods, etc.) also owned and leased by the city; a small, narrow, one way service road to allow food trucks in for monthly foodie weekends; a strip of vendor huts (bazaar) for handmade goods/ crafts or seasonal farmers markets; trees and fountains; small sports/recreation fields for pick up games (volleyball, soccer, flag football, etc.); and any other amenities to promote outdoor activities, community engagement, unity, play, and general well-being.

This planning process should consider the work that was already done, including





TOPIC 6: FINAL THOUGHTS & OPEN INPUT



the waterfront 2020 (which was valuable community input), agreements with the state, input from valued state agencies, creative thinking and what the market will provide. It is a shame to have to garner information on the future of the city's biggest asset through this 'isolated' tool. Strong communication with the community is critical moving forward.

Absolutely no residential. Make this something everyone can enjoy local and visitors. Annapolis is a perfect example

I can't think of anything now

This is an extraordinary project that has the potential to be transformative for Cambridge--putting it on par but in a unique and perhaps even more impactful way than Easton or St. Michaels. It must be done in a thoughtful, sophisticated way that honors the charm and heritage of Cambridge in a contemporary way and allows for more use of an expanded beach area (critical), parks, running paths, areas to do yoga, fishing, water sports. Retail must be carefully selected and designed. I would love to be part of providing additional input on the project. Please count on me.

As already indicated in my response, I'm willing to discuss all in further detail if interested, particularly regarding the issues of sea level rise, climate change, etc.

As you know, this site is a valuable resource. Don't squander it.

Enhance the fishing pier with flower baskets with assistance of the local garden club, and include exercise stations. Don't sell the city out just for use of grant money. I have seen the damage caused in other towns. Think before leaping! Will this enhance the project in the long run.

Parking, Traffic flow on 50, across 50, to MD Ave to parking, No parking signs / enforcement in adjacent neighborhood.

Really hoping that this go around with the development is successful! Hoping that you all can attract stores like Lululemon and Apple while also highlighting local vendors. Easton has been very successful in their development and hoping that Sailwinds can present a fresher and attractive allure to this part of the shore.

The main area by the playground could expand to be a water interactive area with

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natural plants and sprinklers. Also some resting areas for watchful parents. Walking areas for families to educate about plant life or history.

I think everyone is looking forward to this redevelopment as Cambridge seems now poised to turn the corner and entering a new phase of glory days. We all have high hopes! Thank you for your time and efforts on this.

Good luck!

Don't screw it up! Think about the "feel" of the place your going for and how that will be conveyed and enhanced in the years to come.

Physically move some "orphaned" buildings such as School St. Academy to this site. Saves the buildings and creates instant historic area that is actually historic vs. newly built to look historic. Several orphaned buildings around the that are unappreciated where they are now. Consider the fun show of lifting School St. Academy, rolling down Mill, loading on barge, floating to new location. Make a show of blowing up the hospital building! Even if it's just fireworks, make it a show not a boring building site.

In developing this site, Is there a way to create a public-private partnership that could provide access to job-retraining funds for local industries that are experiencing pressure due to climate change (seafood, farming)? Harriet Tubman's story is finally getting the recognition it deserves and appears to be becoming a tourist draw. Black and Native American history should be incorporated into waterfront attractions -- maybe through theatre and art. Here is a potential resource: <https://www.marylandspiritualsinitiative.com>. Are there oral or other histories of black watermen? What about the histories of the people of all races who worked in Cambridge's canneries?

I am so excited to see the potential of this project and although there may be many that want to keep the "come here's" as far away as possible, it is important that we grow to strengthen the economy of our town. I remember as a child it once being a very bustling town, with the downtown area rich with people. Opportunities for many, with the Tuna boats and the packing houses and the shirt factory. It is rich in heritage and stories of the people who have lived here. It would be nice to see it that way once again.

This project is Cambridge's last chance to provide active public access to our waterfront. Don't blow it

I do not support a memory care center as part of the development. This type of use does not depend on a unique, beautiful waterfront location.

We would love it to be a wonderful family oriented area to shop and be entertained.

Use this valuable piece of land to attract people to the waterfront...give them an opportunity to shop and dine along the water. Keep it clean and well maintained. Show people how beautiful our little town is. Please do not put a senior living center nearby. This will distract from the quaintness of the area.

I thin again we need to remember the small businesses downtown, but enough business along the waterfront to keep people busy. Also would like to see a small hotel with a boutique underneath.

20% undeveloped area (@8 acres) is very small - should be closer to 40%. Leave opportunity for future development. No additional boat slips or fishing pier, ramp, playground. Focus should be on natural beauty (add Scopes along Promenade to view nature!), recreation and entertainment. Environmental stewardship should be a priority and plans and funds for ongoing maintenance should be included. Connectivity to downtown and other area attractions is paramount. Limited commercial and residential buildings (with focus on the aging demographic) in a thoughtful, timeless way. Downtown should be retail and restaurant hub; retail and restaurants on waterfront should complement and supplement but not steal from downtown. Lighting along walk/bike paths, security, litter and maintenance need to be addressed. An events Pavilion that could be rented can be integrated on the waterfront (fee based) but should not detract from view. Any residential should be private pay. Please also keep area in scope with Cambridge, not supersize! Thank you for allowing us to provide input to this exciting opportunity!

The need to be sure the new development is complementary of downtown and not a competitor with downtown cannot be overstated. Downtown is moving forward, but there are still empty storefronts and restaurants continue to turn over.

I like the feel of the original 1992 plan. It feels vibrant and alive.

TOPIC 6: FINAL THOUGHTS & OPEN INPUT



As a Cambridge resident, my biggest concern is the traffic on Maryland avenue. I would definitely direct the traffic to Byrn avenue for those that want to visit the waterfront. I would have a promenade that extends from the Sailwinds promenade to Maryland avenue

I've been in planning and design work in municipal government work for over 20 years and appreciate the opportunity to participate in this survey. This is a very good process. I look forward to the new conceptual drawings in this process. Best of luck!

You need a marketing plan. I would be happy to help. I was the former marketing executive for a major engineering company.

I think condos ruined Cambridge and it is a shame to wreck the green space at the waterfront. Keeping the existing footprint of the hospital would help keep it green. I live nearby and am concerned about the environment and pollution to the river. It would be best to renovate existing condos and buildings downtown and not trash up the waterfront. The downtown condos are so ugly and overpriced, no one even keeps boats in the docks. Make them look nice, dark shingles and white windows like in the Hamptons.

This is our last chance to develop the waterfront. Act accordingly. My personal perspective is the 50 year vision. I believe sea-level rise will wipe out the town without action, and that action should be a living shoreline. Ocean City, MD for example, receives massive funding for the Army Corps of Engineers to replenish their beaches out of economic necessity. I believe Cambridge has an urgent need for a similar project. If you look at the elevation of Cambridge outside of about Great Marsh to Long Wharf you will see that the elevation rises rapidly from the water outside of the West End area. If you look at depth charts off of the same areas, you will see it is quite shallow off the edge of the West End. It is so shallow that the marina is in a continuous dredging cycle to remain viable. Cambridge, Dorchester County, the State of Maryland need to lobby for an Army Corps of Engineers project to build a living shoreline and beach along the shallow edge of Cambridge. A well-conceived living shoreline project would address the threat of sea level rise, create jobs during its construction, and allow Cambridge and Dorchester County to re-align tourism to feature access to the Choptank in a number of ways. Boating access could be concentrated at Sailwinds, with only the historic Yacht Club featured at the existing marina location. Tourist access would funnel through the current Sailwinds project, and expand to uses of areas on the living shoreline constructed for recreation.

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Hope my input is considered regarding housing as that is a major concern for me

GIVE PEOPLE A REASON TO GET OFF RT 50 TO COME TO CAMBRIDGE!!! Be creative and not have run of the mill chain stores for retail. Create an inviting area for families to stop and spend the afternoon on their way to or from the beach. Make Cambridge a true family destination.

I would like to see a very natural, organic, heavily landscaped/hardscaped plan with a lot of pedestrian areas. Additionally, I'd like to see a new pedestrian only bridge to old Cambridge. Interspersed with the natural organic areas would be mixed-use architecture with varying styles that carry the eyes' interest from one area to another.

My main concern is detracting from the excellent and still ongoing re-birth of downtown Cambridge. There are several buildings that still need to be re-purposed downtown. Although I do feel A FEW restaurant / cafe / food truck and pop-ups would be good at Sailwinds to support tourists and locals using the outdoor spaces.

Trash removal

I'm very excited to submit my responses to the above questions and am grateful for the process. I hope to take part in the development process further in whatever way should be appropriate. I am a young, recent addition to Cambridge, and really do believe in the future of this town. I believe that we can build the very best version of Cambridge if we persevere toward authenticity while remaining patient and open minded.

If I did not answer, it was because there was no other option other than yes/no. Don't depend on grant's which have too many strings. Rather, raise money in the private sector via bonds. Focus on job creation, niche markets, and your history. Take advantage of your one unique asset, namely a deep port. Forget about egalitarianism. We are not building Utopia. Cast all such people out. It should not be a giant park.

Good Luck !!!!!!!

The PR game of we are doing something but with no real intentions of follow through should be stopped. Imaginative grand plans should be abandoned in trying to satisfy every consistency to a small scale effort to get something done. Refresh housing to

bring in more middle class residents with disposal income could establish more jobs for the under and unemployed. Stop the handout priority approach. Examine what is available and assess why it is or is not working to begin to build a base. This is a City we want to save not a utopian social experiment. Long run results count not the BS feel good. We are using measurable standards - THAT SOUND AND LOOK GOOD- to hide whatever unacknowledged/ testifying guilt are in the minds of the past and present leaders.

To succeed we need a total plan that has mixed-uses. Commercial, residential, maritime, service. Create a new town type layout that can provide jobs. Look at Annapolis .. Alexandria, VA. .. The Wharf in DC..Easton and downtown Cambridge .. boating fro recreation and fishing. Create a destination to bring in revenue .... suggest design the project. Design the financing ....enhance the downtown business and the drivable Hyatt business and Harriet Tubman area blackwater area environmental folks ...kayak bigger cruise ships like a seaborne boutique hotel indigo type waterfront eateries with vernacular style buildings that use antique brick and salvaged materials

Parking. Supervision of Public venues. Maintenance and trash. Permanent Bathrooms. Water Safety.

The Bill Burton Fishing Pier is my primary concern. Residents impacted by the overflow traffic and parking has been an ongoing problem for a decade. Our front yards are cut in half by Radiance Drive and, although marked as PRIVATE, are still used for non-residents for parking, picnicking and even (boldly) trespassing on our piers. Whatever improvements you make to drive more visitors to Cambridge, keep the residents in mind. We chose this community based on its current state...not on it becoming a metropolis.

I feel that whatever is developed there should be bike and pedestrian friendly. That means there should be ample parking for people coming off of Route 50. The drawbridge is not particularly pedestrian or bike friendly. I don't know how that can change except for perhaps water taxis.

Concerns of many are being addressed here-----all good. Just do not destroy 350 years of history in order to attract tourists or future residents with too many "trendy" re-dos. In other words, do not throw out the baby watermen with the Inner Harbor style city bathwater.





TOPIC 6: FINAL THOUGHTS & OPEN INPUT



I thought the questionnaire was well constructed and covered the topic

Looking forward to a fun place that has an active environment that is easy to get to with interesting things to see

I am not in favor of a casino in Cambridge.

Imperative to provide link or connection to downtown businesses and Art Center. Dorchester Center for the Arts is a huge draw downtown and the arts need to be emphasized in the plan.

This waterfront area should stay accessible to everyone unlike what happened with the creek development. Not only must it be a drawing card for the area, but also a space that will be supported by the locals.

Cambridge once again has an opportunity to create something special and increase the value for the WHOLE community. Please do not succumb to special interest developers. A perfect example in poor planning was the development of the HYATT IT is located on the wrong side of RTE 50 because of special interests and the State if it had been located closer to Town so much the better

Keep density very low. Maintain sight lines to the water from many points. Allow water access for small craft such as canoes and kayaks. Very Important to have a dedicated dinghy dock for visiting anchored boats so boaters can access the site from their boats. Consider a crabbing dock or area.

Please plan for what works - no townhomes

I like the idea of bringing in all of these things. However the City's taxes already. Police/fire/ems, city muc and trash are behind now. Traffic flow is already slower than the posted speed limits. It should not take 30mins from west end to rt50. For development to happen there should be fees to assist with the cost to the city to provide services.

Public beach access should be made available with activities, kayaks and paddleboard rentals, etc. There could be golf cart rentals to provide access to the larger downtown area. See Cape Charles, VA

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Let's not lose sight of commercial viability; resist inevitable political pressure for non-profit, agenda-driven uses that rely heavily on public/grant funding that could easily dry up in the future. Projects/uses with some hope of paying for themselves, even with some tax subsidies, would give the whole enterprise a more solid, lasting footing.

I forgot to mention... it would be great to include Baywater Animal Rescue somehow. Maybe a "pop-up" pet store where some of the animals could hang out during the day, they could sell pet items, etc. Animals attract people. And it adds a sense of community.

Thank you for designing such a thorough survey. Please take to heart the issue of the Trenton Street / Deep Harbor project that promised public access along the creek, and the developer bailed on that conditional part of the project. If you can annex this property to blend the Sailwinds property with the never-completed creek front property, it would be viewed as healing old wounds in the community. Also, there are many people who feel that if the development proposed and accepted between you and CWDI is nothing like what the community wants, they want to be sure the City has a right to deny... so I really hope you can put together something that would be most beneficial to the public, not private ownership. And I cannot emphasize enough the impact the Sea Organ and the Salute to the Sun solar installation has had on the City of Zadar, Croatia. The Sailwinds property is ideal for a project like this and would be a major attraction for you to find investors in the property. It would put Cambridge on the map and draw visitors from all over the country and world. And it's strictly on the water as part of a Riverwalk so very workable into the design. Please look into it and reach out to the architect, Nikola Basic... he's alive in his 70s I believe and would be the ultimate source for the design details of such a project. He designed it to repair the long-destroyed waterfront (from WWII) to revitalize the waterfront, and community itself.

I am new to Cambridge but love this quaint town. I hope any redevelopment embraces the charm of Cambridge and stays close to its roots.

There is a huge opportunity both cultural and financial benefit in developing the waterfront. There needs to be a destination feel and retail and eating venues.

I'm pleased to know there is a group of people carefully considering all of the potential opportunities of this sensitive site. It's imperative to get it right the first time. Creating a series of spaces that can be utilized and enjoyed by the local

community AND be a draw for tourism will help Cambridge become the shining star she has always come close to being. Incorporating input from local residents and business owners will lead to a diverse pool of ideas. Thank you for doing that!

The waterfront should be maintained as an asset of Dorchester County. Too much construction would take away from the charm of a small waterfront community. Open-air with nice walkways that are lighted would be beautiful. My concern is maintenance. At one time the Visitor's Center and the lot between it and the Riverview Restaurant was maintained by the State. They got tired of it and turned it over to the County. That caused a lot of unmaintained grass, trees and overgrown areas around the Visitor's Center. Something would need to be done about under the bridge. Homeless and druggies meet/sleep under there. It smells of urine and is full of trash. The water is shallow, so you can see trash in the water. That would be a nice sight for visitors. Living in this neighborhood, we see people leaving from under there early in the morning and also going under there for short periods at night. Nothing good is going on under there. People are afraid to walk the walkway under there to use the fishing pier. Perhaps a gate closed during night hours.

I see this waterfront development effort as a historic opportunity to transform the waterfront area and Cambridge. If this is done right it will restore Cambridge to its original grandeur and bring much needed revenue into the area as well as grow the city into a much more desirable place to live and visit. This is so important that we should really spend the time to develop a vision and a plan that truly makes a difference in our lives. This survey is an outstanding start! This will take a lot of money to do it right and we should work together to develop the best plan possible, source investment, etc. We should take the time needed to reach a truly transformative goal. Some riverfront/riverwalk areas in towns similar in size or larger have taken up to 30 years to complete but their efforts in most cases have been spectacular. Hopefully, we can do it sooner but a incremental approach using an initial inspirational/awe inspiring anchor site that drives more interest and money to further waterfront development according to the plan may be the best approach.

Please make sure there are strict design guidelines which lean heavily on local historic architecture precedent. The high rise condos on Cambridge Creek have ruined the views and ambience of the creek with tragic visual results. Our economic success will rely on how well we adhere to Heritage Tourism as the main goal in attracting visitors to Dorchester.

It would be nice to keep it small scale with a maritime theme featuring locally owned

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shops and trade people.

No Section 8 housing! -- If you want this to be a drawing card, make it upscale. Just keep the City out of it as they ruin it.

Sailwinds has been used by many organizations for events, please consider having an affordable option for organizations (local, non-profit health) to host events, fundraisers, etc.. These events rely on the support of our local community.

The towns that are successful in these riverfront development projects usually highlight the unique and authentic history of the area and develop the area with a mix of uses so all of the eggs aren't in one basket.

We only have 1 time to do it right. Please be thoughtful of Cambridge's history, design and peoples. After all we will be the ones living here for years to come.

Try and keep it as open as possible to the public. DO NOT let this area become OFF-LIMITS to the general public.

Make sure that the entire community will be a part of this wonderful opportunity.

The site should have mixed-use. Some retail, restaurants, mix of some condos and townhouses. Open space for visitors, guest and locals to walk and have access to the waterfront.

Thank you for all of your group's efforts to create an appealing design and for soliciting input. There are obviously varying (and I'm sure conflicting) viewpoints so good luck combining the input. We look forward to seeing progress on the planning and signs of implementation. Hopefully the Sailwinds area could help... Finally...move Cambridge beyond the "up and coming" status to become the jewel of the Eastern Shore. I recently heard a snobby Easton resident say to a friend how surprised she was that she saw a few Little Free Libraries here because "you know how unsophisticated Cambridge is." I don't crave sophistication but there are many reasons to prefer Cambridge over other places. I'd enjoy seeing other people recognize Cambridge as a truly great place to live...or visit.

Please plan wisely Cambridge should not lose the waterfront for big building once gone can't get back

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Please!! Do not put in low income housing. The area around water and with views should be intended to drive in business. By this generated income we can then tear down the slums of the community and build nice rentals in there place.

I'm excited about this project and feel that it is the single most important factor in Cambridge's future success. Thank you for finishing the Riverwalk at Deep Harbour. If it could be continued to connect with Sailwinds it would bring the Choptank and Cambridge Creek together for a whole water experience. Thank you for everything you are doing.

Could plats and density estimates be mailed? Thank you

I think the senior living should not even be considered for this location. It makes no sense to put it here. This is prime waterfront property and should be used as such.

This area should be a welcome mat to the City. We want people to explore and see and touch, but we want them to shop and buy and stay as well. We cannot take away from all of the good things that are occurring downtown by shifting our entire focus to this project.

The waterfront in Cambridge presents the possibility of a large area for profit. It needs to be done in a way that attracts people to Cambridge and doesn't incorporate facilities that are favored by Cambridge, but not interesting to people outside.

The designs incorporated into this development will be the key to it's success or failure. I believe it is very important to recognize the current and future demands for residential properties as well and shops, restaurants, boats and yachts, etc. Support of many local businesses will be crucial to the survival of the downtown business district and in support of jobs and the economic viability of Cambridge and the region.

This must be an attractive location for tourists. A half-way stop for those going to and returning from Ocean City that is differentiated from the fast food restaurants on Route 50. It must be a destination in itself. I would expect some folks would stay for weekends and short stays, We need on site lodging to support those visitors. Lodging by Hilton or others would put us on the map. Small conferences, reunions, and weddings would require ballrooms etc. This would need to be differentiated by price and scale from the Hyatt. If a day marina is built a breakwater and access to

pool facilities would improve the desirability of the destination.

PLEASE take your time! These are difficult economic times and it may be necessary to spend the initial stages just demolishing the properties and acquiring others that are needed instead of rushing ahead to take the first offers that come. Let the Trenton Street mess be the proof that we must live with any "mistakes" that are made for a long, long time. Please note, that I was not against the development of the Trenton Street property, only the design that was used. Water walks and tasteful coastal townhouses would have been greatly preferred to the massive buildings that we ended up with. PLEASE make certain that the development reflects the community and our needs.

I know that the boat ramp was mentioned but I can't emphasize enough the importance of keeping the boat ramp.

Whatever is done here needs to support the downtown stores, not compete with them. Stay away from chains. Nobody is going to come here to eat at Chipotle. Green space is precious and valuable. That's what city people are looking for. Do not over build. People come here for the water, culture and history. Highlight those things, teach people about this town, don't try to change it. Art, art, art. Learn the lessons from the Tubman mural downtown, it brings more people here than any other single attraction or business and the investment was minimal.

I think that we have the opportunity to bring some positive change to Cambridge with the development of this area. Any development should not include in concessions for the developers if it's going to cost taxpayers to make up the difference. We need to consider the impact on traffic, schools, etc. if new housing is going up. That means more students into overcrowded underfunded schools or money going to Talbot County for their private schools. Infrastructure is going to be an important part of this process. The other concern is the rising water levels. What type of planning is going to ensure as best as possible that the development will be safe for the next 30 plus years?

My concern is that the project is rushed to get tenants. This is a premier site and if some time is needed, take the time. Cambridge has a lot of momentum, in the next year alone the Factory will be up and running along with the first phase of Cannery Park. The hospital will round out Cambridge Market Place. The Metro building is getting a face lift. New health facility on Washington Street. Small Area Plan for Pine Street and revitalization efforts continue. Hearn Building moving forward. If needed





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let these efforts happen, take a breath. Then get a quality developer to make this special. This is not the place for compromise!!

Make sure that it's a symbiotic relationship with downtown and complementary to the cannery build project

We need jobs and industry in Cambridge not more waterfront condos to attract people from the Baltimore and DC area

My only statement is that I'm interested in the future planning of this development and as more planning and design of the site occur and after your survey feedback is gathered, I'd like to hear more about the direction it is headed in. This will be tremendously important in the future development of Cambridge and I'm looking forward to it becoming reality for our city! Thanks for all your efforts even if it differs from what I'd like to see!

Please take full advantage of the beauty of the water & don't sell Cambridge short we have what people want & will come if we give them a great experience. I also think a true amphitheater would be draw people from all over the Delmarva Peninsula - <https://orsvp.com/venue/nikon-at-jones-beach-theater/>

I would love to be involved if you need help!

The history of the effort to develop Sailwinds is a long one. As CWDI is now or will soon be in a place to be able to actively promote and sell the available city property and collaborate on the development of the remaining property once the hospital is gone, I think that the effort to develop it as proposed in prior public meetings and what may result from this survey is the right way to go. Once a reasonable period of time and sufficient efforts to lure developers passes and the CWDI Board in discussion with City Council thinks that other opportunities should be explored, I would urge that a different course be pursued. While the perfect is what is hoped for, something less may be what will have to result so long as it helps to provide jobs and attract the millions of people that pass by Cambridge every year.

Thank you all for the time and work that you are putting into this.

Born and raised in Cambridge, I am excited to see our downtown reviving at last. I am concerned about that process because of the current pandemic. As we bring

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downtown through this, it's difficult to consider new and exciting projects that will directly affect the growth of downtown. However, growth in any fashion is good. I am all for the betterment of Cambridge. I do not want to see it lose it's charm and unique style. I just pray this growth can be mindful of every small business/family it will affect

Let's use it as a gateway to the county and a recreation area for people of all ages

Please help us stay focused on the River and not distract too much from its natural beauty.

For God's sake, let's get moving on one of these plans and cease asking the public to put up endless input on plans that never happen!

Let the people know the truth

Cambridge has the opportunity to offer a waterfront for all experience that none of the other communities in the Bay Area offer (Vienna is an exception). None of them have an open space for the community to enjoy a waterfront. Other towns like Oxford, St Michaels, etc. only offer waterfront access to patrons of fee establishments like bars/restaurants/museums. Cambridge with the development of Cambridge creek condos made the same mistake. How nice would be to have a walking/bicycle path on the edge of Cambridge creek?

Please consider making the space natural, open, subtle and peaceful. This space is the first thing one sees when you cross the Choptank River and if it is transformed into something unimaginative and generic, it can't be undone and will take away from, rather than add to, the unique appeal that Cambridge has worked so hard to establish. One of the things we boast about is that we're the last authentic Eastern Shore town. That expanse of waterfront needs to reflect that in a real way (the aesthetic of JM Clayton and the boatyard opposite at the head of the creek is an example).

The most important thing to consider is consistent architectural design of the entire complex, so as not to create a "mis-matched" look. All design should be 100% based on local historic design precedent. Otherwise, this complex could be anywhere. Visitors will be attracted here because of Heritage Tourism! If there are architectural design meetings, I would be interested in attending.

Seaside, FL. Strong towns. Urban Land Institute. Cambridge's Waterfront 2020 plan. And the State of Maryland restrictions on the site. If the design of this site is not be 100% aligned with what these organizations and location consider best practices, then please don't propose it. Thank you for asking great questions!

Look at mixed-use commercial and residential with easy and redesigned access off of Rt 50. Tie in via paths and trails to other areas of Cambridge. Anchor with hotels and shops. Provide some affordable housing. Main focus is on water - leave large boulevard for pedestrians along River front.

Thanks for your efforts on this important endeavor for our community.

Anything added to make Cambridge better and more enjoyable I think would be great.

If it must be determined that elderly retirement homes are practically required to obtain funding and secure the project, please please please don't make it all an elderly community. The rest of Cambridge will want to use the space, and therefore I envision the younger folks driving a few hundred elderly people up the wall. Half and half at most.

I would like to see educational opportunities--building water things such as boats, decoys, fishing items; learn how to cook fish, oysters, crabs; things for both adults and children. Parents could partake of other things while children learn/participate.

Focus on getting boutique hotel and RAR Brewery to site. Enhance the promenade ASAP and amphitheater. The rest will come.

I was disappointed that the harbor development did not include businesses such as restaurants and water-related businesses. This is a chance to get this right. We have a lot of areas suited for housing development, just need to build it out. But I really would love to see a business/entertainment/park complex on this property, there is nothing like it on Maryland's Eastern Shore. Cambridge needs jobs. While housing gets people here, businesses employ those already here.

An aerial photograph of Cambridge, Maryland, showing a mix of residential and commercial buildings, green spaces, and a waterfront area with a marina. A long, straight road or bridge structure runs diagonally across the upper half of the image. The text "THANK YOU" is overlaid in the center in a large, bold, blue, sans-serif font.

# THANK YOU