

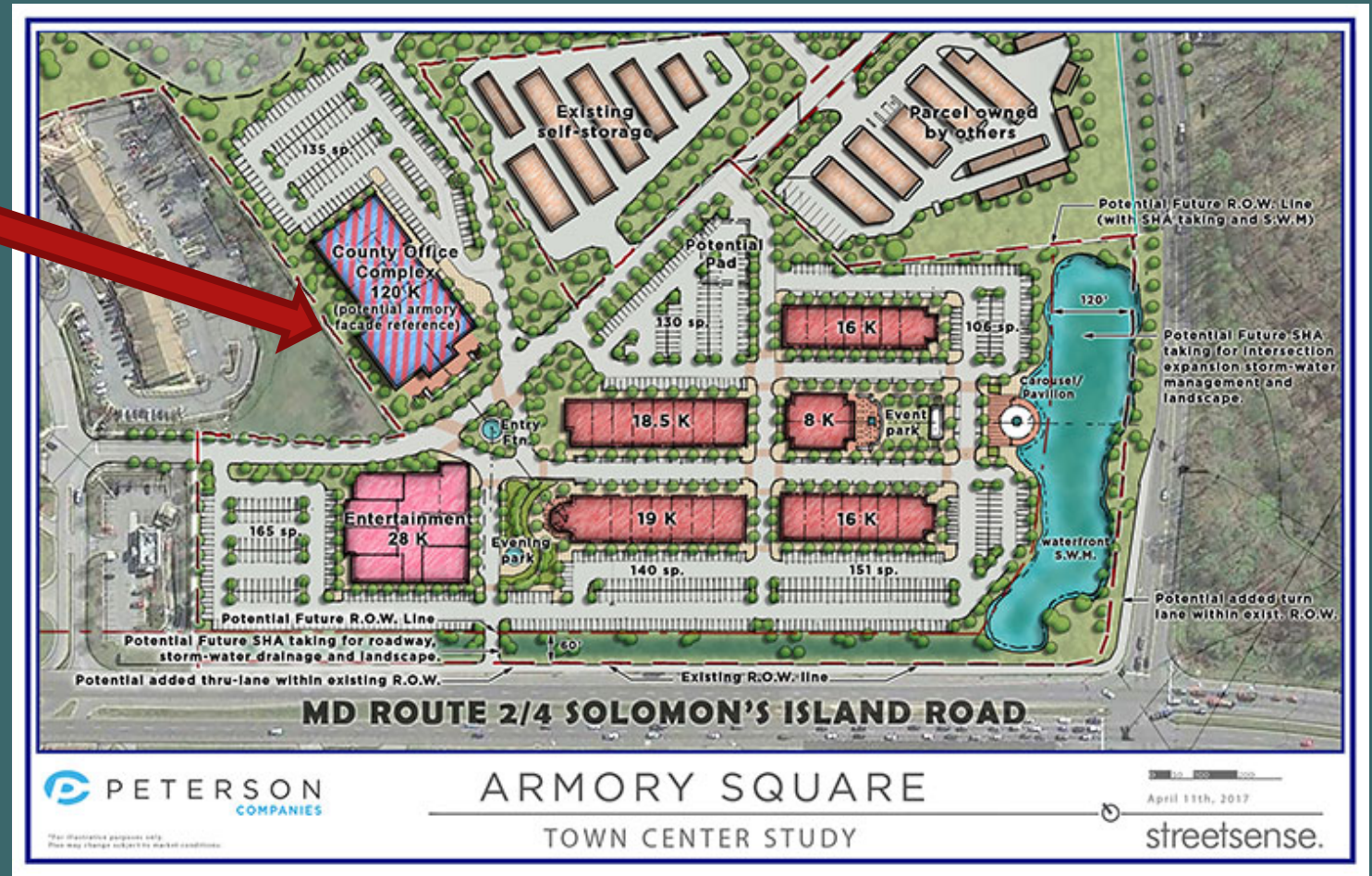


A new County Administrative Building at  
Armory Square ~ a good idea or not?

The Board of County Commissioners (BOCC) is requesting \$41.9 million in bonding authority to tear down the Armory and construct a new 120,000 sq. ft. County Administrative Building on the 4 acre site.



It is part of a plan to develop the former Middle School property. (conceptual drawing)







The proposed plan will turn the courthouse completely over to the courts. The Board of County Commissioners will move out of the Courthouse and into the proposed County Administrative Building.

All the County offices that are currently located near the Courthouse will move too.

Note~ The Calvert County Courthouse has been in the same location since 1732. It has housed both the courts, the Board of County Commissioners and the County's principal administrative offices for the last 286 years.

But is moving County government to the Armory site a good idea?

Arguments in favor:

- The courts need more space.
- County administrative offices are scattered. The public would be better served if they were all in one building.

Arguments against:

- Moving workers out of Old Town Prince Frederick is very expensive and unnecessary.
- It could kill the progress that's been made so far in bringing Old Town Prince Frederick back to life.
- It's not consistent with the Prince Frederick Master Plan.
- It has not been adequately reviewed by citizens.



## The current proposal – Move the following County departments into a new Administrative Office Building on the Armory site.

BOCC

County Administrator

Finance

Planning and Zoning

Inspections and Permits

Technical Services

Economic Development

Communications

County Attorney

General Services

Public Works

Human Resources

Community Resources

Environmental Health

Mail Room





Currently, all of these offices are located within less than a five-minute walk of each other.



Here's a close-up of the current situation

**131 Main Street**  
(leased)  
Finance

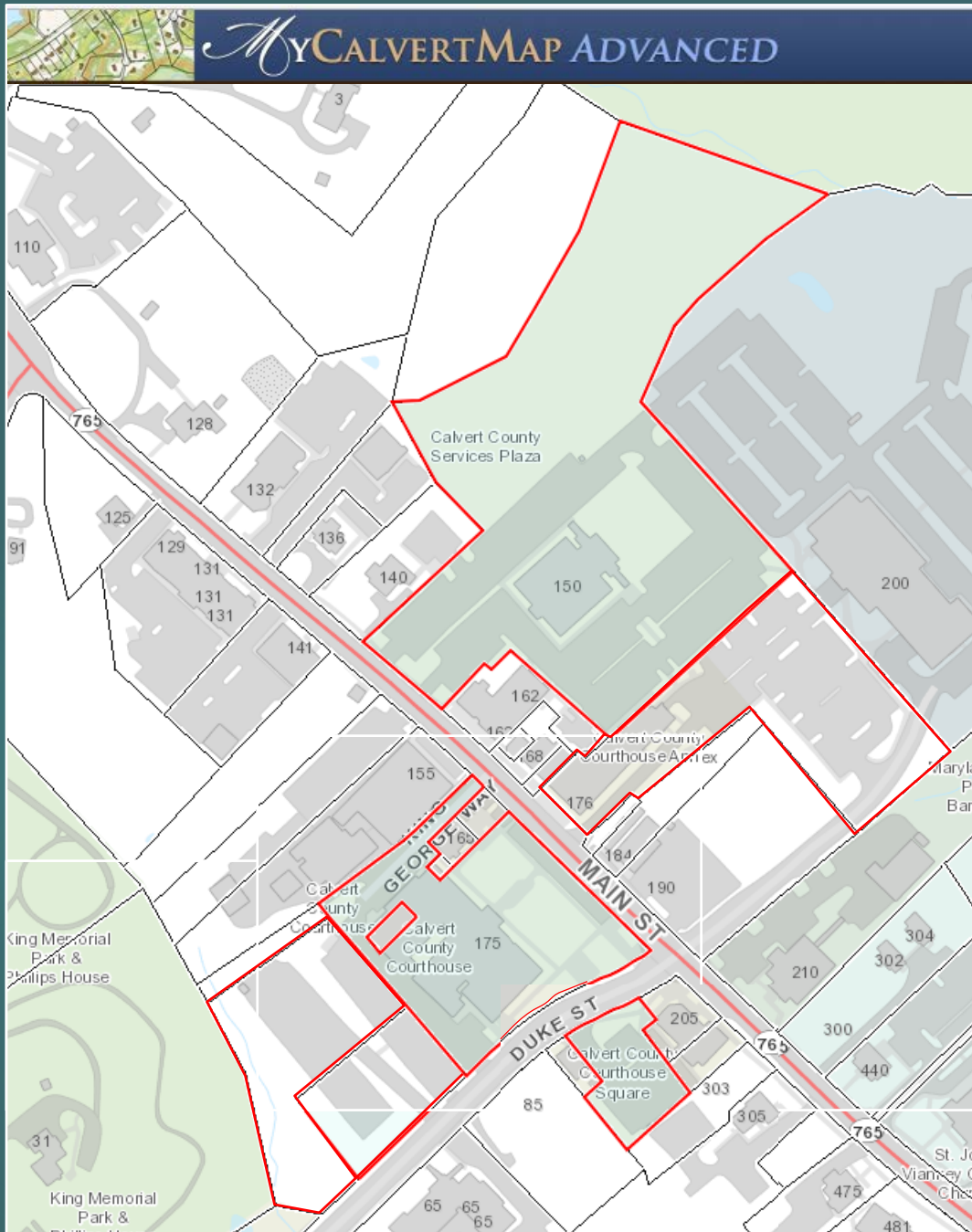
**County Services Plaza**  
(county owned)  
Planning and Zoning  
Inspections and Permits  
Public Works  
Human Resources  
Environmental Health

**Courthouse**  
BOCC  
County Administrator  
Public Safety

**Courthouse Annex**  
(county owned)  
County Attorney  
General Services  
Technical Services

**Community Services Building**  
(county owned)  
Community Resources

**Courthouse Square (leased)**  
Economic Development  
Communications  
Mail Room  
Parks and Recreation

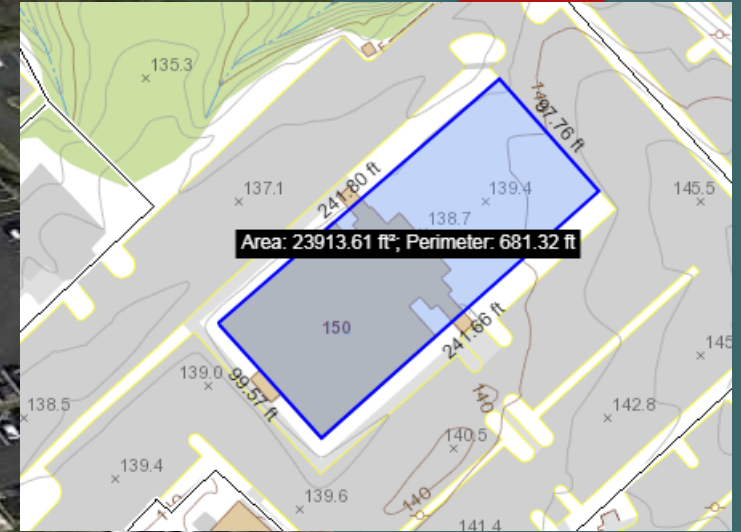
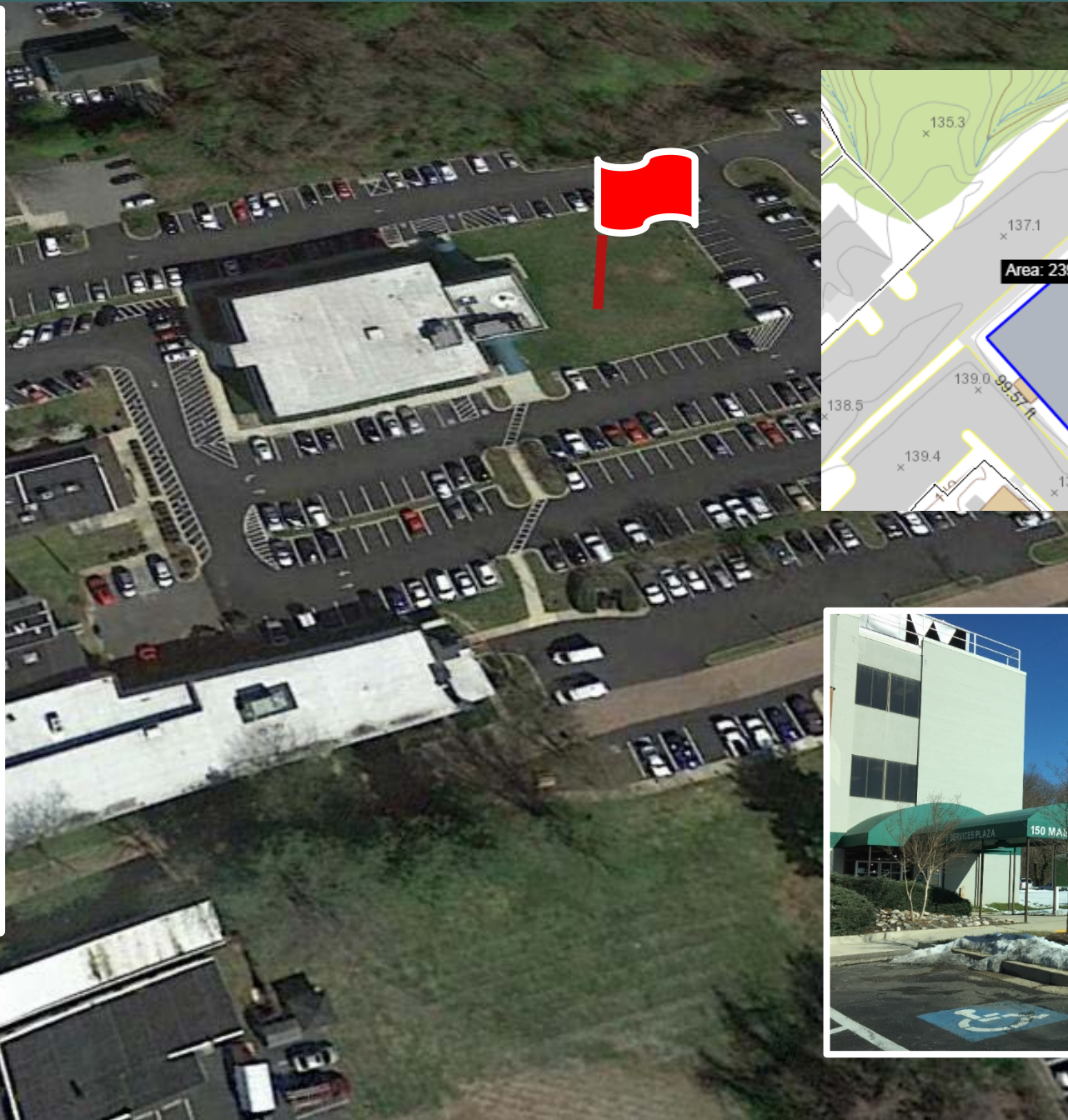


There is plenty of county-owned land suitable for additional development or redevelopment in the Old Town area of Prince Frederick – a total of **13.41 acres**, to be exact.

Composite map created from County online GIS map.

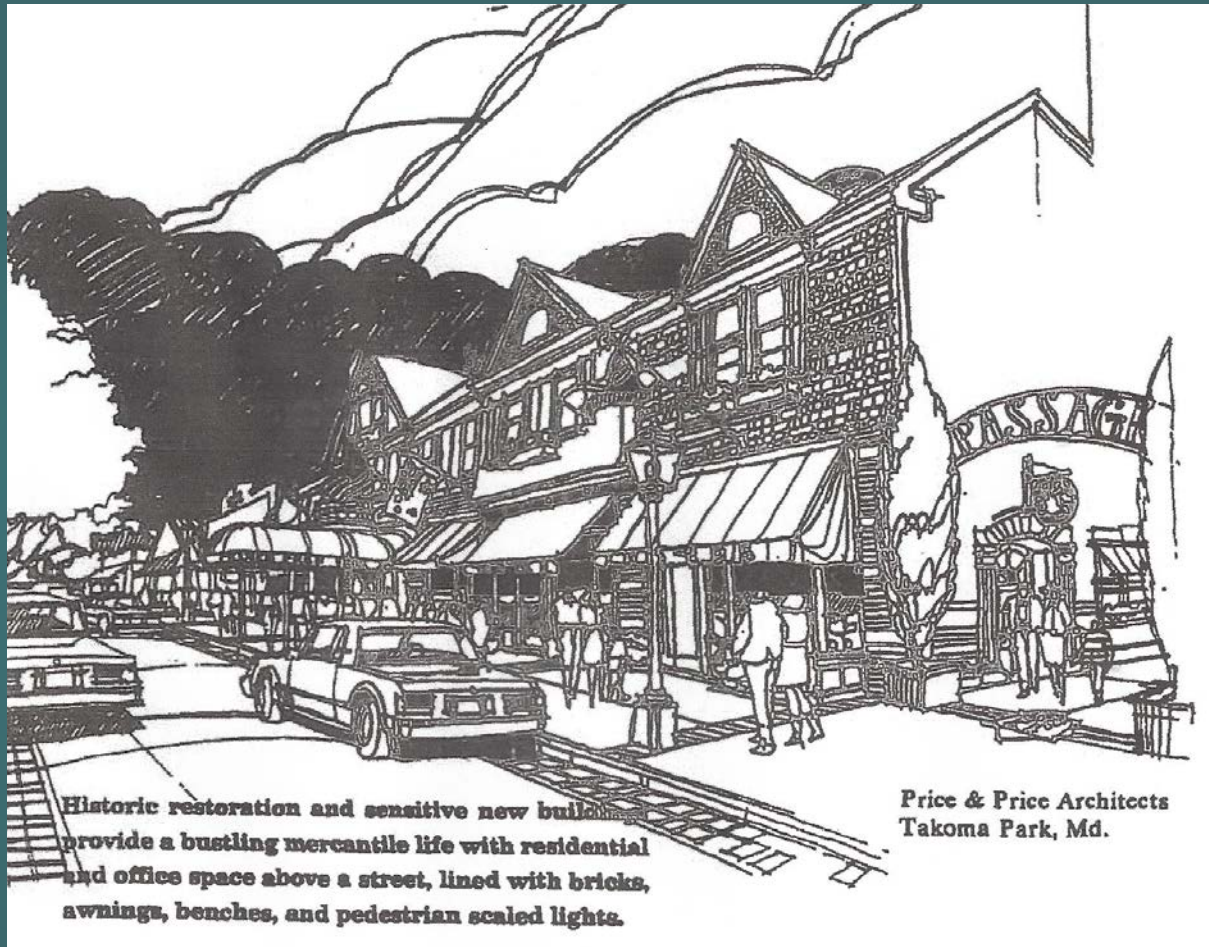


There is even a vacant lot available next to the County Services Plaza that has been reserved for future expansion. Doubling the size of that building would result in a footprint of approximately 24,000 square feet. No additional parking would be required since the cars are already parked in the area – a win-win situation.





The proposed plan is not consistent with the current Town Center Master Plan which calls for the Old Town District to remain the center of County government.

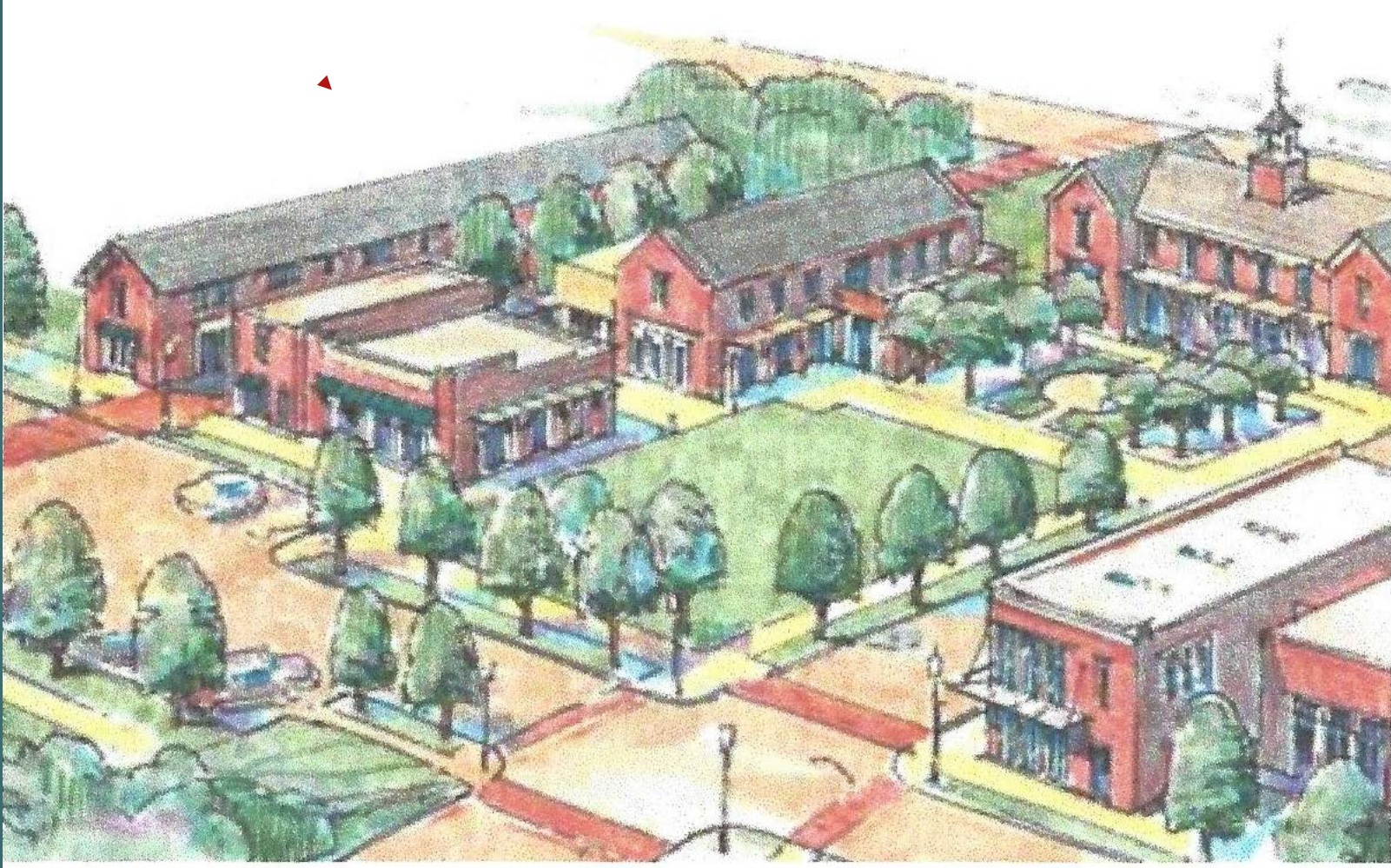


Ignoring officially adopted plans and procedures is a dangerous precedent.

It calls into question the entire concept of participatory government.

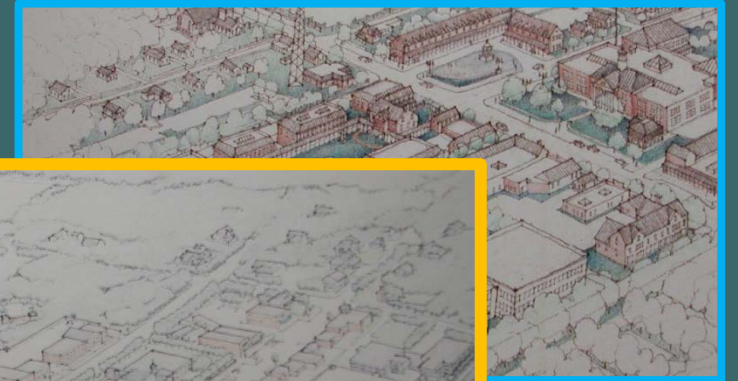
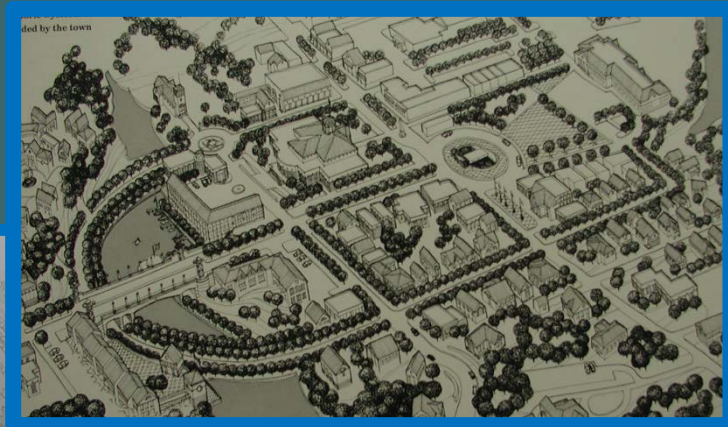
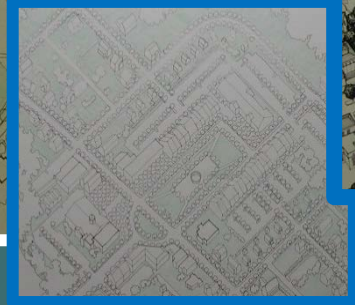


The proposal is also not consistent with the recent Prince Frederick Charrette, which envisions the area near the Courthouse looking something like this.



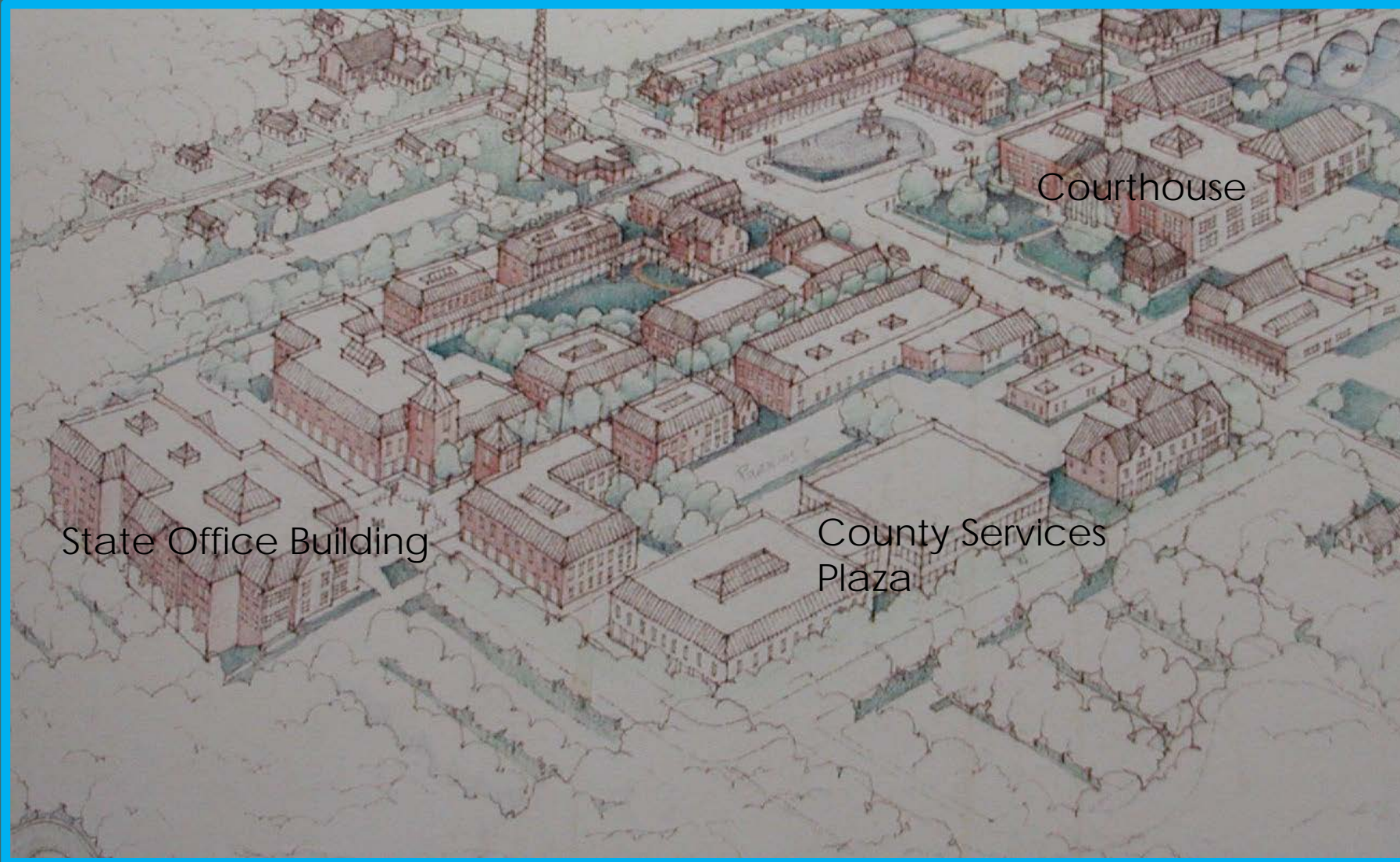


In 1990, the Historical Society sponsored a Prince Frederick Design Competition. Architects from across the country submitted ideas showing that Old Town Prince Frederick, which used to be the heart of Calvert County, could be a lively, interesting place to live, work and shop - again.



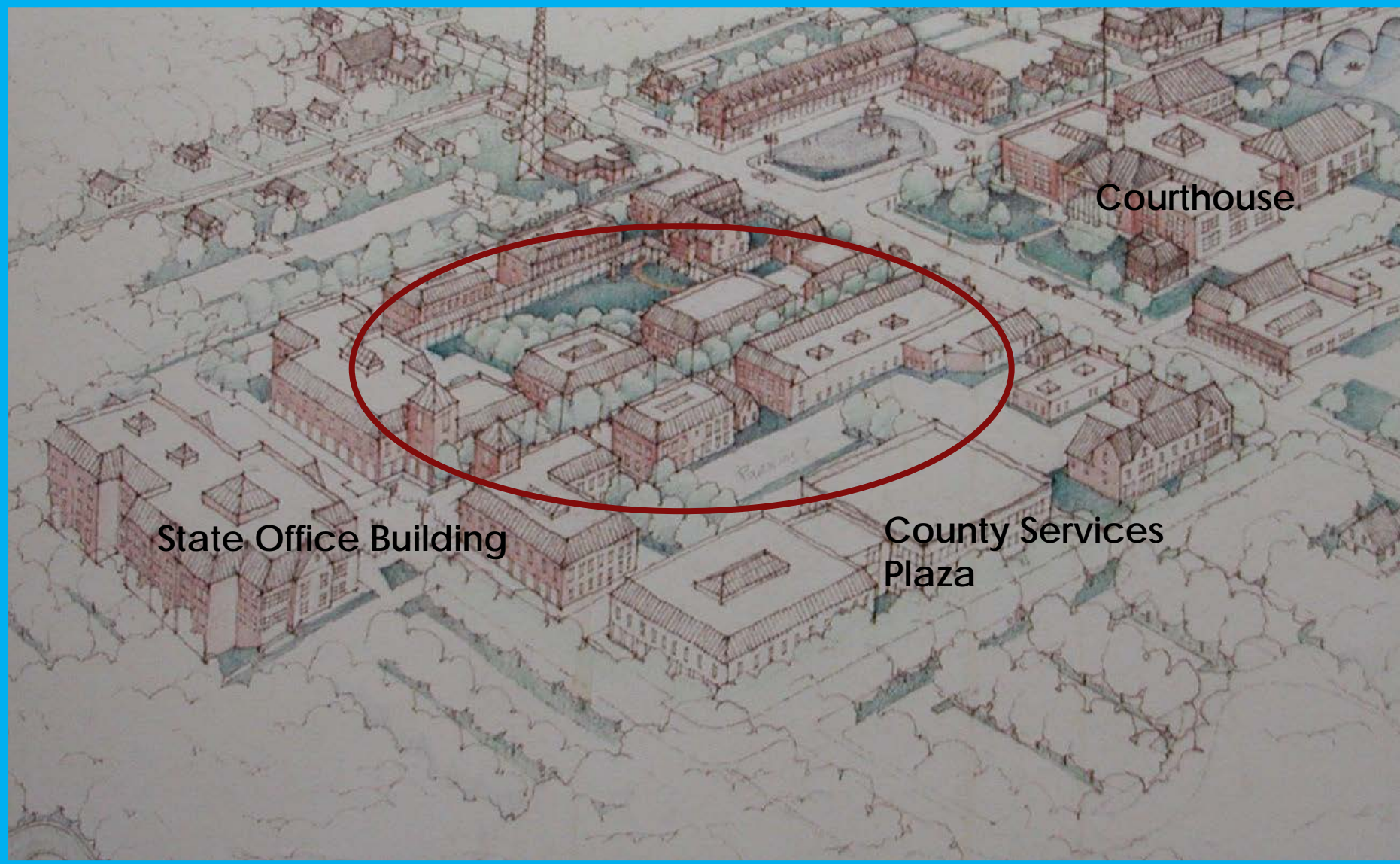


Here's the 1<sup>st</sup> Place winner of the Design Competition.  
Look at it carefully.

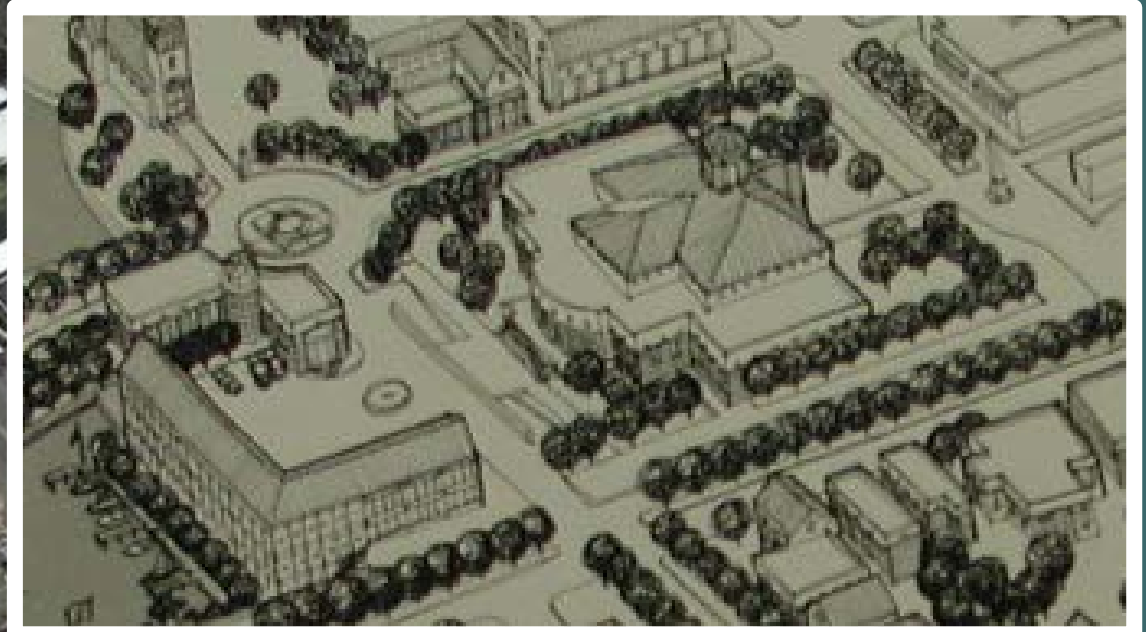




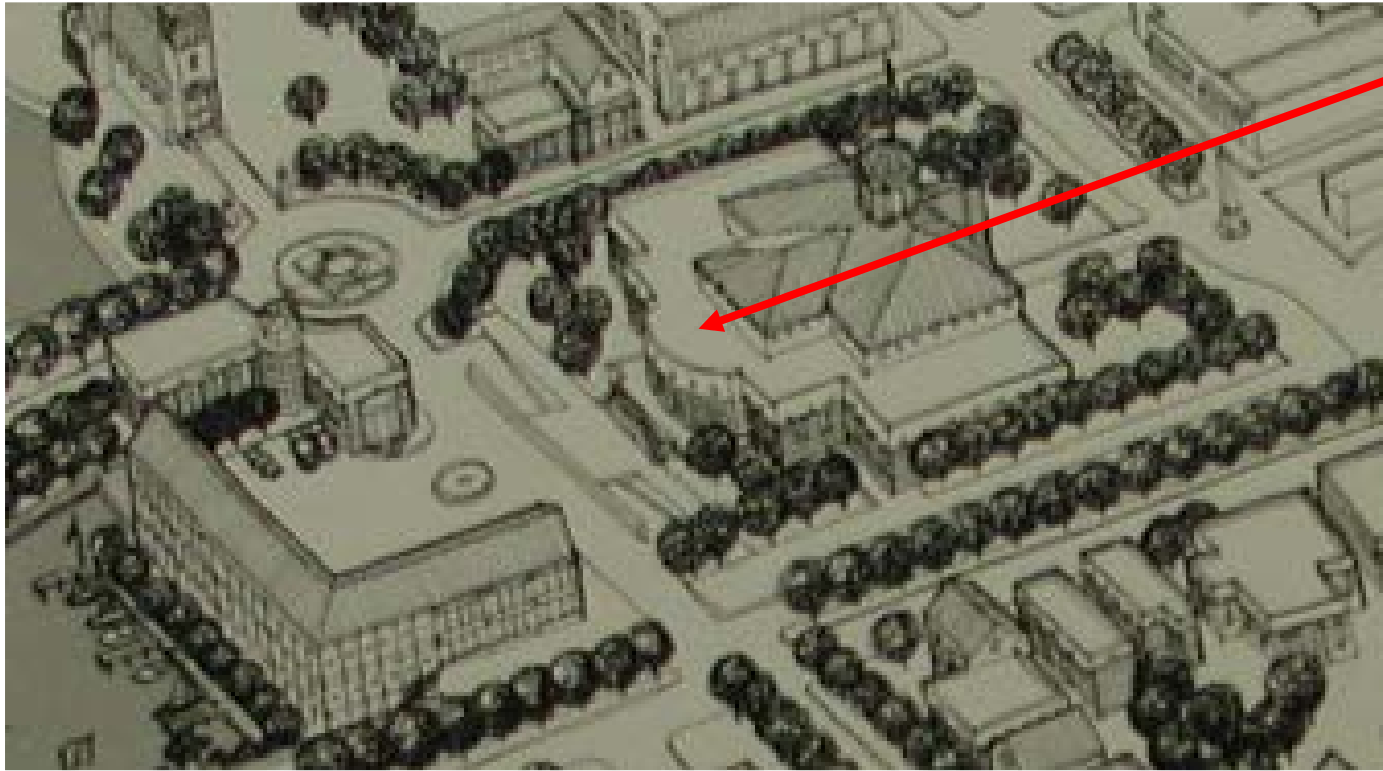
Look at all the development potential within this existing space. And most of it is on land owned by the County.







Here's another idea from the design competition ~ Add on to the courthouse and/or build a parking garage/building where the parking lots are now.



Imagine a Board of County Commissioners Hearing Room with windows looking out toward the Boyd and Margaret Shields King Park. Investing in Old Town Prince Frederick could be a very good thing.



Old Town Prince Frederick was practically abandoned in the late 1950s when the Rte. 2/4 by-pass was built. Over the last thirty years, it has slowly been coming back to life. It can be exactly the kind of pleasant, walkable mixed-use community everybody wants. But it isn't there yet. This is not the time to move a large day-time workforce out of this area.



Nearly abandoned



Slowly coming back to life





*Let's review:*

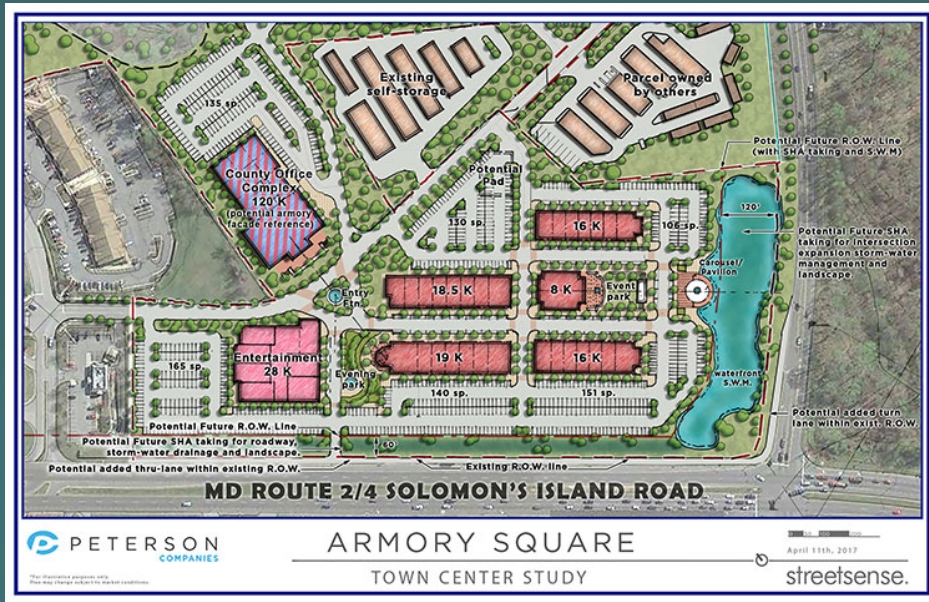
Problem:

- The courts need more space.
- County administrative offices are scattered. The public would be better served if they were all in one building.

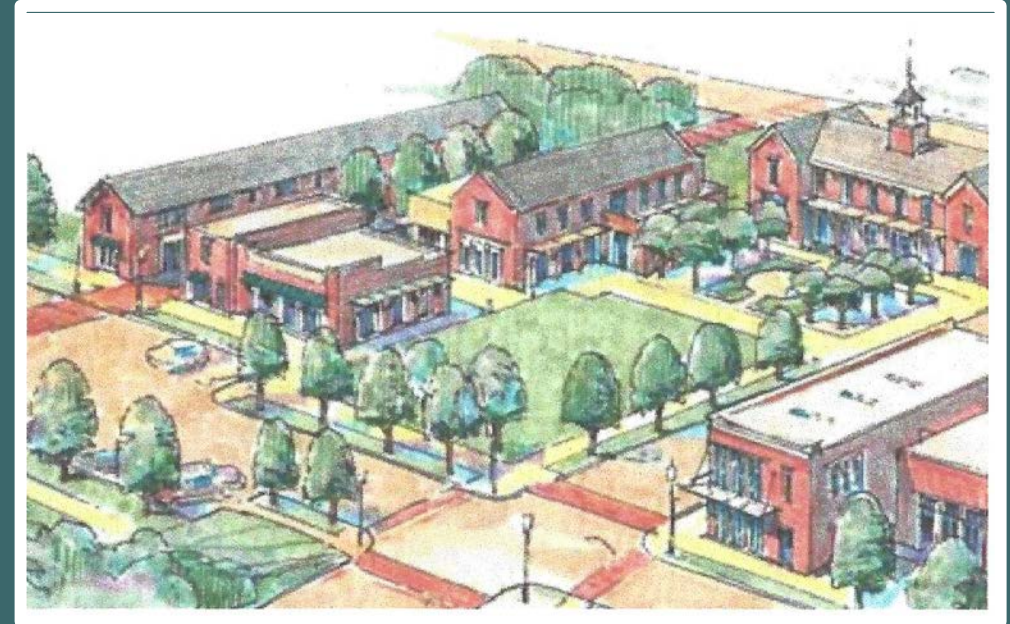
Solution:

There is plenty of space for office expansion and consolidation in the current location at much less cost and disruption.

This is a \$42+ million dollar project which will have a significant impact on County taxpayers but also on the future of Prince Frederick. Choice??



or....



Do we move our County government out of Old Town at great unnecessary cost while risking the future of Old Town?

Do we keep County government where it is at much less cost while continuing to work toward making Old Town a great place to live, work and shop?



We citizens have had very little opportunity to comment on this project and it is rapidly moving toward becoming a done deal. Now is the time!

The project is not consistent with the Comprehensive Plan, the Prince Frederick Master Plan or even the recent Prince Frederick charrette, all of which were prepared with extensive citizen participation. If government decisions are not of the people and by the people, then who are they for?