

CAVERT 2040

Your county. Your future.

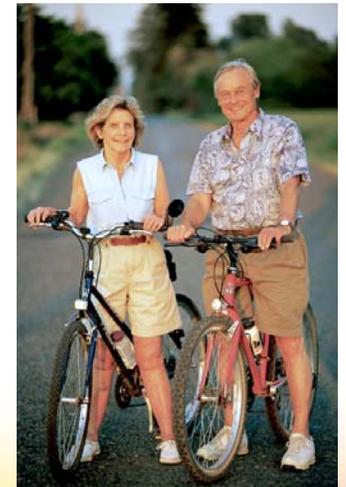


Supporting Options in Community Character



AGENDA

- Welcome and Introductions
- The Plan Process
- Setting the Stage
- Place Types Options
- Next Steps
- Workshop Discussions



Comprehensive Plan Schedule

Identify Issues

- Initial meetings, analysis of existing conditions
- 1st round of public meetings and workshops
- Concurrence on Issues - PC and BOCC

Fall 2015 –
Fall 2016

We are
here

Develop Plan and Ordinance

- ★ Issue development with stakeholders and interested persons
- 2nd round of public meetings
- Draft plan, review and joint work session about Plan

Fall 2016 –
Fall 2017

Adoption

- Revised draft plan
- Joint work session, public hearing and adoption for plan

Fall 2017 –
Spring 2018

Key Visions

2004 Comprehensive Plan

Overall Goal: Maintain and/or improve the overall quality of life for all citizens of Calvert County.

**Grow Sustainable
Town Centers**

**Safe Highways and
Practical Alternatives**

**Foster a Strong
Economy**

**Preserve Forest
and Farmland**

**Conserve Natural
Resources**

Why Update the Plan?

- Ensure the County's current visions are still valid
- Changing county demographics
- Economic development changes, job creation and big box retail
- Emerging issues – housing cost and affordability, traffic congestion, etc.
- Changes to state requirements

National Housing Trends

20% Small Cottages



Walkable
Neighborhoods

20% Townhouses



25% Large Lot Housing



35% Apartments



Source: National Association of Realtors



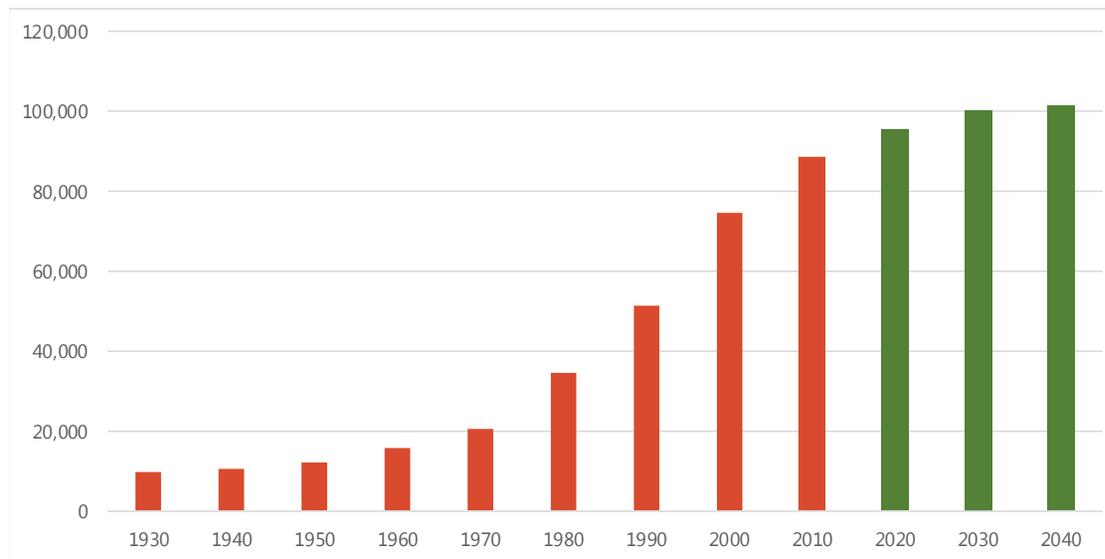
Typical development

Current zoning regulations are not achieving a variety of housing types, higher density residential development, or mixed use in Town Centers.



Town Center vision

Population Growth by Decade



Developing communities so people want to, and can, live here their entire lives.

Population Growth in Calvert County has slowed. Projections show county population reaching 100,000 in 2030 and 101,000 by 2040.

Key Issues

- Providing an Efficient and Multi-modal Transportation System
- **Supporting Options in Community Character**
- Strengthening Economic Vitality
- Fostering Communities with Multi-Generational Opportunities
- Preserving Rural Character and Directing Growth to Existing Population Centers

Supporting Options in Community Character

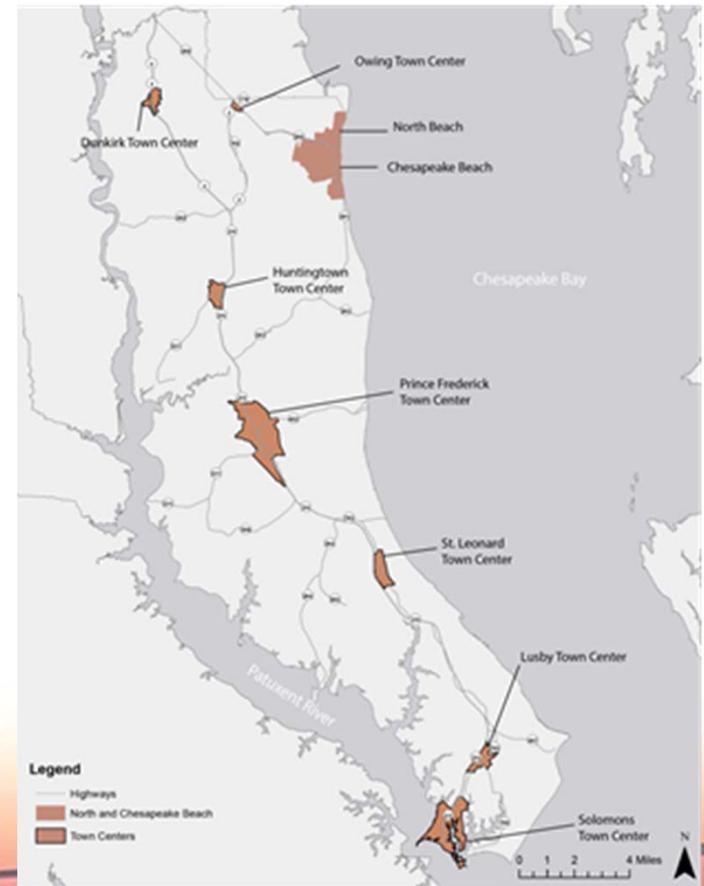
- Develop a third level of Town Center (below minor)
- Make affordable and workforce housing available throughout the County and in a variety of dwelling types
- Build collective memories with family and neighbors
- Use sewer policy to manage development
- Develop controls to prevent out-of-scale development

“Evaluate whether existing Town Centers should be expanded”

“Keep Town Centers intact, do not expand them, except for Prince Frederick”

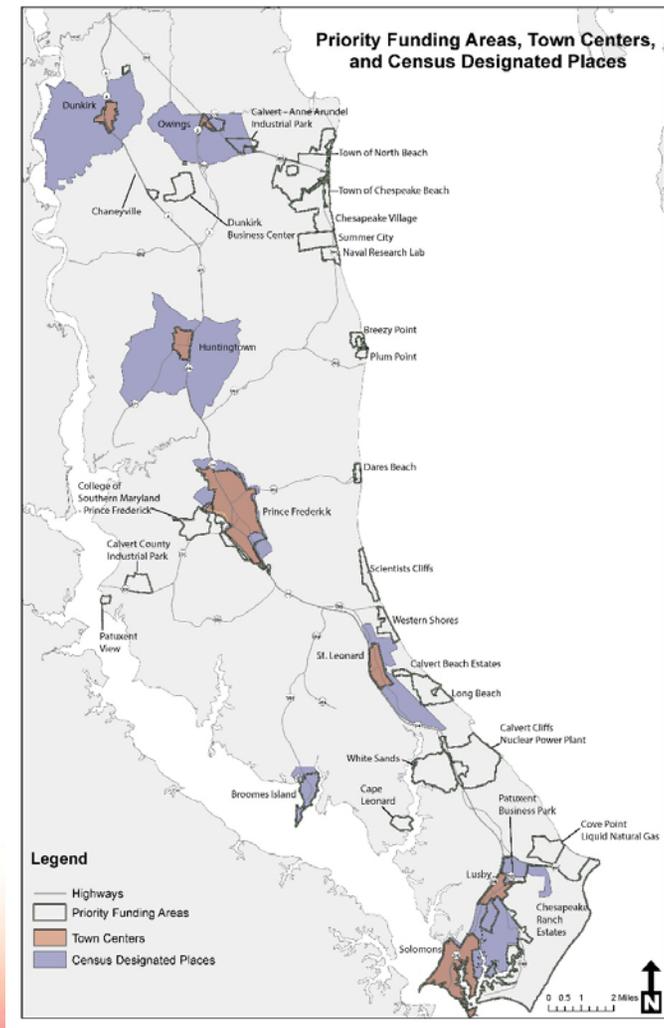
GOALS FOR TONIGHT

- Define at least three place types for Calvert County
- Sort population centers into place types
- Develop general expectations about growth of each place type.



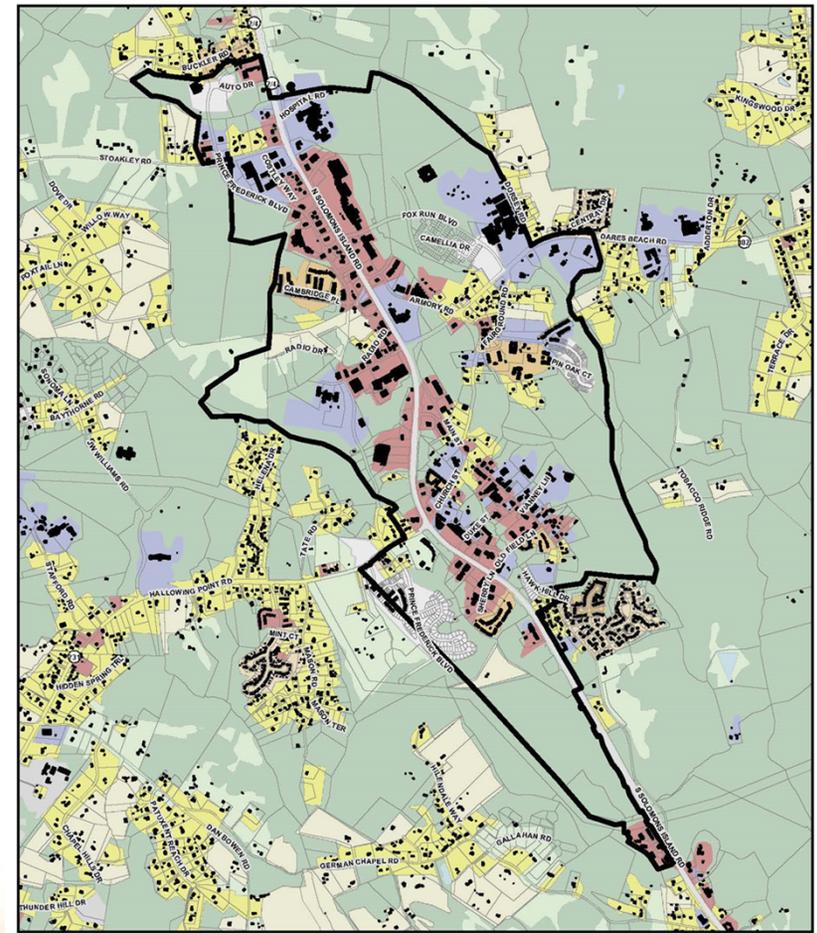
Designated Places

- Comprehensive Plan
 - Major and Minor Town Centers
 - One-Mile Radii
- Priority Funding Areas
- Census Designated Places



Town Centers

- Mix of residential and commercial uses
- Serves a county-wide or regional market
- Include public facilities and services
- Central district, blocks with short walking distance
- Residential area on the outskirts
- Centers for residential and commercial growth



PRINCE FREDERICK



Villages

- Smaller than Town Centers
- Mix of residential and commercial land uses
- Serves a local and nearby market
- Include public facilities and services
- Central commercial district with some residential units
- Residential area on the outskirts
- Some residential and commercial growth



ST. LEONARD

Existing Town Center
Boundary
Building Footprints

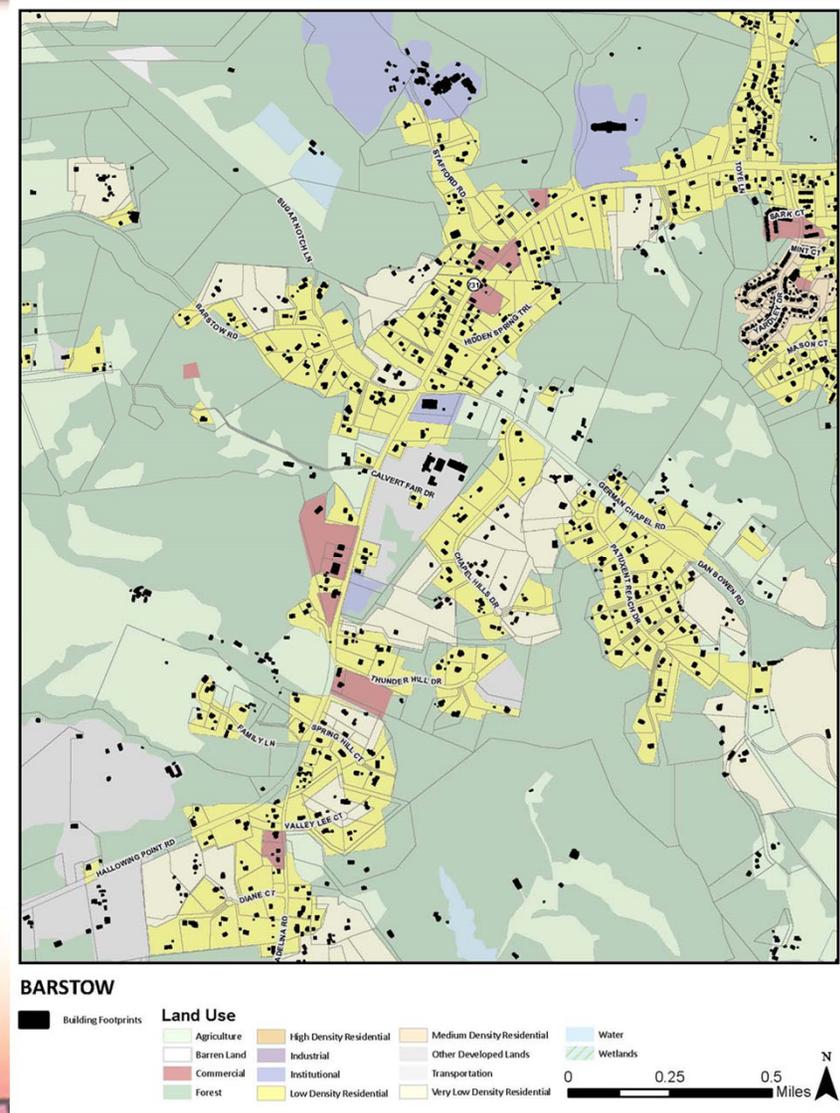
Land Use

Agriculture	High Density Residential	Medium Density Residential	Water
Barren Land	Industrial	Other Developed Lands	Wetlands
Commercial	Institutional	Transportation	
Forest	Low Density Residential	Very Low Density Residential	

0 750 1,500
Feet

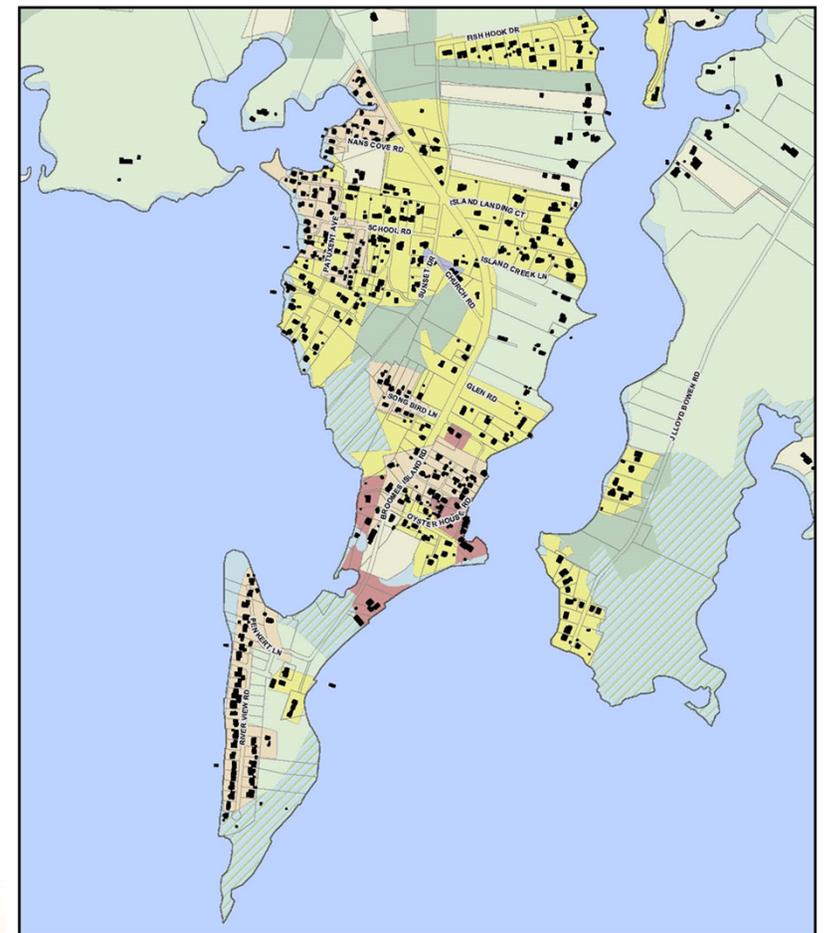
Hamlets

- Contain several commercial and civic uses
- Low to mid-density residential development
- Limited future growth



Waterfront Communities

- Located along the waterfront
- Largely pre-zoning development
- Pre-dominantly residential uses
- Commercial tends to be water-oriented
- Limited or no future growth
- Added environmental and flood-protection regulations



DISCUSSION GUIDELINES

- Discussion format
 - Two sets of questions, same questions at each table
 - Facilitator and note-taker at each table
 - 30-minutes - Town Centers and Villages
 - 20-minutes - Hamlets and Waterfront Communities
- Provide your thoughts, reactions, and concerns.
- Be respectful of all participants.
- Be mindful of time and allow all participants to contribute.

Next Meeting

- Providing an Efficient and Multi-modal Transportation System
- Supporting Options in Community Character
- **Fostering Communities with Multi-Generational Opportunities (March 27)**
- Preserving Rural Character and Directing Growth to Existing Population Centers
- Strengthening Economic Vitality (Rescheduled)

Stay Involved and Connected!

- Sign up for News Flash updates
- Issue Papers and Meetings February – April 2017
 - Provide feedback on issue papers via Speakup and email
 - Attend meetings: March 27 and April 6
- Invite your friends, family and neighbors!

THANKS FOR PARTICIPATING!



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