

## CHAPTER I. EXECUTIVE SUMMARY

### Calvert County's Goals

Calvert County has long held the dual goals of preserving the rural landscape and creating vibrant Town Centers and Villages. These two goals work together and mutually sustain each other. Supporting, encouraging, and directing growth away from the rural areas helps preserve the rural landscape and focuses development into Town Centers and Villages. Similarly, supporting, encouraging, and directing growth toward the Town Centers and Villages limits development within the rural areas and creates more activity and vibrancy within the Town Centers and Villages.

Preservation of the rural landscape has been a hallmark of Calvert County planning. In 1978, the county set a goal of preserving 20,000 acres of farm and forest land. In 1997, it achieved its 20,000-acre goal and doubled its goal to 40,000 acres. To date, nearly 30,000 acres have been preserved through the efforts of the state, county, land trusts, and private property owners.

Calvert County has been more successful in preserving farm and forest land than in creating vibrant Town Centers and Villages. While coming close to meeting the 2010 Comprehensive Plan goal of 35 percent of new households locating within or immediately around 1 mile of the Town Centers, Calvert County has not achieved the desired development patterns. One of the 2010 Comprehensive Plan's 10 Visions, a vision included since the adoption of the 1997 Comprehensive Plan, is for the Town Centers to be attractive, convenient, and interesting places to live, work, and shop. The implication of this vision is to focus growth in well-planned Town Centers instead of strip malls and business parks scattered throughout the county. However, many of the Calvert County's Town Centers and Villages lack a sense of place and are dominated by commercial strip development. Nearly 85 percent of Calvert County residential development is categorized as low or very-low density development. Most of the residential development has occurred outside the Town Centers and Villages.

An important focus of this plan update is to address policy actions Calvert County can take to direct development to the Town Centers and Villages and to encourage development that creates the vibrancy county residents are seeking. These policy actions include:

1. Expanding the boundaries for many of the Town Centers and Villages, and for Town Centers, better defining the growth areas adjacent to the Town Centers;
2. Using wastewater treatment facilities and other public infrastructure investments to attract and direct growth to appropriate locations within the Town Centers and Villages; and
3. Increasing the by-right development density in Town Centers.

### Visions

The goal of the Comprehensive Plan is to maintain and/or improve the overall quality of life for all citizens of Calvert County by:

- Promoting sustainable development,
- Encouraging a stable and enduring economic base,
- Providing for safety, health, and education, and
- Preserving the natural, cultural, and historic assets of Calvert County.

The goal is expressed in a series of 10 visions.

1. Our landscape is dominated by forests and fields.
2. Our Town Centers are attractive, convenient, and interesting places to live, work and shop.
3. Our wetlands, streams, and forests and the Chesapeake Bay and Patuxent River support thriving plant and animal communities.
4. Our highways are safe with only moderate congestion and transit is readily available. Walking and bicycling are practical alternatives within and in close proximity of Town Centers.
5. We waste less, consume fewer natural resources, and properly dispose of waste.
6. Our communities are safe. We care for the well-being of each other.
7. Our children are well prepared for the future. We offer robust and diverse educational opportunities.
8. We are stewards of our cultural heritage.
9. We are building a strong local economy based on renewable resources, agriculture, seafood, high technology, retirement, recreation, and tourism.
10. Our government is efficient, open, and responsive to citizen needs and concerns.

## Managing Residential Growth

Implementation of the previous Comprehensive Plan policies has successfully reduced the county’s growth rate for both population and households, which has continually decreased since its peak in the 1970’s. Over time, Calvert County, has gone from being the fastest growing county in Maryland to one of the slowest. The population growth rate is projected to continue to slow in the future (Table I-2 and Table I-3).

Table I-2 Population Increase and Growth Rate by Decade, 1930-2010

Total Population in Calvert County								
1930	1940	1950	1960	1970	1980	1990	2000	2010
9,528	10,484	12,100	15,826	20,682	34,638	51,372	74,563	88,737
Percent Change (By Decade)								
1930's	1940's	1950's	1960's	1970's	1980's	1990's	2000's	2010's
10.0%	15.4%	30.8%	30.7%	67.5%	48.3%	45.1%	19.0%	12.9% *

Source: Maryland Department of Planning

Table I-3 Projected Population and Growth Rate, 2020-2040

Population Projections for Calvert County		
2020	2030	2040
94,600	99,200	100,450
Percent change		
2010-2020	2020-2030	2030-2040
6.6%	4.9%	1.3%

Source: Maryland Department of Planning, August 2017

The slower growth in population translates into a reduced growth of households and demand for additional housing units as shown in Table I-4.

Table I-4 Project Households and Growth Rate 2020-2040

Household Projections for Calvert County		
2020	2030	2040
33,900	36,900	37,600
Percent change		
2010-2020	2020-2030	2030-2040
9.9%	9.0%	1.9%

Source: Maryland Department of Planning, August 2017

## Future Land Use Plan

The Future Land Use Plan guides future development and forms the basis for updating the zoning ordinance revision. The plan establishes nine land use categories, and their locations are shown on Figure I-1. The future land use map and the updated zoning ordinance, which implements the map, are the foundation for the successful realization of Calvert County’s goals and visions.

### Rural Areas

**Farm and Forest** – These rural areas are dominated by existing farms and forest with an average density of about one dwelling unit for every 20 acres. The use of Transferable Development Rights (TDRs) in the Farm and Forest areas is counter to the idea of preserving these areas.

**Rural Residential** – These are rural areas dominated by existing large-lot residential development, typically 3-10 acres in size, with an average lot size of approximately five acres. The category allows recognition of existing small-scale neighborhood convenience retail and service uses as well as essential public services. The use of TDRs in the Rural Residential areas is counter to the idea of directing growth to Town Centers and Villages.

**Waterfront Communities** – These existing, mature residential communities typically pre-date zoning and subdivision regulations with lot sizes of an acre or less. They are not planned for expansion. The use of TDRs in the Waterfront Communities is counter to the idea of directing growth to Town Centers and Villages.

**Wetlands** – These are larger concentrations of tidal wetlands as defined by state and federal regulations. These boundaries are based on current zoning (6/2017). Development is generally prohibited in these areas.

### Growth Areas

**Town Centers** –Town Centers have a base density of three dwelling units per acres, which can be increased using TDRs to a density consistent with the approved Town Center master plan. These communities allow a wide variety of commercial and residential development. Future development is guided by a Town Center master plan. Each has nearby residential development, typically within a one-mile radius of the Town Center.

**Villages** – These places are designated as Town Centers in the 2010 Comprehensive Plan but have a lower intensity and smaller scale with a more limited variety of commercial and residential development. These locations are suitable for additional small-scale commercial development and various types of single family dwellings at a base permitted density of one dwelling unit per acre. Future development is guided by an adopted master plan.

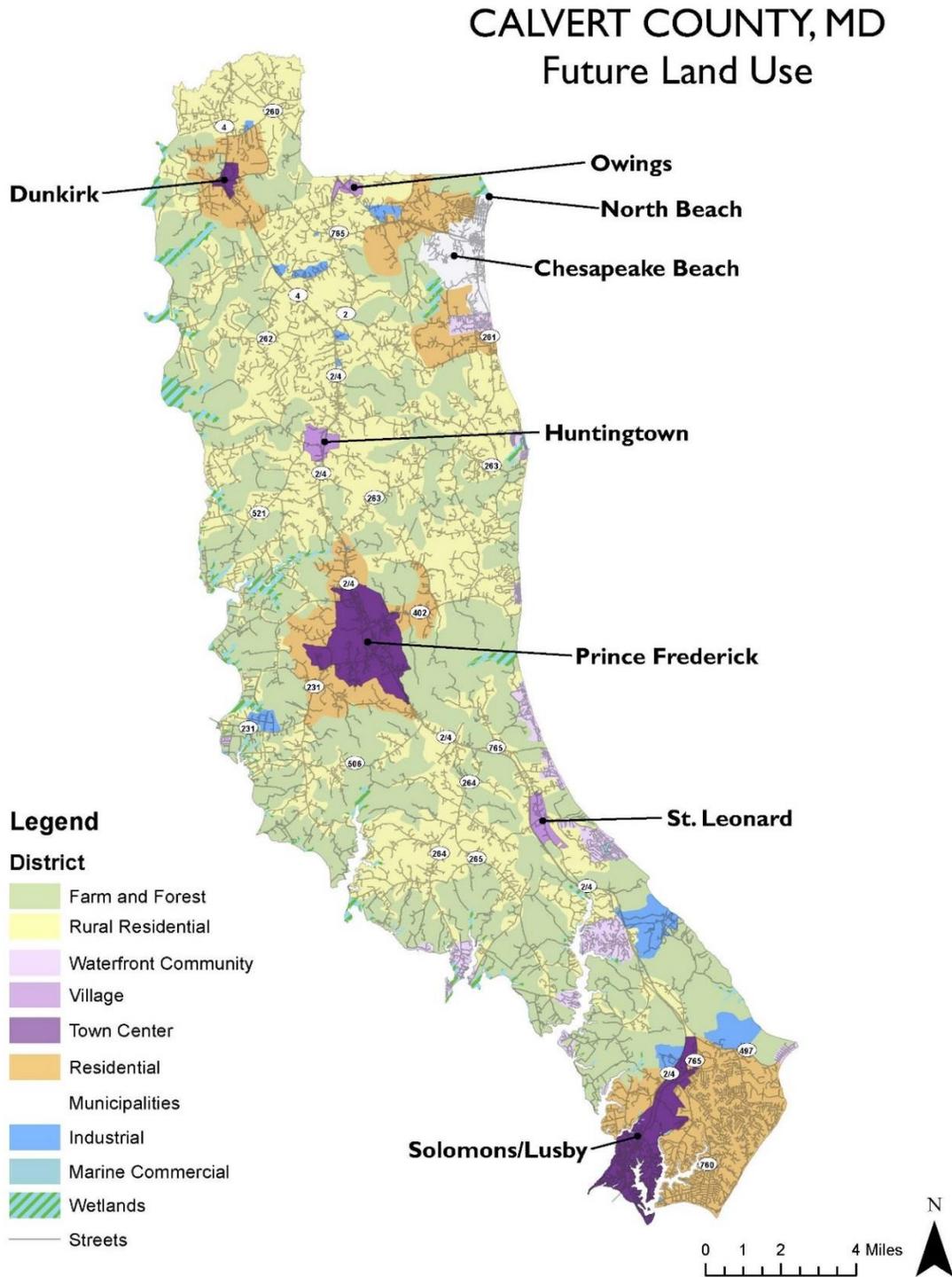
**Residential** – This designation applies to the mapped areas within approximately one mile of a Town Center. The base permitted density in these areas is one dwelling unit per acre with densities permitted to increase to four dwelling units per acre using TDRs and the provision of developer-funded public water and sewer.

### Commercial and Industrial Areas

**Industrial** – These are manufacturing and employment centers that may include some larger-scale institutional and services uses.

**Marine Commercial** – These are small-scale, water-dependent uses like marinas and restaurants, providing convenience services to residents and visitors.

Figure I-1 Future Land Use Plan



## Supportive Comprehensive Plan Elements

In addition to describing Calvert County's desired future land use, the Comprehensive Plan provides information, objectives, and action items associated with the different components or elements that make for a strong community. They are summarized below.

### Environment and Natural Resources

The Environment and Natural Resources chapter covers a wide range of issues related to quality of life, sustainability, environmental protection, and resource conservation. It discusses the county's sensitive areas including wetlands, areas of Critical State Concern, and the Chesapeake Bay Critical Area and provides information on protection actions for these sensitive areas. Watershed management, forested preservation, air quality, mineral resources, hazard mitigation, and hazardous materials are also discussed. The emphasis of this chapter is to take a comprehensive approach to environmental planning and preservation that encourages the preservation, protection, and conservation of land-based natural resources and to mitigate Calvert County's natural and man-made hazards.

### Housing

For many people, Calvert County represents achievement of the "American Dream." They own a home in a safe and attractive residential community. Almost half of Calvert County's homes were built in the last 30 years and more than 80 percent of occupied homes are owned by the occupants. However, this is not to say that there are not housing issues that must be addressed. Most of the current housing is unaffordable for low-income families and young adults. In addition, most of the county's housing stock is not designed to allow older residents to remain in their homes when they are no longer able care for large homes and lots or no longer able to live independently. Chapter 6 outlines the challenges facing Calvert County and its housing stock and makes recommendations for how to address these challenges moving forward.

### Transportation

The transportation network in Calvert County is a function of the county's shape and topography. Because the peninsula is narrow and carved with stream valleys that run east-west, MD 2/4 is the only major highway that extends for the full length of the county, and at the headwaters of St. Leonard Creek, it is the only road linking the southern end of the county to the rest of the county. The emphasis of the transportation element is to provide a transportation system that moves people and goods to, from, and through the community in a way that is safe, convenient, economical, and consistent with the community's historic, scenic, and natural resources. The Comprehensive Plan focuses on recommendations and actions that address traffic delays, expand pedestrian amenities, improve bicycle facilities, and enhance transit service.

### Economic Vitality

Calvert County is part of the larger Washington, D.C. metropolitan region and is impacted by the conditions across the region. In addition, Calvert competes with other parts of the greater Washington, D.C. area, Baltimore and Annapolis, and within Southern Maryland for jobs, workers, and residents. Historically, Calvert County's local economy relied on agriculture, aquaculture and recreation. Today, Calvert County's economy is based primarily upon its location within the Washington, D.C. metropolitan area. This chapter discusses the current economic conditions in Calvert County, identifies opportunities and economic sectors that Calvert County should pursue, and describes specific actions and initiatives needed to strengthen economic opportunity: direct business growth to Town Centers

and Villages; expand the Calvert County’s tourism industry; and expand the county’s education system to better provide general education, vocational, and technical training and retraining.

### Water Resources

The Water Resources chapter focuses on potable water and sewerage service. The land use policies described throughout the Comprehensive Plan direct many of the county’s residential and commercial growth to the Town Centers and Villages and minimize future residential development more rural areas. Given these policies, the county must ensure that its water supply and wastewater systems in Town Centers meet current and future needs without jeopardizing the health of local waters, the Patuxent River, and the Chesapeake Bay. The plan recommends that this occur by 1) ensuring sufficient drinking water quality and quantity to accommodate future population growth, 2) ensure sufficient wastewater treatment capacity to support development in Town Centers served by public sewer systems, 3) protecting public health and water quality in areas outside the Town Centers; and 4) installing or enhancing stormwater management systems to reduce pollution in the Chesapeake Bay and Patuxent River.

### Community Facilities

The Community Facilities chapter provides an overview of the public, private, and not-for-profit agencies and institutions that provide public services to county residents. As Calvert County plans for its future, it must assess the current state of the schools, parks, recreational facilities, emergency services, healthcare facilities, and solid waste disposal service available to residents and plan for future needs. This includes assessing future demand and the determining locations for future facilities. Many of the facilities discussed in this chapter have their own long-range plans and the recommendations contained within them are adopted by reference.

### Implementation (To Be Added after the Public Meetings on the First Draft Plan)

The final Comprehensive Plan element is implementation. This section details the policies and actions needed to achieve the goals, visions, and objectives identified throughout the plan. The policies and actions are prioritized into short term (2018-2023), mid-term (2023-2028), and long-term (2028 and beyond).



# Chapter 4: Land Use

## Goals and Objectives

Goal 1: Preserve the rural character of the county, its prime farmland, contiguous forests, historic resources, and environmentally sensitive areas.

**Objective 1: Reserve the Farm and Forest District for farming and natural resource-related uses.**

- Continue to fund the Purchase and Retirement (PAR) and Leveraging and Retirement (LAR) Programs.
- Establish a procedure for collecting voluntary contributions to the PAR fund with payment of property tax.
- Provide local support to the Maryland Agricultural Land Preservation Program and other state and federal agricultural preservation programs.
- Continue to support the goal of permanently preserving a minimum of prime farm and forestland through county, state, and federal land preservation programs and land trusts.
- Continue to limit the types of public and quasi-public uses in the Farm and Forest District based upon their purpose and intensity.

**Objective 2: Promote on-farm processing and provide appropriate locations for the processing of local agricultural products.**

- Permit and market value-added opportunities for farm product sales.
- Facilitate the development of an animal processing facility and regional grain depot.

**Objective 2: Protect the scenic quality of existing rural landscapes and vistas.**

- Explore opportunities for developing heritage sites and ecotourism.

- Look at the potential for linking agricultural and heritage tourism with other economic development activities.
- Reduce negative environmental impacts of subdivision roads and make them visually compatible with the rural character of the surrounding area while maintaining road safety.
- Strengthen regulations and incentives governing the preservation of older structures.
- Look for opportunities to connect designated wetlands with other protected natural areas and preserved agricultural lands to create a network of green spaces (green infrastructure). Where appropriate, this network could include hiking trails to create recreation opportunities for residents and visitors.

## Goal 2: Use water and sewer policies to direct growth consistent with land use policies.

### **Objective 1: Make provisions for water and sewer service in Growth Areas consistent with the planned land uses and intensity.**

- Consider options for public financial support for provision of public water and sewer facilities in the Prince Frederick, Lusby, and Solomons Town Centers to promote economic development, encourage multi-family housing opportunities, and improve public health.
- Allow developer-funded extension of public water and sewer systems into the Residential Areas around Prince Frederick, Lusby and Solomons.
- Allow privately-funded community sewage treatment facilities to serve commercial, industrial and employment uses located outside Town Centers and Residential Areas, consistent with economic development goals.

### **Objective 2: Limit public water and sewer service in Rural Areas.**

- Do not locate public facilities such as sewer or water service areas, schools, and fire and rescue stations within the Farm and Forest District and Wetlands Districts
- Limit public sewer systems to locations where public health is compromised by existing water supply and sewage disposal technologies.
- Allow public water and sewer facilities in locations within a designated Waterfront Communities only when necessary to address public health and safety.

## Goal 3: Develop Town Centers and Villages as attractive, convenient, and interesting places to live, work, and shop.

### **Objective 1: Continue to promote a broad mix of commercial, office, residential, public, and quasi-public development within Town Centers.**

- Promote Town Centers as community cultural and activity centers by locating schools, colleges, recreational, and cultural facilities there.
- Facilitate the creation of farmers markets in all town centers.
- Consider ways to strengthen regulations regarding derelict buildings.
- Use TDRs to increase the density and range of housing types provided in Town Centers.

- Allow uses that serve both local residents and employees to locate in employment areas.

**Objective 2: Review the Transfer of Development Rights Program so that it directs the majority of growth to Growth Areas.**

- Evaluate the use of TDRs within the Farm and Forest areas and the Rural Residential areas.
- Explore the use of TDRs to increase commercial intensity in Town Centers.
- Evaluate the Purchase and Retirement Program for development rights.

**Objective 3: Maintain a schedule to review and update Town Center and Village Master Plans.**

- Review Town Center and Village Master Plans to look for additional ways to reduce dependence upon automobiles by promoting “pedestrian-friendly” site design and increasing pedestrian and bicycle circulation within and between residential, commercial, and office uses.
- Continue to improve the appearance of Town Centers and Village by emphasizing Town Center and Village Master Plan Capital Improvements Projects.
- As Master Plans are updated, look for ways to preserve and enhance the unique character of each Town Center and Village.

**Goal 4: Direct commercial and industrial uses to appropriate location; provide necessary infrastructure.**

**Objective 1: Locate Commercial Uses and Employment Areas appropriately in Town Centers.**

- Continue to direct commercial and employment growth to Town Centers.
- Identify and implement ways to improve commercial business and employment growth in Town Centers.
- Interconnect roadways, transit routes, bike routes and pedestrian networks to make the employment area part of the adjacent community.

**Objective 2: Support development in the Industrial and Marine Commercial areas.**

- Develop a long-range infrastructure plan for the Industrial areas.
- Maintain an inventory of Industrial land.
- Allow office and business uses in Industrial areas.
- Monitor the amount of marine commercial zoning needed and the best locations in terms of the following factors: water depths, erosion potential, water quality, and critical navigation areas.
- Allow maximum utilization of areas zoned Marine Commercial (MC) without causing significant adverse effects on aquatic resources, visual aesthetics, or neighboring residential uses (e.g., outdoor lighting projecting onto residential property).

**Objective 3: Avoid the potential for strip commercial development along highways.**

- Do not permit additional commercial and retail development along highways outside Town Centers.

- Do not allow commercial and retail uses to have direct access onto MD 2/4 in Huntingtown, St. Leonard, or Lusby.

**Objective 4: Phase out rural commercial properties.**

- Develop a plan for phasing out Rural Commercial districts that are vacant or under-utilized.
- Restrict the expansion of rural commercial uses and maintain a small-scale rural character.

**Objective 5: Commercial Uses in the Farm and Forest and Rural Residential.**

- Limit commercial uses in the Farm and Forest and Rural Residential areas to help avoid traffic congestion and conflicts with existing residential communities.
- Permit low-impact supplemental income opportunities within the Farm and Forest and Rural Residential areas that support, complement, and promote farming and heritage/ecotourism.

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## Goals and Objectives

### Goal 1: Encourage preservation, protection, and conservation of environmentally sensitive areas.

#### **Objective 1: Preserve and restore wetlands.**

- Maintain substantial monetary penalties for the unauthorized destruction of wetlands
- Restore or create wetlands and wetland buffers in areas that will reduce nutrient pollution runoff from farms and developed areas.
- Develop regulations to address existing and future development adjacent to wetlands.
- Revise site planning criteria to encourage use of natural features of a site and discourage disturbance of wetlands and their buffers

#### **Objective 2: Preserve and restore floodplains.**

- For development in the floodplain, ensure that construction practices minimize damage to property and the environment during flooding.
- Prohibit the removal of vegetation in the floodplain.
- Consider raising the floodplain protection level.
- Create flood management plans for each identified watershed.

#### **Objective 3: Preserve and restore streams and stream buffers.**

- Require and maintain undeveloped buffers that limit development around perennial streams.
- Preserve and restore riparian forests.

#### **Objective 4: Preserve and protect steep slopes.**

- Develop regulations to address existing and future development on steep slopes. Limit grading and alterations of natural vegetation on steep slopes.

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<sup>8</sup> Maryland Power Plant Research Program, *Cove Point LNG Terminal Expansion Project Risk Study*, Maryland Power Department of Natural Resources, 2006 (Revised 2010)

- Revise site planning criteria to encourage use of natural features of a site and discourage grading of steep slopes.

**Objective 5: Develop methods to protect the habitats of rare, threatened, and endangered species.**

- Work with the State to map rare, threatened, and endangered species outside the Critical Areas and develop protective measures.
- Limit shore erosion control measures in areas of Calvert Cliffs that have significant Puritan tiger beetle populations.

**Objective 4: Create greenways throughout the County**

- Establish greenway systems along stream valleys especially where they connect large tracts of protected agricultural and forest lands.

**Goal 2: Continue a comprehensive approach to environmental planning with special emphasis on watershed planning.**

**Objective 1: Create, adopt and update watershed plans for each major watershed in the county.**

**Objective 2: Foster greater public awareness, education, and support of environmental concerns.**

- Maintain, support, and improve the environmental education programs for school-aged children.
- Develop environmental education programs for adults and families.

**Goal 3: Encourage preservation, protection, and conservation of land-based natural resources.**

**Objective 1: Preserve and restore forestland**

- Using the map of the 2010 forested areas map track forest loss and gain.
- Retain 90% of existing forest as of 2010.
- Require replacement of 100% of forest loss since 2010 outside the Critical Area, town centers and villages.
- Expand land preservation programs that protect forested areas (e.g. local land trusts, county land trusts, easement programs, Forest Stewardship Program and Department of Defense programs for the Joint Land Use Area).

**Objective 2: Address mobile sources of air pollution.**

- Develop infrastructure such as bike lanes to facilitate non-vehicular modes of travel.
- Develop a broadband network to allow more telecommuting and reduce reliance on commuting.
- Encourage land use strategies that reduce the need for daily trips and miles traveled via automobile.

**Objective 3: Provide Information to the public regarding mineral resources.**

- Require that significant mineral resources be shown on subdivision preliminary plans and on site plans.
- Make state maps of mineral resources in Calvert County available to the public.

**Goal 4: Mitigate natural and man-made hazards in Calvert County.**

**Objective 1: Minimize future losses from disasters by reducing the risk to people and property**

- Provide protection of critical facilities/infrastructure vital to disaster response, such as fire and police, and those vital to the continuous operations of the county, such as hospitals and health care facilities, water and sewer facilities, electrical and other utility, and transportation systems.

**Objective 2: Provide continuous education and training.**

- Continue to develop and support disaster preparedness education and awareness programs, targeting specific benefits to residents, visitors, businesses, and elected officials.
- Develop outreach programs, such as online resources, seminars, and festivals with public and private partners.
- Educate the public on higher standards of protection to structures and facilities from hazards.
- Identify and seek multiple funding sources that will support hazard mitigation awareness and training programs.

**Objective 3: Emphasize pre-disaster retrofitting and post-disaster planning.**

- Identify vulnerable critical facilities and infrastructure.
- Promote disaster mitigation features in new building construction and retrofit existing structures.
- Continue to develop economic incentive programs for both public and private sectors to promote structural retrofitting.
- Develop and support public and private projects and programs to retrofit, relocate, or acquire properties susceptible to repetitive flooding.

# Chapter 6: Housing

## Goals and Objectives

Goal 1: Provide for full range of housing types in Town Centers to attract and retain multi-generational communities.

**Objective 1: Facilitate the development of a variety of housing types in Town Centers**

- Allow accessory dwelling units in single family houses in most residential areas.
- Continue to allow small clusters of multiple dwelling units (with the appearance of a single dwelling unit) in Town Centers in accordance with the Town Center master plans.

Goal 2: Encourage walkable, mixed use communities in Town Centers.

**Objective 1: Accommodate residential uses in areas that are traditionally commercial in character.**

- Allow residential uses in a mixed-use building in the Town Centers and Villages.

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<sup>2</sup> 2012 United States of Aging Survey, AARP

- Explore the potential to incorporate multi-family housing into commercial areas to bring uses closer together, reduce impervious surfaces, and allow for redevelopment and infill housing.

**Objective 2: Encourage location of small-scale personal service activities within a walkable distance of residential uses.**

- Accommodate home occupations at an appropriate scale in residential areas.
- Consider allowing small retail and service uses on the first floor of residential structures along major roads.

**Goal 3: Provide programs to increase housing affordability.**

**Objective 1: Support programs that increase the availability of affordable units.**

- Encourage public/private partnerships and/or developer-nonprofit partnerships for the development of affordable housing, elderly housing, or upgrading of substandard housing.
- Avoid concentrating subsidized housing. Facilitate affordable housing in all areas.
- Continue partnerships in support of funding for public/private housing to be used for low-interest loans or grants for affordable housing.

**Objective 2: Increase financial education opportunities that support home ownership.**

- Encourage training seminars to show how to manage finances to own or rent housing.

**Goal 4: Support aging in place through universal design housing units and supportive services, especially near health and support services.**

**Objective 1: Support aging in place through universal design.**

- Encourage the use of universal design principles in the housing units and communities.
- Reduce parking requirements for housing to serve the disabled and seniors when reliable alternative transportation options are available to residents.
- Provide opportunities to retrofit existing homes to incorporate universal design features so that seniors and the disabled can remain in communities longer, if they so choose.

**Objective 2: Locate senior housing near health and other support services.**

- Continue to encourage age-restricted (senior or 55+) housing in Town Centers by reducing the full requirements of the Adequate Public Facilities requirements for schools, school excise taxes, and/or the use of Transferable Development Rights to increase allowable density.
- Develop incentives for assisted living facilities and nursing homes to be constructed in Town Centers.

# Chapter 7: Transportation

## Goals and Objectives

Goal 1: Provide a safe and reliable transportation system that complements the overall development of the county and balances use by pedestrians, bicyclists, motorists, and bus riders.

**Objective 1: Develop a transportation system that effectively serves the future land use pattern and helps to implement adopted land use and growth management objectives.**

- Achieve a high level of accessibility between residential areas and town centers.
- Give priority to the construction and upgrading of roads that serve Town Centers.

**Objective 2: Establish a road connectivity requirement for new developments.**

- Establish road and sidewalk/path connectivity requirement based on block length in designated areas and for residential and commercial subdivisions above a certain size to help reduce traffic congestion and improve walkability, especially in Town Centers.

**Objective 3: Continue to update and adopt the county transportation plan.**

- Construct new roads as called for in the Calvert County Transportation Plan and as identified in the adopted Town Center master plans.
- Continue to update the county transportation plan, including a Transportation System Management element.

**Objective 4: Prepare traffic circulation studies and transportation plans as needed for Town Centers.**

- Continue to monitor traffic conditions and assess the potential for technological solutions to traffic problems.

Goal 2: Maintain MD 4 and MD 2/4 as the main transportation corridor, providing for safe and efficient travel.

- Reduce existing and discourage future direct property access, especially to MD 4 and MD 2/4.

- Require parallel connecting roads along MD 4 and 2/4 during the development and subdivision process, where feasible, with the long-term goal of having driveways served by connecting roads.
- Continue to develop north-south roadway systems, parallel to MD 2/4 in the Town Centers.
- Continue the program for resurfacing existing roads. Prioritize resurfacing based on traffic counts, structural condition of paving, and skid resistance of existing surfaces.

**Goal 3: Maintain and improve the arterial and non-arterial road systems to provide for safe and efficient travel.**

**Objective 1: Maintain the program to renovate road sections and intersections. This includes widening roads, adding shoulders, removing dangerous curves, replacing bridges, correcting poor sight distance, and adding turning lanes and roundabouts. Prioritize improvements based on traffic counts and proximity and service to Town Centers.**

- Address peak-hour congestion on MD 2/4.
- Pursue with SHA the implementation of active traffic management technology to reduce congestion during peak hours
- Improve MD 231 to address safety and reduce congestion.

**Objective 2: Complete the network of roads parallel to MD 2/4 in Prince Frederick.**

- Include continuous bike and pedestrian facilities along these roadways.
- Encourage businesses locating along these roads to have a public entrance facing them.

**Goal 4: Improve and expand existing transit services.**

**Objective 1: Increase the frequency of local transit service between Town Centers and Villages, including employment areas and health centers.**

- Explore the demand among local employer and workers for buses commuting to take employees to and from work places. Develop routes likely to encourage transit access for employees, patients and students from throughout the county.
- Review the routes serving Town Centers to include stops at employment centers, consider extending transit hours to serve employees within the Town Centers and adjacent areas.
- Review routes connecting major subdivisions to Town Centers.

**Objective 2: Designate new park and ride locations and key commuter transit routes, when needed.**

- Provide adequate commuter parking lots at key locations throughout the county.
- Encourage the shared use of parking lots, especially in town centers as part of coordinated land development plans. Such commuter lots may become future transit stations.
- Continue to encourage the state to provide expanded commuter bus service.

**Objective 3: Expand and improve demand-responsive transit services.**

- Increase availability of demand-response public transportation.

**Goal 5: Promote transportation alternatives such as carpools, vanpools, bicycling, and walking.**

**Objective 1: Develop a countywide policy for building and maintaining sidewalks and bicycle ways at the time of new road construction.**

- As state and county roads are improved or upgraded, ensure the roads include sidewalks and bikeways; where feasible, construct a bikeway, which is to be a shared-use path, separate from the roadway.
- Continue to retrofit existing roads with sidewalks connecting communities within the residential areas of Town Centers by an internal network of sidewalks and roads.
- Provide safe pedestrian and bicycle routes to all public schools.
- Provide designated crosswalks at all intersections except where the designation would create a safety hazard.
- Review site plans for commercial, business and employment uses to ensure safe pedestrian movements.

**Objective 2: Establish bicycle routes to connect residential, commercial, employment, educational, and open spaces areas feasible.**

- Develop a local bicycle system plan for each Town Center.
- Designate key bike routes connecting Town Centers and Villages.
- Establish priorities for the creation of designated bikeways along the state highways operating from east to west and connecting Town Centers including MD 231, MD 261, MD 262, MD 263, MD 264, MD 265, MD 402, MD 497, and MD 760.
- Provide wayfinding on designated bike routes.
- Look for ways to encourage the use of bicycles, including providing bicycle parking and/or storage facilities at public buildings and encouraging it in shopping and employment areas.
- Improve bicycle safety and accommodations, especially in Town Centers and Villages.
- Encourage the construction of the bikeway/shared-used path as properties develop.
- Address bicycle and pedestrian accommodations in each Town Center and Village master plan.

**Objective 3: Develop a complete streets policy applicable within Town Centers and Villages.**

- Install traffic calming measures in select locations in Town Centers
- Promote multiple modes of transportation to reduce dependence on automobiles within Town Centers, and connect Town Centers with adjacent communities through the encouraged use of walking and biking routes.
- Establish bicycle parking requirements for commercial, employment, and institutional uses in Town Centers and Employment areas.
- Pursue pedestrian safety and traffic capacity improvements within Town Centers.
- Encourage the installation sidewalks along both sides of all streets in Town Centers.

- Install pedestrian crossing signals connected to safe pedestrian networks at signalized intersections within Town Centers and Villages.
- Map and implement continuous, ADA compliant sidewalks and pedestrian facilities in each Town Center and Village, update small area master plans to include these networks.

**Goal 6: Continue a countywide transportation planning program that is integrated with state and regional planning programs.**

**Objective 1: Develop a sustainable program for financing transportation construction and improvement.**

- Develop a funding strategy to expedite the planning and construction of needed projects on the State highway system in Calvert County and for county roads.
- If amendments are made in federal and/or state standards, amend the county road design requirements to allow for safe roads that are not over-designed.

**Objective 2: Promote regular updates to the regional, MPO, and county transportation plans based upon and designed to serve the land use development goals of Calvert County and the other units of government in the Southern Maryland region.**

# Chapter 8: Economic Vitality

## Goals and Objectives

### Goal 1: Strengthen economic opportunity in Calvert County.

#### **Objective 1: Support and grow agricultural opportunities.**

- Work with farmers and watermen to ensure their industries continue thriving in Calvert County.
- Provide incentives for agribusiness.
- Provide space and support the operations of farmers' markets in Town Centers and Villages.

#### **Objective 2: Develop a path for growth for new businesses.**

- Encourage entrepreneurship in Calvert County by providing technical and financial support for new businesses.
- Allow a broad range of home-based businesses with appropriate limitations on size and number of employees.
- Develop incubators for new businesses and encourage businesses to locate in small incubator spaces when their activities are not suitable as a home occupation or have outgrown home-based locations.
- Clarify provisions for temporary uses (e.g. temporary pop-up businesses, outdoor sales, mobile food service, and farmers' markets) on private property.

#### **Objective 3: Attract retirees to Calvert County.**

- Define a specialized Retirement Location brand.
- Continue to promote the county's quality of life.

#### **Objective 4: Consider new renewable energy opportunities.**

- Develop land use policies for solar energy production.
- Offer farmers opportunities to lease their land for solar farms.

#### **Objective 5: Provide access to broadband throughout the county.**

- Prioritize the provision of broadband in Town Centers and Villages

### Goal 2: Direct business growth to Town Centers and Villages while preserving agricultural land in the Farm and Forest District.

#### **Objective 1: Encourage development in Town Centers and Villages.**

- Streamline the development review process in Town Centers and Villages. Maintain a fast-track permitting process for targeted businesses.
- Provide for adequate amounts of land zoned for business development in appropriate locations in Town Centers and Villages. Provide flexibility in the zoning regulations related to business development.
- Explore the use of TDRs to increase commercial intensity in Town Centers.
- Maintain an online presence of tools and resources for county businesses and businesses looking to locate in the county.
- Provide county staff designated for each Town Center.

- Create more walkable, bikeable, and connected Town Centers.

**Objective 2: Provide incentives for business development in Town Centers, Villages, and Employment Centers.**

- Consider loans, tax reduction, and changes in taxing policies within State designated Priority Funding Areas (PFAs), grants, infrastructure, and training for workers.

**Objective 3: Make improvements to public services and facilities in Town Centers and Villages.**

- Direct public investment to infrastructure, services, and support facilities in Town Centers and Villages.
- Develop cost-sharing strategies that leverage private sector investment in water and sewer extensions in Town Centers and Villages in order to protect environmental health or support county-identified economic development goals.

**Goal 3: Expand Calvert County's tourism industry.**

**Objective 1: Increase the number of visitors in Calvert County.**

- Provide expanded and improved access to the Chesapeake Bay and Patuxent River.
- Support and coordinate marketing of special events and tourist attractions within the county.
- Explore options, such as weekend shuttles serving Washington, D.C., to attract visitors without cars.

**Objective 2: Increase the amount of money visitors are spending in Calvert County.**

- Support the establishment of “destination” accommodations and dining to draw overnight tourism.
- Expand small-scale high end retail businesses with a local flavor.

**Goal 4: Strengthen educational opportunities in Calvert County.**

**Objective 1: The county's education system should provide general education, vocational and technical training and retraining to meet the skill requirements for existing and future job trends.**

- Support expansion at the Prince Frederick Campus of the College of Southern Maryland programs to support local businesses such as The Corporate Center, the Small Business Development Center.
- Encourage the College of Southern Maryland to expand partnering with Calvert County health care providers that includes classroom instruction and clinical training at locations in the county.
- Strengthen educational programs to support the existing health care, agri-business, hospitality, and energy industries.

# Chapter 9: Water Resources

## Goals, Objectives and Strategies

### Goal 1: Ensure sufficient drinking water quantity and quality to support projected population growth.

#### **Objective 1: Continuously gather and analyze up-to-date data on the county's water supply.**

- Urge the state to conduct groundwater studies to get a better understanding of regional and statewide water consumption and recharge area protection issues.
- If state studies are not conducted, then every six years (or comprehensive plan cycle) work with the Southern Maryland counties to update the aquifer study.

#### **Objective 2: Ensure the safety of the county's drinking water.**

- Continue to monitor water quality issues to provide that the water is safe to use.
- Implement procedures to reduce the naturally occurring arsenic in the public water systems to levels that do not exceed the EPA's maximum contaminant level of 10 ppb.
- Develop a wellhead protection plan to address the protection of all municipal and community water systems.
- Work with the Health Department to require that the bottom of all septic systems is greater than four feet above groundwater to protect near surface groundwater.
- Work with the Health Department to ensure that there are no unused wells within the WHPA.
- Water operations personnel inspect and maintain the supply wells and backup wells to ensure their integrity and protect the aquifer from contamination.
- Upgrade wells drilled prior to 1973 that do not meet current construction standards to protect them from contamination.
- Two-piece insect-proof well caps should be installed onto wells that have one-piece caps.
- Work with the county Health Department to conduct a survey of the WHPA and inventory any potential sources of contamination, including unused wells. Keep records of new development within the WHPA and new potential sources of contamination that may be associated with the new use.

#### **Objective 3: Take steps to decrease water consumption.**

- Continue to urge residents to consume less water. Maintain an education program to prevent waste of water. Establish a progressive surcharge for excess use of water in public water systems for residential uses. Continue to require the use of water saving equipment in all new development and redevelopment.

### Goal 2: Ensure sufficient wastewater treatment capacity to support development in Town Centers served by public sewer systems.

#### **Objective 1: Manage wastewater system capacity to ensure the systems are able accommodate new development in Town Centers served by public sewer.**

- Continue to update wastewater capacity management plans for all county-owned or operated sewerage systems.

- Encourage development in the Town Centers provided with public sewage service.
- Implement plans for the expansion of wastewater capacity in Prince Frederick.
- Provide adequate public wastewater treatment facilities to accommodate planned future development in North Beach, Chesapeake Beach, Prince Frederick, Lusby, and Solomons Town Centers.
- Be proactive in the development of wastewater collection infrastructure in the Town Centers served by public sewer systems.
  - Permit community or shared water and sewer in Villages and in the Dunkirk Town Center when needed to support environmental health and/or to support county-identified economic development goals, when and if cost effective and economically feasible.
  - Require septic system to WWTP connections when sewage collection systems are available.

**Goal 3: Protect public health and water quality in areas outside the Town Centers**

**Objective 1: Minimize new sewerage service areas outside of Town Centers.**

- Continue the policy of restricting new sewerage service areas for multiple users to Priority Funding Areas, except for connection to septic failure areas. In those cases, only connect to existing developed lots.

**Objective 2: Minimize pollution from wastewater treatment plants and septic systems.**

- Require new wastewater treatment systems to be land application systems.
- Assure that existing effluent discharges into bodies of water minimize any adverse environmental impacts on oyster beds, spawning areas and fishing areas.
- Develop incentives for the use of nitrogen-removing technologies for new, replacement, and existing septic systems and for shared facilities to reduce nutrient pollution of our waterways.
- Continue and expand the educational program to promote regular pumping of septic tanks.
- Install more nitrogen-removing septic systems per year through the county's ongoing Bay Restoration Fund (BRF) Grant Program.
- Require new septic systems and replacement septic systems in the Critical Area to be nitrogen reducing systems (as required by Maryland Law)
- Monitor septage haulers and septage quantities to ensure proper disposal is occurring and that adequate capacity for septage is maintained at the county's WWTP.

**Objective 3: Take steps to minimize sewage discharge in the Chesapeake Bay and Patuxent River.**

- Require existing marinas to provide adequate toilet facilities to eliminate the discharge of raw sewage from water craft.
- Continue to require new marinas and expansion of existing marinas (greater than 10 slips) to provide pump-out facilities to receive raw sewage from water craft.

**Goal 4: Install or enhance stormwater management systems to reduce pollution in the Chesapeake Bay and Patuxent River.**

**Objective 1: Upgrade existing failing and inadequate stormwater management facilities.**

- Convert dry extended detention ponds and grass swales to wet ponds, wetlands and bioswales where appropriate.
- Increase current drainage channel repair and stream restoration implementation.
- Provide or upgrade stormwater management facilities on approximately 30 county structures to provide environmentally sensitive design (ESD), to include public schools, the golf course and the County Services Plaza.

**Objective 2: Treat unmanaged impervious surfaces**

- Convert approximately 200 miles of grass swales to bioswales and install an additional 160 miles of new grass swales along county and private roadways.
- Increase current rate of drainage channel repair from 200 feet per year to 715 feet per year, representing a total of 5,000 feet.
- Pursue implementation of regenerative stormwater conveyances or other vegetated flow attenuation wherever appropriate.
- Construct or upgrade approximately 160 miles of grass swales along currently unmanaged county and privately owned roadways to provide water quality treatment.
- Incentivize removal of unused impervious area, green roof retrofits, and expanded use of permeable pavement.
- Incentivize the use of microscale environmentally sensitive design practices on approximately 600 existing commercial properties that drain to regional facilities or pre-2000 stormwater management facilities to reduce nutrient loading closer to the source.
- Incentivize the construction of bioretention, micro-bioretention and raingarden facilities on approximately 1,250 single family residential lots; focusing primarily on densely populated areas such as Chesapeake Ranch Estates where facilities can treat multiple homes.

# Chapter 10: Community Facilities

## Goals, Objectives and Strategies

Goal 1: Maintain the high quality of Calvert County's educational facilities: schools, colleges, and libraries.

**Objective 1: Continue to fund improvements to the Calvert County schools to provide facilities that support education programs meeting the needs of the 21<sup>st</sup> century citizens and workers.**

- Pursue Capital Improvement Program (CIP) funding for facilities upgrades and modernization.
- Continuously evaluate the technology used in the schools to keep up with advances in this rapidly changing environment

**Objective 2: Increase higher education opportunities in the county.**

- Support the expansion of the College of Southern Maryland to offer four-year bachelor's degree programs.
- Encourage the College of Southern Maryland to offer non-degree technical training required by Calvert County businesses.

**Objective 3: Fund construction and renovation of Calvert Library locations to provide 21<sup>st</sup> century facilities that support public education, accessible to all through multi-modal transportation and communication links.**

- Deploy a mobile library to serve underserved populations and neighborhoods in the county.
- Construct a new library in the Twin Beaches area within the Town Centers of Chesapeake Beach and North Beach.
- Renovate and expand the Fairview Library.
- Select a new location for the library serving southern Calvert County within the Town Center of Lusby, in a location accessible by all transportation modes.
- Continuously update available technology to provide citizens with access and expand digital literacy.

**Objective 4: Connect public schools, the College of Southern Maryland and libraries to the surrounding residential areas and larger communities through programs and multi-modal transportation links.**

- Support accessible partnership programming among the public schools, College of Southern Maryland, and Calvert Library.
- Develop public transportation links between public schools, College of Southern Maryland, and Calvert Library.
- Provide bike racks and safe biking opportunities between public schools, College of Southern Maryland, and Calvert Library.

**Goal 2: Provide access to a variety of quality recreational environments and opportunities in Calvert County.**

**Objective 1: Increase the amount of land area dedicated to recreation and natural resources.**

- As the county's population grows, the inventory of parks and recreation assets and programs, as well as resources of the Department of Parks and Recreation should increase in a corresponding manner to ensure the continued delivery of high quality programs, facility maintenance, and infrastructure management.
- Target the development of any new indoor and outdoor sports fields or courts, and/or other active recreation components in or near Town Centers and Villages.
- Plan for the creation and/or expansion of centrally located parks and green spaces in Town Centers and Villages.
- Select locations for parks that are easily accessible to pedestrians and bicyclists living in the Town Centers and Villages.
- Continue to evaluate existing linear corridors, rights-of-way, and other potential areas for future trail development.
- Seek to acquire rights-of-way and open space through zoning, or subdivision entitlement process to utilize for future trail creation.
- Seek to acquire waterfront property capable of supporting active and passive recreational usage.
- When selecting sites for community support centers, parks and other community facilities, analyze options for restoration and adaptive re-use of historic buildings and sites.

**Objective 2: Ensure that a wide selection of public recreational facilities and programs are provided to meet the interests and needs of all ages, incomes, and abilities.**

- Enhance the network of recreational sites and facilities, including hiker/biker and horseback riding trails, based on the unique natural, cultural and historical features of the county.
- Continue to improve and expand opportunities for public access to the Chesapeake Bay and the Patuxent River.
- Continue to create, support, and promote public water trails in Southern Maryland.

- Investigate opportunities to increase access, parking, and comfort features at existing public landings and waterfront park sites to allow for increased boat access and usage, and improved user experience.
- Provide safe access to parks and recreational facilities including, where feasible, pedestrian and bicycle access.
- Create trails and paths within town center areas that connect with outlying parks and open spaces.
- Continue to require onsite neighborhood recreational facilities in townhouse and multifamily developments and in single-family detached neighborhoods of 50 or more houses. Require recreation fees collected through the excise tax for all new houses, and use fees to provide recreational sites and facilities at locations convenient to those who paid the fees.
- Expand recreational opportunities by establishing an intergovernmental review procedure for the design or renovation of all new public buildings including schools, colleges, and community centers to help promote effective and efficient multiple-use of these facilities.

**Objective 3: Increase the variety of uses of community facilities.**

- Consider increasing the use of schools as community centers and providing community after-hours access when designing renovations or new schools.
- Encourage cultural celebrations at the neighborhood, community, and county level, particularly those that bring together diverse groups.

**Objective 4: Expand community involvement in recreational programming.**

- Develop community project and service awards and provide “seed money” for such projects.
- Encourage strategies to make it easier for communities to provide recreation and community facilities without an overwhelming insurance burden.

**Goal 3: Ensure that Calvert County has adequate healthcare facilities and programs.**

**Objective 1: Provide education and necessary services to improve the county’s health and wellbeing.**

- Maintain a central source of information concerning available health and social programs. Use public access TV, the county’s website, and social media accounts to present wellness programs.
- Encourage health and social services providers to operate at times convenient to those who are unable to make appointments during normal operating hours.
- Investigate the need for and economic feasibility of operating multi-agency facilities in community centers.
- Investigate the need for and ability to develop a standardized data form for clients. Where appropriate, protecting confidentiality, share data among the agencies.
- Encourage the development of supervised teen activities and/or special after-school programs in communities.
- Promote a healthy environment free of alcohol and other drug abuse.
- Support the expansion of school-based substance abuse programs.

- Expand mental health programs for vulnerable populations.
- In collaboration with the Department of Social Services, support an Adult Protective Services Program to prevent elder abuse, neglect and exploitation.
- Develop family resource centers, including classes, support groups, information, library, and reference hotline.

**Objective 2: Provide care options for senior citizens in Calvert County.**

- Encourage the establishment of additional or expanded assisted-living facilities and nursing homes and the related services to meet current and projected needs.
- Encourage affordable programs that allow the physically and mentally handicapped to stay in their homes and have adequate care and access to services and programs.
- Encourage the development of a long-term care and supportive services plan for Calvert County senior citizens

**Goal 4: Support public safety programs, strategies, and facilities development.**

**Objective 1: Ensure the coordination of efforts and services between state and local governments and between local government departments and divisions in developing effective public safety programs and strategies.**

- Plan the expansion of public safety services and facilities to coincide with projected population growth and identified needs.
- Focus primary attention on crime prevention.
- Ensure that adequate space is provided at the Detention Center.
- Expand marketing of community programs that can help provide after school supervision and/or social services.
- Encourage neighborhood crime prevention programs, including community policing.
- Maintain a strong, ongoing drug and alcohol abuse prevention program.
- Continuously analyze the functionality of the 911 telephone equipment and infrastructure at the Calvert Control Center.

**Objective 2: Ensure that the Emergency Medical Services is able to meet the county's needs.**

- Continue to implement and review for adequacy the county Fire-Rescue-Emergency Medical Services Master Plan.
- Continue to monitor response times and periodically evaluate the need for additional stations and personnel.
- Implement a community awareness campaign.
- Evaluate the use of contracted or private ambulance services.
- Consider cost recovery practices for EMS services.
- Evaluate incentives for increasing recruitment and retention of EMS volunteers.

**Goal 5: Maintain well-managed and effective solid waste and recyclable materials management systems in Calvert County.**

**Objective 1: Implement and maintain programs that promote source reduction, material reuse, and recycling over disposal.**

- Promote source reduction, recycling and mulching initiatives in the county to further reduce the amount of waste requiring disposal.
- Evaluate recycling program effectiveness at least annually to measure progress toward meeting the county's recycling goal of 35%; and implement new programs or policies as needed to maximize the effectiveness of county recycling efforts.
- Establish commercial and industrial reporting requirements to ensure that the county can accurately project and report recycling quantities and future waste and recyclables management needs.
- Promote the recycling of land-clearing debris and work with local compost, grinding, and mulching contractors to develop reuse and recycling applications and/or find markets for the recycling and/or beneficial use of these materials.
- Promote the recyclability of construction and demolition debris and work with local contractors to develop reuse and recycling applications and/or find markets for the recycling and/or beneficial use of these materials.
- Continue to promote the recycling of bulky waste items generated in the county.
- Investigate the potential to establish an exchange program for construction waste from home repair/renovation projects.
- Expand and promote the county's "E-cycle" program to maximize the recovery and reuse/recycling of the growing electronics waste stream.
- Expand education for waste reduction and waste minimization.

**Objective 2: Ensure cost effective and sustainable material management services to accommodate current and future county-generated and/or county-managed residential and commercial municipal solid waste and recyclables.**

- Evaluate the potential for county-administered contract collection for residential waste and recyclables and, if determined to be feasible, implement collection in Town Centers and Villages.
- Evaluate the potential to establish or participate in a hazardous waste exchange where certain household hazardous waste (HHW) materials can be reused or recycled.
- Assist in implementing the county's emergency spillage and leakage plan if a hazardous waste spill were to occur in the county.
- Promote and assist in a medication disposal program initiative.

**Objective 3: Ensure adequate facilities and infrastructure to accommodate current and future county-generated and/or county-managed residential and commercial municipal solid waste and recyclables.**

- Provide Calvert County Customer Convenience Centers no more than ten miles from their residences.
- Monitor the need for additional land-clearing disposal capacity within the 10-year planning period.
- Monitor the need for additional in-county disposal capacity.
- Monitor the need for additional in-county recycling processing services. Consider private marketing and recycling processing or public/private partnerships.

**Objective 4: Collectively plan future initiatives, to the greatest extent possible, with internal county departments and regional county jurisdictions, councils, and other potential partnerships.**

# Sustainability in the Comprehensive Plan

## Sustainability

At its core, sustainability is the process of balancing environmental concerns with social equity and economics. The intersection of these “three E’s” (equity, economics, and environment) is where the quality of life is best obtained. Creating a balance in the “three E’s” requires framing the approach to planning and development differently and use the following six principles to achieve an outcome of sustainable community design.

- **Oriented to Future Generations** – being concerned with planning for future generations as well as with planning for the present generation.
- **Bounded by community growth limits** – approaching development with a consciousness of limits to a community’s local development and population potential; the community’s carrying capacity.
- **Natural and geographic boundaries** – approaching matters based on their natural and geographic characteristics, not artificial and political units.
- **Means to sustainability** – approaches the functional areas of planning (such as transportation, housing and economic development) not as ends in themselves, but rather as means to an end – the end being a sustainable community.
- **Holistic and interconnected thinking** – abandons thinking about functional areas as separate from one another.
- **Public participation** – focus on the desired outcomes for people and broaden the process by which a community discovers, considers and tackles issues.

Calvert County’s approach to implementing sustainability begins with addressing land use goals using natural boundaries focused on defining natural and rural areas (Priority Preservation Areas) and growth areas (Priority Funding Areas). The county’s sustainability success depends upon its long-standing commitment to broad public participation in the planning process and on holistically implementing the actions listed in all chapters in the Comprehensive Plan.

## Land Use’s Sustainability Approach

The Land Use Chapter promotes creating a sustainable land use pattern through a balanced mix of residential, recreational, commercial, and industrial uses and is anti-sprawl. Proposed policies allow mixed uses and higher development intensities that create more efficient land use patterns and spaces in the Town Centers and Villages. Areas like Calvert County that lie at the outer edges of metropolitan areas should be maintained as natural resource protection areas, farming regions, and vacation/recreation/retirement areas. Sustainable Calvert can create images of living communally in small, farm-oriented communities with a strong sense of unity surrounded by wide-open spaces. These energy-efficient land use patterns promote economic and social activities that are less dependent on automobiles.

## **Environment and Natural Resources' Sustainability Approach**

The Environment and Natural Resource Chapter promotes conservation of natural resources, such as surface water, forests, open space, natural systems, and scenic areas and fisheries, so that they will be available for future generations. The chapter also encourages preservation or restoration of environmentally sensitive areas (wetlands, floodplains, wetland and waterway buffers, steep slopes) and large tracts of forested land and wildlife corridors for the beneficial functions they provide as habitat for fauna and flora, nutrient and sediment retention and removal, flood control, and recreation. Sustainable communities conserve natural resources, reduce consumption, reuse products, and recycle.

## **Housing's Sustainability Approach**

Proposed policies promote sustainable building practices that minimize environmental impacts from buildings and landscapes. The proposed policies create a range of housing densities, types, and sizes that provide residential options for citizens of all ages and incomes. This strategy means an adequate percentage of homes needs to be affordable and located away from incompatible uses.

## **Transportation's Sustainability Approach**

The Transportation Chapter promotes creating a sustainable transportation system that allows for shorter and fewer automobile trips by integrating land use activities that complement daily life into the pattern of residential living. It includes policies and actions that promote alternatives to the single-occupant vehicle, such as walking, bicycling, and public transit through mixed-use development and pedestrian-oriented design.

## **Economic Vitality's Sustainability Approach**

The Economic Vitality Chapter aims to balance the provision of commercial services and employment with the maintenance of a high quality of life. Sustainable economic development is necessary to ensure the long-term viability of the community. A reasonable rate of diversified economic growth is encouraged to provide jobs for residents, to increase incomes, and to expand the tax base.

## **Water Resources' Sustainability Approach**

The Water Resources Chapter promotes the safe disposal of wastewater in environmentally sound ways so that groundwater and surface water quality remain viable for fisheries and useful to humans in terms of consumption, irrigation, and recreation. Pollutants need to be maintained at levels below which they might have significant impacts on human health and below the assimilative capacity of receiving waters.

## **Community Facilities' Sustainability Approach**

The Community Facilities Chapter promotes the design of public buildings that will accommodate a variety of uses and are energy-efficient as well as easy to maintain. Public facilities should be prioritized to the Town Centers. There is also a need to ensure that all members of the community and visitors have access to recreational resources, which promotes physical and mental health as well as positive

social interaction. The plan promotes disposing of solid and hazardous waste in ways that have the least environmental impact and are fiscally responsible.

The plan aims to create sustainability-focused school facilities that encourage the future generations to be responsible citizens through environmentally-sensitive design. This provides an excellent learning opportunity that is enhanced by site amenities. These could include water gardens, outdoor laboratories, and planting native vegetation.