

Comments on the Proposed Calvert County Comprehensive Plan (May 2018 Draft)
 Additional Comments Received through August 13, 2018

NAME	GROUP/AGENCY	TOWN	DATE RECEIVED	# OF PAGES
Michael Loyd		Prince Frederick	8/6/2018	2
Anita Brown		Dunkirk	8/7/2018	3
Elizabeth Orlandi		Chesapeake Beach	8/7/2018	2
Deborah Jamerson		Owings	8/9/2018	1
Thomas Kreppel		Huntingtown	8/9/2018	1
Joe Rooney		Port Republic	8/9/2018	1
Elizabeth Clarke			8/9/2018	1
David Runyon		Chesapeake Beach	8/10/2018	1
Janet Wineland		Huntingtown	8/12/2018	2
Randi Vogt		Port Republic	8/12/2018	2
Miriam Gholl	Keep Calvert Country	Port Republic	8/12/2018	42
Michael King		Dowell	8/13/2018	1
Gordon and Mary Burton		Dunkirk	6/19/2018	5 *

* Comments previously provided without attachment.

Holt, Judy C.

From: Michael Loyd <keepcalvertcountry@gmail.com>
Sent: Monday, August 06, 2018 10:07 AM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

As you are aware, Maryland Law requires that:

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Therefore, I am requesting that no growth be proposed in the Plan until studies are conducted to determine the effects on traffic, schools, the environment, water supply, budget, etc. before the Plan is approved.

Specifically, the Plan should first answer the following basic question:

1 - How many households are projected if the growth in the Town Centers and Residential Areas are approved and if water and sewer is allowed to maximize density, as proposed?

Based on the answer to the above, the following additional questions should be answered:

2 - How much traffic will be generated by the projected households? Can our roads accommodated the additional traffic? If not, what road improvements are needed? How will those improvements be funded?

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If studies have in fact been conducted, I request that the results be added to the Plan and that they be shared with the public and the Planning Commission in a public presentation, with adequate time for review, questions and comments.

If studies have not been conducted to answer the above questions, I request that the Planning Commission direct the Consultant and staff to conduct the necessary studies and that the results be presented to the Planning Commission and the public, with adequate time for review, questions and comments, before approval of the Plan.

Thank you.

Michael Loyd

mloyd975@gmail.com

Prince Frederick

Harrod, Felicia R.

From: Anita Brown <anitawb@comcast.net>
Sent: Tuesday, August 07, 2018 3:39 PM
To: Planning and Zoning
Subject: Comments on Chapter 9 of the draft Comprehensive Plan

Please clarify the four town centers you are referencing on page 9-6 (Chapter 9 – Water Resources/Drinking Water Demand): This growth is projected to occur throughout the county, not only in Town Centers, indicating that the planned water system expansions in Town Centers would accommodate the projected population growth, even if the 50 percent of new residents (4,900) from 2015 to 2040 locate in only these four Town Centers. My real concern is whether Dunkirk is included in the town centers since it does not have a county owned water system.

Thank you.

Anita Brown



Virus-free. www.avast.com

From: Anita Brown <anitawb@comcast.net>
Sent: Tuesday, August 07, 2018 3:56 PM
To: Planning and Zoning
Subject: Chapter 9 comments on the Draft Comprehensive Plan

Town Centers – page

Community, multi-use, and shared facility sewer systems will be permitted in Town Centers when needed to support environmental health and/or support county identified economic development goals, when and if cost effective and economically feasible and when consistent with the respective Town Center master plan.

Goal 3: Protect public health and water quality.

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

9.3.1.1 Allow community or shared water and sewer systems in all Town Centers when needed to support environmental health and/or to support county-identified economic development goals, when and if cost effective and economically feasible.

I am wondering if these two very similar statements in Chapter 9, Water Resources don't contradict what Mark Willis and other members of Planning and Zoning members were telling citizens of Dunkirk when they said Dunkirk would only have public sewer and water if the citizens wanted it. Is the county being honest with the residents of Dunkirk or only saying something to appease them at the meeting. I would like to have this issue clarified so everyone is on the same page.

Thank you.

Anita Brown



Virus-free. www.avast.com

From: Anita Brown <anitawb@comcast.net>
Sent: Tuesday, August 07, 2018 4:03 PM
To: Planning and Zoning
Subject: Comments and Questions on chapter 9 of the draft Comprehensive Plan

Goal 3: Protect public health and water quality.

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

9.3.2.2 - .Require septic systems in Town Centers to connect to public WWTPs when sewage collection systems are available and in the event the septic system fails. [PW] My question is who pays for that connection to public sewer if required? Hopefully not the county citizens but the business owners in the impacted Town Center. Thank you for the clarification.

Anita Brown



Virus-free. www.avast.com

From: Elizabeth Orlandi <keepcalvertcountry@gmail.com>
Sent: Tuesday, August 07, 2018 7:01 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

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Thank you.

Elizabeth Orlandi

Eworlandi24@gmail.com

Chesapeake Beach

We were attracted to Calvert County because we were impressed by its dedication to preserving the environment along the Bay and limiting development. Please do not destroy our beautiful county. If folks want big box stores, traffic congestion, and pavement there are plenty of suburbs near by that they will enjoy.

Harrod, Felicia R.

From: Deborah Jamerson <keepcalvertcountry@gmail.com>
Sent: Thursday, August 09, 2018 9:35 AM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

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Thank you.

Deborah Jamerson

Deb.jamerson622@gmail.com

Owings

Harrod, Felicia R.

From: Thomas Kreppel <keepcalvertcountry@gmail.com>
Sent: Thursday, August 09, 2018 11:29 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

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Thank you.

Thomas Kreppel

KrepFamily@comcast.net

Huntingtown

Harrod, Felicia R.

From: Joe Rooney <keepcalvertcountry@gmail.com>
Sent: Thursday, August 09, 2018 3:13 PM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

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Thank you.

Joe Rooney

joe3rd@gmail.com

Port Republic

Holt, Judy C.

Subject: FW: New message via your website, from etclarke@comcast.net

From: no-reply@parastorage.com <no-reply@parastorage.com>

Sent: Thursday, August 09, 2018 4:23 PM

To: keepcalvertcountry@gmail.com

Subject: New message via your website, from etclarke@comcast.net

- **You have a new message:**
- Via: <https://www.keepcalvertcountry.com/>
- **Message Details:**
 -
 - **Name** Elizabeth Clarke
 - **Email** etclarke@comcast.net
 - **Subject** Comprehensive plan
 - **Message** The long term ramifications of adding households to already congested areas without addressing traffic and other potential issues needs to be addressed by the commissioners. Please address these citizen concerns so that Calvert County can remain a pleasant place to live.
- **Sent on:** 9 August, 2018
- Thank you!

Harrod, Felicia R.

From: David Runyon <keepcalvertcountry@gmail.com>
Sent: Friday, August 10, 2018 6:00 AM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

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Thank you.

David Runyon

drun65@aol.com

Chesapeake Beach

Harrod, Felicia R.

From: Janet Wineland <keepcalvertcountry@gmail.com>
Sent: Sunday, August 12, 2018 11:28 AM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

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Thank you.

Janet Wineland

jwinela@comcast.net

Huntingtown

ALL of the above apply!

Holt, Judy C.

Subject: FW: Comments on draft Comprehensive Plan Chapter 2 Key Issues
Attachments: Key Issues comments.docx

From: RANDI VOGT <vogtpr@comcast.net>
Sent: Sunday, August 12, 2018 5:14 PM
To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Cc: Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>
Subject: Comments on draft Comprehensive Plan Chapter 2 Key Issues

Hi Carolyn,

Please forward the attached comments to the Planning Commission. I understand they will be included in the packet for review at their August 22nd special meeting.

Thank you,

Randi

RE: Chapter 2 - Key Issues

Dear Chairman Kernan and members of the Planning Commission,

There are several major differences between the current Comprehensive Plan and the draft you are reviewing now. These appear to be the real “Key Issues” that need to be fully explored before taking any action on the draft. It would be very helpful to hear what each of you thinks on the following key issues:

1. Enlarging Town Centers

A major difference between the currently adopted Comprehensive Plan and the draft you are reviewing now is the recommendation to increase the size of several existing Town Centers.

Do you agree or disagree with this recommendation and why? Whether you agree or disagree, do you believe the Comprehensive Plan is the appropriate document to designate new boundaries or should these issues be determined as part of updates to individual Town Center Master Plans?

2. Residential Build-out

The currently adopted Comprehensive Plan takes the view that the county’s ability to accommodate residential growth is limited by factors such as highway capacity, ground water capacity and the ability to pay for the construction and maintenance of schools and infrastructure such as water, sewer and roads. It identifies a “build-out” number on the basis of these factors, which, in turn, helps determine zoning and land use policy.

The proposed draft has eliminated all discussion of build-out and recommends actions that could significantly increase population growth. Should the issue of build-out be addressed in the new draft and how?

3. Commercial development outside Town Centers

The currently adopted Comprehensive Plan strongly discourages commercial uses outside Town Centers, particularly along highways. The current draft appears to promote more commercial uses outside Town Centers, including along highways. Do you support this change to current policy?

4. Land Preservation

The current Comprehensive Plan strongly supports land preservation programs and policies as a way to support farming, protect the environment, direct growth to designated growth areas and grow a strong tourism economy. The current draft appears to back away from its support of these policies and programs. Is that your intent?

5. Town Center Appearance and Design

The current draft talks about creating attractive “vibrant” Town Centers but the draft is weak on specifics. In your opinion, how important is it to the overall economy and well-being of residents to build and maintain attractive, well-designed Town Centers?

Thank you for the opportunity to comment,

Randi Vogt, Port Republic

Holt, Judy C.

Subject: FW: KCC's Comprehensive Plan Comments for August 22nd Work Session
Attachments: KCC DRAFTS-Chapters 2 and 6 and 8-combined.pdf

From: Miriam Gholi <ghollma@yahoo.com>
Sent: Monday, August 13, 2018 8:25 AM
To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>; Parkinson, Josephine R. <Becky.Parkinson@calvertcountymd.gov>; Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>
Cc: Greg & Tamea Bowen <landstewardshipsolutionsllc@gmail.com>; Randi Vogt <vogtpr@comcast.net>
Subject: KCC's Comprehensive Plan Comments for August 22nd Work Session

Carolyn, Becky & Jenny,

Hope you all had a great weekend. Attached are KCC's comments on Chapters 2, 6 and 8 for consideration at the August 22nd work session. I understand from Carolyn that the agenda package will be assembled today, so I hope the comments can be included.

We, along with many members of the public, have been frustrated by the Planning Commission's lack of discussion concerning comments received up until this point, so we thought we would take another approach and we took the liberty of "editing" the actual Plan Chapters and inserting our comments in the text.

Please let me know if you have any questions and/or have any problems opening the attached file.

Thanks,
Miriam
(410) 474-1324

COVER PAGE - KCC COMMENTS RE: CHAPTER 2 – KEY ISSUES

This chapter lists key issues on which the remainder of the Plan is based; however, the major policy changes (e.g., expansion of the Town Centers and elimination of the "buildout") were not identified as "key issues" by the public. In fact, the reasons behind the major policy changes are not included in this Chapter or anywhere in the remainder of the Plan.

Appendix A, which is to include "copies of the issue papers and the summary (of the results from the workshops)" is not attached to the Plan and has not been provided to the public. **QUESTION: Has the Planning Commission reviewed the results of the workshops and the "key issues" identified by the public?**

Based on these deficits, Keep Calvert Country recommends that no expansions of Town Centers be proposed in the Plan and that the "buildout" policies, which tie the amount of residential growth to the availability of infrastructure, be re-instated.

State Planning expressed similar concerns about the basic framework of the Plan and lack of policy explanations. It does not appear that their concerns have been addressed in the 2nd Draft.

"The impetus for and methodology used to complete this plan should be more clearly described. Generally, the Plan could provide greater detail on the concepts presented and more closely explain their relationship to the plan. It is not always evident how data, case studies, or other input and research was analyzed to augment and evaluate alternatives."

Also lacking from the 2040 Plan are specific "benchmarks" which are currently listed after the "Visions" in the 2010 Plan. Without benchmarks, it is impossible to gauge progress in achieving the goals and objectives.

State Planning also identified this as a problem:

"Goals and objectives are frequently explained in terms of their definition, rather than through evaluation and analysis. Where objectives are identified, actionable steps on how to achieve these outcomes should be presented. The Plan could also identify potential tools, resources, and other stakeholders that could assist with achieving the objectives.

The vision and purpose for this Plan are similar to those for the 2010 Plan. However, this draft represents a shift from the format of the earlier plan. The 2010 Plan contained distinct purpose, plan goals, goal implementation strategies, and funding elements in the overview, along with clear, succinct information to give support for each vision in this section. That structure established the foundation upon which clearly articulated action steps were identified. The current draft reflects a narrative of concepts depicting a future desired state with less analysis explaining how and why the County will achieve it."

Many of the Action Items of the 2010 Plan have been eliminated but are still valid. An evaluation of what Action Items have been completed should have preceded drafting of the Plan. KCC recommends re-inserting the Action Items that are still relevant.

CHAPTER 2. KEY ISSUES

Driving Forces and Trends

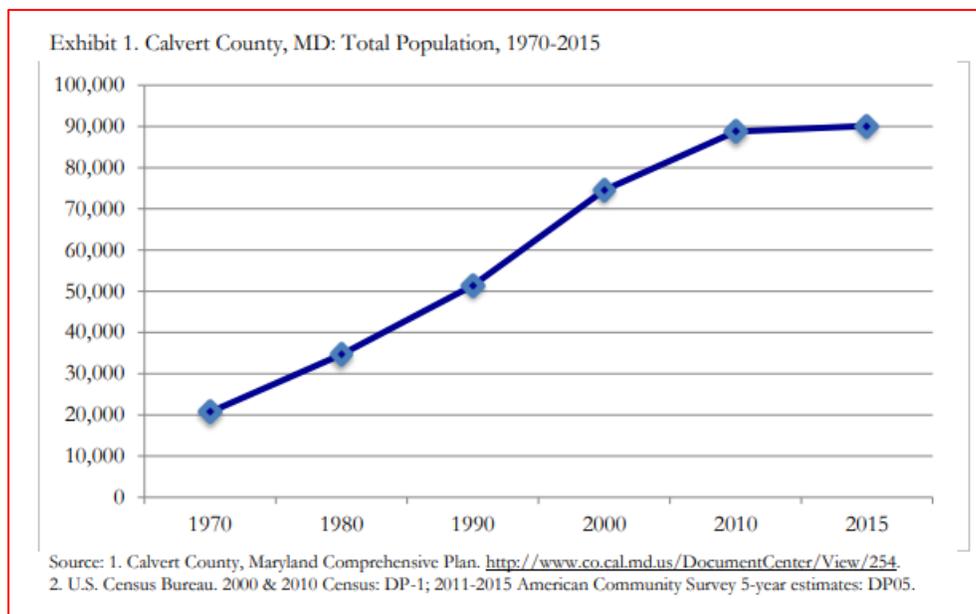
While the Plan focuses on policies and actions that guide the future of Calvert County, that future is also influenced by past decisions and by outside forces beyond the control of county government. To successfully achieve its visons, Calvert County must implement strategies that make positive change in those areas within its control.

Recent and Projected Growth

Two major objectives in the 1997 Comprehensive Plan were to:

- **Establish measurable benchmarks to determine appropriate residential buildout.**
- **Reduce the rate of residential growth in order to limit highway traffic congestion, maintain good schools, maintain sound fiscal policies, and preserve rural character.¹**

Implementation of policies from ~~prior~~ **the 1997 and 2010** Comprehensive Plans has contributed to **a levelling off of** the county's ~~reduced~~ growth rate., ~~which has continually decreased since its peak in the 1970s.~~



Source: Calvert County Economic Development Strategic Plan Update, 2017-2022.
https://www.ecalvert.com/DocumentCenter/View/375/CalvertCountyStrategicPlanUpdate_2017-2022?bidId=

¹ **2010 Comprehensive Plan**

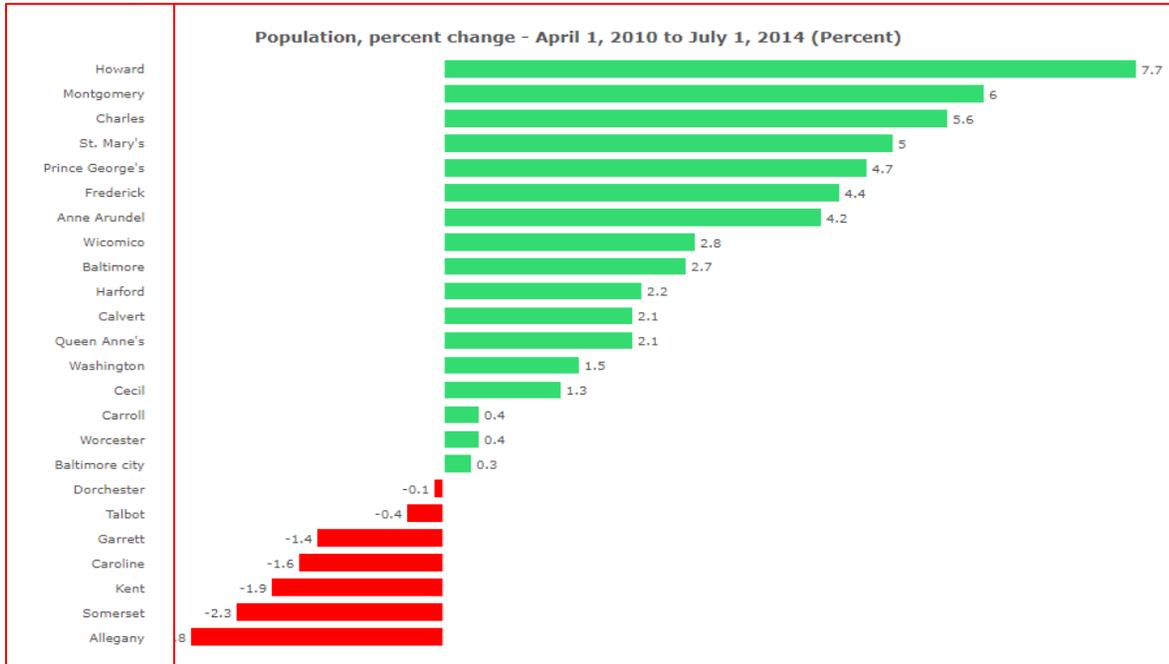
Key: ~~Red strikethrough~~ = DELETION

Bold Red Underline = ADDITION

Yellow Highlight = Text Referenced in Comments

The growth rate is projected to continue to slow into the future (Tables 2-1 and 2-2). As a result, Calvert County has gone from being the fastest growing county in Maryland to 11th, one of the slowest in the metropolitan areas.

KCC COMMENTS: (1) Calvert County should not be compared to other Counties “in the metropolitan area”. The chart below more accurately demonstrates where Calvert falls in the rankings of Maryland Counties (right in the middle). (2) It is not accurate to state the growth rate is “projected to continue to slow” when Table 2-2 shows a jump in the growth rate to 4.4% from 2015-2020 and to 4.9% from 2020-2030.



Source: <https://www.indexmundi.com/facts/united-states/quick-facts/maryland/population-growth#chart>

Table 2-1 Calvert County Population Changes, 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
Population Change (By Decade)								
1930's	1940's	1950's	1960's	1970's	1980's	1990's	2000's	2010's
956	1,616	3,726	4,802	13,956	16,734	23,191	14,174	5,863
10.0%	15.4%	30.8%	30.7%	67.5%	48.3%	45.1%	19.0%	6.6% *

Source: Maryland Department of Planning, August 2017

* Projected

Table 2-2 Calvert County Projected Population Growth, 2015-2040

Population Projections for Calvert County					
2015	2020	2025	2030	2035	2040
90,650	94,600	97,350	99,200	100,050	100,450
Projected Population Change					
2010-2015	2015-2020	2020-2030		2030-2040	
1,193	3,950	4,600		1,250	
2.2%*	4.4%	4.9%		1.2%	

Source: Maryland Department of Planning, August 2017

* Actual percent change

Geography

Two of the factors with strong influences on Calvert County's development patterns are its location and geographic character. Calvert County is a peninsula bounded on the south and east by the Chesapeake Bay and along the west by the Patuxent River. The county is approximately 220 square miles, 35 miles long north to south, and varies in width between five and nine miles. The topography is variable and rugged with an upland plain running from the northwest to the southeast. The Chesapeake Bay edges are characterized by high cliffs that extend from the shoreline to heights of 120 to 130 feet. The higher areas in the middle of the county gradually slope west toward the Patuxent River where the highest concentration of prime farmland is found. There are many creeks in Calvert County, and water generally drains from the central elevation east towards the Chesapeake Bay or west to the Patuxent River.

Calvert County's topography has influenced where roads are located and how the road network has developed. MD 2/4 follows the county's spine with other roads branching off, providing access to development and the waterfront. Because the peninsula is narrow and there are numerous streams and creeks traversing the county, it is difficult to provide multiple north/south routes. There is limited space for alternative routes, and the numerous stream crossings add complexity and cost to any project. Calvert County's transportation spine and many of its local roads have been in place for centuries and have shaped how development has and continues to occur in the county.

In addition, Calvert County's peninsula land form has shaped the location, type, and amount of development that has occurred. The north end of the county has seen a great deal of development because of its proximity to the Washington, DC region and the jobs to be found there. The southern end of the county is very connected to the water, and does not have significant connections to major employment centers. Much of the residential development in the southern end was originally built as summer homes and has been converted to year-round use.

Because Calvert County is a peninsula, it has limited connections to neighboring jurisdictions. This is a benefit in terms of traffic volumes; however, it means that commercial businesses must rely on local demand rather than attracting additional demand from outside travelers. This impacts the amount and type of businesses that Calvert County can support.

Key: ~~Red strikethrough~~ = DELETION

Red Underline = ADDITION

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Keep Calvert Country (KCC) Comments

Page 3 of 10

Slowing Population Growth

~~An important trend Calvert County must contend with is slowing population growth.~~ Beginning in ~~1988~~ **1998**, the county government took policy actions to intentionally slow its **growth** rate. Because of the slow growth rate and the small number of new households and businesses that locate in Calvert County each year, the location of these developments is critically important.

KCC COMMENTS: When a government intentionally slows its growth rate, the results are not something it has to “contend with”. Also, this section should be moved above the “Geography” Section.

In many areas within the Town Centers, the housing stock is predominately single family dwellings on mid-size lots, and the commercial areas are dispersed and vehicle-oriented. It will be difficult to transform these areas to mixed-use, pedestrian-friendly, vibrant communities without an influx of jobs and houses into these areas. Therefore, Calvert County must encourage, incentivize, and direct the development that does occur to the locations most desirable from the perspective of achieving its visions.

KCC COMMENT: Exact numbers of single-family dwellings on mid-size lots vs. multi-family dwellings in the Town Centers are available to staff and should be included here. Also, what size is a “mid-size lot”?

Changing Employment Characteristics

The changing nature of employment within the county, the influx of non-residents filling jobs within the county, and an increasing number of residents traveling long distances to their out-of-county jobs have an impact on the character of the county. Historically, Calvert County’s local economy was based upon agriculture, tourism, construction, energy production, and local-serving retail and service businesses. Residents both lived and worked in Calvert County. Today, the largest employers in Calvert County are the Calvert County Public Schools, Calvert County Government, CalvertHealth (formerly Calvert Memorial Hospital), Exelon/Calvert Cliffs Nuclear Power Plant, and the Arc of Southern Maryland. Most of the remaining top ten employers are service and retail businesses.

The county is experiencing an influx of workers from neighboring jurisdictions commuting to the jobs inside Calvert County. In 2007, 8,239 or 47.2 percent of the jobs in Calvert County were filled by employees living outside the county. By 2011, that number had grown to 8,885 or 49.5 percent of the jobs in the county. (Source: On the Map profiles for 2007 and 2011, U.S. Census Bureau)

KCC COMMENT: The exact source with a link to it should be provided. Is there an explanation as to why this is happening? Is it a trend? Have any changes occurred since the publication of the data in 2007 and 2011?

The population growth of the county over recent decades has brought new high-income residents. These higher incomes belong to residents working at jobs outside Calvert County in the Washington, DC, Annapolis, MD, and Baltimore, MD regions. Based upon median household income, Calvert County is one of the wealthiest counties in Maryland and the wealthiest in Southern Maryland.

KCC COMMENT: The previous section states that population growth has slowed substantially but this refers to growth. Which is it?

The Plan discusses these driving forces and other trends in more detail and recommends strategies and actions to address them. These strategies and actions can help Calvert County maximize its opportunities and overcome the challenges facing the county.

Public Outreach

The Calvert County Department of Planning & Zoning began the first series of public meetings to update the Comprehensive Plan in the summer of 2016. There were four public meetings in the first series. These meetings, each of which were preceded with an open house, included an overview presentation explaining what a comprehensive plan and zoning ordinance are and why they need to be updated; described demographic, housing, and transportation trends; and gave a timeline of the update project. The overview described the importance of this project in advance of the first round of participatory public meetings. Participants were asked: what is the biggest challenge for Calvert County, what is the biggest change over the past 10 years, and what they like best/love about Calvert County. Over 430 people provided responses. A word cloud shows the most frequent response to the question about what they like best/love about the county. The larger the word, the more frequently it appeared in the responses. See Figure 2-1.

Figure 2-1. What Do You Like Best/Love About Calvert County? 2016



KCC COMMENT: This Plan proposes vast expansions of Town Centers and has eliminated all residential growth controls from the current Plan. None of this is reflected in the above “word cloud” or in any of the results of any of the public outreach. Nothing in this section indicates that citizens support the proposed expansions and growth. If this Plan is not being written by the people and for the people, then who is it being written by and for?

To learn about residents' concerns about Calvert County's future and to gather insights into the issues important to them, four Issue Identification Workshops were held in the fall of 2016. Over 210 people attended the four workshops, which were held in various locations throughout the county.

The feedback heard at the workshops more specifically defined five key issues that guided the update to the Comprehensive Plan:

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

After the key issues were defined, the Department of Planning & Zoning held a series of five workshops, each devoted to one of the key issues. Prior to each workshop, a paper providing background on the issue and offering options for strategies to address the issue was made available on the county's website. Reactions were collected through a series of small group discussions and online surveys. A summary of the results from the workshops was provided to the Planning Commission for its consideration. Copies of the issue papers and the summary prepared for the Planning Commission are included in [Appendix A](#).

KCC COMMENT: Appendix A is not attached to this or the previous draft of the Comprehensive Plan. The descriptions of the results from the workshops included here are vague and do not accurately depict the concerns expressed at the workshops. The remainder of the Plan is supposedly based on these results, so it is critical that they be shared with the Planning Commission and public. There seems to be no nexus between what concerns were expressed at the workshops and what is proposed in this Plan (e.g., there was very little, if any, discussion about the need to expand the town centers and eliminate residential growth control policies).

Key Issues

Providing an Efficient and Multi-modal Transportation System

Concerns about traffic delays, pedestrian amenities, bicycle facilities, and transit service pervade discussions of the county's condition and future. Calvert County is surrounded on three sides by water. MD 2/4 is the major highway joining the northern and southern ends of the county. There is only one highway crossing to the west into Charles County and one to the south into St. Mary's County. There are no highway connections to the east. Calvert's geography limits accessibility to the county and presents challenges to the creation of a robust internal transportation network.

Overall, the workshop participants believed that private automobiles will remain the primary mode of travel in the county for the foreseeable future. Sidewalks to serve local communities enjoyed considerable support with interest in improving local bus service also receiving support. Improved bicycle facilities to serve local travel and recreation demands received some interest.

Some participants said there were few stores to go to and that new shopping destinations were necessary. Other participants argued the idea that more people are shopping online, trips to stores might slow down, and a focus on transportation directed to brick-and-mortar stores may not be necessary in the future.

KCC COMMENT: Here is a perfect example of the above comment. How many participants said that new shopping destinations were necessary, and how many argued against?

Participants placed the highest priority on improvements to numerous state and local roads, most notably to MD 2/4. The need for more sophisticated tools for understanding how traffic flows in the county and what future conditions might look like was clear from the public comment.

The 2010 Comprehensive Plan calls for the construction of other sections of the Prince Frederick Loop Road, the network of local roads parallel to MD 2/4 in Prince Frederick. The 2013 Prince Frederick Charrette Report bases its recommended Town Center land use upon these roads. Similar parallel roads systems are in place or should be included in the plans for each designated growth area along MD 2/4.

The participants expressed a need for additional safe and comfortable pedestrian and bicycle connections from housing locations to commercial areas. There was considerable support for pedestrian improvements and continuous sidewalk networks in the communities of Dunkirk, Huntingtown, Prince Frederick, and Lusby. Participants believed walking around Town Centers is dependent upon where one is going and what one has to do. The participants concluded that having more things to do in Town Centers would enhance walkability and bikeability.

While the existing local transit service is generally not perceived as meeting the needs of the participants, there was support for improving service within the currently designated Town Centers and for travel throughout the county.

In a separate online survey, respondents expressed a preference for addressing automobile travel. There were a number of comments supporting improvements for walkers and bicyclists, especially in the Town Centers.

Supporting Options in Community Character

While there was considerable support for directing growth into the Town Centers, there was much concern that not all developed places in the county are or should be the same. There was a general sense that a single category of "Town Center" may not be sufficient to address the various intensities and types of development at key locations in the county.

KCC COMMENT: It is not clear what the intent of these statements is or what they are referring to, and not having the ability to refer to Appendix A for clarification makes it even more difficult to understand.

The issue paper proposed a range of place-types that might be used in a future land use map. Five types of communities were proposed, based upon the variety of development patterns in Calvert County. The initial list included Town Centers, Hamlets, Waterfront Communities, and Residential Transition Zones. The intent of the paper was to seek out suggestions for locations that might fit into each category as a means for developing more specific definitions to reflect Calvert County concerns.

KCC COMMENT: The statement that “Residential Transition Zones” were discussed at the workshop is blatantly false. The category was included on the “position paper” but not discussed and was “scrapped” by the consultant afterwards. It was not until the Land Use Map was presented showing the Residential areas adjacent to Town Centers that the public was informed of the proposal, which includes allowing the extension of sewer service into these areas. This paragraph should be revised to accurately reflect the lack of public participation in this decision or the concept should be presented at a workshop for open debate.

Participants made clear that some place-types would be suited for additional growth, while other place-types would not. Participants generally agreed that Town Centers are suitable for the greatest level of growth and that Villages (Minor Town Centers) are suited for some growth but not as much as Major Town Centers. Waterfront communities are not places for additional growth. Commercial uses, especially along the water, are acceptable in a few of waterfront communities, but not at all in most. Each breakout group was asked to classify various locations as place-types.

Responses to the online survey were also conflicting. There was a strong consensus in favor of Town Centers and a moderate amount of support for Villages. However, there was much disagreement on the favorability of Hamlets, Waterfront Communities, and Residential Transition Areas. There was consensus for the elimination of Hamlets as a place-type.

KCC COMMENT: Again, without Appendix A, this generalization of responses is confusing at best and the PC and public has no way of actually reviewing the results themselves to get a clear picture of what concerns the public actually expressed.

Fostering Vibrant, Walkable Communities with Multi-Generational Opportunities

The Town Centers in the 2010 Comprehensive Plan are the designated areas for most future growth and development. These centers are envisioned as walkable, mixed-use communities with a range of housing and business types.

The overall appearances of Town Centers are somewhat different from the vision, and achieving walkable, bike-able neighborhoods has proven elusive. Even within the Town Centers, the housing stock is predominately single-family on large lots, not necessarily suitable for the financial and lifestyle choices of many younger and older adults. Incomplete sidewalk networks and limited safe locations for bicycling make automobiles more attractive than other travel modes. Many commercial areas look more like strip centers than mixed use, pedestrian-friendly communities. These circumstances indicate that more attention should be paid to the forces that attract the development to the designated growth areas and to the regulations that create attractive environments.

KCC COMMENT: See previous comment regarding accurate numbers of single-family vs multi-family in Town Centers. Earlier, the single-family houses were described as being on “mid-size” lots and here they’re located on “large lots” – which is it? And exactly what size do each of these terms refer to?

The workshop on this issue offered a second opportunity to discuss how county residents perceive various types of places in the county and to envision how they might look in the future. The issue paper proposed more specific definitions for each place-type and a set of characteristics that might be applied to each. Discussion during the workshop provided additional insight into how participants view their own communities and others in the county. Following the workshop, residents of Dunkirk, Huntingtown, and Lower Marlboro submitted additional thoughts about how their communities should look in the future.

Takeaways from the conversations included:

- Prince Frederick is a Town Center and the recommendations of the charrette should inform the goals for this community in the Comprehensive Plan.
- In general, established waterfront communities are not locations for growth.

- Currently there are two-levels of designated growth centers. The 2010 Comprehensive Plan calls them major and minor Town Centers. There was some acceptance of the use of Villages as an alternative to minor Town Center. Some residents from Huntingtown and Dunkirk preferred the designation “Village” for their respective communities.

KCC COMMENT: Then why is Dunkirk proposed as a MAJOR Town Center?!? There is no explanation as to how that proposal came about!

- Availability of water and sewer service, building scale, and whether multi-family units are permitted are seen as key distinctions between Town Centers and Villages (Minor Town Centers).

KCC COMMENT: Dunkirk has none of these features that distinguish between major and minor Town Centers. Its designation should NOT be changed.

- There were some concerns among commercial property owners that restricting the range or intensity of uses in Villages may have a negative effect on their property values.

Place-type definitions were refined after the workshop. After the public review of the October 2017 Draft of the Comprehensive Plan the planning Commission retained following place-types: Major Town Centers, Minor Town Centers, Waterfront Communities, and Residential.

Strengthening Economic Vitality

Many of the county’s perceived opportunities for economic stability and job growth include tourism and special events related to the county’s agricultural businesses and waterfront location. The county’s agricultural heritage and proximity to the waters of both the Patuxent River and the Chesapeake Bay are the backbone of the resource and energy-based industries. A strong and vibrant agricultural economy, including agri-tourism, new crops, and new uses for open spaces are essential to retaining the rural character of the county. Other topics raised in the discussions included providing improved infrastructure of all types - roads, water, sewer, and communications.

This issue paper provided information on commuting patterns, large employers, county tax base, tourism, lost retail and service sales, and household income. Following a summary presentation on the paper, participants responded to **two open-ended questions** about their hopes and concerns for future economic growth in the county.

KCC COMMENT: What were those questions and what were the responses? They should be included here and Appendix A should be attached.

The county also provided an opportunity to respond to the same questions online. Many of those respondents expressed concern about the long-term viability of retail businesses, especially “big box” stores, in light of the growing trend of online shopping. Respondents generally favored smaller, local businesses including farm-based enterprises.

Preserving Rural Character and Directing Growth to Existing Settlements: **“Make it easier for people to build what the county wants, where it wants it.”**

KCC COMMENT: Who is being quoted and where did this quote come from? And to what does it refer?

While there are mixed feelings about the amount of new residential and commercial development in the county, there is near universal consensus that the bulk of growth should take place in designated areas, specifically, the Town Centers. To support that effort, the county should provide incentives and advantages for developers seeking to locate new development in designated areas. Generally, the Transferable Development Rights program and the current array of county policies are not perceived as successfully directing growth into designated areas and protecting the rural areas from increased residential development. Many comments on preserving the county’s rural character discuss how to attract development into the Town Centers.

This issue paper included a review of the policies outlined in the 2010 Comprehensive Plan, recent and projected growth in population and housing, construction approvals, the results of a build-out analysis, and descriptions of the current land preservation programs. At the workshop, staff presented an overview of the county’s planning efforts. Following the presentation, participants developed and ranked proposals for preserving rural character and directing growth by answering two open-ended questions.

In addition to attending the workshop, people had the opportunity to respond to the questions online. In these responses, there was a large consensus over the importance of preserving the county’s rural character and directing growth to designated areas. Many of the respondents voiced suggestions for preserving land. Some suggested increasing the number of preservation districts, while others suggested deflecting development from rural areas by attracting the development to Town Centers. It was also suggested to have a farmers market in each Town Center. There was not a consensus on how to pay for incentivizing the preservation of land. In regards to directing growth to designated areas, many suggested making the Town Centers more pedestrian and bicyclist friendly. Many suggestions also included improving or adding infrastructure in the Town Centers.

KCC Comment: Nowhere in this summary does it indicate that participants expressed a desire to expand the Town Centers. Again, without explanation and justification, the expansions should not be proposed.

COVER PAGE - KCC COMMENTS RE: CHAPTER 6 – HOUSING

General Comments:

1. Many of the statistics are outdated. KCC asks that the PC direct staff to look for more recent #'s and amend language where necessary if the new #'s conflict with the statements made in the Chapter.
2. The number of single-family vs. multi-family houses in Town Centers is mentioned throughout the Plan; however, numbers of the various housing types are not included. KCC requests that the Planning Commission direct staff to add this information to the Plan and to include projects in the pipeline.
3. Question: How did the Md. Dept. of Planning arrive at a 250% increase in population over age 65 - particularly when the percentage in that age group actually decreased between 1990 and 2010? If the Plan is going to use that kind of data, it should include an explanation. It's important because a lot of the argument in favor of increasing the size of Town Centers, density, etc. is based on trying to attract younger people to the county to offset the aging population.
4. As pointed out in our comments about the Chapter 2-Key Issues, nowhere in the Housing Chapter does it call for the vast expansions of Town Centers or Industrial areas, nor any of the other new policies).
5. KCC's comment from Chapter 2 – Key Issues, not having access to Appendix A, which outlines citizens' concerns, makes it difficult to evaluate whether they've been adequately addressed in all other chapters.
6. The numbering system used for the action items is very confusing, especially when the item is considered outside the context of the chapter. KCC recommends the following:
 1. Use the chapter # followed by the action item # (rather than the current 4-digit #s).
 2. Move action items immediately after relevant sections, rather than at end of each chapter so that citizens interested in a specific issue will see them and will not have to sift through all action items to find ones pertinent to their topic of interest.
 3. It is not necessary to repeat Goals with action items since they're listed at beginning of each chapter.
 4. There seems to be no distinction between "Objectives" and the action items listed after them. The objectives read like action items. It is unnecessary to add another level between the Goals and action items. Therefore, KCC recommends listing the Objectives to action items. This will also aid in simplifying the numbering system (see cover page).

CHAPTER 6. HOUSING

Vision

Our Town Centers are attractive, convenient, and interesting places to live, work, and shop.

Benchmark: 35% of all new households are located in Town Centers or immediately around Town Centers.

KCC COMMENT: Lacking from the 2040 Plan are specific “benchmarks” which are currently listed after the “Visions” in the 2010 Plan. Without benchmarks, it is impossible to gauge progress in achieving the goals and objectives.

Goals

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

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

Goal 3: Provide programs to increase housing affordability.

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

State Vision

This chapter supports the Maryland State Visions related to:

Growth Areas. Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.

Community Design. Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

Related County Plans (incorporated by reference)

Master Plans – Individual master plans for the Town Centers.

Background

For many people, Calvert County represents the "American Dream" — home ownership in safe and attractive residential communities. On average, between 2010 and 2014, 81 percent of all occupied homes in the county were owned by the occupant, and almost half of the houses have been built since 1990. The Plan public workshops raised two major concerns that need to be addressed:

- Most housing is out of reach for low-income families and for young adults.

- Most of the County's housing stock is not designed to allow older residents to remain in the home when they are no longer able to take care of large houses and lots or no longer able to live independently.

KCC COMMENT: The “Sustainability Approach” section should be moved here, to be consistent with the structure of other chapters.

Existing Conditions

The number of housing units in Calvert County almost doubled between 1990 and 2010, but since that time, the increase in total number of units has remained very slow. **This is due in part to the growth control measures instituted in the 1997 Comprehensive Plan and the 2008 national recession**, as shown in Table 6-1. Calvert County’s housing stock is predominately single family, although the percentage of multi-family units has increased slightly in recent years, as shown in Table 6-2.

Table 6-1 Total Housing Units in Calvert County, 1990-2015

Years	Total Housing Units	Change
1990	18,974	
2000	27,576	8,602/ 860 average
2010	33,780	6,204/620 average
2011	34,009	229
2012	34,186	177
2013	34,418	232
2014	34,596	178
2015	34,767	171
2016	35,056	289

Source: US Census Bureau: 1990-2010 Decennial Census, 2011-2016 Annual Estimate of Housing Units, and 2016 Population Estimates

Table 6-2 Units per Residential Structure in Calvert County, 2005-2014

	2005 to 2009 Average	2010 to 2014 Average	Percent Change
1 unit structures	95.2%	93.8%	-1.4%
2 or more unit structures	4.3%	5.3%	1.0%
Mobile homes and all other types of units	0.5%	0.9%	0.4%

Source: U.S. Census Bureau, 2012-2016 American Community Survey 5-year Estimates

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.”

Key: ~~Red strikethrough~~ = DELETION

Red Underline = ADDITION

Yellow Highlight = Text Referenced in Comments

Keep Calvert Country (KCC) Comments

Chapter 6 – Housing

Page 2 of 8

Housing Values and Affordability

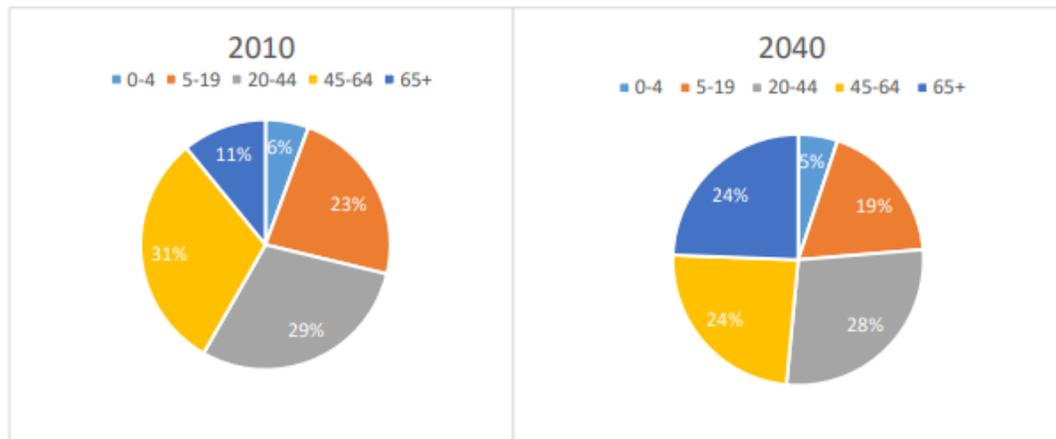
The median value of Calvert County housing has decreased over the past 10 years, but remains higher than the median value in Charles and St. Mary's counties. Calvert County's median value has declined from its 2007 peak at \$425,000 to a low of \$328,000 in 2012. Between 2012 and 2014, Calvert County saw the greatest increase in median housing values of the three **Counties**. It increased to \$340,000 in 2014, while St. Mary's and Charles have remained just under \$300,000.

The federal Department of Housing and Urban Development (HUD) defines an "affordable dwelling" as one that a household can obtain for 30 percent or less of its income.

While Calvert County has the highest median housing values in Southern Maryland, it also has the highest proportion of residents that spend more than 30 percent of household income on housing. A quarter of mortgage holders and over 40 percent of renters in Calvert County pay more than 35 percent of their household income toward housing.¹

The price of housing may partially explain the relatively small changes in population projections for the age groups 20-44 years and 0-4 years shown in Figure 6-1. These groups represent young adults, young families, first-time home-buyers, and families with young children.

Figure 6-1 Calvert County Population by Age Group, 2010 and 2040



Source: Projections prepared by the Maryland Department of Planning, August 2017. Population data from 2010 from the U.S. Census Bureau.

Recognizing these challenges, Calvert County became the first county in the state to participate in the House Keys for Employees Program offered by the Maryland Department of Housing and Community Development. This program matches an employer's contribution toward the down payment and closing costs for first-time buyers purchasing a home in Calvert County with additional funding from the county and from the State of Maryland. Through a combination of State and local funds, eligible borrowers

¹**KCC COMMENT: Source should be cited.**

Key: ~~Red strikethrough~~ = DELETION

Underline = ADDITION

Yellow Highlight = Text Referenced in Comments

could receive up to \$15,000 toward closing and down payment costs for the purchase of a home. Participating employers include:

- Calvert County Government
- Calvert County Public School System
- Calvert Well Pet Clinic
- Chaney Enterprises
- Royale Dining Services

The Housing Authority of Calvert County manages several housing assistance programs for citizens with low or fixed income:

- Housing Choice Voucher (Section 8)
- Rental Assistance Program (RAP)
- Rental Assistance Demonstration (RAD)
- Senior Apartments

The Southern Maryland Tri-County Community Action Committee manages three housing communities in Calvert County intended to provide affordable alternatives for lower income households.

~~Goal 3: Provide programs to increase housing affordability.~~ KCC COMMENT: Not necessary to repeat Chapter Goals, as they are listed at beginning.

KCC COMMENTS: Move action items immediately after relevant sections, rather than at end of each chapter so that citizens interested in a specific issue will see them.

Also, there seems to be no distinction between “Objectives” and the action items listed after them. The objectives read like action items. It is unnecessary to add another level between the Goals and action items. Therefore, KCC recommends converting the Objectives to action items. This will also aid in simplifying the numbering system.

ACTION ITEMS:

Objective 1: ~~6-1~~ Support programs that increase the availability of affordable units.

~~6.3.1.1~~ ~~6-2~~. Encourage public/private partnerships and/or developer-nonprofit partnerships for the development of affordable housing, elderly housing, or upgrading of substandard housing. [CR, ED]

~~6.3.1.2~~ ~~6-3~~. Avoid concentrating subsidized housing. Facilitate affordable housing in all areas. [CR, P&Z]

~~6.3.1.3~~ ~~6-4~~. Continue partnerships in support of funding for public/private housing to be used for low interest loans or grants for affordable housing. [CR]

REINSTATE FROM 2010 PLAN: 6-5. Consider the adoption of inclusionary zoning as a tool to provide affordable housing.

Objective 2: ~~6-6~~. Increase financial education opportunities that support home ownership.

~~6.3.2.1~~ ~~6-7~~. Encourage training seminars to show how to manage finances to own or rent housing and to increase awareness of first-time home-buyer programs in Maryland. [CR, ED]

Effects of Land Use Patterns

An Environmental Protection Agency supported study titled Location Efficiency and Housing Type discussed the effects of location and housing type on energy consumption:

“1. A home’s location relative to transportation choices has a large impact on energy consumption. People who live in a more compact, transit-accessible area have more housing and transportation choices compared to those who live in spread-out developments where few or no transportation options exist besides driving. Choosing to live in an area with transportation options not only reduces energy consumption, it also can result in significant savings on home energy and transportation costs.

“2. Housing type is also a very significant determinant of energy consumption. Fairly substantial differences are seen in detached versus attached homes, but the most striking difference is the variation in energy use between single-family detached homes and multifamily homes, due to the inherent efficiencies from more compact size and shared walls among units. Moderate energy efficient building technologies, such as those qualifying for Energy Star performance, also generate household energy savings that are notable but not as significant as the housing location and type”.²

Calvert County’s development is dispersed, that is, the houses are spread-out throughout the countryside at low densities. When houses are located away from services and public transportation, the occupants are more automobile-dependent. For example, each worker in a household may need a separate vehicle. According to national studies, the average family spends \$8,700³ per year in automobile payments and operating and maintenance costs. Each \$1,000 that could be reduced from automobile expenses would cover the monthly payments on \$10,000 of a house loan.

Proximity to jobs, services, and public transportation could reduce automotive costs. Development of walkable and bikeable mixed use Town Centers that provide a wide range of housing types help to reduce transportation costs. Policies that allow home occupations and permit residents to operate small scale business services and offices out of their homes can reduce work-related travel and promote local entrepreneurs.

The county's pattern of development also isolates residents from recreational opportunities. Public transportation is limited, and many people are too far from conveniences to walk or bicycle, and many old roads have no shoulders.

² Location Efficiency and Housing Type, Boiling it Down to BTU’s, Jonathan Rose Companies, Revised March 2011, https://www.epa.gov/sites/production/files/2014-03/documents/location_efficiency_btu.pdf.

³ AAA 2015 *Your Driving Costs*

Key: ~~Red strikethrough~~ = DELETION

Red Underline = ADDITION

Yellow Highlight = Text Referenced in Comments

~~Goal 1: Provide for full range of housing types in Town Centers to attract and retain multi-generational communities.~~ **KCC COMMENT: Not necessary to repeat Chapter Goals, as they are listed at beginning.**

Objective 1: 6-8. Facilitate the development of a variety of housing types in Town Centers

6.1.1.1 6-9. Continue the policy to allow accessory dwelling units on lots with single family dwellings.

[P&Z]

6.1.1.2 6-10. 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. [P&Z]

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

Objective 1: 6-11. Accommodate residential uses in areas that are traditionally commercial in character **in Town Centers.**

6.2.1.1 6-12. Allow residential uses in mixed-use buildings in the Town Centers. [P&Z]

6.2.1.2 6-13. Explore the potential to incorporate multi-family housing into commercial areas **in Town Centers** to bring uses closer together and allow for redevelopment and infill housing. [P&Z]

Objective 2: 6-14. Encourage location of small-scale personal service activities within a walkable distance of residential uses.

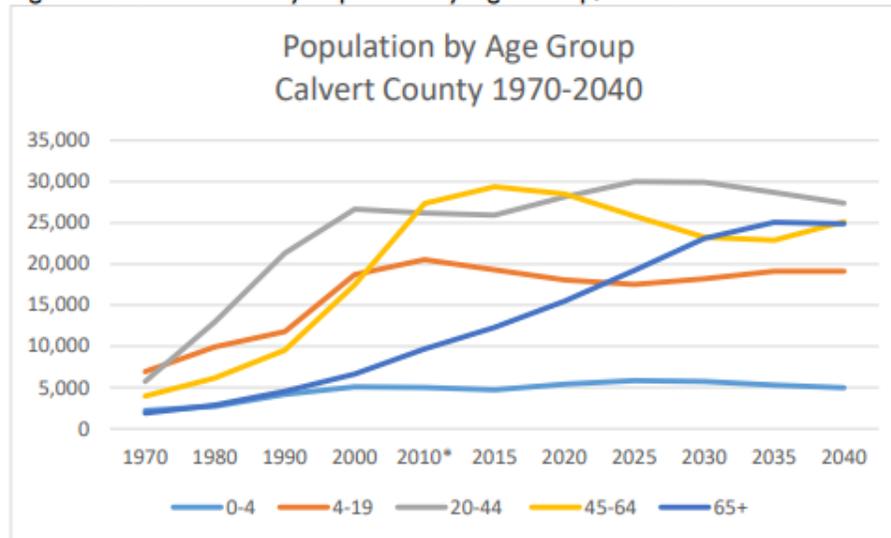
6.2.2.1 6-15. Accommodate home occupations at an appropriate scale in residential areas. [P&Z]

6.2.2.2 6-16. Consider allowing small retail and service uses on the first floor of residential structures **along major roads in Town Centers.** [P&Z, PC, BOCC]

Housing for Seniors

In 1990, about 4,500 people in Calvert County, about 12 percent of the population, were over 65 years of age. By 2010 that number had increased to almost 10,000 individuals, about 11 percent of the population. By 2040, the population over age 65 is projected to increase by about 250 percent over the 2010 number, to about 25,000, which is about 25 percent of the projected population.

Figure 6-2 Calvert County Population by Age Group, 1970-2040



Source: Maryland Department of Planning, August 2017

In 2012, the AARP reached some interesting conclusions about seniors and their expectations about their living circumstances and communities:

- Approximately 90 percent of senior population intends to continue living in the current homes for the next five to 10 years.
- Although 65 percent of Americans between the age of 60 and 70 find it easy to live independently, among those 70 and older, only 43 percent find it very easy.
- Almost 20 percent of Americans aged 70 or older say they cannot live independently.
- More than 25 percent of senior citizens in their 60s are not confident that their communities will have the resources they need to lead a healthy and independent life.
- One in ten seniors have moved in the past ten years to make maintenance easier, that figure increases to 15 percent for those aged 65 to 69.⁴

Combining the county's aging population, the AARP findings, and the current pattern of development suggests that an increase in the demand for new housing and services for seniors is coming. As people age desire to live near drug stores, doctors' offices, and a hospital increases as their demand for these services increases. Proximity to these services becomes even more important for those who are not able to drive.

⁴ 2012 United States of Aging Survey, AARP

Key: ~~Red strikethrough~~ = DELETION

Red Underline = ADDITION

Yellow Highlight = Text Referenced in Comments

There are several options to accommodate seniors as they age in Calvert County:

- Encourage a range of housing options, including senior and **co-housing**, in the Town Centers. **KCC COMMENT: Define co-housing.**
- Construct senior housing complexes in the Town Centers with services provided.
- Encourage universal design in housing units, subdivisions, and multi-family projects. · Provide services to support seniors who are aging in place in their own homes.
- Accommodate assisted living and nursing home facilities in a variety of settings around the county.

Universal Design is the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people regardless of their age, size, ability or disability. An environment (or any building, product, or service in that environment) should be designed to meet the needs of all people who wish to use it.

Goals and Objectives

KCC COMMENT: Move action items immediately after relevant sections, rather than at end of each chapter so that citizens interested in a specific issue will see them.

~~Goal 4: Support aging in place through universal design housing units, especially near health and support services.~~ **KCC COMMENT: Not necessary to repeat Chapter Goals, as they are listed at beginning.**

~~Objective 1: 6-17.~~ Support aging in place through universal design.

~~6.4.1.1 6-18.~~ Encourage the use of universal design principles in the housing units and communities. [P&Z]

~~6.4.1.2 6-19.~~ Reduce parking requirements for housing to serve the disabled and seniors when reliable alternative transportation options are available to residents. [P&Z]

~~6.4.1.3 6-20.~~ 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. [P&Z]

REINSTATE FROM 2010 PLAN: 6-21. Consider legislative actions that will provide tax incentives for retirees to live in Calvert County.

~~Objective 2: 6-22.~~ Locate senior housing near health and other support services.

~~6.4.2.1 6-23.~~ 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. [P&Z, BOCC]

~~6.4.2.2 6-24.~~ Develop incentives for assisted living facilities and nursing homes to be constructed in Town Centers. [P&Z, CR, BOCC]

COVER PAGE - KCC COMMENTS RE: CHAPTER 8 – ECONOMIC VITALITY

KCC notes that the Economic Vitality Chapter paints a very positive picture of the County's economy. It is in stark contrast to the picture painted in the Land Use Chapter and there are several areas where the two conflict. The Land Use Chapter should be revised to reflect the language and policies in Chapter 8.

As pointed out in our comments about the Chapter 2-Key Issues, nowhere in the Economic Vitality Chapter does it call for the vast expansions of Town Centers or Industrial areas, nor any of the other new policies proposed in the Land Use Chapter.

Repeating KCC's comment from Chapter 2 – Key Issues, not having access to Appendix A, which outlines citizens' concerns, makes it difficult to evaluate whether they've been adequately addressed in all other chapters.

Many of the statistics are outdated. KCC asks that the PC direct staff to look for more recent #'s and amend language where necessary if the new #'s conflict with the statements made in the Chapter.

The Dept. of Economic Development offers numerous programs to assist all types of businesses, yet they are not listed in the Plan.

CHAPTER 8. ECONOMIC VITALITY

Vision

We are building a strong local economy based on renewable resources, agriculture, seafood, high technology, retirement, recreation, and tourism.

Benchmarks:

- The commercial real property tax base is expanded from \$459 million in 2002 to \$598 million by 2007.
- In-County jobs are increased by 2,700 from 2002 to 2007 (15,607 to 18,307 in-county jobs).
- The number of visitors is increased from 471,321 in 2002 to 573,000 in 2007.
- **NEW:** The amount spent by visitors is increased to \$ _____.

KCC COMMENT: Lacking from the 2040 Plan are specific “benchmarks” which are currently listed after the “Visions” in the 2010 Plan. Without benchmarks, it is impossible to gauge progress in achieving the goals and objectives. KCC recommends adding these (or similar) benchmarks and updating the numbers.

Goals

Goal 1: Strengthen economic opportunity in Calvert County.

Goal 2: Direct business growth to Town Centers while preserving agricultural land ~~in the Farm and Forest District~~ **and the rural character.**

Goal 3: Expand Calvert County’s tourism industry.

Goal 4: Strengthen educational opportunities in Calvert County **to enhance Calvert’s workforce training and attract high-tech and STEM industries to the County.**

8.1.3.2 Goal 5: Continue to promote the county’s quality of life. ~~{ED}~~

State Vision and Plan

This chapter addresses the following Maryland State Visions:

Growth Areas: Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.

Infrastructure: Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.

Economic Development: Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State’s natural resources, public services, and public facilities are encouraged.

Related County Plans

2017-2022 Calvert County Economic Development Strategic Plan Update - The Economic Development Strategic Plan Update provides information and recommendations to guide the county's economic development strategies for the next five years.

Background

Historically, Calvert County's local economy relied on agriculture, fishing, seafood harvesting, and recreation. By early in the 20th century, tourism and recreation played an important role in the county's economy when the Towns of North Beach and Chesapeake Beach were developed. Over the century Solomons and areas along the Patuxent River emerged as attractive places for second homes, ~~and~~ boating, canoe and kayaking, fishing, agritourism, ecotourism, heritage tourism, overnight accommodations, shops, visitor attractions, and restaurants.

Today, Calvert County's economy is based primarily upon its location within the Washington, D.C. metropolitan area. The county's economy is stable compared to other jurisdictions in Maryland and the nation because of several factors including: 1) a strong local business climate; 2) job market stability; 3) proximity to major employment centers in Washington, D.C. and Virginia; and 4) a strong median household income.

KCC COMMENT: Then why are such vast expansions to Town Centers proposed?

Residents earn above average wages as compared to other Southern Maryland counties and the State of Maryland. Calvert is one of the wealthiest counties in Maryland and the wealthiest in Southern Maryland, in part because of the proximity to federal agency and contracting jobs. However, most of those jobs are in the surrounding counties.

The Dominion Cove Point liquefied natural gas import facility is the most recent addition to a growing local energy sector. ~~and~~ Private sector jobs grew by 1,510 (9 percent) from 2010 to 2015.

The county aims to continue to strengthen business growth by directing development to Town Centers, while preserving agricultural land and the county's rural character.

Sustainability Approach

The Economic Vitality chapter strives to meet the needs of current generations without overburdening future generations. It aims to balance the provision of commercial services and employment with the maintenance of a high quality of life and a healthy environment. Sustainable economic development is necessary to ensure the long-term viability of the community. A reasonable rate of diversified economic growth is encouraged and sustained to provide jobs for residents, to increase incomes, and to expand the tax base.

KCC COMMENTS: This “Sustainability Approach” is basically the definition of “sustainability” with “economic development” thrown in. KCC recommends using the wording from the current Plan, especially the last bulleted item:

Sustainability Issues

Sustainable economic development is necessary in order to ensure the long-term viability of the community. A sustainable community meets the needs of Calvert County residents in the following ways:

- Residential and commercial growth are balanced.
- A reasonable rate of diversified economic growth is encouraged and sustained to provide jobs for residents, increase incomes, and expand the tax base.
- The economy is diversified to ensure a wide variety of job choices for County residents as well as to insulate against cyclical swings in various sectors of the economy.
- Economic development is supported by coordinating land development policies and the provision of public services.
- New growth is accommodated in a manner respecting the environmental, fiscal, and social resources and needs of the County.

National and Regional Trends

Calvert County is part of the larger Washington, D.C. metropolitan region and is impacted by the conditions across the region. Calvert competes with other parts of the greater Washington, D.C. area, Baltimore and Annapolis, and within Southern Maryland for jobs, workers, and residents.

Regional Employment Growth

The Metropolitan Washington Council of Governments prepares forecasts of growth in population, housing, and employment for each county in the metropolitan area. The most recent projections estimated the total employment in Calvert County in 2015 at 34,000, which is projected to increase to 44,300 (by 30 percent) by 2045. This percentage increase is comparable to the projected growth in the other Maryland counties in the region (Table 8-1).

KCC COMMENT: This contradicts the statements in Chapter 2 under “Changing Employment Characteristics” which state that “8,885 or 49.5 percent of the jobs in the County ... were filled by employees living outside the County”.

Table 8-1 Employment Forecasts (Jobs) for Maryland Counties in the Washington Metropolitan Region

Employment Forecasts in Thousands from 2015 to 2045									
County	2015	2020	2025	2030	2035	2040	2045	Number	% Change
Montgomery	520.2	543.5	572.5	604.5	627.4	653.9	678.7	158.5	30.5%
Prince George's	338.6	349.0	366.3	375.7	385.5	393.3	402.1	63.6	18.8%
Calvert	34.0	36.8	39.5	40.9	41.9	43.1	44.3	10.3	30.3%
Charles	46.6	47.0	49.2	52.2	55.4	58.8	61.5	14.9	32.0%
St. Mary's	66.0	70.4	74.3	76.5	79.1	81.8	84.5	18.5	28.0%
Frederick	106.2	110.6	115.6	121.3	127.8	133.9	140.2	34.0	32.0%
Total	1,045.5	1,087.0	1,143.2	1,194.6	1,237.9	1,283.0	1,326.8	281.3	26.9%

Source: Metropolitan Washington Council of Governments, Round 9.0 Cooperative Forecasts

Economic Base

Local Employment

Calvert County's local economy is based upon agriculture, tourism, construction, energy production, and local-serving retail and service businesses. The county's largest five employers are the Calvert County Public Schools, CalvertHealth Medical Center, Calvert County Government, Exelon/Calvert Cliffs Nuclear Power Plant, and the Arc of Southern Maryland (see Table 8-2). Most of the remaining top ten employers are service and retail businesses.

Table 8- 2: Major Employers - Calvert County, 2018

Rank	Employer	Employees
1	Calvert County Public Schools	2,125
2	CalvertHealth Medical Center	1,314
3	Calvert County Government	1,252
4	Exelon/Calvert Cliffs Nuclear Power Plant	825
5	The Arc of Southern Maryland	460
6	Chesapeake Beach Resort & Spa	300
7	DirectMail.com	230
8	Dominion Cove Point	205
9	Safeway – Prince Frederick	200
10	Asbury Solomons	181

Source: Calvert County Department of Economic Development, 2018

Key: ~~Red strikethrough~~ = DELETION

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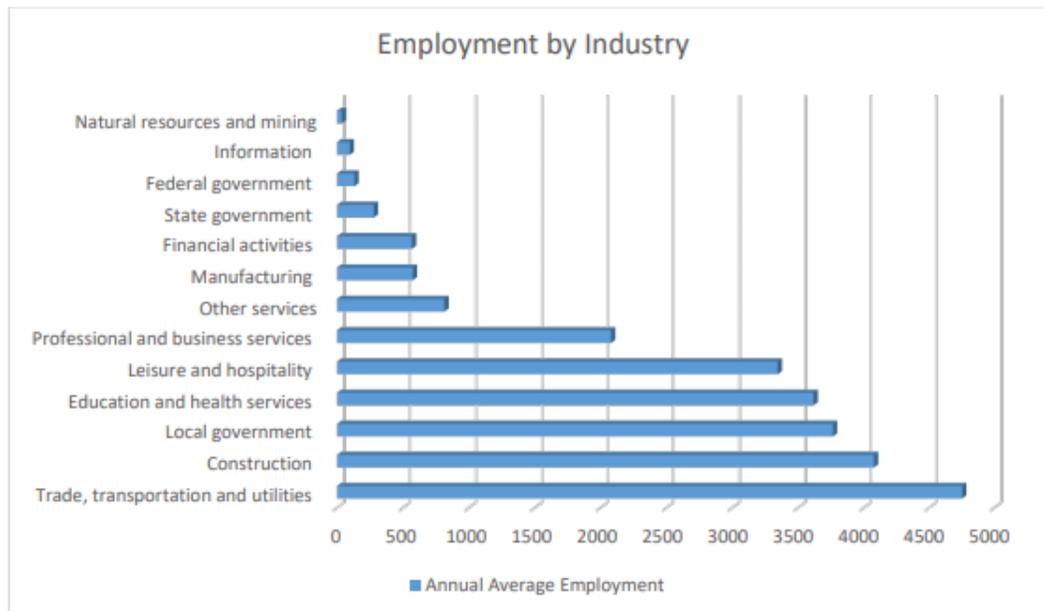
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Jobs by Industry

Calvert County's largest industries are trade, transportation, and utilities (19.7%), construction (16.9%), local government (15.6%), and education and health services (15%), as shown in Figure 8-1. The next largest sector in the county is leisure and hospitality (13.5%), reflecting tourism's importance in the local economy. While many Calvert County residents work for government agencies outside the county, Federal and state government provide only 0.5% and 1.2% of the jobs available in Calvert County, respectively.

Figure 8-1 Calvert County Employment by Industry, 2016



Note: Includes civilian employment only

Source: Maryland Department of Labor, Licensing and Regulation, Office of Workforce Information and Performance

Commuting

Calvert County's location within the Washington Metropolitan Area positions it well for commuting to Washington, D.C. and other employment centers within the region. While Prince Frederick attracts the highest number of local workers, Washington, D.C. provides the second highest number of jobs to county residents. Residents also commute to Waldorf, St. Mary's County, Prince George's County, and Baltimore City.

Figure 8-2 shows that the employed labor force in the county remained essentially constant in recent years as did the split between those with jobs in the county and those commuting elsewhere to work. Calvert County experienced an increase in-commuting from neighboring jurisdictions from 8,900 workers in 2010 to 9,600 in 2015.

While most Calvert County commuters drive alone, the county is served by four commuter bus routes that travel between Calvert County and Washington, D.C., the commuter bus routes originate in St.

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Leonard, North Beach Town, Dunkirk, Sunderland, and Prince Frederick. The southern part of the county is not served by the commuter bus routes.

Table 8-3 Employment In and Out of Calvert County (by County Residents)

Employment In and Out of Calvert County		
	In County	Out of County
2007-2011 average	18,033 (39.9%)	27,163 (60.1%)
2012-2016 average	17,110 (38.1%)	27,762 (61.9%)

Source: Commuting Characteristics by Sex 2007-2011 and Commuting Characteristics by Sex 2012-2016, American Community Survey 5-Year Estimates, US Census Bureau

Tax Base

Real property tax is Calvert County’s largest revenue source, and while the real estate tax base includes residential, commercial, and utility properties, much of the revenue is generated by residential development. Between 2011 and 2016, the county’s residential real property value has experienced a net decrease of \$1.95 billion. This decline is not completely offset by the growth in commercial real property value during the same period. (See Figure 8-3 and Table 8-4.)

Residential uses, particularly the single-family detached units common in Calvert County, historically have required more than a dollar in services for each dollar of tax revenue they provide. In contrast, commercial and agricultural uses require considerably less than a dollar in services for each dollar in tax revenue contributed. The recent reduction in housing values has probably made the disparity between revenue collection and cost of services more pronounced for residential uses.

KCC COMMENT: The first statement argues against increasing the residential growth in the County and shows that doing so will adversely affect the economy. The use of the word “probably” is not appropriate. The Plan should be fact-based and should not include assumptions.

As Table 8-4 demonstrates, the overall assessable base for the county also declined from 2011 through 2016, despite a 17.5 percent increase in the public utility assessment. The completion of the Cove Point Liquefaction Project, a \$3.8 billion investment, is expected to generate an estimated \$40 million increase in property taxes per year.

To provide for additional, sustainable revenue sources, to protect the county from the negative revenue effect of residential property devaluation, and to reduce the government’s direct reliance on its residents for revenue, the Board of County Commissioners seek to increase the commercial real property tax base to provide revenue and offset reliance on the residential taxpayer.

KCC COMMENT: This also contradicts the proposal in the Land Use Chapter to remove the build-out policies and encourage additional residential growth!

Figure 8-2 Calvert County, MD: Real Property Assessable Base (\$ Billions), FY2007-FY2016



Source: Calvert County Comprehensive Annual Financial Report for the Fiscal Year Ended June 30, 2016

Table 8-4 Calvert County Assessable Base, FY2011 v. FY2016

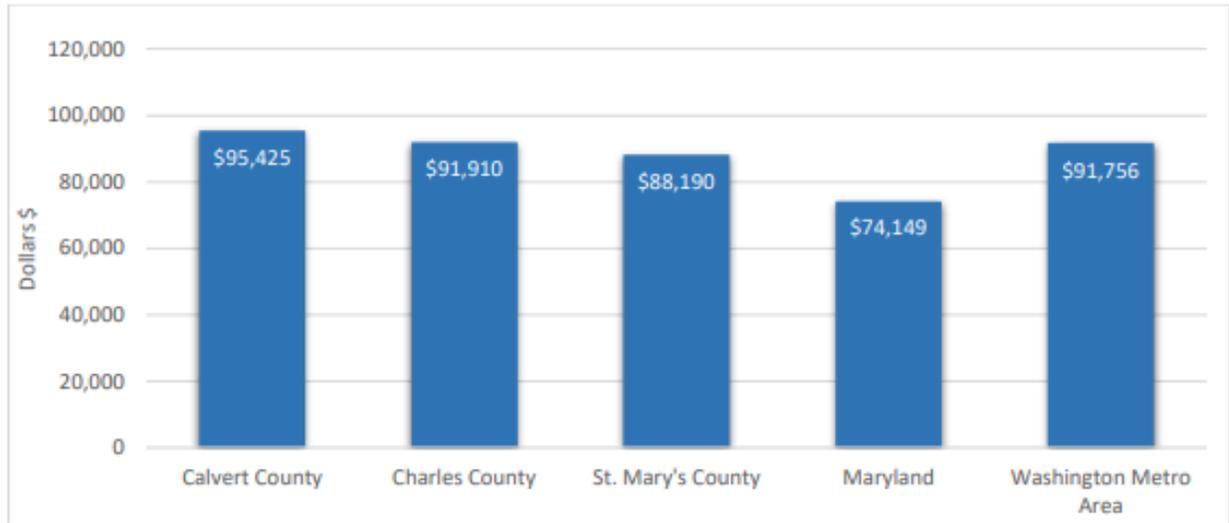
	Assessable Tax Base (\$ Millions)		FY 2011 v. FY2016 (\$ Millions)	
	FY 2011	FY 2016	Net	Percent
Residential Real Property*	\$12,051.74	\$10,096.13	-\$1,955.61	-16.2%
Commercial Real Property*	\$1,260.79	\$1,309.00	\$48.21	3.8%
Public Utility	\$747.96	\$878.73	\$130.78	17.5%
Personal Property (Including Corporations and Banks)	\$126.40	\$127.32	\$0.93	0.7%
Total Assessable Tax Base	\$14,186.88	\$12,411.18	-\$1,775.70	-12.5%

Source: 1. Calvert County Department of Economic Development, "State of the Economy 2014". 2. Calvert County, Board of County Commissioners "Adopted Operating and Capital Budget Fiscal Year 2017 Volume I". 3. Calvert County Department of Finance & Budget, "Calvert County, Maryland. Comprehensive Annual Financial Report For the fiscal year ended June 30, 2016". Note: *FY2016 figures are estimates for these categories.

Regional Median Household Income

Calvert County's residents enjoy an above-average wage when compared to the other Southern Maryland counties as well as the State of Maryland. Based upon income and poverty statistics, Calvert County is one of the wealthiest counties in the state. (See Figure 8-3.)

Figure 8-3 Median Household Income, 2014



Source: Income in the Past 12 months (in 2014 Inflation-Adjusted Dollars), American Community Survey 5-Year Estimates, US Census Bureau, 2014

Economic Outlook

Five-Year Strategic Plan

Calvert County's Economic Development Strategic Plan Update for 2017-2022 establishes economic development priorities for the coming years. The Strategic Plan's central recommendations include accelerating the development of Town Centers and increasing incentives to agribusinesses.

KCC COMMENTS: Move action items immediately after relevant sections, rather than at end of each chapter so that citizens interested in a specific issue will see them and will not have to sift through all action items to find ones pertinent to their topic of interest.

Also, there seems to be no distinction between “Objectives” and the action items listed after them. The objectives read like action items. It is unnecessary to add another level between the Goals and action items. Therefore, KCC recommends listing the Objectives to action items. This will also aid in simplifying the numbering system (see cover page).

ACTION ITEMS:

~~Goal 2: Direct business growth to Town Centers while preserving agricultural land in the Farm and Forest District~~ **KCC COMMENT: Not necessary to repeat Goals here.**

~~Objective 1:~~ **8-1.** Encourage development in Town Centers.

~~8.2.1.1~~ **8-2.** Streamline the development review process in Town Centers. Maintain a fast-track permitting process for targeted businesses. [P&Z]

~~8.2.1.2~~ **8-3.** **During the Master Planning process for each Town Center, evaluate and P**provide for adequate amounts of land zoned for business development in appropriate locations in Town Centers. Provide flexibility in the zoning regulations related to business development. [P&Z]

~~8.2.1.3~~ **8-4.** Explore the use of TDRs to increase commercial intensity in Town Centers. [P&Z]

~~8.2.1.4~~ **8-5.** Maintain an online presence of tools and resources for county businesses and businesses looking to locate in the county. [ED]

~~8.2.1.5~~ **8-6.** Provide county staff designated for each Town Center. [P&Z]

~~8.2.1.6~~ **8-7.** Create more walkable, bikeable, and connected Town Centers. [P&Z, PW, BOCC]

~~Objective 2:~~ **8-8.** Provide incentives for business development in Town Centers ~~and Employment Centers.~~

~~8.2.2.1~~ **8-9.** Consider loans, tax reduction, and changes in taxing policies within State designated Priority Funding Areas (PFAs), grants, infrastructure, and training for workers. [BOCC, ED]

~~Objective 3:~~ **8-10.** Make improvements to public services and facilities in Town Centers.

~~8.2.3.1~~ **8-11.** Direct public investment to infrastructure, services, and support facilities in Town Centers. [BOCC, PW, GS]

~~8.2.3.2~~ **8-12.** Develop **cost-sharing strategies** that leverage private sector investment in water and sewer extensions in Town Centers in order to protect environmental health or support county-identified economic development goals. [PW] **KCC COMMENT: This is not consistent with the Land Use Chapter that calls for “developer-funded” water and sewer. Does this refer to “cost-sharing strategies” that require the County (taxpayers) to pay for expanded water and sewer? If so, the consistency needs to be corrected to clearly state who would pay for these systems.**

Economic Opportunities

Based on the county's list of top employers, new businesses coming to or starting in Calvert County are likely to be small to mid-size businesses with 200 employees or less. New jobs in Calvert County are most often expansions of existing home-based businesses that outgrow their residential locations or small businesses of 10 to 20 employees.

These smaller-scale, idea-based employers are well-suited to locate in Town Centers. Focusing commercial and employment development in Town Centers is crucial to creating the energy and vibrancy necessary to attract additional businesses. Communities that attract new mid-sized businesses typically offer a variety of housing types and price points, are walkable and attractive and have good schools and recreation opportunities to attract young families and emerging professionals.

ACTION ITEMS:

~~Objective 2: 8-13.~~ Develop a path for growth for new businesses.

~~8.1.2.1 8-14.~~ Encourage entrepreneurship in Calvert County by providing technical and financial support for new businesses. [ED]

~~8.1.2.2 8-15.~~ Allow a broad range of home-based businesses with appropriate limitations on size and number of employees. [P&Z]

~~8.1.2.3 8-16.~~ Consider developing/encouraging incubator spaces 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. [ED, P&Z]

~~8.1.2.4 8-5=17.~~ Clarify provisions for temporary uses (e.g. temporary pop-up businesses, outdoor sales, mobile food service, and farmers' markets) on private property. [P&Z]

Calvert County's Existing Sectors

While many county residents commute to jobs outside of the county, the local economy is anchored by agriculture, seafood, health care, retirement, recreation and tourism, renewable resources, and energy businesses and institutions.

Agriculture and Agribusiness

KCC COMMENT: Agricultural is a business. Does the term "Agribusiness" refer to businesses other than farming? Perhaps it should be defined.

Agriculture is a vital part of Calvert County's economy and a central aspect of the county's rural identity. Agricultural land accounts for 24 percent of the county's land area, including 32,901 acres of farmland according to the 2012 U.S. Census of Agriculture.

- Farms in Calvert County are smaller than the national average; most are less than 180 acres, with an average size of 122 acres. The average farm size in the United States is 442 acres (USDA National Agricultural Statistics Service).
- In fiscal year 2014, agriculture accounted for \$272.5 million, or 2 percent of the total tax base.

Key: ~~Red strikethrough~~ = DELETION

Red Underline = ADDITION

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- Of the 269 farms reporting in 2012, almost half of the farm operators were full-time operators.
- Over 80 farms were involved in the equine industry.
- Farm operations are shifting from traditional agriculture to specialty agriculture, farm-to-table businesses, and agri-tourism.
- The market value of agricultural products sold rose from \$4 million in 2007 to \$11.1 million in 2012: 95 percent was from crop sales and 5 percent was from livestock sales.

Calvert County has four farmers markets that connect residents with local agricultural producers: in Barstow, Prince Frederick, Solomons, and North Beach.

Land use regulations are essential to the preservation of farmland in the county. Residential subdivision development has expanded in Calvert County’s rural areas in recent decades, reducing the amount of viable agricultural land and increasing conflicts between farmers and their non-farming neighbors. In addition to traditional agricultural activities, farm operators are turning to agri-tourism and specialty agriculture to develop a niche rural market in the county.

The county also has significant potential to expand tourism-related agribusinesses such as farm-to-table restaurants, breweries, wineries, farmer’s markets, and community-supported agriculture (CSA). These activities can create concern among neighbors. The Calvert County Economic Development Strategic Update, 2017-2022 recommends providing incentives to support the growth of agribusiness. Balancing the needs of these important contributors to the local economy with the expectations of rural residential neighbors is crucial.

KCC COMMENTS: (1) the statement that “residential subdivision development has expanded ... seems to contradict the “slow growth” statements of the Land Use Chapter. (2) Are the statements about conflicts between farms and residential neighbors fact-based? Sources should be cited.

Seafood and Marine Businesses

Fisheries are locations for loading, unloading, and processing finfish and shellfish; docking and mooring commercial fishing boats and vessels. Calvert County is geographically located to facilitate the commercial harvesting of finfish and shellfish; and ensure reasonable access to the waterways of the State by commercial watermen. The waters of the Patuxent River and the Chesapeake Bay have historically supported a strong seafood industry. Watermen harvest blue crabs, oysters, and many types of finfish.

The county’s Marine Commercial Districts are located in Solomons, Lusby, Long Beach, and Breezy Point, White Sands, Broomes Island, and Hallowing Point. In addition, there are marine facilities in the Town of Chesapeake Beach. These areas accommodate businesses that supply and cater to marine activities and needs. Calvert County is a destination for boating, both for people who choose Calvert County as a homeport for their boat and for people who visit by water. There are opportunities to enhance these destinations, grow local businesses, and increase outdoor tourism.

KCC COMMENT: “Marine Commercial Districts” refers to a zoning category, and there are none in Solomons since it’s a Town Center. Perhaps “Marine Commercial areas” would be more accurate.

The county operates the Solomons Waterman’s Wharf, which accommodates watermen in need of a location for off-loading their catch. The Board of County Commissioners’ established the Waterman’s

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Wharf Oversight Committee, which is responsible for the criteria/procedures for use of the wharf, implementation, and enforcement. The wharf is leased from the Chesapeake Biological Laboratory for use by watermen engaged in commercial ~~fishers~~ fisheries.

Charter boat services operate out of Solomons, Breezy Point, and Chesapeake Beach to accommodate visitors looking for the opportunity to fish, crab or cruise the waters of the Chesapeake Bay and Patuxent River. The Calvert County Watermen’s Association represents the interests of local commercial operators who make their living harvesting seafood from the nearby waterways. Fresh local seafood can be purchased at businesses in Chesapeake Beach, Solomons, St. Leonard, and Huntingtown. Many county restaurants feature local seafood on their menus.

Despite these efforts, seafood production in the county has decreased significantly since the early 1900s with the decline in stocks due to poor water quality, overfishing, and poor fisheries management. The total weight in seafood production for commercial landings has decreased throughout the state of Maryland since 2010. Both the blue crab and oyster populations in the Chesapeake Bay have declined significantly, which negatively affects the county’s seafood industry. In the past decade there has been an effort to diversify into heritage tourism. Watermen Heritage Tours is a partnership that trains watermen and women in conducting heritage tours and helps promote the tours.

~~Goal 1: Strengthen economic opportunity in Calvert County.~~ **KCC COMMENT: Not necessary to repeat Goals here.**

ACTION ITEMS:

~~Objective 1: 8-18.~~ Support and grow agricultural, seafood and marine industry opportunities.

~~8.1.1.1 8-19.~~ Work with farmers and watermen to ensure their industries continue thriving in Calvert County. [ED]

~~8.1.1.2 8-20.~~ Provide incentives for agribusiness, including agri-tourism, farm-to-table, and value-added farm products. [ED]

~~8.1.1.3 8-21.~~ Provide space and support the operations of farmers’ markets in Town Centers. [ED]

~~8.1.1.4 8-22.~~ Consider loans, tax reduction, and changes in taxing policies within State designated Priority Preservation Areas (PPAs), grants, infrastructure, and training for agricultural business workers. [BOCC, ED]

Health Care

Health care is a major employer for Calvert County with 3,500 people employed. CalvertHealth Medical Center, a 141-bed acute care facility in the northern end the Prince Frederick Town Center, is the second largest employer in the county with a work force of 1,314. A concentration of medical services has developed around the hospital complex. The county is also home to **about 20 assisted living facilities** providing a range of care levels. As the county residents continue to age and the regional demand for health care services continues to grow, the sector can be expected to expand. A specialty health care industry focus on retirees’ specific health concerns would have a strong advantage in Calvert County.

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KCC COMMENT: The use of the word “about” is not appropriate. The Plan should be fact-based, and the exact number of assisted living facilities is readily available to staff.

Retirement

Over the past several decades Calvert County has attracted retirees drawn to the area’s natural beauty, waterfront location and proximity to Washington, DC. In-migration of retirees creates substantial economic impacts such as increased sales, labor income, and part-time employees. The population of people over 65 increased significantly between 2005 and 2014 and these older residents are increasingly staying in Calvert County. Retiree spending and Medicare spending in the county provide a boost to local businesses and to healthcare providers. Medicare payments to hospitals, doctors, and other medical providers are substantial.

Calvert County is in a strong position to continue attracting retirees, particularly to Town Centers, if those locations provide a range of housing types, access to quality health care, walkable environments that do not require vehicle ownership and activities that entertain and educate.

ACTION ITEMS:

~~Objective 3:~~ **8-23.** Attract retirees to Calvert County.

~~8.1.3.1~~ **8-24.** Define a specialized Retirement Location brand. [ED]

Energy

Calvert County has two large energy-related facilities that provide a significant tax base for the county: Calvert Cliffs Nuclear Power Plant and the Dominion Cove Point Liquefied Natural Gas facility. Calvert Cliffs Nuclear Power Plant operates on a 1,500-acre site in Lusby and is the county’s fourth largest employer. Its two units can generate 1,757 net megawatts (MW) of energy per year. Most the plant’s 850 employees live in communities in Calvert County.

The Dominion Cove Point Liquefied Natural Gas facility, which went into service in April 2018, provides bi-directional service of import and export of liquefied natural gas (LNG). This LNG export project offers substantial benefits to Calvert County, with an **estimated** tax revenue increase of \$40 million annually.

KCC COMMENT: Again, precise facts and figures should be included in the Plan, and the facts and figures about Dominion should be readily available to staff.

Payments in Lieu of Taxes (PILOTs) from the county’s energy industries are a large component of the county’s revenues. The Exelon/Calvert Cliffs Nuclear Power Plant provides approximately \$20 million each year. The county government and Dominion Cove Point entered a 15-year PILOT and tax credit agreement. In FY18, the county government receives a one-time \$25 million payment from Dominion Cove Point. The PILOT locks in the existing equipment value at \$15.1 **million** for the first 5 years of the PILOT (without the agreement, the existing equipment was projected to decline). A tax credit begins in the sixth year of the PILOT, providing a 42 percent tax credit on new and repurposed equipment. The county will receive an approximate \$40 million increase (on average) per year in tax revenue.

Key: ~~Red strikethrough~~ = DELETION

Red Underline = ADDITION

Yellow Highlight = Text Referenced in Comments

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Calvert County's Emerging Industries

As Calvert County seeks to expand its economic base and attract residents, it should encourage development of solar energy and growth in its high tech, commercial and retail sectors, with attention to developing incentives and resources for entrepreneurship and innovation.

Solar Energy

The Maryland Renewable Energy Portfolio Standard Program (RPS) requires that 2 percent of the state's energy come from solar by 2020. Incentives such as the State of Maryland's Renewable Energy Credit (REC) and the Federal Business Energy Investment Tax Credit have accelerated solar array development in Maryland to meet the state's goal and tap into the accompanying business opportunity. Maryland's agricultural land is well suited for the installation of solar arrays and solar companies have rented rural land throughout the state of Maryland to install solar panels across fields formerly used for agriculture.

While Calvert County does not currently have any large solar arrays, **some of the county's agricultural land area provides an opportunity to consider solar energy production. Such use would be appropriate for agricultural land that is not suitable for crop production or livestock and/or is not eligible for preservation in one of the County's programs.** Depending upon their design, solar arrays may lead to conversion of tillable farmland, but are a source of consistent income. Of particular concern when permitting solar arrays are whether the installation allows for ongoing agricultural uses and provisions for removal of the solar collection equipment when energy production ends.

KCC COMMENTS: Has the ag community weighed in on these statements? KCC agrees that solar arrays would be an appropriate use on some agricultural lands, but it should be made clear that it would not be appropriate on prime agricultural lands that would be better suited for producing crops or livestock.

ACTION ITEMS:

Objective 4: 8-25. Consider new renewable energy opportunities.

8.1.4.1 8-26. Research and develop land use policies to allow for solar energy production consistent with county preservation, economic development and land use policies. [P&Z]

8.1.4.2 8-27. Offer farmers opportunities to lease their land for solar arrays under appropriate conditions. [P&Z]

High Tech Industries

Because Calvert County is a peninsula with limited transportation access and alternatives, it is unlikely to become a major manufacturing, transportation, or logistics hub. However, the county may be successful in attracting new economy industries such as software development or professional services jobs that produce ideas instead of physical goods. Because many of these jobs can locate anywhere, the quality of life and cost of living offered in Calvert County will be key decision points for employers and employees. 8-12 These businesses and their employees depend upon secure high-speed and uninterrupted, high-capacity internet connections.

Commercial and Retail

~~A 2011 retail leakage report estimates how much Calvert County residents are spending outside the county in retail and personal service categories (Table 8-5). Residents frequently request two of the top three categories - food service & drinking places and clothing & clothing accessories - as new businesses in the county. The report also estimates the additional gross leasable area needed to accommodate the local demand for retail services. Growth in commercial and retail space should be targeted primarily towards restricted to Town Centers.~~

Table 8-5 Estimated Lost Spending and Additional Retail Space Demand from County Resident Retail Spending Outside of the County, 2011

Retail Category	"Lost" Spending	Additional Retail Space Demand (Square Feet of Gross Leasable Area)
Furniture & Home Furnishings	\$30,389,414	202,596
Electronics and Appliances Stores	21,282,271	35,470
Building Materials, Garden Equipment Stores	113,020,637	452,083
Health & Personal Care Stores	27,513,762	29,906
Clothing & Clothing Accessories	73,462,761	222,615
Sporting Goods, Hobby, Book, Musical Instrument Stores	27,386,688	127,380
General Merchandise Stores	55,511,443	170,804
Miscellaneous Store Retailers	23,494,797	78,316
Foodservice & Drinking Places	88,665,383	264,673
Total	\$460,727,356	1,583,843

Source: Retail Purchase Power Analysis, Calvert County, Maryland (Conducted by Fore Consulting, December 2011)

KCC COMMENTS: *The Fore Report is outdated and is flawed, as it estimates all the money that each household spends on items and figures out how much of each type of retail actually is being spent in Calvert. Then it goes on to have us believe that we should build enough retail square footage to cover every bit of the economic leakage we are experiencing. This assumption is faulty for the following reasons: (1) It fails to recognize that all counties experience major retail leakage because people shop where they work (and Calvert is and always will be a commuter county); and (2) It fails to factor increasing online purchases. The Wall Street Journal reported in 2017 that "American retailers are closing stores at a record pace this year as they feel the fallout from decades of overbuilding and the rise of online shopping." <https://www.wsj.com/articles/brick-and-mortar-stores-are-shuttering-at-a-record-pace-1492818818>*

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Recreation & Tourism

Calvert County has many natural, cultural, recreational, and historical resources that draw residents and visitors to the county. The impact of the tourism industry on the county's economy is significant. In 2015 the tourism industry employed 2,071 workers in Calvert County. Total tourism tax receipts were \$37.7 million. Calvert County's 2015 visitor counts increased by 109,264 visitors, or 33.4 percent, over 2010. Total tourism industry sales increased from \$125 million in 2010 to \$146.8 million in 2015. However, there was less spending per visitor in 2015 than in 2010.

Calvert County's prehistoric and colonial history, its natural features and waterfront location, and its agricultural heritage offer numerous settings and experiences that can attract visitors from throughout the Baltimore-Washington region for day, weekend and overnight adventures. Programs to increase these offerings could include training for hospitality jobs, supporting research into local history and archaeology, creating festival events and locations to showcase local attractions, and appropriately balancing the need to protect residents' quality of life with the demands of running tourist-oriented businesses on sites that may be distant from major roads and commercial centers.

A key goal of expanding Calvert County's tourism industry is to increase the amount of money each visitor is spending while continuing to increase the number of visitors. Expanding the per visitor expenditures is challenging because many of the county's attractions are natural assets, which are relatively inexpensive attractions. In addition, because of Calvert County's location, it is easy for visitors to spend only the day. The county should continue to develop strategies to increase the number of visitor attractions so that a visitor needs more than one day to see them and to create "destination" accommodations and dining so that people spend the night.

Tourism can also be supported in Calvert County by expanding local dining and shopping; creating more walkable, bikeable, and connected Town Centers; attracting travelers who may be visiting the area without cars; and providing more and better access to the water.

~~Goal 3: Expand Calvert County's tourism industry.~~ **KCC COMMENT: No need to repeat Goals here.**

~~Objective 1:~~ **8-28.** Increase the number of visitors in Calvert County.

~~8.3.1.1~~ **8-29.** Provide expanded and improved access to the Chesapeake Bay and Patuxent River.

~~8.3.1.2~~ **8-30.** Support and coordinate marketing of special events and tourist attractions within the county. [ED]

~~8.3.1.3~~ **8-31.** Explore options, such as weekend shuttles serving Washington, D.C., to attract visitors without cars. [ED]

~~Objective 2:~~ **8-32.** Increase the amount of money visitors are spending in Calvert County.

~~8.3.2.1~~ **8-33.** Support the establishment of "destination" accommodations and dining to draw overnight tourism. [ED]

~~8.3.2.2~~ **8-34.** Encourage development and expansion of **small-scale**, high-end, retail businesses with a local flavor. [ED] **KCC COMMENT: KCC applauds the intention to focus on small-scale retail, rather than big boxes.**

Key: ~~Red strikethrough~~ = DELETION

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Strategies

Town Centers

The Town Centers and incorporated municipalities are the focus of the county's commercial and employment activities. These places are designated for the higher intensity and greater variety of commercial and residential development within the plan boundaries. There is a mix of uses intended to serve a community of all ages, with special attention paid to senior citizens and young adults. Additional retail such as restaurants, clothing stores, and personal service businesses would increase the local tax base and satisfy these residents' currently unmet needs. One approach would be to assign a county staff person to each Town Center with the responsibility to coordinate development activities, to promote special events, and to facilitate cooperation between and among businesses and residents.

Directing commercial, retail, and housing development to Town Centers is a central element in strengthening economic vitality in Calvert County and an important counterpart to policies designed to preserve the county's rural land.

The built form plays a significant role in the success of Town Centers as economic centers. A denser pattern of businesses, housing, and office space in Town Centers would reduce the travel time to work and shopping locations and create more vibrant and accessible centers of commerce. Walkable communities with a range of housing opportunities and attractive recreational facilities are important in retaining and attracting young professionals and entrepreneurs. A well-connected road system, public transit, bike connectivity and pedestrian infrastructure between Town Centers and surrounding communities are important links to connect consumers with retail and residents with economic opportunities within the county.

Prince Frederick is the seat of county government and is the logical location for governmental, educational and legal services. Prince Frederick's other attraction is the CalvertHealth Medical Center; many private medical professionals have offices in Prince Frederick. With a location near the geographic center of the county, Prince Frederick also functions as a regional retail center.

Dunkirk has the potential to be one of the county's major employment centers due to its proximity to Washington, D.C. and the area's airports, interstate highways, and metropolitan centers. Dunkirk currently serves as a retail and service center, and significant commercial growth is possible.

KCC COMMENTS: A decision as to whether Dunkirk becomes "one of the County's major employment centers" should be made during the Town Center Master Plan update, after much study and citizen input.

In the southern part of the county, Solomons' unique geography, location on the water, and historic atmosphere make it well-suited as a recreation destination. In addition, Solomons continues to be an attractive location for retired persons to locate, both in planned retirement communities and in existing neighborhoods, while Lusby is emerging as a place for growing commercial and office space development.

The incorporated towns of North Beach and Chesapeake Beach are experiencing resurgence in tourism and the development of small businesses. Strong economies in the two municipalities reinforce the

county's economy. The county's economic development plans and efforts must coordinate with and reinforce those of the two municipalities.

Education and Workforce Development

The College of Southern Maryland is a hub for career planning, job and life skills training, and internship and job placement services in the fields of Science, Technology, Engineering, and Mathematics (STEM). Encouraging education and training of Calvert County's workforce in these fields provides skills needed by the county's current employers and the possible expansions associated with them. New companies may be interested in locating in Calvert County, attracted by a quality workforce. In addition, the College of Southern Maryland can expand its services as an incubator for local entrepreneurs looking for advice on how to start or expand their businesses. Human resource programs involve universities sharing their research with local businesses.

The Chesapeake Biological Laboratory, located in Solomons, is a University of Maryland research lab with a team of scientists that focuses on fisheries, environmental chemistry and toxicology, and ecosystem science and restoration ecology. The Chesapeake Biological Laboratory provides educational opportunities for graduate level students, in addition to public education and outreach programs for younger students.

The Patuxent Environmental & Aquatic Research Laboratory (PEARL), located near St. Leonard, was founded in 1967 by The Academy of Natural Sciences and became part of Morgan State University in 2004. Research at the site focuses on coastal ecosystems and especially upon the Chesapeake Bay and its tributaries. It encourages research by visiting scientists and provides educational opportunities for high school, college and graduate students.

These educational opportunities in STEM fields can provide a foundation for the growth of STEM industries in Calvert County.

ACTION ITEMS:

~~Goal 4: Strengthen educational opportunities in Calvert County.~~ **KCC COMMENT: Not necessary to repeat goals here.**

~~Objective 1: 8-35.~~ 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.

~~8.4.1.1 8-36.~~ 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. [ED]

~~8.4.1.2 8-37.~~ 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. [ED]

~~8.4.1.3 8-38.~~ Strengthen educational programs to support entrepreneurship as well as the existing health care, agri-business, hospitality, and energy industries. [CCPS, CSM, ED]

Developing Entrepreneurs

Maryland ranks third overall and second among larger population states in the Kauffman Index of Growth Entrepreneurship, which is based on the rate of startup company growth, the density of high growth scale-up companies among other young companies, and the density of fast-growing companies among the business population. Further, the Washington, D.C. metro, which includes suburban Maryland, ranks first among the 40 largest metropolitan areas.

Calvert County should acquaint the young residents of the county with the process of business development in the schools. This would ~~in~~ encourage entrepreneurship and increase the number of start-up small businesses in Calvert County. It would also incentivize people to create jobs for themselves rather than waiting for jobs to be created for them.

Utility Extension Policies

The ~~availably~~ **availability** of water supply and wastewater treatment is a crucial improvement to increase economic activity. Calvert County's lack of sufficient water and sewer infrastructure within the Town Centers limits their development potential and economic growth. To achieve higher intensity and greater variety of commercial development in the Town Centers, the county needs to develop a strategy to finance the expansion of sewer and water service in these locations.

Broadband Infrastructure

Fiber optic infrastructure as necessary as water and sewer for attracting high tech jobs. Figure 8-6 shows that Calvert County is just outside the regional broadband service area. Anne Arundel, Prince George's, Montgomery Counties, and parts of Charles County have an extensive fiber optic network. However, Calvert County has only four isolated locations where fiber optic connections are available, including Owings and Dunkirk Town Centers and two smaller locations in the southern portion of the county. Fiber optics services are consistently available throughout other areas between Baltimore and Washington, DC. Calvert and St. Mary's Counties are left behind.

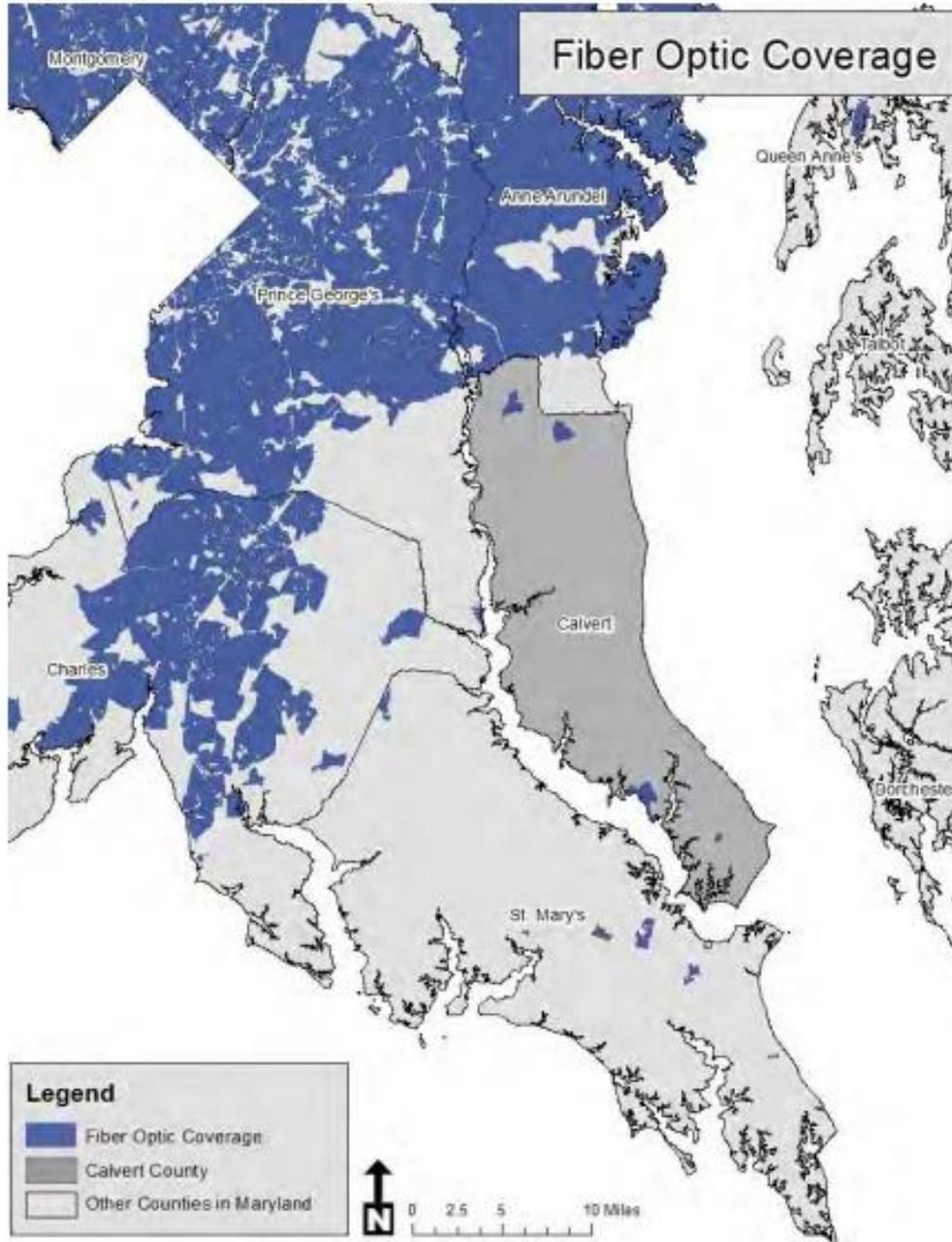
More service areas would be needed to start achieving the county's high-tech jobs goal. Advanced infrastructure, including fiber optic networks is extremely important for business development over the next 20 years.

ACTION ITEMS:

Objective 5: 8-39. Provide access to broadband throughout the county.

8-1.5.1 8-40. Prioritize the provision of broadband in Town Centers. [BOCC]

Figure 8-4 Fiber Optic Coverage in Calvert County



Source: MD iMap. imap.maryland.gov.

~~Goals and Objectives:~~ **KCC COMMENT: Not necessary to repeat Chapter Goals, as they are listed at beginning.**

Key: ~~Red strikethrough~~ = DELETION
Red Underline = ADDITION
Yellow Highlight = Text Referenced in Comments

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Harrod, Felicia R.

From: Michael King <keepcalvertcountry@gmail.com>
Sent: Monday, August 13, 2018 8:09 AM
To: Planning and Zoning
Subject: Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

As you are aware, Maryland Law requires that:

"A Planning Commission shall prepare a Comprehensive Plan by carefully and comprehensively surveying and studying the present conditions and projections of future growth of the local jurisdiction."

While the current draft of the Comprehensive Plan includes information about "present conditions", it lacks evidence that "projections of future growth" have been "carefully and comprehensively studied".

Therefore, I am requesting that no growth be proposed in the Plan until studies are conducted to determine the effects on traffic, schools, the environment, water supply, budget, etc. before the Plan is approved.

Specifically, the Plan should first answer the following basic question:

1 - How many households are projected if the growth in the Town Centers and Residential Areas are approved and if water and sewer is allowed to maximize density, as proposed?

Based on the answer to the above, the following additional questions should be answered:

2 - How much traffic will be generated by the projected households? Can our roads accommodate the additional traffic? If not, what road improvements are needed? How will those improvements be funded?

3 - How many additional schools will be needed? How will they be funded?

4 - What impacts will the proposed growth have on our environment? How will those impacts be mitigated?

5 - Can our aquifers adequately supply water to the projected households? If not, what is the solution?

If studies have in fact been conducted, I request that the results be added to the Plan and that they be shared with the public and the Planning Commission in a public presentation, with adequate time for review, questions and comments.

If studies have not been conducted to answer the above questions, I request that the Planning Commission direct the Consultant and staff to conduct the necessary studies and that the results be presented to the Planning Commission and the public, with adequate time for review, questions and comments, before approval of the Plan.

Thank you.

Michael King

mking03@comcast.net

Dowell

Holt, Judy C.

From: Planning and Zoning
Subject: FW: Request For Studies BEFORE Growth

From: Gordon and Mary Burton <keepcalvertcountry@gmail.com>
Sent: Tuesday, June 19, 2018 2:26 PM
To: Sunderland, Carolyn V. <Carolyn.Sunderland@calvertcountymd.gov>
Subject: Request For Studies BEFORE Growth

Calvert County Planning Commission Members:

As you are aware, Maryland Law requires that:

"A Planning Commission shall prepare a Comprehensive Plan by carefully and comprehensively surveying and studying the present conditions and projections of future growth of the local jurisdiction."

While the current draft of the Comprehensive Plan includes information about "present conditions", it lacks evidence that "projections of future growth" have been "carefully and comprehensively studied".

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If studies have not been conducted to answer the above questions, I request that the Planning Commission direct the Consultant and staff to conduct the necessary studies and that the results be presented to the Planning Commission and the public, with adequate time for review, questions and comments, before approval of the Plan.

Thank you.

Gordon and Mary Burton

pokipoki@verizon.net

Dunkirk

From 2010 Comprehensive Plan

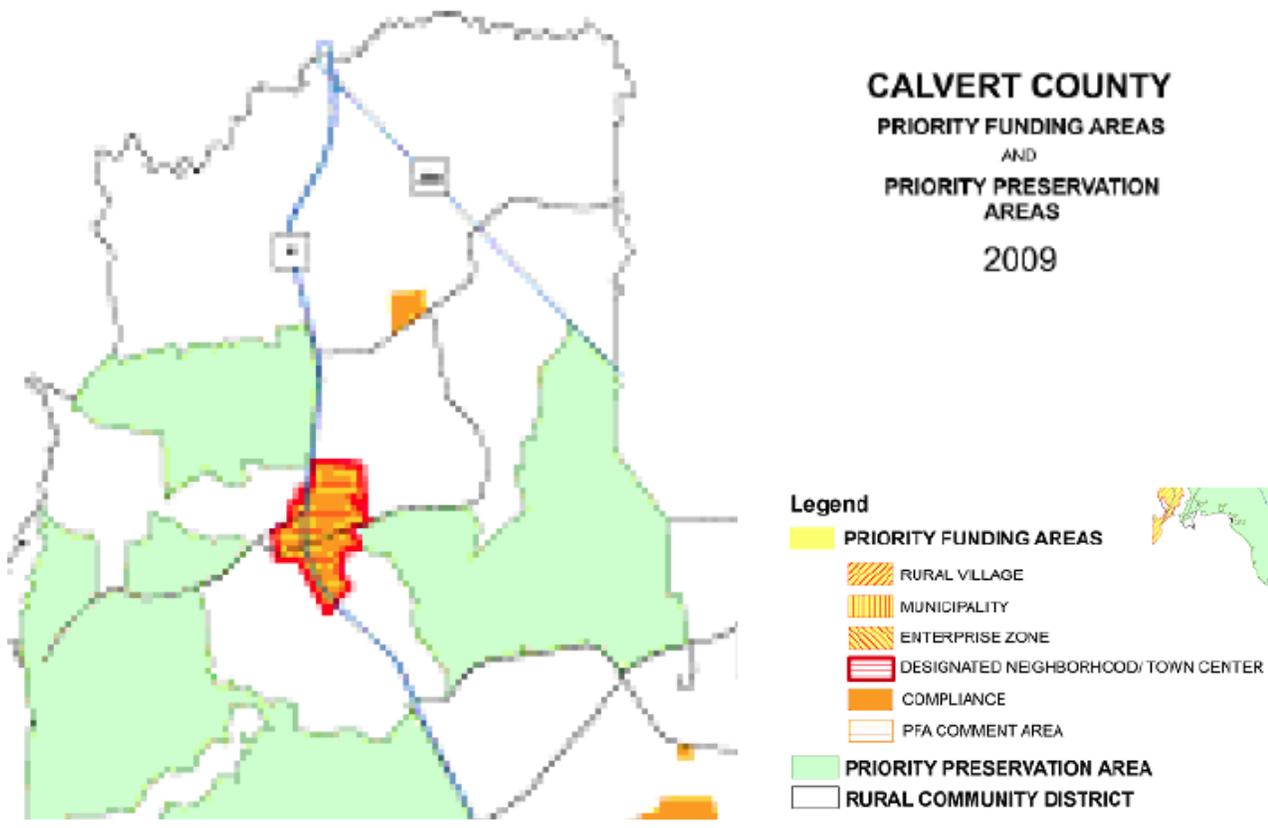


Figure I-A: Priority Preservation Areas and Priority Funding Areas Map

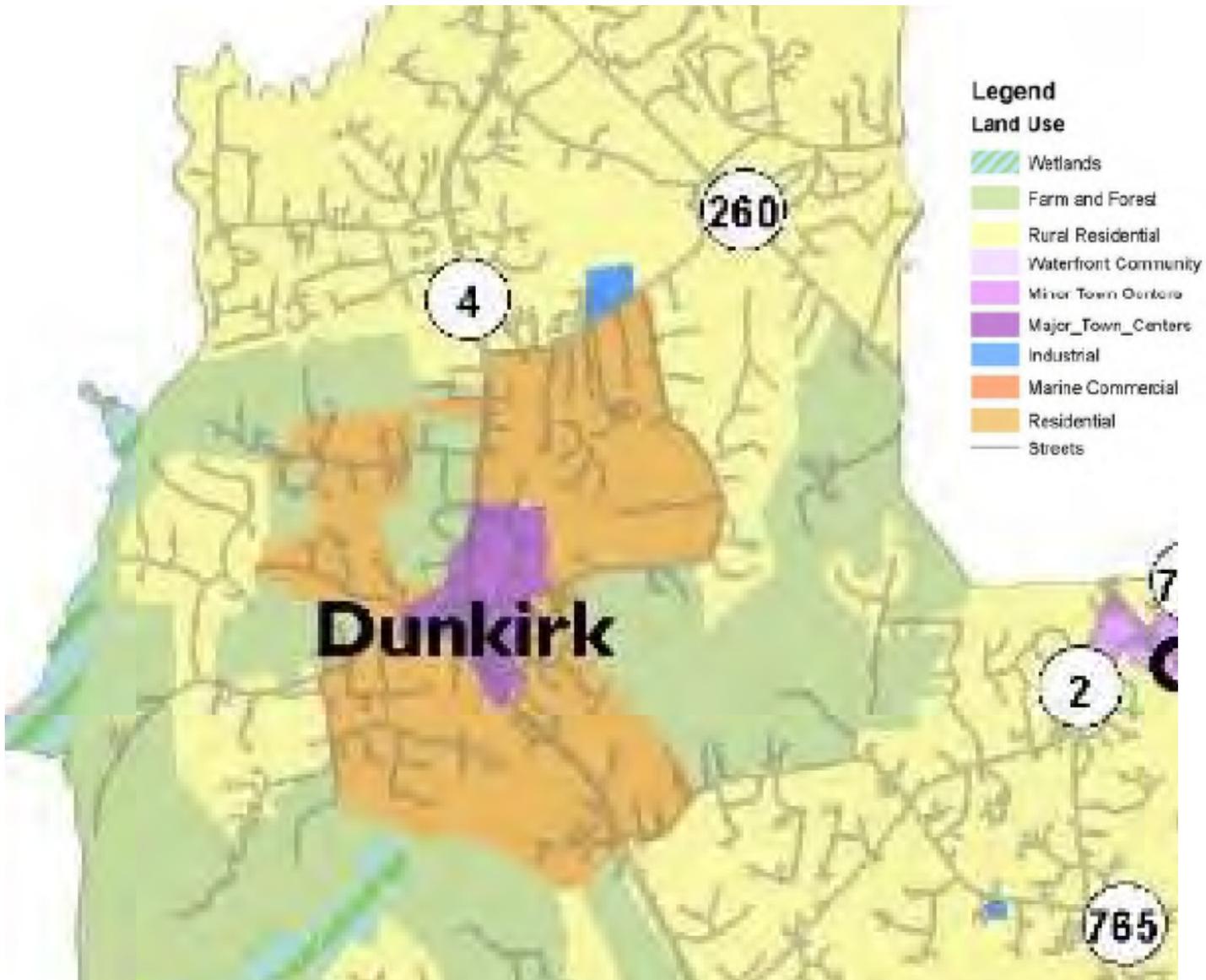
I-4 | Reserve the Farm and Forest District (Priority Preservation Areas) for farming and natural resource-related uses and direct residential growth away from these areas. [P&Z]

From 2018 Draft Comprehensive Plan



Figure 1-1 Calvert County Priority Funding Areas and Priority Preservation Areas

Enlargement of Dunkirk Major Town Center and Adjoining Residential Area
From Calvert County Comprehensive Plan, May 2018 Draft (Calvert 2040)



From page ES-2:

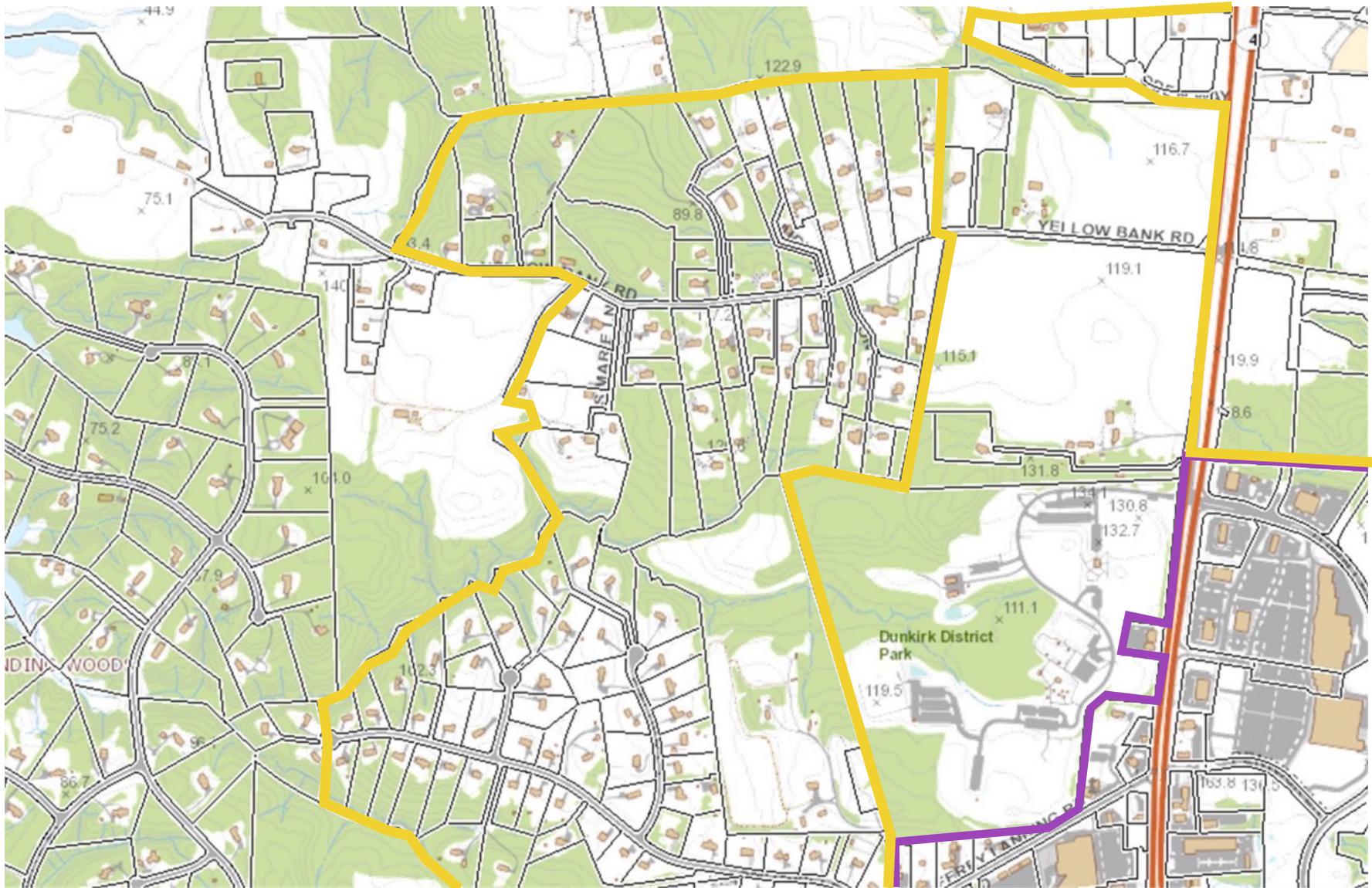
“An important focus of this plan update is to address policy actions Calvert County can take to direct development to the Town Centers and to encourage development that creates the vibrancy county residents are seeking. These policy actions include:

1. The proposed expansion of the boundaries of the majority of Major and Minor Town Centers and better defining the residential areas adjacent to the Major 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
3. Increasing the conventional density in Major Town Centers.”

From page ES-4:

“**Major Town Centers** – Major Town Centers have a conventional 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 Major Town Center has nearby residential development.

Residential – Mapped areas within approximately one mile of a Major Town Center. The density in these areas can be increased through the use of TDRs. Density in these areas can be increased to a maximum of four dwelling units per acre. Developer-funded provision of public water and sewer facilities may be needed in order to obtain the maximum density.”



Yellow line indicates proposed rezoning of central part of Yellow Bank Rd from Priority Preservation Area to Residential. The remainder of Yellow Bank Rd, including the fields at Rt 4 and the Whittington Farm area, are proposed as Farm and Forest.

Purple line indicates northwestern limit of proposed Dunkirk Major Town Center.

The Ferry Landing Woods development is proposed as Rural Residential, with all remaining areas to be Farm and Forest.