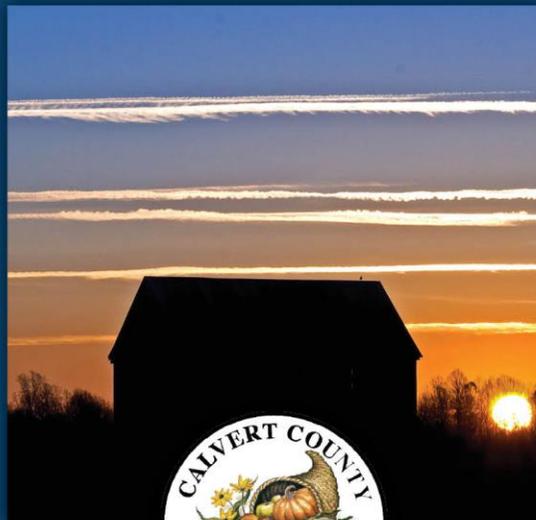




MASTER PLAN OF TOWN CENTERS



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Acronyms

ACS	U.S. Census Bureau American Community Survey
AMI	Average Media Income
BIAC	Bicycle and Pedestrian Advisory Committee
CDP	Census Designated Place
EDU	Equivalent Dwelling Unit
EMS	Emergency Medical Services
ESD	Environmental Site Design
IBA	Important Bird Area
MDOT	Maryland Department of Transportation
MGD	Million Gallons Per Day
MIHP	Maryland Inventory of Historic Places
MTA	Maryland Department of Transportation Maryland Transit Administration
PFA	Priority Funding Area
RIAC	Regional Infrastructure Advisory Committee
TEA	Targeted Ecological Areas
TDR	Transfer Development Rights
SHA	Maryland Department of Transportation State Highway Administration
SMECO	Southern Maryland Electric Cooperative

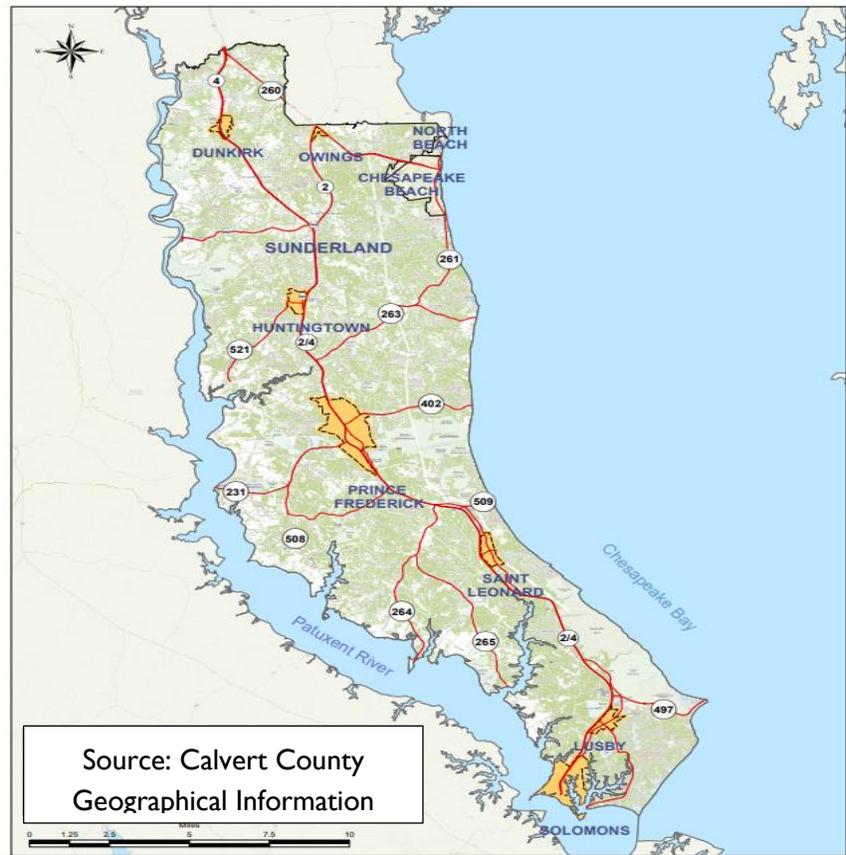
The Master Plan of Town Centers

Town centers, established in 1983, are the county's primary designated growth areas. There are nine designated town centers: Seven town centers are under the purview of the Board of County Commissioners—Dunkirk, Huntingtown, Lusby, Owings, Prince Frederick, Solomons and St. Leonard—and two within municipalities. Chesapeake Beach and North Beach manage their own planning and zoning authority.

The county's town center master plans have been amended several times over the past four decades. The St. Leonard Town Center Master Plan was updated in 2013; the remaining have not been updated.

In February 2025, the Department of Planning & Zoning proposed a framework for updating its town center master plans referred to as The Master Plan of Town Centers. This single document is intended to streamline the master plan update process by eliminating redundancy in town center master plan updates. The first chapter will include the Calvert County Comprehensive Plan vision and goals and background information applicable to all town centers. Subsequent chapters will include updates specific to each town center. Examples of background information and major themes (Revised to respond to Maryland Department of Planning comments.) applicable to all town center master plans are:

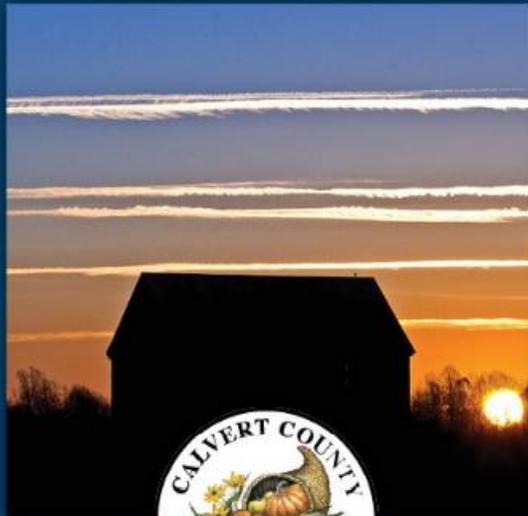
- Concentrate growth in town centers to prevent commercial sprawl along MD 2/4 and limit residential sprawl on agricultural land.
- Protect natural resources through required buffers and setbacks.
- Preserve cultural assets by implementing protective development standards.
- Plan for diverse housing options and provide financial assistance to meet residents' housing needs.
- Support small businesses with low-interest loans and relocation or expansion services.
- Improve transportation networks to enhance safety, reduce congestion and increase connectivity via roads, pedestrian paths, bike trails and transit. (Revised to respond to Maryland Department of Planning comments.)
- Invest in government and civic facilities to meet the evolving needs of county residents.





MASTER PLAN OF TOWN CENTERS

CHAPTER 1 Town Centers



Purpose of Town Center Master Plans

A town center master plan is an official policy document of the Calvert County Government and one of several documents used to implement the Calvert County Comprehensive Plan. The current Comprehensive Plan was adopted in August 2019 and amended subsequently. Like a comprehensive plan, a town center master plan is a snapshot in time of the dynamic process of managing growth in Calvert County.

An adopted town center master plan serves many purposes:

- The Board of County Commissioners, the Planning Commission and county departments use the plan as a guide when evaluating proposed projects, considering changes to ordinances and regulations and developing the operating and capital budgets.
- A town center master plan also establishes a framework for zoning regulations specific to each town center.
- State agencies use the plan when considering whether to provide state funding for a local project (i.e., public infrastructure and community development projects).
- Businesses and developers use the plan to help make investment and location decisions.
- Residents use the plan to evaluate how well the county government is responding to the goals and objectives written in the plan.

While a town center master plan is an official policy document, it is not a blueprint for development, nor does it commit specific resources to its implementation. Decisions made by agencies should be consistent with the goals of a town center master plan. Specific implementing actions and details are left to the appropriate agency or public body through their usual processes, including rulemaking (i.e., adoption of zoning regulations), administration (i.e., site plan and subdivision plan approval) and funding of projects through capital expenditures (i.e., public infrastructure and community development projects).

Relationship: The Comprehensive Plan to the Town Center Master Plan

The 1983 Calvert County Comprehensive Plan established the county's major and minor town centers and the one-mile radius. The intent of town centers is to provide locations suitable for residential and commercial development and to avoid extending strip commercial development along Calvert County's highways. Strip commercial development contributes to traffic congestion, increases the potential for highway traffic accidents, reduces the drawing power of commercial uses by limiting the opportunity to share customers with other nearby commercial uses, increases the cost of needed infrastructure and detracts from the visual beauty of the countryside¹. The one-mile radius was intended as a residential transition zone between town centers and agricultural land.

The 2019 Calvert County Comprehensive Plan update eliminated the categories of major and minor town centers, resulting in one category—Town Center. The town center one-mile radius was also replaced with a residential zoning district, implemented by the Calvert County Zoning Ordinance. Additionally, the Comprehensive Plan adopted in 2019 included Phase I and Phase II expansions for Dunkirk, Huntingtown, Lusby, Owings, Prince Frederick, Solomons and St. Leonard town centers. The 2022 amendment to the Comprehensive Plan reduced the expansion areas to the Huntingtown, Prince Frederick, Lusby and Solomons town centers.

¹ [Calvert County Comprehensive Plan](#), p. 3-2 (accessed 6/14/21).



Designations and the Comprehensive Plan Vision

Town Centers

The intent of town centers are to include a mix of commercial, office, residential, public and quasi-public development as a means to promote economic development, create more local jobs, expand cultural opportunities, reduce traffic congestion, prevent strip commercial development, and provide a range of housing opportunities with convenient access to goods and services for county residents. Providing adequate roads, water, wastewater systems, public transportation and high-quality internet communication systems—along with public amenities such as parks, town squares, trails, sidewalks, bikeways, indoor recreational and cultural facilities, connected by sidewalks and bikeways integrated into surrounding land uses—should remain a top priority, in accordance with town center master plans. **(Revised to respond to Maryland Department of Planning comments.)** Each town center master plan has its own adopted master plan and serves as a primary location for growth.

Priority Funding Areas

Town centers are dually designated and Priority Funding Areas (PFA). Priority Funding Areas boundaries are slightly different than town center boundaries but generally encompass most of each town center. In 1997, the state of Maryland adopted the PFA Act (Smart Growth Act). Maryland's PFAs are targeted communities where local governments want the state to invest and support future growth. PFAs are described as geographic growth areas defined under state law and designated by local jurisdictions to guide the targeting of state investment in infrastructure. The law directs state funding for roads, water and sewer systems, economic development and other growth-related needs to PFAs, recognizing that these investments are the state's most important tool to influence growth and development.

Sustainable Communities

The Dunkirk, Lusby Prince Frederick, and Solomons town centers are dually designated a Sustainable Community under the Maryland Department of Housing and Community Development's [Sustainable Communities Program](#). The program was established in 2010 and is a place-based designation that offers resources to support holistic strategies for community development, revitalization and sustainability in older communities. The designation places emphasis on infrastructure improvements, multimodal transportation and development that strengthens existing communities. This designation also gives the county an advantage when pursuing other state grant funding and designations.

Consistency with the Calvert County Comprehensive Plan

In 2025, the Planning Principles Act (HB286) replaced the 12 Planning Visions with the eight Sustainable Growth Planning Principles. The eight Principles aim to optimize land productivity, prioritize development within existing infrastructure, create energy-efficient transportation networks, enable diverse housing options, support adaptive economic development, ensure community equity by engaging all population sectors, integrate resilience measures to address unexpected threats, provide public spaces that encourage social interaction, and protect ecological systems.

Effective October 1, 2025, Land Use Article Section 1-201 requires the Planning Commission to implement the Principles through the comprehensive plan. The Calvert County Comprehensive Plan includes 10 “visions” that implements these Principles through active partnerships with stakeholders, planning processes, analyses, policies and actions that enable sustainable communities, protect the environment and foster a high quality of life. The Master Plan of Town Centers aligns with the comprehensive plan.

(Revised to address SB 266, the state's eight planning principles, effective October 1, 2025.)

The strategic direction for each town center master plans is used to develop actions which support the county's ten “visions” as defined in the Calvert County Comprehensive Plan.

- LAND**: Optimize productivity of **working landscapes**, including **farms** and **forests** and **fisheries**, and prioritize **development within population centers** that are in proximity to existing infrastructure and facilities.
- TRANSPORTATION**: Prioritize transportation networks that create **energy efficient, affordable** and **reliable access** to jobs, housing and services.
- HOUSING**: Enable a mix of **quality housing types** and **affordability** options to accommodate all who want to live in the state.
- ECONOMY**: Allow for **adaptive reuse, mixed-use** and **context appropriate** new development that responds to changing markets and innovations.
- EQUITY**: Engage **all sectors of the community** in plan development to ensure **diverse voices** are heard and the needs of **underserved populations** are prioritized.
- RESILIENCE**: Integrate resiliency measures that will **minimize** the **impacts** of rapid and unexpected **natural- and human-caused threats** on communities.
- PLACE**: Provide for **public spaces** that encourage **social interaction** and value **cultural, historical** and **natural resources**.
- ECOLOGY**: Protect and restore **sensitive ecological systems** and conserve **natural resources**, including forests, agricultural areas, and waterways.

1. Our landscape is dominated by forests and fields.

Each town center master plan:

- Optimizes land productivity by preserving land outside of town centers and focusing growth and infrastructure investment in town centers. (Revised to address SB 266, the state's eight planning principles, effective October 1, 2025.)
- Identifies key natural resources which should be preserved and/or restored through future development regulations, strategic acquisition of preservation easements and other means.
- Encourages the use of the Transferable Development Rights (TDRs) to achieve increased residential density.

2. Our town centers are attractive, convenient and interesting places to live, work and shop.

Each town center master plan:

- Prioritizes policies and investments that create vibrant public spaces and encourages high quality design of the built environment.
- Encourages the development of a significant public gathering space in town centers.
- Emphasizes that aging shopping centers should be repurposed.

3. Our wetlands, streams and forests and the Chesapeake Bay and Patuxent River support thriving plant and animal communities.

Each town center master plan:

- Recommends one contiguous buffer of streams, wetlands, floodplains, steep slopes and certain soils, accompanied by a setback to protect water quality of town center receiving waters.
- Advocates regional watershed management planning through tracking of impervious surfaces and forest cover and adherence to Chesapeake Bay pollutant load requirements.
- Strategizes for increased intensity and interval of rain events.

4. Our highways are safe with only moderate congestion and transit is readily available. Walking and bicycling are practical alternatives within and in close proximity of town centers.

Each town center master plan:

- Supports the completion of unfinished road segments and loop roads to create parallel roadways to MD 2/4 and an interconnected roadway network. (Revised to respond to Maryland Department of Planning comments.)
- Advocates for limited access on MD 2/4.
- Plans for a pedestrian and bicycle path network with connections to community destinations.
- Advocates for expanded public transit that better serve commuters and other transit riders. (Revised to respond to Maryland Department of Planning comments.)
- Actively seeks congestion minimization and road safety measures through smart technology and other measures. (Revised to address SB 266, the state's eight planning principles, effective October 1, 2025.)

5. We waste less, consume fewer natural resources and properly dispose of waste.

Each town center master plan:

- Allows reductions in required parking for new commercial developments to minimize impervious surfaces.

- Identifies the need for more robust electric vehicle charging infrastructure to support the transition away from consumption of fossil fuels.
- Maintains a development pattern that is consistent with current sewer and stormwater system plans.

6. Our communities are safe. We care for the well-being of each other.

Each town center master plan:

- Provide public services that promote a healthy, engaged and active community.
- Recognizes the strength in our diversity and importance of welcoming families from all backgrounds.
- Responds to the need for quality, affordable and accessible housing for all.

7. Our children are well prepared for the future. We offer robust and diverse educational opportunities.

Each town center master plan:

- Maintains a residential growth pattern that can be accommodated within existing school capacity.
- Encourages the development of recreational facilities that benefit users of all ages and abilities.

8. We are stewards of our cultural heritage.

Each town center master plan:

- Encourages the preservation and enhancement of historical and archeological assets.
- Prioritizes the development of cultural resources that preserve and tell the story of its people.
- Recommends enhancing and preserving a walkability to access to cultural assets.

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

Each town center master plan:

- Builds upon the strength of anchor institutions.
- Encourages the continued expansion of broadband infrastructure to support the growth of high-tech businesses and strengthen educational opportunities.
- Encourages commercial development and redevelopment.

10. Our government is efficient, open, and responsive to citizen needs and concerns.

Each town center master plan:

- Benefits from participation by hundreds of interested people from all population sectors through in-person and virtual meetings and workshops, all of which were broadcast live, surveys and other social media and input from county boards, commissions and committees. (Revised to address SB 266, the state's eight planning principles, effective October 1, 2025.)
- Supports redevelopment of the government and community facilities in a manner that creates an open and welcoming environment and gathering spaces for civic and community events that encourage social interaction. (Revised to address SB 266, the state's eight planning principles, effective October 1, 2025.)
- Recommends timely and transparent processes for development review and approval.

Calvert County Comprehensive Plan Mission and Visions

The Calvert County Comprehensive Plan's mission and visions form the basis for updating town center master plans. The mission of the Calvert County Comprehensive Plan is to maintain and/or improve the overall quality of life for all citizens of Calvert County by:

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

Land Use

Calvert County Comprehensive Plan Vision for Land Use

- Our landscape is dominated by forests and fields.
- Our town centers are attractive, convenient and interesting places to live, work and shop.
- We are stewards of our cultural heritage.

Calvert County Comprehensive Plan Goals for Land Use

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

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

Goal 3: Develop town centers as attractive, convenient and interesting places to live, work and shop.

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

Values and How We Got Here

“Calvert County has long held the values of preserving the rural landscape and creating vibrant town centers. Calvert County has focused on preserving its rural character since its first comprehensive plan, published in 1967. This value has been carried forward in every subsequent comprehensive plan and has continuously influenced Calvert County's land development policies. These two values work together and mutually sustain each other. Supporting, encouraging and directing growth away from the rural areas helps preserve the rural landscape and focuses development into town centers. Similarly, supporting, encouraging and directing growth toward the town centers limits development within the rural areas and creates more activity and vibrancy within the town centers.”

- 2019 Calvert County Comprehensive Plan, as amended in 2022 and 2025

Town Center Districts

The Calvert County Zoning Ordinance defers most land-use decisions in town centers to separate master plans and accompanying zoning regulations, which define the type, form and requirements for development within each town center. Following each town center master plan update, the corresponding zoning ordinance will also be updated. Over time, the county plans to integrate the majority of these individual ordinances into the countywide zoning ordinance to consolidate and streamline regulations. This will occur through the ongoing town center master plan and zoning ordinance update process.

Environment and Natural Resources

Calvert County Comprehensive Plan Vision for Environment and Natural Resources

- Our wetlands, streams and forests and the Chesapeake Bay and Patuxent River support thriving plant and animal communities.

Calvert County Comprehensive Plan Goals for Environment and Natural Resources

Goal 1: Preserve, protect and conserve natural resources and environmentally sensitive areas.

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

Goal 3: Preserve, protect and conserve land-based natural resources.

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

Regional Watershed Management

MD 2/4 serves as a drainage divide in the county. Generally, land west of MD 2/4 drains into the Patuxent River and east of MD 2/4, it drains into the Chesapeake Bay. Under the Chesapeake Bay Program and the Patuxent River Policy Plan, the most prevalent pollutants that are monitored within Calvert County's watersheds are nitrogen, phosphorous and sediment. The county's major point source polluters are wastewater treatment plants where land application is used to treat wastewater effluent. Non-point source pollution originates from agricultural land, septic systems and runoff from impervious surfaces and cultivated lawns. The county implements stormwater retention and retrofit measures, septic systems upgrades and wastewater treatment plant nitrogen removal enhancement upgrades to reduce pollution under these regional partnerships.

The Patuxent River watershed consists of 578,000 acres. According to the Maryland Department of Planning, impervious surface in the watershed increased from 7% to 14% between 1984 and 2014. As of 2014, there were 80,920 acres of impervious surface in the entire watershed. In 2011², the County accounted for 6,346 acres (7.8%) of impervious in the watershed. In 2023³, it increased to 7,701 acres (8.7%).

Indicators of a Healthy Watershed

Impervious Surface

According to [The Center for Watershed Protection](#), when impervious surfaces exceed 10% of watershed, a stream's ecosystem begins to show sign of distress. Waterbodies typically experience several negative impacts due to increased runoff and reduced natural infiltration. Impervious surfaces—such as roads, rooftops and parking lots—prevent water from soaking into the ground, leading to higher volumes of runoff that increase the risk of flooding and erosion in nearby streams and rivers. This runoff often carries pollutants, including oils, heavy metals, sediments and nutrients, which degrade water quality and harm aquatic life. Increased runoff also accelerates stream and riverbank erosion, alters natural flow patterns and destabilizes stream channels. In addition, higher runoff and pollution reduce the availability of suitable habitats for fish and other aquatic organisms as water quality deteriorates, becoming warmer, more polluted and less oxygen-rich. Impervious surfaces further disrupt the natural hydrological cycle by reducing groundwater recharge and lowering base flow in streams during dry periods. Overall, when impervious surfaces exceed 10%, ecosystem health

² 2017 planimetric data photography, the Calvert County Department of Technology Services, Geographic Information Systems (4/2/25) (best available data for comparison).

³ 2023 planimetric data photography, the Calvert County Department of Technology Services, Geographic Information Systems (11/2/25) (best available data for comparison).

declines, leaving natural systems more vulnerable to flooding, pollution and habitat loss. Effective stormwater management practices are essential to mitigate these adverse effects.

Forest Cover

Forest cover is the most natural and least polluting land cover—those more than 300 feet from a forest edge—provide important habitat for many species. Forests located along streams, known as riparian forests, are essential for preserving water quality. Forests absorb nitrogen from both surface and shallow groundwater, trap phosphorus-laden sediment, and remove other pollutants from nearby land uses and atmospheric deposition. In addition to filtering pollution, forests support wildlife habitat, promote groundwater recharge and help reduce flooding. Riparian forest canopies also provide shade that helps moderate stream temperatures. Tree roots stabilize stream banks and help prevent erosion. American Forests recommends an urban tree canopy cover of 40% to 60%, depending on existing watershed conditions, to help reduce poor water quality and stress on aquatic species. See the sidebar at right for definitions of forest, tree canopy and tree canopy coverage as outlined in the Calvert County Zoning Ordinance.

Forest. A biological community dominated by trees and other woody plants covering a land area of 10,000 square feet or greater. Forest includes areas that have at least 100 live trees per acre with at least 50% of those trees having a two-inch or greater diameter at 4.5 feet above the ground and larger, and areas that have been cut but not cleared. Forest does not include orchards.

Tree Canopy. The aerial branches of terrestrial plants, together with their complement of leaves or needles.

Tree Canopy Coverage. The area beneath the aerial extent of the tree canopy.

Source: Calvert County Zoning Ordinance, Definitions (accessed 9/2/2025)

Forest conservation requirements mandate no net loss and prioritize establishment and/or conservation of forested riparian buffers. The Calvert County Zoning Ordinance requires these buffers to be expanded to include contiguous sensitive areas such as streams, wetlands, floodplain, steep slopes and highly erodible soils. Buffers must also be protected by an additional setback. Land conservation also plays a major role in protecting tree canopy cover. Partners such as the [American Chestnut Land Trust](#), the [Maryland Environmental Trust](#) and [The Nature Conservancy](#) have conserved land in the county's watersheds.

Aquatic and Terrestrial Biota

Biota—aquatic and terrestrial (living organisms in water and on land)—are key indicators of ecosystem health because they respond sensitively to changes in environmental conditions and help maintain ecological balance through pollination, decomposition seed dispersal and nutrient cycling. Exceeding 4% impervious cover can stress sensitive aquatic organisms⁴. Healthy ecosystems support diverse and stable aquatic and terrestrial biota populations. A decline in species diversity or an imbalance in population often indicates underlying environmental problems. For example, the presence of macroinvertebrates in streams or lichens on trees indicate clean water or air. A forest with diverse and balanced plant life supports resilient habitats for a variety of animal species, like salamanders, indicative of moisture levels and microhabitat health, and woodpeckers, indicative of forest maturity with understory, ground cover and tree health.

⁴ The Maryland Department of Natural Resources: [How Impervious Surface Impacts Stream Health](#) (accessed on 9/16/25).

Greenways

Greenways are corridors of land set aside for recreational use, environmental protection or a combination of both. Networks of wetlands, large tracts of forest, other protected natural areas and the habitat pathways that connect them are also known as green infrastructure. The Maryland Department of Natural Resources has identified lands and watersheds that have high ecological value, designating them Targeted Ecological Areas (TEAs). These areas considered the most ecologically important areas in Maryland and are targeted for conservation through the state's Program Open Space Program. Information about TEAs, including data and maps are available to agencies, organizations and the public through an online interactive mapping program, [GreenPrint](#). According to the Department of Natural Resources [GreenPrint](#), ecosystem services undeveloped land and pervious surfaces in the county have an estimated value of \$200-300 million in benefits to air quality improvement, carbon sequestration, groundwater recharge, nutrient uptake, wildlife habitat and biodiversity, and stormwater mitigation.

Protected Sensitive Areas

Sensitive areas—including wetlands, streams, steep slopes and highly erodible soils—are protected through development regulations. Other protected natural resource lands and wildlife habitats include areas for rare, threatened and endangered species; tidal and non-tidal wetlands; floodplains; cliffs; the Chesapeake Bay Critical Area; and Areas of Critical State Concern. These areas are easily damaged and can be adversely impacted by human activity and are generally unsuitable for development. Construction can destroy habitat, reduce biodiversity, increase nutrient and sediment loads in waterbodies, and contribute to flooding through increased runoff. Disturbance to these habitats is generally prohibited. The Department of Natural Resources and Calvert County require compliance with the Calvert County Zoning Ordinance and the Code of Maryland Regulations Title 8. These rules protect sensitive areas from development by requiring setbacks and buffers, expanding those buffer when contiguous to streams, wetlands, floodplain, steep slopes and highly erodible soils, and applying avoidance or minimization measures and time-of-year restrictions.

Wetlands

Wetlands may be nontidal (freshwater), tidal (saline or brackish). Tidal wetlands, found along coastlines, include salt marshes and mangrove swamps that are influenced by tides. Nontidal wetlands, typically located inland, include marshes, swamps, bogs and vernal pools fed by rainfall and groundwater. Wetlands provide critical ecological benefits, including floodwater storage, pollution control, wildlife habitat and a food source for aquatic organisms, migratory waterfowl and other wildlife. Care must be taken when flows are artificially added by development upstream of a wetland or directed into a wetland as a result of development.

Streams and Their Buffers

Streams provide habitat for many aquatic organisms and wildlife, including areas for fish to spawn and feed. These streams also serve as direct pathways for pollutants to reach the Patuxent River and the Chesapeake Bay, potentially harming aquatic ecosystems and fisheries. Vegetated or riparian buffers help remove pollutants before they enter streams, cool and maintain water temperature, stabilize stream banks and improve the overall health of a stream.

Steep Slopes and Highly Erodible Soils

Steep slopes are slopes greater than or equal to 25% outside of the Chesapeake Bay Critical Area and 15% within it. Highly erodible soils are loamy soils that typically contain a high percentage of silt and very fine sands. These soils are prone to erosion, which can result in the loss of fertile topsoil, sedimentation in stream valleys, flooding and degraded water quality. Stream valleys often include hydric soils, which help to filter water

by trapping pollutants. Evaluating a site for its potential to erode and transport sediments into the watershed is critical. A site's suitability is dependent upon both slope and soil type.

Chesapeake Bay Critical Area

The Chesapeake Bay Critical Area includes as all land within 1,000 feet of the mean high-water line of tidal waters or the landward edge of tidal wetlands and all waters of and lands under the Chesapeake Bay and its tributaries. In Calvert County, this includes the Patuxent River. The Chesapeake Bay Critical Area regulations help reduce runoff by limiting allowing a set amount of impervious lot coverage, identifying and creating restrictions for habitat protection areas, and setting requirements for vegetation.

Areas of Critical State Concern

Areas of Critical State Concern are specific geographic areas in Maryland that, based on studies of physical, social, economic and governmental conditions and trends, are determined to be unusually significant to the state. The secretary of the Department of Natural Resources designates them for special management to assure the preservation, conservation or appropriate use of their special values.

Habitat for Rare, Threatened and Endangered Species

Maryland is home to a wide variety of plant and animal species, some of which are considered rare, threatened or endangered due to habitat loss, pollution, invasive species or other environmental pressures. The secretary of the Maryland Department of Natural Resources designates these areas, and the department maintains a comprehensive list of these species under the [Rare, Threatened and Endangered Species Program](#). These designated areas are available to the public online through the state's [MERLIN](#) GIS interactive map and also are maintained by the Department of Planning & Zoning.

Targeted Ecological Areas

Targeted Ecological Areas are regions identified by the Maryland Department of Natural Resources for conservation and ecological protection because of their significant environmental value. These areas are selected based on their ability to support biodiversity, protect critical habitats and preserve important natural resources. TEAs often include habitats for endangered or threatened species, wetlands, riparian buffers, forests and other vital ecosystems. They are central to the state's efforts to protect water quality, safeguard biodiversity and reduce the impacts of development and urbanization on sensitive environments. Information about TEAs, including data and maps are available to agencies, organizations and the public through an online interactive mapping program, [GreenPrint](#).

Floodplain

The Federal Emergency Management Agency has identified Special Flood Hazard Areas within Calvert County. These areas are subject to periodic flooding that can result in loss of life and property, health and safety risks, disruption of commerce and government services, extraordinary public costs for flood protection and relief, and a reduced tax base — all of which negatively affect public health, safety and welfare. Floodplains are defined by the Federal Flood Insurance Rate Maps. When there is a conflict between map boundaries and elevations, elevations take precedence. Flood Insurance maps are available from the Department of Planning & Zoning and there is an interactive [Flood Hazard Map](#) on the county's website.

Heritage

Calvert County Comprehensive Plan Vision for Heritage

- We are stewards of our cultural heritage.
- We are building a strong local economy based on renewable resources, agriculture, seafood, high technology, retirement, recreation and tourism.

Calvert County Comprehensive Plan Goals for Heritage

Goal 1: Enhance, while preserving, a walkable and vibrant business district, government center and center of community life.

Goal 2: Preserve existing access to open space while developing walkable areas and other open space resources.

Goal 3: Preserve and enhance historic structures and architecture that uniquely characterize Prince Frederick.

Goal 4: Develop heritage resources that preserve and tell the story of Prince Frederick and its people.

Historical Ways of Life

People have lived in Calvert County for thousands of years. All the activities that people have pursued to make a life here—hunting in the woods, trapping in the marshes, cultivating the land, fishing the waters—have left an imprint on the environment. These ways of life were shaped by the setting. The heritage of Calvert County is completely bound to its land and water. Farms and communities developed in coherent relationship to the local resources on which they depended.

Archaeological remains tell of the earliest inhabitants, Native Americans, who trapped and fished, hunted and harvested here for more than 10,000 years before people from other continents settled in Southern Maryland. Calvert County was established in 1654, twenty years after the Maryland colony was founded.

Heritage cannot be separated from its physical setting. The long presence of people in Calvert County has shaped the land into what it is today. Identifying the resources that communities value is the starting point for any preservation plan. Protecting those resources, offering incentives for preservation and providing funding for mitigation require thoughtful collaboration between citizens and government agencies. As outlined below, this plan supports those goals by identifying heritage resources and advancing strategies to protect them while encouraging appropriate use. Consistent with other sections of this plan, the zoning ordinance and capital improvements program are the primary tools for implementation. This section concludes by identifying the processes and stakeholders involved in preserving the county's heritage.

Existing Policies

Identification of Cultural Resources

The Maryland Inventory of Historic Properties (MIHP) is a statewide listing of historic sites and structures and is not regulatory. Calvert County's comprehensive plan promotes the preservation of historic buildings and supports the application of best practices for preserving them and adapting them for new uses. The plan also promotes the conservation of places and archaeological sites that define the county, supports effective stewardship of cultural properties, and advances the development of heritage resources as cultural capital to connect the past to the future and celebrates Calvert County's unique identity and sense of place.

Historic District Commission

The Board of County Commissioners first adopted a Historic District Ordinance in 1974 and established the Historic District Commission deriving its authority from state enabling legislation. Since 1974, the Board of

County Commissioners, on recommendation of the Historic District Commission has designated over 90 individual properties as Historic Districts for which the ordinance has been amended to include archaeological review on those properties. Designation as a Historic District helps to promote the stewardship and ensure the preservation of historic properties while not freezing them in time. The Historic District Commission is a volunteer citizen board of seven persons appointed by the Board of County Commissioners for terms of three years. The Historic District Commission reviews proposed work and alterations to designated properties and makes recommendations to the Board of County Commissioners for new designations and for the approval of tax credits for approved work. Studies done elsewhere in Maryland and nationwide have demonstrated that designated properties tend to hold their value better than others, and the funds a property-owner expends to restore and maintain them is multiplied by a factor of six in the local economy.

Calvert County Heritage Committee

Created by Board of County Commissioners Resolution 15-98, the purpose of the Calvert County Heritage Committee is to “promote programs and activities concerning the historical and cultural heritage of Calvert County.” Pursuant to the Calvert County Comprehensive Plan, the Heritage Committee, along with other stakeholders is tasked with the objective of “Support[ing] efforts to interpret and celebrate local heritage at historic sites, in the public schools, and at special events in the community and make information available to assist in those endeavors.” Consistent with these objectives, the Heritage Committee is dedicated to promoting the county’s heritage in all its forms.

Development Review

Implementing actions specified in the Calvert County Comprehensive Plan, the Department of Planning & Zoning ensures that new development projects are reviewed for potential impact on cultural resources which include historic buildings and archaeological sites. The county has two cultural resources professionals on staff. Calvert County cultural resource locations have been mapped by the Maryland Historical Trust and county staff and appear as layers in the county permit tracking system, enabling efficient identification of proposed developments that include known historic buildings and archaeological sites. If a project that will negatively affect an archaeological site is proposed on a property, the county government has the authority to require an archaeological survey, based on town center zoning ordinances. An archaeological investigation may also be required if a multifamily construction project is proposed.

Cultural Resources Area Assets

To be effective stewards of our heritage, we must educate our citizens about the nature and value of our historic and natural resources in order that we may see opportunities in those resources. Heritage resources can be thought of as “cultural capital.” They can be developed as focal points for businesses and for tourism promotion with a double benefit: the resources are conserved along with local identity, and they help the community generate needed income. Celebrating heritage is also an obvious means to develop regional heritage and tourism programs that will enrich Southern Maryland as a whole. Heritage can be an organizing principle for sustainability and can integrate well with other initiatives and plans such as recreation, economic development, transportation and environmental plans.

Housing

Calvert County Comprehensive Plan Vision for Housing

- Our town centers are attractive, convenient and interesting places to live, work and shop.

Calvert County Comprehensive Plan Goals for Housing

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.

Affordable Housing

During the 2020 session, the Maryland General Assembly adopted House Bill (HB) 1045, which requires local jurisdictions to include a low-income and workforce housing assessment in their next comprehensive plan or housing element update, effective in January 2023. To comply with HB 1045, this plan includes a housing affordability assessment based on housing data from the U.S. Census Bureau's 2023 American Community Survey (ACS) Five-year Estimates for Census Designated Places (CDPs) associated with town centers and the U.S. Department of Housing and Urban Development's (HUD) 30%, 50%, and 80% area median income (AMI)⁵ thresholds for Calvert County households. CDPs are unincorporated areas for which the U.S. Census Bureau compiles data similar to incorporated municipalities. While CDP boundaries sometimes extend beyond town center boundaries, they provide housing data for town centers and surrounding areas they serve. The AMI defines eligibility thresholds for federal housing assistance. Comparing the two datasets offers a general assessment of housing affordability in each CDP. The county expects the housing assessment to evolve as it works with the Maryland Department of Planning on HB 1045 compliance. (Revised to address Maryland Department of Planning comments.)

A summary of homeownership rates, median household incomes, median housing values, monthly mortgage payments, rental rates and housing affordability, followed by descriptions of housing in each of the seven CDPs and their associated town centers are on the following page. (Revised to address Maryland Department of Planning comments.)

⁵ Area Median Income (AMI) represents the mid-point for households with incomes either above or below an area's income distribution and is based on a four-person household. AMI is determined and used by the U.S. Department of Housing and Urban Development (HUD) to determine eligibility for housing assistance, and other types of assistance. Source: HUD's 2023 AMI for Calvert County (accessed 10/22/25).

**2023 Selected Housing Statistics & Median Household Income
in Census Designated Places Calvert County and Maryland
U.S. Census Data American Community Survey 5-Year Estimates**

Census Designated Place	Median Household Income¹	# of Housing Units²	Home-ownership Rate²	Median Housing Value²	Monthly Mortgage Payment²	<u>Market Rental Rates (smaller v. larger units)³</u>
Dunkirk CDP	\$166,471	<u>887</u>	99%	\$557,700	\$2,760	<u>\$1,700 - \$3,200</u>
Huntingtown CDP	\$177,870	<u>1,011</u>	90%	\$593,500	\$2,770	<u>\$1,900 - \$3,000</u>
Lusby CDP	\$130,543	<u>1,017</u>	82%	\$327,500	\$1,916	<u>\$1,200 - \$2,300</u>
Owings CDP	\$171,194	<u>897</u>	94%	\$592,900	\$2,881	<u>\$1,700 - \$3,000</u>
Prince Frederick CDP	\$89,625	<u>1,048</u>	54%	\$383,000	\$2,295	<u>\$1,032 - \$2,650</u>
St. Leonard CDP	\$188,056	<u>194</u>	96%	\$489,500	\$3,096	<u>\$1,500 - \$2,500</u>
Solomons CDP	\$89,205 ⁴	<u>1,299</u>	69%	\$455,000	\$2,528	<u>\$1,600 - \$3,995</u>
<u>Calvert County</u>	<u>\$132,059</u>	<u>33,485</u>	<u>87%</u>	<u>\$440,200</u>	<u>\$2,359</u>	<u>\$1,475 - \$3,300</u>
<u>Maryland</u>	<u>\$101,652</u>	<u>2.5M</u>	<u>68%</u>	<u>\$397,700</u>	<u>\$2,301</u>	<u>\$1,651 - \$3,740</u>

(Comparisons with county and state homeownership rates were added to address the Maryland Department of Planning comments.) ¹Source: U.S. Census Bureau 2023 ACS 5-year Estimates, Table S1901. ²Source: U.S. Census Bureau 2023 ACS 5-year Estimates, Table DP04. ³ Source: 2025 Real estate rental data. ⁴The relatively low median household income in Solomons CDP is influenced by the higher median age (66.4 years), a large population over 65, and a high percentage of non-family households or individuals reporting income.

Homeownership and Median Household Incomes

Homeownership rates are high in Dunkirk (99%), Huntingtown (90%), Owings (94%) and St. Leonard (96%) CDPs, with the Lusby CDP at 82%. Solomons (69%) and the Prince Frederick (54%) have the lowest rates among the CDPs. Countywide homeownership is 87%, while the statewide rate is 69%, lower than all CDPs except for Solomon and Prince Frederick. In Prince Frederick, rental and subsidized housing contribute to the lower rate, while rentals account for the trend in Solomons.

Median household incomes are higher in Dunkirk (\$166,471), Huntingtown (\$177,879), Owings (\$171,994) and St. Leonard (\$188,056) CDPs compared with Lusby (\$130,543), Prince Frederick (\$89,625) and Solomons (\$89,205) CDPs. Higher median household incomes tend to correlate with higher homeownership rates, as they support savings for down payments, mortgage qualification and overall housing affordability. However, in Solomons, median household income does not influence homeownership in the same way as in Prince Frederick. This difference is likely due to Solomons' older median age and a higher share of non-family households or individuals owning a home. Countywide (\$132,059) median household income is higher than Lusby, Prince Frederick and Solomons CDPs, while statewide (\$101,652) median household income is higher than Prince Frederick and Solomons CDPs. (Revisions were made to address the Maryland Department of Planning comments.)

Median Housing Values, Monthly Mortgage Payments and Rental Rates

Median housing values in CDPs vary widely. Huntingtown (\$593,500) and Owings (\$592,900) have the highest values, followed by Dunkirk (\$557,700) and St. Leonard (\$489,500). Solomons (\$455,000) and Prince Frederick (\$383,000) are mid-range, while Lusby (\$327,500) is the lowest. The overall county median is

\$440,200, above the Maryland state median of \$397,700 and those in Prince Frederick and Lusby. (Revisions were made to address Maryland Department of Planning comments.)

The highest average monthly mortgage payment is in St. Leonard (\$3,096), followed by Owings (\$2,881), Huntingtown (\$2,770) and Dunkirk (\$2,760) CDPs. Average payments in Solomons (\$2,538) and Prince Frederick (\$2,295) reflect a higher housing cost burden relative to household income, while Lusby (\$1,916) is lower. The countywide average monthly mortgage payment (\$2,359) is slightly above the state average (\$2,301) and reflect higher housing costs than Maryland and the Prince Frederick and Lusby CDPs. (Revisions were made to address Maryland Department of Planning comments.)

The CDPs lack a healthy, year-round, market-rate rental housing stock, resulting in a limited number of available units. Monthly rental rates range from around \$91,000 to \$3,995, with most falling between \$2,400 and \$3,500 based on 2025 market data. Countywide, there is a shortage of rental units affordable to households at 630% of the 2025 AMI limit, a limited supply for those at 50% AMI, and a healthy supply for those at 80% AMI—but only in the southern part of the county.

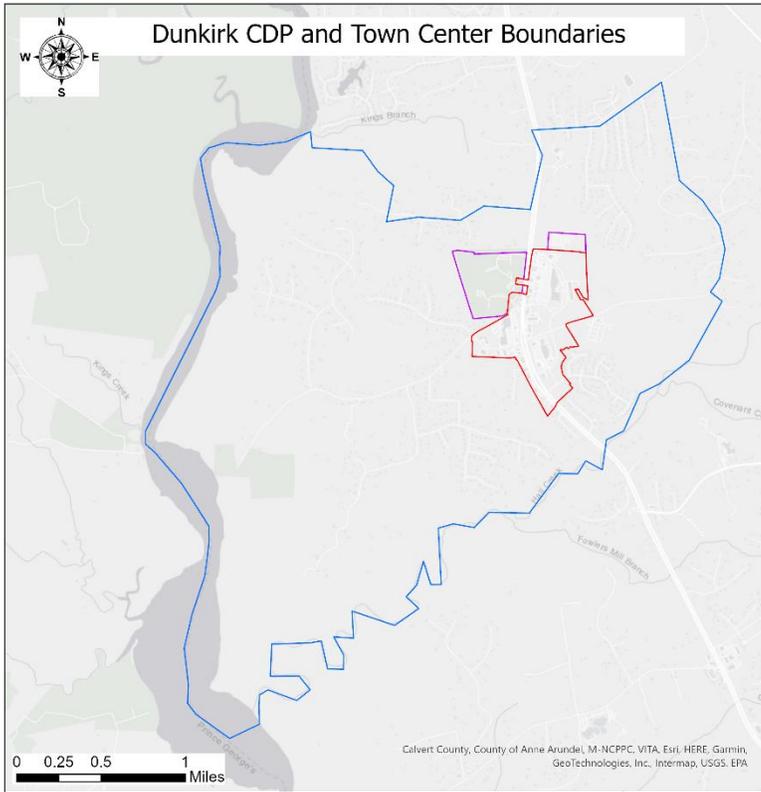
Housing Affordability

~~When comparing the 2023 median housing values in the table above with the U.S. Department of Housing and Urban Development's 2025 area median income (AMI) for a four-person household:~~

- ~~• Households earning 60% of AMI (\$47,000) cannot afford to purchase a home in any of the CDPs without financial assistance.~~
- ~~• Households earning 50% of AMI (\$79,300) can afford a home in the Lusby and Prince Frederick CDPs without financial assistance.~~
- ~~• Households earning 80% of AMI (\$106,800) can afford a home in the Lusby, Prince Frederick, St. Leonard and Solomons CDPs, but not in Dunkirk, Huntingtown or Owings without financial assistance.~~

When comparing the 2023 ACS 5-Year estimates for median household income and median housing values in the CDPs with HUD's 2023 AMI for Calvert County, housing affordability—both ownership and rental—is a challenge in the Dunkirk, Owings, Prince Frederick and Solomons CDPs for households earning 30%, 50% and 80% of the AMI, especially those at 30% and 50%. Households earning 30% and 50% of the AMI also face affordability challenges in the Huntingtown, Lusby and St. Leonard CDPs. For more details, see the one-page CDP housing affordability summaries below. (Revised to address the Maryland Department of Planning comments.)

Dunkirk Census Designated Place



Legend

- Dunkirk Census Designated Place
- Dunkirk Town Center Existing Boundary
- Dunkirk Town Center Proposed Expansion

The Dunkirk CDP includes the Town Center, in which there are no properties with a residence as its primary use. Residential communities outside of the Town Center include Apple Greene, Lakewood, Welchpoole Estates, Country Road Estates, Hickory Creek, Dunkirk Woods, Ferry Landing Woods, Smith's Purchase, Smithville, Old Hundred, Hall's Hills and Dunkirk South. (CDP and Town Center maps and descriptions were added to address public comment and to avoid confusion.)

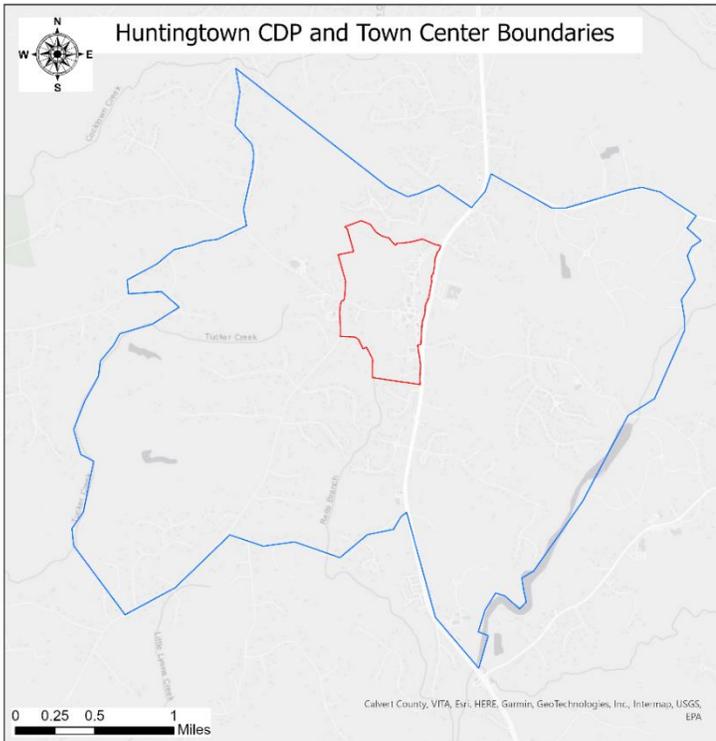
In 2023, there were 887 housing units in the CDP, the majority being owner-occupied (99%) and homeownership ranking the highest among the CDPs. The median housing value was \$557,700, ranking third. The monthly mortgage of \$2,760 and the median household income of \$166,471 ranked fourth. The 2025 median market rate rent was \$1,700 for smaller units and \$3,200 for larger units, ranking highest, along with Huntingtown and Owings CDPs

The median household income is above HUD's 2023 AMI for Calvert County. The housing market is high-priced, with median home values around \$600,000 and limited rental availability.

Housing costs are generally affordable for median income households but become increasingly challenging for households earning at or below 80% of AMI and especially for those earning at or below 50% or 30% of AMI. Lower-income households are likely to face significant barriers to both homeownership and renting, highlighting the limited supply of affordable housing in the area. (Revised to address Maryland Department of Planning comments.)

<u>2023 ACS 5-year Estimates Dunkirk, MD Census Designated Place</u>		<u>U.S. Housing and Urban Development 2023 Area Median Income</u>	
<u>Median Household Income</u>	<u>\$166,471</u>	<u>Family Median Income</u>	<u>\$152,100</u>
<u>30%</u>	<u>\$49,941</u>	<u>30%</u>	<u>\$45,200</u>
<u>50%</u>	<u>\$83,236</u>	<u>50%</u>	<u>\$75,350</u>
<u>80%</u>	<u>\$133,177</u>	<u>80%</u>	<u>\$95,300</u>

Huntingtown Census Designated Place



Legend

- Huntingtown Census Designated Place
- Huntingtown Town Center Existing Boundary

The Huntingtown CDP includes the Town Center, including 37⁶ developed- residential properties in its boundary. Residential communities outside of the Town Center include Walnut Creek, Hallmark Estates, Hunting Creek Woods, Shady Hill Farms, Brooke Holland Estates, Fox Wood Estates, Oakwood Manor, Hunting Creek Woods, Gibson Meadows, Kings Purchase, Deerfield II, Lorin's Pride, Radcliffe, Chance Point, Marley Run, Rosemont, Joy Lee Acres, Twin Ponds, Ponds Woods Landing, Harvest Acres, Tara, Rebeccas Field, New Sherbert and Alexander's Ragtime Band. (CDP and Town Center maps and descriptions were added to address public comment and to avoid confusion.)

In 2023, there were 1,011 housing units in the CDP, the majority being owner-occupied (90%) and homeownership ranking fourth highest among the CDPs. The median housing value was \$593,500, ranking the highest. The monthly mortgage of \$2,770 ranked third, and the median household income of \$177,870 ranked second. The 2025 median market rate rent was \$1,900 for smaller

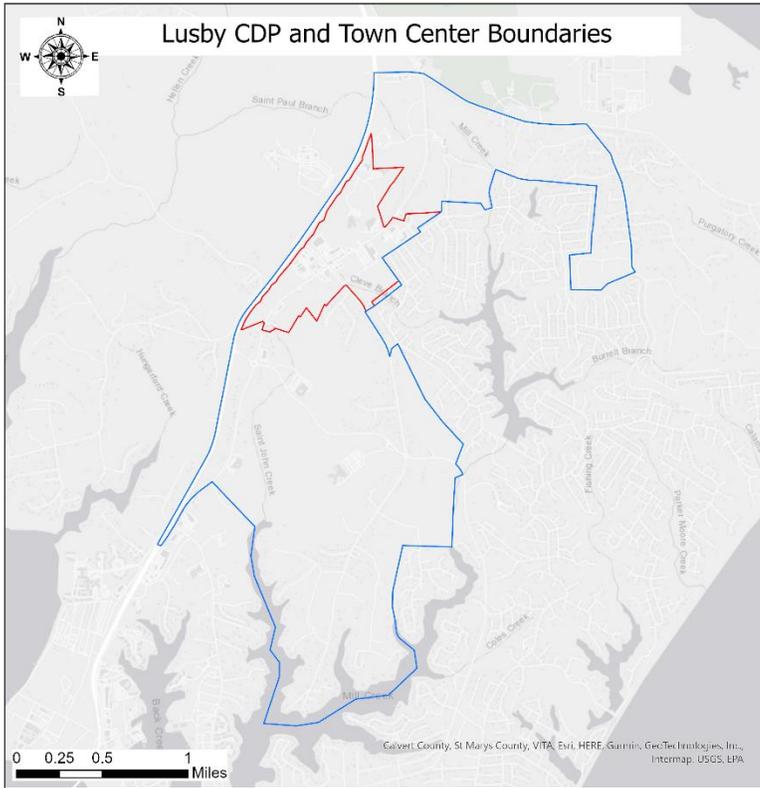
units and \$3,000 for larger units, ranking highest, along with Dunkirk and Owing CDPs.

The median household income is well above HUD's 2023 AMI for Calvert County. This high-income level indicates a relatively strong capacity for homeownership among local households. Housing costs are among the highest in the county, with median home values around \$600,000 and limited rental availability. While housing is generally affordable for median- and upper-income households, affordability declines significantly for those earning at or below 50% of the AMI, and especially for households at or below 30% of AMI. These lower-income households are likely to face significant challenges finding affordable rental or ownership options, indicating a limited supply of affordable housing in the area. (Revised to address Maryland Department of Planning comments.)

<u>2023 ACS 5-year Estimates Huntingtown, MD Census Designated Place</u>		<u>U.S. Housing and Urban Development 2023 Area Median Income</u>	
<u>Median Household Income</u>	<u>\$177,870</u>	<u>Family Median Income</u>	<u>\$152,100</u>
<u>30%</u>	<u>\$53,361</u>	<u>30%</u>	<u>\$45,200</u>
<u>50%</u>	<u>\$88,935</u>	<u>50%</u>	<u>\$75,350</u>
<u>80%</u>	<u>\$142,296</u>	<u>80%</u>	<u>\$95,300</u>

⁶ Maryland State Department of Assessments and Taxation (SDAT) (accessed on 10/28/25).

Lusby Census Designated Place



Legend

- Lusby Census Designated Place
- Lusby Town Center Existing Boundary

The Lusby CDP includes the Town Center and three⁷ developed residential properties in its boundary. Residential communities outside of the Town Center include Symphony Woods, Chesapeake Ranch Estates, Hidden Treasure, Fisherman’s Grove, Cove Point Woods, Chesapeake Cove Estates, Manchell Acres, Foxwood, Carol Court, Chesapeake Woods, Padista Acres, Old Hickory, St. John’s Woods, St. John’s Creek, Olivewood, Pinecrest, Secret Cove and Old House Cove. (CDP and Town Center maps and descriptions were added to address public comment and to avoid confusion.)

In 2023, there were 1,017 housing units in the CDP, the majority being owner-occupied (82%) and homeownership ranking fifth highest among the CDPs. The median housing value of \$327,500 and the monthly mortgage payment of \$1,196 ranked lowest. The median household income of \$130,543 ranked fifth. The 2025 median market rate rent was \$1,200 for smaller units and \$2,300 for larger units, ranking the lowest.

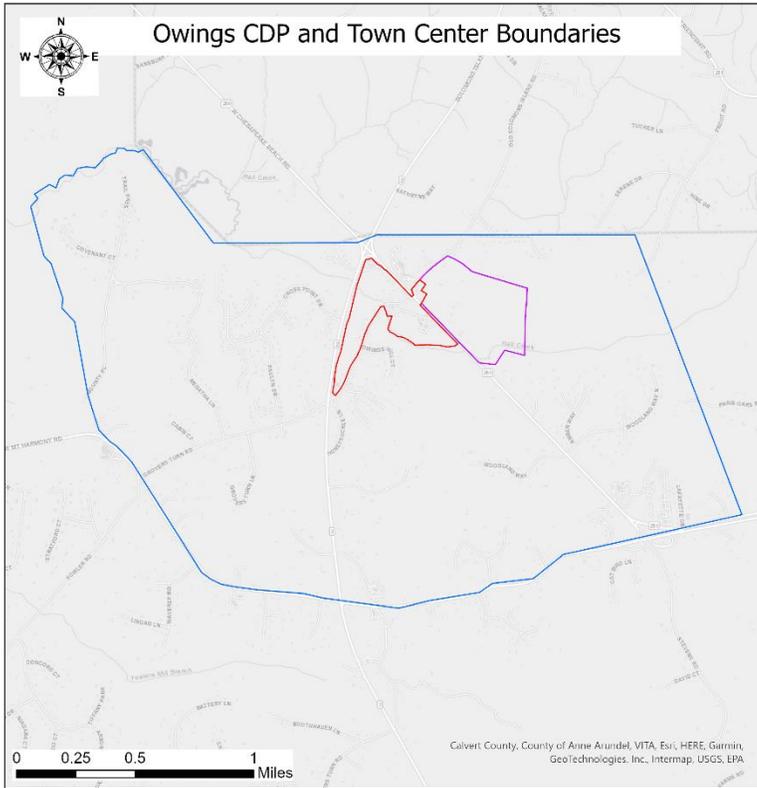
The median household income is below HUD’s 2023 AMI for Calvert County. Lusby’s housing

market is affordable compared all of the CDPs, especially the higher-priced areas such as Dunkirk, Huntingtown and Owings, where median home values around \$600,000. Housing is generally affordable for median-income households, however, homeownership and renting become increasingly unaffordable for households earning at or below 50% of AMI and especially for those at or below 30% of AMI. While there is housing eligible for federal housing assistance in the area (Southern Pines), rising rents and housing costs may further limit options for lower-income households, emphasizing the need to preserve and expand affordable housing opportunities in the area. (Revised to address Maryland Department of Planning comments.)

<u>2023 ACS 5-year Estimates Lusby, MD Census Designated Place</u>		<u>U.S. Housing and Urban Development 2023 Area Median Income</u>	
<u>Median Household Income</u>	\$130,543	<u>Family Median Income</u>	\$152,100
<u>30%</u>	\$39,163	<u>30%</u>	\$45,200
<u>50%</u>	\$65,272	<u>50%</u>	\$75,350
<u>80%</u>	\$104,434	<u>80%</u>	\$95,300

⁷ SDAT (accessed on 10/28/25).

Owings Census Designated Place



Legend

- Owings Census Designated Place
- Owings Town Center Existing Boundary
- Owings Town Center Proposed Expansion

The Owings CDP includes the Town Center, with 26⁸ developed residential properties in its boundary. Residential communities outside of the Town Center include Cross Point, Covenant Creek, Cabin Branch, Kidwell Estates, Hutchins Choice, Quince View Meadows, Grovers Summit, Owings Hills, Quince View Meadows, Paris Station and Amber Woode. (CDP and Town Center maps and descriptions were added to address public comment and to avoid confusion.)

In 2023, there were 897 housing units in the CDP, the majority being owner-occupied (94%) and homeownership ranking third highest among the CDPs. The median housing value was \$592,900, and the monthly mortgage was \$2,881, ranking second. The median household income of \$171,194 ranked third. The 2025 median market rate rent was \$1,700 for smaller units and \$3,000 for larger units, ranking highest, along with Dunkirk and Huntingtown CDPs.

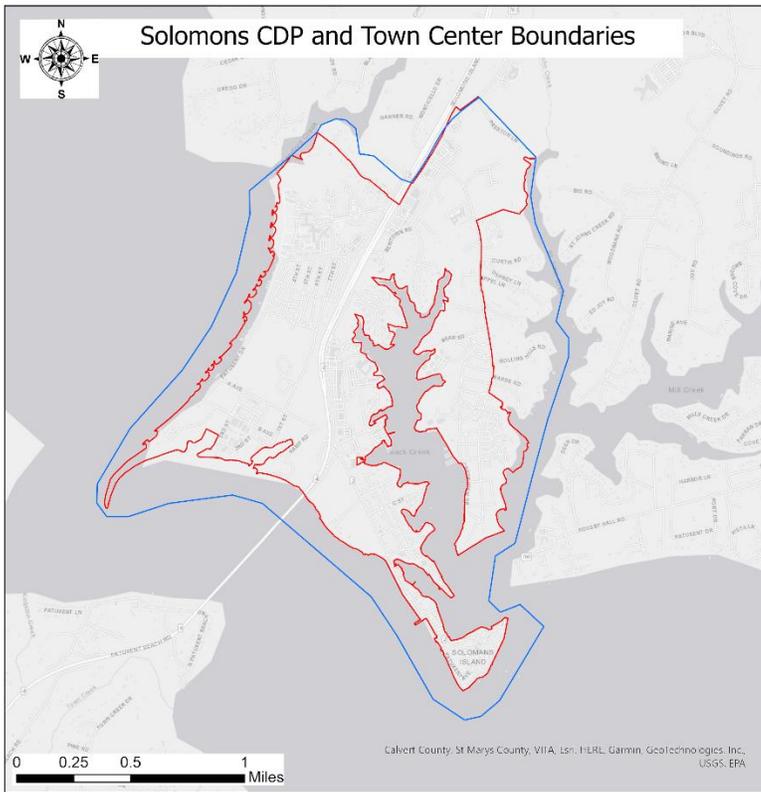
The median household income well above HUD's 2023 AMI for Calvert County. The housing market demonstrates high home values and a high income, providing general affordability

to median income households. However, households earning at or below 80% of AMI face barriers to ownership, and renters at 50% and 30% AMI risk being cost-burdened unless smaller, lower-cost rental options become available. The relatively high homeownership rate and lack of smaller rental opportunities intensity this trend for these households. (Revised to address Maryland Department of Planning comments.)

<u>2023 ACS 5-year Estimates Owings, MD Census Designated Place</u>		<u>U.S. Housing and Urban Development 2023 Area Median Income</u>	
<u>Median Household Income</u>	<u>\$171,194</u>	<u>Family Median Income</u>	<u>\$152,100</u>
<u>30%</u>	<u>\$51,358</u>	<u>30%</u>	<u>\$45,200</u>
<u>50%</u>	<u>\$85,597</u>	<u>50%</u>	<u>\$75,350</u>
<u>80%</u>	<u>\$136,955</u>	<u>80%</u>	<u>\$95,300</u>

⁸ Maryland Department of Assessments and Taxation (accessed 10/28/25).

Solomons Census Designated Place



Legend

- Solomons Census Designated Place
- Solomons Town Center Existing Boundary

The Solomons CDP includes the Town Center and more than 550¹⁰ developed residential properties in its boundary. Residential communities outside of the Town Center include St. Johns Creek, Osprey Cove and Twin Cove. **(CDP and Town Center maps and descriptions were added to address public comment and to avoid confusion.)**

In 2023, there were 1,299 housing units in the CDP with slightly more than one-third owner-occupied (69%) and homeownership ranking sixth among the CDPs. The median housing value of \$455,000 and the monthly mortgage of \$2,528 ranked fifth while the median household income of \$89,205¹¹ ranked lowest. The 2025 median market rate rent was \$1,600 for smaller units, ranking among the lowest, comparable to Lusby. The market rate rent was \$3,995 for larger units, ranking higher, like Owings, Huntingtown and Dunkirk due to rental rates for larger waterfront properties.

The median household income is below HUD's 2023 AMI for Calvert County (\$152,100). Housing costs are relatively high compared with local incomes, with median home values and

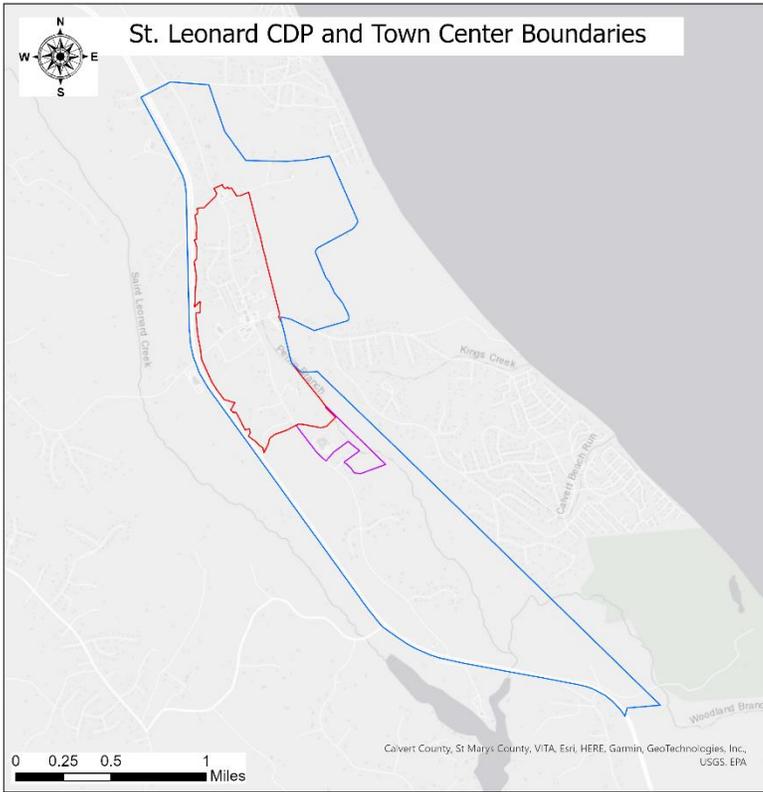
rental rates reflecting strong market pressures. Renting is generally affordable for households near the median income but represents a significant burden for households earning at or below 80%, 50% and 30% of AMI. These lower-income households are likely to face challenges securing affordable housing, highlighting a limited supply of options. Additionally, there are Individual households and retirees that influence the lower median household income in the area compared to other CDPs. **(Revised to address Maryland Department of Planning comments.)**

<u>2023 ACS 5-year Estimates Solomons, MD Census Designated Place</u>		<u>U.S. Housing and Urban Development 2023 Area Median Income</u>	
<u>Median Household Income</u>	<u>\$89,205</u>	<u>Family Median Income</u>	<u>\$152,100</u>
<u>30%</u>	<u>\$26,762</u>	<u>30%</u>	<u>\$45,200</u>
<u>50%</u>	<u>\$44,603</u>	<u>50%</u>	<u>\$75,350</u>
<u>80%</u>	<u>\$71,364</u>	<u>80%</u>	<u>\$95,300</u>

¹⁰ Maryland Department of Assessment and Taxation (accessed 10/28/25).

¹¹ The relatively low median household income in Solomons CDP is influenced by the higher median age (66.4 years), a large population over 65, and a high percentage of non-family households or individuals reporting income.

St. Leonard Census Designated Place



Legend

- St. Leonard Census Designated Place
- St. Leonard Town Center Existing Boundary
- St. Leonard Town Center Proposed Expansion

The St. Leonard CDP includes the Town Center and 142 developed residential properties in its boundary. The residential community of Parran's Grant is located outside the Town Center boundary. (CDP and Town Center maps and descriptions were added to address public comment and to avoid confusion.)

In 2023, there were 194 housing units in the CDP, the majority being owner-occupied (96%) and homeownership ranking second highest among the CDPs. The median housing value of \$489,500 ranked fourth, while the monthly mortgage of \$3,096 and the median household income of \$188,054 ranked highest. The 2025 median market rate rent was \$1,500 for smaller units and \$2,500 for larger units.

The median household income in the St. Leonard CDP (\$188,054) is well above HUD's 2023 AMI for Calvert County. This indicates strong household purchasing power and overall housing affordability for most local residents. Housing is affordable for households at or near the median income but becomes increasingly unaffordable for those earning at or below 50% of AMI and especially at 30% of AMI. While high

incomes support stable homeownership rates, the limited supply of affordable rental or entry-level housing options presents challenges for lower-income households seeking to live in the community. (Revised to address Maryland Department of Planning comments.)

<u>2023 ACS 5-year Estimates</u> <u>St. Leonard, MD</u> <u>Census Designated Place</u>		<u>U.S. Housing and Urban</u> <u>Development</u> <u>2023 Area Median Income</u>	
<u>Median Household</u>		<u>Family Median Income</u>	
<u>Income</u>	<u>\$188,054</u>		<u>\$152,100</u>
<u>30%</u>	<u>\$56,416</u>	<u>30%</u>	<u>\$45,200</u>
<u>50%</u>	<u>\$94,027</u>	<u>50%</u>	<u>\$75,350</u>
<u>80%</u>	<u>\$150,443</u>	<u>80%</u>	<u>\$95,300</u>

Strategies recommended by the Calvert County Housing for All Task Force include developer incentives, planned unit developments, education on the definition and availability of affordable and workforce housing, and raising awareness of available housing assistance programs. In addition, the county's zoning ordinance allows accessory dwelling units, which offer affordable housing options for seniors and lower-income households. These units may be integrated into an existing principal structure, such as a garage conversion, or built as new standalone structures on the lot. The county will coordinate with the Maryland Department of Planning to refine and update its housing affordability assessment as additional data, guidance, and methodologies become available. (Revised to address Maryland Department of Planning comments.)

Fair Housing and Affirmatively Furthering Fair Housing

During the 2021 session, the Maryland General Assembly adopted HB 90, Affirmatively Furthering Fair Housing, requiring local jurisdictions to include an assessment of fair housing in its comprehensive plan to ensure the local jurisdiction is affirmatively furthering fair housing. The county is currently developing a strategy of meaningful actions to overcome patterns of concentrated poverty and segregation in preparation for the next comprehensive plan update, scheduled in 2029. If necessary, the county will consult with the Maryland Department of Planning and the Maryland Department of Housing and Community Development. At this time, the county is following ~~In accordance with~~ the federal Civil Rights Act of 1968 as amended, the federal Housing and Community Development Act of 1974 as amended, and the Fair Housing Act of 1988. The county promotes through fair, orderly and lawful procedures, the opportunity for each person to obtain housing of such person's choice in this community without regard to race, color, national origin, ethnicity, gender, disability, familial status, marital status, age or religion. The county also promotes and encourages fair housing choice for all its residents through the administrative practices, policies, and laws that attempt to prohibit: (Revised to address Maryland Department of Planning comments.)

- Discrimination in the Sale or Rental of Housing
- Discrimination in Housing Financing
- Discrimination in Providing Brokerage Services
- Unlawful Intimidation

The county also accepts complaints from any citizen that feels that they have been discriminated against related to their housing choice and initially investigates and refers the complaint to the state or the federal housing departments. For housing projects developed or assisted with federal funds, the county ensures that its subrecipients and developers comply with statutes, regulations, and Executive Orders. Calvert County also commits to affirmatively further fair housing in the community by administering programs in accordance with efforts to provide a range of fair housing choices to our citizens.

Community Services for Vulnerable Segments of the Population

In addition to affirmatively furthering fair housing, several key government and nonprofit services that support the county's vulnerable population and that are based in Prince Frederick. These include Calvert Library Prince Frederick, Calvert Pines Senior Center, Calvert County Health Department, the Local Behavioral Health Authority, The ARC of Southern Maryland, Southern Maryland Community Network Inc., Project ECHO Shelter, Community Ministries of Calvert County, Inc., Calvert County Department of Social Services, Barstow Acres Children's Center, University of Maryland Extension Office and the Housing Authority of Calvert County.

Aging Services

AARP and the World Health Organization Network of Age-Friendly Communities provide a framework and action plan for developing age-friendly communities. These include outdoor spaces, safe and secure walkable streets, affordable and appropriate housing that allows residents to age in place, transportation options, supportive community features, and access to key services, especially health services and opportunities for social engagement. The Department of Community Resources, Office on Aging Division is planning a Senior Center Facilities Plan/Needs Assessment, incorporating parts of the age-friendly planning framework over the next few years. The Calvert Pines Senior Center is planning an expansion to include a Client Services/Long-Term Care suite. This addition is designed to accommodate the growing number of social services staff employed by the Office on Aging to better support the increasing senior population.

Homeless Population Services

The Calvert County Department of Community Resources and the Calvert County Department of Social Services partner with the Housing Authority of Calvert County and several non-profit organizations to provide services to the homeless population. The Housing Authority of Calvert County administers the U.S. Department of Housing and Urban Development's [Housing Choice Voucher Program](#) and owns and maintains 72 housing units subsidized with Rental Assistance Demonstration Project Based Vouchers. The county's network of providers also delivers services of its continuum of care for the homeless and at-risk low-income households. In addition, low- and moderate-income homeowners have access to rehabilitation loans under the [Maryland Special Loan Program](#).

~~Identifying t~~The county's homeless population is ~~identified in two ways, accomplished by the Southern Maryland Local Homelessness Coalition (LHC) and Maryland Balance of State Continuum of Care (Bos Coc).~~ Each year ~~the homeless service providers in Southern Maryland conduct the annual Point-in-Time (PIT) count of the county's unsheltered population. This count occurs annually on the third Wednesday in January. Local service providers participate in the Southern Maryland Local Homelessness Coalition's point-in-time survey to estimate the county's homeless population. According to the Southern Maryland point-in-time counts, Calvert County has 28 homeless individuals in 2022, 29 in 2023 and nine in 2024. The lower count in 2024 may have been influenced by the warm weather on the night of the count, potentially resulting in an undercount. On January 22, 2025, Calvert's PIT count of unsheltered people experiencing homelessness was 28. (Updated to address the Department of Community Resources comments.)~~

~~The County Homes Services Board also conducted surveys for the Calvert County Department of Social Services, Lifestyles of Southern Maryland, Inc., Project ECHO, Safe Harbor, Safe Nights of Calvert County and Southern Maryland Community Network for annual services provided to low-income households and the homeless population. This survey provides a more accurate accounting of the county's at-risk homeless population. The most recent survey shows that the number of unduplicated households receiving services decreased from 451 to 440 from 2019 to 2020 and that the visits to agencies increased from 527 to 648 in that same period. The term "unduplicated" means a household was counted only once regardless of how many times it was served by the six agencies. While not all services assisted the homeless population, the number of households receiving services indicates those households potentially at-risk for homelessness if assistance were not provided. Project ECHO's Lori's House, the County's main homeless shelter, has 40 beds and is routinely full. Providers in the LHC share one shelter waitlist and during 2025, there were over 300 individuals on that list waiting for a shelter bed to become available. As of this report, there are over 100 unhoused or at risk of homelessness households on the LHC's By Name List for housing programs. While there are limited individuals captured during the PIT count, homeless services are provided year-round to many individuals and households to help meet their needs. The most commonly utilized services are homelessness prevention~~

services such as financial assistance with rent, utilities, or a security deposit. (Updated to address the Department of Community Resources comments.)

Continuum of Care Community Resources Hub

The Board of County Commissioners recently allocated local funds to allow the Department of Community Resources to leverage U.S. Department of Housing and Community Development’s Block Grant funds to acquire 85 and 87 Main Street. The county plans to redevelop these properties into a community resources hub and parking area to serve vulnerable segments of the county’s population by consolidating continuum of care services in a central location. The county is also working to secure funding from the Maryland Department of Transportation (MDOT) to develop a transit station that will provide accessible public transportation to and from the proposed facility.

Public Transportation for the Elderly and Disabled

The Department of Community Resources’ Public Transportation Division operates eight buses that connect residents with employment centers, shopping centers, medical facilities and other public services. Most riders cannot or do not own a vehicle. The bus system is run on a “flag system,” meaning there are few established bus stops and buses can be hailed along the route by passengers. Service operates on weekdays, with limited service on Saturdays. In addition to fixed route services, the county also provides on-demand paratransit services.

Economic Vitality

Calvert County Comprehensive Plan Vision

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

Calvert County Comprehensive Plan Economic Vitality 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.

Goal 3: Expand Calvert County’s tourism industry.

Goal 4: Strengthen educational opportunities in Calvert County.

Economic Stability

Today, Calvert County’s economy is primarily driven by its location within the Washington, D.C., metropolitan area. The county’s economic stability, compared to other jurisdictions in Maryland and across the nation, is supported by several factors: a strong local business climate, a stable job market, proximity to major employment centers in Washington, D.C., and Virginia, and a high median household income.

Residents in Calvert County earn above-average wages compared to other Southern Maryland counties and the state overall. Calvert is one of the wealthiest counties in Maryland—and the wealthiest in Southern Maryland—due in part to its proximity to federal agency and contracting jobs, though most of those jobs are located in surrounding counties. The county seeks to strengthen business growth by directing development to town centers while preserving agricultural land and its rural character.

Calvert County Comprehensive Plan Sustainability Approach

To meet the needs of current generations without overburdening future ones, the county aims to foster business growth by directing development to town centers while preserving agricultural land and the county's rural character. Sustainable economic development is necessary to ensure the long-term viability of the town centers. A reasonable rate of diversified economic growth, improvements to government facilities and services, as well as civic spaces, is encouraged to provide jobs for residents, increase incomes, expand the tax base, and create civic spaces that bring people together.

Economic Outlook

Five-Year Strategic Plan

The Calvert County Department of Economic Development is working on an updated strategic plan that will establish new economic development priorities for the coming years. One of the current plan's central recommendations is to accelerate the development of town centers to create vibrant communities that appeal to entrepreneurs and young professionals, supporting more local jobs and activity.

Emerging Industries

As Calvert County seeks to expand its economic base and attract residents, it will encourage development of emerging industries in the county and growth within, with attention to developing incentives and resources for entrepreneurship and innovation.

These incentives may be geared toward targeted industries and businesses having measurable economic impact and include fast-track plan processing, financing through the county's Economic Development Loan or Incentive Funds, business counseling, tax credits and access to a host of financial incentives and programs available through Maryland's Department of Commerce.

Health Care

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

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 economic industries such as software development or professional services jobs that produce ideas instead of physical goods. Many of these high-tech jobs can locate anywhere. There is also an upward trend of the workforce operating remotely coupled with an increased demand for remote employees and some employers moving away from traditional office settings. Thus, the quality of life and cost of living offered in Calvert County will be key decision points for employers and employees. These businesses and their employees depend upon secure high-speed and uninterrupted high-capacity internet connections.

Commercial and Retail

Residents frequently request food service/drinking places and clothing/clothing accessories as new businesses in the county. Growth in commercial and retail space should be targeted primarily toward Prince Frederick due to the synergy provided from existing merchants, its accessibility, centralized location and existing infrastructure. Digital Commerce 360, a leading media and research organization with over 20 years of ecommerce reporting, notes consumers spent \$861.12 billion online with U.S. retailers in 2020, up 44% from \$598.02 billion in 2019. More recent data indicates a continuing upward trend in online sales, but it is leveling out. In 2023, consumers spent \$1.1 trillion online with U.S. retailers, an increase of 9% over 2022. These trends will likely continue, leading to a major shift in brick-and-mortar store sizes and the purchasing habits of consumers.

Calvert County Economic Development's Small Businesses Services

The Calvert County Department of Economic Development strives to attract small businesses and help them growth by providing business counseling, technical assistance, site identification, infrastructure investments, community partnership, fast-track plan processing, financing through the county's Economic Development Loan or Incentive Funds, tax credits and access to a host of financial incentives and programs available through Maryland's Department of Commerce. Working closely with the Small Business Development Center and chambers of commerce, the county also provides entrepreneurs with networking opportunities, expert guidance and business promotion through community events and marketing campaigns. Moreover, the county launched its Local Business Preference Program in 2024, prioritizing area businesses for government contracts.

Calvert County Economic Development's Database of Available Properties and Spaces

Calvert County Department of Economic Development offers businesses considering relocating to Calvert County a database of available leases, land and property sales. The data may be sorted to meet the needs of a business (i.e., leases, sales, building types, building size, and available space).

Recreation and 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. Due to the pandemic in 2020, tourism had dropped off significantly and started to rebound in 2022. It appears that current economic trends from 2022 to 2023 for total tourism industry sales in Calvert County have declined by seven million dollars. This is likely due to economic trends of increasing inflation, resulting in a reduction of disposable income. In 2023, the tourism industry employed 1,591 workers in Calvert County. Total tourism tax receipts were \$32.3 million. Between 2018 and 2023 tourism visitor volume decreased by 13%.

Programs to increase these offerings include training for hospitality jobs, supporting research into local history and archaeology, creating festivals 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.

Resource Partners

The Department of Economic Development works with many federal, state and local resource partners to provide a full range of support services and opportunities to the business community. Two major partners the department will continue to rely on are:

Small Business Development Center: Provides proven, expert advice and training to current and aspiring small businesses in Calvert County and Maryland, resulting in successful businesses that create an economic impact and better quality of life in our communities.

College of Southern Maryland Workforce Center (formerly known as the College of Southern Maryland Corporate Center): Delivers diverse, top-quality, business-focused workforce programming and training, and just-in-time customized workforce development solutions that maximize the potential of any business – small, medium, or large. The College of Southern Maryland’s Workforce Center partners with clients to understand their business strategy and how it impacts workforce needs. The College of Southern Maryland then develops client-centric solutions based on their unique challenges and opportunities.

Transportation

Calvert County Comprehensive Plan Vision

- Our highways are safe with only moderate congestion and transit is readily available. Walking and bicycling are practical alternatives within and in close proximity of town centers.

Calvert County Comprehensive Plan Goals for Transportation

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

Goal 2: Maintain MD 2, MD 4, MD 2/4, and MD 231 as the main transportation corridors, providing for safe and efficient travel.

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

Goal 4: Improve and expand existing transit services.

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

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

Transportation Planning

Calvert County Transportation Plan

The construction of new roads or widening of existing roads to add roadway capacity is very costly and competes for resources with the county’s obligations to maintain roads and bridges for safety purposes. New transportation-related investments must be weighed against these obligations that are spelled out in the Calvert County Transportation Plan. Calvert County adopted its first transportation plan, “A Transportation Plan for Calvert County 2010” in 1997. The Plan established improvements to shape transportation and inform land use patterns through 2010. The updated plan, “Calvert County Transportation Plan,” adopted in 2020, provides functional guidance to relieve congestion and maintain a functional level of service on county roads.

Calvert County Strategic Roadway Safety Plan

The 2023-2025 Calvert County Strategic Roadway Safety Plan addresses Maryland’s 2019 Vision Zero Law, aiming to eliminate motor vehicle-related fatalities or serious injuries by 2030. Currently, the county is gathering data to identify traffic safety “hot spots” and formulate recommendations towards achieving the state’s Vision Zero Law. According to the [Maryland State Police’s crash data](#), vehicle-related injuries consistently occur in the county annually. Crash data, among other safety data for the county will be evaluated during the update to the Strategic Roadway Safety Plan.

Calvert County Transit Development Plan

The Calvert County Transit Development Plan provides guidance for all public transit services in the county. The plan assesses existing services and aims to increase ridership, meet intra-county public transit needs, explore timed connections/transfer options, coordinate transport to medical services and enhance the core transit service in town centers, countywide and emerging destinations.

Adequate Public Facilities for Public Roads

The county's [adequate public facilities regulations for roads](#) establish a process by which traffic studies are to be conducted and establishes a level of service standard which varies by roadway type and development location. Under the Traffic Impact Analysis policy, proposed site plans must submit a traffic impact analysis when their potential impact on the transportation network warrants detailed evaluation. For phased developments, the traffic impact must be demonstrated for the entire development to ensure a comprehensive assessment of cumulative effects. While the strategic timing of projects may result in certain developments not requiring a traffic analysis, the development of other projects within the town center vicinity may collectively necessitate a study to evaluate their combined impact on the transportation network. Proposed projects that impact these intersections must demonstrate that projected traffic volumes meets the adequate public facilities standards or must propose mitigation measures acceptable to the Director of Planning & Zoning with consultation with the Department of Public Works and, if necessary, the Maryland Department of Transportation State Highway Administration (SHA). These measures include infrastructure funds to improve facilities or a donation, as necessary to determine adequacy. The type and amount of mitigation required will be proportional to the project's expected impact on the facility or facilities, in accordance with the provisions of the adequate public facilities as required by the Calvert Code.

Regional Transportation and Bicycle and Pedestrian Planning

The Tri-County Council of Southern Maryland, consisting of Calvert, Charles and St. Mary's counties, partners with state and professionals to conduct regional planning for economic development, land use and transportation planning. Under the Tri-County Council of Southern Maryland, Calvert County participates in the Regional Infrastructure Advisory Committee (RIAC). RIAC identifies key transportation infrastructure priorities and coordinates funding requests with state and local and state officials, focusing on the transportation needs of Southern Maryland to accommodate the Patuxent River Naval Air Station, Indian Head NSWC, businesses and citizens. Similarly, the county participates in the Bicycle and Pedestrian Advisory Committee (BIAC). BIAC advises local and state government agencies in the promotion, planning and implementation of bicycle and other non-motorized transportation in Calvert, Charles and St. Mary's counties along the Southern Maryland to Washington, D.C. corridor. BIAC also partners with RIAC by providing RIAC with recommendations related to pedestrian and bicycle safety issues.

Bicycle, Pedestrian, and Streetscape Improvements to Enhance Community Connectivity and Sustainability

Currently there are few connected trails for bicyclists or pedestrians, whether for recreation or for transportation between developed areas. Providing these connections is challenging because east-west stream valleys cut through the county on either side of the ridgeline followed by MD 2/4. Vehicle volume and speed, and in some places the lack of shoulders, hinder pedestrian and bicycle travel. Where highways divide developed areas, the absence of signalized pedestrian crossings discourages walking. Sidewalks exist but are limited and not fully connected, even in developed areas. The lack of pedestrian and bicycle facilities increases reliance on automobiles and limits travel alternatives.

There is strong community support for a safe, accessible bikeway and pedestrian network throughout the town centers. The network should accommodate people of all ages and abilities, enabling them to walk or bike comfortably to stores, restaurants and public facilities. A variety of bicycle facility types will be used, ranging from on-road bike lanes to fully separated pathways. Facilities on state-owned roads will comply with ADA standards, and those on county-owned roads will be ADA-compliant where feasible. Each corridor will be evaluated individually to determine the most appropriate and cost-effective facility. Facility types include:

- **Shared-use path:** These are bicycle and pedestrian corridors. Paths must be eight feet wide, except next to arterial or collector roads, where the minimum width is 10 feet, according to the Calvert County Zoning Ordinance. Paths adjacent to roadways are called side paths and usually have a five-foot landscaped buffer from the road.
- **Protected bike lane:** Bike lanes are “protected” when there is physical separation between motor vehicles and bicycles. One-way protected lanes are typically at least five feet wide, while two-way lanes range from eight to 10 feet wide. They include at least a two-foot buffer with delineators such as flex posts, parking stops, precast curbs, planter boxes or “armadillos.”
- **Bike lane:** These are roadway lanes designated for bicyclists but without physical separation from motor vehicles. Bike lanes are usually five to six feet wide. When seven feet or more is available, a buffer is recommended instead of a wider bike lane to discourage driving or parking in the lane.

Sustainability in Transportation

Emerging transportation considerations for the County are infrastructure for electric vehicles, restructuring parking requirements to encourage pedestrian travel within the designated nodes and restructuring housing impact fees per unit to encourage sustainable growth practices.

Electrical Vehicles

House Bill 830 requires new construction of single-family, duplex, or townhouse housing to include one EV charger. (Revised to respond to Maryland Department of Planning comments.) Southern Maryland Electric Cooperative (SMECO) offers resources for [electric vehicle charging stations](#) throughout Calvert County. The installations include level two chargers, which can charge most electric vehicles in a few hours. An [Electrical Vehicle Charging Stations interactive mapping tool](#) is maintained on the county’s website.

Parking

Town center zoning ordinances have traditionally incorporated by reference the parking and loading standards contained in the Calvert County Zoning Ordinance for nonresidential properties. These currently prescribe a minimum number of parking spaces per square foot, a maximum equal to 125% of that minimum, and an additional 25% allowance for pervious spaces. While these rates are adequate for assuring abundant parking at all times of day, they are inefficient land uses. Large surface parking lots form a barrier to pedestrian access, produce large amounts of stormwater runoff and constitute an ongoing maintenance burden for property owners. The Calvert County Zoning Ordinance allows reduced parking requirements if specified criteria are met.

Water Resources

Calvert County Comprehensive Plan Vision

- We waste less, consume fewer natural resources and properly dispose of waste.

Calvert County Comprehensive Plan Goals

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

Goal 2: Ensure sufficient wastewater treatment capacity to support development in town centers served by public sewer systems.

Goal 3: Protect public health and water quality.

Goal 4: Install or enhance storm water management systems to reduce pollution in the county streams, Patuxent River and Chesapeake Bay.

County Water and Sewerage Plan

The land use policies contained in the Calvert County Comprehensive Plan direct the majority of the county's residential and commercial growth into the town centers and minimize future residential development in the Farm and Forest District. Given these policies, the county must ensure that its water supply and wastewater systems in town centers meet current and future needs without jeopardizing the health of local waters, the Patuxent River and the Chesapeake Bay. The Calvert County Comprehensive Water & Sewerage Plan, 2014 Update provides a framework for the county's water supply and sewerage disposal. The State of Maryland requires each county to have a county plan or a plan with adjoining counties. The plan is required to cover the 10-year period following adoption by the Board of County Commissioners. Currently, the Department of Public Works, Water & Sewerage Division is in the process of updating the average flow capacity for the water and sewerage systems throughout Calvert County, which will be published in the upcoming revision of the Comprehensive Water & Sewerage Plan. While the plan is being updated, capacity of the county's municipal drinking water system and wastewater treatment system remains unchanged, but wastewater flow and drinking water consumption rates have increased since 2014.

Calvert County Comprehensive Plan Sustainability Approach

Water resources management promotes the safe disposal of wastewater to protect public health and ensure environmental sustainability. The goal is to maintain groundwater and surface water quality for fisheries, other aquatic resources and humans uses such as consumption, irrigation and recreation. Pollutants level must remain below which they thresholds that harm human and ecological health and below the assimilative capacity of receiving waters.

Water Quality Regulations

The State of Maryland signed the 2014 Chesapeake Bay Watershed Agreement and has committed to reduce its nitrogen and phosphorus contributions to the Chesapeake Bay through the Total Maximum Daily Load Program. The Maryland Department of the Environment allocates nitrogen and phosphorus (nutrient) load caps for wastewater treatment plants and nutrient and sediment loads for nonpoint source pollutants associated with development—stormwater runoff or nitrogen loads from conventional septic systems—and agriculture, including nitrogen and phosphorus from fertilizers. Improving water quality through better treatment, pollution control and infrastructure investment protects communities, supports resilient ecosystems and strengthens public health across the board.

Managing Stormwater and Non-Point Source Pollution

Under the Chesapeake Bay Total Maximum Daily Load, the Maryland Department of the Environment establishes annual pollutant load reduction requirements, administered through the county's MS4 permit. In response, the county has implemented bioretention facilities, rain gardens, bioswales, impervious surface reduction, shoreline erosion control, urban stream restoration, infiltration practices, vegetated channels, wet ponds, wetlands, storm drain outfall repairs and stormwater management facility retrofits throughout the county. Additional projects will be implemented to comply with ongoing MS4 permit requirements.

The Calvert County Stormwater Management Ordinance establishes requirements for managing stormwater runoff and encourages the use of environmental site design (ESD) to the maximum extent practicable (MEP) in new development. Stormwater management plans are required by the Calvert County Department of Public Works for all development and redevelopment projects in the county. These plans must be submitted at three phases in the development process—concept, site development and final stormwater management construction. Designs must account for additional stormwater runoff volume attributable to new development. The Stormwater Management Ordinance requires the use of ESD treatment practices such as disconnection of rooftop runoff, rainwater harvesting, submerged gravel wetlands, infiltration berms, rain gardens, swales and enhanced filters to satisfy the applicable minimum control requirements. The minimum control requirements state that ESD planning techniques and treatment practices must be exhausted before any structural best management practices are implemented¹². Furthermore, the county's zoning ordinance protects receiving waters by requiring the delineation of a Natural Resource Protection Area (buffer) that must be expanded to include contiguous streams, wetlands, floodplains, steep slopes and highly erodible and hydric soils, along with a required setback.

Lastly, **global warming climate change (Revised to respond to the Maryland Department of Planning comments.)** is having a significant impact on stormwater management, intensifying the need for resilient infrastructure and adaptive planning. As global temperatures rise, more frequent and severe weather events occur, including heavy rainfall, which can overwhelm stormwater systems not designed to handle such rain volumes and damage them. This can lead to increased flooding, erosion, water pollution and damage to both rural and natural landscapes. The county is currently working with the University of Maryland Center for Environmental Services to amend its Stormwater Management Ordinance with an updated intensity and frequency interval standard for precipitation events. The county anticipates updating its stormwater management regulations with findings from the study in 2025-2026.

Effluent Impact to Water Resources

Effluent from wastewater treatment plants and septic tanks is a major source of contamination for waterways and poses a threat to drinking water quality. To comply with the Chesapeake Bay Total Maximum Daily Load, the Maryland Department of the Environment has set nutrient caps for Calvert County wastewater treatment plants. The Bay Restoration Fund provides some funding to install enhanced nutrient removal (ENR) technology at wastewater treatment plants so they can achieve an effluent quality of 3.0 milligrams per liter total nitrogen and 0.3 milligrams per liter total phosphorus.

Groundwater contamination is also unlikely due to the presence of confining ground layers. However, septic systems—especially those that are failing—can present significant threats to the quality of the county's drinking water and the health of the county streams, Patuxent River and Chesapeake Bay. The Bay Restoration Fund offers technical and financial assistance to eligible homeowners for installing nitrogen-removing septic systems, which reduce nitrogen levels by 50% compared to conventional systems. All county homeowners are eligible for funding, but financial assistance is income-based, and priority is given to systems located in Critical

¹² Calvert County Stormwater Management Ordinance, Article IV, § 123-10. (accessed 4/12/21).

Areas—land within 1,000 feet of tidal waters—and to failing systems. Directing growth into town centers served by public sewer, where households and businesses can connect to wastewater treatment systems, is a key strategy for limiting the expansion of septic system use and reducing related pollutants. The 2014 Calvert County Comprehensive Water & Sewerage Plan outlines policies for sewer system expansion based on land use, emphasizing the development or extension of sewer systems in town centers and prohibiting sewer service in rural and agricultural areas.

Drinking Water Assessment

Ground water aquifers are part of the coastal region and have the benefit of being insulated from contamination by layers of low-permeability clay that greatly reduces the chances that surface contaminants will reach the aquifers. The Coastal Plain aquifer consists of thick wedge of largely unconsolidated sediments beneath Maryland's Coastal Plain. The sediments—sand, gravel, silt and clay—dip gently to the east and southeast, ranging in thickness from a few tens of feet near the Fall Line to approximately 7,200 feet at Ocean City, Maryland.

Calvert County's drinking water undergoes regular testing in compliance with Maryland Department of the Environment requirements and the Federal Safe Drinking Water Act that requires public systems to conduct a Source Water Assessment to understand the vulnerabilities of drinking water sources.

Calvert County Groundwater Level Monitoring Network

Calvert County's groundwater is actively monitored through the [Calvert County Groundwater-Level Monitoring Network](#), administered jointly by the Calvert County Department of Public Works, Water & Sewerage Division, the Maryland Geological Survey, and the U.S. Geological Survey¹³. This network of wells is monitored on a real-time, monthly, or twice-yearly basis.

Adequate Water and Sewerage Service

The county's adequate public facilities regulations require that before subdivision, site plan or certain permit approvals, drinking water capacity and fire flow adequacy are determined. Drinking water is considered adequate if maximum daily demand plus existing use is less than 90% of system capacity. Fire flow is adequate if the proposal does not cause any deficiencies. If a proposal is denied due to inadequacy, fees may be paid to improve facilities or donated to support necessary upgrades to allow approval.

If average daily demand exceeds 80% of municipal system capacity, the Maryland Department of the Environment requires the county to identify new water sources, upgrade infrastructure or reduce demand through conservation to ensure sufficient supply. Similarly, wastewater capacity is deemed adequate if existing and proposed average daily flow is below 90% of the authorized capacity. If flow exceeds 80% or projected growth will overload the system within five years, the department requires the county to plan, design, finance and build a larger sewer facility.

¹³ Maryland Geological Survey, [Groundwater Wells in Calvert County, Maryland](#) (accessed 4/10/18).

Government and Community Facilities

Calvert County Comprehensive Plan Vision

- Our communities are safe. We care for the well-being of each other.
- Our children are well-prepared for the future. We offer robust and diverse educational opportunities with a variety of post-secondary educational and training opportunities.
- We are building a strong local economy based on renewable resources, agriculture, seafood, high technology, retirement, recreation and tourism.
- Our government is efficient, open and responsive to citizen needs and concerns.

Calvert County Comprehensive Plan Government and Community Facilities Goals

- Goal 1:** Establish policies and strategies that provide for high-quality, responsive and cost-effective services to residents, businesses and organizations in the county.
- Goal 2:** Maintain the high quality of educational facilities: public schools, college and libraries.
- Goal 3:** Provide access to a variety of quality recreational environments and opportunities.
- Goal 4:** Ensure Calvert County has adequate healthcare facilities and programs.
- Goal 5:** Support public safety programs, strategies and facilities development.
- Goal 6:** Maintain well-managed and effective solid waste and recyclable materials management systems in Calvert County.
- Goal 7:** Collectively plan future initiatives, to the greatest extent possible, with internal county departments and regional county jurisdictions, councils and other potential partnerships.

Community Facilities

Community facilities should be located within or in close proximity to town centers where infrastructure—such as public water facilities, public sewer facilities, roads, sidewalks and public transit—is available. New public buildings, including schools and community centers, should be sited close to other civic or commercial buildings and designed for multiple uses.

Educational Facilities

Calvert County Public Schools has 25 schools, including 13 elementary schools, six middle schools, four high schools, the Career and Technical Academy, and a special education center. Existing school facilities have sufficient space to accommodate the county's current and future student population until at least 2026, with the exception of the North School District, where transfer students have increased enrollment. County adequate public facility regulations consider school capacity adequate unless enrollment exceeds 100%. In these cases, affected residential development proposals may be deferred for no longer than six years from the date of preliminary approval. For current status of school capacity adequacy, see the Calvert County Adequate Public Facilities School Reports on the Calvert County Planning Commission's webpage. (Revised to address the Department of Planning & Zoning comments.)

The county also has several higher education facilities. The College of Southern Maryland, a regional community college serving Calvert, Charles and St. Mary's counties, has a campus in Prince Frederick offering associate degrees in arts, teaching, science, engineering and applied science. The University of Maryland's Chesapeake Biological Laboratory, located in Solomons, leads international and national research in fisheries, estuarine ecology, environmental chemistry, and toxicology. The Morgan State University Patuxent Environmental and Aquatic Research Laboratory, located in St. Leonard, is designed to increase the

understanding of coastal ecosystems, with an emphasis on the Chesapeake Bay and its tributaries, to support their management and protection. **(Revised to address public comments).**

Calvert County Library

Calvert Library has four locations and a Mobile Services department. The main library is located in Prince Frederick, with three branch libraries: Fairview, Twin Beaches and Southern. A recent analysis of the library's facilities, services and future needs identified the desire for the Southern Library Branch to be owned by the county, rather than leased, and for the expansion and renovation of the Fairview Branch.

Older Adult and Senior Facilities

Calvert County's three Senior Centers provide services for older adults, seniors and persons with disabilities, such as congregate meals, recreation and education programs, and support for enrollment in social services programs. The Calvert Pines Senior Center is located in the Prince Frederick Town Center, the Southern Pines Senior Center is located in the Lusby Town Center, and the North Beach Senior Center is located in the Town of North Beach. For seniors or residents with disabilities who need a more secure setting and medication management, the county has two nonprofit adult day care facilities.

Healthcare Facilities

Calvert County Health Department

With nearly double the population since its main office was built, the Calvert County Health Department is the sixth-largest employer in the county and one of 24 local health departments in Maryland. The state's Public Health Administration oversees vital services including infectious disease control, environmental health, family health, food safety, health care quality, vital records, the Office of the Chief Medical Examiner, the State Anatomy Board, and the activities of all 24 local health departments. The county health department is outgrowing its current space and will need to expand or build a new main facility to accommodate the growing number of patients.

CalvertHealth

CalvertHealth Medical Center is a private, nonprofit, community-owned 141-bed acute care hospital with its main campus in Prince Frederick. The hospital is part of a health system that includes an employed physician network, a diagnostic imaging center, urgent care facilities across the county and a mobile health unit serving underserved areas. CalvertHealth is the county's second-largest employer. Founded in 1919 as Calvert Memorial Hospital, its original building on Church Street is part of the Calvert County Historic District. The hospital periodically conducts a community health needs assessment.

The 2023 Calvert County Community Health Needs Assessment aims to identify the most pressing health issues and guide planning to address them. CalvertHealth's service area includes Calvert County and parts of southern Anne Arundel County. One priority health topic is exercise, nutrition and obesity. Calvert County has a higher adult obesity rate than the state—37.2% versus 31.5%—and lower access to exercise opportunities, 61.4% compared to 92.6% statewide¹⁴. Several significant health needs, both prioritized and not, are linked to land use patterns, including exercise, nutrition, environment and transportation. A community survey highlighted concerns over a lack of safe sidewalks, with 57% of respondents¹⁵ noting this issue, and a need for

¹⁴ [2020 Calvert County Community Health Needs Assessment](#), p. 34 (accessed 6/30/21).

¹⁵ [2020 Calvert County Community Health Needs Assessment](#), p. 38 (accessed 6/30/21).

more fitness and physical activity resources¹⁶. The assessment's FY23-25 Implementation Plan outlines strategies, target populations, key partners, tactics and evaluation methods for each priority health need¹⁷.

CalvertHealth has published, [Walk Your Way: Calvert County Walking Guide](#). This walking guide has several routes in the Prince Frederick area, including a route along Prince Frederick Boulevard. In addition, a [map of walking routes on CalvertHealth's campus in Prince Frederick](#) is also available online.

Calvert County Nursing Center

Calvert County Nursing Center is located adjacent to the CalvertHealth campus and the Calvert County Health Department. It is a not-for-profit skilled nursing center providing long-term skilled nursing care, post-acute rehabilitative services, memory support, palliative and respite care for people living in Calvert County and surrounding regions¹⁸.

Private Healthcare Providers

The majority of private healthcare providers are located in the Prince Frederick Town Center, many in the northern area of the Town Center near the hospital campus. As noted in the Economic Vitality section, healthcare is a major employer in Calvert County with 3,500 people employed.

Parks and Recreation

The Comprehensive Plan sets for the expectations for recreation in the town centers. Each town center should serve as the focal point of recreation for residents of the town center and their surrounding areas. According to the Calvert County Comprehensive Plan, each town center should have:

- A town park or "village green."
- An in-town pedestrian and bikeway system that connects residential areas, activity centers and schools.
- An outdoor public facility designed primarily for active team sports.
- An indoor community center capable of providing a range of activities for all age groups.

The Calvert County Comprehensive Plan includes several objectives and actions related to town centers: increasing land dedicated to recreation and natural resources; ensuring a wide range of public recreation facilities and programs to meet the interests and needs of all ages, incomes and abilities; expanding the variety of community facility uses; and boosting community involvement in recreation planning.

Parks and recreation planning and acquisition goals are established in the [Calvert County's Land Preservation, Parks and Recreation Plan](#). The updated plan was adopted on April 15, 2018, and detailed maps showing the locations of public parks and recreation sites, density of parks, open space, recreation sites, as well as driving distances to these areas. Prince Frederick, North Beach, Chesapeake Beach and Lusby have the highest density of public parks, open spaces and recreational sites. Both the Calvert County Comprehensive Plan and Calvert County Land Preservation and Recreation Plan call for creating trails and paths within town centers that connect with outlying parks and open spaces.

Public Safety Facilities

¹⁶ [2020 Calvert County Community Health Needs Assessment](#), p. 15 (accessed 6/30/21). Note: the community survey was promoted across CalvertHealth's entire service area from May 14, 2020, to June 22, 2020.

¹⁷ [2020 Calvert County Community Health Needs Assessment](#), p. 38 (accessed 7/7/21).

¹⁸ [Calvert County Nursing Center](#) (accessed 7/7/21).

Public safety facilities—including police, animal control, fire, rescue and emergency medical services (EMS)—support county residents during emergencies. These facilities are distributed throughout the county and are primarily located in town centers, where population density is highest.

Animal Shelter

The Linda L. Kelley Animal Shelter is an open-admission animal shelter that cares for owner-surrendered animals and stray animals in Calvert County. Its mission is to provide compassionate humane care and treatment, educate the public on proper care, and offer adoption services. The shelter is run under the direction of the Calvert County Department of Public Safety. The Animal Shelter and Animal Control divisions share space at the facility, which is located on MD 231 in the Calvert County Industrial Park, about 3.5 miles from MD 2/4.

Solid Waste Management

The Department of Public Works, Solid Waste Division operates six Convenience Centers throughout the county— Appeal, Ball Road, Barstow, Huntingtown, Mt. Hope, and Plum Point—where residents can dispose of their trash and recyclables. In addition, the Solid Waste Division offers county residents free bulk item pick up services for many large items. Residents are permitted to bring large items to Appeal Landfill themselves. The Barstow Convenience Center is to be redesigned to have two levels like the Appeal Convenience Center. ~~Funds are budgeted for Fiscal Year 2022.~~ The county allocates funds on an ongoing basis to maintain these facilities and meet the needs of residents. (Revised to address the Department of Planning & Zoning comments.)

Broadband Infrastructure

Fiber-optic infrastructure is as essential as water and sewer service for attracting high-tech jobs. Advanced infrastructure, including fiber-optic networks, will be critical for business development over the next 20 years. Calvert County currently has fiber-optic connections at four locations in the Owings and Dunkirk town centers, as well as two locations in the southern part of the county. These services are being expanded countywide. The Master Plan of Town Centers, consistent with the Calvert County Comprehensive Plan, recommends prioritizing broadband deployment in town centers. (Revised to address public and Planning Commission comments.)

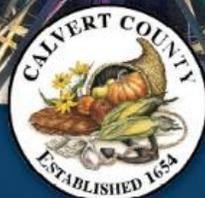
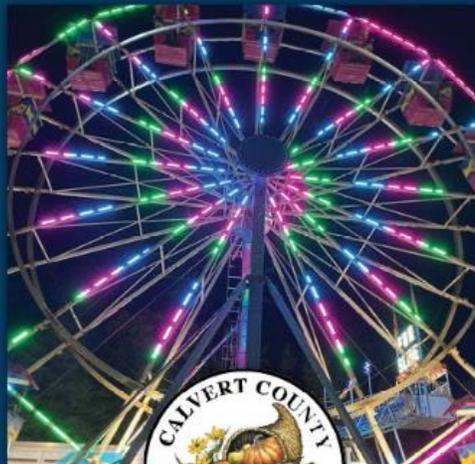
Placeholder for Chapter 2: Prince Frederick Town Center Master Plan

(pages 37-92 of the Master Plan of Town Centers, currently in the adoption phase)



CHAPTER 2

Prince Frederick Town Center Master Plan





MASTER PLAN
OF TOWN CENTERS

CHAPTER 3

Dunkirk Town Center Master Plan



Accomplishments

The Dunkirk Town Center was designated a Town Center when the Dunkirk Town Center Master Plan and Zoning Ordinance were adopted on July 28, 1987. Since then, key amendments to the Master Plan and Zoning Ordinance, as well as infrastructure and public service improvements include:

- Establishment of the Dunkirk Town Center as a Transfer Zone, designated to receive increased density using Transferable Development Rights (TDRs) from the sending areas of Agricultural Preservation Districts.
- Designation as a [Priority Funding Area](#) under the State of Maryland's Smart Growth Act¹⁹.
- Establishment of the Dunkirk Town Center appearance code and project review process.
- Expansion on the west side of the Town Center to include the land area encompassing West Ward Road.
- Extension of West Ward Road across MD 4, connecting to Ferry Landing Road.
- Construction of a local road system on the east side of the Town Center as an alternative to MD 4.
- Reconstruction of the Dunkirk Volunteer Fire Department and Rescue Squad.
- Addition of turning lanes and access lanes at lighted intersections of MD 4/Town Center Boulevard and MD 4/Ward Road.
- Lowering of the speed limit from 55 to 45 miles per hour.
- Establishment of the Sheriff's Dunkirk District Station in the Town Center.
- Establishment of the Maryland Transit Administration's (MTA) Dunkirk Park and Ride, north of the Town Center.
- The designation of the Town Center as a Maryland Department of Housing and Community Development's [Sustainable Community](#).
- Establishment of the Apple Greene Shopping Center.
- Construction of Dunkirk Gateway Well and Water Tower facilities.

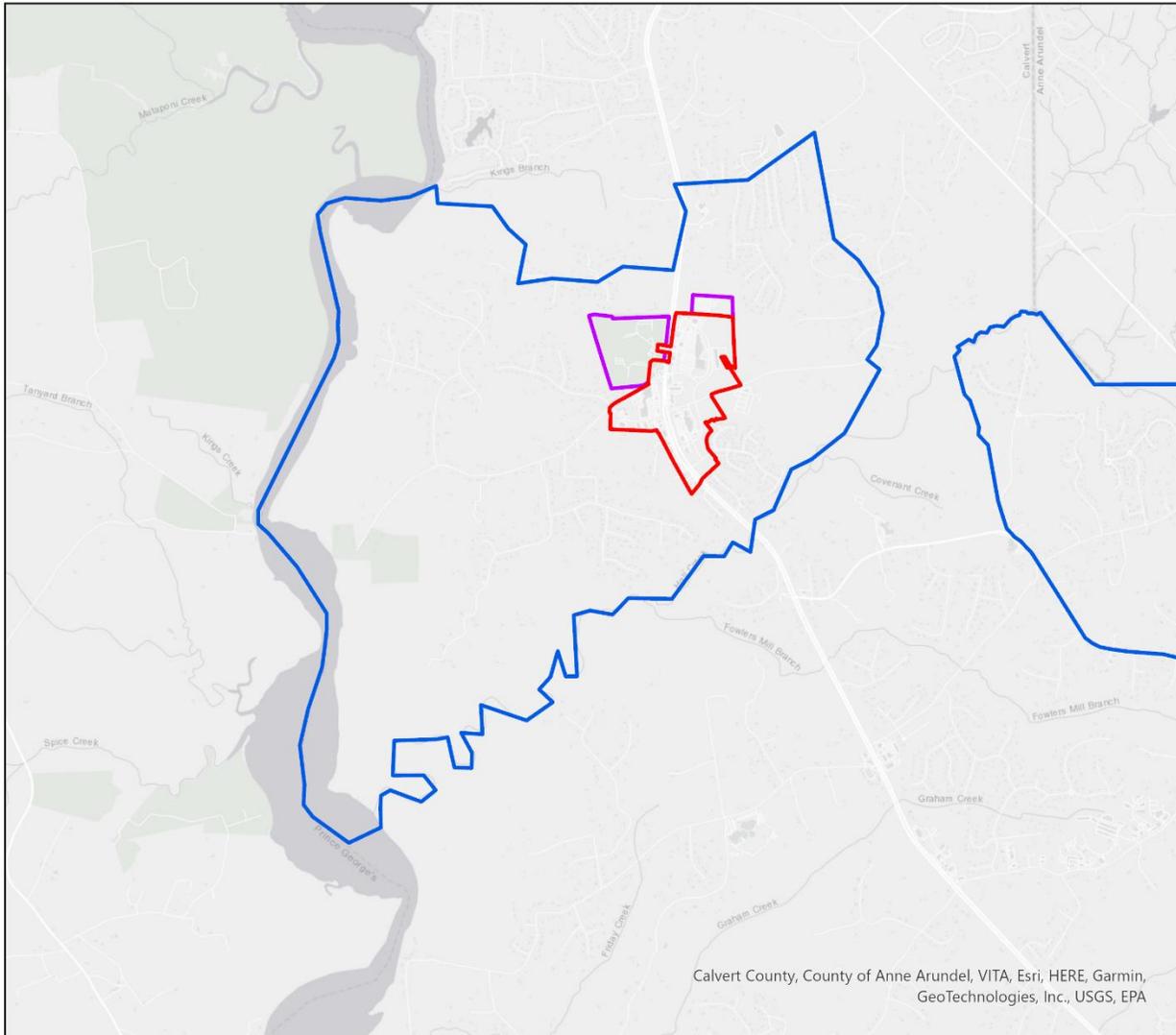
See Chapter 1 for the intent of the Town Center designation and other designations that apply to the Town Center.



¹⁹ Most of the Town Center is designated as a Priority Funding Area. For more information, refer to the Maryland Department of Planning's [Priority Funding Area Interactive Map](#).

Demographics

U.S. Census Data, American Community Survey 5-Year Estimates, **DUNKIRK CENSUS DESIGNATED PLACE (CDP)** is the source for the Dunkirk Town Center data. While the boundaries of the Town Center and the CDP are not similar, the CDP includes housing that surrounds the Town Center. (Revisions made to address public comments.)



Legend

-  Census Designated Place Boundary
-  Town Center Existing Boundary
-  Proposed Expansion

Age Composition Percentage Breakdown

- 27% - under 25 years old
- 22% - 25 to 44 years
- 32% - 45 to 64 years
- 18% - 65 years or older

Calvert County Total Population

2020: 92,783

Dunkirk Total Population

2020: 2,175

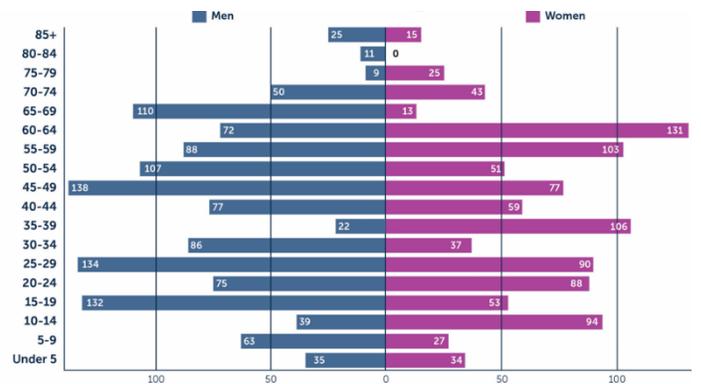
2023: 2,527



Between 2020 & 2023, the population 65 years and older increased from 18% to 13%.



Male/Female Breakdown By Age



84% of households earn

\$100,000+ annually



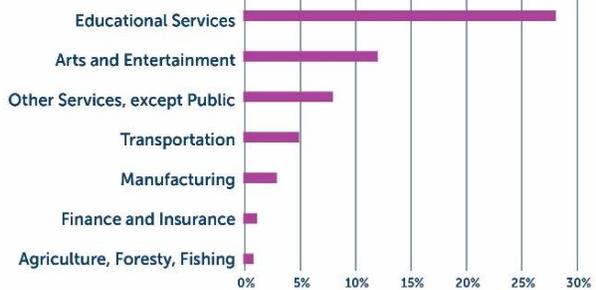
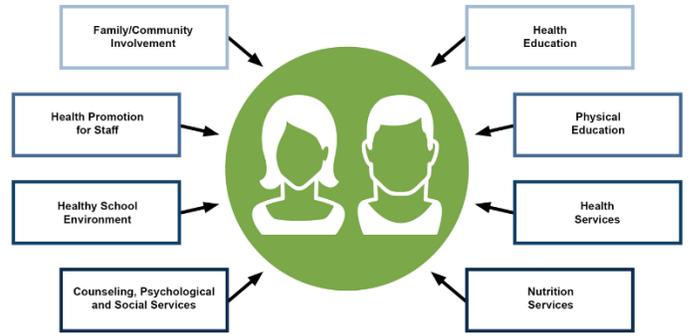
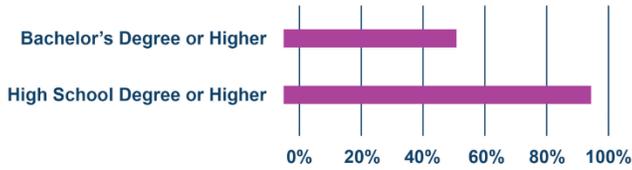
Dunkirk Demographic Composition

- White 1,915
- Black 114
- Other Races 43





EDUCATIONAL ATTAINMENT

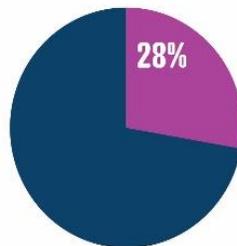


89% of the workforce commutes to an office

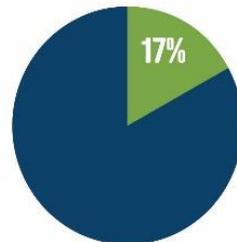
The median travel time to work is **33.6** minutes

82% of the workforce drives a car alone to work

The unemployment rate is **≤ 1%**



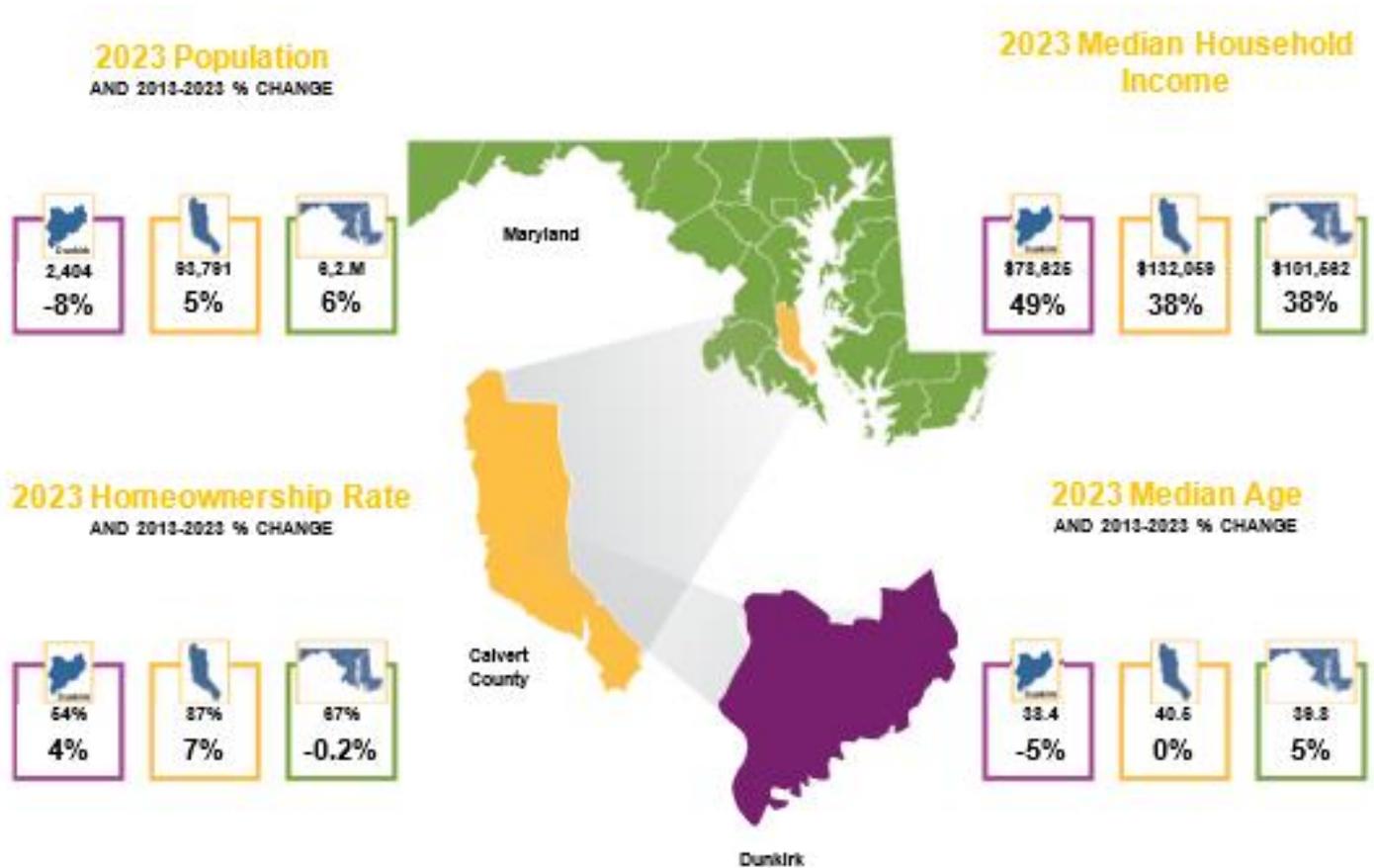
Public Administration



Education, Health Care and Social Services

All Industries

Dunkirk Census Designated Place – Calvert County – State of Maryland Comparisons



Strategic Direction

Established 40 years ago, the Dunkirk Town Center spans 195 acres and serves as the gateway to the county’s northern boundary. It is the second smallest of the county’s Town Centers but has the second highest concentration of commercial uses, making commercial development the predominant land use. Originally a small farming community, Dunkirk remained sparsely populated and dominated by agriculture until the mid-20th century. Its proximity to the Capital Beltway/I-495 (17 miles), Washington, D.C., Arlington, Suitland, Baltimore, and Annapolis spurred steady commercial growth between the 1960s and 1990s, while adjacent areas experienced residential growth. Today, the Town Center is largely built out, with commercial development concentrated within its boundaries and residential development surrounding it. This development pattern reflects the original intent of the Dunkirk Town Center: to preserve agricultural land by concentrating growth in designated commercial and residential areas. The following guiding principles inform this master plan update:

1. Continue to treat the Town Center as an aesthetic whole by retaining the single zoning district, Town Center.
2. Encourage commercial, medical, professional services, recreational, and institutional uses, senior housing, and mixed-use development/redevelopment.

3. Encourage cohesive design by enforcing landscaping, lighting, sidewalks, signage, and appearance code requirements.
4. Establish a distinctive gateway.
5. Expand the Town Center boundary to include the Dunkirk District Park and MTA's Dunkirk Park and Ride.
6. Conserve forests and sensitive areas with the Natural Resource Protection Area (buffer).
7. Protect the Town Center's receiving waters through environmental sensitive design and addressing increasingly frequent and intense rain events.
8. Encourage private investment in sewage treatment systems.
9. Conserve Smithville Methodist Church and increase outreach to historic property owners for designated Historic Districts.
10. Encourage multi-media means of presenting historic sites/ structures and points of interest.
11. Restrict access from Apple Way to MD 4, allowing right hand turns only.
12. Complete Penwick Lane to provide direct access from MD 4 to Town Center Boulevard.
13. Extend Gateway Drive to Brickhouse Road to complete the east side local travel route.
14. Connect MTA's Park and Ride to MD 4.
15. Place a crosswalk at the intersection of MD 4/Town Center Boulevard.
16. Expand public transit services along Dares Beach Road to create a bi-directional route.
17. Expand public transit evening hours, increase on-demand services, and advocate efficiency in MTA's commuter service.
18. Implement recommendations in [Dunkirk and Prince Frederick Bikeways Feasibility Studies](#), prepared by Mead & Hunt and funded by the [MDOT FY22 Kim Lamphier Bikeways Network Program](#) when funding is available.

Land Use

Key Issues

How can the Dunkirk Town Center Master Plan continue to focus commercial growth within the Town Center and residential growth in surrounding areas to preserve rural land, while promoting high-quality design despite land and sewer capacity constraints?

Key issues identified through public input during this master plan update, consistent with those raised during the 1987 Dunkirk Town Center Master Plan and Zoning Ordinance adoption process, include:

- Cohesive design standards to create a distinctive identity and "sense of place".
- A distinctive and welcoming gateway.
- A well-defined commercial core in the Town Center serving residential development in the outlying area.
- Conservation of remaining historic Smithville sites and architecture.
- Preservation of natural and environmental resources.
- Smooth traffic flow throughout the Town Center, with traffic control at MD 4/Ferry Landing Road and MD 4/Ward Road²⁰.
- Limited and adequate access into commercial areas.
- Permittance of senior housing.

²⁰ See the Transportation section for a detailed discussion on traffic congestion and safety.

- A joint-use community center, with a focus on seniors and the potential inclusion of a library branch²¹.
- Water and sewer infrastructure that supports existing and future development.

Development Trends

Dunkirk’s development patterns provide insight into its past and help shape its future growth. From the late 1600s to early 1700s, the area—then known as Smithville—was named for the Smith family, who purchased land, built homes, and established a thriving community based on agriculture, fishing, and seafood harvesting, fueled by enslaved labor. The African American community also played an important role in establishing the community as it rose from slavery, achieved freedom, and founded churches and schools. Remnants of historic Smithville remain in the Town Center today, including the Smithville Methodist Church and the Shiloh Methodist Episcopal Church cemetery—landmarks that reflect the area’s heritage. Just outside of the Town Center lies the Smithville Methodist Cemetery. These historic sites, with their distinctive architecture, contribute to a strong sense of place and contrast with the surrounding modern development.

Into the early 20th century and through the 1950s, the Dunkirk area retained its small, rural, agricultural community character with a modest population. Beginning in the 1960s and accelerating through the 1980s, the Town Center experienced commercial growth with the construction of Dunkirk Place, Dunkirk Square, and County Plaza shopping centers, and the standalone Howlin and Laurian buildings along MD 4. These structures are typically older strip malls or brick buildings with white columns and dormers, surrounded by parking lots with grassy areas and landscaping. Residential growth during this period included nearby neighborhoods like Smith’s Purchase and Halls Hills, and outlying communities like Lakewood, Century Estates, Ferry Woods, and Benson Acres.

Into the 1990s, the Calvert Gateway and Dunkirk Market Place shopping centers were built, featuring big-box stores, smaller shops with similar architectural styles accompanied with large, landscaped parking lots—some with standalone pad sites. Residential growth continued with communities like Lakewood, Dunkirk Subdivision, Smithville, and Apple Greene, as well as outlying residential communities like Howes Meadows, Hickory Creek, Old Hundred, and Ward Meadows.

In 2015, the Dunkirk District Park, a regional park located just outside of the Town Center, was completed. This civic amenity attracts local and regional users and offers picnic areas, pavilions, a playground, a dog park, a skate park, walking/jogging trails, tennis courts, pickleball courts, baseball/softball fields, and a year-round restroom facility. In 2018, the nearby MTA Dunkirk Park and Ride, also just outside of the Town Center, was completed. It provides 486 parking spaces for commuters traveling to Anne Arundel, Prince George’s and Baltimore counties, Arlington, and Washington, D.C. In 2024, the Sheriff’s Dunkirk District Station was established in the Town Center, fulfilling a goal of the 1987 Dunkirk Town Center Master Plan.

Towards a Vibrant Town Center

Today, the Dunkirk Town Center is mostly developed with a distinctive core of commercial, medical, office, historic and civic uses serving surrounding residential communities. Architecture in the Town Center is characterized by three distinctive types—Historic Smithville, pre-1990s and post 1990s—each type easily identifiable. While there are residential developments surrounding the Town Center and assisted housing is permitted in the Town Center, no assisted housing is in the Town Center. Additionally, the gateway, marked by

²¹ See the Government and Community Facilities section for a discussion on the joint-use community center.

a sign at the Town Center's entrance, is undistinguishable and obscured by trees that line MD 4. Traffic flow continues to be a challenge, impacted by workforce commuters, intra-county travel, and an unsignalized access points from MD 4 into the Town Center, but improved by the construction of an alternative transportation route on the east side of the Town Center and expanded access lanes at the signalized intersections of MD 4/Town Center Boulevard and MD 4/Ward Road. The placement of a pedestrian crosswalk at the intersection of MD 4/Ward Road is anticipated sometime in 2025-2026²². Lastly, the Town Center is served by private wells and septic systems. A few septic systems have failed periodically, creating challenges for accommodating additional development or redevelopment²³. The 1997 Calvert County Comprehensive Plan included a policy allowing Town Centers to be served by public water and sewer; however, the current Calvert County Water and Sewerage Plan does not plan for these provisions in the Dunkirk Town Center. Private investment in sewage treatment systems is encouraged to address this challenge.

Land Uses

Since the Town Center's inception in 1987, land uses have been governed by the Town Center (zoning) District and the Use Table in the Dunkirk Town Center Zoning Ordinance, and subsequent amendments. This master plan recommends retaining the Town Center Zoning District designation and continuing to allow uses outlined in the Use Table, with a focus on commercial, medical, professional services, civic, and institutional uses, senior housing and mixed-use development/redevelopment. It also recommends continuing to prohibit industrial uses that cannot be adequately screened, limiting free-standing signs, and encouraging cohesive design by enforcing landscaping, lighting, sidewalks, signage and appearance requirements.

Architecture

During the public participation process for the 1987 Dunkirk Town Center Master Plan, the community emphasized the importance of architectural compatibility and the conservation of historic Smithville. This master plan update continues to advocate this, but also acknowledges the three distinctive architectural styles found in the Dunkirk Town Center today. This master plan recommends continuing to enforce appearance code requirements with an emphasis on architectural elements that complement the scale, building placement and materials of immediate surroundings.

Gateway

The current Town Center gateway is defined by a sign in front of a row of trees, which blends in with the Dunkirk District Park entrance. A gateway should serve as a visual focal point that connects two areas and welcomes residents and visitors. Effective gateways include curb extensions, raised crosswalks or driveway treatments, raised medians, landscaping, lighting, seating, and public art. With the proposed inclusion of Dunkirk District Park in the Dunkirk Town Center, there is an opportunity to create a more distinguishable gateway spanning both sides of MD 4 and the median. Features could include the county flag, conservation landscaping, lighting, community art (e.g., sea horse sculptures that once decorated the county's landscape), and Town Center and Dunkirk District Park signs. Additional signage could highlight historic Smithville and the Dunkirk area's heritage. A redeveloped gateway would enhance a "sense of place" at the county's entrance. This master plan update, consistent with the 1987 Dunkirk Master Plan, recommends establishing a distinctive identity for the Town Center as the gateway to the county, located at MD 4/Town Center Boulevard.

²² See the Transportation section for a detailed discussion on traffic congestion and safety.

²³ See the Water Resources section for a discussion regarding failing septic systems.

Infill, Redevelopment, and Development

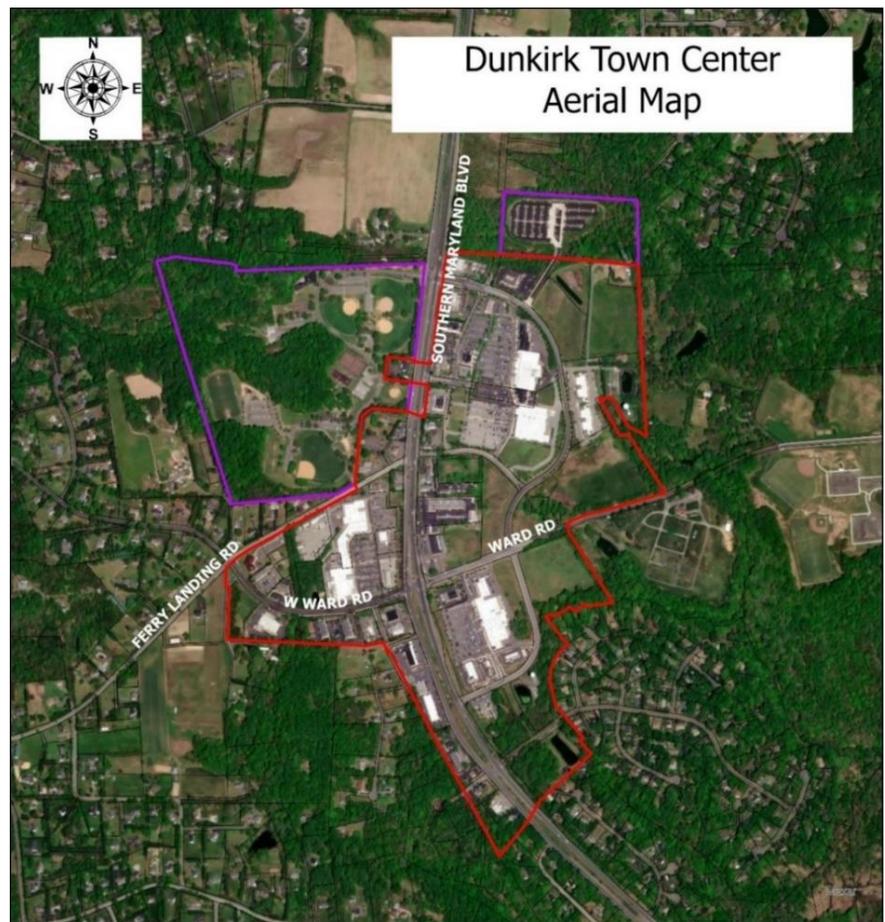
Some of the Town Center's structures were constructed before current stormwater and sensitive area protection requirements. Commercial Growth will focus on developing the few remaining vacant properties. Two parcels—approximately 15 and 19 acres—have limitations due to septic or community sewer systems, forest conservation areas, wetlands, stormwater management facilities, and, for one parcel, a proposed road and related rights-of-way. Other opportunities include an eight-acre parcel, several smaller properties of three acres or less, along with building out existing pad sites and redeveloping or reusing existing buildings. will consist of developing the few existing vacant lots, developing existing pad sites, and redevelopment or through-reuse existing buildings. (Revisions made to address public comments.) This master plan recommends allowing commercial development and redevelopment, with an option of a floating commercial overlay zone that would allow flexible setback and bulk standards and reduced parking requirements. It also recommends protecting streams, wetlands, floodplains, steep slopes and highly erodible or hydric soils through the Natural Resource Protection Area (buffer and setback), in accordance with the county's zoning regulations. Additionally, through redevelopment and retrofit measures, this master plan recommends protecting receiving waters through stormwater standards that address the increasing frequency and intensity of rain events. Lastly, this master plan encourages private entities ensure adequate sewage treatment to accommodate development and redevelopment²⁴.

Town Center Boundary Expansion

With the completion of the Dunkirk District Park in 2015 and MTA's Dunkirk Park and Ride in 2018, both located outside of but adjacent to the Town Center, this master plan recommends expanding the Town Center boundary to include these amenities. This expansion supports the Town Center's role in providing civic spaces and government facilities in Town Centers and fulfills the Calvert County Comprehensive Plan's recommendation for this boundary expansion. The proposed boundary expansion increases the Town Center from 195 to 291 acres.

Goals and Objectives

See Appendix A for goals and objectives.



0 0.25 0.5
Miles

Legend

- Town Center Boundary
- Proposed Expansion
- Parcels

Prepared by Department of Planning & Zoning
7/21/2025

²⁴ See the Water Resources section for a discussion on the stormwater standards and failing septic systems.

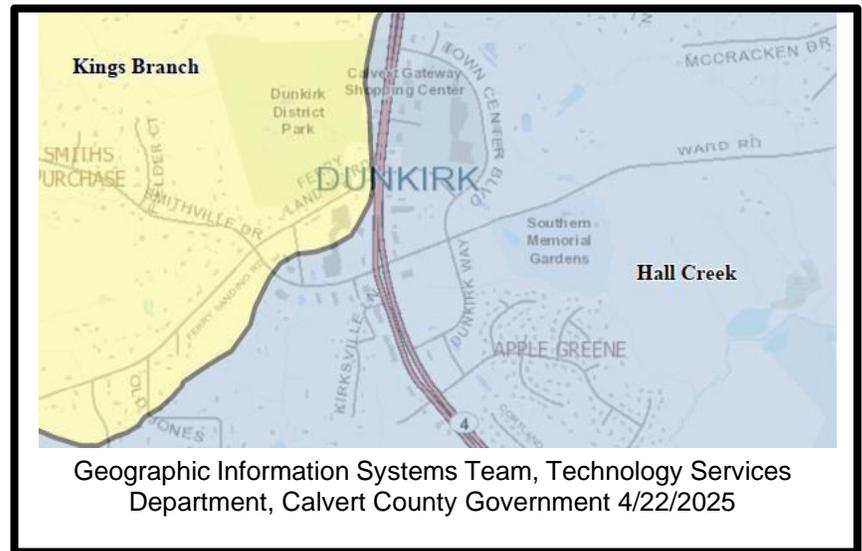
Environment and Natural Resources

Key Issues

The Dunkirk Town Center sits between the Hall Creek and Kings Branch subwatersheds, which flow into the Patuxent River and Chesapeake Bay. How can this master plan conserve sensitive areas, and riparian forests and vegetation along Hall Creek and King's Branch tributaries to protect water quality from the impacts of impervious surfaces and increased frequency and intensity of rain events?

Regional Watershed Management

The Dunkirk Town Center drains into the Chesapeake Bay and Patuxent River watersheds. The Patuxent River is about 1.5 miles west of Dunkirk, and the Chesapeake Bay is six miles to the east. The Dunkirk Town Center lies mostly within the Hall Creek sub-watershed (north, east, south and southwest) and the Kings Branch sub-watershed (northwest). It covers 195 acres and with the boundary expansion, will cover 291 acres of mostly level land, with elevations ranging from 50 to 150 feet above sea level, lowest at the southern edge.



Watershed Health Indicators

According to [The Center for Watershed Protection](#), when impervious surface exceeds 10% of a watershed, a stream's ecosystem begins to show sign of distress. Based on a 2023 analysis of aerial photography, the Dunkirk Town Center contains approximately 100 acres of impervious surface, or 51%²⁵. Impervious surfaces make up approximately 6% of the Kings Branch watershed and about 8% of the Hall Creek watershed²⁶. ~~Although specific data on impervious surfaces in the Kings Branch and Hall Creek watersheds is unavailable, both areas are primarily rural, with forests, agriculture, and low-density development, with a continuing trend toward more low-density growth.~~ Concentrated impervious surfaces in the Town Center impact nearby tributaries, highlighting the need to protect sensitive areas, conserve riparian forests and vegetation and manage stormwater to reduce downstream effects. **(Revisions made to address public comments.)**

Tree canopy coverage is also an indicator of healthy watersheds and their ecosystems. Based on a 2023 analysis of aerial photography, the Dunkirk Town Center contains approximately 70 acres of tree canopy coverage, or 24%²⁷. ~~Tree canopy coverage in Hall Creek and Kings Branch watersheds is not readily available,~~

²⁵ 2023 planimetric data photography, the Calvert County Department of Technology Services, Geographic Information Systems (11/26/24).

²⁶ [2023 American Chestnut Land Trust Updated Report Card for Parkers Creek, Percent Natural Vegetation in Riparian Zones of Calvert County Watersheds \(2017-2018 data\), p. 7 \(accessed 8/21/2025\).](#)

²⁷ 2023 planimetric data photography, the Calvert County Department of Technology Services, Geographic Information Systems (11/26/24).

~~but based on aerial imagery, it appears to be above the recommended 40%.~~ The King's Branch and Hall Creek watersheds are in good condition. Approximately 88% of streams in the Hall Creek watershed and 89% in the King's Branch watershed are buffered by natural vegetation²⁸. Increasing tree and forest coverage to help manage runoff from impervious surfaces and increased intensity and frequency of rain events is important to maintain good water quality. According to the Department of Natural Resources' [GreenPrint](#) Ecosystem Services GIS layer, undeveloped land and pervious surfaces in the Town Center have an estimated value of \$200 – \$400 per acre annually in benefits to air quality improvement, carbon sequestration, groundwater recharge, nutrient uptake, wildlife habitat and biodiversity, as well as stormwater mitigation. These areas are located in the west of Dunkirk District Park, north of MTA's Park and Ride, east of the Calvert Gateway Shopping Center, east of Town Center Boulevard and south of Apple Way. **(Revisions made to address public comments.)**

This master plan recommends improving watershed management by using natural resource solutions, retrofitting inadequate stormwater management measures, accounting for increased rainfall volume and frequency and managing untreated stormwater runoff. Additionally, the plan recommends assessing impervious surface data every five to seven years, as it becomes available, and analyzing the current and potential impervious surface coverage to establish a targeted impervious surface threshold. It also recommends protecting forest, vegetation, and riparian forests through landscape conservation techniques, forest conservation regulations and the Natural Resource Protection Area. **(Revisions made to address public comments.)**

Protected Sensitive Areas and Forests

Only the protected sensitive areas located in the Town Center are listed below. For a complete list of protected sensitive areas in all Town Centers, see the Environment and Natural Resources section in Chapter 1.

- **Wetlands** – Small nontidal, palustrine wetlands are located on West Ward Road's southwest boundary and near East Ward Road's southeastern boundary. These wetlands are freshwater ponds with trees, shrubs and emergent vegetation.
- **Streams and Their Buffers** – Perennial and intermittent streams, tributaries of Kings Branch and Hall Creek, are located in the Dunkirk District Park, north of MTA's Park and Ride, north of Calvert Gateway Shopping Center, east of Town Center Boulevard, and south of Apple Way. Dunkirk Way and West Ward Road cross streams in the Town Center.
- **Steep Slopes and Highly Erodible Soils** – Small areas of slopes 25% to 50% are scattered throughout the Town Center, with a single area exceeding 50% slope to the southeast. Most soil is categorized urban land and is suitable for development. Other soils suitable for development include Ingleside-Galestown and Ingleside-Woodstown complexes, and Udorthents, loamy soils. In contrast, the Dodon-Marr, Downer-Woodstown, and Zekiah/Issue soils are characterized with high seasonal water tables, steep slopes, or poor drainage and are generally unsuited for development.
- **Forest and Tree Canopy** – Most forest and tree canopy in the Town Center consist of landscape plantings and forest retention areas, required by the county's zoning ordinance. Forested areas are located south of the Shoppes at Apple Greene, in the Dunkirk District Park, and north of MTA's Dunkirk Park and Ride and Gateway Shopping Center. These areas connect to larger forests outside the Town Center.

²⁸ [2023 American Chestnut Land Trust Updated Report Card for Parkers Creek, Impervious Surfaces in Calvert County Watersheds \(2017-2018 data\), p. 8 \(accessed 8/21/2025\).](#)

This master plan recommends protecting these sensitive areas in the same manner, discussed in the Regional Watershed Management section, above. See Chapter 1 for additional details on protective measures, applicable to all Town Centers and countywide.

Hazard Assessment

A comprehensive risk assessment was conducted for Dunkirk Town Center based on the threats and hazards identified in the [Calvert County 2023 All-Hazard Mitigation Plan](#). The risk assessment evaluated 24 natural and human-caused threats and hazards for the Town Center and was a collaborative effort that included representatives from the Departments of Public Safety, Planning & Zoning, Public Works, and Communications & Media Relations. Other represented entities included Calvert Soil Conservation, Calvert County Sheriff's Office and the Calvert County Health Department. Based upon the assessment, four high-risk threats and hazards were identified for Dunkirk: motor vehicle crashes, utility interruptions, tornadoes and windstorms, and radon exposure.

The highest-ranking hazard in Dunkirk is motor vehicle crashes, including crashes involving bicycles and pedestrians. According to data from the Maryland State Police, there have been 1,227 motor vehicle crashes in Calvert County for the years since 2024. Of these, 17 crashes have resulted in fatalities. None of the crashes in Dunkirk have resulted in fatalities; however, several other crashes that resulted in injuries and/or property damage have been documented along MD 4 through the Town Center and at the intersection of Ward Road. Additional concerns related to motor vehicle crashes and overall transportation safety in the Town Center include access to bike lanes, sidewalks and marked crosswalks on both state and local roads. As the Town Center continues to develop and motor vehicle, bicycle and pedestrian traffic increases, transportation safety will remain a top priority.

Utility interruptions are the hazard with the second highest risk ranking and include interruptions to water, sewer and electricity. As an economically focused Town Center, Dunkirk Town Center is more vulnerable to outages that disrupt the delivery of goods and services of businesses. Additionally, current limitations of existing water and sewer infrastructure prevent the establishment of businesses that require high water-usage

Threat/Hazard	Risk Factor
Motor Vehicle Crashes	3.4
Utility Interruptions	3.3
Tornadoes and Windstorms	3.2
Radon Exposure	3.1
Winter Storms	2.8
Hurricanes and Tropical Storms	2.6
Dam Failure	2.5
Emergency Services Shortages	2.5
Extreme Temperatures	2.5
Flooding, Flash Flooding, and Nuisance Flooding	2.5
Pandemic, Epidemic, Endemic, and Infectious Disease	2.5
Terrorism and Cyberterrorism	2.5
Hail	2.4
Hazardous Materials (Fixed Facility and Transportation)	2.3
Drought	2.2
Invasive Species	2.2
Opioids & Overdoses	2.1
Earthquake	1.9
Nuclear Incidents	1.2
Civil Disturbance	1
Coastal Erosion	1
Landslide	1
Subsidence and Sinkhole	1
Wildfire	1

and are of significant concern for long-range planning. Lastly, in addition to disrupting businesses, power outages that affect traffic lights increase the risk of motor vehicles crashes.

Tornadoes and windstorms are the hazard with the third highest level of associated risk in Dunkirk. Both windstorms and tornadoes bring damaging winds that threaten community lifelines such as shelter, transportation and utilities. Tornadoes are relatively infrequent; however, the damage caused by a tornado can severely impact critical infrastructure and public safety. Historically, two (2) tornadoes were observed in Dunkirk, resulting in damage totaling approximately \$330,000. In contrast, windstorms are a much more common occurrence and are often the result of severe summer thunderstorms, although the damage is usually minor. Observed damage may include downed trees and power lines, damage to building fascia, and damage or loss of small outdoor resources such as road signs or furniture.

The fourth and final high-risk hazard is radon exposure. Radon is a tasteless, odorless and naturally occurring radioactive gas produced by the natural decay of uranium in the soil and rocks beneath the ground. This gas can then seep into homes and buildings through cracks and openings in the foundation. Radon exposure is a slow-onset hazard but is widespread and is a significant environmental cause of lung cancer. According to the Maryland Department of Health, Environmental Health Bureau, the average radon level in Dunkirk is 7.8 picocuries per liter (pCi/L) and the lung cancer risk due to radon exposure is 2.3 - 4.5%. Children receive higher estimated radiation doses from radon compared to adults due to differences in lung shape and size as well as respiration rates. However, because Dunkirk Town Center has very few residential structures, this reduces the risk associated with long-term exposure.

Other hazards that were not classified as high risk but still of concern for Dunkirk include winter storms, hurricanes and tropical storms, dam failure and flooding. Flooding is primarily a concern in regard to Hall Creek due to the potential for waters to overtop MD 4 south of the Town Center. Flooding and subsequent closure of MD 4 limits travel into or out of the Town Center. Additionally, failure of the Calvert Gateway Dam has the potential to substantially damage Ward Road. Although the dam is not classified as high-hazard, failure would result in major transportation disruptions until alternate routes were made available.

Goals and Objectives

See Appendix A for goals and objectives.

Heritage

Key Issues

Dunkirk has a rich history as a rural community known for historic Smithville. How can this master plan encourage the preservation and recordation of historic and archeological assets, and encourage new construction that records these resources and is compatible with but distinguishable from Historic Smithville?

Cultural Resource Assets

There are 10 historic sites and structures, and no archeological sites listed on the Maryland Inventory of Historic Properties in the Town Center. The MIHP is a statewide listing of historic sites and structures and is not regulatory. However, of this number, only four are extant: Smithville Methodist Church, Smithville Parsonage, the Smithville Market and the Smithville Meeting Hall. Additionally, although Shiloh Church has been demolished, its cemetery remains in a grassy area between Dunkirk Market Place Shopping Center and

MD 4. The Maryland Archeological Site Survey lists no previously recorded archaeological sites within the current Dunkirk Town Center boundary. Dunkirk contains no National Register of Historic Places-listed properties; no farmsteads occur within Town Center boundaries. The historic sites and structures represent irreplaceable heritage resources. Accordingly, this plan seeks to protect these resources. See Chapter 1 for a discussion on the county's historical and cultural assets and the commissions that advise staff on their management.

Smithville Methodist Church

The Smithville Methodist Church is one of the oldest Methodist churches in Southern Maryland. Built in 1843, a belfry was added to the two and one-half story building in the late-twentieth century. The Calvert County Board of County Commissioners designated the church property Calvert County Historic District in October 1976 through Resolution 35-76. This designation assures preservation of the historic appearance of the church while allowing for necessary upkeep and interior upgrades.

Smithville Parsonage

In 1844, the Methodist Church split over the issue of slavery in the United States. The following year, the Methodist Episcopal Church, South splintered from the main church institution over the issue of racial enslavement. The Parsonage was constructed circa 1890 and served as the rectory for this congregation until 1922. When the building was inventoried for inclusion in the MIHP in 2004, it was being used as a florist shop. Since then, it has been used for personal services. The Parsonage is recorded in the MIHP as CT-86. While not currently a designated Calvert County Historic District, it may be eligible to be designated. If an MIHP-listed property, direct impacts from proposed site development would be reviewed per the county's zoning regulations.

Smithville Market

Recorded in land records as the Smithville Market, the property was rumored to have been a slave market during the Antebellum Period. No evidence remains from this period. However, it contains a circa 1870 Victorian house built for Dr. Thomas M. Chaney with the main block used as a residence and an ell with office space. The property is recorded in the MIHP as CT-87. Accordingly, direct impacts from proposed site development would be reviewed per the county's zoning regulations. While not a county designated Historic District, it may be eligible to be designated.

Smithville Meeting Hall

Built around 1921 for the Junior Order of United American Mechanics, the Smithville Meeting Hall operated as a general store and post office into the 1970s. Chimney removal, alteration of the entrance, an addition and the use of vinyl siding and asphalt single rooming have drastically altered the appearance of the Smithville Meeting Hall. The building nonetheless retains its American foursquare design and window arrangement. Recorded in the MIHP as CT-82 any direct impacts proposed by site development would be reviewed per the county's zoning regulations.

Historically known as Smithville, little evidence of this past remains within the Dunkirk Town Center boundaries. To preserve what exists, this plan sets out two specific objectives:

- Retain the Smithville Methodist Church in preservation as a Calvert County Historic District. This resource is the oldest historic building in Dunkirk and serves as a focal point for the present community.

- Encourage owners of historic structures in the Dunkirk Town Center to place the properties in preservation. Designated Calvert County Historic Districts are eligible for a historic preservation property tax credit equal to 25% of preapproved maintenance and/or improvements.

This master plan recommends the continued conservation of the Smithville Methodist Church through the advisement of the Historic District Commission and Heritage Committee, and increased outreach to historic property owners on incentives available for designated Historic Districts. It also recommends encouraging multi-media outreach of historic sites/points of interest in the Dunkirk Town Center and vicinity to the public. A potential opportunity exists with the recommendation to redevelop the Town Center's gateway by including signage that highlights historic Smithville and the Dunkirk area's heritage.

Previously Unrecorded Archaeological Resources

While most of the Dunkirk Town Center has been developed, the potential remains for intact archaeological deposits. If these deposits exist, they could contain significant information about those who preceded us.

Resources Outside the Town Center

Numerous historic architectural and archaeological resources occur proximal to the Dunkirk Town Center but outside its boundaries. These include Native American sites dating as early as 10,000 years ago through to the period of contact with arriving Europeans, Colonial Period through early-twentieth century residences and historic agricultural structures. Preserving these resources, in particular those that reflect Calvert County's agricultural tradition, is essential to retaining the rural character of the lands outside the Town Center enjoyed by residents and visitors alike.

There are two properties designated as Calvert County Historic Districts that are either adjacent to the current Town Center boundary or will be when the Town Center boundary is expanded. Both are privately-owned and not accessible to the public. Additionally, there are two historic sites along the Patuxent River.

- **Red Hall (CT-4)** – Red Hall is located to the east of the Town Center, on the northside of Ward Road. Red Hall is distinctive because it is reported to be one of the earliest gambrel-roofed buildings in Southern Maryland with elements possibly dating to the late 1600s. Red Hall was disassembled and reassembled with additions in the mid-twentieth century when owned by Perry B. Van Vleck, a builder and preservationist. Mr. Van Vleck acquired numerous neglected historic houses and relocated them to Calvert County, primarily in the Lower Marlboro area. For a short period of time, the Christ at the Sea Russian Orthodox chapel, was located at Red Hall. Built in 1940 by Russian immigrant Natalie Scheffer, the chapel was moved from Cove Point to Red Hall and eventually to Herrington Harbor – North Marina where it is currently being restored.
- **Whitehall (CT-84)** – White Hall is located to the north of the Town Center. The architecture of White Hall fuses Federal, Italianate and Greek Revival-style elements. The main house was constructed around 1858 by Thomas W.B. Smith after a fire consumed an earlier dwelling. The property contains several secondary structures including a smokehouse, barns and the Sunderland Polling House (CT-192). According to the MIHP documentation for White Hall, Mary Eisenman, owner of White Hall at the time, had the Sunderland Polling House relocated to White Hall in 1985.
- **Patuxent River Mining Sites (CT-79) and Ferry Landing (CT-1190)** – These historic mining sites, located along the Patuxent River, are located within or adjacent to land owned by the Maryland Department of Natural Resources.

Information for these and other properties on the MIHP is available online from the Maryland Historical Trust via Medusa, Maryland's Cultural Resource Information System: <https://mht.maryland.gov/secure/medusa/>.

Maryland Transit Authority Archeological Sites

Prior to development of the MTA's Dunkirk Park and Ride facility north of the current Town Center boundary, MTA contracted a Phase I archaeological identification survey. Because the proposed development utilized federal funds, the project triggered the National Historic Preservation Act (NHPA) which requires federal agencies to consider potential impacts to significant archaeological resources. The survey identified two Native American archaeological sites.

Phase II evaluation-level investigations determined both sites were significant due to their ability to yield important information about Native American lifeways. In accordance with the NHPA, the Federal Transit Administration, the MTA and the Maryland Historical Trust entered into a memorandum of agreement to conduct Phase III data recovery of the sites.

The combined archaeological investigations revealed Native American use of the area beginning approximately 9,500 years ago and continuing intermittently as late as the arrival of European colonists. These findings are important because they trace aboriginal subsistence strategies from early hunter-gatherers through development of horticulture, and more extensive use of agriculture to meet dietary needs. Archaeologists note significant social, economic, demographic and political changes that result from this transition. Agriculture increased food availability but mandated greater sedentism. These two forces resulted in drastic population increases and greater social complexity. More information about the MTA's Dunkirk Park and Ride archaeological investigation may be found in the online [brochure](#).

Despite considerable development within the Town Center, there is potential for discovering intact archaeological resources exists. If present and identified prior to disturbance, these areas could be preserved as "pockets of preservation." Future development must consider potential disturbance of archaeological deposits.

Specifically, this master plan sets as objectives policies intended to:

- Assess locations of archaeological potential within areas of proposed development, and
- Record previously unknown archaeological resources exposed during construction.

This master plan recommends conducting professional review of proposed subdivision and site development plans for potential of previously unrecorded archaeological resources, and review of building permit applications to monitor ground disturbing activities and record historic and archaeological resources prior to loss during construction. See Chapter 1 for existing policies and development review requirements for historic and archeological assets.

Goals and Objectives

See Appendix A for goals and objectives.

Housing

Key Issues

How can the master plan encourage meeting the need for senior and affordable housing given land and sewer service constraints?

Housing Characteristics

Since 1987, the vision for the Town Center has been to serve as the commercial core for surrounding residential communities, and that vision has largely been realized. Although the Dunkirk Town Center Zoning Ordinance permits assisted housing within the Town Center, none currently exists. An assisted living facility is located along Yellow Bank Road north of the Town Center, but there are no other senior or assisted living facilities nearby or in the Town Center. See Chapter 1 on services for the senior population.

Housing Affordability

~~According to the U.S. Census Bureau's 2023 ACS 5-Year Estimates, the majority of the housing stock (887 units) in the Dunkirk CDP is single-family homes. Prior to 1950, there were an estimated 30 houses in the Dunkirk area. Between 1960 and 2000, 88% of the housing stock was constructed. In 2023, homeownership was 99% with a median housing value of \$557,700 and a median monthly mortgage payment of \$2,760—making Dunkirk one of the three most expensive of the county's CDPs for homeownership²⁹. Market listings in the first quarter of 2025 indicate the average monthly rental rate was \$2,300. See Chapter 1 for housing data for all Town Centers.~~

~~Household income greatly affects a homeowner's ability to buy or rent a home, influencing affordability, loan eligibility, and financial stability. According to the U.S. Census Bureau's 2023 American Community Survey (ACS) 5-Year Estimates, the median household income was \$166,471, the third highest of the Town Centers. To afford a house with a median value of \$557,700, a household would need an annual income of about \$114,430, assuming a 20% down payment, a 30-year mortgage with 6.64³⁰ interest rate, and expenditures of no more than 30% of the household's annual income. The "30% of the household's income" is a guideline, playing a key role in determining eligibility for federal housing programs. Based on the U.S. Department of Housing and Urban Development 2025 Median Area Income Calvert County, which is \$158,600, households earning less than 72% AMI could not afford a home in the Dunkirk CDP. Utilities have historically been included in the rental rate, and renters typically pay utility fees, in addition to rent. This is not the case in the current rental housing market. There are other expenses, such as traveling back and forth to work, and trips to medical appointments and the grocery store that should also be considered. **(Revised to address the Maryland Department of Planning comments.)**~~

The Maryland General Assembly's 2025 adoption of HB 1045 requires jurisdictions to include a low-income and workforce housing assessment in their next comprehensive plan or housing element update. To meet this requirement, this master plan compares 2023 U.S. Census ACS Five-Year Estimates and HUD's 30%, 50%, and 80% Area Median Income (AMI) thresholds for Calvert County households. (For additional information on HB 90, see Chapter 1 on housing.)

²⁹ U.S. Census Bureau, 2023 ACS Survey 5-Year Estimates, Table DP04 (accessed 5/1/25).

³⁰ Federal Reserve Bank of St. Louis (accessed 4/4/24).

Most of the Dunkirk CDP's 887 housing units are single-family homes. Nearly 90% of the current housing stock was built between 1960 and 2000, and 2023 data show a 99% homeownership rate. The median housing value is \$557,700, with a median monthly mortgage payment of \$2,760—making Dunkirk one of the county's three most expensive CDPs for homeownership. 2025 rental listings indicate average monthly rates of \$1,700 for smaller units and \$3,200 for larger ones.

The 2023 median household income of \$166,471 is above HUD's countywide AMI of \$152,100, but housing costs remain high. While median-income households can generally afford to buy or rent in Dunkirk, affordability declines sharply for households earning at or below 80% of AMI (\$95,300), and especially for those at or below 50% (\$75,350) and 30% (\$45,200). Lower-income households face significant barriers to both homeownership and rental options, reflecting a limited supply of affordable housing. (Revised to address the Maryland Department of Planning comments.)

Consistent with the Calvert County Housing for All Task Force's 2020 Report, this master plan recommends developer incentives, planned unit development, education on the definition and availability of affordable and workforce housing, and promoting awareness of opportunities for housing assistance programs. ~~However, adequate sewer infrastructure is needed in the Town Center and outlying areas to realize higher density development, like multifamily housing and senior housing. Private investment in sewage treatment systems is encouraged.~~ (Revised to be consistent with the Calvert County Zoning Ordinance.) In addition, this master plan recommends identifying additional measures to address housing affordability and workforce housing to comply with Maryland House Bill 1045 and incorporate these measures in future updates to the comprehensive plan and town center master plans. (Revised to address the Maryland Department of Planning comments.) See Chapter 1 for efforts to promote fair housing and affirmatively further fair housing and administer housing assistance to income eligible individuals and households.

Goal and Objectives

See Appendix A for goals and objectives.

Economic Vitality

Key Issues

Adequate public water and wastewater systems will promote economic opportunities in the Dunkirk Town Center. How can the Dunkirk Town Center continue to serve the Dunkirk region as a retail and employment hub given land and sewer infrastructure constraints and no plans to provide public water and sewer infrastructure in the Town Center?

Economic Trends

Historically, the Dunkirk Town Center's local economy relied on agriculture, fishing, seafood harvesting, and recreation. Today, it has emerged as a favored spot for residents of Calvert County and its adjacent regions, serving as the commercial hub. Residential and commercial areas are geographically separated from each other, maintaining a lower population density while adhering to the conventional suburban framework of segregating land usage. Its strategic positioning along MD 4 renders it readily accessible from various parts of Calvert County and beyond. Given its location at the entrance to Calvert County, Dunkirk serves as a prominent landmark, functioning as a gateway that caters to the requirements of the community without transforming into a high-density region. Overall, the Dunkirk Town Center remains a vibrant and thriving asset to the community that offers a range of amenities and services to its residents and visitors.

Economic Opportunities

The Dunkirk area has long attracted people who work in major employment centers like Washington, D.C., Arlington, Suitland, Baltimore, and Annapolis, seeking a more affordable place to live in a small-town, rural setting. The MTA Dunkirk Park and Ride, offering daily commuter bus service to most of the centers, adds convenience for local residents. The area's labor force consists of 1,378 individuals, with a 67% participation rate. 88% of Dunkirk's workforce commutes outside of the county, mostly traveling alone by car³¹ with an average commute time of 33.6 minutes. The median household income in Dunkirk is \$166,471, the third highest of the Town Centers and among the highest in Southern Maryland. Dunkirk's population is diverse in age, with 28% under 24, 26% between 25 and 44, 33% between 45 and 64, and 13% aged 65 or older.³² This age distribution reflects Dunkirk's status as a primarily residential area that attracts families.

Despite being the second smallest Town Center in terms of area, it encompasses a diverse array of retail stores, restaurants, medical facilities, and other commercial establishments anchored by multiple prominent grocery chains. The Town Center's transportation and sewage infrastructure, along with limited vacant land, will support modest growth over the future decades. Its long-term viability depends on offering diverse retail, dining, entertainment, professional services, and recreational facilities. The goal is to make the Town Center a vital hub for residents and an appealing destination for visitors and investors, while supporting local businesses and specialty shops. A vibrant Town Center can be achieved through:

- A floating commercial zone that allows projects with flexible setback and bulk requirements, and reduced parking requirements.
- Appearance code requirements with an emphasis on architectural elements that complement the scale, building placement, and materials of immediate surroundings.
- Redevelopment of the Town Center's gateway.
- Expansion of the Town Center's boundary to include the Dunkirk District Park and MTA's Dunkirk Park and Ride.
- Enhancement of local dining and shopping options, creating more walkable and bikeable commercial zones and connections between attractions such as Dunkirk District Park and Ward Farm Recreation and Nature Park.

This integrated approach contributes to creating a healthy and livable community that balances economic prosperity and social equity that offers employment, services, and shopping for those living in the surrounding lower-density rural areas.

Emerging Industries

Dunkirk Town Center boasts a significant commercial presence with six shopping centers offering a diverse range of retail, restaurants, medical facilities, and various other establishments. Anchored by multiple prominent grocery chains, Dunkirk Town Center's easily accessible and highly visible location makes it a convenient go-to destination for everyday needs.

³¹ U.S. Census Bureau, ACS 5-year Estimates, [Table DP03](#) (accessed on 4/22/25).

³² U.S. Census Bureau, ACS 5-year Estimates, [Table S1901](#) (accessed on 4/22/25).

As the Town Center continues to evolve and adapt to changing consumer preferences, the availability of personalized shopping experiences and niche products will undoubtedly contribute to its overall attractiveness as a destination for both residents and visitors. With its highly visible and easily accessed location, the Dunkirk Town Center is well-positioned to take advantage of this growing trend in retail and commercial offerings. Small independent retailers have the ability to reach a broader customer base through the expansion of e-commerce and online shopping. With this trend on the rise, the Dunkirk Town Center has the potential to attract more of these specialty shops to meet the growing demand from its consumers. See Chapter 1 for information on services available to small business services.

Recreation and Tourism

There are several key attractions that residents and visitors can explore including Dunkirk District Park and the nearby Ward Farm Recreation and Nature Park, which offer opportunities to experience unique aesthetics, recreation activities, and scenery. Economic Development's effort to expand vendor options and special activities at the farmers market in Dunkirk District Park present unique opportunities to enhance overall aesthetics and allow visitors to experience local agricultural county offerings. These avenues combined with local dining, shopping opportunities and walkable bikeable zones draw day trippers visiting the county. Investing in further improvements to the aesthetics fosters a stronger sense of community identity and pride among residents and guests, generates foot traffic and increases spending in the surrounding businesses.

Goals and Objectives

See Appendix A for goals and objectives.

Transportation

Key Issues

Traffic congestion and the safety, including highway capacity, travel delays, and the lack of alternative transportation methods through the Town Center are significant concerns for many residents of Dunkirk. How can the master plan improve the transportation network in a way that is balanced given the minimal amount of undeveloped land?

Transportation Network

MD 4 is the primary north-south route for local and commuter traffic. The first Dunkirk Town Center Master Plan called for the construction of West Ward Road, constructed in the early 1990s, connecting to Ferry Landing Road and offering an alternative to MD 4 in the northwestern portion of the Town Center. As development progressed, service roadways were created on the east side of the Town Center. The first improvement constructed was Town Center Boulevard which connected MD 4 behind the Calvert Gateway Shopping Center to Ward Road. Next, Dunkirk Way was constructed on the east side of the Shoppes at Apple Greene at the southernmost point of the Town Center offering an alternative connection from MD 4 to Ward Road. These service roads currently connect several major retail shopping centers to one another without having to access MD 4 on the east side of the Town Center. Several access lanes also connect MD 4 to various buildings along MD 4, including Penwick Lane. Lastly, Plaza Drive connects MD 4 to the Calvert Gateway Shopping Center.

Traffic Congestion and Safety Concerns

There are 1,941 individuals in the Dunkirk area's workforce, with more than 85% commuting by car and 2% using public transportation to reach their workplace destinations in Anne Arundel, Prince George's and Baltimore counties, and Washington, D.C. The mean travel time to work is 33.6 minutes.³³ MD 4 carries between 33,895 to 34,572 trips on the average weekday³⁴ through the Town Center. Driving through the Dunkirk Town Center during AM and PM peak hours produces bottlenecks along MD 4. Much of the traffic traveling in and around the northern portion of the county remains internal traffic from Calvert County residents. Both intra-county and peak hour traffic contribute to traffic congestion and safety. Identified safety concerns include the lack of signalized pedestrian crossings at or near the intersection of MD 4/Town Center Boulevard, inadequate access lanes at unsignalized access points onto MD 4 and Ward Road, and dangerous driving behaviors such as driver speeds driving in excess of the Town Center's 45 mile per hour speed limit.

Managing Traffic Congestion and Safety

The minimal amount of undeveloped land within the Town Center requires developers to assist in performing future improvements. Additionally, the responsibility to continue to achieve the county's adequate public facilities requirement heavily relies on coordination efforts with the Maryland Department of Transportation (MDOT) and county agencies. The State Highway Administration (SHA) conducted a transportation feasibility study in 2006 including additional dedicated southbound left turn lanes at the two major intersections to improve traffic flow through the Town Center that have been implemented. Some of the study's concepts were not pursued, such as an overpass or an overpass with six lanes.

Currently, Dunkirk Way doesn't connect to Apple Way on the east side of the Town Center, requiring residents in the Apple Green subdivision onto MD 4 to access the Town Center. MTA's Dunkirk Park and Ride doesn't have direct access to MD 4 either. Additionally, Penwick Lane, which connects to MD 4 near the Calvert Gateway Shopping Center, dead-ends and does not link to Town Center Boulevard. The future level of service for Ferry Landing Road and MD 4 should be considered, as access from MD 4 southbound is limited to a left turn, and access to MD 4 is limited to a right turn. Residents of Ferry Landing Woods Road also need a route to Dunkirk District Park that avoids using MD 4. Furthermore, although the speed limit has been reduced from 55 to 45 miles per hours in the Town Center, if warranted, an additional reduction within the Town Center limits may become necessary.

Strategies to Address Congestion and Safety Concerns

The areas of congestion are most obvious during the evening peak hours while traveling through the Dunkirk Town Center. Calvert County agencies have partnered with SHA to monitor and plan for growth and the potential increase in highway capacity. An off-corridor circulation system is needed to prevent congestion and dangerous traffic points. The internal circulation system should provide sufficient access and a safe and efficient means of controlling traffic. Consistent with the 2020 Calvert County Transportation Plan, this master plan recommends:

³³ U.S. Census Bureau, ACS 5-Year Estimates, Dunkirk, CDP, Selected Economic Characteristics, [Table DP04](#) (accessed 4/15/26.),

³⁴ [Maryland Department of Transportation State Highway Average Daily Traffic \(ADDT\) Locations](#) Interactive GIS Map, Mt. Harmony to MD 260 on MD 4 at the Calvert County line in 2022 (accessed 4/16/25).

- Restricting access from Apple Way to MD 4, allowing right hand turns only.
- Completing Penwick Lane to provide direct access from MD 4 to Town Center Boulevard.
- Placing a crosswalk at the intersection of MD 4/Town Center Boulevard, approved by SHA but unfunded.

In addition, this master plan recommends extending the existing loop road on the east side of the Town Center by utilizing two county-owned undeveloped rights-of-ways at the north and south end of the existing loop road. At the southern end, Shoppes Way would connect Dunkirk Way and Apple Way but should be limited to local traffic. At the northern end, extend Gateway Drive to Brickhouse Road to complete the Dunkirk Town Center local travel.

Funding for completion of the east-side loop road, Shoppes Way and Penwick Lane could be funded through developer contributions. The county would need to rely on SHA to fund improvements at the MD 4/Apple Way intersection and to place the pedestrian crosswalk at the MD 4/Town Center Boulevard intersection. See the Proposed Transportation Map on the following page for proposed improvements.

Public Transportation

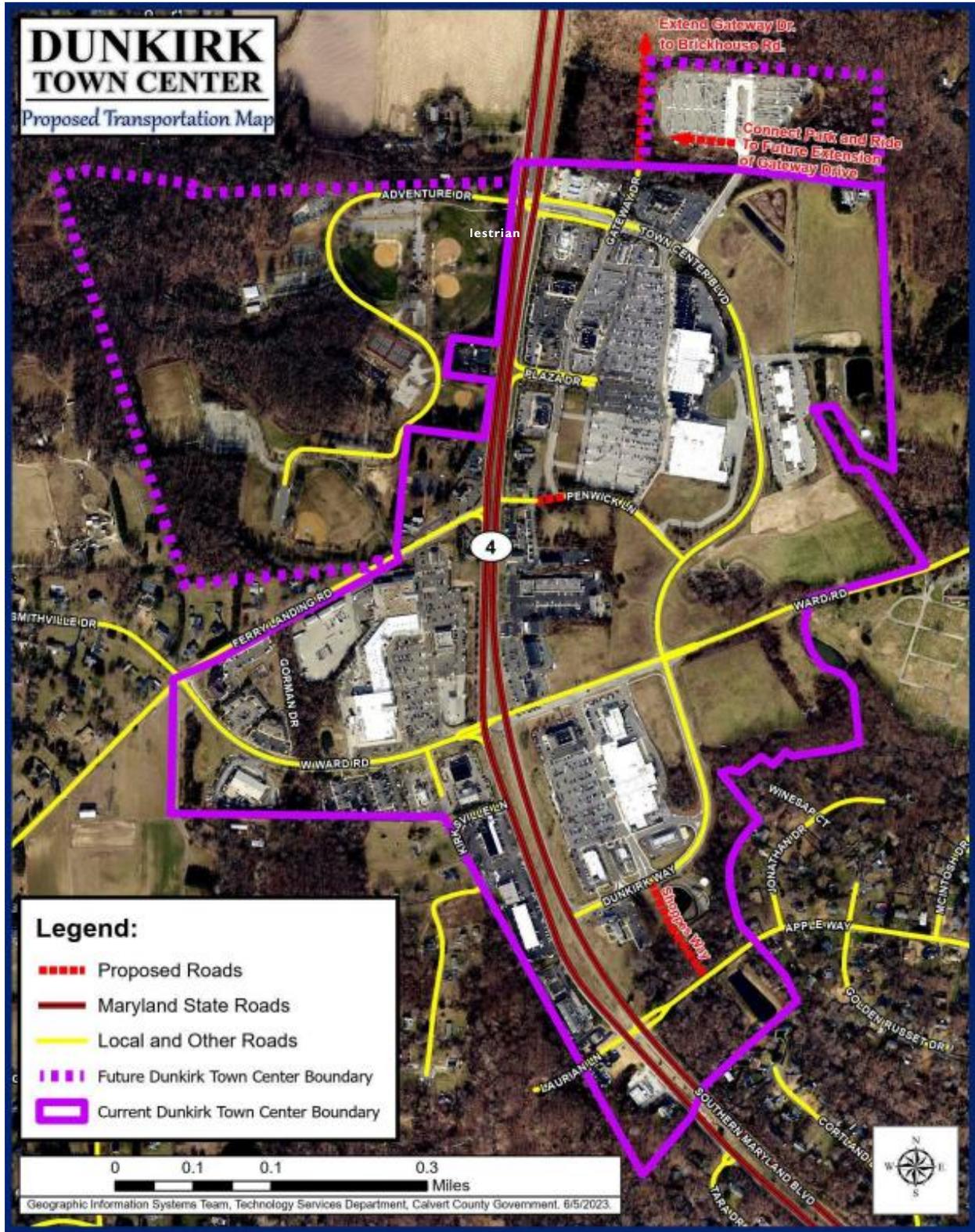
The county's bus service currently operates as a "flag system" on weekdays with limited service on Saturdays. This system provides limited established bus stops, allowing passengers to hail buses anywhere along the bus routes. The Dunkirk Route serves the Town Center and performs five daily round trips in the Dunkirk area with two connections to Prince Frederick that runs counterclockwise and in one-directional, making trips inconvenient for riders. In addition, Dunkirk-area seniors, individuals living with disabilities, and citizens without the use of automobiles rely heavily on-demand paratransit services.

The Maryland Transit Administration completed the 408-space MTA's Dunkirk Park and Ride facility at the north end of the Dunkirk Town Center adjacent to the Dunkirk Medical Center and Dunkirk Shopping Center, which provides a Metro Commuter Bus connection to Washington, D.C., the Federal Center at Suitland, and Alexandria, Virginia. Online resources are available for Calvert, Charles, and St. Mary's counties to coordinate work commutes by way of carpools and vanpools through MTA's [Regional Ridesharing Program of Southern Maryland](#). Both public transit routes and regional ridesharing are also accessible through the [Tri-County Council's Regional Transportation Planning Webpage](#).

This master plan, consistent with the 2022 Calvert County Transit Development Plan, makes the following recommendations for improving public transit services:

- Provide service into Prince Frederick from Dunkirk on each run while also adding additional service along Dares Beach Road, Wilson Road, and Ponds Wood Road to create bi-directional service along a majority of the Dunkirk Route. While the proposed schedule reduces the daily trips from five to four round trips, it would improve intra-county connectivity, enhance efficiency and convenience, and increase access to Prince Frederick and the Calvert Pines Senior Center.
- Expand evening hour services.
- Increase public transportation-based mobility on-demand door-to-door services for individuals that cannot drive, like seniors, especially frail seniors, and people with disabilities.
- Work with MTA to restructure inefficient routes to Alexandria, Virginia and the Pentagon to reduce commute times from Dunkirk.
- Work with MTA to establish new services to Annapolis, New Carrollton, Greenbelt and College Park to address increasing commuters from the county to these areas. As an interim step, it is recommended that MDOT MTA consider establishing and subsidizing subscription-based van pool service to the above-

named destinations. (Revised to address public comments.)



Pedestrian and Bicycle Pathways Planning

Travel on foot or by bicycle can be extremely difficult and thus represents a tiny percentage of all trips in the Town Center. However, pedestrian and bicycle lanes and sidewalks provide an alternative to traveling by car and provide for exercise opportunities and recreational activities. Although improvements have been made over the past decade, significant gaps remain in the sidewalk and bicycle network in the Dunkirk Town Center. Consistent with the Calvert County Comprehensive Plan and the [Dunkirk and Prince Frederick Bikeways Feasibility Studies](#), prepared by Mead & Hunt and funded by the [MDOT FY22 Kim Lamphier Bikeways Network Program](#), this master plan recommends:

- Establishing shared-use paths along Dunkirk Way and Town Center Boulevard.
- Upgrading and extending bicycle facilities in the Dunkirk District Park.
- Connecting the Dunkirk District Park to Dunkirk Market Place and other nearby businesses via a pedestrian access gate on the south side of the park to Ferry Landing Road.
- Connecting the Dunkirk District Park to Ward Farm Recreation and Nature Park with a shared-use path.
- Design and construction coordination with SHA regarding a safe pedestrian crossing at the intersection of MD 4/Town Center Boulevard. As of 2025, SHA has approved the pedestrian crossing; however, a project timeline has not been released. (Added to address P&Z comments.)
- Addressing sidewalk gaps along developed parcels on both sides of MD 4 through redevelopment activities or SHA Sidewalk Retrofit Program.
- Constructing a shared-use pathway along the existing Shoppes Way right-of-way to Dunkirk Way if the roadway construction is not currently feasible.

Design concepts for the above reference recommended improvements may be found in Appendix B-1 of the Dunkirk and Prince Frederick Bikeways Feasibility Studies. (Revised to address Maryland Department of Planning comments.) These improvements could be implemented with a combination of developer contributions, county funding, and grants, although public funds will unlikely be available into the foreseeable future due to current budget constraints and economic trends. Additionally, the county would need to work with private property owners to purchase land to create a path that connects the Dunkirk District Park with gated access to Dunkirk Market Place.

Goals and Objectives

See Appendix A for goals and objectives.

Water Resources

Key Issues

Adequate public water and wastewater systems helps protect the integrity of the Town Center's water supply aquifers and surface waters. How can the Dunkirk Town Center master plan implement the Comprehensive Plan's goal of protecting public health and water quality when these services are managed by private property owners?

Rapidly changing climate patterns could have myriad effects, ranging from torrential rainfall that may overwhelm existing drainage and damage stormwater management infrastructure; excessive heat and excessive cold that may cause roadways to buckle and crack with more regularity; and rising home heating and cooling costs due to rapid temperature fluctuations. How can this master plan strategize for climate change impacts?

Drinking Water Demand and Capacity

The Dunkirk Town Center does not have any public water systems. Water is provided to the Town Center through a series of private wells and privately run water systems. The Calvert County Water & Sewer Department does not currently operate or maintain any of these water systems within the Town Center or to surrounding residential areas. Given that the Dunkirk Town Center does not have a public water system and all wells that provide water to the Town Center are private, there is no current data which accurately represents the total amount of water being withdrawn from the groundwater aquifers that serve the area. That said, there are two aquifers of primary significance that serve this area (Aquia and Magothy aquifers) and all indications from the Groundwater-Level Monitoring Network data suggest there is sufficient groundwater available for many decades to come.

Drinking Water Quality

Much of the drinking water provided to the Dunkirk Town Center through private wells undergo regular testing in compliance with Maryland Department of the Environment requirements.³⁵ The Dunkirk Town Center water supply is not susceptible to contaminants originating at the land surface due to the protected nature of confined aquifers.

Wastewater Treatment Capacity and Demand

The Dunkirk Town Center is not served by a public sewerage. Calvert County does not own, operate, or maintain any wastewater treatment plants within Dunkirk Town Center, nor has the county invested in or has planned for any public sewerage systems to serve the Dunkirk Town Center. There are two larger private wastewater systems serving the Town Center (and many smaller systems), several of which have experienced significant problems including direct discharge of wastewater effluent onto the ground's surface over the past several years. Given the natural and inevitable deterioration of land's ability to sufficiently treat wastewater, even if there is no further expansion of businesses or housing, the frequency and severity of sewage onto the ground and into area creeks and streams will worsen in the coming years.

The Dunkirk Town Center is served by many smaller septic systems and two larger private wastewater disposal systems. The exact capacity of all the various individual systems is not known; however, the maximum capacities of the two larger private systems is less than 50,000 gallons per day combined. The Calvert County Department of Public Works, Division of Water & Sewer does not currently own, operate, or maintain any wastewater treatment facilities within the Dunkirk Town Center.

Effluent Impact to Water Resources

There is currently, and there has been in the past, significant discharge of wastewater onto the ground's surface and eventually into the waterways in the Dunkirk area from improperly operated private systems. If this continues to be the status quo, the quality of our surface waterways will substantially degrade, the health of the citizens of Dunkirk may be threatened by disease carried by wastewater effluent and businesses will not be able to occupy commercial spaces with failing systems.

³⁵ If a private well falls within the definition of a Transient or Non-transient Non-Community water supply (TNC or NTNC), there are regular testing and monitoring requirements. Many of the private wells in the Dunkirk Town Center qualify as either TNC or NTNC water supplies and, therefore, must be regularly tested. When it comes to all other private wells that do not qualify as either TNC or NTNC, there is no requirement for regular testing or monitoring in Maryland.

Managing Stormwater and Nonpoint Source Pollution

The Dunkirk Town Center contains many retail uses with large surface parking lots. Based on aerial photography analysis, approximately 51% of the area is impervious surface—26% asphalt or concrete and 7% buildings³⁶. This master plan recommends assessing the Town Center’s receiving waters—Hall Creek, Kings Branch, and their tributaries—for stream function, water quality, and habitat. Existing tools should be used to track progress toward meeting Chesapeake Bay Total Maximum Daily Load limits and improving waterway health. These tools include MS4 Permit projects, the percentage of impervious surface and tree canopy coverage within the Town Center, and within the Hall Creek and Kings Branch watersheds. The Plan also recommends amending the county’s stormwater management ordinance to reflect updated rainfall intensity and frequency standards, based on findings from the University of Maryland Center for Environmental Science. Updating stormwater regulations for increased rain intensity and frequency provides environmental benefits by improving water quality, protecting stream habitats from erosion and increasing groundwater recharge through better management of runoff. These updates also prevent the degradation of aquatic ecosystems and will likely reduce flooding. (Revisions to address Maryland Department of Planning comments.) For more on impervious surface and tree canopy thresholds as indicators of ecosystem health, see the Environment and Natural Resources section of this chapter.

Goals and Objectives

See Appendix A for goals and objectives.

Government and Community Facilities

Key Issues

Since the mid-1980s the Calvert County Comprehensive Plan has called for the Town Centers to include indoor and outdoor public spaces. How can this master plan encourage the creation of additional civic buildings and spaces that meet community desires given sewerage treatment and land capacity limitations?

Government Facilities

Government facilities currently located in the Town Center boundary include the Dunkirk Volunteer Fire Department and Rescue Squad and the Sheriff’s Dunkirk District Station. The MTA Dunkirk Park and Ride and the Dunkirk District Park are also in the Town Center, with the expansion of the Town Center boundary as a part of this master plan update.

Educational Facilities

The Dunkirk Town Center’s residential communities are served by Mt. Harmony Elementary, Northern Middle, and Northern High schools. These schools experience higher student enrollment compared to the southern portion of the county. Over the past several years, student capacity in these schools has been or is currently overcapacity. The Northern High School reconstruction, completed in 2020, appears to have abated overcapacity issues. However, student enrollment at Mt. Harmony Elementary School continues to be overcapacity, while student enrollment at Northern Middle School is overcapacity less frequently. The Calvert

³⁶ 2023 planimetric data photography, the Calvert County Department of Technology Services, Geographic Information Systems (11/26/24).

County Public Schools is considering adjusting school attendance areas to provide relief for this part of the county by taking advantage of available capacity in the southern schools. A replacement for Northern Middle School is planned in FY 2025 and is anticipated to address overcapacity issues. Mt. Harmony Elementary will be evaluated pending a feasibility study, in the future.

Libraries

There is no library in the Town Center. The 2017-2037 Calvert Library Facilities Master Plan (August 8, 2017), prepared by Providence Associates LLC, identified the need to renovate or rebuild the Fairview Library, located on 8120 Southern Maryland Boulevard in Owings. At the time that the library's Facilities Master Plan was prepared, the Board of County Commissioners' vision ranged from all library locations in Town Centers to the Fairview Branch remaining in its current location. Public participation during this master plan update process included a discussion on locating a new Fairview Branch in the Dunkirk Town Center. Also discussed was the possibility of locating a joint-use community center in the Town Center that houses a library and aging and disability services.

Currently northern Calvert County is emerging as an area experiencing increasing percentages of seniors and individuals with disabilities. Dunkirk Town Center is primarily a retail destination with limited community supports. There is a medical office building with an urgent care center and several local provider offices. There are two recreation parks, Dunkirk District Park and Ward Farm Recreation and Nature Park (with numerous amenities) nearby to offer recreational opportunities. The Department of Community Resources, Office on Aging Division is conducting an age-friendly community planning process and has plans to conduct a facilities plan/needs assessment. Currently, Dunkirk residents travel to the North Beach Senior Center or the Calvert Pines Senior Center in Prince Frederick for programs and services. Challenges to constructing a joint-use community center with a library and senior services in the Town Center are land and sewer infrastructure constraints. Additionally, due to current budget constraints, Calvert Library anticipates that the Fairview Library will remain in its current location. If the current scenario changes and infrastructure and land constraints are overcome, consideration for a location such as a joint-use community center in the Town Center should be considered.

Parks and Recreation

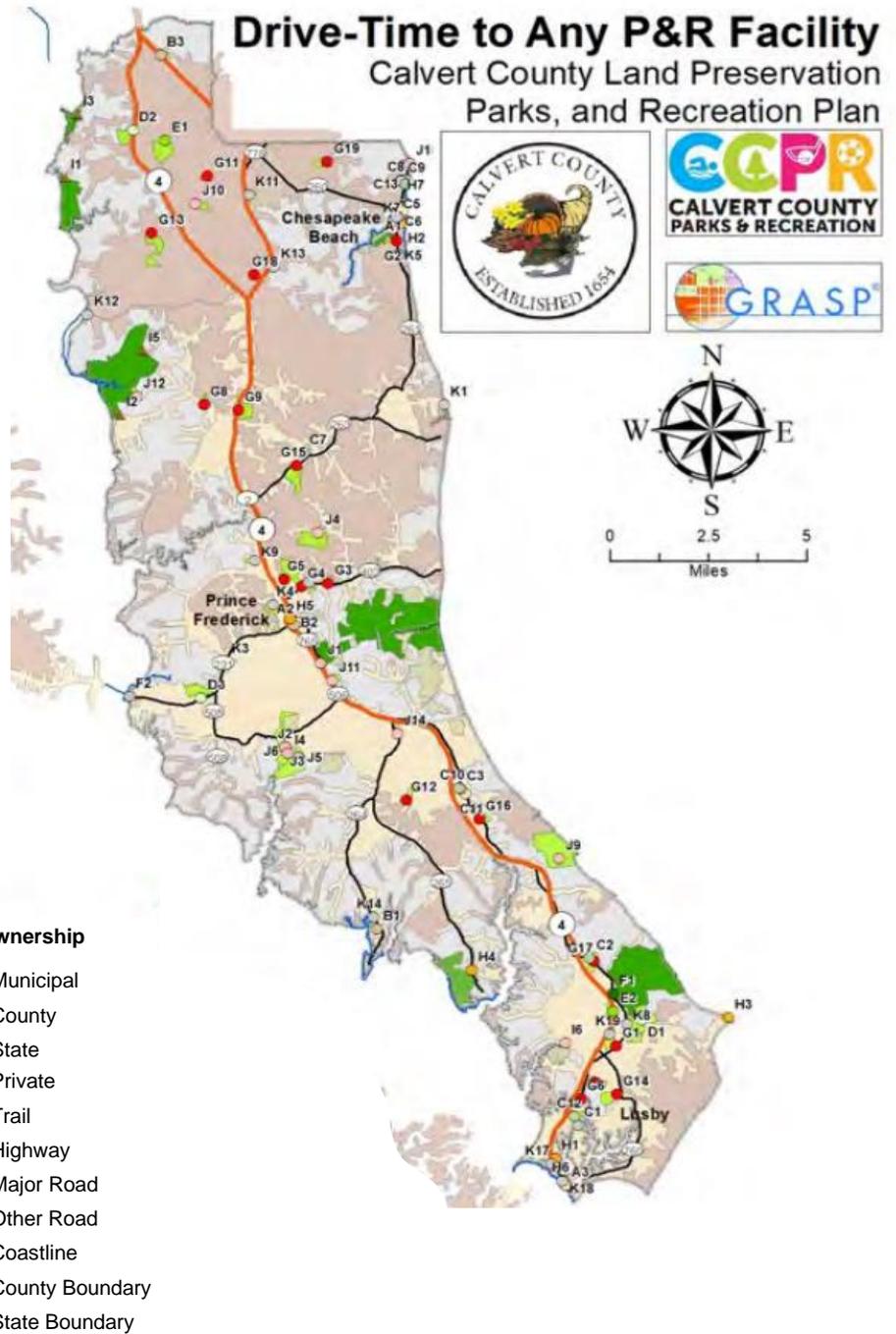
Dunkirk District Park, a regional park, acquired in 1975 with funds from the Maryland Open Space Program, is located in the northern portion of the Town Center. The park's facilities include picnic areas, pavilions, a playground, a dog park, a skate park, walking/jogging opportunities, three exclusive tennis courts, four exclusive pickleball courts, two dual-lines courts, three baseball/softball fields, and a climate-controlled year-round restroom facility. Restroom and skate park replacement, lighting for night play and along pathways, additional parking, stormwater conveyance retrofitting are current planned improvements. Located outside but in proximity to the Town Center is Ward Farm Recreation and Nature Park, purchased in 2013 with funds from Calvert County Youth Recreational Opportunities Fund. The park's facilities include a baseball field, a fishing pier, restrooms, hiking trails, picnic areas, walking/jogging opportunities, tot lot playground, disc golf and cross-country skiing. Planned improvements include paved trails, a new maintenance shop, and an overlook pavilion. Funds from Calvert County Youth Recreational Opportunities Fund Improvements are allocated to partially fund improvements at both parks.

The Comprehensive Plan envisions recreation amenities in each Town Center (in bold). Below is a comparison of the vision and what currently exists or is programmed in the capital improvements program for the Dunkirk Town Center.

- A town park or “village green”: Dunkirk District Park is considered a town park that not only serves sports, but has a dog park, multiple playgrounds, and future plans for walking paths.
- An in-town pedestrian and bikeway system that connects residential areas, activity centers, and schools: Sidewalks have been constructed during county and state streetscape projects and development of commercial and residential projects. During the update of the Town Center Master Plan, the county received grant funds to conduct the [Dunkirk and Prince Frederick Bikeways Feasibilities Studies](#), prepared by Mead & Hunt, funded by the [MDOT FY22 Kim Lamphier Bikeway Network Program](#). This study determined the feasibility of creating shared-use paths that would connect important commercial, recreational, and residential destinations within each of the two Town Centers. These improvements could be implemented with a combination of developer contributions, county funding, and grants, although public funds will unlikely be available into the foreseeable future due to current budget constraints and economic trends.
- An outdoor public facility designed primarily for active team sports: Dunkirk District Park is located west of the Town Center and is one of the county’s three district parks. Ward Farm Recreation and Nature Park is a new facility opened in March 2022 which includes active and passive park areas for team sports, nature education, paths, and walking trails. Dunkirk District Park has also upgraded the tennis and pickleball facility onsite.
- An indoor community center capable of providing a range of activities for all age groups: Currently, there are plans for a nature center near the Town Center at Ward Farm Recreation and Nature Park as well as the repurposing of a farmhouse into an agricultural museum. Both projects are within this master plan for the park facility with funding coming from a combination of county funds and a dedicated state funding source called the Calvert County Youth Recreational Opportunities Fund. This provides annual funding of projects to build out the Master Plan at Ward Farm Recreation and Nature Park.

One intent of Town Centers is accessibility to recreational facilities, for which the Dunkirk Town Center is within a 10-to-20-minute drive to several facilities. Driving distances to five types of recreation sites are grouped into three categories: 10 minutes or less, 20 minutes or less, and more than 20 minutes. The map on the following page illustrates driving times to athletic fields, basketball courts, tennis courts, trail sites and water access sites.

- Athletic fields:
 - 0-5 minutes in the Town Center and surrounding area
- Outdoor sports courts:
 - 0-5 minutes
- Indoor facilities:
 - 0-5 minutes or over 15 minutes depending on destination in the Town Center
- Trail sites:
 - 0-5 minutes for the areas along and east of MD 4 due to their proximity to the trails at Ward Farm Recreation and Nature Park
 - 15+ minutes from other areas in the Town Center
- Water access and historical/cultural sites:
 - 5 -15 minutes, but in some areas 15+ minutes, depending on the distance to Chesapeake Beach
- Picnic areas:
 - 0-5 minutes throughout the Town Center



Source: [Calvert County's Land Preservation, Parks, and Recreation Plan](#), p. 56 (accessed 3/27/24).

Public Safety

One goal for Town Centers is to provide public safety service to area residents. Fire, emergency, and policing services are located in the Town Center, satisfying the goal of the 1987 Dunkirk Town Center Master Plan to locate these facilities in the Town Center. These facilities include:

- **Dunkirk Volunteer Fire Department and Rescue Squad** – The Dunkirk Volunteer Fire Department and Rescue Squad is located within the Dunkirk Town Center at 3170 West Ward Road, providing fire/rescue/EMS services for Dunkirk, Owings, and Lower Marlboro, as well as Anne Arundel and Prince George’s counties. In 2020, paramedic ambulances staffed by career EMS employees on a 24-hour/7-day basis was established and an aerial ladder truck was purchased. The county’s Capital Improvement Program has allocated future funding for a command vehicle, an engine, an ambulance, and a rescue vehicle.
- **Sheriff’s Dunkirk District Station** – The Sheriff’s Dunkirk District Station is located at 10500 Southern Maryland Boulevard and was established in 2024, satisfying the 1987 Dunkirk Town Center Master Plan which included a goal to provide policing services in the Town Center and is a direct result of the collaboration and commitment between the Board of County Commissioners and the Calvert County Sheriff’s Office to ensure the continued safety for all residents and visitors in the Town Center and countywide.
- **Medivac** – The county has identified the need to locate a medivac site in the Town Center on the Dunkirk Volunteer Fire Department and Rescue Squad site. While there are no immediate plans to establish a medivac site in the Town Center, landings currently occur on vacant land on the Dunkirk Volunteer Fire Department and Rescue Squad property.

Goals and Objectives

See Appendix A for goals and objectives.

Appendix A: Implementation

Goals and Objectives

This chapter is a compilation of the goals and objectives and the corresponding responsible parties for overseeing goal and objective implementation, or at the very least, are initiated and are progressing towards implementation. In addition, goal and objective implementation are characterized by timeframes or associated actions.

Timeframe or Associated Actions

Short-Term Actions are intended to be accomplished in the three years following adoption of the Town Center Master Plan.

Mid-Term Actions are intended to be accomplished in the third to fourth year following adoption of the Town Center Master Plan.

Long-Term Actions are intended to be accomplished in the fifth through tenth year following adoption of the Town Center Master Plan.

Ongoing Actions are conducted as needed and responds to the changing needs of the residents.

Concurrent with Development actions are conducted as development occurs. Staff reviews development proposals and makes recommendations to the Planning Commission for consideration for approval.

The **MDOT Priority Letter** is the county's statement of its priorities for state spending on roads, bridges, bikeways, and transit in the county. It is submitted annually to MDOT upon approval by the Board of County Commissioners.

The **Zoning Regulations Update** is updated after the comprehensive plan is adopted. The **Zoning Regulations Update** requires analysis and development by the Department of Planning & Zoning, followed by public hearings and action by the Planning Commission and Board of County Commissioners.

The **Adequate Public Facilities (APF)** regulations are part of the Zoning Ordinance Update. In addition to schools and roads, the Board of County Commissioners approved amendments to the APF regulations to

Responsible Agencies

BOCC	BOARD OF COUNTY COMMISSIONERS
CA	COUNTY ADMINISTRATOR
CCHD	CALVERT COUNTY HEALTH DEPARTMENT
CCPT	CALVERT COUNTY PUBLIC TRANSPORTATION
CCSO	CALVERT COUNTY SHERIFF'S OFFICE
CMR	DEPARTMENT OF COMMUNICATIONS & MEDIA RELATIONS
CR	DEPARTMENT OF COMMUNITY RESOURCES
CSM	COLLEGE OF SOUTHERN MARYLAND
DNR	MARYLAND DEPARTMENT OF NATURAL RESOURCES
EC	ENVIRONMENTAL COMMISSION
ED	DEPARTMENT OF ECONOMIC DEVELOPMENT
F&B	DEPARTMENT OF FINANCE & BUDGET
GS	DEPARTMENT OF GENERAL SERVICES
HC	HERITAGE COMMITTEE
HCD	HISTORIC DISTRICT COMMISSION
OOA	OFFICE ON AGING (DEPARTMENT OF COMMUNITY RESOURCES)
PC	PLANNING COMMISSION
P&R	DEPARTMENT OF PARKS & RECREATION
PW	DEPARTMENT OF PUBLIC WORKS
P&Z	DEPARTMENT OF PLANNING & ZONING
TS	DEPARTMENT OF TECHNOLOGY SERVICES
SHA	MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION

include, water and sewer, stormwater management, solid waste, and fire, rescue, and EMS services on November 29, 2022.

Tables of Actions, Schedule, and Responsible Agencies

Land Use Goals and Objectives

Goal 1: Continue the goal that the Dunkirk Town Center “reflect the best features of the county’s land use development philosophies and create a positive first image.”

Objective 1: Treat the entire Dunkirk Town Center as an economic and aesthetic whole.	Timeframe or Associated Action	Responsible Parties
LU.3.1.1.1 Continue the policy of treating the Dunkirk Town Center as a whole by retaining the single zoning district for the Town Center.	Ongoing	[P&Z]
LU.3.1.1.2 Continue the policy of enforcing an appearance code for new construction, renovation and additions where applicable.	Ongoing	[P&Z]
LU.3.1.1.3 Continue the policy of prohibiting industrial uses that cannot be adequately screened to maintain the attractive image of the community.	Ongoing	[P&Z]
Objective 2: Continue to encourage a “sense of place” with recognizable boundaries and unifying characteristics.	Timeframe or Associated Action	Responsible Parties
LU.3.1.2.1 Continue the policy of creating unity through quality design, planned landscaping, planned roads, uniform signage and street lighting and the use of consistent materials for walkways and parking lots.	Ongoing	[P&Z, PW]
LU.3.1.2.2 Update the Dunkirk Town Center zoning regulations to reflect the updated Dunkirk Town Center Master Plan.	Short-Term	[P&Z]
LU.3.1.2.3 Continue to encourage the creation of memorable spaces through architectural elements that complement the scale, building placement and materials of immediate surroundings within the Dunkirk Town Center, while acknowledging the Town Center’s three distinctive architectural styles.	Ongoing	[P&Z]
LU.3.1.2.4 Continue the policy of requiring front elevations of attached stores, offices, and residences to have varying depths. Strip shopping centers with only one depth will not be allowed.	Ongoing	[P&Z]
LU.3.1.2.5 Continue the policy of establishing lighting standards and the guidance that fixtures to light signs or buildings in general need to be hidden from view in architecturally complementary fashion, if attached to the building, or in landscaping.	Ongoing	[P&Z]
LU.3.1.2.6 Continue the policy of limiting the number of freestanding signs.	Ongoing	[P&Z]
LU.3.1.2.7 Continue the policy of limiting building heights to no more than three stories high for a total of 50 feet including the roof.	Ongoing	[P&Z]
LU.3.1.2.8 Redevelop and create a distinguishable gateway incorporating the Dunkirk District Park’s entrance.	Long-Term	[P&Z, P&R]

Goal 2: Expand the Dunkirk Town Center to include the Dunkirk District Park and the MTA Dunkirk Park and Ride properties.

Objective 1: Incorporate the public properties adjacent to the Dunkirk Town Center, outlined in the Calvert County Comprehensive Plan, adopted in 2019 and amended in 2022.	Timeframe or Associated Action	Responsible Parties
LU.3.2.1.1 Rezone the Dunkirk District Park and MTA's Dunkirk Park and Ride properties as Town Center through the formal rezoning process.	Short-Term	[P&Z, PC, BOCC]

Environment and Natural Resources Goals and Objectives

Goal 1: Preserve, protect, and conserve water resources in and near the Dunkirk Town Center.

Objective 1: Protect perennial streams and their buffers	Timeframe or Associated Action	Responsible Parties
ENR.3.1.1.1 Identify pollution sources and take remedial measures.	Ongoing	[P&Z, MDE, DNR]
ENR.3.1.1.2 Preserve and restore plantings to reduce stormwater runoff.	Ongoing	[P&Z, DNR]

Goal 2: Assess watershed ecosystem health indicators. Preserve, protect, and conserve flora resources in and near the Dunkirk Town Center.

Objective 1: <u>Track impervious surface and tree canopy coverage to monitor watershed ecosystem indicators. (Revised to address public comments.) Use plantings to slow runoff, improve air quality, reduce the heat island effect, and encourage walkability. (Revised to address comments from P&Z.)</u>	Timeframe or Associated Action	Responsible Parties
ENR.3.2.1.1 <u>Assess tree canopy coverage every five to seven years. Develop a tree-planting plan for the Dunkirk Town Center. (Revised to address public comments.)</u>	Mid-Term	[P&R, P&Z]
ENR.3.2.1.2 <u>Assess impervious surface coverage when data becomes available from the state, every five to seven years. (Revised to address public comments.) Develop a greenway map for the Dunkirk area. (Revised to address comments from P&Z.)</u>	Mid-Term	[P&R, P&Z]
ENR.3.2.1.3 <u>Evaluate current and potential impervious surface coverage to establish a recommended threshold. (Revised to address public comments.)</u>		
ENR.3.2.1.3 <u>Work with private owners, land trusts, and state agencies to preserve land in the identified greenway areas through easements or acquisition. (Revised to address comments from P&Z)</u>	Long-Term	[P&R, P&Z]

Goal 3: Incorporate environmentally sustainable development into Dunkirk Town Center's policies.

Objective 1: Encourage the use of green infrastructure when developing/redeveloping the Dunkirk Town Center.	Timeframe or Associated Action	Responsible Parties
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ENR.3.3.1.1 Enhance environmentally sustainable infrastructure using conservation landscape techniques within the Dunkirk Town Center.	Ongoing	[P&Z, EC]
ENR.3.3.1.2 Analyze current tensions between environmental challenges and the Dunkirk Town Center’s current infrastructure. Consider solutions including green infrastructure and natural solutions for stormwater management.	Ongoing	[P&Z, EC]

Heritage Goals and Objectives

Goal 1: Enhance, while preserving, a walkable and vibrant business district and center of community life.

Objective 1: Preserve and enhance historic resources and architecture that uniquely characterize Dunkirk.	Timeframe or Associated Action	Responsible Parties
HE.3.1.1.1 Maintain the relationship between Smithville Methodist Church and the Historic District Commission.	Ongoing	[P&Z, HDC]
HE.3.1.1.2 Increase outreach to historic property owners to inform them of the incentives available for designated Historic Districts	Ongoing	[P&Z, ED, CMR]

Goal 2: Identify and Record Previously Unrecorded Archaeological Resources.

Objective 1: Identify and record previously unrecorded archaeological resources.	Timeframe or Associated Action	Responsible Parties
HE.3.2.1.1 Conduct professional review of proposed subdivision and site development plans for potential for previously unrecorded archaeological resources. Inform development applicants when the potential to encounter previously unrecorded archaeological resources is high through the review process. When appropriate, include notation on plats and development plans indicating this potential and the requirement to report the discovery of artifacts to Planning & Zoning so that the finds can be recorded prior to disturbance. Enable the Historic Preservation Planner to monitor ground disturbing activities.	Ongoing	[P&Z, HDC]
HE.3.2.1.2 Review building permit applications, monitor ground disturbing activities, and record historic and archaeological resources prior to loss during construction.	Ongoing	[P&Z]

Goal 3: Develop heritage resources that preserve and tell the story of Dunkirk and its people.

Objective 1: Identify and record previously unrecorded archaeological resources.	Timeframe or Associated Action	Responsible Parties
HE.3.3.1.1 Identify and develop multi-media means of presenting historic sites/points of interest and structures in the Dunkirk Town Center and nearby vicinity to the public.	Long-Term	[P&Z, HDC, HC, ED, CMR]

Housing Goals and Objectives

Goal 1: Continue to support the existing Dunkirk Town Center policy of allowing multi-family attached dwellings only for age-restricted housing.

Objective 1: Locate senior housing near health and other support services.	Timeframe or Associated Action	Responsible Parties
HO.3.1.1.1 Continue to encourage age-restricted (senior or 55+) housing in the Town Center.	Ongoing	[CR, P&Z, BOCC]
HO.3.1.1.2 Identify forces behind housing trends for the purposes of maintaining a healthy, accessible and sustainable housing stock.	Long-Term	[CR, P&Z, BOCC]

Economic Vitality Goals and Objectives

Goal 1: Utilize smart growth principles to strengthen economic opportunity and drive business growth in the Dunkirk Town Center.

Objective 1: Locate senior housing near health and other support services.	Timeframe or Associated Action	Responsible Parties
EV.3.1.1.1 Maintain an online presence of tools and resources for county businesses and businesses looking to locate in the county.	Ongoing	[ED]
EV.3.1.1.2 Continue promotion of Dunkirk as an option to site selectors and developers.	Ongoing	[ED, CMR]
EV.3.1.1.3 Provide an array of business services that encourage qualified projects to relocate and expand their businesses in Dunkirk.	Ongoing	[ED, P&Z, PW]
EV.3.1.1.4 Streamline the development review process in the Dunkirk Town Center. Maintain a Fast Track Development Plan process for targeted businesses.	Ongoing	[ED, P&Z]
EV.3.1.1.5 Support the development of commercial projects that provide walkable, pedestrian-friendly, and well-connected infrastructure to encourage consumers and visitors to spend more time in the Dunkirk Town Center.	Ongoing	[ED, PW, P&Z]
EV.3.1.1.6 Encourage collaboration between community members, local businesses, and government officials to identify and address community needs and priorities.	Ongoing	[ED, CMR, CR, PS]
Objective 2: Build a sense of community within the Dunkirk Town Center area.	Timeframe or Associated Action	Responsible Parties
EV.3.1.2.1 Support opportunities for residents, business owners, and community leaders to connect and communicate regarding Dunkirk Town Center activities through community meetings, social media, and other channels.	Ongoing	[ED, CMR, CR, P&Z]
EV.3.1.2.2 Expand activities at the farmers market and other events located within the Dunkirk Town Center to bring residents together, promote local businesses, and establish a “sense of place” with a welcoming atmosphere.	Mid-Term	[ED, CR, P&R]

EV.3.1.2.3 Increase the visibility and promotion of the unique shops in the Dunkirk Town Center to draw more attention to local businesses, resulting in greater patronage and visibility.	Long-Term	[ED, CMR]
EV.3.1.2.4 Encourage innovative concepts for alternative entertainment and service centers that can be established in the Dunkirk Town Center.	Mid-Term	[ED, P&Z]

Transportation Goals and Objectives

Goal 1: Improve traffic and mobility in the Dunkirk Town Center.

Objective 1: Extend the existing alternative loop road network on the east side of MD 4.	Timeframe or Associated Action	Responsible Parties
TR.3.1.1.1 Construct Shoppes Way from Dunkirk Way to Apple Way to allow direct access to amenities for local residents.	Long-Term	[BOCC, PW]
TR.3.1.1.2 Extend Gateway Drive to Brickhouse Road.	Long-Term	[BOCC, PW]
TR.3.1.1.3 Provide entry and exit points from the existing park and ride to the future Gateway Drive.	Long-Term	[BOCC, PW]
Objective 2: Address geometric insufficiencies at intersections of concern.	Timeframe or Associated Action	Responsible Parties
TR.3.2.1.1 Restrict turning movements from Apple Way to right turn only at the MD 4 intersection.	Long-Term	[PW, SHA]

Goal 2: Implement bicycle, pedestrian, and streetscape improvements to enhance community connectivity and sustainability.

Objective 1: Expand bicycle and pedestrian networks to enhance accessibility between nearby residential development and the Dunkirk Town Center.	Timeframe or Associated Action	Responsible Parties
TR.3.2.1.1 Create a bicycle/pedestrian connection between Dunkirk District Park and adjacent retail amenities by way of Dunkirk Market Place. Install a pedestrian/bicycle gate on the south side of Dunkirk District Park at Ferry Landing Road.	Long-Term	[P&R, PW, P&Z]
TR.3.2.1.2 Provide an alternative transportation route linking Dunkirk District Park and Ward Farm Recreation and Nature Park.	Long-Term	[P&R, PW, P&Z]
TR.3.2.1.3 Convert the outer lanes on Town Center Boulevard and Dunkirk Way to a shared-use path.	Long-Term	[PW, P&Z]
TR.3.2.1.4 Placement of a pedestrian crosswalk at the signalized intersection of MD 4/Town Center Boulevard.	Mid-Term	[PW, P&Z]
Objective 2: Implement strategic policy changes to advance sustainability and safety. (Revised to respond to Maryland Department of Planning comments.)	Timeframe or Associated Action	Responsible Parties
TR.3.2.2.1 Update county road and development standards to ensure that new roadways fully incorporate safe and buffered bicycle facilities or shared-use paths.	Mid-Term	[BOCC, PW]
TR.3.2.2.2 Coordinate with SHA to install sidewalks on the east side of MD 4 in front of existing developed properties. Fill key gaps in	Long-Term	[PW, P&Z]

the pedestrian network along MD 4 by utilizing MDOT SHA Sidewalk Retrofit programs.		
TR.3.2.2.3 Require new development in the Dunkirk Town Center to connect their frontage sidewalks to the nearest logical termini.	Ongoing	[PW, P&Z]
TR.3.2.2.4 Require EV charging stations at new developments and encourage existing commercial entities to provide EV infrastructure.	Mid-Term	[P&Z, ED]
<u>TR.3.2.2.5 Consider reducing the speed limit within the Town Center. (Revised to respond to Maryland Department of Planning comments.)</u>	<u>Mid-Term</u>	<u>[P&Z, SHA, PW, PC, BOCC]</u>

Goal 3: Improve and expand existing transit services.

Objective 1: Increase the frequency of local transit service between Town Centers, including employment areas and health centers.	Timeframe or Associated Action	Responsible Parties
TR.3.3.1.1 Identify the level of demand among local employers and workers for which transit buses may be used to transport employees to and from workplaces. Develop and implement routes likely to encourage transit access for employees, patients, and students throughout the county.	Mid-Term	[CR, ED]
TR.3.3.1.2 Evaluate existing routes serving the Dunkirk Town Center. Establish additional routes as necessary to ensure that all employment centers are adequately served.	Mid-Term	[CR, ED]
TR.3.3.1.3 Consider extending transit hours to serve employees within the Dunkirk Town Center and adjacent areas.	Mid-Term	[BOCC, CR]
Objective 2: Expand and improve demand-responsive transit services.	Timeframe or Associated Action	Responsible Parties
R.3.3.2.1 Increase availability of <u>local</u> demand-response public transportation.	Mid-Term	[BOCC, CR]
R.3.3.2.2 Investigate public transportation-based mobility on-demand services for individuals unable to drive.	Mid-Term	[BOCC, CR]
R.3.3.2.3 Consider re-establishing an on-demand or subscription-based transit program that utilize es volunteers for older individuals unable to drive.	Long-Term	[BOCC, CR]
R.3.3.2.4 <u>Consider requesting MTA to implement a new commuter bus route from to federal facilities in northern Prince George's County (New Carrollton, Greenbelt and College Park). (Revised to respond to public comments.)</u>	Mid-Term	[BOCC, CR]
<u>R.3.3.2.5 Encourage MTA to consider establishing and subsidizing subscription-based van pool service to the above-named destinations in the interim prior to new or restructured commuter routes. Work closely with MTA to establish a local subscription-based van pool service to areas most often traveled by commuters. (Revised to respond to public comments.)</u>	<u>Mid-Term</u>	<u>[BOCC, CR]</u>
R.3.3.2.5 Consider requesting MTA to restructure inefficient/lengthy routes to connect from Dunkirk to Alexandria, Virginia, and the Pentagon.	Mid-Term	[BOCC, CR]

Water Resources Goals and Objectives

Goal 1: Protect public health and water quality.

Objective 1: Minimize pollution from wastewater treatment plants and septic systems.	Timeframe or Associated Action	Responsible Parties
WR.3.1.1.1 Consider conducting a wastewater treatment study to analyze the current state of private wastewater systems, options for long-term maintenance of the private systems and/or replacement with a public or public/private partnership system and potential locations and costs for such options.	Mid-Term	[PW, HD, MDE]

Goal 2: Install or enhance stormwater management systems to reduce pollution in the county streams, Patuxent River, and Chesapeake Bay.

Objective 1: Treat unmanaged impervious surfaces.	Timeframe or Associated Action	Responsible Parties
WR.3.2.1.1 Incentivize removing unused impervious areas, retrofitting micro-scale practices to provide treatment of existing impervious surfaces.	Ongoing	[PW]
Objective 2: Protect Hall Creek and King's Branch.	Timeframe or Associated Action	Responsible Parties
VR.3.2.1.1 Prioritize the protection of Hall Creek, King's Branch, and their tributaries.	Ongoing	[BOCC, PC, P&Z]
VR.3.2.1.2 Assess Hall Creek, King's Branch, and their tributaries for stream erosion. Seek ways to restore the streams.	Long-Term	[PW, P&Z, EC]
VR.3.2.1.2 Work with the Calvert County Environmental Commission for public outreach to reduce impacts to Dunkirk-area waterways.	Ongoing	[P&Z, EC]

Goal 3: Preserve, protect, and conserve water resources in and near the Dunkirk Town Center.

Objective 1: Protect perennial streams and their buffers.	Timeframe or Associated Action	Responsible Parties
WR.3.3.1.1 Identify pollution sources and take remediating measures.	Ongoing	[P&Z, MDE, DNR]
WR.3.3.1.2 Preserve and restore plantings to reduce stormwater runoff.	Ongoing	[P&Z, DNR]

Government and Community Facilities Goals and Objectives

Goal 1: Establish policies and strategies that provide for high-quality, responsive, and cost-effective services to residents, businesses, and organizations in the county.

Objective 1: Provide high-quality, responsive, and cost-effective customer service.	Timeframe or Associated Action	Responsible Parties
GCF.3.1.1.1 Conduct periodical analyses of county government services in the Dunkirk Town Center.	Ongoing	[CA, PW, GS]

Goal 2: Maintain the high quality of the educational facilities that serve the Dunkirk Town Center area: schools and libraries.

Objective 1: Continue to support Calvert County Public Schools serving the Dunkirk area.	Timeframe or Associated Action	Responsible Parties
GCF.3.2.1.1 Support the Calvert County Public Schools that serve the Dunkirk Town Center through the Capital Improvement Plan.	Ongoing	[BOCC, PC, F&B, P&Z]
Objective 2: Provide a high-quality library facility in the northwestern area of the county that supports public education.	Timeframe or Associated Action	Responsible Parties
GCF.3.2.1.2 Evaluate the possibility of relocating the Fairview Library Branch to the Dunkirk Town Center Include in the evaluation the options of including a joint-use community center and/or senior center.	Ongoing	[CR, P&R]

Goal 3: Provide access to a variety of quality recreational environments and opportunities in the Dunkirk Town Center.

Objective 1: Increase the amount of land area dedicated to recreation and natural resources.	Timeframe or Associated Action	Responsible Parties
GCF.3.3.1.1 As the county’s population grows, the inventory of parks and recreation assets and programs, as well as resources of the Department of Parks & Recreation should increase in a corresponding manner to ensure the continued delivery of high-quality programs, facility maintenance and infrastructure management.	Ongoing	[P&R, P&Z]
GCF.3.3.1.2 Continue to target the development of any new indoor and outdoor sports fields or courts, and/or other active recreation components in or near the Dunkirk Town Center.	Long-Term	[P&R, P&Z, ED]
GCF.3.3.1.3 Plan for the creation and/or expansion of centrally located parks and green spaces in the Dunkirk Town Center.	Ongoing	[P&R, P&Z]
GCF.3.3.1.4 Ensure that the Dunkirk District Park and the Ward Farm Recreation and Nature Park are easily accessible to pedestrians and bicyclists.	Long-Term	[P&R, P&Z]
Objective 2: Meet present and future needs of the community as it relates to recreation and natural resources.	Timeframe or Associated Action	Responsible Parties
GCF.3.3.2.1 Based on the Calvert County Land Preservation, Parks, & Recreation Plan, adjust variety of quality recreational environments and opportunities through trends analysis and updates to individual Park Master Plans.	Ongoing	[P&R]
GCF.3.3.2.2 Produce an optimum mix of programming that provides for all recreation needs of the community creating lifelong participants.	Ongoing	[P&R]
GCF.3.3.2.3 Conduct public outreach to gauge interest, satisfaction, input, and ideas on recreation and natural resources programs, amenities, and services.	Mid-Term	[P&R, CMR]
GCF.3.3.2.4 Evaluate accessibility for participants of all ability levels to recreation and natural resources program opportunities and develop plans for accommodation.	Mid-Term	[P&R, CR]

GCF.3.3.2.5 Continue to implement the Dunkirk District Park Master Plan as funding becomes available.	Ongoing	[P&R]
GCF.3.3.2.6 Continue to implement the Ward Farm Recreation and Nature Park Master Plan as funding becomes available.	Ongoing	[P&R]

Goal 4: Support and/or encourage adequate healthcare facilities and programs in Dunkirk.

Objective 1: Support the health and well-being of Dunkirk area residents.	Timeframe or Associated Action	Responsible Parties
GCF.3.4.1.1 Work with CalvertHealth to address the priority health topic of exercise, nutrition, and weight.	Ongoing	[CR/OAA, CCHD]
GCF.3.4.1.2 Support the Calvert County Health Department's efforts to provide services county-wide, including mobile outreach services to those who may have challenges traveling to the Health Department.	Ongoing	[BOCC, CR, CCHD]
GCF.3.4.1.3 Support the Calvert County Department of Community Resources, Transportation Division's efforts to provide county-wide transit services to health-related appointments for those individuals who do not have access to an automobile, are unable to drive, or are unable to use the county's standard bus service.	Ongoing	[BOCC, CR, CCHD]

Goal 5: Support public safety programs, strategies, and facilities development.

Objective 1: Support the health and well-being of Dunkirk area residents.	Timeframe or Associated Action	Responsible Parties
GCF.3.5.1.1 Explore a location for a medivac site.	Long-Term	[PS]

Goal 6: Maintain well-managed and effective solid waste and recyclable materials management systems in the Dunkirk area.

Objective 1: Ensure adequate facilities and infrastructure to accommodate current and future waste and recyclables.	Timeframe or Associated Action	Responsible Parties
GCF.3.6.1.1 Continue to provide trash and recyclable services at the Mt. Hope Convenience Center.	Ongoing	[PW]

Appendix B: Public Partnerships, Outreach and Input

Phase 1: Identify Issues

April 2021: A postcard was mailed to all addresses in the Dunkirk ZIP code (approximately 3,000) and two videos on the origins of Dunkirk were posted on the Dunkirk Town Center Master Plan and Zoning Update's webpage and the Calvert Broadcast YouTube channel.

May 11, 2021: The Department of Planning & Zoning met with Dunkirk-area community groups and county departments to solicit outreach assistance and input on the Town Center's vision.

May 19, 2021: The Department of Planning & Zoning informed the Planning Commission of the kick-off meeting on June 2, 2021.

June 2, 2021: The Department of Planning & Zoning held a kick-off meeting and administered a survey for feedback on key issues and a survey for the public to submit photos on the visual quality of the Town Center: buildings, places, landscapes, streetscapes, etc.

July 15, 2021: A Survey Results/Focus Area Workshop was held. Survey results were presented, and participants were encouraged to discuss the survey results.

Aug. 25, 2021: The Planning Commission acknowledged three focus areas: land use (how to manage future growth); roads, traffic, and public walkways; and economic vitality (improved shopping and dining options).

Nov. 2021: Two videos on the origins of Dunkirk were posted to the county's Facebook page, [Dunkirk Origins 1](#) and [Dunkirk Origins 2](#).

Dec. 6, 2021: The Department of Planning & Zoning held a public information meeting on:

- Economic Vitality: How do businesses make location decisions?
- Land Use/Water Resources: Septic Systems: How they work and how to care for them?
- Land Use/Water Resources: What is the status of Dunkirk Town Center's environmental health?
- Transportation: What is Calvert County doing to improve walking and bicycling in the Dunkirk Town Center and vicinity?

Jan. 11, 2022: The Dunkirk and Prince Frederick Bikeways Feasibility Studies were presented at a public meeting.

Jan. 26, 2022: Two information videos were posted on the county's Facebook page, the [Septic School Video](#), featuring Dr. Andrew Lazur, a University of Maryland water quality specialist, and the [Dunkirk Outdoor Recreation Amenities](#).

March 16, 2022: The Planning Commission directed staff to further explore transportation concerns and develop possible solutions with the assistance of a Town Center consultant. The Planning Commission also directed staff to proceed with the second phase of the Town Center Master Plan update.

June 2022: Based on public input on the draft Prince Frederick Town Center Master Plan, occurring simultaneously with the Dunkirk Town Center Master Plan update, the Board of County Commissioners held two workshops to consider Town Center expansion areas including the Dunkirk Town Center expansion area, as recommended in the 2019-approved Calvert County Comprehensive Plan.

Nov. 29, 2022: The Board of County Commissioners approved amending the 2019 Calvert County Comprehensive Plan, maintaining the proposed Dunkirk Town Center expansion area.

Phase 2: Develop the Plan

April 6, 2023: County staff and other government agencies prepared the draft updated Dunkirk Town Center Master Plan. Additionally, the departments of Planning & Zoning and Public Works and SHA staff further explored the transportation concerns, also considering the findings in the Dunkirk and Prince Frederick Bikeways Feasibility Studies.

July 19, 2023: The Department of Planning & Zoning presented the draft chapters 1 -10 of the Dunkirk Town Center Master Plan to the Planning Commission and sought feedback.

Sept. 9, 2023: The Department of Planning & Zoning presented a timeline for completing the draft Town Center Master Plan to the Planning Commission. Several staffing transitions delayed the draft plan's progress. Due to this delay, the Planning Commission directed staff to hold a public informational meeting to update the public on delays and the proposed timeline for completion.

Nov. 2, 2023: A public informational meeting was held to present the draft Dunkirk Town Center Master Plan to the public and to report on the proposed timeline for adoption.

Nov. 15, 2023: The Department of Planning & Zoning briefed the Planning Commission on the informational meeting.

Dec. 18, 2023: The process of updating the draft Dunkirk Town Center Master Plan was placed on hold to process an amendment to the Calvert County Comprehensive Plan that would expand the Dunkirk Town Center boundary. The amendment was processed through March 2023 and then placed on hold per direction from the Planning Commission until findings from the state became available on the proposed use in the expansion area.

Jan. 15, 2025: The Department of Planning & Zoning presented the new format of The Master Plan of Town Centers to the Planning Commission, which included Chapter 1: Town Centers, applicable to all Town Centers and subsequent chapter, applicable to each Town Center.

March 10, 2025: Staff commenced working on the draft Dunkirk Town Center Master Plan, reformatting it to align with the format of The Master Plan of Town Centers.

May 21, 2025: The Department of Planning & Zoning presented the draft Chapter 3: Dunkirk Town Center Master Plan of The Master Plan of Town Centers to the Planning Commission for review.

Phase 3: Adopt the Plan

~~There will be several opportunities for people and agencies to comment on the draft plan during the formal process of the Planning Commission's and Board of County Commissioners' considerations to adopt an updated plan for the Dunkirk Town Center.~~

June 18, 2025: The Planning Commission directed staff to distribute the draft Chapter 3: Dunkirk Town Center Master Plan of The Master Plan of Town Centers to departments, agencies and the public for the 60-day comment period, required by the Title 3 of the Land use Article of the Annotated Code.

June 19, 2025: Staff distributed the draft chapters to departments, agencies and the public.

Aug. 19, 2025: The 60-day comment period ended.

Nov. 19, 2025: The Department of Planning & Zoning presented the public comments to the Planning Commission **Updated to reflect activities since the 60-day comment period.**