

Dunkirk Town Center Master Plan
Comments Received from the Public¹

NAME	PAGE	GROUP REPRESENTATIVE, IF APPLICABLE	TOWN	DATE RECEIVED	# OF PAGES*
Susan Dzurec	2-3			6/18/2025	2
Mary Burton	4-7			6/18/2025	4
Autumn Phillips-Lewis	8-47	American Chestnut Land Trust	Prince Frederick	7/23/2025	40**
Melissa McCormick	44	American Chestnut Land Trust	Prince Frederick	7/23/2025	1
Denise Breitburg	45	American Chestnut Land Trust	Prince Frederick	7/23/2025	1
Ron Klauda	46-47	American Chestnut Land Trust	Prince Frederick	7/23/2025	2
Mary Burton	48-49			12/11/2025	2
Tom Conner	50		Owings	2/3/2026	1

*See attached.

** The 40 pages includes Melissa, Denise, and Ron. Their comments are located on the last 4 pages of the 40-page comment.

¹ Comments received from agencies are provided on a separate list.

Harris, Tay E.

From: Blake-Wallace, Tamara L.
Sent: Wednesday, June 18, 2025 10:40 AM
To: Harris, Tay E.; Parkinson, Josephine R.
Cc: Brinkley, Jason P.
Subject: FW: Dunkirk Town Center Master Plan: Comments
Attachments: Comments on Dunkirk Master Plan.pdf

FYI -please make copies Becky for the PC for their seats tonight.

From: Susan Dzurec <calvertwoman@gmail.com>
Sent: Wednesday, June 18, 2025 10:26 AM
To: Brinkley, Jason P. <Jason.Brinkley@calvertcountymd.gov>; Blake-Wallace, Tamara L. <Tamara.Blake-Wallace@calvertcountymd.gov>
Subject: Fwd: Dunkirk Town Center Master Plan: Comments

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Hello Director Brinkley and Ms. Blake-Wallace,

As you will see, we have an amazing member of the community in Dunkirk, who at my request went through the proposed Dunkirk Master Plan and wrote a very detailed review. She has given me permission to share it with the Planning Commission. You will also receive three additional emails pertaining to her contact with the State regarding the traffic/crosswalk on Rt. 4 and the park entrance. If memory serves me, the Comprehensive Plan specifically directs the County to have walkable Town Centers. However, according to these emails, that will not happen based on State funding. It would seem that we will need to make additional requests for some sort of funding, maybe grant money, to move forward with that Comprehensive Plan mandate.

I'm requesting that you please forward all these emails to the members of the Planning Commission immediately for their consideration in the discussion in this evenings' meeting.

Thank you for your time and consideration of my request,
Sue Dzurec

Please confirm receipt of these emails.

----- Forwarded message -----

From: Mary Burton <pokipoki@verizon.net>
Date: Sun, Jun 15, 2025 at 2:16 PM

Subject: Dunkirk Town Center Master Plan: Comments
To: Susan Dzurec <calvertwoman@gmail.com>

Sue, Share it with anyone you want. Thanks for your interest. Mary

Overall Reaction: This Town Center Plan is the same jumble of meaningless cliches that we have read for too many years. Dunkirk Town Center is a melange of Shopping Centers. It is not a town. It is not Easton, nor Solomon's. It is a commercial district. It is in the wrong place. Given that, the Master Plan should be addressing how we can make simple, doable changes that will improve esthetics, safety, health and the general natural environment of the Town Center without harming the general natural environment and the quality of life for the surrounding community.

Fundamentally, this document is a study in contradictions. It basically states that we have a limited area for a Town Center (aka commercial district) and that we have reached our limit on expansion both in terms of resources and negative impact on the general natural environment and the quality of life of the citizens. At the same time, the goal of expansion with water and sewage and growth permeates the document. You can't have it both ways. I chose the first. As the saying goes, "if you make a mistake, don't keep making the same mistake over and over." A bad addition to a house cannot be corrected by building more additions. The same goes for "Town Centers".

Sadly, no matter what goals or plans are written, Calvert County is famous for "exceptions". Planning and Zoning and The Planning Commission, and as I have sadly experienced, the Board of Appeals are all ready to make exceptions for business and developer interest. Sadly, one cannot write into a Master Plan the need for common sense.

Watershed Health Indicators

According to [The Center for Watershed Protection](#), when impervious surfaces exceed 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%.⁷ 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. 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%.⁸ Tree canopy coverage in Hall Creek and Kings Branch watershed is not readily available, but based on aerial imagery, it appears to be above the recommended 40%. 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 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. I simply do not see 24% tree canopy in the Town Center. Is this another case of mixing Dunkirk and Dunkirk Town Center. The only tree canopy is in Dunkirk Park. As a resident of Yellow Bank Rd with a stream that runs from headwaters on Route 4 I can say that the riparian areas that surround the town center are currently being eroded and trees falling as a result of the heavy erosion from impervious surfaces. We have seen a 10' drop in the depth of the Yellow Bank stream in the last 30 years. The stream has hit the marrow and that increases the speed of wash within the stream.

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. The landscaping in some of the shopping centers is attractive which is a plus for Dunkirk. But small shrubs do not help with

water retention. Similarly, as we must adjust to climate change the absence of “real trees” in parking lots to combat intensified heating is a simple and relatively inexpensive way of addressing in part the issue of water runoff and increased heat. The “trees” that are currently in the shopping centers are nothing more than sticks they are so trimmed back. I would hardly call the area surrounding the Town Center “large forested areas”. Don’t think you will find any interior dwelling birds in any of these places.

Housing Affordability

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 6.64% 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. There is a mix match throughout this document that jumps back and forth between the terms “Dunkirk” and “Dunkirk Town Center”. It states that the population of “Dunkirk” is 2, 527. To my knowledge there is only one resident in the “Dunkirk Town Center”. And there are certainly more than 2,527 people who have a zip code of Dunkirk 20754 or who live in the Third District which Dunkirk is supposed to serve. “Dunkirk” needs a better definition.

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. There needs to be a light at Lyons Creek Road and speed bumps. The current flashing light is useless. That is also where the speed limit should begin at 45, if not 40mph. This would slow traffic before it got to the congestion of the Park and the shopping centers.

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. See Chapter 1 for efforts to promote fair housing and affirmatively further fair housing and administer housing assistance to income eligible individuals and households.

Let’s be straight about sewage and water in Dunkirk Town Center. The current and future Town Center is the making of developers. They are the ones who want water and sewage. Somewhere down the line they got the message that sooner or later there would be water and sewage. (That may be why they have such poor systems.) The residents of the Third District are keenly aware that they will be the ones fitting the bill for the businesses to have water and sewage treatment. And more critically, opening up water and sewage treatment is the foundation stone of increased development. As I have and many others have said, increased dense development of either housing or businesses is the death knell of Calvert County. Calvert County is not Montgomery County, or Charles County. We are a tiny peninsula. Think small cluster housing. Think grandparent apartments. Think converting existing houses many of which are sitting empty.

Despite being the second smallest Town Center in terms of area, it encompasses a diverse array of retail outlets, 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: [Please define "vibrant". I read Vibrant and Walkable. I know Dunkirk is not walkable. Does Vibrant mean busy? Well right now it has a lot of empty shops. These meaningless cliches need to be removed from the Master Plan. Talk facts and doable action.](#)

- A floating commercial zone that allows projects with flexible setback and bulk requirements, and reduced parking requirements. [I do not understand this. Floating commercial sounds like another "Vibrant"](#)
- Appearance code requirements with an emphasis on architectural elements that complement the scale, building placement, and materials of immediate surroundings. [These are rarely enforced. Sagging beer signs at Market Place is a prime example. And none of the shopping centers are in keeping with Maryland architecture. They are straight out of California. More cliches!](#)
- 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. [OK, but in two years will there be another expansion?](#)
- 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. [See above note on walkable and vibrant and comment below on Bike paths.](#)

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. [Not sure what you mean by integrated approach. Dunkirk is split into shopping centers and is the only town center that is developed around Route 4. It is not integrated and never will be. Another cliché?](#)

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. [First, I want to state that reading the news bike paths in traffic areas appears to be disappearing all over the country. So a bike path in "Dunkirk Town Center" is bucking current trends due to safety and traffic concerns. But if you want a Bike Path in the 3rd District that connects to the Dunkirk Town Center, you are missing the best esthetic corridor near Dunkirk. Ferry Landing Road would provide a much better biking, hiking trail at much less cost than a bike trail that goes through a shopping center and then along Ward Road which is terribly dangerous given the deep hills that impede drivers from seeing hikers and bikers. I have hiked from Dunkirk to Ward Park. Scared me to death and hate to drive it even on a sunny day as you can miss a walker or biker in the shadows and a bike trail would be cost prohibitive. Parks and Rec could consider working with the State in developing the non hunting area of Hall Creek NRMA for hikers and bikers and a fishing peer. Either way, as I stated under the section on Housing, any bike path that is constructed for recreational reasons should be included in the County Comprehensive Plan as it goes beyond the Town Center. Again, the mix match of "Dunkirk" vs "Dunkirk Town Center" comes into question.](#)

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.¹³ MD 4 carries

between 33,895 to 34,572 trips on the average weekday¹⁴ 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.

Strategies to Address Congestion and Safety Concerns

- Restricting access from Apple Way to MD 4, allowing right hand turns only. No comment. Apple Way people should decide.
- Completing Penwick Lane to provide direct access from MD 4 to Town Center Boulevard. Not sure what you are suggesting. We do not need more access areas onto Route 4. Penwick Lane should be connected to Gateway Shopping Center and there should be access in that whole area without going onto Route 4. One should be able to go from Ward Road to the Bank to Penwick to Gateway without going onto Route 4.
- Placing a crosswalk at the intersection of MD 4/Town Center Boulevard, approved by SHA but unfunded. See attached

Pedestrian and Bicycle Pathways Planning

- Establishing shared-use paths along Dunkirk Way and Town Center Boulevard. This should have been required of the developers when the Shopping Center was built.
- Upgrading and extending bicycle facilities in the Dunkirk District Park. No opinion
- 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. Yes, see above re Ferry Landing
- Connecting the Dunkirk District Park to Ward Farm Recreation and Nature Park with a shared-use path. See above
- Design and construction coordination with SHA regarding a safe pedestrian crossing at the intersection of MD 4/Town Center Boulevard. Yes
- Upgrading bicycle facilities in the Dunkirk District Park.
- Addressing sidewalk gaps along developed parcels on both sides of MD 4 through redevelopment activities or SHA Sidewalk Retrofit Program. The Planning Commission has let developers off the hook on this one.
- Constructing a shared-use pathway along the existing Shoppes Way right-of-way to Dunkirk Way if the roadway construction is not currently feasible. See above re Apple Way people.

Re: Fairview Library. I may be just old, but I really love the idea of a small library. It is a pretty busy place. Maybe some other folks feel the same way. The new Library at North Beach needs some time for assessment. As much as I love my Library, I would say it would be best to put that on a back burner for now. Not sure how South County stands on library facilities.

Harris, Tay E.

From: Autumn Phillips-Lewis <landmanager@acltweb.org>
Sent: Wednesday, July 23, 2025 2:09 PM
To: Town Center Master Plan
Subject: Comments from ACLT on Chapters One and Three of Master Plan Update
Attachments: ACLT Comments on Master Plan Update.docx; Draft Master Plan of Town Centers Ch 1 Town Centers WITH Track Changes 2025_05_202505140815379261.pdf

This Message Is From an External Sender

This message came from outside your organization.

Hello,

Attached please find comments from members of ACLT's Science Committee. Some comments are on the word doc and others are redlined on the pdf of the Master Plan.

Thank you for the opportunity to provide comments.

Autumn

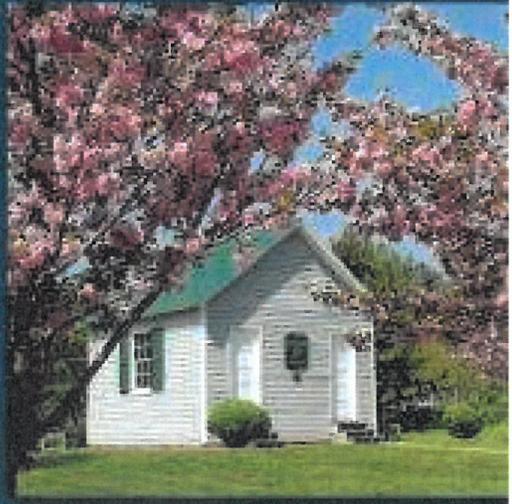
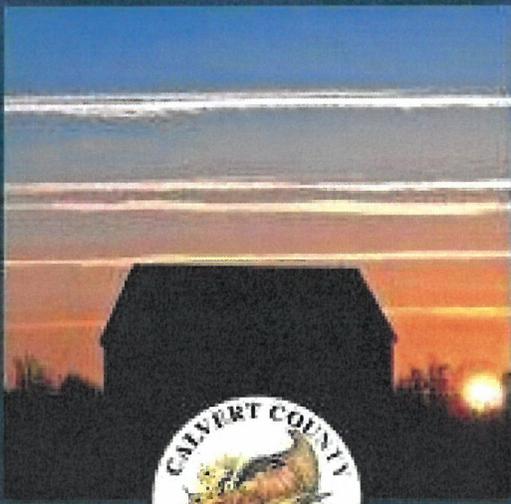
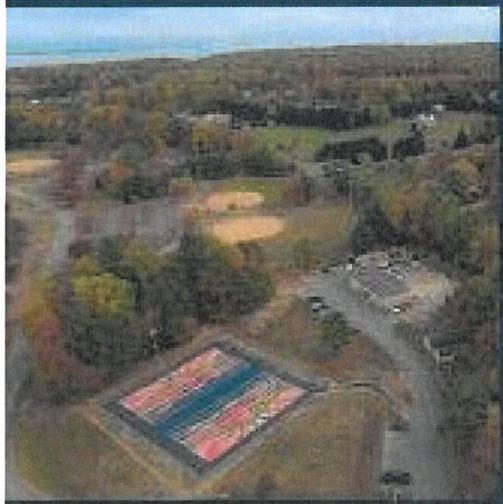
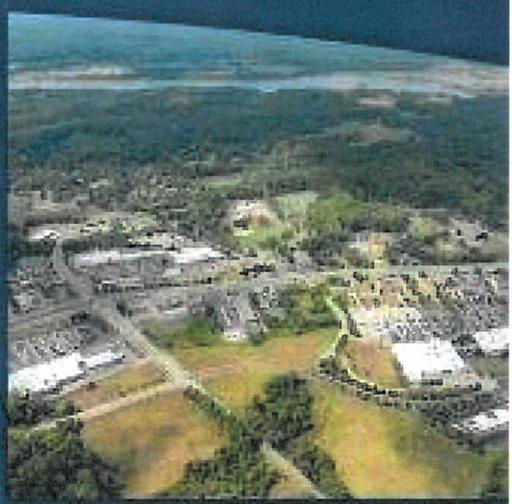
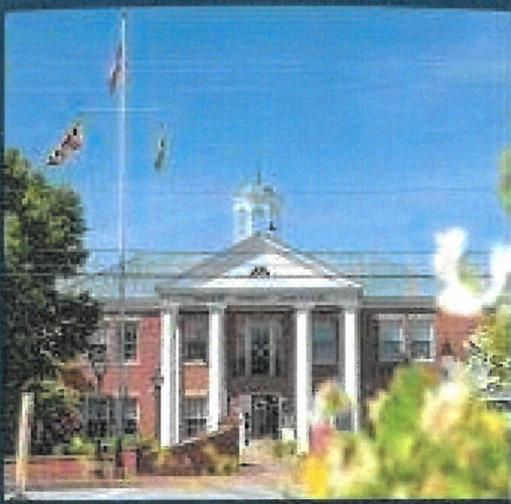
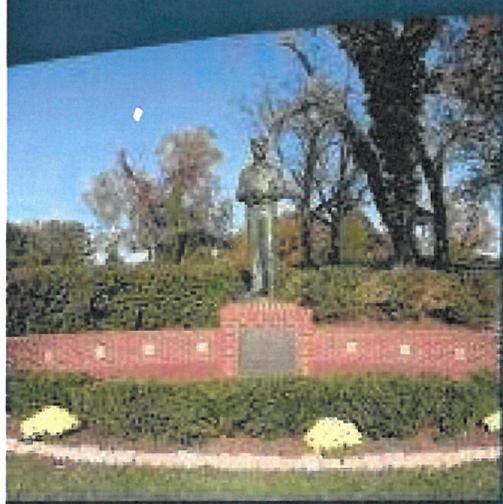
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Autumn Phillips-Lewis
American Chestnut Land Trust
Land Manager
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"...connecting people with the land"



MASTER PLAN OF TOWN CENTERS



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Acknowledgments

Calvert County Public Schools

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Sheila Stevens, Assistant Supervisor of Energy Management and Construction

Calvert County Health Department

Dr. Nimfa Teneza-Mora, Health Officer; and Jessica Williams, Acting Interim Director

CalvertHealth

Erin Farley, Community Wellness Manager

Calvert Library

Carrie Willson, Director

Calvert County Sheriff's Office

David Payne, Assistant Sheriff

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Calvert County Department of Community Resources

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Department of Economic Development

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Calvert County Department of Parks and Recreation

Robert Branham, Director; Amanda Stillwagon, Park and Safety Division Chief; and Stephanie Sperling, Park Planner

Calvert County Department of Planning and Zoning

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Calvert County Department of Public Safety

Dave McDowell, Director; and Kara Buckmaster, Emergency Management Specialist

Calvert County Department of Public Works

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Mariia Liubarskaia, Division Chief, Solid Waste and Recycling

Calvert County Department of Technology Services

Lionell Sewell, GISP, GIS Supervisor; Calvin Strozier, GIS Analyst; and Ray Alvey, GIS Mapping Technician

A sincere thank you to Jenny Plummer-Welker for her exceptional contributions throughout the years on the development of the Calvert County Comprehensive Plan and Town Center Master Plans.

Acronyms

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
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
TMDL	Total Daily Maximum Load

Master Plan of Town Centers

Town Centers, established in 1983, are the county's primary designated growth areas. There are nine designated Town Centers in the county. Seven Town Centers are under the purview of the Board of County Commissioners and include Dunkirk, Huntingtown, Lusby, Owings, Prince Frederick, Solomons and St. Leonard Town Centers. Two Town Centers are under the purview of the municipalities, Chesapeake Beach, and North Beach, which have their own planning and zoning authority.

The county's Town Center Master Plans have been amended several times throughout the nearly 40 years since they were originally prepared. The St. Leonard Town Center Master Plan was updated in 2013. However, the remaining Town Center master plans 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 information specific to each Town Center. Examples of background information applicable to all Town Center Master Plans include:

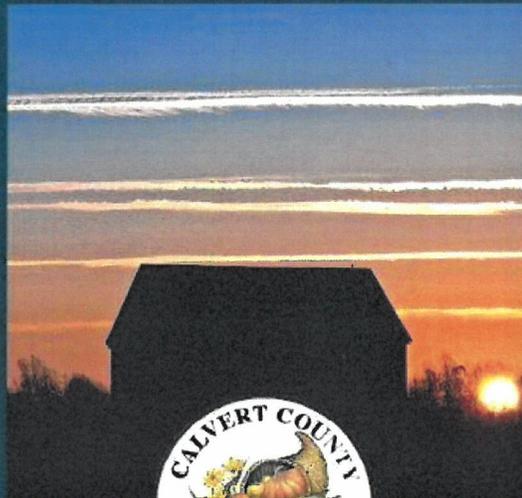
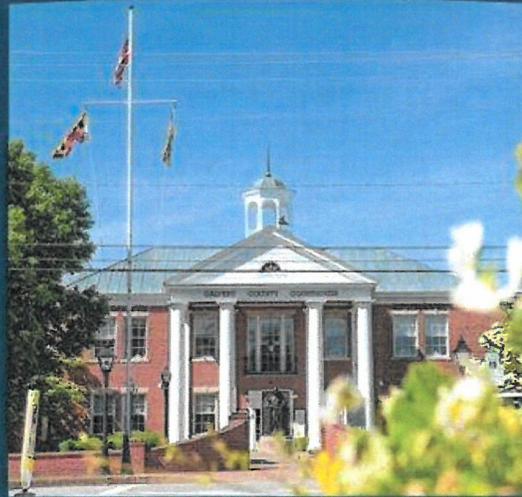
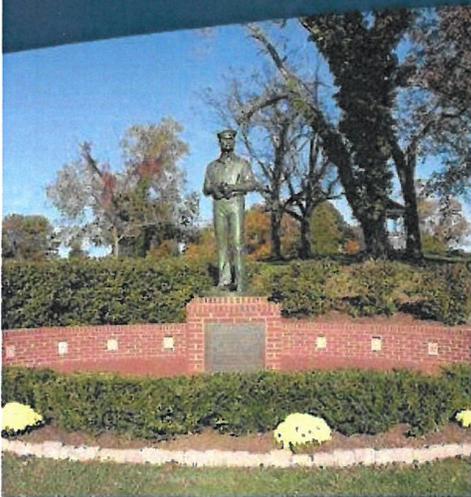


- Concentrate growth in Town Centers to prevent commercial sprawl along MD 2/4 and limit residential sprawl on agricultural land.
- Protect natural resources through required buffers and setbacks.
- Preserve cultural assets by implementing protective development standards.
- Plan for diverse housing 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, and bike trails.
- 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

The ~~Prince Frederick~~ 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 the Comprehensive Plan, the ~~Prince Frederick~~ 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.
- The Town Center Master Plan also establishes a framework for zoning regulations specific to ~~the Prince Frederick~~ 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 the ~~Prince Frederick~~ 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 the ~~Prince Frederick~~ 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 ~~Prince Frederick~~ Town Center Master Plan

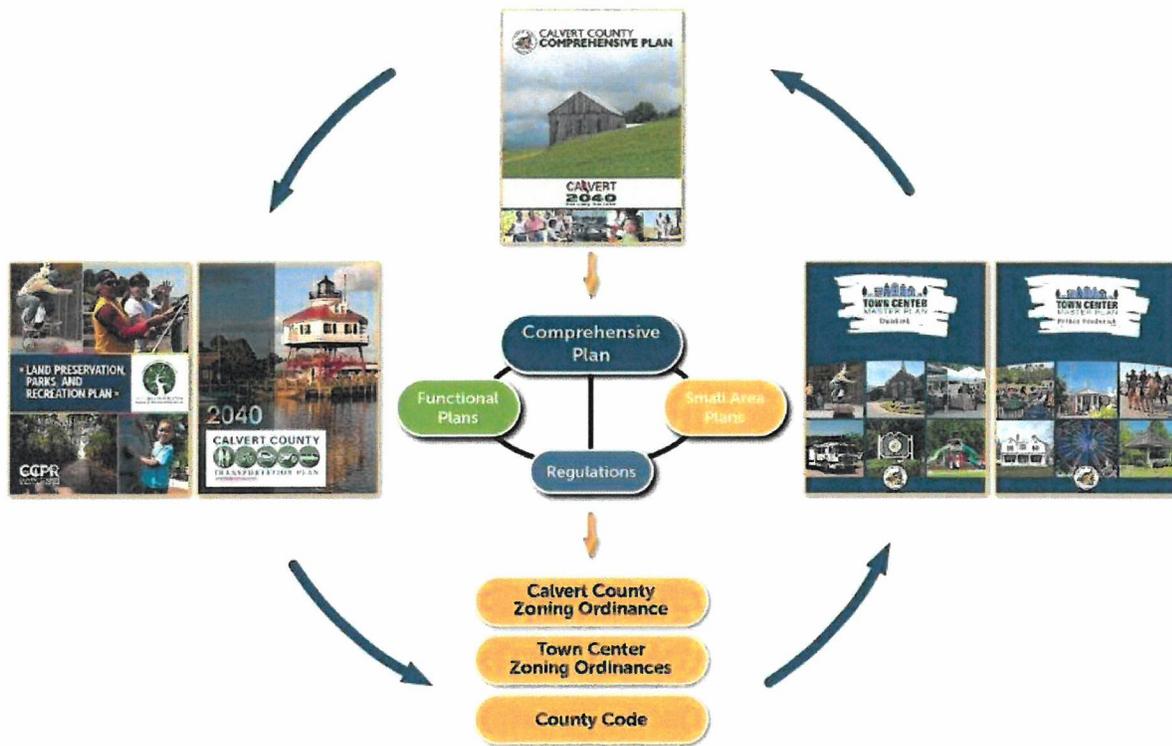
The 1983 Calvert County Comprehensive Plan established the county's major and minor Town Centers and the one-mile radius. The intent of Town Centers is to provide locations suitable for residential and commercial development and to avoid extending strip commercial development along Calvert County's highways. 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 countryside.¹ 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, incorporated into implemented by the recent Calvert County Zoning Ordinance update. 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

This should also include forested/natural lands.

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

reduced the expansion areas to the Huntingtown, Prince Frederick, Lusby, and Solomons Town Centers-Phase I expansion areas.



Town Center Designations and the Comprehensive Plan Vision

Town Centers

Town Centers are intended 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. The provision of adequate roads, water, wastewater systems, public transportation, and high-quality internet communication systems, together with public amenities such as parks, town squares, trails, sidewalks, bikeways, indoor recreational and cultural facilities, should remain a top priority, in accordance with Town Center Master Plans. Town Center Master Plans are individually adopted. ~~Town centers such as the Prince Frederick Town Center~~ and are the primary locations for growth.

Priority Funding Areas

~~Most of the Prince Frederick Town Centers~~ are dually designated ~~town center~~ and a Priority Funding Areas (PFA). Priority Funding Area 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 desire 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 provide a map for targeting state investment in infrastructure. The law directs state funding for roads, water and sewer plans, 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

~~Most of the Prince Frederick-The Dunkirk, Lusby Prince Frederick, and Solomons Town Centers is are~~ also dually designated ~~as 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 special emphasis on infrastructure improvements, multimodal transportation and development that strengthens existing communities. This designation also ~~gives affords~~ the county an advantage when opportunities to pursueing other state designations tied to grant funding and designations, like the county's current plan to pursue the Maryland Department of Housing and Community Development's Main Street Affiliation to revitalize Main Street/Old Town.

Consistency with the Calvert County Comprehensive Plan

~~The strategic direction for the Prince Frederick each Town Center Master Plans is also~~ used to develop actions which support the county's ten "visions" as defined in the Calvert County Comprehensive Plan.

1. Our landscape is dominated by forests and fields.

Each Town Center Master Plan:

- 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) for townhouses and multifamily and senior housing.

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 for mixed-use.

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.
- 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.
- actively seeks road safety measures.

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 mixed-use and 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 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.
- 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.

- recommends timely and transparent processes for development review and approval.

(Moved from the Prince Frederick Town Center Chapter and revised to apply to all Town Centers for consolidation and streamlining purposes.

Calvert County Comprehensive Plan Mission and Visions

The Calvert County Comprehensive Plan's mission and visions form the basis for ~~this updated~~ ing ~~Prince Frederick Town Center Master Plans~~. The mission of the Comprehensive Plan is to maintain and/or improve the overall quality of life for all citizens of Calvert County by:

- Promoting sustainable development.
- Encouraging a stable and enduring economic base.
- Providing for safety, health, and education.
- 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~~ 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

Keeping fields and forests in their working or natural state maintains the livelihood of Calvert County farmers, sustains the ecosystem services of Calvert County woodlands, and retains the open space that is an essential element of the county's identity. Paired with thriving Town Centers, these objectives can be accomplished even while meeting the housing and shopping needs of those who want to make Calvert County their home or workplace and avoiding uniform, low-density development dispersed throughout the county. But both rural land preservation and Town Center development must occur for both to reach their full potential: policies that guide development away from rural areas create demand for Town Center development to fill, while policies that bolster development in the Town Center attract growth that may otherwise occupy rural areas.

(Duplicative)

Town Center Land Use Categories

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 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

~~Chesapeake Bay Agreement: 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. Patuxent River Policy Plan: Under the Chesapeake Bay Agreement, the most prevalent pollutants that are monitored within Calvert County's watershed are nitrogen, phosphorous and sediment. The county's major point source polluters are wastewater treatment plants. Non-point source pollution originates from agricultural land, septic systems and runoff from impervious surfaces and cultivated lawns. While impervious surface has increased from seven percent to 14% in the Patuxent River watershed since 2014, growth in Calvert County has not significantly contributed to this increase.~~

(Revised in the paragraph below.)

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 surface in the watershed. In 2023³, it increased to 7,701 acres (8.7%).

(Revised per direction of the Planning Commission.)

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. Runoff from these surfaces often carries pollutants, including oils, heavy metals, sediments, and nutrients, which degrade water quality and harm aquatic life. The increased runoff also accelerates stream and riverbank erosion, altering natural flow patterns and destabilizing stream channels. Additionally, 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 also disrupt the natural hydrological cycle, reducing groundwater recharge and lowering base flow in streams during dry periods. Overall, when impervious surfaces exceed 10%, the health of ecosystems decline, making them more vulnerable to flooding, pollution, and habitat loss. Effective stormwater management practices are essential to mitigate these adverse effects.](#)

(Added to explain impacts of impervious surface and runoff on waterbodies.)

For Calvert County, this is fine, but without the county qualifier, it isn't correct (e.g., for the mid-west, it's praries).

Forest Cover

Forest cover is the most natural and least polluting land cover ~~in Calvert County~~. ~~Forest interior (forest more than 300 feet from a forest edge)~~ provides important habitat to many species. Forest cover adjacent to streams (riparian forests) is essential to preserving water quality. Forests absorb nitrogen in both surface and shallow groundwater, trap phosphorous-laden sediment and remove other pollutants resulting from adjacent land uses and from atmospheric deposition. In addition to mitigating pollution, forests provide important wildlife habitat, induce groundwater recharge, and minimize flooding. Riparian forest canopy also provides shade, which is critical for moderating stream temperature and the roots of the trees that stabilize stream banks and protect against erosion.

American Forests recommends an urban tree canopy cover of 40% to 60%, depending upon existing conditions, ~~as well as impervious surface of 10% or less in a watershed~~ to minimize poor water quality and stress on aquatic species. See the sidebar on the following page for the definition of forest, tree canopy, and tree canopy coverage, defined in the Calvert County Zoning Ordinance.

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

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

Forest conservation requirements call for a no net loss and prioritize establishment and/or conservation of forested riparian buffers. The Calvert County Zoning Ordinance requires buffers to be expanded to include contiguous sensitive area land, like streams, wetlands, floodplain, steep slopes, and highly erodible soils. The buffer must also be further protected by a 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.

This makes it sound like it's a done deal. This should reflect an ongoing effort--are conserving land...

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, as well as stormwater mitigation.

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 12/27/24)

Protected Sensitive Areas

Sensitive areas include wetlands, streams, steep slopes and, highly erodible soils and are protected through development regulations. Other natural resource lands and habitat for wildlife and plants protected by development regulations include: habitat for rare, threatened, and endangered species, TEAs, floodplain, cliffs, the Chesapeake Bay Critical Area, and Areas of Critical State Concern (ACSC). These areas are easily damaged and can be adversely impacted by human activity and are generally unsuitable for development. Development may lead to the destruction of habitat and reduction of diversity of plant and animal species, increased nutrient and sediment loads in waterbodies and increased runoff causing flooding. Disturbance to these habitats is generally prohibited. The Department of Natural Resources and the county require consistency with the Calvert County Zoning Ordinance and the Code of Maryland Regulations Title 8, protecting these areas from the impacts of development by requiring measures like, setbacks and/or buffers around them, expansion of the buffer if contiguous to streams, wetlands, floodplain, steep slopes and highly erodible soils, avoidance or impact minimization, and time of year restrictions.

Wetlands

Wetlands may be nontidal (freshwater), tidal (saline or brackish). Tidal wetlands are found along coastlines and are salt marshes and mangrove swamps that are tidally influenced. Nontidal wetlands are typically found inland and are marshes, swamps, bogs, and vernal pools that are fed by rainfall, groundwater. They provide ecological benefits such as floodwater storage, pollution control, wildlife habitat and a major food supply for aquatic organisms, migratory

waterfowl, and other wildlife. Care must be taken with flows artificially added upstream of a wetland or into a wetland as a result of development.

Streams and Their Buffers

Streams provide habitat for many aquatic organisms and wildlife, including fish spawning and feeding. At the same time, these streams provide a direct pathway for pollutants to move downstream into the Patuxent River and the Chesapeake Bay, potentially causing serious damage to aquatic ecosystems and the fisheries production. Vegetated (riparian) buffers remove pollutants before they enter the stream, 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% inside of it. Highly erodible soils are loamy soils that often comprise a high ratio of silt and very fine sands. These soils erode at a rate that can cause severe erosion, loss of fertile topsoil, sedimentation of stream valleys, flooding, and degraded water quality. Stream valleys oftentimes also comprise hydric soils that filter water by trapping pollutants. The evaluation of a site for likelihood to not erode and transport sediments into the watershed is critical. The suitability of a site depends on 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. For Calvert County, that includes the Patuxent River. The Chesapeake Bay Critical Area reduces runoff by 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 of the state which, based on studies of physical, social, economic, and governmental conditions and trends, are demonstrated to be so unusual or significant to the state. The Secretary of the Department of Natural Resources designates them for special management attention to assure the preservation, conservation, or utilization of their special values.

Habitat for Rare, Threatened and Endangered Species

~~The Secretary of the Maryland Department of Natural Resources has designated two rare, threatened and endangered species habitats in the southern portion of the Town Center, as well as anadromous fish spawning waters in North Battle, Hunting and Parkers creeks, as shown the state's MERLIN and also in the state list of rare, threatened and endangered species found in Calvert County, maintained by the Department of Planning & Zoning.~~

(Revised below.)

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 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 efforts due to their significant environmental value. These areas are chosen 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 integral to the state's broader 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 the boundaries of Calvert County. Special Flood Hazard Areas are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base, which adversely affect the public health, safety, and general welfare. Floodplains are defined by the Federal Flood Insurance Rate Maps. Where Federal Flood Insurance Map boundaries and elevations disagree, elevations prevail. Federal Flood Insurance maps are available from the Department of Planning and Zoning and there is an interactive Flood Hazard Map is available on the county website.

~~Impervious surface is an indicator of threats to ACSC and habitats for rare, threatened and endangered species. According to The Center for Watershed Protection, when impervious surfaces exceed 10% of watershed, a stream's ecosystem begins to show sign of distress. Tree canopy coverage is also an indicator of healthy waterways and ecosystems, discussed further down in the chapter's next section.~~

Forest Land, Tree Canopy and Greenways

~~Forest cover is the most natural and least polluting land cover in Calvert County. Forest interior (forest more than 300 feet from a forest edge) provides important habitat to many species. Forest cover adjacent to streams (riparian forests) is essential to preserving water quality. Forests absorb nitrogen in both surface and shallow groundwater, trap phosphorous-laden sediment and remove other pollutants resulting from adjacent land uses and from atmospheric deposition. In addition to mitigating pollution, forests provide important wildlife habitat, induce groundwater recharge and minimize flooding. Riparian forest canopy also provides shade, which is critical for moderating stream temperature and the roots of the trees that stabilize stream banks and protect against erosion. American Forests recommends an urban tree canopy cover of 40% to 60%, depending upon existing conditions, as well as impervious surface of 10% or less in a watershed to minimize poor water quality and stress on aquatic species. The terms forest, tree canopy and tree canopy coverage are defined by the Calvert County Zoning Ordinance. See the sidebar for the definitions.~~

~~Forest conservation requirements call for a no net loss and prioritize establishment and/or conservation of forested riparian buffers. Additionally, as discussed previously, Article 21 of the Calvert County Zoning Ordinance requires buffers to be expanded to include contiguous sensitive area land, like streams, wetlands, floodplain, steep slopes and highly erodible soils. The buffer must also be further protected by a 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.~~

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 TEAs. These areas considered the most ecologically important areas in Maryland and are targeted for conservation through the state's Program Open Space. 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, as well as stormwater mitigation.

(Moved to the Regional Watershed Management section for consolidation and streamlining purposes.)

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 abstracted from its physical setting. The long presence of people in Calvert County has shaped the land to be the way it looks. This is no less true in Prince Frederick than it is in the rest of the county.

Identification of resources that communities value is the starting point of any preservation plan. Providing protection for them, incentives for preservation and funding for mitigation requires a thoughtful collaboration of citizens and government agencies. This chapter discusses some of the preservation challenges the county faces in Prince Frederick and suggests strategies to address them.

As detailed below, this plan supports achievement of these goals by identifying heritage resources and advancing strategies for protecting them while encouraging their use as appropriate. Consistent with other sections of this plan, the Zoning Ordinance and capital improvements are the primary tools for achieving this plan. This section concludes with identifying processes and stakeholders who have an interest in the heritage chapter of this plan.

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. This county's comprehensive plan promotes the preservation of historic buildings and supports the application of best practices in preserving them and adapting them for new uses. It also promotes the conservation of places and archaeological sites that signify and define Calvert County, as well as effective stewardship of cultural properties and the development of heritage resources as cultural capital to connect the past to the future in a way that 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- and is now Article 9 in the Calvert County Zoning Ordinance. (Deleted to avoid future nonconformance.) 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 the Town Center Zoning Ordinance. 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.

Census Designated Places

Each of the county’s Town Centers are in a U.S. Census Bureau Consensus Designated Places (CDP). CDPs are unincorporated geographical areas for which the Bureau compiles data in the same manner as an incorporated municipality. While CDP boundaries extend beyond each

2023 Selected Housing Statistics in the Town Center Areas/Census Designated Places in Calvert County
U.S. Census Data American Community Survey 5-Year Estimates

Census Designated Place	Home-ownership Rate	Median Housing Value	Monthly Mortgage Payment
Dunkirk CDP	99%	\$557,700	\$2,760
Huntingtown CDP	90%	\$593,500	\$2,770
Lusby CDP	82%	\$327,500	\$1,916
Owings CDP	94%	\$592,900	\$2,881
Prince Frederick CDP	54%	\$383,000	\$2,295
St. Leonard CDP	96%	\$489,500	\$3,096
Solomons CDP	69%	\$455,000	\$2,528

2023 Median Household Income In the Town Center Areas/Census Designated Places in Calvert County
U.S. Census Data American Community Survey 5-Year Estimates

Census Designated Place	Median Household Income
Dunkirk CDP	\$166,471
Huntingtown CDP	\$177,870
Lusby CDP	\$130,543
Owings CDP	\$171,194
Prince Frederick CDP	\$89,625
St. Leonard CDP	\$188,056
Solomons CDP	\$89,205

Town Center boundary, they provide easily accessible data for means of comparison among Town Centers.

Homeownership and Median Household Incomes

According to the U.S. Census Bureau’s 2023 American Community Survey (ACS) 5-Year Estimates, homeownership rates are high (90% and above) in the Dunkirk, Huntingtown, Owings, and St. Leonard

CDPs, with Lusby CDP at a relatively high of 82%. The Prince Frederick and Solomons CDPs have lower homeownership rates. In Prince Frederick, subsidized housing contributes to the lower rate, while seasonal rentals account for the trend in Solomons. See the table above for homeownership rates.

Median household incomes are higher in Dunkirk, Huntingtown, Owings, and St. Leonard CDPs (over \$166,000) compared to Lusby CDP (\$130,543) and significantly higher than in Prince Frederick and Solomons CDPs, both slightly above \$89,000. See the table above and to the left for median household income. Higher median household incomes correlate with higher homeownership rates because they enable savings for down payments, mortgage qualification, and the affordability of homeownership costs. In the Solomons CDP, however, median household income does not influence homeownership in the same way as it does in the Prince Frederick CDP because the Solomons CDP is a seasonal tourist destination. Seasonal rentals, often second homes or vacation rentals, are not aggregated with the incomes of full-time residents.

Housing Affordability

When considering the 2023 median housing value in the table above and the U.S. Department of Housing and Urban Development's 2025 Area Median Income (AMI)⁴ for a four-person household, those households:

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

The CDPs lack a healthy year-round market-rate rental housing stock, resulting in a limited number of rental units. Monthly rental rates range from \$900 to \$3,995, with most falling between \$2,400 and \$3,500. The county faces a deficit of units for households at 60% of the 2025 AMI limits countywide, a limited supply for those at 50% AMI countywide, and a healthy supply for those at 80% AMI, but only in the southern part of the county.

(Moved from Chapter 2, Housing Section for consolidation and streamlining purposes.)

At a time when housing stock is disproportionate to the housing needs of most Americans, encouraging affordable housing opportunities for vulnerable segments of the population is critical. The Calvert County Comprehensive Plan, adopted in 2019 and amended in 2022, outlines a vision for housing in Town Centers that is accessible to sidewalks, public transportation, health/supportive services, and retail. There is also great value in developing cultural arts and recreational amenities that promote a sense of identity for residents living and working in the Prince Frederick Town Centers. The chief objective is to develop a place where residents can be successful at every stage of life

(Outdated. Deleted for consolidation and streamlining purposes.)

The 2023 ACS median housing value, median household income, HUD's 2025 AMI limits and FMR support the 2020 Maryland Housing Needs Assessment & 10-Year Strategic Plan's findings that Calvert County has a deficit of 550-

⁴ 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 2025 AMI for Calvert County (accessed on 4/7/25).

~~available rental units for people living at 30 and 50 percent of the AMI and a surplus of units for those at 80 percent AMI. People living at 60 percent of the AMI have limited housing opportunities in the Town Center CDPs. Town Center prioritization to address the deficit of rental units at the 30 and 50 percent AMI level is recommended using a variety of housing strategies, not just one approach. Seniors and individuals living with disabilities experience a higher rate of severe cost burden and should be factored into the planning process.~~

~~(Outdated. Deleted for consolidation and streamlining purposes.)~~

Strategies recommended by the Calvert County Housing for All Task Force include 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. In addition, the county's Zoning Ordinance permits accessory dwelling units, which provide additional affordable housing opportunities for seniors and lower-income households. These units can be integrated into an existing principal structure, such as through a garage conversion, or added as a new standalone structure on the lot. ~~Lastly, influenced by longstanding public input for the Main Street/Old Town area and the county's pursuit to secure the state's Main Street Designation, the vision for revitalizing this area includes mixed-use buildings. These buildings would featuring commercial spaces on the ground floor and residential units on the upper floors, potentially providing affordable housing options.~~

~~(Specific to Prince Frederick Town Center.)~~

Fair Housing and Affirmatively Furthering Fair Housing

~~House Bill 90 requires non-charter counties to develop their own approach for furthering fair housing in their communities, and House Bill 1045 requires localities to plan for affordable housing in the comprehensive plan. House Bill 1045 must be implemented if the comprehensive plan or housing chapter is updated or amended after January 2023.~~ 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:

- 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. Additionally, Calvert County 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 serving as the hub for local government, there are several key government and nonprofit services that serve the county's vulnerable population and are based in Prince Frederick: Calvert Library Prince Frederick, Calvert Pines Senior Center, Calvert County Health Department, the Local Behavioral

Health Authority, 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, which include outdoor spaces, safe and secure walkable streets, affordable, appropriate housing to "age in place," transportation options, supportive community features, access to key services, especially health services and opportunities for residents to participate in community social activities. The Department of Community Resources, Office on Aging Division is planning a Senior Center Facilities Plan/Needs Assessment, incorporating some of that planning process within 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 Services 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 [Homeless 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 offers services under its continuum of care for the homeless and at-risk low-income households. Finally, low- and moderate-income homeowners have access to rehabilitation loans under the [Maryland Special Loan Program](#).

Identifying the county's homeless population is accomplished in two ways. Each year the homeless service providers in Calvert County participate in the Southern Maryland Local Homeless Coalition's point-in-time survey to count the county's homeless population. While the survey does not provide an accurate count, it does provide an estimate of the homeless population. According to the Southern Maryland point-in-time counts conducted in 2022 and 2023, there were 28 and 29 homeless individuals, respectively, in the county. In 2024, the point-in-time count was nine homeless individuals. In 2024, there was warm weather on the night of the count, possibly resulting in an undercount of the county's homeless population.

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.

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, consolidating continuum of care services in a central location. The

county is also securing Maryland Department of Transportation (MDOT) funding for a transit station, providing 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. ~~routes of which six primarily serve Prince Frederick: one each from Chesapeake and North Beach (North/Pink route), Lusby and St. Leonard (South/Blue route), Adelina and Broome's Island (Midcounty/Yellow route) and two shuttles (White and Green) operating within Prince Frederick. In addition, Calvert County Public Transportation operates a bus from Prince Frederick to Charlotte Hall in St. Mary's County.~~ These buses link residents with employment centers, shopping centers and medical facilities and other public services; most riders cannot or do not own a vehicle. The bus system is run on a "flag system" which means there are few established bus stops and buses can be hailed along the route by passengers. Bus service operates on weekdays with limited service on Saturdays. In addition to fixed route services, the county operates 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 based primarily upon its location within the Washington, D.C. metropolitan area. The county's economy is stable compared to other jurisdictions in Maryland and the nation because of several factors including: 1) a strong local business climate; 2) job market stability; 3) proximity to major employment centers in Washington, D.C., and Virginia; and 4) a strong median household income.

Residents earn above average wages as compared to other Southern Maryland counties and the State of Maryland. Calvert is one of the wealthiest counties in Maryland and the wealthiest in Southern Maryland, in part because of the proximity to federal agency and contracting jobs. However, most of those jobs are in the surrounding counties and Washington, DC. The county aims to continue to strengthen business growth by directing development to Town Centers, while preserving agricultural land and the county's rural character.

Would be good to include preservation of natural areas, too!

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, ~~like Prince Frederick,~~ 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 ~~community~~. 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 Prince-Frederick 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 for Calvert County with 3,500 people employed. CalvertHealth Medical Center, a 141-bed acute care facility in Prince Frederick, is the second largest employer in the county with a work force of 1,314. A concentration of medical services has developed around the hospital complex and should continue to be encouraged. The county is also home to about 20 assisted living facilities – six of which are located 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 grow 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.

~~Key tourism attractions in and around Prince Frederick include the:~~

- ~~• Hallowing Point Park~~
- ~~• American Chestnut Land Trust Trails~~
- ~~• Edward T. Hall Aquatic Center~~
- ~~• Dept. of Natural Resources beach and boat ramp on the Patuxent River~~
- ~~• Biscoe Gray Heritage Farm~~
- ~~• Battle Creek Cypress Swamp~~
- ~~• Calvert County Historical Society and Linden House/Farmstead~~
- ~~• Walkville One-Room School~~
- ~~• Calvert County Art Council's Art Gallery~~
- ~~• Star-Spangled Banner Trail~~

~~(Deleted. Applies to the Prince Frederick Town Center.)~~

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 which we will continue to rely upon include the:

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 in 1997, "A Transportation Plan for Calvert County 2010". 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 on what Calvert County Government can do to relieve congestion and maintain a functional level of service on roads in the county.

Calvert County Strategic Roadway Safety Plan

The 2023-2025 Calvert County Strategic Roadway Safety Plan addresses Maryland's 2019 Vision Zero Law, which aims 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 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. Developments may not be permitted unless the developer mitigates the additional traffic brought by the development. 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.

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). The Regional Infrastructure Advisory Committee 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 and 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 to use, either for recreation or for transportation between developed areas. Providing these connections is challenging because of east-west stream valleys cutting through the county on either side of the ridgeline that MD 2/4 follows. The volume and speed of vehicles, and in some instances, the lack of shoulders are impediments to pedestrian and bicycle travel. In addition, where the highways bisect developed areas, the lack of signalized pedestrian crossings discourages people from walking. While there are sidewalks, they are

limited and not fully connected even in developed areas. The lack of pedestrian and bicycle facilities fosters reliance on automobiles and does not provide alternatives to auto travel.

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.

- **Shared-Use Path** - Shared-use pathways are bicycle and pedestrian specific transportation corridors. Pathways are required to be eight feet wide except where adjacent to arterial or collector road where the minimum is 10-feet, per the Calvert County Zoning Ordinance, ideally 10 to 12 feet wide to accommodate bidirectional walking and bicycling, with two-foot-wide grass-shoulder areas. Adjacent to roadways, they are called side paths and typically require a five-foot landscaped buffer from the roadway.
- **Protected Bike Lane** - Bike lanes are “protected” when they provide physical separation between motor vehicles and bicycles. One-way protected bike lanes are usually at least five feet wide and two-way lanes are eight to 10 feet wide, with at least a two-foot-wide buffer with delineators such as flex posts, parking stops, precast curbs, planter boxes, or “armadillos.”
- **Bike Lane** - Bike lanes are roadway lanes that provide designated space for people bicycling but do not provide any physical separation or protection between motor vehicles and bicycles. Bike lanes are typically five to six feet wide. If seven feet or more is available, a buffer should be provided, instead of a very wide bike lane, to discourage driving or parking in the bike lane.

Bicycle and Pedestrian Planning

Dunkirk and Prince Frederick Bikeways Feasibility Studies

The Dunkirk and Prince Frederick Bikeways Feasibility Studies recommends establishing bike lanes along Prince Frederick Boulevard, Main Street, Armory Road, Fairground Road, Fox Run Boulevard, Chesapeake Boulevard and between Fox Run Boulevard, Stoakley Road and MD 231 in the Prince Frederick Town Center. In the Dunkirk Town Center, bicycle facilities are recommended on the roads looping behind the shopping areas (Dunkirk Way and Town Center Boulevard), along Ward Road which crosses MD 4 and connects the two parks, as well as upgraded bicycle facilities within Dunkirk District Park and the provision of a safe connection to Dunkirk Market Place, as well as a safer connection across MD 4 at Adventure Drive from Town Center Boulevard to access the northern end of Dunkirk District Park.

(Deleted. This information will be included in Chapter 2: Prince Frederick Town Center Master Plan and Chapter 3: Dunkirk Town Center Master Plan.)

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

~~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. Electric vehicles are rapidly increasing in popularity, and they hold great promise to reduce operating costs, emissions, and roadway noise, but they are not yet widely in use in Prince Frederick; as of March 2024.~~

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 also inefficient uses of land with large surface parking lots that form a barrier to pedestrian access, produce large amounts of stormwater runoff and constitute an ongoing maintenance burden for property owners. ~~Reducing the amount of space dedicated to surface parking would lower these impacts and yield a more attractive, cohesive, and contiguous built environment.~~ 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 and 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

The Water resources ~~management~~ chapter promotes the safe disposal of wastewater, relative to public health, and in environmentally sound ways so that groundwater and surface water quality remain viable for fisheries/other aquatic resources and useful to humans in terms of consumption, irrigation, and recreation. Pollutants must be maintained at levels below which they might have significant impacts on 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 (e.g., stormwater runoff or nitrogen loads from conventional septic systems) and agriculture (e.g., nitrogen and phosphorus from fertilizers). ~~While there is no active farming within the town center boundary, i~~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 MS4 Permit requirements since this is an ongoing effort.

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 implemented.⁵ Furthermore, ~~Article 21 of~~ 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, accompanied by a setback.

Lastly, global warming is having a significant impact on stormwater management, intensifying the need for resilient infrastructure and adaptive planning. As global temperatures rise, we're seeing more frequent and severe weather events, 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

⁵ Calvert County Stormwater Management Ordinance, Article IV, § 123-10. (accessed 4/12/21).

amend its Stormwater Management Ordinance with an updated intensity and frequency interval standard for precipitation events, ~~based on a study conducted by UMCES. The University of Maryland Center for Environmental Services is currently finalizing the study for peer review.~~ 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 mg/l total nitrogen and 0.3 mg/l total phosphorus.

Groundwater contamination is also unlikely due to the presence of confining ground layers. However, septic systems, particularly those systems 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 provides technical and financial assistance to eligible homeowners for the installation of nitrogen-removing septic systems. These advanced systems remove 50% more nitrogen compared to conventional septic systems. All homeowners in the county are eligible to receive these funds; however, financial assistance is based on income and priority is given to septic systems in Critical Areas (land within 1,000 feet of tidal waters of the Chesapeake Bay and its tributaries) and to failing septic systems. ~~Since the Town Center has no designated Critical Area land, water quality benefits resulting from upgrading septic systems to is realized outside the Town Center.~~ Directing growth into the Town Centers served by public sewer, like Prince Frederick Town Center, where households and businesses will be connected to these public sewer systems is an important step in minimizing the growth of septic system usage in the county and reducing the associated pollutants. Furthermore, the 2014 Calvert County Comprehensive Water & Sewerage Plan lays out policies for sewer system expansion based on land use, stressing the establishment or expansion of sewer systems in Town Centers, and not permitting sewer service areas in rural and agricultural areas.

Drinking Water Assessment

Water Supply

~~The drinking water for the Prince Frederick Town Center and surrounding area is supplied by ground water aquifers. These 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 Plan Aquifer is characterized by a relatively thick wedge of largely unconsolidated sediments underlying Maryland's Coastal Plain. The sediments consist predominantly of sand, gravel, silt, and clay. The sediments dip gently to the east and southeast with thickness ranging 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 Survey.⁶ 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, ~~found in Chapter 3 of the Calvert County Code~~ require that prior to subdivision, site plan, and certain permit approval, adequacy of drinking water capacity and water flow for fire services (fire flow) is determined. Adequate drinking water exists if the maximum daily demand and existing usage is less than 90% of the system's capacity, and adequate fire flow is determined if no inadequacy is caused by the proposal. If a proposal is denied due to inadequacy, fees may be paid to improve facilities directly or to donate to necessary facilities in order to allow for approval of the application. Additionally, if average daily demand exceeds 80% capacity of the municipal system, the Maryland Department of the Environment requires that the county identify new sources, upgrade infrastructure, and/or reduce demand (i.e., conserve water) to ensure sufficient water quantity is available to meet projected demand. Similar to assessing drinking water adequacy, the county's adequate public facilities regulations require that ~~prior to subdivision, site plan and certain permit approvals, wastewater capacity~~ adequacy ~~of capacity~~ is determined if existing and proposed average daily flow is less than 90% of ~~the Prince Frederick a~~ wastewater treatment system's authorized and permitted capacity. If average daily flow exceeds 80% capacity, or if based on projected growth, the system will be overloaded within five years, the Maryland Department of the Environment requires that the county plan, design, finance, and construct a larger sewer facility.

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.

⁶ Maryland Geological Survey, [Groundwater Wells in Calvert County, Maryland](#) (accessed 4/10/18).

Community Facilities

Community facilities should be located within or in close proximity to Town Centers where infrastructure is available (e.g., public water facilities, public sewer facilities, roads, sidewalks, public transit), be sited near other concentrations of civic or commercial buildings and function as multiple use buildings when locating and designing new public buildings, including schools and community centers.

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. Calvert County's existing public school facilities have sufficient space to accommodate Calvert County's current and future student population until at least 2026, with the exception of the North School District, due to transfer students. County adequate public facility regulations deem school capacity adequate unless enrollment exceeds 100%. In these instances, the affected residential development proposal would be deferred for no longer than six years from the date of preliminary approval.⁷

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, which offers associate degrees in arts, teaching, science, engineering, and applied science. The University of Maryland's Chesapeake Biological Laboratory, located in Solomons, leads 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 so that they may be properly managed and protected. It has a primary focus on the Chesapeake Bay and its tributaries.

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 with nursing staff for assistance with medication management, Calvert County is home to two nonprofit adult day care facilities.

Healthcare Facilities

Calvert County Health Department

With near double the population since the Calvert County Health Department's main office building was initially constructed and as the sixth largest employer in Calvert County, the Calvert County Health Department is one of twenty-four local health departments in the state. The state's Public Health Administration oversees vital public health services to Maryland residents including infectious disease control, environmental health programs, family health services, food safety, health care quality, vital records, the Office of the Chief Medical Examiner, the State Anatomy

⁷ Adequate Public Facilities Report for Schools dated November 1, 2024. (accessed on 12/3/24).

Board, and the activities of the 24 local health departments in Maryland.⁸ The County Health Department is currently outgrowing its space and will need to expand to new locations or create a new main building to accommodate the influx of patients.

CalvertHealth

CalvertHealth Medical Center is a private, not-for-profit community-owned 141-bed acute care hospital. The main campus is located in Prince Frederick. The hospital is part of a health system that includes an employed physician network, a diagnostic imaging center, urgent care facilities throughout the county and a mobile health unit that travels to under-served parts of the county. CalvertHealth is the second largest employer in the county. Formerly known as Calvert Memorial Hospital, it was founded in 1919. The hospital's original building, located on Church Street, is a designated Calvert County Historic District. CalvertHealth periodically conducts a community health needs assessment.

The 2023 Calvert County Community Health Needs Assessment seeks to provide an understanding of the most pressing health needs and to guide planning to address the needs. The service area for CalvertHealth includes Calvert County and some portions of southern Anne Arundel County. One of the prioritized health topics is exercise, nutrition, and weight (obesity). Calvert County scores higher than the state of Maryland in the percentage of adults who are obese (37.2% compared to 31.5%) and lower than the state on access to exercise opportunities (61.4% compared to 92.6%).⁹ Several of the significant health needs (prioritized and non-prioritized) are related to the pattern of land use: exercise, nutrition, and weight; environment; and transportation. Key themes from a community survey include a lack of good sidewalks for walking safely is a concern with 57% of survey respondents¹⁰ and the for more fitness and physical activity resources.¹¹ The 2023 Calvert Health Needs Assessment's FY23-25 Implementation Plan sets forth strategies and actions, target population, key partners, tactics, and evaluation for each of the prioritized needs.¹²

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 regions.¹³

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 of this chapter, healthcare is a major employer for Calvert County with 3,500 people employed.

⁸ Maryland Public Health Services Administration <https://health.maryland.gov/pha/Pages/home.aspx> (accessed 6/6/21).

⁹ 2020 Calvert County Community Health Needs Assessment, p. 34 (accessed 6/30/21).

¹⁰ 2020 Calvert County Community Health Needs Assessment, p. 38 (accessed 6/30/21).

¹¹ 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.

¹² 2020 Calvert County Community Health Needs Assessment, p. 38 (accessed 7/7/21).

¹³ Calvert County Nursing Center (accessed 7/7/21).

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,³ 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 action items related to Town Centers—increasing the amount of land dedicated to recreation and natural resources; ensuring a wide selection of public recreation facilities and program area to meet the interests and needs of all ages, incomes, and abilities; increasing the variety of community facility uses; and expanding 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, and driving distances to recreation sites. 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 the creation of trails and paths within Town Centers that connect with outlying parks and open spaces. ~~The Prince Frederick Town Center 2013 Charrette Report for the Heart of Calvert County proposes a regional trail, Prince Frederick to the River trail, that would run east west and connect the Town Center to the Patuxent River.~~

Public Safety Facilities

Public safety facilities are police, animal control, fire, rescue, and EMS facilities that support ~~Prince Frederick the county's~~ residents in emergency situations. These facilities are distributed throughout the county and sited primarily in Town Centers, where the county's population density is highest.

Animal Shelter

The Linda L. Kelley Animal Shelter is an open admission animal shelter that receives and cares for owner surrendered animals and stray animals in Calvert County. The mission of the Linda L. Kelley Animal Shelter is to provide compassionate humane care and treatment to the shelter population, provide education regarding the proper care of animals and provide adoption services to the public. The shelter is run under the direction of the Calvert County Department of Public Safety. Two divisions of the department, the Animal Shelter Division, and the Animal Control Division, share space in the shelter. The animal shelter is located on MD 231 in the Calvert County Industrial Park, approximately 3.5 miles from the 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.

Comments from Melissa McCormick:

There are several places where I see that they prioritize preservation of agricultural fields, but don't mention natural areas (predominantly forests).

I see that the county says they will update their stormwater management regulations with findings from UMCES 2025-2026, but I'm concerned that this may rely on the ATLAS15 program that (I think) was just canceled, prior to releasing their findings. If so, will they stick with the older predictions that are known to be inaccurate and low, or is there some way for them to still update them?

I note that they propose an expansion of what they call "Dunkirk town center" into areas that include the park and ride and sportsfields, but it also includes some forested land. It's unclear why they chose these boundaries and whether the forested land will be protected. The Appendix indicates that everything within the Town Center will be part of a single zoning district.

I think there should be real concern about the removal of plans to incorporate city sewer in Dunkirk, rather than relying on septic to treat wastewater, with increasing development density in the town center. This is already noted as a problem, but there isn't really a clear indication of what this means for stifling growth. They acknowledge that sewage releases have happened in the past and that it may impact development in the future, but there don't seem to be any plans to address this.

Currently, green infrastructure seems to be the way to deal with stormwater, which is fine, except that it also says that other ways to deal with stormwater are ONLY to be used if the green infrastructure fails, setting up a case where there is a need to extensively document failures before remediation is considered.

It seems like the IBA that was previously addressed in the Dunkirk Town Center plan was removed because it is not included within the Town Center boundaries, but that fails to acknowledge that development in the Town Center also impacts areas outside their borders.

Comments from Denise Breitburg:

The very first goal of focusing development in town centers mentions preventing residential sprawl on agricultural land, BUT says nothing about limiting sprawl on forested land!

Comments from Ron Klauda on “Chapter 1 Town Centers” Draft (7/16/25)

Page 3, item 3:

In addition to “tracking of impervious surfaces and forest cover...” (2nd bullet point), I recommend that each Town Center Master Plan also promises to deliver a biennial report to County residents that tells us what the percentages of each Town Center’s land area in impervious surfaces and forest cover currently are. Also, please elaborate on what strategizing for increased intensity and interval of rain events intends to accomplish (3rd bullet point).

Page 6, section on “Regional Watershed Management”, para. 2: The second “impervious” in line 3 of this paragraph should be “imperviousness”.

Page 7, last sentence: Please insert “provided by” after “ecosystem services” in the second line of this last sentence. Are the \$200-300 million in benefits provided annually by those ecosystem services? If yes, please insert “annually”.

Page 8, last sentence in the “Wetlands” section: Please insert “by development” after “added”.

Page 8, section on “Steep Slopes and Highly-Erodible Soils”: I recommend that this sentence be added: “Development should not occur in areas of a Town Center where steep slopes are greater than 15% and are overlain by highly erodible soils.”

Page 24, line 8: Please insert “and international” after “national”.

Comments from Ron Klauda on “Chapter 3 Dunkirk Town Center Master Plan”

Draft (7/16/25)

Page 9, section on “Watershed Health Indicators”, 1st para.: I appreciate this discussion on the impacts of impervious surfaces on stream ecosystem health. However, contrary to the statement made in lines 3 and 4, data on the percentage of impervious surfaces in the Kings Branch and Hall Creek watershed are available. Land use/land cover statistics for these two watersheds can be obtained from John Wolf (USGS, jwolf@chesapeake.net). These data were presented in the 2023 update of the Report Card prepared for the Parkers Creek watershed by the American Chestnut Land Trust (https://www.acltweb.org/_files/ugd/5ef86e_16934fc0c99b4872a57639b7e500ea9b.pdf). A percent impervious surface graph for all Calvert County watersheds, included in the Report Card document, showed that impervious surface percentages are about 6% in the King’s Branch watershed and about 8% in the Hall Creek watershed. These percentages both fall in the GOOD condition range described in the Report Card and should not be allowed to increase. In addition, Mr. Wolf can also provide impervious surface percentages for the 12-digit subwatersheds (catchments) that comprise the two watersheds impacted by development in the Dunkirk Town Center. These catchment-specific data provide a more detailed understanding of which portions of the two watersheds are most vulnerable to development in the Town Center.

Page 6, section on “Watershed Health Indicators, 2nd para.: The ACLT Report Card also includes a graph on Percent Natural Vegetation in Riparian Zones of Calvert County Watersheds, derived from land use/land cover data also provided by John Wolf (USGS). Based on this statistic, the King’s Branch and Hall Creek watersheds are both in the GOOD condition range described in the Report Card. In the Hall Creek watershed, about 88% of the streams are buffered by natural vegetation. In the King’s Branch watershed, about 89% of the streams are buffered by natural vegetation. These statistics could be added to the Master Plan document to show that current tree canopy coverage in these two watersheds is high, a situation that should be sustained and not lost. What’s the time frame for the \$200-\$400 per acre benefit? Per year?

Page 23, para. 2, lines 1-4: How and when will tributaries in the Hall Creek and King’s Branch watershed be assessed for stream function, water quality, and habitat? Are P&Z staff aware of the Friends of Hall Creek group that is doing some limited water quality monitoring? Are there plans to coordinate with this group to do the assessment? Please elaborate.

Page 29, Goal 3, Objective 1: Please strengthen the sentence that reads “Consider solutions including.....”. Use of the word “consider” does not communicate serious conviction to County residents that significant actions by staff will be taken.

Page 32, Goal 2, Objective 1: Please explain what will be done to “incentivize removing unused impervious areas.....”. Where in the County have unused impervious surfaces been removed?

Page 32, Goal 2, Objective 2: How and when will the assessments be done and by whom?

Harris, Tay E.

From: Lockwood, Kathleen M.
Sent: Thursday, December 11, 2025 7:27 PM
To: Harris, Tay E.
Subject: Fw: Proposed Dunkirk Town Center Plan

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From: Mary Burton <pokipoki@verizon.net>
Sent: Thursday, December 11, 2025 4:07:25 PM
To: Lockwood, Kathleen M. <kat.lockwood@calvertcountymd.gov>
Cc: pokipoki@verizon.net <pokipoki@verizon.net>
Subject: Proposed Dunkirk Town Center Plan

This Message Is From an External Sender

This message came from outside your organization.

Dear Ms Lockwood,

I have just read the Agenda for the Planning Commission Meeting on December 17 and have a few questions and concerns regarding the proposals for Dunkirk Town Center on page 99.

Item 4. Establish a distinctive gateway. I am presuming that you are saying for the County, not Dunkirk. The term "distinctive" brings visions of large and unusual. We currently have a very attractive landscaped entrance to the County on Route 4. Or are you saying that we just need a regular Town center sign similar to what we see in Huntingtown?

Item 8. Encourage private investment in sewage treatment systems. This leans toward expanded sewage treatment which, as you know, is not in line with the wishes of the County residents. What should be set as a goal is the upgrading of present sewage systems and the establishment of better standards for any new construction within the Town Center.

Item 10. Encourage multi-media means of presenting historic sites/ structures and points of interest. Again this may be a matter of semantics, but it brings forth visions of flashing lights from Penwick House, and White Hall and Smithville Church. Please clarify.

Items 12 and 14. Complete Penwick Lane to provide direct access from MD 4 to Town Center Boulevard. And Connect MTA's Park and Ride to MD 4. Both of these suggestions are counter productive to safe and effective traffic patterns in Dunkirk and Route 4. The goal should be to minimize access and egress to Route 4, not increase them. The cutting off of traffic between the shopping centers on the East side of Route 4 has increased the traffic issues in that area. Penwick Lane should provide access to both the Gateway Shopping Center and the Post Office shopping center. The goal should be to minimize access points for on/ off traffic to Route 4.

Item 16. Expand public transit services along Dares Beach Road to create a bi-directional route. Not sure that this has anything to do with Dunkirk??

Item 17: Expand public transit evening hours, increase on-demand services, and advocate efficiency in MTA's commuter service. I am not sure if you are talking about expanding MTA service or Calvert County transit services. As a senior citizen I am learning that the latter is highly inadequate for many people living in the County. So I hope you are addressing that need. (I do not know enough to comment on the MTA service.)

Bike Path in Dunkirk: I am very concerned about a shared bike path from Dunkirk to Ward Farm. I have walked that road and driven it a million times. Because of the up and down terrain and mixed lighting, drivers can be temporarily blinded by lighting changes making it very difficult to see walkers or bikers. The road is rather narrow in places and there is no shoulder for either a walker or a biker to move off the road. The only safe biking would be for a separate path to be built and that is cost prohibitive.

The best to you in your very important work.

Sincerely,
Mary A Burton

Harris, Tay E.

From: tom conner <tnc7031@gmail.com>
Sent: Tuesday, February 3, 2026 8:31 AM
To: Town Center Master Plan
Subject: Dunkirk Town center update

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

I very strongly oppose any new residential or commercial development in or around Dunkirk. Enough is enough. The traffic, the congestion and the light pollution is horrible now, our family moved here for the quality of life, not to become another Waldorf. Sincerely Tom Conner, Flinthill Rd..