

Calvert County Comprehensive Plan (December 2018 Draft)  
Comments by Agencies and Adjoining Jurisdictions

AGENCY	NAME
Maryland Department of Planning	Joseph Griffiths, AICP Local Assistance and Training Manager
Maryland Department of Housing and Community Development	John Papagni, Program Officer Division of Neighborhood Revitalization
Maryland Department of Natural Resources	
Maryland Department of the Environment	Amanda Redmiles, Interdepartment Information Liaison / Public Information Act Coordinator Office of Communications
Maryland Department of Transportation	Heather Murphy, Director Office of Planning and Capital Programming
Maryland Historical Trust, Maryland Department of Planning	Steven H. Allan, AICP Local Assistance and Training Planner
Anne Arundel County Office of Planning & Zoning	Cindy Carrier, AICP, Acting Deputy Planning and Zoning Officer, Planning Administrator, Long Range Planning
Southern Maryland Electrical Cooperative (SMECO)	Keith Ulrich, Project Coordinator, Engineering
Public Works Department, Naval Air Station Patuxent River	Sabrina Hecht, Community Planning Liaison Officer
Calvert County Department of Public Works	Danielle Conrow, Deputy Director of Engineering and Highways
Calvert County Department of Economic Development	Kelly Slagle, Director
Calvert County Environmental Commission	Ron Klauda, Vice Chair
Calvert County Heritage Committee	Harry Wedewer, Chairperson
Calvert County Agricultural Preservation Advisory Board	Ron Marney, AICP, CFM Rural Planner III

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AGENCY	NAME
Calvert Housing Authority	Shawn Kingston, Executive Director
Owings Architectural Review Committee	
Lusby Architectural Review Committee	
Huntingtown Architectural Review Committee	
Dunkirk Architectural Review Committee	
Solomons Architectural Review Committee	
Prince Frederick Architectural Review Committee	

**Harrod, Felicia R.**

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**From:** Joseph Griffiths -MDP- <joseph.griffiths@maryland.gov>  
**Sent:** Friday, February 22, 2019 4:41 PM  
**To:** Planning and Zoning; Chuck Boyd -MDP-  
**Subject:** State Agency 60-Day Review Comments (Draft Calvert 2040 Comprehensive Plan)  
**Attachments:** Draft Calvert 2040 Comprehensive Plan Review-Combined State Agency Comments (February 2019).pdf

Calvert County Planning Commissioners and Staff,

Attached please find the combined state agency comments on the Draft Calvert 2040 Comprehensive Plan. The Maryland Department of Planning asks that you make this part of the public record in preparation for the February 26 Planning Commission Public Hearing.

Please let me know if you have any additional questions.

Thank you



Joe Griffiths, AICP  
Local Assistance and Training Manager

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Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor

Robert S. McCord, Secretary  
Sandy Schrader, Deputy Secretary

February 22, 2019

Mr. Greg Kernan, Chair  
Calvert County Planning Commission  
175 Main Street  
Prince Frederick, MD 20678

Re: Draft Calvert 2040 Comprehensive Plan

Dear Mr. Kernan,

Thank you for forwarding the Draft Calvert 2040 Comprehensive Plan for 60-day state agency review. The Maryland Department of Planning (Planning) believes that good planning is important for efficient and structured development that successfully addresses resource protection, community character, and economic development. Planning is encouraged by the County's efforts to preserve its rural landscape, create vibrant Town Centers, and incorporate sustainability principles in its comprehensive plan.

The Department's Planning Coordination and Planning Data and Research Divisions have reviewed the updated draft and prepared comments for Calvert County planning staff and the Planning Commission. Planning also forwarded a copy of the draft plan to several state agencies for review including the Maryland Historical Trust (MHT) and Department of Commerce. To date, we have received general comments from the Departments of Environment, Natural Resources, Transportation, and Housing and Community Development. We expect to receive MHT's comments early next week and will forward them to you under separate cover. Any additional state agency comments will be forwarded upon receipt.

Please consider that Planning's attached review comments reflect our recommendations on ways to strengthen the County's plan and assist in its successful implementation. If you have any questions, please feel free to contact Joe Griffiths, Local Assistance and Training Manager, at 410.767.4553.

Sincerely,

A handwritten signature in blue ink that reads "Charles Boyd, AICP".

Charles Boyd, AICP  
Director, Planning Coordination

Cc: Pat Keller, Assistant Secretary for Planning Services  
Joseph Griffiths, Local Assistance and Training Manager



**Maryland Department of Planning Review Comments**  
**February 22<sup>th</sup>, 2019**  
**Draft Calvert 2040 Comprehensive Plan**

The Maryland Department of Planning (Planning) has reviewed the Draft Calvert 2040 Comprehensive Plan (Plan) and offers the following comments for your consideration.

**Minimum State Law Requirements for Non-Charter Counties**

Maryland’s Land Use Article sets forth the required components of a local comprehensive plan but does not mandate a specific format. As such, local governments have addressed these required elements in a manner that fits the needs of their community and the resources available to respond to the issues explored during the planning process. The following checklist summarizes an assessment of how and where each required local plan element is addressed in the Plan.

TABLE 1

<b>Checklist of Maryland Code (Land Use Article) requirements for local comprehensive plans in Maryland</b>			
<b>State Comprehensive Plan Requirements</b>	<b>MD Code Reference</b>	<b>Additional MD Code Reference</b>	<b>Draft Calvert 2040 Comprehensive Plan page references</b>
(1) A comprehensive plan for a non-charter county or municipality <b>MUST</b> include:	<a href="#">L.U. § 3-102(a)</a>		
(a) a community facilities element	<a href="#">L.U. § 3-102(a)(1)(i)</a>	<a href="#">L.U. § 3-108 -- Community facilities element.</a>	10-1
(b) an area of critical State concern element	<a href="#">L.U. § 3-102(a)(1)(ii)</a>	<a href="#">L.U. § 3-109 -- Areas of critical State concern element</a>	5-1
(c) a goals and objectives element	<a href="#">L.U. § 3-102(a)(1)(iii)</a>	<a href="#">L.U. § 3-110 -- Goals and objectives element</a>	2-1
(d) a land use element	<a href="#">L.U. § 3-102(a)(1)(iv)</a>	<a href="#">L.U. § 3-111 -- Land use element</a>	3-1

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<b>Checklist of Maryland Code (Land Use Article) requirements for local comprehensive plans in Maryland</b>			
<b>State Comprehensive Plan Requirements</b>	<b>MD Code Reference</b>	<b>Additional MD Code Reference</b>	<b>Draft Calvert 2040 Comprehensive Plan page references</b>
(e) a development regulations element	<a href="#">L.U. § 3-102(a)(1)(v)</a>	<a href="#">L.U. § 3-103 -- Development regulations element</a>	These are generally referenced in the Growth Areas section, 3-10
(f) a sensitive areas element	<a href="#">L.U. § 3-102(a)(1)(vi)</a>	<a href="#">L.U. § 3-104 -- Sensitive areas element</a>	4-2
(g) a transportation element	<a href="#">L.U. § 3-102(a)(1)(vii)</a>	<a href="#">L.U. § 3-105 -- Transportation element</a>	7-1
(h) a water resources element	<a href="#">L.U. § 3-102(a)(1)(viii)</a>	<a href="#">L.U. § 3-106 -- Water resources element</a>	9-1
(i) a mineral resources element, IF current geological information is available	<a href="#">L.U. § 3-102(a)(2)</a>	<a href="#">L.U. § 3-107 -- Mineral resources element</a>	4-13
(k) for counties only if located on tidal waters, a fisheries element	<a href="#">L.U. § 3-102(a)(4)</a>	<a href="#">L.U. § 3-113 -- Fisheries element</a>	Discussion in Economic Vitality chapter, 8-9
Optional: (2) A comprehensive plan for a non-charter county or municipality <b>MAY</b> include: (a) a community renewal element; (b) a conservation element; (c) a flood control element (d) a housing element; (e) a natural resources element; (f) a pollution control element; (g) information concerning the general location and extent of public utilities; and (h) a	<a href="#">L.U. § 3-102(b)</a>	<a href="#">L.U. § 3-102(b)(2)(i)</a>	Hazard Mitigation element 4-15  Housing element 6-1

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<b>Checklist of Maryland Code (Land Use Article) requirements for local comprehensive plans in Maryland</b>			
<b>State Comprehensive Plan Requirements</b>	<b>MD Code Reference</b>	<b>Additional MD Code Reference</b>	<b>Draft Calvert 2040 Comprehensive Plan page references</b>
priority preservation area (PPA) element			
(3) Visions -- A local jurisdiction SHALL through the comprehensive plan implement the 12 planning visions established in L.U. § 1-201	<a href="#">L.U. § 3-201(c)</a>	<a href="#">L.U. § 1-201 -- The 12 Planning Visions</a>	Integrated with chapters throughout Plan
Optional: (4) Growth Tiers -- If the local jurisdictions has adopted growth tiers in accordance with L.U. § 1-502, the growth tiers must be incorporated into the jurisdiction's comprehensive plan	<a href="#">L.U. § 1-509</a>		3-7
Additional: (5) Sustainability Approach in the Comprehensive Plan Element			ES-1

### **General Comments**

It is Planning's intent that these comments provide insight and guidance to the plan drafters and planning commissioners. Note that any outstanding comments submitted as part of previous draft reviews still apply.

Overall, the plan is well organized, legible, and demonstrates good development of rational planning concepts.

Planning offers the following general comments:

- Throughout its planning history, Calvert County has demonstrated a dedication to Smart Growth. From Maryland's original transferable development rights (TDR) program in 1978 to its ambitious preservation goals, the county is an example of forward-thinking and integrated planning. Calvert 2040 continues this tradition and supports Maryland's 12 visions. As the county continues to work toward more vibrant Town Centers, Planning hopes to work as an ally in place-based community development that preserves Calvert's natural resources and rural character and strengthens its existing communities and growth areas.
- Planning commends the county for adding a sustainability approach to this comprehensive plan, including, as described on page ES-1, the three Es of equity, economics, and environment. In addition, Calvert 2040 does a good job of explaining the sustainability approach used for each chapter. Where possible, the plan could discuss recommendations in terms of all three sustainability dimensions for each topic (e.g. Land Use, Community Facilities, Water Resources) that have been identified. Often only one of the Es is described for a given topic, when a more integrated approach to sustainability may be applicable. For example, expanding solar array development could provide green jobs to individuals of all incomes, re-use vacant land, offset utility costs, achieve PSC mandates and work toward less reliance on fossil fuels. Maryland Energy Administration has a useful tool, Smart DG mapping tool <http://pprp.info/SmartDG/Index.htm> that identifies promising areas for the location of new wind, solar, and combined heat and power projects. Property Assessed Clean Energy (PACE) financing may be a potential tool to realize these benefits on a greater scale to consumers. Because sustainability is interdependent upon multiple elements, the interrelatedness of issues could benefit from more in-depth discussion.
- Calvert 2040 frequently explains goals and objectives in terms of their definition, rather than through evaluation and analysis. Where objectives are identified, actionable steps for achieving these outcomes should be presented and indicators measuring progress identified. The plan could also identify potential tools, resources, and other stakeholders that could assist with achieving the objectives.
- Avoid generalizations or subjective statements. For example, 8-15 states, "This would encourage entrepreneurship and increase the number of start-up small businesses in Calvert County. It would also incentivize people to create jobs for themselves rather than waiting for jobs to be created for them." While it is true that entrepreneurship

initiatives can assist local job creation, the assertion that such strategies will change individual economic behavior may be overstated.

### Executive Summary

- For the first sentence under sub-head *Managing Residential Growth* (page ES-3), consider making this small change: “Implementation of the previous Comprehensive Plan policies has contributed to reducing the county’s growth ~~rate for~~ in population and households, which has continually decreased since its peak in the 1970s”

### Chapter 2 Key Issues

- Planning applauds the county for an extensive and thoroughly documented public outreach program (starting on page 2-3) and the dedication to maintain a robust public communication system through plan implementation (Goal 1 Page 10-16). The connections between community input and plan formulation and objectives are clearly described, as is the decision-making process for reconciling conflicting stakeholder feedback.

### Chapter 3 Land Use

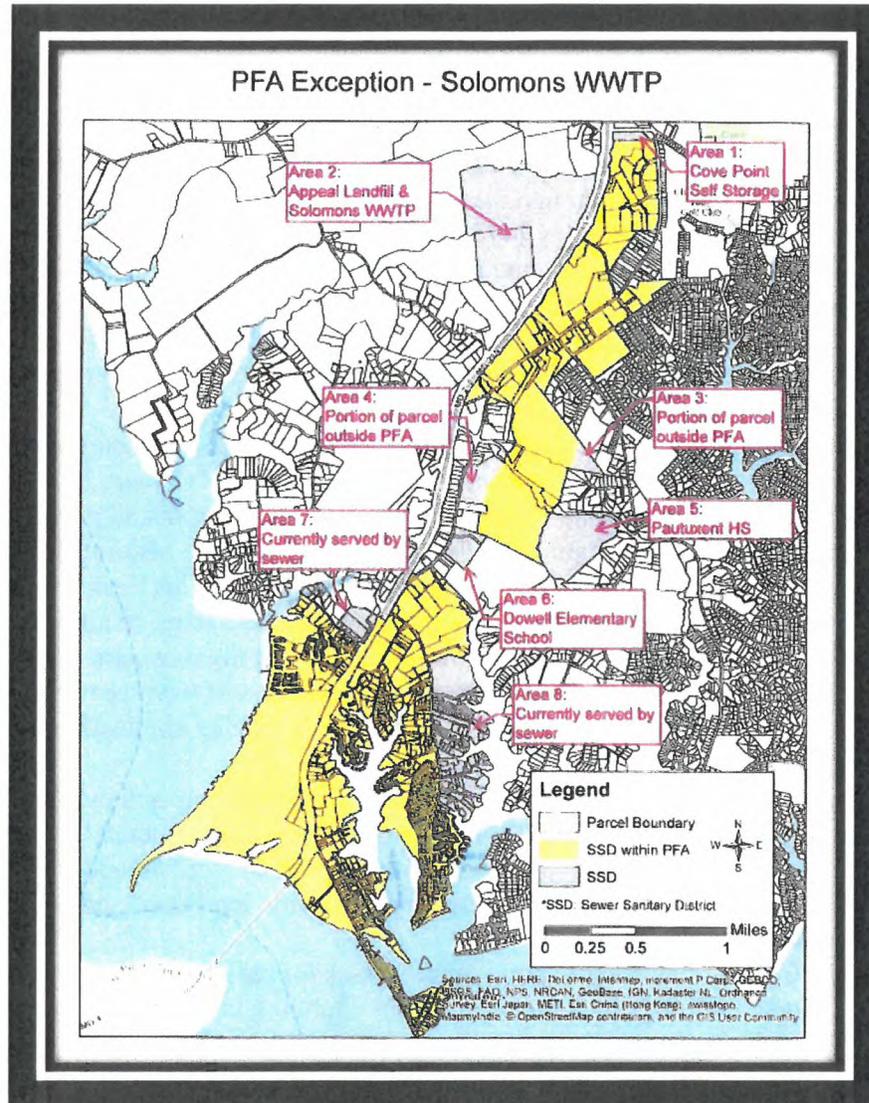
- Planning supports the county’s detailed description of the need to update Town Center Master Plans (small area plans) for consistency with Calvert 2040 and to reflect current demographic and market conditions (starting on page 3-17). It is important that comprehensive and small area plans maintain consistency to ensure the proper application of policy and development strategies, and Planning believes that these update processes will be a crucial first step in plan implementation and achieving the stated value of vibrant town centers.
- Planning appreciates Calvert 2040’s explanation of the 2016 development capacity analysis the department completed to support the formulation of this plan. However, starting on page 3-12 and continuing throughout the Land Use Chapter, it is not always clear how the county used the results of that analysis, nor the chosen scenarios 4 and 6, to formulate plan policies, goals, and objectives.
- The county’s currently adopted growth tier map (Figure 3-1) should be amended given some inconsistencies between the proposed land use classifications in the Future Land Use Plan (Figure 3-4) and the tier map. For example, Planning’s Geospatial Data and Analysis Division has identified areas in Figure 3-4 that were designated Farm and Forest and are not yet designated as Tier IV. Based on coordination with county planning staff in January 2019, Planning understands that Calvert intends to amend the adopted tier map following the comprehensive rezoning process. Although the law requires the tier map to reflect all changes to the local adopted land use plan, Planning recognizes the county’s concerns that the comprehensive rezoning process, once complete, might not exactly match the vision of the new land use plan: this discrepancy would result in inconsistencies between the tier map and zoning if the county chooses to amend its tier map before the comprehensive rezoning process occurs. Planning will maintain communication with Calvert staff throughout the land

use plan approval and comprehensive rezoning processes to provide guidance on, and stay informed of, any concurrent updates to the county tier map.

- The plan thoroughly details how, where, and when Major Town Center boundaries are intended to be expanded (starting on page 3-17). However, the county may want to consider including an explanation of how these proposed expansions will help create more vibrant town centers, per the plan's stated value.
- Figure 3.2 illustrates that 59% of residential building permits issued in 2010-2015 were outside the county's designated Priority Funding Area (PFA). The plan suggests that there are options to re-direct growth (page 3-8), but does not explain how these options were identified, nor provide policies to achieve them. What policies or actions can this plan recommend for reversing that trend, given that this has not produced the desired development patterns or community character? Additional comments related to Calvert 2040's stated value of creating vibrant town centers (page ES-1) are as follows:
  - Comparing *Figure ES-1: Future Land Use* and *Figure I-2: Calvert County Priority Funding Areas and Priority Preservation Areas*, it does not appear that the PFA boundaries match the extent of the proposed expanded Major Town Center boundaries. Page I-6 acknowledges this inconsistency by saying "the geographic areas of Town Centers and the one-mile radii are not exactly comparable to the Priority Funding Areas" However, the Land Use Goals and Objectives, starting on page 3-23, do not propose expanding the county PFAs to correspond with the Major Town Centers. Calvert may want to consider matching the two as a potential strategy.
  - Based on the Maryland Smart Growth Coordinating Committee's (Committee) condition, several of the non-PFA sewer service areas (portions of Areas 3, 4, 7 and 8 in Figure 1 below) can only be designated as PFAs if they are within the county's designated growth areas and provide for a base density of at least 3.5 dwelling units per acre. Chapter 3 describes the Major Town Center land use category as growth areas with a conventional density of 3 dwelling units per acre, which can be increased according the Town Center Master Plan using TDRs. The Committee however, which oversees PFA designation, cannot use densities achievable only through TDRs to ascertain PFA eligibility. PFA determination must be based on "by right" allowed zoning density.
  - The county can address the Smart Growth Coordinating Committee's condition through two options. The first approach is for the county to set the base density for Major Town Centers at 3.5 dwelling units per acre, which is not significantly higher than 3 dwelling units per acre. (Please let us know if Planning can provide technical assistance and educational examples of residential development densities of 3.0 vs. 3.5 dwelling units per acre to help in community discussions of this issue.) This approach not only would meet the Committee's condition, but by designating the areas as PFAs, it would also assure the county of the availability of state funds for important amenities and services (e.g., streetscaping, strategic demolition, sewer) in the Major Town Centers at some point in the future. The second approach is for the county to maintain the base density of its Major Town Centers (3 dwelling units per acre) and to instead amend its water and sewer plan to add language that the areas in

question will be allocated a certain amount of the Solomons Island Waste Water Treatment Plant (WWTP) capacity that existed prior to the WWTP expansion. Please contact Planning regarding the second approach.

Figure 1. Solomons WWTP sewer service areas not yet designated as PFA



- Objective 3.2.1.2 states that the county should “Consider allowing developer-funded extension of public water and sewer systems into the Residential Areas around Prince Frederick, Lusby, and Solomons.” The county should be aware that, while PFA designation is not required for privately funded water and sewer extension into these locally designated growth areas, any growth-related state funded projects, such as water and sewer extensions, community development improvements, economic development assistance, and some road improvements, would under most circumstances not be possible in non-PFA eligible areas.

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- Objective 3.1.1.1 states “Continue to fund the Purchase and Retirement (PAR) and Leveraging and Retirement (LAR) programs.” Objective 3.3.2.3. states “Evaluate the funding and administration of the Purchase and Retirement Program for development rights.” While these objectives are not in direct contradiction, the county may want to consider consolidating them to avoid confusion about the continuation of funding for these programs.
- Pages 3-13 through 3-22 effectively outline the differences between Major and Minor Town Centers. However, the Land Use Goals and Objectives do not thoroughly describe distinct strategies for promoting the desired land uses in the two designations.
- On page 3-12 the plan notes the county’s preference for new development to locate within Town Centers, although there is greater capacity to absorb new growth outside the Town Centers. According to the build-out capacity analysis (pages 3-11 to 3-12) the proposed Town Centers contain sufficient capacity to accommodate projected household growth with the use of TDRs. The county is encouraged to elaborate on specific infill, redevelopment, and/or suburban retrofit opportunities and strategies for individual Town Centers, perhaps as part of the update process for the Town Center Master Plans (pages 3-16 to 3-22).
- Good design is a key aspect of sustainable development and should contribute positively to the place and experience. Planning believes Calvert 2040 could be strengthened by reinforcing the connections between people and places and the integration of new development into the natural, built, and historic environment.
- Objective 3.4.3.3. states that the county should “Require that rural commercial properties meet the same site design and architectural design standards that are required for businesses that locate within the nearest town centers.” This objective could be more clearly explained, as the determination of town center proximity may not always be as objective as desired, therefore hindering application of appropriate design standards.
- The county may want to consider form-based codes to help achieve Goal 3 Objective 1 on page 3-25, which states “Promote a broad mix of commercial, office, residential, public and quasi-public development within Town Center.” In addition, the county may consider developing design guidelines to guide land development projects in Town Center areas.
  - Calvert may want to develop processes for early engagement in the review of new building and landscape design. Planning is available to assist the county with the development of a design review process, coordinate design review, or assist in the development of standards and guidelines.

Chapter 4 Environment and Natural Resources

- For the *Watershed Management* section (page 4-8), the county should consider including an overarching goal for the condition to be achieved in each of the county’s waterbodies by a certain date. Also, since the *Streams* section covers many of the same issues, consider combining the two sections. The county might also want to clarify which of its watershed management actions are optional and which are currently required by law. Consider listing the waterbodies within Calvert County for

which local Total Maximum Daily Loads exist (the Patuxent River Policy Plan lists two). The section should indicate that the county now has a Phase II MS4 stormwater permit that requires a certain amount of watershed management during each permit cycle, and how the permit helps to implement the county's watershed implementation program (WIP).

- For some of the strategies under Goal 1 (page 4-16), the plan does not appear to make a case for why additional regulations or requirements are needed. As a result, the strategies have less likelihood of being implemented. If possible, the plan should cite an existing study of current regulations and requirements that has identified gaps in the protection of the resource. If such a study hasn't been completed yet, Calvert 2040 could call for such an analysis to be completed to demonstrate the need for the strategies, or a study could be completed prior to the plan being adopted.
- Under Objective 4, "Preserve and protect steep slopes" of Goal 1, the county could consider adding a strategy to develop and implement a workplan by certain dates to ensure selected recommendations of the 2010 Steering Committee Report and the 2014 Advisory Committee Report are realized.
- Under Objective 1 of Goal 3, the county could consider adding a voluntary deadline to the following quantitative goal: "Require replacement of 100% of forest loss since 2010 outside the Critical Area, town centers and villages." The deadline could be based on a county workplan for how to achieve this goal.
- For Goal 4, the county could consider adding language to reflect the need to adjust protection strategies over time due to climate change, such as "Make periodic adjustments to county hazard mitigation strategies based on updated forecasts of how and where hazard impacts might change over time."

#### Chapter 5 Heritage

- The county should continue to address "strategies for mitigating the effects of water and weather" as mentioned on page 5-4. The City of Annapolis's Weather it Together Cultural Resources Hazard Mitigation Plan is an excellent example of mitigating for weather and water.
- The county should consider how climate changes will affect all the plan's issues in terms of resiliency, including how the county will anticipate and prepare for future changes.

#### Chapter 6 Housing

- The references on pages 6-4 to 6-6 are particularly helpful for understanding relationships between compact development, housing affordability, and accessibility.
- Planning's recommendation (outlined above) to consider increasing the conventional density of Major Town Centers to 3.5 dwelling units may have the additional benefit of enhancing the supply of affordable housing.

- In *Table 6-1 Total Housing Units in Calvert County, 1990-2016* (page 6-2), the housing unit values shown for the period 2011-2016 do not match what is reported by Planning’s State Data Center. See MSDC numbers in table below:

Table 6-1 Total Housing Units in Calvert County, 1990-2016

Year	Total Housing Units	Change
1990	18,974	
2000	27,576	8,602
2010	33,836	6,260
2011	34,150	314
2012	34,177	27
2013	34,372	195
2014	34,600	228
2015	34,770	170
2016	35,073	303

Source: Maryland Department of Planning, Projections and State Data Center Unit, Census (1990, 2000) and ACS Annual Data (2011 to 2016), DP04.

- *Table 6-2 Units per Residential Structure in Calvert County, 2005-2014* has two issues: First, the 5-year averages presented in that table for 2005-2009 and 2010-2014 are not consistent with data reported by the Census in its American Community Survey (ACS) Demographic Profiles. It is also unclear what the Percent Change column in Table 6-2 is intended to show? Please clarify.
- Planning suggests updating the table to reflect more recent five-year ACS data 2007-2011 and 2012-2016. Below is data from the State Data Center website presented in the same format as used in the Calvert 2040 table.

Table 6-2 Units per Residential Structure in Calvert County, 2007-2016

Structure	2007-2011 5-year Average	2012-2016 5-year Average	Percent Change in Number of Units
<b>Total Units</b>	<b>33,561</b>	<b>34,613</b>	<b>3.1%</b>
1-unit structures (%)	93.1%	92.7%	2.8%
2- or more unit structures (%)	5.5%	6.3%	17.2%
Mobile homes and all other types of units (%)	1.4%	1.0%	-27.3%

Source: Maryland Department of Planning, Projections and State Data Center Unit, ACS Five-year Data, DP04, 2007-2011 and 2012-2016.

- See (page 6-3), section on *Housing Values and Affordability*, paragraph one. The following statements in sentence 1 and sentence 2 are true: “The median value of Calvert County housing has decreased over the past ten years...”, “Calvert County’s

median value has declined from its 2007 peak...” It would, however, be helpful to place the trend in Calvert County median home values in larger context, i.e., in terms of the housing market frenzy, the Great Recession, and Recovery. Data show that both nationally and statewide home prices have fallen since 2007; there is also a consensus among economists and housing market researchers that home prices may have become unreasonably inflated in many parts of the country between 2005 and 2007 and that home prices today (almost 12 years later) might reflect the market correction. Note that between 2005 and 2007, Calvert County median home prices appreciated 21.8 percent.

- The median home values reported on page 6-3, paragraph one, of the plan do not appear to match what is reported by the ACS. Please use the actual figures. For instance, in 2007— according to the one-year ACS— \$425,600; it is \$328,600 in 2012; \$340,700 in 2014 and \$356,400 in 2016.
- The county may want to also consider the following as it addresses sustainable housing:
  - How can this plan’s sustainability approach address housing availability and attainability for individuals at all income levels?
  - Regarding affordable housing, what is the amount of existing affordable housing? Is it being lost, and if so, why?
  - Consider including estimates of future housing demand, as this can help guide growth, infrastructure, and housing types in the plan.
  - Can Objective 6.3.1.5 “Consider adopting inclusionary zoning regulations, after reviewing programs in other jurisdictions” be expanded and included in the county’s review of its TDR program?
  - The county should explore “[missing middle](#)” housing, which would help to address its stated goals and objectives to encourage mix and affordable housing and build walkable town centers and residential areas (page 6-6 Goal 1). The county may consider revising zoning (if needed) and create design guidelines to support the development of missing middle housing. Here are helpful links on “missing middle”:  
<https://www.theolympian.com/news/local/article214629440.htm>;  
<https://www.friends.org/latest/missing-middle-housing-what-you-need-know-make-it-happen-your-community> ; and  
<https://www.theolympian.com/news/local/article214629440.html>

## Chapter 7 Transportation

- The county may want to revise the transportation vision statement to include guiding principles as outlined in the transportation and other chapters. For example, consider including existing text in the last paragraph on page 7-2 to enhance the vision statement as: “Our multimodal transportation system is safe, convenient and economical for all users. Highways are safe and consistent with community’s characteristics while emphasizing on serving town center areas efficiently. Transit is readily available. Walking, bicycling, and other non-motorized transportation are practical alternatives in town center areas.”

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- Planning is encouraged by the county's desire to incorporate complete streets policies within Town Centers (Objective 3, page 7-16). We suggest Calvert County coordinate with the State Highway Administration (SHA) and the Maryland Department of Transportation (MDOT) in the development of a complete streets policy. SHA has done extensive work with communities across Maryland to develop roads in local communities that respect the community's character. We encourage the county to review SHA's When Main Street Is a State Highway. More information on SHA's complete streets efforts is available at:  
<http://www.sha.maryland.gov/OHD/MainStreet.pdf>
- Planning appreciates the county's "dual goals of preserving the rural landscape and creating vibrant town centers and villages." On page 7-6, it seems that the plan indicates that the county considers the gradual conversion of MD 4 and MD 2/4 into an access-controlled expressway as key to resolving future traffic congestion. This consideration may conflict with the county's goals. It will likely increase the amount of development along the upgraded facility by providing new high-speed and convenient access to largely undeveloped land. It may create multimodal access barriers for planned town centers and villages. Conversion to an expressway or freeway is not necessary to build certain interchanges. Planning suggests the county work with SHA to define an appropriate highway classification for MD 4 and MD 2/4. Staff from SHA, MDOT and Planning is available to assist the county in developing transportation and land use strategies to improve traffic operations along the MD-4/MD-2 corridor.
- Between 2012 and 2016, an average of roughly 62% of the current Calvert County labor force commuted outside the county for employment (Table 8-3, page 8-6). To help reduce the impacts of the jobs and housing imbalance, the county may want to consider increasing the density of its employment development within its Town Centers, which would reduce the need for expansion of business/commercial/industrial lands while encouraging and accommodating employment development. In addition, well-planned and high-density employment land uses would make multimodal transportation access feasible, which would help reduce residents' needs for long distance commuting. The county may also want to investigate financial incentives to attract new businesses.
- Calvert 2040 calls for transit service areas in and between Town Centers (page 7-9). However, planned relatively low-densities in these town centers, especially in minor town centers with a conventional density of one dwelling unit per acre, would present numerous challenges for transit services. We support the county's policies to use TDRs in town center areas to increase densities and to update Town Center Master Plans to encourage transit-supportive land uses and community designs.
- The county may consider including a recommendation under Objective 4 (page 7-13) about updating the Town Center Master Plans to lay out a well-planned roadway network in town centers and provide rights of way and guide future roadway creation and improvements to address local travel needs and support walkable and transit-supportive land uses. Although the current Town Center Master Plans include roadway improvement recommendations, they do not appear to provide well-planned roadway network sketch layouts and proposals.

- The county should consider including “Transportation Demand Management (TDM)” as part of the title on page 12 and include a Transportation Systems Management and TDM element in the County Transportation Plan (re: 7.1.3.2). Encouraging transit, car-/van-pools, telecommuting and flexible work schedules, and transit and pedestrian/bicycle friendly designs are TDM strategies.
- Planning encourages Calvert County to update the County Transportation Plan to include bicycle and pedestrian facilities including transportation and recreational trails addressing pedestrian and bicycle planning related goals and objectives.
  - The transportation plan may consider including vehicular, pedestrian and bicyclist circulation as well as identifying gaps in the existing transportation network.
  - It would be helpful to clarify the responsibilities (e.g., the state, local jurisdictions, and private developers), funding mechanisms, timeframes and prioritization for proposed roadway, sidewalk or trail improvement projects. The circulation plan should discuss the rationale for the priority, e.g., supporting planned growth in the PFAs, providing needed connections to address local traffic, etc.
- Information on how the county plans on funding new non-motorized facilities would be beneficial. SHA’s Transportation Alternatives Program may be a funding option for sidewalk construction. More information can be found at <http://www.roads.maryland.gov/Index.aspx?PageId=144>.
- For Objective 2 – 7.5.2.1, Planning suggests the county include “pedestrian”, and develop both a local bicycle and a pedestrian system plan for each Town Center (page 7-15).
- Planning suggests the county include an objective under Goal I to address emerging transportation technologies and their impacts on transportation planning, e.g., electric vehicles (EVs), connected and autonomous vehicles (CAVs), shared-mobilities (e.g., Uber and Lyft). For instance, the county may want to address electric vehicle infrastructure planning needs. As an example, the City of Fredrick has developed [a EV Charging Infrastructure Implementation Plan](#). The county may also want to explore the need for addressing a policy to encourage “shared Autonomous Electric Vehicles” to maximize CAV’s benefits while reducing CAV’s potential adverse impacts. In addition, the county may want to explore if transportation network companies’ services, such as Uber or Lyft, can be used to enhance demand-response public transportation service.
- The last paragraph on page 7-4, “In each case, there was a significant .....” duplicates with the first paragraph.

#### Chapter 8 Economic Vitality

- Calvert 2040 effectively expands the discussion of opportunities for new economic sectors, such as agri-tourism, and the needed energy to ensure long term viability. (page 8-2). The county should continue to expand and promote the development and diversification of agricultural and other land-based rural businesses.

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Maryland Department of Planning Comments

- Please review the column headings for *Table 8-1 Employment Forecasts (Jobs) for Maryland Counties in the Washington Metropolitan Region*. It is unclear what **Number** refers to.

Table 8-1 Employment Forecasts (Jobs) for Maryland Counties in the Washington Metropolitan Region  
Employment Forecasts in Thousands from 2015 to 2045

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

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

- See (page 8-5), *Commuting, Table 8-4 Employment In and Out of Calvert County* (Number of People). First, a more detailed source is needed. Second, please check these numbers as they do not appear to reflect what is reported in ACS Table B08130.
- The county may want to consider providing a more robust analysis of the potential economic impact of retirees (page 8-10). How will the county compete for them and what other locations are competing for them? This link may help:  
<https://smartasset.com/retirement/where-are-retirees-moving-2017-edition>
- Other Comments:
  - Consider explaining how retirees as a sector may impact other services, such as health care and transportation.
  - Consider linking goals for workforce development and employment to renewable energy, climate change, and resiliency to support the plan's sustainability focus.
  - There is potential for supporting the sustainable growth and expansion of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.

Chapter 9 Water Resources

- The county's Water and Sewer Plan includes forecasted 2040 demands for each system. The county should assess whether these demands need to be updated based on the proposed land use plan and strategies of the draft comprehensive plan. For example, if more growth will be directed to the Town Centers, then should the county plan for more wastewater demand from the Prince Frederick WWTP? Also, the forecasted 2040 demand for the Chesapeake Beach Inter-Jurisdictional System should be informed by the Municipal Growth Element goals and growth areas established by the Towns of North Beach and Chesapeake Beach.
- The *Managing Stormwater and Non-Point Source Pollution* section should acknowledge that the county now has a Phase II MS4 stormwater permit that requires a certain amount of addition of stormwater management controls during each permit cycle. Recognizing this, the county should modify its strategies under Goal 4 to reflect

its Phase II MS4 permit responsibilities, and to distinguish any additional stormwater management strategies beyond its MS4 permit responsibilities. The *Related County Plans* section and *Water Quality Regulations* section should list the county's Phase II MS4 permit as well and how it relates to the county's 2011 WIP II strategy.

- The county doesn't appear to have evaluated more than one land use plan option (as the state's Water Resources Element guidance indicates) to identify the least impactful land use approach. The state currently suggests that the evaluation assess the differences in future impervious cover and future forest cover that would result from the implementation of each land use plan option.
- The county should discuss the suitability of its receiving waters to meet the stormwater management and wastewater disposal needs of the county. This discussion could capture some of the information from the *Streams and Watershed Management* section of Chapter 4, as well as the results of an evaluation of different land use options.
- Under Goal 4, consider adding deadlines for when the county would like to achieve the various quantitative goals. Also, this section should clarify how the strategies under this section relate to the county's Phase II WIP, Phase II MS4 permit, and/or other watershed plans.

#### Chapter 10 Community Facilities

- Planning congratulates the county on its demonstrated successes in the areas of bond rating, infrastructure upgrades, financing, education, and regional transit, and believes implementation of Calvert 2040 will continue this trend.
- Planning commends Calvert on its desire to ensure Major Town Centers include passive and active recreational opportunities as well as bicycle and pedestrian connections (page 10-9)
- Planning recommends that the county continue to consult the 2015 Joint Land Use Study (JLUS) completed in collaboration with Naval Air Station Patuxent River (PAX) and Tri-County Council. Calvert 2040 notes the importance of preventing incompatible encroachment with PAX's operations on page 10-16. The county should keep this in mind as it expands the Lusby and Solomons Major Town Centers and explores the extension of privately funded water and sewer infrastructure into the adjacent residential area.
- The dedication the health education and health facility access is laudable. However, Goal 4, Objective 1: "Provide education and necessary services to improve the county's health and wellbeing" does not include a strategy for siting future facilities within Town Centers. The county may want to consider the health and access benefits, especially from a sustainability perspective, of encouraging such siting in existing communities and growth areas.
- Objective 10.6.1.4 recommends reviewing the Storm Water Management Plan every three years. This objective may be better included in Chapter 9 Water Resources.
- Calvert 2040's commitment to waste reduction reinforces the county's new sustainability approach, as reduction is the most effective waste management strategy for ensuring environmental stewardship and fiscal responsibility. Planning

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recommends the county consult with the Maryland Department of the Environment during its next review and/or update of its 2006-2018 Ten-Year Solid Waste Management Plan. Additional information and resources on waste reduction are available at <https://mde.maryland.gov/programs/land/recyclingandoperationsprogram/pages/index.aspx>.

- The wording for Goal 6 Objective 5 on page 10-23 is the exact same as the wording for Goal 7. Planning is not sure if that is intended.

Chapter 11 Implementation

- Planning commends Calvert County for taking a proactive approach to growth with the interim actions put in place during the plan's development, including new sign regulations, adoption of the Growth Tier Map, and adoption of the updated Land Preservation, Parks and Recreation Plan. The county may want to also consider the following actions when implementing Calvert 2040:
  - Identify zoning and other regulatory changes that may be necessary to implement the recommendations or policies.
  - Identify, initiate, and expand strategic regional partnerships that could be effective in meeting goals. The Chesapeake Bay Foundation, Maryland Historical Trust, American Farmland Trust, and the USDA Rural Development Loan and Grant Program are all some of the resources that can help work with communities.
  - Link funding sources to action items where possible.
  - Include metrics for evaluating progress in achieving desired outcomes.

END MARYLAND DEPARTMENT OF PLANNING COMMENTS

**Maryland Department of Planning Review Comments February 22, 2019  
December 2018 Draft Calvert 2040 Comprehensive Plan**

**STATE AGENCY COMMENTS**

The following pages contain comments from other State agencies in support of the Maryland Department of Planning (Planning) review of the *December 2018 Draft Calvert 2040 Comprehensive Plan* as part of the standard 60-day review period for non-charter counties. Comments not included here may be submitted under separate cover, or via the State Clearinghouse. If comments from other agencies are received by Planning, they will be forwarded to the County in a timely manner.

Attachments

Page 2	Maryland Department of Housing and Community Development
Page 3	Maryland Department of Natural Resources
Page 4	Maryland Department of the Environment
Page 5	Maryland Department of Transportation



LARRY HOGAN  
*Governor*

BOYD K. RUTHERFORD  
*Lt. Governor*

KENNETH C. HOLT  
*Secretary*

TONY REED  
*Deputy Secretary*

January 24, 2019

Mr. Joseph Griffiths  
Manager of Local Assistance and Training  
Maryland Department of Planning  
301 West Preston Street, 11<sup>th</sup> floor  
Baltimore, MD 21201

Dear Mr. Griffiths:

Thank you for the opportunity to review the Calvert County Comprehensive Plan (the Plan). The comments below are based on a review of the plan by staff in DHCD's Division of Neighborhood Revitalization.

The Plan's recommendations, and our comments here are informed by the following concerns highlighted in the plan (note page numbers from the plan in brackets as a reference):

- Many of the Calvert County's town centers lack a sense of place and are dominated by commercial strip development. [ES-2]
- Nearly 85 percent of Calvert County residential development is categorized as low or very-low density. Most of the residential development has occurred outside the town centers. [ES-2]
- In many areas within the town centers, the housing stock is predominantly single family dwellings on mid-size lots, and the commercial areas are dispersed and vehicle-oriented.
- Concerns raised at Plan public workshops included housing affordability and that most of the County's housing stock is not designed to allow older residents to remain in the home. [6-2]
- Calvert County has only four isolated locations where fiber optic connections are available [8-15], limiting the county's ability to attract high-tech jobs.
- There is limited bicycle and pedestrian infrastructure connecting the town centers. [7-10]



January 24, 2019

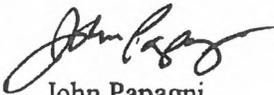
Page 2

Based on these concerns, we have the following recommendations to strengthen elements to the Plan:

- Development of senior and affordable housing should be prioritized within town centers to address current and future housing needs. DHCD financing programs may be able to support commercial and residential development within town centers.
- The Plan should prioritize infill development in town centers, including mixed use development with ground floor retail and upper story residential, particularly along MD 2/4.
- The County should consider financing through the Local Government Infrastructure Financing Program, and other financing tools to expand fiber optic access.
- The County should consider utilizing programs such as Maryland Bikeways to help financing the planning and construction of bicycle and pedestrian improvements.
- As an anchor institution, the College of Southern Maryland is going to be an important ally in implementing future housing and economic development strategies. The County should consider working with the College to design economic development strategies using programs such as the SEED Community Development Anchor Institution Fund administered by DHCD.
- The use of Transferable Development Rights (TDRs) holds promise to concentrate development in town centers [ES 3-4]. The County should clarify how TDRs will be implemented. In particular, the County should highlight examples where TDRs have been successful as models for Calvert County.

Again, thank you for the opportunity to comment on the Plan. If you have any questions regarding our comments, please call me at 410-209-5807.

Sincerely,



John Papagni  
Program Officer  
Division of Neighborhood Revitalization

Cc: Oumy Kande

Calvert County Comp Plan  
DNR Comments

Calvert County is to be commended on a thoughtful and responsive comprehensive plan.

Forestry

Maryland Forest Service proposes additions that would strengthen the visions of a well-forested county with a viable rural economy and livable communities.

We appreciate the County's commitment in preserving and restoring forestland, in particular to track and maintain 90% of existing forest as of 2010 and require replacement of 100% of forest loss since 2010 outside the Critical Area and Town Centers in Objectives 4.3.1.1 through 4. We would encourage tracking tree canopy in addition, available through Chesapeake Bay Program mapping, and establishing goals for urban tree canopy as part of creating livable, walkable communities. Recognition programs for tree planting and other sustainability practices can bring visibility to these efforts; programs include Tree City USA (city or county eligible), PLANT Communities (People Loving and Nurturing Trees) and Sustainable Maryland (expanding beyond North Beach and Chesapeake Beach). Increased participation could be among the County goals.

The County commitments to preserve and restore streams and stream corridors in 4.1.3.1 and 2 are an essential part of restoring functional watersheds in the Mid-Atlantic region, and we would encourage moving the implementation time-frame to act more quickly than mid- to long-term. Similarly, greenway systems have broad function in watershed resilience, and protection is needed sooner than long-term, especially since the slowing growth environment noted elsewhere in the plan could change with regional economic fluctuations, and the general growth environment around Washington D.C. area tends to remain stronger than other areas of the country.

Chapter 4 mostly stressed protection of woodlands and did not mention conservation very much. The intent to maintain and protect forest lands from development is commendable, but the public may take that to mean that forests can't be used for timber products or other uses, which limits the normal means of maintaining forest health, sustainable flows of renewable resources, and providing incentives for private and public landowners to maintain land in forest cover. Promoting sustainable management of forest resources is essential to not only maintaining forest health, wildlife habitat, soil erosion control and improving water quality, but also as an economic resource. Loss of

landscape-scale fire, expansion of deer populations, and increase in invasive species now mean that active forest management is needed to maintain most native forest types into the future.

The plan identifies the need to support the agricultural community, critical to keeping a viable rural landscape. We strongly recommend adding opportunities to support forestry and forest products industries as well, building stronger incentives for forest landowners to keep land in forest and not clear for other land uses. In Chapter 3, Objective 2, local processing of forest products could be added to agricultural products; 3.1.2.1 could reference farm and forest product sales and 3.1.3.2 could include locally-grown food and forest products. Chapter 8, Objective 1 could reference agriculture and forestry opportunities, adding foresters to 8.1.1.1 and agribusiness and forestry in 8.1.1.2. Objective 4 on renewable energy could expand beyond solar opportunities to include renewable biomass, sourced from agriculture or forest products. Some new technologies have been developed for low-emission high-efficiency systems, and combined heat and power systems are being used very cost-effectively in neighboring states. Southern Maryland has locally-based logging and small mills that could continue to contribute to meeting local needs and providing important forest markets for landowners.

For Chapter 9, Goal 4 on Stormwater Management, the use of trees and forests should be encouraged within the stormwater projects to the extent practicable for the space and safety limitations. The greatest infiltration rates are usually seen in forests, as the trees develop macroporosity over time and their larger biomass can provide greater organic matter important for development of soil structure and denitrification pathways.

*For any additional questions about these comments or forestry, please contact Anne Hairston-Strang, Associate Director, MD Forest Services, Department of Natural Resources, at 410-260-8501 or [anne.hairston-strang@maryland.gov](mailto:anne.hairston-strang@maryland.gov)*

### Fishing and Boating Services

There are many features to the County's Comprehensive plan that compliment our recommendations for maintaining productive fisheries, including concentrating development in town centers, focusing planning on watershed boundaries, maintaining the rural character of the county by promoting thriving farms and healthy forests and developing economies that capitalize on the rich historical and natural resource heritage of the county. Comments below support these efforts and offer additional recommendations to assist the county in attaining these goals.

We applaud the County's plan to concentrate development in Town Centers to curb sprawl and maintain the rural character of the County. Our studies indicate that increased development in a watershed is associated with stressors that limit healthy fish habitat. Favorable habitat conditions are maintained in rural watersheds where impervious surface is less than 5% (0-0.27 units per hectare).. In watersheds with 5-10% (0.27-0.83 units per hectare) impervious cover, habitat begins to decline, requiring more aggressive management of fisheries to compensate for habitat losses. Fisheries management options are limited in watersheds when impervious cover is greater than 10% (> 0.83 units per hectare). While there are many restoration programs geared to restore streams and stream habitat, we have no current data to suggest they address these losses enough to restore habitat to support recovery of lost functions essential to supporting healthy fisheries. Therefore, to date the most successful strategy to maintain healthy fisheries is to maintain the rural character (farms and forests) of watersheds.

We also applaud the County's movement toward planning according to watershed boundaries. Given the relationship between increased development in a watershed and declines in ecological function, we recommend the county assess the impervious cover for each watershed and consider the following recommendations when developing watershed management strategies:

Watersheds with impervious cover at 0-5% are associated with productive fisheries habitat. Fisheries managers are able to apply traditional management approaches (catch restrictions and stocking when needed) to maintain healthy fisheries. In these areas, we recommend conserving landscapes and restoring streams to restore and increase habitat connectivity.

Watersheds with impervious cover at 5-10% begin to show declines in habitat function that support healthy fisheries. Management efforts to maintain sustainable fisheries increase to compensate for habitat losses. Increased catch limits and stocking can curb some of these losses but increase the cost of managing fisheries. We recommend conserving remaining rural lands and rehabilitating habitats to limit stressors that limit fish production.

Watersheds with impervious cover greater than 10% are associated with impaired fisheries. Fisheries management options to compensate for habitat losses are limited and in highly developed watersheds there are no viable options to maintain production of key iconic species. In these areas, we recommend conserving remnant rural lands and reengineering habitats to limit pollutant loads to receiving waters.

In addition to evaluating present impervious cover in a watershed, we recommend the County project future impervious cover by watershed at build out. (We have developed an approach to project future impervious cover and would be glad to assist the county if needed.) This will allow assessment of future habitat conditions and can be applied to reinforce the need to concentrate growth away from rural landscapes and limit present sprawl development in these areas. Projections of future impervious can also help the county develop appropriate codes and zoning to achieve the goals set forth in the comprehensive plan which focus on concentrating growth in Town Centers to support more efficient and economical growth.

Reducing 'sprawl' is good for natural resources, particularly for aquatic resources that are heavily impacted by point and nonpoint pollution caused by development throughout the watershed. The County had recognized that making Town Centers "*the*" place to go is an effective strategy to attract businesses and development. This could be accomplished by promoting small farmers markets such as the plan outlined but also by increasing the 'atmosphere' of the Town Center by increasing the "small town" curb appeal. For example, the county could use seasonal decor throughout the year and promote seasonal festivals; allow for street or 'pop up vendors, develop a venue for outdoor performers, promote regional fairs associated with various hobbies and recreational activities, and develop annual events associated with various heritage and cultural attractions of the county. The county could also capitalize on its rich hunting and fishing heritage and develop tourism events associated with fishing towns and hunting hamlets. Festivals and tourism opportunities could be associated with these towns and tied to natural resource-based activities, such as birding or wildlife festivals, hiking adventures (geocaching weekends), or waterfront festivals combined with water-based recreation. Multi-day festivals could draw tourists from greater distances and increase the frequency of extended stays.

The county also acknowledged the need for public transportation to serve residents commuting to work outside of the county and reduce traffic on Rt 2/4, the main collecting artery. We support this along with the desire to minimize construction of additional roads.

We would encourage the county to establish a standard to maintain a 100 foot buffer around wetlands and waterways. Though this is an aggressive measure, experience shows that buffers are often breached because enforcement is limited or too late. Increasing the standard to 100 feet could allow for variances that would be less invasive (perhaps 50'). Where variances are granted, we would recommend minimizing the footprint of development to maintain <5% impervious cover.

Buffers are key in entraining nutrients and sediments. Erosion and siltation is a key problem to aquatic health because sedimentation minimizes habitat and ecological function. Siltation of waterways also changes the way streams and waterways receive rainfall and can contribute to local flooding. A combination of management actions that reduce impervious surface and increase buffer can effectively reduce sedimentation in streams. We recommend enforcing buffer maintenance and minimizing impervious surface either through applying limits or using pervious products that allow for effective infiltration of rainfall. Though costly, efforts to maintain ecological function are much less costly than restoration and mitigation efforts.

Many areas in Calvert County have communities that were built for summertime use initially such as Scientist Cliffs, Chesapeake Beach and the Chesapeake Ranch (Club) Estates. Some of these used a community well for sewage and gray water treatment, but many still use private septic systems. In the Ranch Estates in particular, some of these septic systems are antiquated and can negatively impact the multiple tributaries (intermittent and watered) that run throughout the property. We support the county's focus on reducing and retrofitting antiquated sewage treatment systems. We suggest programs to subsidize installation of updated and practical septic systems on those homes that pose the greatest risk to the watershed. This program could run something like the CREP program where houses that are within a specified distance to a tributary or wash would qualify. There are many areas within the Ranch Estates where deep ravines that are dry most of the year become raging torrents during somewhat heavy rains, and the houses around them still use leeching pits that no longer function as they were intended. Eroding hillsides compromise these pits if they were installed close to the ravine. Efforts to address these problems could improve water quality in local streams by reducing sediment and nutrient inputs.

In order to reduce the amount of runoff from any construction project an additional step during the inspection process could be added after the Environmental Site Design is approved. Most construction projects include acceptable designs for erosion control and site containment. However in practice, often times these plans fail, because they are ineffective for the site conditions, they are not properly installed, or as in most cases, they are not properly maintained. Increased inspection after installation would help tremendously with reducing sedimentation in our waterways and would be a positive step towards being proactive in protecting the Bay. While the comprehensive plan is a guidance document, enforcement of permit requirements is essential to achieve the goals set forth in the plan.

The county recognizes the value of their natural resources and has set appropriate goals to maintain their value. We reinforce preceding recommendations to evaluate

present and project future impervious surface levels by watershed to develop sound management strategies that can conserve and rehabilitate ecological function. We also commend the county for recognizing the need to plan based on natural not jurisdictional boundaries. Shifting planning accordingly will allow the county to assess cumulative impacts in a watershed and develop sound strategies to comprehensively address them. It will also allow the county to direct growth away from areas where ecological functions are more intact.

We affirm the county in recognizing the full array of stressors that can alter stream function and habitat quality and recommending conserving streams in good condition and considering streams in poor condition for remediation. This is consistent with the commonly understood principle that conservation is much more cost effective than restoration. We recommend working with DNR Maryland Biological Stream Survey and Maryland Fisheries Service biologists to develop management priorities for streams in Calvert County.

We affirm the county's adoption of the Patuxent River Commission's Patuxent River Policy Plan which promotes strategies to address stressors to water quality and natural resources in the watershed. We would encourage the County to push all participating jurisdictions to adopt similar growth strategies found in this plan, including clustering growth to town centers, minimizing sprawl, planning based on ecological boundaries and capitalizing on resources in the county to stimulate rural economies. We would also encourage the County to support conservation and restoration strategies in other counties to maintain and possibly even improve water quality and habitat conditions in the Patuxent River. The County has recognized the value of fisheries and indicated concern over declining fisheries in the Patuxent River attendant to habitat loss and management failures. The chief goal of the Commission, to replenish fish and shellfish resources to stimulate local economies, aligns to the county's desire to maintain and enhance fisheries-based activities. Maryland Fishing and Boating Services investigates fisheries habitat conditions and has identified urbanization as a major stressor to fish habitat. Estimates of impervious cover for the Patuxent River are around 10%. We have observed habitat impacts associated with development including reduced oxygen in downstream receiving waters and increased conductivity in upper freshwater areas of the Patuxent River. These stressors have been associated with declines in fish and crab production similar to declines noted in the comprehensive plan (Uphoff et al. 2011; Mistiaen et al. 2003; Uphoff et al. 2017). However, there are still productive habitats in the River that can be conserved through aggressive land conservation approaches, mitigation of water quality stressors and sound harvest management. Because conservation and recovery involve many elements, a cooperative approach between state management agencies and localities through the work of the Patuxent River Commission offers a great opportunity to develop management strategies to achieve the County's goals. We would readily support any such efforts and provide data and guidance on such strategies.

Additionally, we offer assistance in identifying and utilizing more public fishing areas. Presently there are only a few public ponds and beaches where families can fish and recreate. Charles County holds a kids public fishing derby twice a year and it's a great activity where many young people get their first chance to hold a fishing rod. Sponsors provide food and prizes and the county coordinates the rest. Many kids come from a one parent home now and that parent either doesn't have the time or knowledge to teach their kids to fish. Opportunities like this introduce both the parents and kids to fishing and the community at large. Events like this highlight the resources in the county, provide a service to the community and help to foster a lifetime love of the outdoors in young people.

The Maryland Department of Natural Resources stocks put and take trout in two ponds in Calvert County, Calvert Cliffs Pond and Hutchins Pond. If other suitable public ponds are identified, we can consider adding them to the stocking program.

*For specifics regarding identifying potential opportunities to increase recreational fishing activities, contact Mary Groves, Maryland Dept. of Natural Resources, Boating and Fishing Administration, Inland Fisheries (301)888-2423, [mary.groves@maryland.gov](mailto:mary.groves@maryland.gov).*

Finally, we are pleased to see that the County has recognized hunting and fishing as part of the County's heritage. We would recommend identifying historical sites associated with hunting and fishing and capitalizing on these sites to promote tourism.

#### References:

Mistiaen, J., I. Strand and D. Lipton. 2003. Effects of Environmental Stress on Blue Crab (*Callinectes sapidus*) Harvests in Chesapeake Bay Tributaries. *Estuaries* (26) 2a:316-322.

Uphoff Jr. James H., Margaret McGinty, Rudolph Lukacovic, James Mowrer & Bruce Pyle (2011): Impervious Surface, Summer Dissolved Oxygen, and Fish Distribution in Chesapeake Bay Subestuaries: Linking Watershed Development, Habitat Conditions, and Fisheries Management, *North American Journal of Fisheries Management*, 31:3, 554-566

Uphoff Jr. James H. and coauthors, 2017. Marine and estuarine finfish ecological and habitat investigations. Performance Report for Federal Aid Grant F-63-R Segment 7, 2016. Maryland Department of Natural Resources, Annapolis, Maryland.

Uphoff Jr. James H. and coauthors, 2018. Marine and estuarine finfish ecological and habitat investigations. Performance Report for Federal Aid Grant F-63-R Segment 8, 2017. DNR 17-012919-121. Maryland Department of Natural Resources, Annapolis, Maryland.

### Coastal Resources and Climate Vulnerability

The Plan does a good job of identifying potential hazards including, storm surge and coastal flooding and more. The designation of waterfront communities and limiting future development in these areas is thoughtful and strategic.

The County has good job of incorporating hazard and coastal planning into the goals in Chapter 4 including protecting and preserving natural areas that provide natural flood protection, creating flood management plans for each watershed, emphasizing pre-disaster retrofitting and post-disaster planning, identifying projects and programs to retrofit, relocate, or acquire properties as well as remove structures susceptible to repetitive flooding, discouraging new development in high hazard areas and protecting critical infrastructure from to prevent disruption of service.

DNR also commends the county of the discussion of how coastal storms and flooding may impact historical sites and archeological resources.

#### Environmental Education:

Calvert County serves as a model for environmental literacy for the State of Maryland. DNR commends the County for including the strategies to support the CHESPAX program as a critical part of protecting the environment and natural resource of the County by engaging future stewards through education.

*Maintain, support, and improve the environmental education programs for school-aged children, including the CHESPAX program for the Calvert County Public School System.*

*For any additional questions about these comments or coastal resource management, please contact Sandi Olek, Chesapeake and Coastal Services, Department of Natural Resources, at 410-260-8979 or [sandra.olek@maryland.gov](mailto:sandra.olek@maryland.gov)*

# Re: Local Plan Review: 2018 Draft - Calvert County Comprehensive Plan

**Amanda Redmiles -MDE-**

Joseph,

Enclosed are MDE's comments for this project.

1. Any above ground or underground petroleum storage tanks, which may be utilized, must be installed and maintained in accordance with applicable State and federal laws and regulations. Underground storage tanks must be registered and the installation must be conducted and performed by a contractor certified to install underground storage tanks by the Land Management Administration in accordance with COMAR 26.10. Contact the Oil Control Program at (410) 537-3442 for additional information.
2. If the proposed project involves demolition – Any above ground or underground petroleum storage tanks that may be on site must have contents and tanks along with any contamination removed. Please contact the Oil Control Program at (410) 537-3442 for additional information.
3. Any solid waste including construction, demolition and land clearing debris, generated from the subject project, must be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible. Contact the Solid Waste Program at (410) 537-3315 for additional information regarding solid waste activities and contact the Waste Diversion and Utilization Program at (410) 537-3314 for additional information regarding recycling activities.
4. The Waste Diversion and Utilization Program should be contacted directly at (410) 537-3314 by those facilities which generate or propose to generate or handle hazardous wastes to ensure these activities are being conducted in compliance with applicable State and federal laws and regulations. The Program should also be contacted prior to construction activities to ensure that the treatment, storage or disposal of hazardous wastes and low-level radioactive wastes at the facility will be conducted in compliance with applicable State and federal laws and regulations.
5. Any contract specifying “lead paint abatement” must comply with Code of Maryland Regulations (COMAR) 26.16.01 - Accreditation and Training for Lead Paint Abatement Services. If a property was built before

1950 and will be used as rental housing, then compliance with COMAR 26.16.02 - Reduction of Lead Risk in Housing; and Environment Article Title 6, Subtitle 8, is required. Additional guidance regarding projects where lead paint may be encountered can be obtained by contacting the Environmental Lead Division at (410) 537-3825.

6. The proposed project may involve rehabilitation, redevelopment, revitalization, or property acquisition of commercial, industrial property. Accordingly, MDE's Brownfields Site Assessment and Voluntary Cleanup Programs (VCP) may provide valuable assistance to you in this project. These programs involve environmental site assessment in accordance with accepted industry and financial institution standards for property transfer. For specific information about these programs and eligibility, please contact the Land Restoration Program at (410) 537-3437.

7. Borrow areas used to provide clean earth back fill material may require a surface mine permit. Disposal of excess cut material at a surface mine may requires site approval. Contact the Mining Program at (410) 537-3557 for further details.

Thank you,

**Amanda R. Redmiles**  
**Interdepartmental Information Liaison | Public Information Act Coordinator**  
**Office of Communications**  
**Maryland Department of the Environment**  
**1800 Washington Blvd – Baltimore MD 21230**  
**410-537-4120 (Direct) 410-537-3936 (Fax)**



Larry Hogan  
Governor  
Boyd K. Rutherford  
Lt. Governor  
Pete K. Rahn  
Secretary

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February 14, 2019

Karen Mierow  
Maryland Department of Planning  
301 West Preston Street, Suite 1101  
Baltimore MD 21201

Dear Karen Mierow:

Thank you for coordinating the State of Maryland's comments on the draft 2018 Calvert County Comprehensive Plan ("the Plan"). The Maryland Department of Transportation (MDOT) offers the following comments on the Plan for consistency with MDOT's goals and objectives:

**General Comments**

- The plan demonstrates a good understanding of Calvert County's transportation needs and includes appropriate recommended actions to achieve the stated goals and objectives. In particular, MDOT is supportive of the Plan's "Sustainability Approach". As stated in the plan on page 7-3, this approach is a concerted effort to coordinate land use and transportation decisions that will promote alternatives to single-occupant vehicle use, which may result in fewer total automobile trips by encouraging land use that supports walking, bicycling, and public transit.
- MDOT recommends that the Calvert County highlight the alignment of the Plan's goals with the MTP. The Plan's emphasis of improved mobility with better and cleaner transportation choices such as transit, walking, biking, improved accessibility and safety support the goals outlined in the Maryland State Transportation Plan (MTP).
- MDOT recommends that the Plan should reference the alignment of the Plan's goals with the Maryland Bicycle and Pedestrian Master Plan (MD BPMP). Additionally, resources are available from the Maryland Department of Transportation State Highway Administration (MDOT SHA) to assist in the development of bicycle and pedestrian infrastructure within designated areas of the State. Please coordinate with Mr. Sean Varsolona, MDOT SHA Regional Planner, at 410-545-5672, or via email at [SVarsolona@sha.state.md.us](mailto:SVarsolona@sha.state.md.us).

- Commuter Choice Maryland is MDOT's Travel Demand Management (TDM) program, and it could be incorporated into the Plan as a strategy to support the Town's desire to reduce traffic congestion. The program offers an extensive menu of commuter transportation services, such as ridesharing. Download the Commuter Choice Maryland Brochure for more information. Please visit [www.CommuterChoiceMaryland.com](http://www.CommuterChoiceMaryland.com) for more information.
- When referring to matters related to State-owned streets, roads and highways, the phrase "Maryland Department of Transportation State Highway Administration (MDOT SHA)" should be incorporated into the Plan.
- It is recommended that any proposed projects on State roads be considered for inclusion in future updates to the Calvert County Board of Commissioner's Transportation Priority Letter, which is submitted annually to the Transportation Secretary.

### **Specific Comments**

#### **Chapter 2. Key Issues**

- Page 2-2 - MDOT supports the County's efforts to direct new development to the locations that are most desirable from the perspective of County visions. The plan documents two trends in Calvert County on page 2-2 that are affecting traffic patterns and putting more automobiles on roadways in the County. First, an increasing number of County residents travel outside of the County for work, while at the same time a growing number of residents who live outside of the County travel to the county for work. Please visit [www.CommuterChoiceMaryland.com](http://www.CommuterChoiceMaryland.com) for more information about commuter transportation services, such as ridesharing. Ridesharing and other commuter options could help reduce the negative effects of the travel patterns and travel trends that have been identified in the Plan.

#### **Chapter 7. Transportation**

- Page 7-1 – Calvert County references how their transportation Chapter relates to the "Maryland State Visions" for Transportation. It is recommended that Calvert County make direct references to the 2040 Maryland Transportation Plan (attached).
- Page 7-2 – Please include the year for the U.S. Census Bureau statistic for the referenced, "60% of residents commuting out of the county for work".

- Pages 7-3 to 7-4 – Traffic Congestion in Calvert County – The MDOT SHA encourages the county’s continued development and implementation of Prince Frederick and Chesapeake Boulevards. These redundancies help to separate regional traffic and local traffic in the MD 2/MD 4 (Solomons Island Road) corridor through Prince Frederick, improving operations for all users.
- Page 7-6 – Highway System, Functional Classification, MD 4 and MD 2/4 – The MDOT SHA notes that it completed MD 2/MD 4 phase 1 widening and reconstruction, between Old Field Lane and Commerce Lane, in 2010. The MDOT SHA is currently constructing phase 2 widening and reconstruction between Commerce Lane and Fox Run Boulevard. Design, right-of-way acquisition, and construction funding for additional phases to cover the remainder of the corridor from north of Stoakley Road/Hospital Road to south of MD 765A (Main Street) (south junction), remains to be identified. MDOT will consider advancing additional phases as resources allow and acknowledges the county’s prioritization of phase 3A-3B widening and reconstruction from north of Stoakley Road/Hospital Road to Fox Run Boulevard as documented in the county’s 2018 transportation priorities letter. Please continue to coordinate with MDOT on the County’s efforts for the gradual conversion of MD 4 and MD 2/4 into a controlled through access expressway to resolve potential future traffic congestion. Please contact Mr. Sean Varsolona, MDOT SHA Regional Planner, at 410-545-5672, or via email at [SVarsolona@sha.state.md.us](mailto:SVarsolona@sha.state.md.us).
- Page 7-10 – Transit, Possible Future Transit – Please continue to work with MDOT MTA regarding your ideas for the creation of new local transit service areas in the town Centers, and for “express bus” service (also known as commuter bus) between those centers. For local transit service planning, please contact with Bruce Hojnacki, MDOT Maryland Transit Administration (MDOT MTA) Regional Planner. Mr. Hojnacki can be reached at 410-767-3758, or via email at [BHojnacki@mta.maryland.gov](mailto:BHojnacki@mta.maryland.gov). For commuter bus service planning, please contact Mr. James Authenreath, MDOT MTA Regional Planner. Mr. Authenreath can be reached at 410-856-4823, or via email at [JAuthenreath@mta.maryland.gov](mailto:JAuthenreath@mta.maryland.gov).
- Page 7-10 – Please coordinate with MDOT TSO on any potential ferry service studies in Calvert County. Please contact Travis Johnston, MDOT MTA Senior Program Manager, Office of Local Transit Support. Mr. Johnston can be reached at 410-767-3433, or via email at [TJohnston@mta.maryland.gov](mailto:TJohnston@mta.maryland.gov).

- Page 7-11 – Residential Area and Town Center Transportation Networks – The MDOT SHA encourages comprehensive local roadway network development, e.g., parallel local routes, grid networks, neighborhood connectors, bicycle/pedestrian infrastructure, etc., to ease stress on arterials and to separate regional and local traffic. With the partial construction of Prince Frederick and Chesapeake Boulevards in Prince Frederick, the county has begun to make positive efforts in this direction. The MDOT SHA encourages continued efforts, especially to redirect local trips off MD 2/MD 4 where possible. (See also objectives 7.2.1.1, 7.2.1.2, 7.2.1.3, and 7.3.2.1, p. 7-14.)
- Page 7-12 – Transportation System Management – The MDOT SHA encourages the county to adopt measures and introduce technology aimed at maximizing the use of existing infrastructure as often, this is less costly and as effective as widening or reconstructing roadways. (See also objectives 7.1.4.1, p. 7-13, and 7.3.1.2, p. 7-14.)
- Page 7-14 – Goals and Objectives, objective 7.3.1.3 – The MDOT SHA acknowledges the county’s prioritization of MD 231 (Hallowing Point Road) intersection improvements, between MD 2/MD 4 and the Patuxent River, as documented in the county’s 2018 transportation priorities. Ongoing MDOT SHA efforts include the design of a MD 231 center left-turn lane between Mason Road and Toye Lane; the design of a westbound MD 231 left-turn lane at MD 508 (Adelina Road); and the design of east and westbound MD 231 left-turn lanes at Skipjack Road/Sixes Road. Please contact Mr. Sean Varsolona, MDOT SHA Regional Planner, at 410-545-5672, or via email at [SVarsolona@sha.state.md.us](mailto:SVarsolona@sha.state.md.us).
- Page 7-15 – Goals and Objectives, objective 7.4.2.1 – The responsible parties designated for the objective to provide adequate commuter parking lots at key locations throughout the County should include MDOT SHA, in addition to the MDOT Maryland Transit Administration. Currently, MDOT SHA maintains five park-and-ride lots in the county. MTA’s Commuter Bus 840/850 stops are at parking lots in Prince Frederick and St. Leonard’s, along the edges of two identified Town Centers in Calvert County. Nearby, but without direct connectivity or shared facilities, are local bus routes. To balance the needs of commuters who work in and outside of the county while reducing demand on existing street networks, the Plan may benefit from stating a more explicit direction to reduce or eliminate the distance between commuter bus and local bus services, and increasing bike and pedestrian access to commuter bus (and local bus) stops for future town center residents who may still end up commuting out of the county. Presumably, the commuter bus stops are located at parking lots under the assumption most riders are driving from outside of town centers to take a bus outside of the county for work. This additional language may bolster the existing draft to make the town centers and transportation amenities within them more safely and efficiently accessible to those connecting to bus by another transportation mode.

Karen Mierow  
Page 5

- Page 7-15 – Goals and Objectives, Objective 7.4.2.1 – This objective should be revised to be Objective 7.4.3.1. Please continue to work with MDOT MTA regarding your ideas for increased availability of demand-response public transportation. Please contact with Bruce Hojnacki, MDOT MTA Regional Planner. Mr. Hojnacki can be reached at 410-767-3758, or via email at [BHojnacki@mta.maryland.gov](mailto:BHojnacki@mta.maryland.gov).

Thank you again for the opportunity to review the Plan. If you have any questions or concerns, please do not hesitate to contact Mr. Dan Janousek, MDOT OPCP Regional Planner, at 410-865-1098, toll free at 888-713-1414, or via email at [djanousek@mdot.state.md.us](mailto:djanousek@mdot.state.md.us).

Sincerely,



Heather Murphy  
Director  
Office of Planning and Capital Programming

cc: Mr. James Authenreath, Regional Planner, MDOT MTA  
Mr. Matt Baker, Assistant Chief, Regional and Intermodal Planning Division, MDOT SHA  
Mr. Bruce Hojnacki, Regional Planner, MDOT MTA  
Ms. Samantha Biddle, Division Chief, Regional and Intermodal Planning Division, MDOT SHA  
Mr. Dan Janousek, Regional Planner, The Secretary's Office, MDOT OPCP  
Ms. Corren Johnson, District 5 Engineer, MDOT SHA  
Mr. Oumy Kande, Planner, Maryland Department of Planning  
Mr. David Schlie, Assistant Regional Planner, MDOT SHA  
Ms. Kate Sylvester, Deputy Director, Planning and Programming, MDOT MTA  
Kimberly Tran, P.E., Acting Deputy District 5 Engineer, MDOT SHA  
Mr. Sean Varsolona, Regional Planner, MDOT SHA



Larry Hogan, Governor  
Boyd Rutherford, Lt. Governor

Robert S. McCord, Secretary  
Sandy Schrader, Deputy Secretary

February 26, 2019

Mr. Greg Kernan, Chair,  
Calvert County Planning Commission  
175 Main Street  
Prince Frederick, MD 20678

Planning & Zoning

FEB 27 2019

RECEIVED

Dear Mr. Kernan:

Thank you for the opportunity to review the Calvert County Comprehensive Plan December 2018 Draft for Public Hearing and submit comments on behalf of the Maryland Historical Trust. While we are pleased to see that Calvert County values its historic and cultural assets by including the Heritage chapter as a separate element in the plan, this chapter could be better integrated into other plan elements, especially land use, housing, transportation and economic vitality.

Overall, we are pleased that Calvert County values preservation of its rural character and creating vibrant town centers. We note that preservation of the natural, cultural and historic assets is one of the four stated goals on page ES-2 of the Executive Summary, and is supported by Vision 8.

We offer the following detailed comments for your consideration:

#### Chapter 3. Land Use

p. 3-17 It is important to note that only the municipalities of North Beach and Chesapeake Beach have planning and zoning authority in Calvert County.

p. 3-20 The third paragraph refers to the 200-year historic association of a great natural harbor with Solomons, and the importance of retaining historic character in regard to new development, but this is not mentioned in the Heritage Chapter.

p. 3-24 Goal 1, Objective 3 (3.1.3.1) "Explore opportunities for developing heritage sites and ecotourism" should reference Goal 3 on page 5.1 of the Heritage chapter.

p. 3-24 Goal 1, Objective 3 (3.1.3.4) "Strengthen regulations and incentives governing the preservation of older structures" should reference Goal 1 on page 5.1 of the Heritage chapter.

#### Chapter 4. Environment and Natural Resources

p. 4-18-19 Goal 4, Objective 1,2,3, 5,6 The Maryland Historical Trust administers the Weather It Together program, offering assistance to local jurisdictions with tools and information on how to

Mr. Greg Kernan  
Calvert County Comprehensive Plan December 2018 Draft for Public Hearing

incorporate cultural resources into hazard mitigation planning, disaster response and recovery, and climate change adaptation.

#### Chapter 5. Heritage

p. 5-1 Visions and Goals The Heritage Element is distinct and apart from other elements of the plan. It is introduced as a vision of stewardship of cultural heritage, but Goal 1 appears stronger than the stated vision in that it identifies, protects and interprets buildings places and archeological sites.

We appreciate the acknowledgment that the Heritage chapter supports the goals of PreserveMaryland, especially the goals of connecting with broader audiences, improving the framework for preservation, expanding and updating documentation, building capacity and strengthening networks, and collaborating toward shared objectives. Please note that Preserve Maryland II is currently in progress, and should be released soon.

p. 5-2 Existing Policies The plan correctly states that 1,371 historic sites and structures are listed on the Maryland Inventory of Historic Properties, and an additional 536 archeological sites, and that the Inventory is not regulatory. Please clarify that properties listed on the Maryland Inventory of Historic Properties have only been surveyed and documented; these properties have not been evaluated for historic significance aside from the 20 listed on the National Register.

p. 5-3 Historic District Commission It would be helpful to include a map of the Historic Districts that are designated and regulated by the County.

Please consider including information about the state and federal tax credit programs for historic properties, noting that eligibility for or listing in the National Register of Historic Places is helpful in qualifying properties for federal and state financial incentives. The Heritage Structure Rehabilitation Tax Credit's Small Commercial program, designed to help fund modest rehabilitation projects, may deserve special mention since projects are frequently undertaken in smaller, Main Street-type communities. Details about these programs can be found on the Maryland Historical Trust website at <http://mht.maryland.gov/taxCredits.shtml>.

p. 5-3 Development Review We appreciate that new development projects are reviewed for potential impacts on cultural resources including historic buildings and archeological sites.

The third paragraph states that projects adversely affecting archeological sites in Prince Frederick, St. Leonard, or Solomons are subject to archeological survey based on regulations included in those three Town Center Zoning Ordinances, and that archeological investigations may be required of multifamily construction projects. This leaves other areas of the county and other kinds of projects with less protection and oversight of archeological sites and historic architecture.

We appreciate the assertion that since 1993, demolitions of buildings more than fifty years old as well as demolition on a property that has mapped cultural resources is reviewed by the cultural resources planner. We hope that the county shares information about demolitions of MIHP sites with our office; please contact Heather Barrett at [heather.barrett@maryland.gov](mailto:heather.barrett@maryland.gov) or (410) 697-9536 for more information.

Mr. Greg Kernan

Calvert County Comprehensive Plan December 2018 Draft for Public Hearing

p. 5-4 Challenges/Key Issues: Environmental Threats We commend the county for conducting vulnerability studies to identify threatened historic resources. The Weather It Together program of the Maryland Historical Trust offers assistance and resources in this regard.

It is also important to note that Calvert County is a Certified Local Government, a program that recognizes counties and municipalities that have made a special commitment to preservation. Maryland's CLG program is administered by the National Park Service and the Maryland Historical Trust. MHT awards 10% of its annual allocation from the Historic Preservation Fund to CLG projects and educational opportunities each year.

p. 5.5 We support the Goals and Objectives as stated.

Chapter 6. Housing

p. 6-1 The link between community character and design should reference Goal 1 and Goal 3 of the Heritage Chapter on pages 5-5 and 5-6.

Chapter 7. Transportation

p. 7.7 The statement, "Preserving the look and limiting the capacity of rural roads helps to maintain the rural character of Calvert County and avoids the higher costs that result when roads are over-designed" should reference the historic roads discussion on page 5.4 and 5.5 in the Heritage Chapter.

Chapter 8. Economic Vitality

We recommend adding the following language to meet the statutory requirement that local Jurisdictions must include, by reference, the approved Heritage Area Management Plan in comprehensive or master plans (Financial Institutions Article, Title 13, Subtitle 11, Annotated Code of Maryland, § 13-1111 (e)):

"The Southern Maryland Heritage Area Tourism Management Plan was adopted and made a part of the comprehensive plans of Charles, Calvert and St. Mary's Counties in 2003. This update of the comprehensive plan, when adopted by the County, incorporates by reference all portions of the Southern Maryland Heritage Area Tourism Management Plan, except those portions solely relating to other jurisdictions within the Heritage Area, as part of the comprehensive plan."

p. 8-13 The second paragraph discusses the county's prehistoric and colonial history in a broad sense. We encourage you to include Jefferson Patterson Park and Museum, which contains over 65 archeological sites spanning 9,000 years of documented human occupation.

Chapter 10. Government and Community Facilities

p. 10-10 Jefferson Patterson Park's trails are discussed in the first paragraph, but the correct name is Jefferson Patterson Park and Museum. JPPM offers a plethora of programs and interpretive sites, including the Maryland Archeological Conservation Laboratory (MAC Lab).

Mr. Greg Kernan  
Calvert County Comprehensive Plan December 2018 Draft for Public Hearing

Thank you for the opportunity to comment on the Calvert County Comprehensive Plan December 2018 Draft for Public Hearing. If you have any questions, please contact me at (410) 697-9561 or [steven.allan@maryland.gov](mailto:steven.allan@maryland.gov)

Sincerely,

A handwritten signature in black ink, appearing to read "S. Allan", with a stylized flourish at the end.

Steven H. Allan, AICP  
Local Assistance and Training Planner  
Office of Planning, Education and Outreach

Cc Nell Ziehl  
Heather Barrett

**Harrod, Felicia R.**

---

**From:** Cindy Carrier <pzcarr20@aacounty.org>  
**Sent:** Wednesday, February 27, 2019 1:39 PM  
**To:** Planning and Zoning  
**Cc:** Philip Hager  
**Subject:** Draft Calvert County Comprehensive Plan

Dear Mr. Kernan,

Thank you for the opportunity to comment on the Calvert County Recommended Draft Comprehensive Plan, December 2018. The The Anne Arundel County Office of Planning and Zoning has reviewed the Plan and does not have additional comments beyond those submitted in September.

Sincerely,

Cindy Carrier, AICP  
Acting Deputy Planning and Zoning Officer  
Planning Administrator, Long Range Planning  
PAB Administrator  
Office of Planning & Zoning  
2664 Riva Road  
Annapolis, MD 21401  
410-222-7432  
410-222-7487 Fax  
[pzcarr20@aacounty.org](mailto:pzcarr20@aacounty.org)



# Memorandum

Planning & Zoning

**Date:** December 28, 2018

DEC 28 2018

**To:** Mr. Greg Kernan  
Chair Calvert County Planning Commission

RECEIVED

**From:** Keith E. Ulrich  
Southern Maryland Electric Cooperative, Project Coordinator- Engineering

**Subject:** Calvert County Comprehensive Plan and Zoning Ordinance Re-Write

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By this memorandum, Southern Maryland Electric Cooperative (SMECO) is formally re-submitting the following Public Utility Easement (PUE) concerns to be considered during the rewrite of the Calvert County Comprehensive Plan and Zoning Ordinance. SMECO would also request, that these concerns be a consideration for the current, and future Town Center Master Plans and Zoning Ordinances.

Changes in the Calvert County Zoning Ordinance allowing lot minimization, the implementation of the Maryland State mandated storm water management Environmental Site Design (ESD), and added Calvert County desired infrastructure, have led to resulting impacts to the required PUE's.

The zoning changes, that have occurred, reduced lots sizes and thus front building setbacks. This has allowed buildings to be placed closer to road right of ways, narrowing front yards where most PUE's occur. Also, lot side setbacks have narrowed, limiting space between buildings. These changes have been enacted to allow projects to obtain allowable densities in a much smaller footprint, but have required utilities serving the developments to occur in a much more contracted space.

The new storm water ESD guidelines require developers to minimize impervious areas to provide less of an environmental impact. When storm water management devices are implemented, like trapezoidal bio retention swales and trapezoidal wet swales, both having flat bottom widths ranging from 2 to 8 feet, additional width is added to the typical roadway sections. This routinely extends the overall section beyond the road right of way, and this then overlaps with the PUE.

In addition to these regulation changes, sidewalks and street trees are being required by County agencies to be placed along roadways. Due to limited road right of way widths, the street trees and sidewalks are having to be placed outside of road right of ways. As a result the allowable space in the PUE's is becoming increasingly constricted

SMECO is requesting, during the re-write of the Calvert County Comprehensive Plan and Zoning Ordinance, Calvert County place an emphasis on maintaining the sovereignty of the PUE's for the public utility companies installation, of the public utilities.

The following SMECO recommendations are proposed to aid Calvert County in implementing guidelines in the Comprehensive Plan, and placing zoning restrictions in the Calvert County Zoning Ordinance and Town Center Ordinances to allow only the use of the PUE's for the public utility infrastructure. The recommendations are as follows:

1. Enact a prohibition to the placement of storm water management devices, storm water easements, and county infrastructure within the 10 foot wide PUE (excluding crossing water and sewer house connections).
2. Enact a requirement that if storm water management devices and/or easements are required adjacent to road right of ways, or property lines, an additional 10 wide PUE adjacent to the storm water easement will be required.
3. Enact a requirement that all County required infrastructure (street trees, sidewalks, etc...) be placed within the County road right of way, or a separate easement be required, as in the case of storm water management, and an additional 10 foot wide PUE be provided adjacent to the county infrastructure easement.

Southern Maryland Electric would like to thank Calvert County for the opportunity to provide comments for consideration in respect to the encroachments that are being seen, into the PUE's. Your consideration in implementing the above recommendations to maintain the integrity of the PUE's now and in the future is appreciated.

**Harrod, Felicia R.**

---

**From:** Hecht, Sabrina J CIV NAVFAC Washington, 7.10 <sabrina.j.hecht@navy.mil>  
**Sent:** Tuesday, January 22, 2019 1:16 PM  
**To:** Harrod, Felicia R.  
**Cc:** Holt, Judy C.  
**Subject:** RE: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Thank you for incorporating the recommendations from NAS PAX's letter dated 28 Oct 2018 in the Calvert County Comprehensive Plan. We have no additional comments and look forward to continued collaboration in our shared interests, including land preservation.

R/s  
Sabrina

Sabrina J. Hecht, AICP  
Community Planning Liaison Officer  
Public Works Department  
22445 Peary Road, B504  
Patuxent River, MD 20670  
W-301-757-4799  
C -301-481-6633  
Sabrina.j.hecht@navy.mil

-----Original Message-----

**From:** Harrod, Felicia R. <Felicia.Harrod@calvertcountymd.gov>  
**Sent:** Thursday, December 27, 2018 3:41 PM  
**To:** Harrod, Felicia R. <Felicia.Harrod@calvertcountymd.gov>  
**Cc:** Holt, Judy C. <Judy.Holt@calvertcountymd.gov>  
**Subject:** [Non-DoD Source] Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Greetings,

The attached memo is a request for review and comment on the Calvert County Comprehensive Plan (December 2018 Draft). You may access the Comprehensive Plan Draft document by selecting the link below. Comments are due by Tuesday, February 26, 2019.

If you serve on or are responsible for the comments from a Board or Committee, please forward to the appropriate members.

Link to the Comprehensive

<http://www.co.cal.md.us/DocumentCenter/View/21506>  
<<http://www.co.cal.md.us/DocumentCenter/View/21506>>

Felicia R. Harrod

Administrative Aide

Calvert County Government

Department of Planning & Zoning

150 Main Street

Prince Frederick, Maryland 20678

(410) 535-1600 x2337

Felicia.Harrod@calvertcountymd.gov <mailto:Felicia.Harrod@calvertcountymd.gov>

www.calvertcountymd.gov <http://www.calvertcountymd.gov>

We appreciate your feedback! Please take our customer satisfaction survey  
<<http://survey.constantcontact.com/survey/a07e6mf9ptyh9blpkbr/start>> .

**From:** Conrow, Danielle L. <Danielle.Conrow@calvertcountymd.gov>  
**Sent:** Thursday, December 20, 2018 1:17 PM  
**To:** Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>  
**Cc:** Waddell, Britany J. <Britany.Waddell@calvertcountymd.gov>  
**Subject:** RE: Calvert County Comprehensive Plan Update DPW Tasks

Jenny,

Please find attached my markups and timeframe additions per your request. I also coordinated with Julie to ensure that their information was still accurate as well, and her markup is also attached. Wayne Raither also asks if Objective 9.3.2.8 can be revised to state : "Monitor septage haulers and septage quantities to ensure proper disposal is occurring, and that adequate capacity for septage is available at the Solomons WWTP septage receiving facility" with responsible Parties: PW, EH.

Have a wonderful holiday!

Danielle Conrow

**From:** Plummer-Welker, Jenny L. <Jenny.Plummer-Welker@calvertcountymd.gov>  
**Sent:** Thursday, December 13, 2018 12:34 PM  
**To:** Conrow, Danielle L. <Danielle.Conrow@calvertcountymd.gov>  
**Cc:** Waddell, Britany J. <Britany.Waddell@calvertcountymd.gov>  
**Subject:** Calvert County Comprehensive Plan Update DPW Tasks

Danielle,

We are finalizing the draft Calvert County Comprehensive Plan for the next round of agency review. There's a few of DPW's strategies that still need timeframes identified in Chapter 11.

Would please take a few minutes and indicate the timeframe for each of them, 9.4.1.1 through 9.4.2.7 on pages 11-23 and 11-24 (attached).

Short-range (less than 5 years)

Mid-range (5-10 years)

Long-range (10+ years)

On-going

It would be great to have these filled in before we send the draft to the State Clearinghouse for official review. If you could send me the timeframes by tomorrow close of business, that would be great.

Thank you,  
Jenny

*Jenny Plummer-Welker, AICP  
Long Range Planner  
Calvert County Department of Planning & Zoning  
150 Main Street, Suite 300  
Prince Frederick, MD 20678  
410-535-1600, ext. 2333*

301-855-1243, ext. 2333  
410-414-3092 fax  
[Jenny.Plummer-Welker@calvertcountymd.gov](mailto:Jenny.Plummer-Welker@calvertcountymd.gov)

We welcome your feedback. [Please take our Customer Satisfaction Survey.](#)

*To learn more about our Comprehensive Plan and Zoning Ordinance updates, click on the logo below.*



**From:** Plummer-Welker, Jenny L.  
**Sent:** Friday, December 21, 2018 5:08 PM  
**To:** Conrow, Danielle L. <Danielle.Conrow@calvertcountymd.gov>  
**Cc:** Waddell, Britany J. <Britany.Waddell@calvertcountymd.gov>; Paluda, B. Julie <Julie.Paluda@calvertcountymd.gov>; Raither, Robert W. <Wayne.Raither@calvertcountymd.gov>  
**Subject:** RE: Calvert County Comprehensive Plan Update DPW Tasks

Danielle, Julie, and Wayne,

Thank you.

Danielle – Thank you for filling in timeframes for several of the strategies that were blank.

Danielle and Wayne – The Planning Commission voted to distribute the draft plan as the Planning Commission's Recommended Plan, as the PC directed edits to the May 2018 draft. The Recommended Plan will be distributed very soon. So, while we were able to add the timeframes for the strategies that were blank, staff cannot make deletions or edit the strategies as you provided since we do not have authority to do so, and those would be policy changes to the plan that require the PC to vote on the changes. The PC did review the comments DPW submitted on Chapter 9 at its meeting in September. The draft Recommended Plan will be distributed for agency review and comment. So, your comments that you sent on December 20<sup>th</sup> can be included as you submitted them, or you could incorporate them with other comments, if you have any, on the Recommended Plan.

Thank you,  
Jenny

Danielle

<b>Objective 2: Minimize pollution from wastewater treatment plants and septic systems.</b>	<b>Timeframe</b>	<b>Responsible Parties</b>
9.3.2.1 Require new wastewater treatment systems to be land application systems.	Ongoing	PW, P&Z
9.3.2.2 Require septic systems in Town Centers to connect to public WWTPs when sewage collection systems are available and in the event the septic system fails.	Ongoing	PW
9.3.2.3 Assure that existing effluent discharges into bodies of water minimize any adverse environmental impacts on oyster beds, spawning areas and fishing areas.	Ongoing	MDE
9.3.2.4 Develop incentives for the use of nitrogen-removing technologies for new, replacement, and existing septic systems and for shared facilities to reduce nutrient pollution of our waterways.	Mid-range	EH
9.3.2.5 Continue and expand the educational program to promote regular pumping of septic tanks.	Ongoing	EH
9.3.2.6 Install more nitrogen-removing septic systems per year through the county's ongoing Bay Restoration Fund (BRF) Grant Program.	Ongoing	EH
9.3.2.7 Require new septic systems and replacement septic systems in the Critical Area to be nitrogen reducing systems (as required by Maryland Law)	Ongoing	EH
9.3.2.8 Monitor septage haulers and septage quantities to ensure proper disposal is occurring and that adequate capacity for septage is maintained at the county's WWTP.	Ongoing	PW
<b>Objective 3: Take steps to minimize sewage discharge in the Chesapeake Bay and Patuxent River.</b>	<b>Timeframe</b>	<b>Responsible Parties</b>
9.3.3.1 Require existing marinas to provide adequate toilet facilities to eliminate the discharge of raw sewage from water craft.	Ongoing	EH
9.3.3.2 Continue to require new marinas and expansion of existing marinas (greater than 10 slips) to provide pump-out facilities to receive raw sewage from water craft.	Ongoing	MDE/DNR

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

<b>Objective 1: Upgrade existing failing and inadequate stormwater management facilities.</b>	<b>Timeframe</b>	<b>Responsible Parties</b>
9.4.1.1 Convert dry extended detention ponds and grass swales to wet ponds, wetlands and bioswales where appropriate.	<del>Ongoing</del> Mid-range	PW
9.4.1.2 Increase current drainage channel repair and stream restoration implementation.	Ongoing	PW

9.4.1.3 Provide or upgrade stormwater management facilities on <del>approximately 30</del> county structures to provide environmentally sensitive design (ESD), to include public schools, the golf course and the County Services Plaza.	Mid-range	PW
<b>Objective 2: Treat unmanaged impervious surfaces.</b>	<b>Timeframe</b>	<b>Responsible Parties</b>
9.4.2.1 Convert approximately 200 miles of grass swales to bioswales and install an additional 160 miles of new grass swales along county and private roadways.		PW
9.4.2.2 Increase current rate of drainage channel repair from 200 feet per year to 715 feet per year, representing a total of 5,000 feet.		PW
9.4.2.3 Pursue implementation of regenerative stormwater conveyances or other vegetated flow attenuation wherever appropriate.	Ongoing	PW
9.4.2.4 Construct or upgrade approximately 160 miles of grass swales along currently unmanaged county and privately owned roadways to provide water quality treatment.		PW
9.4.2.5 Incentivize removal of unused impervious area, green roof retrofits, and expanded use of permeable pavement.	Ongoing	PW
9.4.2.6 Incentivize the use of microscale environmentally sensitive design practices on approximately 600 existing commercial properties that drain to regional facilities or pre-2000 stormwater management facilities to reduce nutrient loading closer to the source.	Long-range	PW
9.4.2.7 Incentivize the construction of bioretention, micro-bioretention and raingarden facilities on approximately 1,250 single family residential lots; focusing primarily on densely populated areas <del>such as Chesapeake Ranch Estates where facilities can treat multiple homes.</del>	Mid-range	PW

→ and flood prone areas.

## Chapter 10 Government and Community Facilities

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

<b>Objective 1: Support meaningful and informed public participation program in government decisions.</b>	<b>Timeframe</b>	<b>Responsible Parties</b>
10.1.1.1 Periodically appoint committees, as needed, to review county services.	Ongoing	CA
10.1.1.2 Make sure that information is readily accessible and understandable to the public through more use of the county website and social media.	Ongoing	All Departments
10.1.1.3 Implement budget procedures and keep citizens informed of significant trends and information. Continue to make the budgetary process readily accessible to the public with adequate time for public review prior to adoption.	Ongoing	CA, F&B

<b>Objective 2: Minimize pollution from wastewater treatment plants and septic systems.</b>	<b>Timeframe</b>	<b>Responsible Parties</b>
9.3.2.1 Require <sup>1</sup> new wastewater treatment systems to be land application systems.	Ongoing	PW, P&Z
9.3.2.2 Require septic systems in Town Centers to connect to public WWTPs when sewage collection systems are available and in the event the septic system fails.	Ongoing	<sup>2</sup> <del>PW</del>
9.3.2.3 Assure that existing effluent discharges into bodies of water minimize any adverse environmental impacts on oyster beds, spawning areas and fishing areas.	Ongoing	MDE
9.3.2.4 Develop incentives for the use of nitrogen-removing technologies for new, replacement, and existing septic systems <sup>3</sup> and for <del>shared facilities</del> to reduce nutrient pollution of our waterways.	Mid-range	EH
9.3.2.5 Continue and expand the educational program to promote regular pumping of septic tanks.	Ongoing	EH
9.3.2.6 Install more nitrogen-removing septic systems per year through the county's ongoing Bay Restoration Fund (BRF) Grant Program.	Ongoing	EH
9.3.2.7 Require new septic systems and replacement septic systems in the Critical Area to be nitrogen reducing systems (as required by Maryland Law)	Ongoing	EH
9.3.2.8 Monitor septage haulers and septage quantities to ensure proper disposal is occurring <sup>5</sup> and that <sup>6</sup> adequate capacity <sup>8</sup> for septage <sup>4</sup> maintained at the county's WWTP.	Ongoing	PW
<b>Objective 3: Take steps to minimize sewage discharge in the Chesapeake Bay and Patuxent River.</b>	<b>Timeframe</b>	<b>Responsible Parties</b>
9.3.3.1 Require existing marinas to provide adequate toilet facilities to eliminate the discharge of raw sewage from water craft.	Ongoing	EH
9.3.3.2 Continue to require new marinas and expansion of existing marinas (greater than 10 slips) to provide pump-out facilities to receive raw sewage from water craft.	Ongoing	MDE/DNR

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

<b>Objective 1: Upgrade existing failing and inadequate stormwater management facilities.</b>	<b>Timeframe</b>	<b>Responsible Parties</b>
9.4.1.1 Convert dry extended detention ponds and grass swales to wet ponds, wetlands and bioswales where appropriate.		PW
9.4.1.2 Increase current drainage channel repair and stream restoration implementation.		PW

# Summary of Comments on Draft Plan for Agency Review July 27 2018 pages 11-23 24.pdf

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Page: 1

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 Number: 1 Author: paludabj Subject: Pencil Date: 12/19/2018 5:31:10 PM  
After "new", add "or upgraded / expanded".  
Add "and Enhanced Nutrient Removal (ENR) technology, where feasible."

---

 Number: 2 Author: paludabj Subject: Cross-Out Date: 12/19/2018 5:32:33 PM  
This is a responsibility of Environmental Health.

---

 Number: 3 Author: paludabj Subject: Cross-Out Date: 12/19/2018 5:32:05 PM  
Strike out "and for shared facilities". This is addressed above in 9.3.2.1 with comments.

---

 Number: 4 Author: paludabj Subject: Cross-Out Date: 12/19/2018 5:36:36 PM  
Strike out "is maintained"

---

 Number: 5 Author: paludabj Subject: Cross-Out Date: 12/19/2018 5:34:59 PM  
Strike out "and that".

---

 Number: 6 Author: paludabj Subject: Pencil Date: 12/19/2018 5:35:27 PM  
Add "Provide" before "adequate".

---

 Number: 7 Author: paludabj Subject: Pencil Date: 12/19/2018 5:34:17 PM  
Add a period after "occurring".

---

 Number: 8 Author: paludabj Subject: Pencil Date: 12/19/2018 5:36:17 PM  
Add "and disposal facilities" after "capacity"

---

9.4.1.3 Provide or upgrade stormwater management facilities on approximately 30 county structures to provide environmentally sensitive design (ESD), to include public schools, the golf course and the County Services Plaza.		PW
<b>Objective 2: Treat unmanaged impervious surfaces.</b>	<b>Timeframe</b>	<b>Responsible Parties</b>
9.4.2.1 Convert approximately 200 miles of grass swales to bioswales and install an additional 160 miles of new grass swales along county and private roadways.		PW
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9.4.2.5 Incentivize removal of unused impervious area, green roof retrofits, and expanded use of permeable pavement.		PW
9.4.2.6 Incentivize the use of microscale environmentally sensitive design practices on approximately 600 existing commercial properties that drain to regional facilities or pre-2000 stormwater management facilities to reduce nutrient loading closer to the source.		PW
9.4.2.7 Incentivize the construction of bioretention, micro-bioretention and raingarden facilities on approximately 1,250 single family residential lots; focusing primarily on densely populated areas such as Chesapeake Ranch Estates where facilities can treat multiple homes.		PW

## Chapter 10 Government and Community Facilities

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

<b>Objective 1: Support meaningful and informed public participation program in government decisions.</b>	<b>Timeframe</b>	<b>Responsible Parties</b>
10.1.1.1 Periodically appoint committees, as needed, to review county services.	Ongoing	CA
10.1.1.2 Make sure that information is readily accessible and understandable to the public through more use of the county website and social media.	Ongoing	All Departments
10.1.1.3 Implement budget procedures and keep citizens informed of significant trends and information. Continue to make the budgetary process readily accessible to the public with adequate time for public review prior to adoption.	Ongoing	CA, F&B



**CALVERT COUNTY  
DEPARTMENT OF ECONOMIC DEVELOPMENT**

Courthouse, 175 Main Street  
Prince Frederick, Maryland 20678  
410-535-4583 • 301-855-1880  
www.calvertcountymd.gov

***Board of Commissioners***

Earl F. Hance  
Mike Hart  
Thomas E. Hutchins  
Kelly D. McConkey  
Steven R. Weems

Kelly Robertson-Slagle, Director

February 19, 2019

Mr. Greg Kernan, Chairman  
Calvert County Planning Commission  
i/c Planning Commission Administrator  
Department of Planning and Zoning  
County Services Plaza  
150 Main Street  
Prince Frederick, MD 20678

Re: Request for Comments: *Calvert County Comprehensive Plan (December 2018 Draft)*

Dear Mr. Kernan:

The Department of Economic Development offers no comments and are in support of the December 2018 draft of the Calvert County Comprehensive Plan.

Thank you for the opportunity to comment on this draft of the Comprehensive Plan.

Sincerely,

A handwritten signature in purple ink that reads "Kelly Robertson-Slagle".

Kelly Robertson-Slagle  
Director

Planning & Zoning

FEB 19 2019

RECEIVED

**Harrod, Felicia R.**

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**From:** Ronald Klauda <rjklauda@gmail.com>  
**Sent:** Thursday, February 21, 2019 7:29 AM  
**To:** Planning and Zoning  
**Cc:** Hager, George W. "Will"  
**Subject:** Comments from Calvert County Environmental Commission on December 2018 Draft Comp. Plan Update  
**Attachments:** EC Comments on Dec. 2018 draft Comp. Plan 21feb2019..docx

**TO: Mr. Greg Kernan (Chair of the Calvert County Planning Commission)**

The Environmental Commission submitted 62 comments to the Planning Commission on the July 2018 draft Comprehensive Plan Update. Thank you for considering our comments, for accepting several recommendations, and for directing staff to incorporate them into the current (December 2018) version.

Comments from the Environmental Commission on the December 2018 draft Comp. Plan are attached for your consideration.

Sincerely,

**Ron Klauda (Vice-Chair, Calvert County Environmental Commission)**

Ronald J. Klauda, PhD  
Aquatic Ecologist (retired)  
1401 Foxtail Lane  
Prince Frederick, MD 20678

410-535-0570 (office)  
410-570-1522 (cell)  
[rjklauda@gmail.com](mailto:rjklauda@gmail.com)

**Comments/Recommendations from the Calvert County Environmental Commission  
on the December 2018 Draft Comprehensive Plan Update  
(21 February 2019)**

**Chapter 1 – Purpose, Mission, and Visions**

Pg. 1-6: The Environmental Commission recommends that the word/concept “sustainability” be explicitly mentioned in some of the 10 visions.

**Chapter 2 – Key Issues** (no comments/recommendations)

**Chapter 3 – Land Use** (no comments/recommendations)

**Chapter 4 – Environment and Natural Resources**

Pg. 4-2, 4<sup>th</sup> paragraph: The Environmental Commission recommends that the 2<sup>nd</sup> sentence be rewritten to read as follows: “Although the dollar value of the ecological services provided by natural resources can be debated, this value is often much greater than their commercial returns.”

Pg. 4-13, Section on Air Quality: There is another important air quality issue that should be included here: indoor airborne radon. Radon is a colorless, odorless noble gas that cannot be seen, smelled, or tasted but can seep into homes and other buildings from underlying soils and bedrock. Radon is formed by the natural radioactive decay of radium-226 in the uranium-238 decay series. The radon isotope of interest (radon-222) has a half-life of 3.8 days and is linked to an increased risk of lung cancer. Airborne radon is found everywhere in Maryland, including Calvert County (<https://maps.health.maryland.gov/phpa/eh/radon/>). Fortunately, it is easy and inexpensive to test for indoor airborne radon levels and determine if mitigation is needed to reduce elevated levels. To protect the public, the Environmental Commission recommends that the County consider requiring all home sales to include radon testing.

**Chapter 5 – Heritage**

Pg. 5-2: In the section titled “Sustainability Approach”, the Environmental Commission does not understand how the phrase “The greenest building is the one that is already built” captures the relationship between our heritage resources and sustainability. Talking about the “greenest building” or “green building” in this chapter on Heritage seems out of place.

“Green building” is a topic that would be more appropriately discussed in Chapter 6 – Housing. The Environmental Commission recommends that this important component of sustainable development be added to Chapter 6.

Green building involves creating structures using materials and processes that are environmentally responsible and energy efficient throughout a building’s life cycle---from siting to design, construction, operation, renovation, and deconstruction. Green building practices complement and expand upon traditional building design concerns for economy, utility, durability, and comfort. Green buildings can also be viewed as sustainable and high performance. They are designed to reduce their overall impacts on human health and the natural environment. There are also economic and social benefits associated with green building practices. They can make use of recycled materials in construction, create healthy

indoor environments with minimal pollutants, and feature landscaping designs that reduce water usage.

## **Chapter 6 – Housing**

The Environmental Commission recommends that the concepts of “green buildings’ and “green building practices” be added to this chapter, as suggested in our comments on Chapter 5 above.

Pg. 6-3, 1<sup>st</sup> sentence of the 1<sup>st</sup> paragraph: The Environmental Commission recommends that the phrase “**and strive to conserve water and reduce energy consumption**” be inserted after “landscapes”.

## **Chapter 7 – Transportation**

Pg. 7-9, 1<sup>st</sup> paragraph: The Environmental Commission recommends that these two sentences: “**MDOT has identified 14 candidate bay crossings that are now being evaluated. Four of these candidate crossings have a western terminus in Calvert County.**” after the third sentence. Rewrite the sentence that begins with “Constructing...” to read as follows: “**Constructing a bay crossing in Calvert would have an enormous negative impact on the county’s rural character, would regularly cause massive traffic jams on an already periodically-congested MD 4 - MD 2/4, would endanger the health and well-being of County residents if an emergency evacuation is required due to a disaster at the Calvert Cliffs Nuclear Power Plant or the Dominion LNG Plant, and is totally incompatible with Goal 2 and many other aspects of the County’s Comprehensive Plan.**”

Calvert County should seize the opportunity during this important update of the Comprehensive Plan to officially ‘nip in the bud’ any plans that MDOT might be considering for a bay crossing with a western terminus in the County. There is ample justification for not wanting a bay crossing here, so that message should be made ‘loud and clear’ now. Also, including language in the Comp. Plan Update, along the lines of what the Environmental Commission is recommending above, will be consistent with the views of the Planning Commission and Board of County Commissioners on this topic.

## **Chapter 8 – Economic Vitality**

Pg. 8-11: In this section on “Solar Energy”, the Environmental Commission recommends that language should be included that articulates and clearly communicates an inspired vision and sound policy for where clean, renewable energy production projects, like solar, should be sited in Calvert County. To that end, the Environmental Commission recommends that a list of priority locations be included here, rather than only promoting the siting of large solar panel arrays on agricultural lands. Solar energy development should be encouraged in Calvert County and other parts of the U.S. to reduce emissions of carbon dioxide (CO<sub>2</sub>) associated with burning coal, oil, and gas to produce electricity. CO<sub>2</sub> and other greenhouse gases are causing global warming and the associated adverse impacts from climate change. Productive farmland soils and crops, like forests and wetlands, sequester CO<sub>2</sub> that would otherwise be released into the atmosphere, provide other important ecosystems services, and should therefore not be promoted as suitable sites for solar projects.

In addition to encouraging homeowners to install solar panels on their roofs or in their yards, there are many other locations for solar array installations that the County should prioritize and encourage, including the following:

- Roof tops of commercial and government buildings
- Disturbed/developed open land not being tilled
- Unproductive farmland
- Closed and capped municipal landfills
- Solar canopies installed in parking lots that will also provide shade and weather protection for cars parked beneath them as well as supply energy for electric vehicle charging stations
- With proper design, solar projects can be compatible with rotational grazing of sheep and free-ranging poultry
- Certain vegetables like kale can be successfully grown under solar panels
- In high-voltage transmission line corridors that are not providing meadow habitat

A useful guide to siting solar energy projects can be found at this link:

[https://www.scenichudson.org/sites/default/files/renewables-siting-guide\\_web.pdf](https://www.scenichudson.org/sites/default/files/renewables-siting-guide_web.pdf)

Pg. 8-17, Objective 4: The Environmental Commission recommends adding a 3<sup>rd</sup> subobjective (8.1.4.3) that reads as follows: **“Identify and prioritize non-farmland and non-forest areas/locations where solar arrays could be sited with minimal environmental impacts.”**

**Chapter 9 – Water Resources** (no comments/recommendations)

**Chapter 10 – Government and Community Facilities** (no comments/recommendations)

**Chapter 11 – Implementation**

Pg. 11-6, Objective 2, Subobjective 4.1.2.1: The word “consider” is weak. The Environmental Commission recommends rewording this statement to read as follows: **“Determine if the floodplain protection level should be raised.”**

Pg. 11-7, Objective 3: In the Environmental Commission’s comments on the previous draft version of the Comp. Plan Update, we recommended adding a 3<sup>rd</sup> Subobjective to read as follows: **“Restore degraded stream channels.”** That recommendation was apparently rejected, so the Environmental Commission is repeating it now. We agree that streams can be “protected” by maintaining undeveloped buffers and preserving/restoring riparian forests. But, badly-degraded stream channels that are deeply incised and no longer adequately connected to their flood plains would require much more than intact riparian forests to be “restored”.

Pg. 11-15, Objective 1: The Environmental Commission strongly recommends adding a new Subobjective (7.3.1.3) that reads as follows: **“Oppose the siting of a western terminus for a new Chesapeake Bay bridge anywhere in Calvert County.”** As we stated in our comments on Chapter 7 above, there is ample justification for this new Subobjective to be added to the Comp. Plan Update.

**Appendix** (no comments/recommendations)

**Harrod, Felicia R.**

---

**From:** Harry Wedewer <harry@wedewergroup.com>  
**Sent:** Sunday, February 24, 2019 6:09 PM  
**To:** Plummer-Welker, Jenny L.; Harrod, Felicia R.  
**Cc:** Uunila, Kirsti  
**Subject:** Heritage Committee Comments Comprehensive Plan (December 2018 Draft)  
**Attachments:** CC Heritage Committee 02.24.2019.pdf

Hi Ms. Plummer-Welker and Ms. Harrod:

Please find the attached comments from the Calvert County Heritage Committee regarding the December 2018 draft of the comprehensive plan. Thank you for this opportunity to comment and on behalf of the Heritage Committee, thank you and your colleagues for your diligent work on this plan.

Harry

Harry E. Wedewer  
Committee Chairperson



Virus-free. [www.avg.com](http://www.avg.com)



**CALVERT COUNTY  
HERITAGE COMMITTEE**

150 Main Street  
Prince Frederick, Maryland 20678  
410-535-2348 ♦ 410-414-3092 fax

Chairperson: Harry E. Wedewer

February 24, 2019

Ms. Jenny Plummer-Welker, AICP  
Long Range Planner  
Calvert County Department of Planning and Zoning  
150 Main Street  
Prince Frederick, Maryland 20678

Dear Ms. Plummer-Welker:

On behalf of the Calvert County Heritage Committee, it is my pleasure to deliver the committee's comments regarding the December 2018 draft of the Calvert County Comprehensive Plan. We are gratified by the inclusion of a heritage section in the draft plan and are appreciative of the hard work that has gone into it. Accordingly, our comments are intended to make a good document better.

Our specific recommendations include:

p. 5-6 Add Objective 5.1.1.9 stating "Support the goal of permanently preserving a minimum of 40,000 acres of prime farm and forest land as a core asset of Calvert County's heritage. [BOCC, Agricultural Preservation Advisory Board (APAB), P&Z, HC].

Justification: The committee believes that the goals of land and historic preservation are inseparable in Calvert County. As stated in the outset of the heritage section of the draft plan, "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." Further, the plan states, "Heritage cannot be abstracted from its physical setting." Consequently, we think it is critically important in the heritage section to underscore the linkage between the preservation of farm and forest land and the preservation of Calvert County's heritage.

p. i-6 Add HC; Heritage Committee

Justification: conforming administrative change.

p. 5-6 Objective 5.3.1.2. Change "Heritage Committee" to "HC."

Justification: conforming administrative change.

Again, thank you for this opportunity to comment. Please express our appreciation to all of those who have worked very diligently on this draft plan.

Sincerely,

Handwritten signature of Harry E. Wedewer in black ink.  
Harry E. Wedewer  
Committee Chairperson

## Holt, Judy C.

---

**From:** Marney, Ronald A.  
**Sent:** Monday, February 25, 2019 2:36 PM  
**To:** Holt, Judy C.  
**Cc:** Charles Spicknall; Patron Briscoe; Stephen A. Oberg; Tom Hance  
**Subject:** APAB Comp Plan Comments  
**Attachments:** APAB - Comp Plan - Comments - Final.pdf

Good Afternoon Judy,

I have attached the APAB's comment regarding the Draft Comprehensive Plan. If you have any questions please contact me.

Sincerely,  
Ron

**Ronald A. W. Marney, AICP, CFM**  
**Rural Planner III**  
Calvert County Department of Planning & Zoning  
150 Main Street, Prince Frederick, MD 20678  
410-535-1600 x 2336 410-414-3092 (fax)  
[Ronald.Marney@calvertcountymd.gov](mailto:Ronald.Marney@calvertcountymd.gov)

 Please consider the environment before printing this e-mail

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Mr. Greg Kernan, Chair  
Calvert County Planning Commission  
175 Main Street  
Prince Frederick, MD 20678

RE: Request for Comments on Calvert County Comprehensive Plan (December 2018 Draft)

Chairman Kernan,

The Calvert County Agricultural Preservation Advisory Board appreciates the opportunity to submit comments on the draft Comprehensive Plan. As the Comprehensive Plan is a guide to managing growth in the county, the Calvert County Agriculture Land Preservation Programs and the Agricultural Preservation Advisory Board are important parts of that process.

The Calvert County Agricultural Preservation Advisory Board (APAB) is comprised of volunteer citizens appointed by the Calvert County Board of Commissioners. The APAB duties are to develop rules and procedures for Agricultural Preservation Districts and Designated Agricultural Areas, implement and monitor these programs, including applications and requests related to properties enrolled in the preservation program, Transferable Development Rights (TDRs) and the rules and procedures for the operation of the county Purchase and Retirement (PAR) Fund for TDRs.

The very first page of the Comprehensive Plan states the long-held values in this county of preserving the rural landscape and its central part of county planning going back to the first Comprehensive Plan in 1967 and inclusion in every subsequent comprehensive plan. The APAB believes this should continue to be recognized as a core value reflected in the Comprehensive Plan. Likewise, “Promoting sustainable development” and “Preserving the natural, cultural, and historic assets of Calvert County” should remain as part of the Goals and Visions of the Comprehensive Plan. In addition, the APAB recommends adding the following item to the goals: “Maintaining and promoting the economic viability of working farms and agricultural operations.”

While county government policy actions taken over the years have been necessary to slow the pace of development and manage growth, these actions have sometimes had an adverse impact on land values for agricultural property owners. For many farm families the land they own is their most valuable asset and their only form of economic or retirement security. Farmers do not have pensions or 401k plans with employer contributions. Decisions to forego development of their property and attempt to keep it in agriculture is done with financial sacrifice and risk. Programs and

tools such as the agriculture land preservation programs, Transferable Development Rights (TDRs) and the county TDR Purchase and Retirement (PAR) fund are necessary to compensate landowners for devaluation of their property and incentivize them to maintain the rural landscapes and rural character and accomplish the sustainable growth that are stated values and goals of the Comprehensive Plan.

The draft Comprehensive Plan identifies the top concerns of Calvert County residents and the things that they consider most important about the county. These are derived from feedback from citizens through survey and workshops. All indicators cited in the Comprehensive Plan show that rural character and rural natural landscapes are the favorite traits and attractions of the county and preserving these traits are the top priority and concern among residents. The APAB believes the Comprehensive Plan should continue to reflect the priorities and concerns of the residents by maintaining a focus on sustainable growth and the preservation of working agricultural land.

Calvert County created the first land preservation program in Maryland and historically it has been one of the most active and successful agriculture preservation programs in the state and the country. The stated purpose of the Calvert County Agriculture Land Preservation Program is to a.) offer an incentive for preservation of prime agricultural and forestry land, b.) provide reimbursement to the landowner who voluntarily agrees to place agricultural and forestry use covenants on his land, c.) utilize the free market system for financing agricultural and forestry preservation, thus avoiding direct cost to the taxpayers, d.) guide development away from prime agricultural and forestry lands on which viable farming and forestry endeavors are practical, e.) promote and preserve the identity of intact rural agricultural communities where working farms and managed woodlands predominate, f.) minimize potential conflicts between agricultural and non-agricultural land use by providing for a functional separation of the two, g.) the purpose of the PAR Fund shall be to purchase, retire and permanently remove TDRs from the development rights market, thereby protecting additional farm land acres from development.

The TDR program is an important aspect of the county agriculture preservation program. As stated on p. 3-2 of the Comprehensive Plan, Calvert County created the first TDR program in the state in 1978. TDRs allow a land owner to sell the development potential to another party. The sale requires the recording of restrictive covenants in land records permanently subjecting the property to development restrictions. Subject to county regulations, a TDR purchaser can use them to attain higher density on another property. The TDR program goal is to deter development of farms and forest lands to areas targeted for residential and commercial growth. The program helped the county reach an initial goal by 1997 to preserve 20,000 acres and is working toward the subsequent goal of 40,000 acres.

There are multiple references in the Comprehensive Plan regarding the goal of directing growth to town centers and the concern that the current TDR program is “not perceived as successfully directing growth into designated areas and protecting rural areas from increased residential development.” (p. 2-7 of draft comprehensive plan). The APAB supports the goal of directing growth to town centers, but cautions that any changes to the TDR program to promote growth in town centers should not come at the expense of the need for the TDR program to provide economic value and support for farmers and landowners in their efforts to keep their land in agriculture. Reducing the requirements for TDRs for development in town centers must be balanced with other actions to ensure TDRs are not devalued for farmers and landowners as a result.

One mechanism that the APAB strongly believes the county can and should continue to utilize to maintain the value and role of TDRs is the Purchase and Retirement (PAR) fund. As summarized on p. 3-5 of the draft Comprehensive Plan, the PAR fund’s purpose is to purchase and retire development rights from the TDR market. The PAR program helps to reduce build out and supports the county’s efforts toward sustainable and managed growth. It is one of the best mechanisms to assist the County in achieving its stated goal of preserving its natural, cultural and historic assets. Funding for the PAR program has come from the agricultural land transfer tax, the recordation tax, local government funds, and matching funds from the Southern Maryland Agricultural Development Commission (SMADC) and the Tobacco Buyout Fund.

The APAB believes that the Comprehensive Plan should reinforce the role of the PAR fund, the benefits it provides toward the values and goals of the Comprehensive Plan and the need for the Calvert County Board of Commissioners to continue to utilize this tool to manage growth and support agricultural land preservation. Specifically, under Goal 3, Objective 2, the APAB recommends revising 3.3.2.3 to state a definitive objective to continue to fund the PAR program. This funding should include that which previously came from the increase in county recordation taxes in 1999. The APAB also recommends the Comprehensive Plan include an objective to enact a requirement that 1% of the annual county budget be dedicated to funding of the PAR program. Based on current figures, annually investing just 1% of our County budget in land preservation will allow the County to reach the previously established goal of 40,000 preserved acres by 2040.

Again, the APAB appreciates the opportunity to submit comments on the draft Comprehensive Plan and we hope that our views and specific recommendations, and those of others who are interested in agricultural land preservation in Calvert County, will be reflected in the final product.

**Harrod, Felicia R.**

---

**From:** Shawn Kingston <skingston@calverthousing.org>  
**Sent:** Thursday, January 17, 2019 9:50 AM  
**To:** Harrod, Felicia R.  
**Cc:** Holt, Judy C.; Moreland, Jennifer E.  
**Subject:** RE: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Good day Felicia,

Please update the housing authority's bullet points; page 6-4.

Eliminate:  
RAP

Add:  
Veterans Affairs Supportive Housing (VASH)  
811 Mainstream (Non-Elderly Families with Disabilities)  
Family Unification Program (FUP)

Thank you.

V/R  
Shawn

**From:** Harrod, Felicia R. [mailto:Felicia.Harrod@calvertcountymd.gov]  
**Sent:** Thursday, December 27, 2018 3:41 PM  
**To:** Harrod, Felicia R. <Felicia.Harrod@calvertcountymd.gov>  
**Cc:** Holt, Judy C. <Judy.Holt@calvertcountymd.gov>  
**Subject:** Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Greetings,

The attached memo is a request for review and comment on the Calvert County Comprehensive Plan (December 2018 Draft). You may access the Comprehensive Plan Draft document by selecting the link below. Comments are due by *Tuesday, February 26, 2019.*

If you serve on or are responsible for the comments from a Board or Committee, please forward to the appropriate members.

Link to the Comprehensive  
<http://www.co.cal.md.us/DocumentCenter/View/21506>

*Felicia R. Harrod  
Administrative Aide  
Calvert County Government  
Department of Planning & Zoning  
150 Main Street  
Prince Frederick, Maryland 20678  
(410) 535-1600 x2337*



**CALVERT COUNTY  
ARCHITECTURAL REVIEW COMMITTEE**

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*Board of Commissioners*  
Earl F. Hance  
Mike Hart  
Thomas E. Hutchins  
Kelly D. McConkey  
Steven R. Weems

February 7, 2019

Planning & Zoning

FEB 07 2019

RECEIVED

Greg Kernan, Chair  
Planning Commission  
175 Main Street  
Prince Frederick, MD 20678

RE: Request for Comments: Calvert County Comprehensive Plan (May 2018 Draft)

Dear Mr. Kernan:

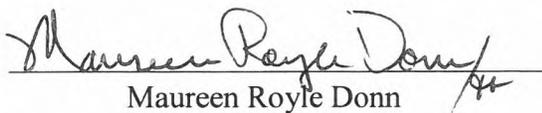
The Owings Architectural Review Committee reviewed the proposed December 2018 draft Comprehensive Plan at its meeting on January 16, 2019. The following comments are in response to the Request for Comments from Agencies dated December 27, 2018.

The Committee is in favor of the expansion of the Owings Town Center across MD 260. The proposed area for expansion should allow small scale commercial development, which would limit the size of buildings as this would protect the existing residential lots located in the area of expansion. The Committee would like to propose that three lots located on the west side of Old Solomons Island Road, not currently located within the Town Center, be included in the Owings Town Center. The additional area proposed would not include any lots of the Owings Hills or Wm. McLaughlin property subdivisions. A parcel map is attached, and the lots are highlighted.

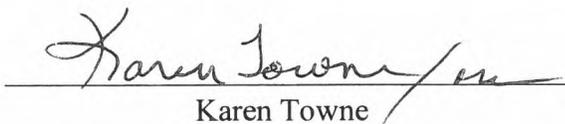
Thank you for the opportunity to comment on the Calvert County Comprehensive Plan (December 2018 draft).

Sincerely,

Owings Architectural Review Committee

  
Maureen Royle Donn

  
Brian Lazarchick

  
Karen Towne

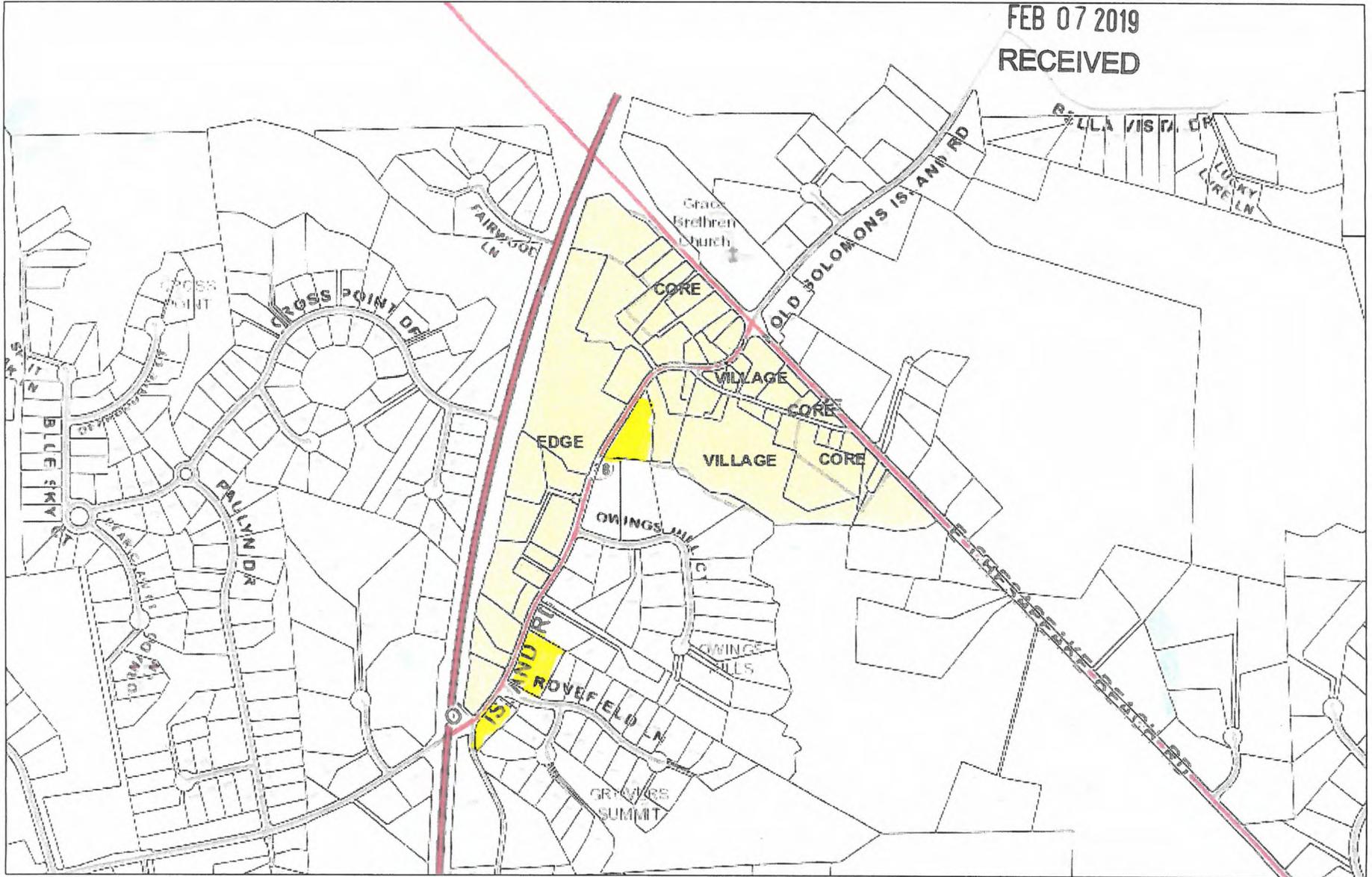
Attachment

cc: BOCC

# Owings Town Center

Planning & Zoning

FEB 07 2019  
RECEIVED



The data represented here are maintained to the best ability of the Calvert County Government. Users assume any and all risks associated with decisions based on this data.

THIS MAP IS NOT TO BE USED FOR NAVIGATION.

© Calvert County Department of Technology Services



MAP PROJECTION:

NAD\_1983\_StatePlane\_Maryland\_FIPS\_1900\_Feet

1: 9,600

1 in = 800.00 ft



## Notes

Comprehensive Plan (May 2018 Draft). Comments provided by OARC at meeting on 9/19/18. OARC would like to propose including three lots (highlighted) in the Owings Town Center. Not to include any lots of Owings Hill



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Steven R. Weems

February 11, 2019

Planning & Zoning

Greg Kernan, Chair  
Planning Commission  
175 Main Street  
Prince Frederick, MD 20678

**FEB 11 2019  
RECEIVED**

RE: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Dear Mr. Kernan:

The Lusby Architectural Review Committee met on January 28, 2019, to review and discuss the Calvert County Comprehensive Plan (December 2018 Draft). The following comments are in response to the Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft) dated December 27, 2018.

The Committee is in favor of the proposed expansion to the north of Lusby Town Center with two suggestions:

- 1) The Committee requests that a clear line of demarcation between the expansion areas of Lusby and Solomons Town Centers be determined as each Town Center has a specific expectation of aesthetics.
- 2) Phasing of the expansion. The Town Center has many lots that have not be developed so we suggest phasing the expansion when there is a need. Existing businesses may suffer as a result of an immediate expansion.

Thank you for the opportunity to comment on the Calvert County Comprehensive Plan (December 2018 draft).

Sincerely,

Lusby Town Center Architectural Review Committee

Handwritten signature of Chris McNelis in black ink.  
Chris McNelis

Handwritten signature of Valerie Miller in black ink.  
Valerie Miller

cc: BOCC  
LARC file/jch



**CALVERT COUNTY  
ARCHITECTURAL REVIEW COMMITTEE**

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Steven R. Weems

February 11, 2019

Greg Kernan, Chair  
Planning Commission  
175 Main Street  
Prince Frederick, MD 20678

**Planning & Zoning**

**FEB 11 2019  
RECEIVED**

RE: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Dear Mr. Kernan:

The Huntingtown Architectural Review Committee met on January 10, 2019, to review and discuss the Calvert County Comprehensive Plan (December 2018 Draft). The following comments were received and a majority of members were in favor of submitting these comments in response to the Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft) dated December 27, 2018.

This expansion would place Huntingtown High School in a Priority Funding Area (PFA) designation. Northern Middle School and Northern High School are not located in PFA designated areas and they have had much success. Why expand the boundaries of Huntingtown Town Center to give PFA status to Huntingtown High School? The Board of Education did not ask about putting Huntingtown High School in the Town Center. There is no clear reason to incorporate Huntingtown High School in the Town Center now. The state has a waiver process for schools located outside PFAs. The Committee recommends Huntingtown Town Center retain its current boundaries. If the Town Center is expanded across MD 2/4 to include the Huntingtown High School parcel, it will be easier to expand the Town Center further in the future.

With the increase in population, there is a greater need for more park land. Land for parks and recreation in the Town Center should be purchased when land becomes available.

Thank you for the opportunity to comment on the Calvert County Comprehensive Plan (December 2018 draft).

Re: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)  
February 11, 2019  
Page Two

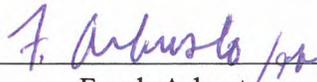
Sincerely,

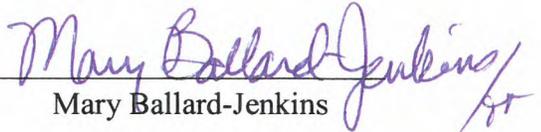
Huntingtown Architectural Review Committee Members

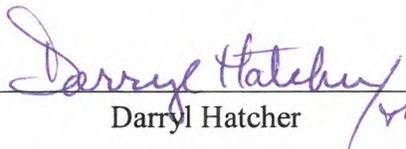
Planning & Zoning

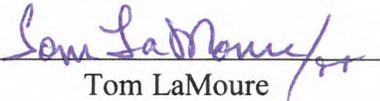
FEB 11 2019

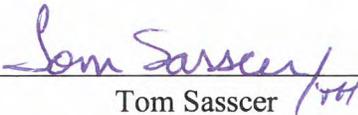
RECEIVED

  
\_\_\_\_\_  
Frank Arbusto

  
\_\_\_\_\_  
Mary Ballard-Jenkins

  
\_\_\_\_\_  
Darryl Hatcher

  
\_\_\_\_\_  
Tom LaMoure

  
\_\_\_\_\_  
Tom Sasscer

cc: BOCC  
HARC file/jch



## CALVERT COUNTY ARCHITECTURAL REVIEW COMMITTEE

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*Board of Commissioners*  
Earl F. Hance  
Mike Hart  
Thomas E. Hutchins  
Kelly D. McConkey  
Steven R. Weems

February 15, 2019

Greg Kernan, Chair  
Planning Commission  
175 Main Street  
Prince Frederick, MD 20678

Planning & Zoning

FEB 15 2019

RECEIVED

RE: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Dear Mr. Kernan:

The Dunkirk Architectural Review Committee met on January 10, 2019, to review and discuss the Calvert County Comprehensive Plan (December 2018 Draft). A majority of members were in favor of submitting these comments in response to the Request for Comments, dated December 27, 2018.

Concerns:

- The existing one mile radius includes land that may not be developed based on zoning category restrictions and topography. Therefore, the land included in the one mile radius may not be able to be utilized for what it is intended.
- The increase of traffic which will come with the expansion of any Town Center. There are too many access points created on MD 2/4 within Dunkirk.
- Land outside the Town Center within the one mile radius has no design standard.

Suggestions:

- Adjust the one mile radius to include the same amount of acreage as in the existing one mile radius but include land with the potential for development.
- A traffic study is needed. There is already rush hour gridlock.
- A cohesive design for development in the residential areas outside the Dunkirk Town Center is needed. Any future development should require the use of a design standard or review by the Dunkirk Architectural Review Committee.

Request for Comments: Calvert county Comprehensive Plan (December 2018 Draft)

February 15, 2019

Page Two

Thank you for the opportunity to comment on the Calvert County Comprehensive Plan & Zoning (December 2018 draft).

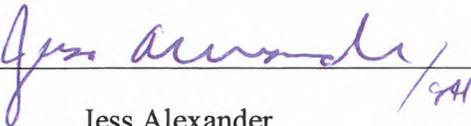
Plan & Zoning

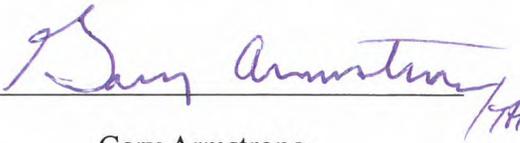
FEB 15 2019

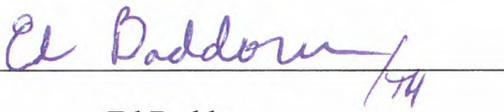
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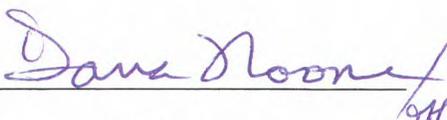
Sincerely,

Dunkirk Architectural Review Committee

  
\_\_\_\_\_  
Jess Alexander

  
\_\_\_\_\_  
Gary Armstrong

  
\_\_\_\_\_  
Ed Baddour

  
\_\_\_\_\_  
Dana Noone

cc: BOCC  
Mr. Robert Arscott (Committee Member)  
DARC file/jch



## CALVERT COUNTY ARCHITECTURAL REVIEW COMMITTEE

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### *Board of Commissioners*

Earl F. Hance  
Mike Hart  
Thomas E. Hutchins  
Kelly D. McConkey  
Steven R. Weems

February 25, 2019

Greg Kernan, Chair  
Planning Commission  
175 Main Street  
Prince Frederick, MD 20678

RE: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Dear Mr. Kernan:

The Solomons Architectural Review Committee met on February 4, 2019, to review and discuss the proposed December 2018 draft Comprehensive Plan. The following comments are in response to the Request for Comments from Agencies dated December 27, 2018.

### Chapter 3 - Land Use Concerns

The Committee is in favor of including the rest of the Dowell Peninsula east of Dowell Road in the Solomons Town Center.

The Committee does not support expanding the Solomons Town Center north, connecting it with Lusby Town Center.

The existing Solomons and Lusby Town Centers are not nearly fully developed, to expand our Town Center north as proposed would create strip development that would compete with the present Town's ability to develop density and thrive. Anticipated demand for commercial and residential development does not warrant this expansion.

Each Town Center has its own character and purpose. The proposed expansion of Solomons Town Center north and Lusby Town Center south to join is a mistake. This expansion would harm the character of Solomons. Solomons is a recreational community devoted to the aesthetics of our river and bay. Lusby is a big box commercial center to serve the surrounding residential community.

Expanding Solomons north on the west side of MD 2/4 is disturbing. This could destroy the green entrance to the Town, foster strip development, add traffic congestion, plus once again compete with growth within the existing town. Increased residential use in this area could be acceptable with a substantial treed buffer along MD 2/4 and limited access.

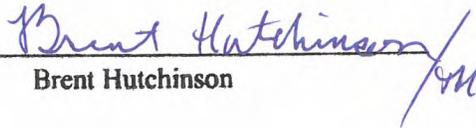
Mailing Address: 175 Main Street, Prince Frederick, Maryland 20678  
Maryland Relay for Impaired Hearing or Speech: 1-800-735-2258

RE: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)  
February 25, 2019  
Page Two

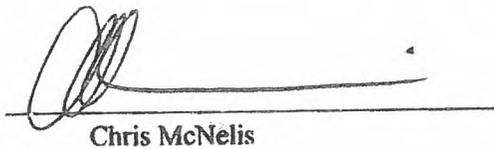
We desire to see Solomons and Lusby developing into successful "thriving towns". Too often the core of a community is destroyed or never develops due to sprawl. We believe the Proposed Expansion provides far more land than the foreseeable need and demand. Our existing communities need to infill and develop greater density without this added competition.

Thank you for the opportunity to comment on the Calvert County Comprehensive Plan (December 2018 draft).

Sincerely,

  
Brent Hutchinson

Digitally signed by Stacy Hutchinson  
DN: cn=Stacy Hutchinson, o=CC, email=stacyhutchinson@calvertcountymd.gov, c=US  
Date: 2019.02.25 10:10:24 -0500  
Stacy Hutchinson

  
Chris McNelis

  
Albert (Skip) Zahniser

cc: BOCC  
SARC file/jch



## CALVERT COUNTY ARCHITECTURAL REVIEW COMMITTEE

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Steven R. Weems

February 26, 2019

Greg Kernan, Chair  
Planning Commission  
175 Main Street  
Prince Frederick, MD 20678

RE: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)

Dear Mr. Kernan:

The Prince Frederick Architectural Review Committee met on Monday, January 28, 2019, to review and discuss the Calvert County Comprehensive Plan (December 2018 Draft). The following comments are in response to a request for agency comments dated December 27, 2018. The Committee has requested that I submit these comments on their behalf.

### **Vibrant Town Centers**

- The Committee recommends a specific outline for further study, and it believes that these investigations will have a material impact on development. Prior to the Town Center being expanded, studies should be performed to ensure that there are adequate public facilities able to handle the expansion. Specifically, the Committee recommends starting with a traffic study of all intersections on MD 2/4 to evaluate current level-of-service (LOS). Then, follow with a land use study of the Town Centers to identify opportunities for growth. Afterward, we can address how vibrancy can be brought to Town Centers. Further expansion of the Town Center should be done as it is needed. Properties within the existing Town Center should be utilized prior to any expansion
- There should be a village green space incorporated into the Prince Frederick Town Center. The 2013 Prince Frederick Town Center Charrette Report shows a desirable vision for our Town Center. The charrette shows areas of parks, mixed-use development, civic element, etc. There should be no increase of Town Center boundaries until there is an idea of the areas of developable land. In fact, the Prince Frederick Town Center south boundary should be shortened and cut off at the intersection of MD 765/Main Street and MD 2/4. (See attached illustrations from the Charrette Report)
- In order to achieve vibrancy, the town centers should be intensified. The Committee suggests that the residential density for the Major Town Centers be increased to seven dwelling units per acre and commercial density to be set a minimum 0.5 FAR. At the same time, the land use boundaries of the Major Town Centers should be clearly demarcated and regulated.
- If expanding, population studies should be performed based on actual county population projections. Other studies such as water supply and adequate public facilities information should be based on those population figures. As mentioned above, without knowing how much developable land is located in the expansion area it would be hard to do these types of studies.

**Traffic:**

- Because there is one route in and out of Calvert, we consider traffic to be one of the most important factors that will define growth potential of the county. The Committee is concerned about the current traffic situation that has been worsening in recent years. During the morning and afternoon rush hours, all major intersections along MD 2/4 experience long waiting time and traffic jam. As such, traffic studies should be performed at all intersections along MD 2/4. The expansion of the Town Centers, especially in the middle of the county will cause increased congestion on MD 2/4. The transportation chapter of the draft plan provides average daily traffic information of MD 2/4; but this information cannot tell the level-of-service (LOS) of each major intersection. The level-of-service at each main intersection should be an important plan indicator. The Committee recommends Level of Service E as the Comprehensive Plan goal of transportation service for the entire county.
- The Committee recommends to direct future development toward both south and north ends of the county such as in town centers of Dunkirk and Lusby, instead of toward the middle of the county -Prince Frederick as the draft plan currently proposed. . Prince Frederick Town Center is located in the middle of our county. The proposed expansion of Prince Frederick Town Center, which will increase the number of new businesses and multi-family residential, will most certainly increase traffic coming into our county from the three adjoining counties.
- The Committee recommends to complete the “loop road” network or a bypass around Prince Frederick Town Center such as Chesapeake and Prince Frederick Boulevards.

**Land Use Study**

- The Committee recommends a Town Center land use study to be carried out for each major Town Center as another basis to determine how each major Town Center can be expanded. The study should focus on the land within a quarter mile radius of the Town Center and to see how much land is left for each Town Center. Based on the inventory of the vacant land, a reasonable growth for each major Town Center can be predicted. To delineate a growth boundary, direct and incentivize the development in the Town Center boundary should be another important goal of the land use element of the Comprehensive Plan.
- Creating compact, high density mixed-use, pedestrian friendly Town Centers should be one of the more carefully considered parts of the land use policy. Many national best practices show that vibrancy of Town Centers comes from mixed-use, high-density, pedestrian friendly environments. The need for more recreational areas when developing a property. The current threshold for recreational areas within residential developments needs to be reduced. The requirement to provide recreational areas should be based on the density and population of the residential development.
- An area of development should be walkable (measured out by ¼ mile) and contain an indoor/outdoor civic element.
- The Market Square Shopping Center successfully incorporates a civic element with the library but is not walkable. The developed area should be mixed-use. To obtain the goal of a vibrant Town Center, the scope of authority of Committees, such as the Architectural Review Committee, would need to be increased.

Re: Request for Comments: Calvert County Comprehensive Plan (December 2018 Draft)  
February 26, 2019  
Page Three

**Additional Comments**

- Calvert County's unique geography and land shape offer many challenges to meet the main goal of the Comprehensive Plan, which is to provide citizens with local services while maintaining its rural character. Calvert County continues to be successful in preserving its agricultural and natural resources. We suggest providing more encouragement for agriculture-related leisure activities for the residents of Calvert County.
- The Comprehensive Plan, Chapter 10.3.2.2 states, "Continue to improve and expand opportunities for public access to the Chesapeake Bay and the Patuxent River..." The Committee suggests using the word "maximize" in place of "improve."

Thank you for the opportunity to comment on the Calvert County Comprehensive Plan (December 2018 Draft).

Sincerely,



Judy Holt, Planner I  
Department of Planning and Zoning

Attachments

cc: Prince Frederick Architectural Review Committee Members (Ed Apple, Elizabeth Ashley, Bill Midgett and Henry Zhang)

## 1.2 Existing Conditions

### ZONING

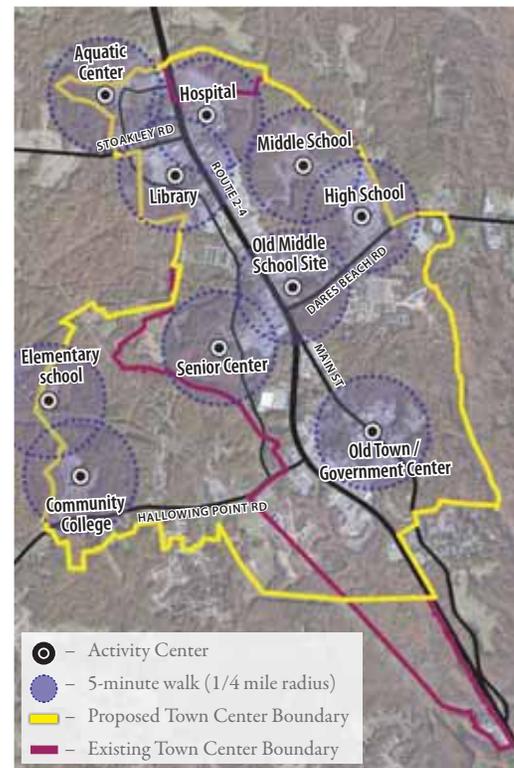
The existing zoning is regulated by The Prince Frederick Master Plan & Zoning Ordinance (prepared by the Calvert County Department of Planning & Zoning) that was originally adopted in July 1989, and amended through March 2008. The zoning ordinance is broken into chapters covering Natural Features, Travelways, Site Design, Building Design & Height Requirements, Sign Design, Development Districts, and Architectural Review Procedures and is illustrated throughout by supporting graphics.



▲ EXISTING ZONING

### CURRENT ACTIVITY CENTERS OR NODES

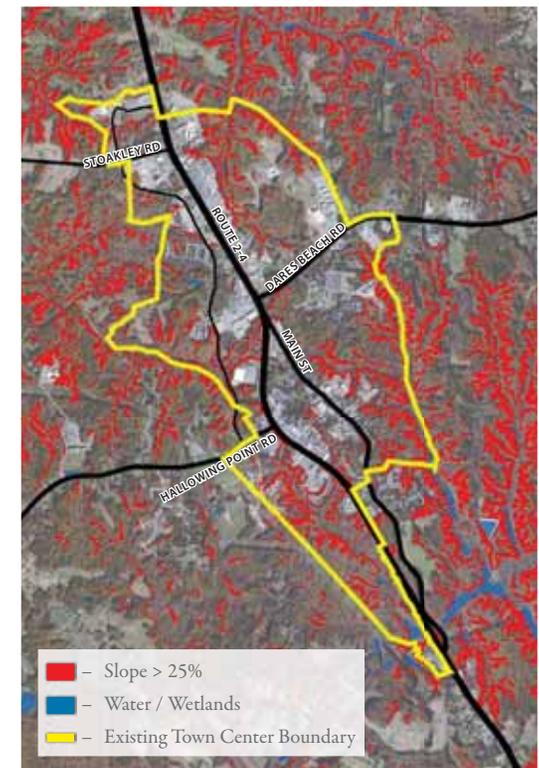
The Town Center is actually composed of a number of nodes of activity including commercial areas, the hospital district, the old downtown and government district as well as some emerging civic nodes around schools, libraries, and community centers.



▲ ACTIVITY CENTERS

### ENVIRONMENTAL CONSTRAINTS

Calvert County benefits from an abundance of natural features. In many ways the waterways and old growth forests are an amenity, however these elements can provide numerous challenges to new development. By mapping the environmental constraints early in the study process, the potential growth of the Town Center can incorporate these areas as features rather than encumbrances making the proposed solutions more realistic and sustainable.



▲ ENVIRONMENTAL CONSTRAINTS WITH CURRENT TOWN CENTER BOUNDARY

## 2.2 Hospital Area

### LONG RANGE PLAN - PHASE 1

Calvert Memorial Hospital is an important part of Prince Frederick Town Center, not only by providing the necessary medical care but also being a large employer and cooperative neighbor. The hospital is committed to the community and is already considering expansion plans to accommodate additional service requirements. As the needs of the community changes, so does the size and operation of the hospital.

Demographic trends and predictions indicate the Millennials and the Baby Boomers are critical population groups that require an emphasis, although different focuses, on health and wellness. The Medical District has a number of design scenarios that can support these large segments of the population and is located to take advantage of existing and proposed facilities. Campuses of offices and clinics can provide medical support beyond the in-patient hospital services, and the natural features of the area provide plenty of walking/biking.

DEVELOPMENT NUMBERS	
DEVELOPMENT TYPES	NUMBER OF UNITS / SF
Apartments (Gardens & Loft)	98
Mansion Apartments	56
Retail	30,000 sf
New Medical Office	354,000 sf
New Hospital	394,000 sf
Retirement Village	115
Off-Street Parking Spaces	1,510 spaces



▲ EXISTING CONDITIONS



▲ CONCEPTUAL LONG RANGE PLAN FOR THE HOSPITAL AREA - PHASE 1

*Potential hospital expansion and supporting buildings for medical offices and clinics*

## 2.3 Residential Infill Neighborhoods

### COSTLEY PARK

This proposed new housing development takes advantage of land across Prince Frederick Boulevard with terrific proximity to the library and Market Square. While the market demands will have a large influence on the ultimate program, a mix of town houses and small apartment buildings would provide a good density and the possibility for small office uses.



▲ ILLUSTRATIVE PLAN OF COSTLEY PARK INFILL DEVELOPMENT

### CHAPLINE

The existing Chapline community is comprised of town homes and apartment buildings. The adjacent parcel to the south lends itself to a second phase of this successful neighborhood. A greater mix of unit types (apartments, townhouses, and cottages) with a few small commercial uses to create a complete community in a good location.



▲ ILLUSTRATIVE PLAN OF CHAPLINE INFILL DEVELOPMENT



▲ ILLUSTRATION OF AN INTIMATE STREET WITH TOWNHOMES

DEVELOPMENT TYPES	DEVELOPMENT NUMBERS	
	COSTLEY PARK NUMBER OF UNITS / SF	CHAPLINE NUMBER OF UNITS / SF
Detached Housing	-	8
Townhomes	92	62
Mansion Apartments	12	8
Apartments (Garden and Loft)	-	28
Office	34,000 sf	-
Retail	-	4,000 sf
Civic Buildings	-	1,000 sf
Public Space and Athletic Fields	65,500 sf	98,000 sf
Off-Street Parking Spaces	83 spaces	25 spaces

## 2.4 College Area



▲ EXISTING CONDITIONS

### CONCEPTUAL PLAN WITH NEIGHBORHOOD EMPHASIS OPTION

The College of Southern Maryland's (CSM) Prince Frederick Campus is a new facility, built in 2005, featuring state-of-the-art classrooms and network systems at Hallowing Point Road (Rt. 231) and J.W. Williams Road. As the existing building has already reached capacity and the student body continues to grow, the institution will become an even more important part of the Town Center community.

While CSM functions as a commuter school rather than a residential college, there is adjacent land available that could serve the student body, as well as Prince Frederick at-large, for housing needs. Connecting West Dares Beach Road to J.W. Williams Road gives access.



▲ CONCEPTUAL PLAN FOR THE COLLEGE AREA - NEIGHBORHOOD (OPTION A)

### CONCEPTUAL PLAN FOR AN EMPLOYMENT CENTER OPTION

The Strategic Plan states “CSM effectively addresses the life-long educational, workforce development, cultural, and community needs of a changing Southern Maryland.” As the college continues to grow, the mission will continue to evolve as the employment needs within Calvert County, and the rest of southern Maryland, adapt to changing markets and technologies. This could be an opportunity for an employment center adjacent to the campus with a symbiotic relationship between students and employers.



▲ CONCEPTUAL PLAN FOR THE COLLEGE AREA - EMPLOYMENT CENTER (OPTION B)

DEVELOPMENT TYPES	DEVELOPMENT NUMBERS	
	NEIGHBORHOOD EMPHASIS OPTION	EMPLOYMENT CENTER EMPHASIS OPTION
	NUMBER OF UNITS / SF	NUMBER OF UNITS / SF
Detached Housing	22	-
Mansion Apartments	53	-
Apartments (Garden and Loft)	588	-
Office	-	348,400 sf
Retail	27,000 sf	27,000 sf
Civic Buildings	29,000 sf	29,000 sf
Off-Street Parking Spaces	1,114 spaces	1,352 spaces

# 2.5 Conceptual Redevelopment of the Fox Run Shopping Center

## PHASE 1

As buildings come to the end of their useful life, it is often financially beneficial for owners to replace rather than repair. This series of studies investigates how the different sections of the Fox Run Shopping Center can be replaced over time in phases to limit the loss of income and considerable construction cost a full redevelopment would require.

Phase 1 suggests removing only the northernmost portion that currently houses the Big Kmart. The redevelopment shown includes single-family homes facing Steeplechase Drive and the woods beyond along with live/work units and some small footprint commercial uses.



▲ PHASE 1

## PHASE 2

The next section of redevelopment could be further south to the Giant Food store. Shown here are more detached houses and apartment-type dwellings with surface parking provided behind the buildings.

## PHASE 3

The final phase would remove the current buildings to Fox Run Boulevard, add additional housing, and create a new retail or restaurant use on the corner of Route 2/4 and Fox Run Boulevard.



▲ PHASE 2

DEVELOPMENT NUMBERS			
	PHASE 1	PHASE 2	PHASE 3
DEVELOPMENT TYPES	NUMBER OF UNITS / SF	NUMBER OF UNITS / SF	NUMBER OF UNITS/SF
Detached Housing	14	8	7
Live-Work	40	20	24
Office	24,000 sf	18,000 sf	-
Retail	38,000 sf	18,000 sf	14,500 sf
Off-Street Parking Spaces	189 spaces	156 spaces	160 spaces



▲ PHASE 3



▲ EXISTING CONDITIONS

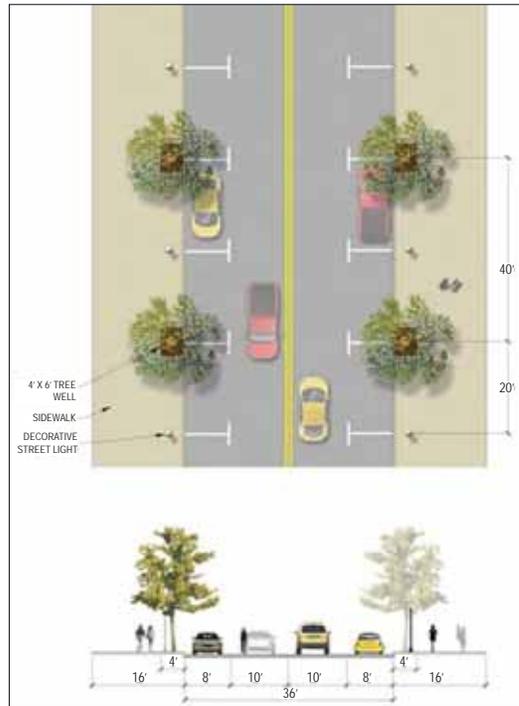


**▲ LOCATION OF THE "MAIN STREET"**

*Existing driveway directly in front of the Fox Run shops converted into a formalized street with on-street parking, street trees, and wide sidewalks*

**CREATION OF A "MAIN STREET"**

The existing driveway directly in front of the Fox Run shops is frequently used as part of the street network instead of simply an access to the shopping center. This proposal is to formalize that traffic pattern into a real street with two-way traffic, on-street parking, and wide sidewalks with shade trees and street lights. This street will be an extension of Armory Road and therefore be connected directly to the new town green, and even to historic Main Street.



**▲ PROPOSED SECTION FOR THE "MAIN STREET"**



**▲ ILLUSTRATION FOR FOX RUN REDEVELOPMENT - EXISTING CONDITIONS**



**▲ ILLUSTRATION FOR FOX RUN REDEVELOPMENT - PHASE 1**

## 2.6 Conceptual Infill Developments



▲ EXISTING CONDITIONS

### CALVERT VILLAGE SHOPPING CENTER STRATEGIC INFILL

Adding pad sites along West Dares Beach Road in front of existing Safeway can provide increased revenues to the property owner while the existing businesses remain. The corner of this property is directly opposite the former Middle School site so the corner location at West Dares Beach Road and Route 2/4 is visually prominent for the new town center.



▲ CONCEPTUAL PLAN FOR CALVERT VILLAGE SHOPPING CENTER INFILL

### INFILL HOUSING - FOX RUN BOULEVARD EXTENSION

The master plan proposes that Fox Run Boulevard connect the extended Fairground Road at the High School. The alignment is feasible based on the topography and provides a logical connection to access Chesapeake Boulevard while also allowing new housing development in a location for children to walk to the Middle and High Schools.



▲ CONCEPTUAL PLAN FOR INFILL HOUSING ALONG THE FOX RUN BOULEVARD EXTENSION

### INFILL HOUSING - ARMORY ROAD

While there is significant residential development off Fairground Road, the area between Fairground Road to

Dares Beach Road (Route 402), on Armory Road, and Main Street (Route 765) holds untapped potential for additional residential. A variety of housing types are recommended due to the short walking distance to both Main Street and the new town center.



▲ CONCEPTUAL PLAN FOR INFILL HOUSING ALONG ARMORY ROAD AND FAIRGROUND ROAD

DEVELOPMENT NUMBERS			
	CALVERT VILLAGE SHOPPING CENTER	FOX RUN INFILL HOUSING	ARMORY ROAD & FAIRGROUND ROAD INFILL HOUSING
DEVELOPMENT TYPES	NUMBER OF UNITS / SF	NUMBER OF UNITS / SF	NUMBER OF UNITS / SF
Detached Housing	-	21	40
Townhomes	-	49	50
Mansion Apartments	-	6	4
Apartments (Garden and Loft)	-	-	124
Office	40,000 sf	-	40,000 sf
Retail	6,500 sf	-	6,500 sf
Public Space and Athletic Fields	-	180,000 sf	196,000 sf
Off-Street Parking Spaces	existing surface lot	8 spaces	773 spaces

## 2.7 Historic Downtown

### HISTORIC DOWNTOWN - OPTION A

The proposal for the historic downtown is to preserve and enhance. By adding a richer grid of streets, access can be provided to underutilized parcel and the downtown area can infill with new development appropriate to the character of the historic district. A new street parallel to Main Street and an extension of Merrimac Court (two-way traffic with on-street parking) could provide more north-south linkages while Duke, Church, Old Field Lane are upgraded and remain the east-west.



▲ CONCEPTUAL PLAN THE HISTORIC DOWNTOWN (OPTION A)

### HISTORIC DOWNTOWN - OPTION B

This option shows an additional intersection with Route 2/4 for better access to the historic downtown area. Gateway buildings and good signage could invite visitors who may not know about the original downtown Prince Frederick.



▲ OPTION B

DEVELOPMENT NUMBERS		
	OPTION A	OPTION B
<b>DEVELOPMENT TYPES</b>	<b>NUMBER OF UNITS /SF</b>	<b>NUMBER OF UNITS /SF</b>
Detached Housing	16	-
Townhomes	27	-
Mansion Apartments	116	-
Apartments (Garden and Loft)	60	-
Apartments over retail	88	-
Office	125,000 sf	62,000 sf
Retail	116,000 sf	156,000 sf
Civic Buildings	15,000 sf	-
Public Space and Athletic Fields	14.5 acres +2 acres of ballfields	-
Trails	2 miles	-
Off-Street Parking Spaces	1,316 spaces	1,440 spaces

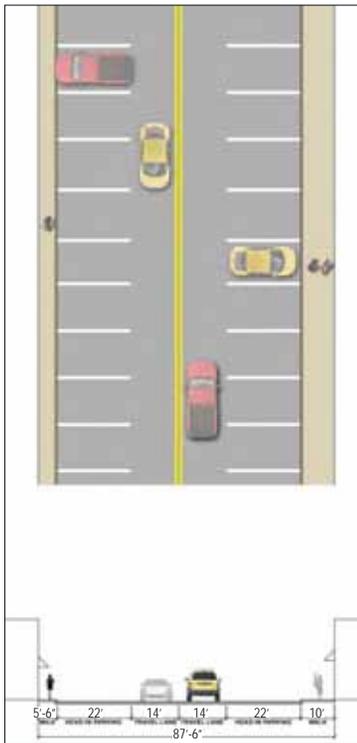


▲ EXISTING CONDITIONS

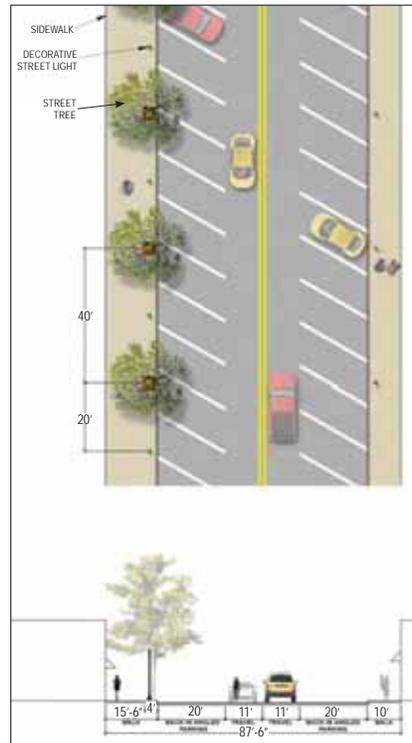
**PEDESTRIAN FRIENDLY MAIN STREET**

If the current parking along Main Street is changed from the perpendicular configuration to angled parking, the asphalt dimension can be narrower and the additional width added to the sidewalks on both sides. Reverse in diagonal parking also allows safer vehicle movements by increasing visibility for drivers as they maneuver.

Wisteria Green celebrates a locally well-known flowering trellis by making it the focal point of a new green space. Trinity Circle is a solution to a difficult intersection as Main Street, Armory Road, and Church Street all combine. While oval in shape the new civic space will function as a traffic circle and provide an opportunity for art or statuary as a visual terminus to Church Street and a gateway feature for the historic downtown area.



▲ MAIN STREET - EXISTING CONDITION



▲ MAIN STREET - PROPOSED IMPROVEMENTS



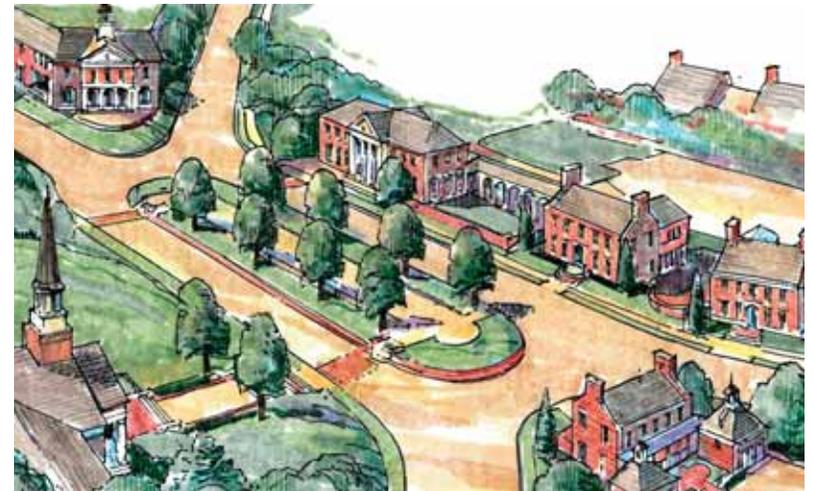
▲ WISTERIA GREEN



▲ TRINITY CIRCLE



▲ ILLUSTRATION OF THE WISTERIA GREEN



▲ ILLUSTRATION OF THE TRINITY CIRCLE

## 2.9 Armory Square Town Center

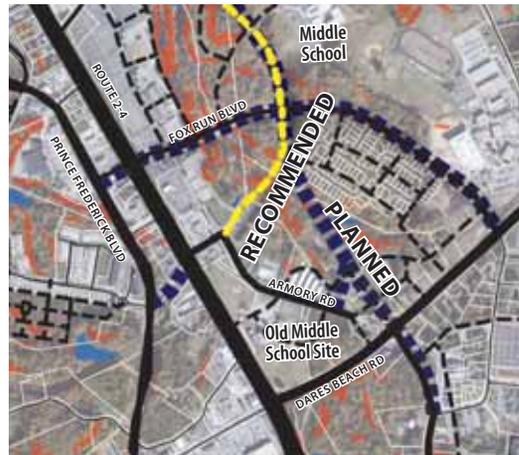


▲ EXISTING CONDITIONS

### A NEW TOWN CENTER

The former Middle School site, at the intersection of Route 2/4 and Dares Beach Road, and the iconic National Guard Armory give the county an opportunity to create a centrally located focal point for the town center – a heart to the community. A realignment of Chesapeake Boulevard to avoid wetlands crossing and connecting with Steeplechase Drive and Armory Road would bring local traffic from the loop road to the north directly into the new town center.

The former middle school site could become a new town center for Prince Frederick. Restoring and re-using the Armory provides an iconic building to frame a town formal green. This would be an active civic space with lawn and paved areas, farmer’s market pavilions, a playground space and more. The paving on the streets would be similar to the decorative paving of the plaza areas. This will slow through-traffic and provide opportunity to close side streets if a larger space is necessary for large gatherings and events.



▲ PROPOSED STREET NETWORK - ARMORY AREA

- Planned Streets	- Recommended Street Network Components
- Recommended Alternative Street Alignments	- Slope > 25%
- Existing Streets	- Water/Wetlands



▲ ARMORY SQUARE



▲ EXAMPLES OF BUILDING TYPES AND PUBLIC SPACES APPROPRIATE FOR THE ARMORY SQUARE SITE



▲ ILLUSTRATION OF RESTORED ARMORY BUILDING & MIXED-USE DEVELOPMENT AROUND THE TOWN CENTER GREEN

## 2.11 Streetscape Improvements at Route 2-4 and Dares Beach Road Intersection



▲ EXISTING CONDITIONS - ROUTE 2-4 AND DARES BEACH ROAD INTERSECTION



▲ ILLUSTRATION OF INTERSECTION IMPROVEMENTS - PHASE 1

### ROUTE 2-4 AND DARES BEACH ROAD INTERSECTION IMPROVEMENTS

This is an important intersection in Prince Frederick and will become more critical as the former middle school site is redeveloped. As Route 2/4 is a state road and an evacuation route, the traffic pattern is expected to remain much the same. However, a change in the streetscape design by adding street trees and sidewalks along both sides and a planted median in the center would improve the driving experience and adding “sharrows” (travel lanes shared by bicycles and motor vehicles) will make the thoroughfare more multi-modal. Increased development in the town center will bring more residents and likely a larger demand for public transportation so a dedicated bus rapid transit lane could be included as the use of single occupancy vehicles decreases.



▲ ILLUSTRATION OF INTERSECTION IMPROVEMENTS - PHASE 2

## 3.4 Green Space Recommendations

### PROPOSED GREEN SPACE

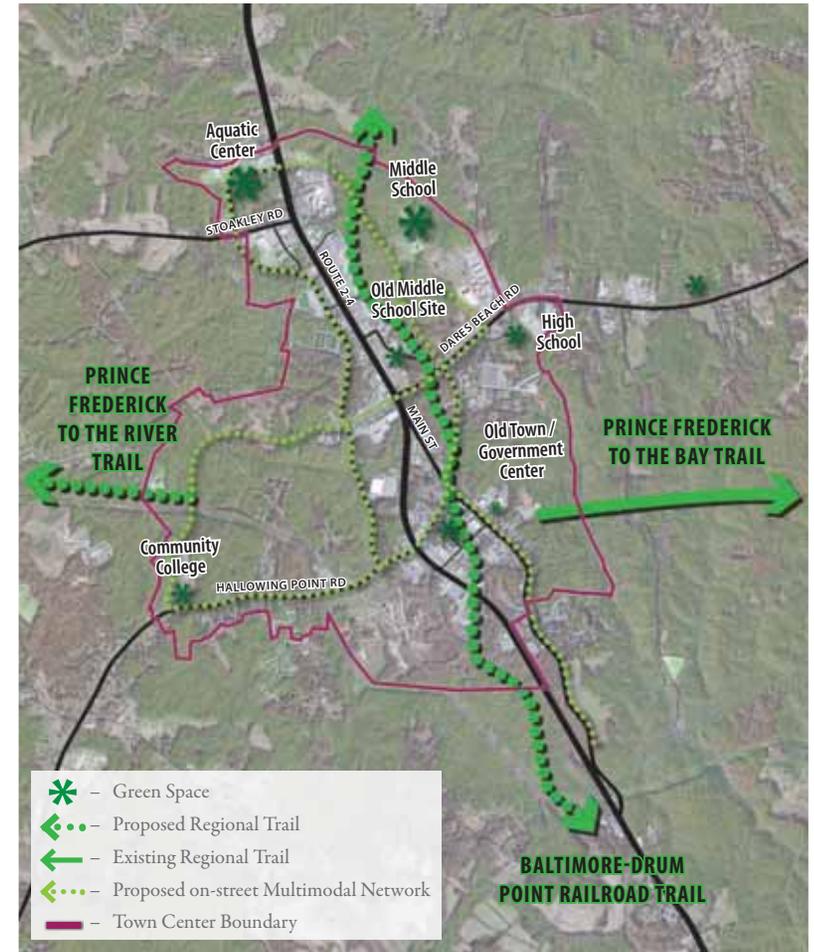
Calvert County is home an incredibly rich selection of natural amenities from the river to the bay, from creeks to marsh land, and even beaches. Prince Frederick Town Center is ideally located to take maximum advantage of these features by being central for a trail east to the Chesapeake Bay through the American Chestnut Land Trust property and a trail to the west and the Patuxent River. The Baltimore-Drum Point Railroad bed also runs north south through the town center to make a great trail. With sidewalks and either dedicated lanes or sharrows on all streets and localized trails and paths, hikers and bikers can connect easily to a series of networked open spaces. The open spaces and parks are also proposed to increase as part of this master plan and will range from tot lots or pocket parks, to urban greens (like Armory Square and Wisteria Green), to active parks and athletic fields.



### SQUARES AND CIVIC GREENS

Squares and civic greens are typically be designed, planted and maintained according to the following general requirements:

- They have at least 60 percent of their perimeter fronting rights-of-way and are almost always surrounded by street trees.
- They should be designed in a manner appropriate to their pedestrian traffic level. In many cases in higher traffic areas, it is appropriate that they have a higher percentage of paved surface area.
- There should be a clear view through the square or civic green (from two to eight feet in height), both for safety and urban design purposes.
- Squares and civic greens typically don't have large active recreation structures such as ball fields and courts but often contain playground equipment, interactive fountains, and other similar features.



▲ PROPOSED GREEN SPACE & TRAIL NETWORK