

Managing change

How are we doing?





People change, families change, communities change. For the

Managing change in
Calvert

**How are we
doing?**



Managing Growth to achieve the Comprehensive Plan Goal

To maintain and/or improve the overall quality of life for all citizens of Calvert County by:

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



Our landscape



Our towns



Our economy



A collage of various data visualization widgets and news snippets. It includes a 'newsvine' snippet about Kanye West, a 'Sprint' advertisement for mobile broadband, a 'WORLD ENERGY USED NOW' bar chart, a 'COFFEE CUPS BEING PRODUCED' bar chart, a '911 CALLS BEING MADE' gauge showing 19.2, a 'CLICK TO ADD YOURSELF' button, a 'CURRENT FLIGHTS' widget with an airplane image, a 'STICKY NOTES BEING PRODUCED' widget, a 'TOP WORDS BEING USED ONLINE' widget with the word 'information', a 'PLAY NOW' widget, a 'FORESTS CUT NOW' gauge showing 19.4, a 'SHOPPING DAYS TIL CHRISTMAS' widget with a gift icon, a 'WORLD MOOD' widget with a sad face icon and '41', a 'HOUSES BUILT NOW' gauge showing 42.1, a '911 CALLS BEING MADE' gauge showing 846, and a 'LISTEN NOW' widget with a target icon.



Our environment



Our transportation system

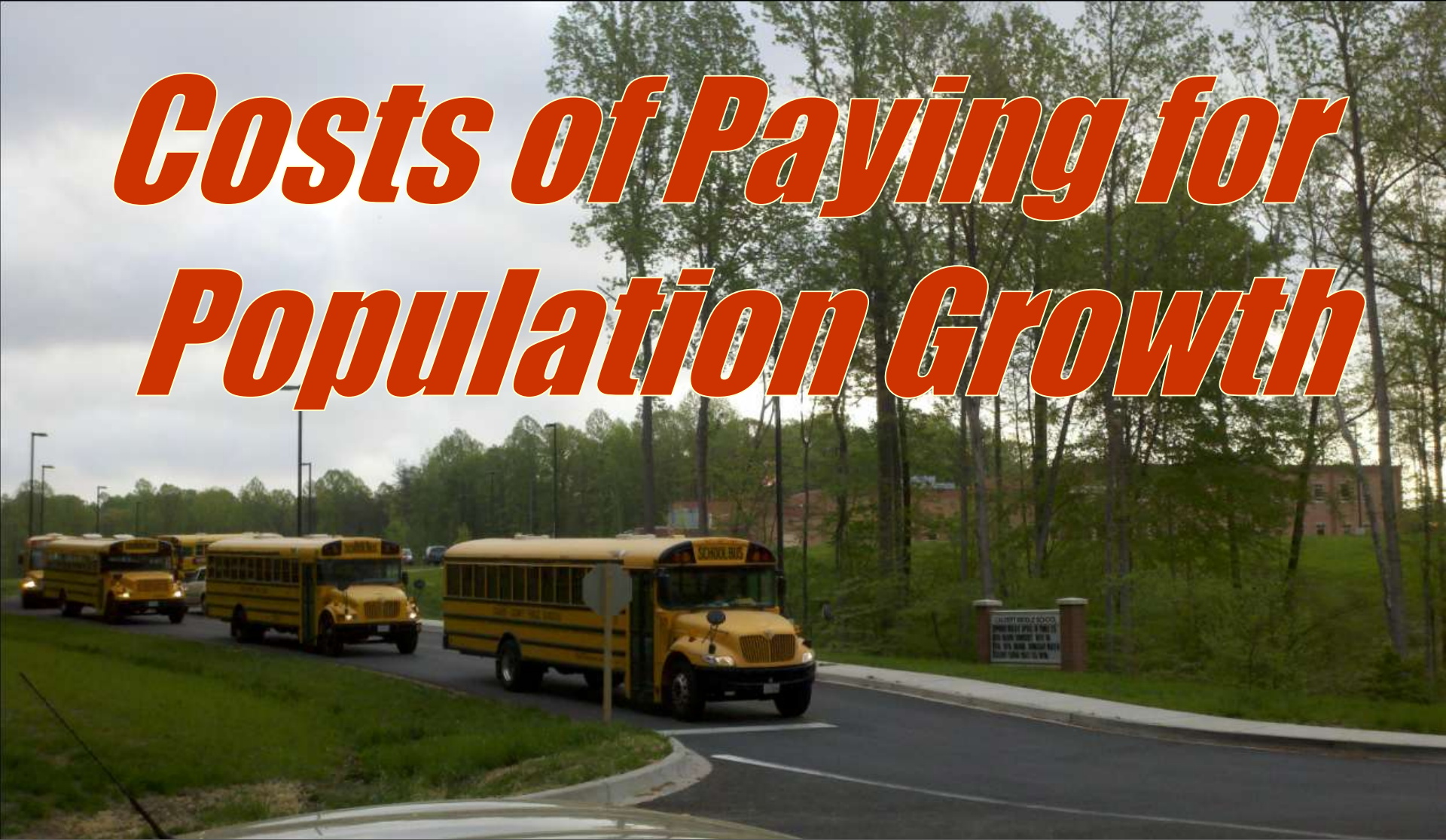


Capacity of MD 4

The State Highway Administration predicts that the peak direction travel time could take up to 40 minutes just to travel through Dunkirk by 2025



Costs of Paying for Population Growth



Before buildout reductions, three more high schools, plus supporting elementary and middle schools, were projected.

Loss of farmland And rural character

**In the 1980's and 1990's we were
losing up to 3,000 acres of
farmland per year.**



Sediment and nutrient loads

**Most county streams have
been damaged by erosion**

Traffic



The most measurable concern appeared to be traffic.
Can MD 4 accommodate more than 37,000 households?

Residential zoning density was cut twice, in 1999 and 2003, with a goal of reducing residential buildout to 37,000 households.



As a result:

- Our residential growth rate slowed from 3.6% per year to less than 1%.
- Our bond rating is AAA.
- New school construction is mainly replacements rather than to add capacity.
- Farmland conversion has nearly stopped.
- Traffic growth has slowed.



Southern Maryland Transportation Plan 2008

Results

- By 2030 only a portion of MD 4 will function at a 'D' level of service and no corridor will function at an 'E or F' level of service.

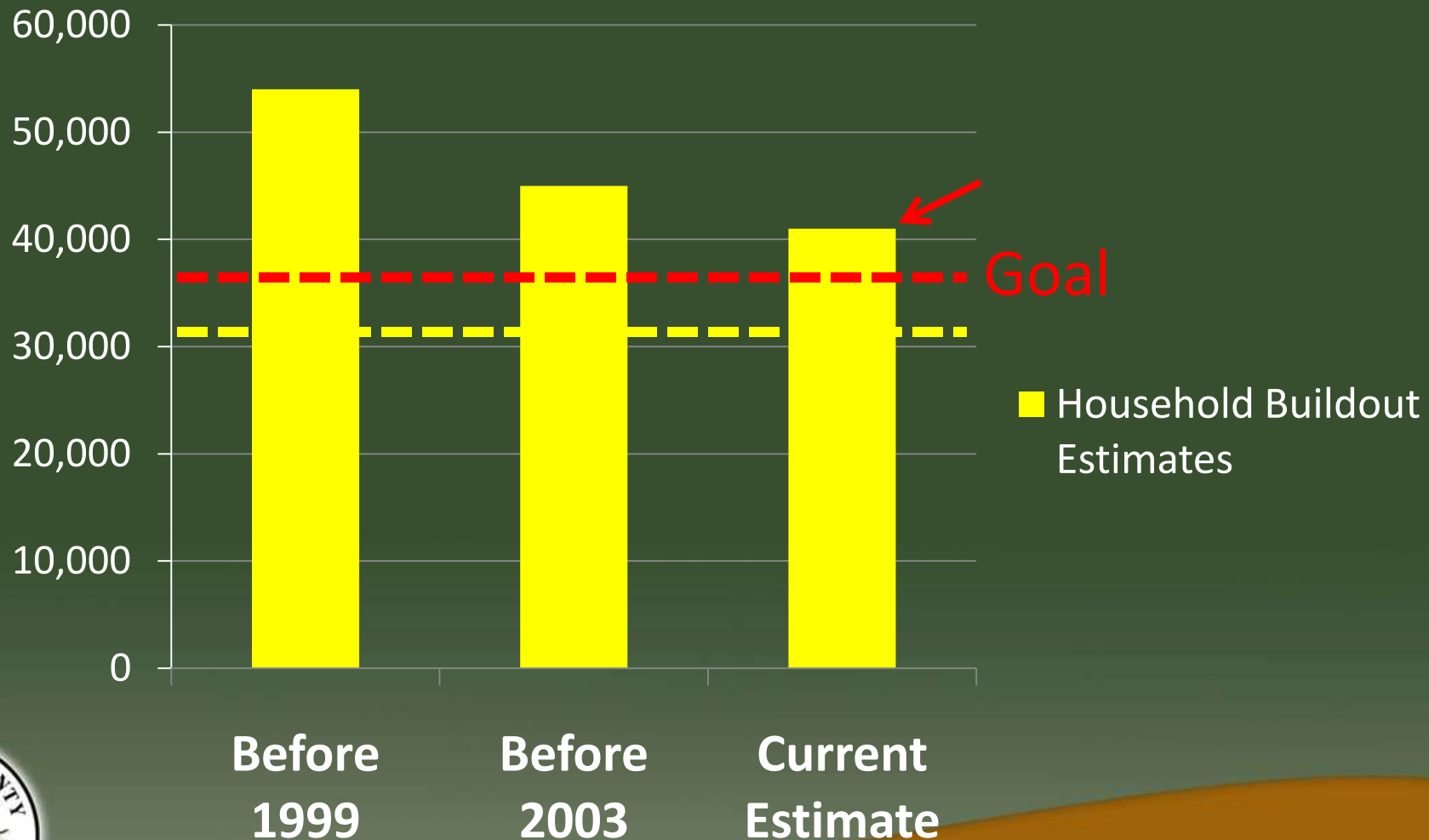
Figure ES.9 2030 Level of Service



Source: Cambridge Systematics, Inc. with data from State Highway Administration.

Progress in buildout reduction

Household Buildout Estimates

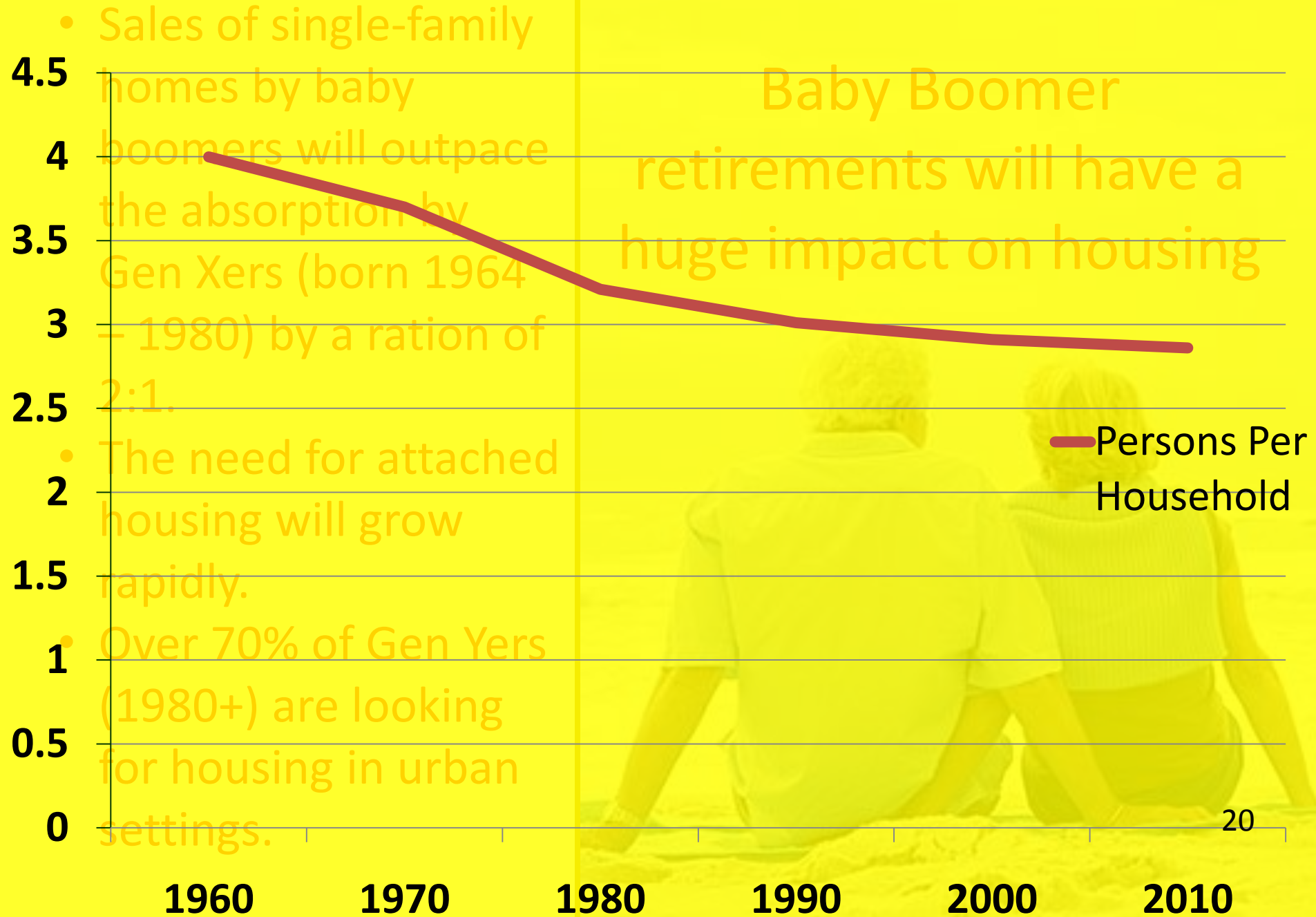


- Sales of single-family homes by baby boomers will outpace the absorption by Gen Xers (born 1964 – 1980) by a ratio of 2:1.
- The need for attached housing will grow rapidly.
- Over 70% of Gen Yers (1980+) are looking for housing in urban settings.

**Baby Boomer
retirements will have a
huge impact on housing**



Persons Per Household



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Persons Per Household

How are we doing
and what are the
pressing issues
today?



- The Transferable Development Rights (TDR) market is languishing.
- More developers are asking for TDR waivers.
- The Environmental Protection Agency (EPA) is mandating the preparation of Watershed Implementation Plans (WIPs) to reduce nutrient loads and sediment loads.
- If we do not meet EPA goals, future commercial and residential permits could be halted by the EPA.



What are our options?

And What are the Pros and Cons?



Options:

- Make no changes (Option 1)
- Reduce buildout through purchase of development rights (Options 2 - 3)
- Focus on location of growth and reduction of TMDLs (Options 4 - 6)
- Focus on housing (Options 7 – 10)



Growth Management	Option 1 – No Change	Option 9 – 45% of future Growth in TCs
New households	41,000	37,000
New road miles	89	45
MD 4 level of service	D	C
New school enrollment	4,800	2,700
New schools	6	3
New nitrogen load	124,000	63,000
New phosphorus load	5,000	2,700
New Non-single family units	1,500	2,600

We are beginning a discussion about progress in achieving the Comprehensive Plan goal and want your opinion.

