Overview of Calvert County

Maryland Sustainable Growth Commission

September 25, 2017
Calvert County, Maryland
Snapshot: 2016 Year End

• **Population:** 91,251
  • Increase of 2.8% over the 2010 Census
  • In 2016, 26% of population under age 20

• **Households:** 32,260
  • 79% of households earned over $50,000
  • Median household income was $106,247 (2015 – latest available)
    • Second highest in Maryland (below Howard County at $110,892)
    • 40% higher than Maryland at $75,847
    • 91% higher than United States at $55,775
  • Average per capita personal income was $56,018 (2015 – latest available)
    • Increase of 4% over 2014
    • Maryland metro average is $64,882
    • United States metro average is $49,827

Source: Calvert County Department of Planning & Zoning; U.S. Census; Applied Geographic Solutions; Maryland Department of Planning, Planning Data Services and Real Estate Business Intelligence, LLC – An MRIS Company
Public School Student Enrollment

- Enrollment increased rapidly from 1990 to 2001
- Enrollment decreased sharply
- Enrollment expected to be consistent through 2026

Source: Calvert County Public Schools
Smart Growth Strategies

- Town Center concept adopted in 1980s
- Priority Funding Areas include Town Centers and the municipalities
- Priority Preservation Areas target preservation of the county’s prime agricultural and forest lands
- Over 28,000 acres permanently protected through state, county, land trusts, and private property owners

Source: Calvert County Department of Planning & Zoning
Growth Management

Population

- Population growth soared in the 1980s
- Growth management policies adopted in the 1990s helped get growth “in check”
- Resulting in manageable growth; population projection for 2020 is 95,600

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</thead>
<tbody>
<tr>
<td>Calvert</td>
<td>15,826</td>
<td>20,682</td>
<td>31%</td>
<td>34,638</td>
<td>67%</td>
<td>51,372</td>
<td>48%</td>
<td>74,563</td>
<td>45%</td>
<td>88,737</td>
<td>19%</td>
<td>461%</td>
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<tr>
<td>Charles</td>
<td>32,572</td>
<td>47,678</td>
<td>46%</td>
<td>72,751</td>
<td>53%</td>
<td>101,154</td>
<td>39%</td>
<td>120,546</td>
<td>19%</td>
<td>146,551</td>
<td>22%</td>
<td>350%</td>
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<tr>
<td>St. Mary's</td>
<td>38,915</td>
<td>47,388</td>
<td>22%</td>
<td>59,896</td>
<td>26%</td>
<td>75,974</td>
<td>27%</td>
<td>86,211</td>
<td>13%</td>
<td>105,151</td>
<td>22%</td>
<td>170%</td>
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<tr>
<td>Anne Arundel</td>
<td>206,634</td>
<td>298,042</td>
<td>44%</td>
<td>370,775</td>
<td>24%</td>
<td>427,239</td>
<td>15%</td>
<td>489,656</td>
<td>15%</td>
<td>537,656</td>
<td>10%</td>
<td>160%</td>
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Source: Calvert County Department of Planning & Zoning
Growth Management

Tier Map Impacts

- Calvert County proceeding with Comprehensive Plan amendment to officially adopt its Growth Tier Map
- 49% of the county will be in Tier IV, limiting residential subdivisions to no more than seven lots
- 40% of the county will be in Tier III, which is zoned for large lot or rural development and not planned for sewer service
- 11% is in Tiers I and II, which currently have sewer or are planned for sewer, which allows for higher density residential development

Source: Calvert County Department of Planning & Zoning
Smart Growth

Transportation

- Considerations:
  - Traffic delays
  - Pedestrian amenities
  - Bike facilities
  - Bus service
- Surrounded on three sides by water
- Primary access from the north
- One highway connection to south, one to west, none to east
- Multiple major stream valleys
- One continuous transportation connection joining north and south county (MD 2/4)

Source: Calvert County Department of Planning & Zoning
Growth Management
Policies Allow for Commercial Growth

- Growth management policies slowed residential growth while allowing for steady commercial growth.
- Concerned that only 3% of the county’s land is commercial.

**Commercial Floor Area Cumulative Calendar Year**

**Capital Investment Value Cumulative Calendar Year**

**Annual Business Growth**

Source: Calvert County Division of Inspections and Permits; Calvert County Department of Planning & Zoning, Technical Evaluation Group submittals
Dominion Cove Point Liquefaction Project

Cove Point by the Numbers

- Capital Cost $3.4B - $4B (excluding interest)
- **Construction Started** - 10/2/2014
- 3,000 estimated peak craft workers
- 17,380 tons of structural steel
- 389,282 linear feet of piping (74 miles)
- 780 miles of wire and fiber
- **Target In-service** – 4Q 2017

Long-Term Benefits

- **Jobs**: 199 total jobs; 140 of the 199 permanent already on site
- Average salary: $70,000
Business Outlook
Continued Positive Outlook

- **Ongoing diversification focus:**
  - Continued local business expansion and retention focus
  - Exelon Switchyard $58M
  - SMECO line extension $5M
  - Workforce Housing – 249 units $48M

- **Positive Outlook:**
  - New investment at Patuxent Business Park
  - Armory Square
  - 33 projects totaling $70.2 million entered the site plan process in 2016

- **Outstanding relationship with the business community**
Conclusion

Currently Updating:
- Calvert County Comprehensive Plan and Zoning Ordinance
- Sign Regulations
- Land Preservation, Parks, and Recreation Plan

Source: Calvert County Department of Planning & Zoning
Contact Information

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