

**CALVERT COUNTY, MARYLAND  
SUSTAINABLE COMMUNITIES APPLICATION MATRIX  
2013**

Town Center	Existing State Designations	Baseline Information: Revitalization Needs	Key Plans and Strategies	Specific Projects (to be implemented in the next five years)
Town of Chesapeake Beach	Designated Sustainable Community (eastern portion; application is proposing expansion of coverage), Priority Funding Area, Southern Maryland Heritage Area, and Heritage Area Target Investment Zone	Chesapeake Beach is located directly on the Chesapeake Bay with a population around 4,000. The town was founded in 1894 as a resort community. In recent years the town has transitioned from a seasonal part time resident community to a year round residential community taxing the services and infrastructure. The town needs to be more walkable, sustainable, and have more recreational areas for its residents.	The Town of Chesapeake Beach foremost wants to be a steward of the Chesapeake Bay. The bay is our greatest resource and needs to be preserved. To that end the town wants to become more walkable allowing residents to leave their cars at home. The town wants to reduce its water use with the use of grey water. The town wants to reduce the number of homes on septic tanks and is in the process of an ENR upgrade to the Waste Water Treatment Plant.	<p><b>Sidewalks</b> - The town is looking to install two critical sidewalks. The first would run along MD 261 from Beach Elementary to Bay Front Park and Chesapeake Village. This sidewalk would allow the school students safe passage to the beach when they do walking field trips. The second would run along MD 260 and Cox Rd. This sidewalk would connect the front of Richfield Station to the town and would go down Cox Rd. to pick-up the front of Bayview Hills. It would complete the loop with the Chesapeake Beach Railway Trail. These two projects would make it possible to safely walk from one end of town to the other, quickly and efficiently.</p> <p><b>Chesapeake Beach Railway Trail</b> – It follows the old railway right of way (ROW) but stops short of landfall across Fishing Creek. The town would like to extend the trail approximately 1800 ft. behind Richfield Station along the railroad ROW to the limits of the town. A nature trail like the ones currently utilized at the American Chestnut Land Trust would connect the railway ROW to the back of Richfield Station around Ivy Terrace. This would create a loop in the trail that the town would like to make a fitness trail with fitness stations along the way.</p> <p><b>Purple Pipe</b> – The town installed it from the Waste Water Treatment Plant to the Kellam’s Field complex to take grey water to the site for irrigation. Upon completion of the ENR upgrade the town would like to switch all irrigation at the site from potable water to grey water, drawing less water from the aquifer and putting less water into the bay.</p> <p><b>Skate Park</b> - The residents have expressed a need for more youth recreation spots, so the town has contracted a Skate Park designer. The town is looking at adding a skate park to the north side of the Kellam’s Field complex.</p> <p><b>Reusable Shopping Bag Program</b> - The town is currently seeking Sustainable Maryland Certified and Tree City USA certification. The town is instituting a reusable shopping bag program and looking for funding sources and business partnerships to defer costs.</p>

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Town of North Beach	Designated Sustainable Community, (eastern portion; application is proposing expansion of coverage), Priority Funding Area, Southern Maryland Heritage Area, and Heritage Area Target Investment Zone	North Beach is located directly on the Chesapeake Bay with a population around 1,978. The Town was founded in 1900 as a resort community and incorporated in 1910. North Beach is currently a full-time community, in the past residents were only seasonal. As a full-time community and tourist destination, the need for improved infrastructure and services is constant. Connecting the community with sidewalks and trails, and parking for both residents and visitors is key to the town's sustainability.	The Town of North Beach will continue with the restoration of wetlands on the north end of town and construct off shore breakwaters and install an earthen dike to further manage flooding. The Town will continue to acquire additional land adjacent to sensitive areas for preservation and incorporation into the overall recreational plan. The Town plans to improve existing amenities and create additional attractions that will provide economic opportunities all year round, not just seasonally.	<p><b><u>North Beach Wetlands Restoration Project</u></b> - The Wetland Restoration provides much needed restoration of the 400-acre tidal wetlands at the northern end of the Town, provides offshore breakwaters that are vital to slowing erosion of Town-owned land adjacent to MD 261 and provides protection to developed portions of the Town from north easterly storms.</p> <p><b><u>Dike</u></b> - Install earthen dike to protect low lying residential areas from tidal flooding.</p> <p><b><u>Cultural Arts / Performance Center</u></b> - Design and construct a facility to promote arts and live entertainment. Municipal Parking Lot: Purchase land to build a municipal parking lot in or near the commercial/waterfront area for visitors and residents.</p> <p><b><u>Waterfront Enhancement Pier/Pavilion/Fishing Platform</u></b> - Construct a 40' x 30' pavilion area with lighting and other amenities that can be used by visitors to the beach or during special events. Resurface pier decking with composite material as used on boardwalk. Construct a 10' x 105' lower level fishing platform.</p> <p><b><u>Sidewalk/Connection and Pathways</u></b> - Incorporate new sidewalks and pathways into existing streetscape to enhance pedestrian access to business and community facilities.</p>
Dunkirk Town Center	Designated Sustainable Community, Priority Funding Area, Locally Designated Historic District: Smithville Methodist Church	Dunkirk Town Center is located 22 miles south of Washington, DC and 45 miles south of Baltimore and is comprised of approximately 200 acres of land. The area was first settled in the late 17th century and known as Smithville and was changed in 1842 to Dunkirk. Dunkirk serves as a gateway to Calvert County and includes a mix of older and newer commercial buildings and institutional buildings. The Dunkirk Census Designate Place, which includes an area larger than the Town Center <sup>1</sup> , had a 2010 population of 2,520. Ninety-three percent (93%) of the residents in the Dunkirk Census Designated Place lived in owner-occupied housing.	Dunkirk's role is to serve the needs of area residents, meeting their commercial and public facility needs. The Dunkirk Master Plan includes the following policies: The entire Town Center area of Dunkirk will be treated as an economic and aesthetic whole. A "sense of place" with recognizable boundaries and unifying characteristics are created in the commercial core of Dunkirk. Established residential areas adjacent to the Town Center should be protected and enhanced. Commercial development will be encouraged. The efficiency and safety of MD 4 will be a primary goal of this plan.	Currently there are no specific projects identified for Dunkirk Town Center. We continuously seek opportunities and funding to further implement the Town Center Master Plan action items.

<sup>1</sup> Census Designated Places were established for the Town Centers for the 2000 Census to track population and housing data for the Town Centers. The geographic boundaries of the Census Designated Places for Town Centers are fairly close for the Town Centers of Prince Frederick and Solomons. The geographic boundaries for the Census Designated Place for Dunkirk and Lusby Town Centers include a larger area in order to meet the U.S. Census Bureau's minimum threshold for population and mapping criteria.

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Lusby Town Center	Designated Sustainable Community, Priority Funding Area, Southern Maryland Heritage Area (portion)	<p>Lusby was established as a Town Center in 1993 and comprises about 250 acres. It is located in the southern part of Calvert County about midway between the Solomons Town Center and Calvert Cliffs State Park. The Town Center is bordered on the west by MD 2/4 and on the east by residential communities, of Chesapeake Ranch Estates and Drum Point.</p> <p>The Lusby Census Designate Place (CDP)'s 2010 population was 1,835. Eighty-one percent (81%) of the residents within the CDP live in owner-occupied housing. The Lusby Town Center serves the Chesapeake Ranch Estates and Drum Point residential communities, which had a 2010 population of over 13,000, which is approximately 15% of Calvert County's total population.</p>	<p>Lusby Town Center Master Plan's basic concepts:</p> <ul style="list-style-type: none"> <li>• <i>A town center</i>, sufficiently compact to encourage walking and bicycling, where residents can live and work and enjoy recreational opportunities;</li> <li>• <i>A destination</i>, not a through-way, where buildings embrace the streets with generous sidewalks and landscaping, and parking is mostly located on-street or behind buildings;</li> <li>• <i>A mix of uses</i> where commerce, institutions, housing, and recreation are combined in traditional forms; and</li> <li>• <i>A rural village</i> quality with a focus on preserving key environmental resources.</li> </ul>	<p><b>Recreation:</b> Southern Community Center / Southern Pines Senior Center - Expand the existing space of these two public facilities due to the expanding senior population over the next 20 years and the need for more community programming for all ages.</p> <p><b>Water Improvements and Upgrades:</b> <u>Cove Point Water Capacity Expansion</u> –To provide the water distribution main to connect the high pressure zone of Solomons Island to the Cove Point well. This project will transfer usage and ownership of an existing well located on the Dominion Gas property adjacent to Cove Point, and includes a waterline from that well along Cove Point Road and tie in to our system at the Patuxent Business Park. The well will provide necessary back-up capacity in the event of an out of service event at one of our other wells.</p> <p><b>Sewer Improvements and Upgrades:</b> <b>Lusby Parallel Forcemain</b> – Construct a parallel forcemain to the Solomons Headworks WWPS forcemain for the Lusby pumping stations.</p>

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Prince Frederick Town Center	Designated Sustainable Community, Priority Funding Area, Southern Maryland Heritage Area, Community Legacy (portion), and Locally Designated Historic Districts: Central School, Dr. Isaac King House, Linden, John Gray, Jr. House, Old Field Inn, and The Calvert House	Prince Frederick, the seat of Calvert County since the 1720s, is a major employment center within the county and regional center for the provision of goods and services. The Prince Frederick Census Designated Place's 2010 population was 2,538; of the 1,111 housing units, 39% were owner-occupied, 54% were renter-occupied and 7% were vacant. The community's growth over the past forty years has radiated out from Prince Frederick's historic core. Key revitalization needs include redevelopment and infill and development of community facilities, such as a community center, managing increased traffic, and addressing aging infrastructure.	The overall goal is to build upon Prince Frederick's role as the County seat and develop it as an attractive, pleasant, and convenient place to live, work, and shop. Action in the County Comprehensive Plan include to promote a broad mix of commercial, office, residential, public, and quasi-public development within the Town Center. Additional actions include promoting the Town Center as a community cultural and activity center, and reducing dependence upon automobiles by promoting pedestrian friendly site design and increasing pedestrian and bicycle circulation within and between residential, commercial, and office uses.	<p><b><u>Transportation Improvements:</u></b>  Loop Road – Completion will create a loop around the town center connecting businesses on either side of MD 2/4.  West Dares Beach Road Extension – The road will be extended approximately 2,500 feet by the Villages of Calvert housing development which will connect Williams Road at the College of Southern Maryland.  West Dares Beach Road Improvements – Planned improvements from MD 4 to Prince Frederick Boulevard, include widening roadway to provide four travel lanes with curb and gutter, sidewalks and safety improvements.</p> <p><b><u>Public Safety Improvements:</u></b>  800 MHz Digital Communications System Upgrade &amp; Channel Expansion – Upgrade the current 800 MHz analog trunked communications system to a digital 800 MHz compliant communications system.</p> <p>Prince Frederick Volunteer Fire Department New Building Construction – Rebuild existing fire station due to meet the growing demands on the aged facility over capacity.</p> <p><b><u>Water Improvements and Upgrades:</u></b>  Prince Frederick Boulevard Water Main – Create a water loop along Prince Frederick Boulevard to improve system redundancy and to reduce the number of customers vulnerable to service outages.  Wilson Court Water Main – To improve the available fire flow to connect the fire rescue tank to the Calvert Towne area. This project will serve both the Town Center zone and the Residential District zone, as it provides for a looped system which facilitates maintaining capacity and pressure throughout the system, particularly in the event of a main break.</p> <p><b><u>Sewer Improvements and Upgrades:</u></b>  Prince Frederick WWTP #1 Plant Upgrade –Address current effluent disposal practices for the existing facility and add Sequencing Batch Reactor technology to the processing.  Prince Frederick Sewer Replacement – Sewer line replacements in the following locations: Town Center; Pump Station #2 to WWTP #2; (Dares Beach to Pump Station #3; and Chapline Place.  Prince Frederick Forcemain Replacements / Extensions – (1) Replace aging forcemain sewer line along Solomons Island Road from the Calvert Memorial Hospital Wastewater Pump Station #4 through to the intersection with Dares Beach Road in the vicinity of the old Calvert Middle School. (2) Extend a forcemain from Prince Frederick Wastewater Pump Station #3 to the forcemain on Route 231.  Prince Frederick Pump Station Improvements – Pump station improvements at the following locations: Calvert Memorial Hospital and Pump Station #6).</p>

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Solomons Town Center	Designated Sustainable Community, Priority Funding Area, Southern Maryland Heritage Area, Heritage Area Target Investment Zone, Locally Designated Historic Districts: Boylston House, Dorothy Marie Hill House, Drum Point Lighthouse, Locust Inn, and Lore Oyster House	The Solomons Town Center is located on the Patuxent River near its confluence with the Chesapeake Bay. This waterfront community, with a 2010 population of 2,368, is a destination for tourists and residents, including those that come by boat (sail, power, or kayak). The seasonal nature of being a waterfront community presents challenges for businesses (restaurants, hotels, bed and breakfasts, marinas, and retail shops) and cultural sites (Annmarie Sculpture Garden & Art Center and Calvert Marine Museum). The historic village core of Solomons Island includes aging buildings in need of reuse/renovation.	The goal of the Solomons Town Center Master Plan is to develop the Town Center as an attractive, convenient, and interesting place to live, work, and shop while protecting the natural assets of the area and preserving the historic character for future generations. The Master Plan sets forth short term and long term infrastructure improvements, including improving/constructing roads, sidewalks, and bikeways and village core improvements to create a more attractive setting for the Pavilion and Riverwalk and improving the arrival experience to the Island. There is a tree canopy goal of at least 40%, which means doubling the amount of tree canopy coverage since the 2003 baseline. There is the need to improve water quality of the Patuxent River and Mill Creek. Housing policy is to facilitate the development of a variety of housing types.	<p><b><u>Calvert Marine Museum:</u></b> Renovate the auditorium, lobby, museum store and expand the mezzanine for additional educational space; replace the boat basin boardwalk timbers, including the marsh walk and under the Drum Point lighthouse; repair the Drum Point Lighthouse’s original raised-seam roof, which was constructed in 1883; and replace the Drum Point Lighthouse bulkhead.</p> <p><b><u>Recreation:</u></b> Solomons Town Center Park – Install energy efficient, dark -sky friendly lighting on the multi-purpose fields. Solomons Boat Ramp – Both the ramps and boat piers require extensive work. At least one of the boat piers should be floating so that access to boats can be maintained regardless of tide.</p> <p><b><u>Public Safety:</u></b> Solomons Volunteer Rescue Squad and Fire Department – Renovate the existing building to accommodate current and future facility capacity needs of the fire and EMS complex. The renovations will include bunk rooms, meeting and training facilities and administrative offices.</p> <p><b><u>Transportation Improvements:</u></b> Calvert Marine Museum Turning Lane – Create a by-pass lane at museum by removing islands, adjusting sidewalks and relocating utilities as necessary from the museum entrance to Lore Road. Dowell Road Widening –Wider travel lanes to accommodate “Share the Road” concept with bicyclists, a two way center turn lane from H.G. Trueman Road to Anne Marie Gardens, drainage and safety improvements. MD 765 (HG Trueman Road) – Construct approximately 2,600 feet of sidewalks on the east side of MD 765 from the existing sidewalk at Solomons Landing property line southbound to the existing sidewalk at Roy Rogers restaurant.</p> <p><b><u>Water Improvements and Upgrades:</u></b> Back Creek Water Loop - A water main across the Back Creek to connect the water mains along Dowell Road and Solomons Island Road is recommended for redundancy.</p> <p><b><u>Sewer Improvements and Upgrades:</u></b> Solomons Headworks WWPS Improvements – Retrofit the existing equipment to design and install a new bar screen system to address influent solids removal handling; replace existing ventilation equipment in pump station #1 to ensure proper confined space entry provisions; and install a Godwin dri-prime stand-by pump for emergency operation replacement of existing in-line sewage pumps. Solomons Inflow &amp; Infiltration Study &amp; Rehab – Addresses the rainfall derived inflow and infiltration (RDII) within the Solomons Island sewer collection system. Solomons WWTP Study &amp; Improvements: Upgrade the plant, replace system components that are failing or undersized and satisfy MDE requirements for plant discharge limits; rehab disposal fields; and expand the lab, which serves the 21 water systems and 7 wastewater treatment plants in Calvert County. The project will comprise of: a lab expansion, plant upgrade, and rehab disposal fields. Solomons Pump Station Improvements: Three-phase project to address safety concerns, high priority systematic deficiencies, and medium priority systemic deficiencies.</p>