REGIONAL OVERVIEW OF SOUTHERN MARYLAND

The three counties of Southern Maryland, Calvert, Charles and St. Mary's, are bordered by the Chesapeake Bay on the east, by the Potomac River on the west and by Anne Arundel and Prince George's counties on the north. From a statewide perspective, this region is located on the western shore of the Chesapeake Bay.

Southern Maryland is rich in history, dating back almost 10,000 years to when Native Americans first entered the area. In 1634, English settlers arrived permanently in Maryland, establishing their first capital in St. Mary's City. St. Mary's County was established in 1637, Calvert County in 1654, and Charles County in 1658.

The economic history of this region is rooted in its natural resource base, initially as a buoyant agrarian economy where the primary cash crop was tobacco, and later, fisheries, including blue crab and oysters. More recently, Southern Maryland's economic history and growth is linked to two military installations; the Naval Surface Warfare Center at Indian Head in Charles County (established in 1890) as a naval proving ground, and the Patuxent River Naval Air Station in St. Mary's County (commissioned in 1943). As the largest employers in St. Mary's and Charles counties, these two facilities contribute approximately 37% of the salaries paid to Southern Maryland residents, whether through direct or indirect employment. In addition, approximately 1,150 and 80 residents in Calvert County are employed at the Patuxent River Naval Air Station and at the Naval Surface Warfare Center, respectively. The jobs provided by these bases tend to be high quality and technical in nature and contribute, in part, to average annual county salaries in southern Maryland being approximately $22,500 higher than the Maryland state average earnings.

Within Calvert County, the largest employer is Constellation Energy, which owns and operates the Calvert Cliffs Nuclear Power Plant located along the Chesapeake Bay. The Calvert Memorial Hospital is the second largest employer in Calvert County.

SOUTHERN MARYLAND POPULATION TRENDS

Measured by population, Southern Maryland is growing faster than any other region in the State. From 2000 to 2003, the populations of Calvert and Charles Counties grew 12.8% and 10.4%, respectively, ranking as the top two counties in Maryland in terms of population growth during that period. St. Mary's County was not far behind, ranking seventh in the State with 7.6% population growth from 2000 to 2003. Figures 23 and 24 illustrate historical and projected trends for both total population and average annual population growth rates. Total population trends show significant increases through 2030, with predicted average annual growth rates leveling off between 2010 and 2015; the rates of growth are highest for St. Mary's County.

With fixed land bases of 215, 461, and 361 square miles for Calvert, Charles, and St. Mary's counties, Figure 25 shows the increases in projected population density per square mile for each county, which level off sooner in Calvert County, with a continued increasing trend in Charles and St. Mary's counties. One reason for the leveling off of population increase in Calvert County is that the county has put a limit on future residential growth via land use controls. These policy decisions are reflected in the growth projections. Given the population densities depicted in Figure 25 for each of the three counties, it becomes apparent that if open-space is to be preserved within this region, higher density urban town centers must be an essential component of planning for projected population growth trends.

TODAY’S VISION, TOMORROW’S REALITY!

REALITY CHECK PLUS - SOUTHERN MARYLAND MAP
REGIONAL OVERVIEW OF SOUTHERN MARYLAND

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projected household trends within the region, as illustrated in Figures 26 and 27.

It is clear from both population and household projections that growth will be significant in all three counties, albeit at a declining rate in Calvert County.

From 2005 through 2030, population is projected to increase by approximately 19%, 49% and 58% in Calvert, Charles and St. Mary's counties, respectively. The projected number of households is also expected to increase by 26%, 61% and 70% in Calvert, Charles and St. Mary's counties, respectively. Given the physical constraint of the land base in these counties, and subtracting critical areas and publicly held lands, the ability to accommodate projected growth is anticipated to require significant attention by local government officials, and planning for high density residential areas will be a necessity. One point of particular interest is that the projected trends in both population and household growth for Charles and St. Mary's counties indicate no decline in these rates as of 2030.

SOUTHERN MARYLAND EMPLOYMENT TRENDS

It is important to note that a primary driving force underlying the projected growth in population and numbers of households is employment. Projected job growth within the three county jurisdictions in southern Maryland from 2005 through 2030 are 45%, 28% and 31% in Calvert, Charles and St. Mary's Counties, respectively. Figure 28 illustrates the historical and projected growth in jobs, by place of work, for the southern Maryland local jurisdictions.

Although the projected growth in jobs for the region is significant, the rate of growth is declining over time through 2030. One notable observation regarding Charles and St. Mary's counties is that, although jobs are increasing, the increasing trend in the number of households is just over double that of the projected number of jobs. This indicates that the large anticipated growth in the numbers of households can be explained, at least in part, as a result of people living in these counties, but working elsewhere within the Washington metropolitan area.

This may also be indicative of a residential sprawling effect southward into Charles and St. Mary's counties from the greater Washington, D.C. area. It is also reasonable to assume that much of the growth in jobs in Charles and St. Mary's counties will be in service and infrastructure based industries necessary to support this projected growth in the number of households. A portion of the projected increase in Southern Maryland jobs, particularly in St. Mary's County, will likely include jobs that are technical in nature and associated with the naval facilities. Since there is such a large projected growth in households, a significant portion of the region's job growth will have to be service related.
GROWTH RELATED ISSUES IN SOUTHERN MARYLAND

Issues relevant to Southern Maryland in terms of transportation, natural resources and the environment tend to be rooted in the fact that this region exists as a peninsula; no major interstate highways traverse it and the bridges connecting Calvert and St. Mary’s counties, as well as Charles County and Virginia, are low capacity, two-lane structures that primarily service the region itself. This isolative feature of the region has in part, slowed development in the southern-most portion, allowing for a more rural culture to be sustained.

On the other hand, in the northern portion of the region, including northern Calvert and Charles counties, population growth has been more substantial, and associated stresses on natural resources and infrastructure are evident. This highlights the need for comprehensive regional planning efforts, especially given that development pressure is projected to increase in much of the region.

ENVIRONMENTAL ISSUES FOR SOUTHERN MARYLAND

Southern Maryland is a peninsula bounded by the Chesapeake Bay and the Potomac River. Another major tributary, the Patuxent River, forms the border between Calvert and St. Mary’s counties. Water quantity and water quality issues are both currently major environmental issues facing this region. A report prepared by the Maryland Geological Survey found that Calvert and St. Mary’s counties will meet the demand for residential, commercial and industrial water pumpage given projected growth trends through 2030. However,
projected population trends in Charles County indicate that pumpage will result in a reduction in water levels below the 80% management level by 2030 for the Patapsco Aquifers. This highlights the need for Charles County to evaluate alternative water-supply options. The Southern Maryland region contains numerous productive sub-watersheds of the Chesapeake Bay estuary. Land use changes associated with population growth and development, which include removal of forest buffers and increased impervious surfaces, have a direct impact on surface water quality associated with run-off. Nutrient loading of both surface water and ground water from septic systems, lawn fertilizer, and atmospheric deposition is not only a current environmental issue in the region, but one that will be exacerbated given the projected population growth trends.

Historically, Southern Maryland’s economy has centered on tobacco farming. With the huge participation in the Tobacco Buyout program, however, agriculture is unlikely to remain a significant contributor to the regional economy over the next 25 years. From a public perspective, the open-space associated with farmlands has a positive impact on the region’s quality of life. Preservation of both productive agricultural lands as well as environmentally sensitive lands has been deemed desirable within the region. Given the projected growth trends in population and associated households, conflicting issues between open-space preservation and demand for residential housing will continue to mount in Southern Maryland over the next 25 years. A strong regional commitment is needed in Southern Maryland toward land preservation while targeting housing development toward publicly acceptable growth areas.

**Southern Maryland Housing Issues**

Accompanying the projected trends in population and employment in the Southern Maryland region is the need for an adequate supply of workforce housing. The Southern Maryland Association of Realtors reports median home sales prices have increased by 67.8% in Charles, 63.2% in St. Mary's and 57.5% in Calvert from 2000 to 2004. Given the number of projected households required to accommodate the projected increases in jobs, the need for affordable workforce housing is going to become an even greater issue in the region over the next 25 years. With both the inter-regional and the intra-regional commuting between jobs and the expected increase in total households, a regional planning effort on the part of private builders, employers, and elected local government officials will become increasingly important. A related quality of life issue is providing people the opportunity for desirable and affordable housing near where they work. Given a fixed developable land base in the Southern Maryland region, where a significant amount of the land is located in critical environmental areas, accommodating the projected growth in population and jobs will take a concerted effort on the part of all stakeholders in the region.

**Additional Growth-Related Issues**

A wide and diverse array of cultural resources
can be found in the Southern Maryland region. These cultural resources are considered non-renewable and as such most counties support Historic Preservation Commissions and have developed Historic Preservation Plans. The region's cultural resources are important for tracing the region's history and sense of identity. The importance of these resources is evident within the region in that the counties have taken both a positive reinforcement and a regulatory approach to the preservation of its human heritage. Tax credits, for example, reward owners for sensitive stabilization or restoration. Few people have taken advantage of state and federal programs that also exist. As the fastest growing region in the state, it is important to recognize that Southern Maryland is in danger of losing a vital non-renewable part of its regional identity.

Accompanying the projected growth in population, jobs, and housing in Southern Maryland, there is a directly related projected growth in demand for public services and associated infrastructure. Adequate schools, health care facilities, and broadband Internet service are just a few of the foreseeable publicly funded services that must be provided. Transportation needs both within the region as well as between Southern Maryland and Washington, D.C., area must be planned in order to avoid additional congestion and associated environmental impacts from mobile source emissions in terms of both air pollution and atmospheric nitrogen deposition into surface waters. Being a peninsular region, Southern Maryland will have to work with jurisdictions to the north in order to maintain an effective level of transportation infrastructure. Mass transit alternatives both into and within the region will likely be necessary in order to maintain a desirable quality of life in Southern Maryland.

Both the Naval Surface Warfare Center at Indian Head in Charles County and the Patuxent River Naval Air Station in St. Mary's County are strong regional economic contributors. Planning for projected growth and related issues over the next 25 years must be sensitive to any future base realignment and closure activities on the part of the Federal government.

![Figure 28: Historical & Projected Total Jobs by Place of Work - Southern Maryland Jurisdictions](image-url)
REALITY CHECK PLUS - SOUTHERN MD  
APPENDIX A

Density Visualizations for each of the Blocks

**RESIDENTIAL**

<table>
<thead>
<tr>
<th>Density</th>
<th>Residential Numbers</th>
<th>Job Numbers</th>
<th>Residential Densities (Households per acre)</th>
<th>Job Densities (Jobs per acre)</th>
<th>Number of Blocks Required</th>
<th>Number of Blocks Required</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low Density*</td>
<td>130</td>
<td>N/A</td>
<td>0.8</td>
<td>N/A</td>
<td>1 Black</td>
<td>N/A</td>
</tr>
<tr>
<td>Low Density</td>
<td>520</td>
<td>470</td>
<td>3.2</td>
<td>2.9</td>
<td>1 White or Yellow</td>
<td>1 Blue</td>
</tr>
<tr>
<td>Low/Medium Density</td>
<td>1040</td>
<td>940</td>
<td>6.4</td>
<td>5.8</td>
<td>2 White or Yellow</td>
<td>2 Blue</td>
</tr>
<tr>
<td>Medium Density</td>
<td>1560</td>
<td>1410</td>
<td>9.6</td>
<td>8.7</td>
<td>3 White or Yellow</td>
<td>3 Blue</td>
</tr>
<tr>
<td>High Density</td>
<td>2080+</td>
<td>1880+</td>
<td>12.8+</td>
<td>11.6+</td>
<td>4+ White or Yellow</td>
<td>4+ Blue</td>
</tr>
</tbody>
</table>

**COMMERCIAL/INDUSTRIAL**

**MIXED USE / MIXED INCOME**

Yellow Legos represent workforce housing

*Black LEGOS® are only provided in limited numbers to be used as a bank. At the request of the table participants, the facilitator may exchange one white LEGO® for four black LEGOS® (with a maximum limit of 10 white LEGOS® for 40 black LEGOS®)."
THE TABLES AND NUMBERS INCLUDED IN THIS SECTION APPLY ONLY TO THIS REGION.

Illustrated below are pictures showing examples of densities that may be possible in this exercise. The densities will vary depending on the existing density shown on the map.

Photos Courtesy of: Design Collective, Inc., Lincoln Institute for Land Policy & Maryland Department of Planning

Very Low Density Residential: 0.8 du/acre

Examples of this include: Rural Calvert County

Low Density Residential: 3.2 du/acre

Examples Include: Prince Frederick
Low/Medium Density Residential: 6.4 du/acre
Examples Include: Leonardtown, La Plata

Medium Density Residential: 9.6 du/acre
Examples of this include: Waldorf
High Density Residential: 12.8+ du/acre

Low Density Jobs

Examples include: Rural Calvert County
Low/Medium Density Jobs

Examples of this include: Prince Frederick
Medium Density Jobs

Examples of this include: Leonardtown, La Plata

High Density Jobs

Examples of this include: Waldorf