Cecil County Comprehensive Plan

Scenarios Workshop
July 31, 2008

Agenda

1. **Introductions**

2. **Overview of Process/Schedule/Roles of Technical Advisory Committee and Oversight Committee**

3. **Trends, Constraints and Issues**

4. **Criteria**

5. **Driving Forces and Possible Futures**

6. **Goals, Objectives and Overlaps/Desired Futures**

7. **Potential Scenarios**

8. **Evaluating the Scenarios**

ERM

Overview of the Process
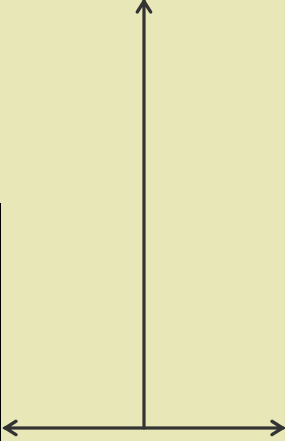
Technical Advisory Committee

- Eric Sennstrom, Cecil County Planning and Zoning
- Anthony DiGiacomo, Cecil County Planning and Zoning
- Al Wein, Cecil County Administrator
- F. Scott Flanigan, Cecil County Public Works
- Vernon Thompson, Cecil County Economic Development
- Diane Lane, Comprehensive Plan Citizens Oversight Committee Chair
- Gerrit Knaap, National Center for Smart Growth Education & Research
- John Leocha, Maryland Department of Planning
- Melissa Appler, Maryland Department of Transportation
- Mike Nixon, Maryland Department of Transportation
- Janice Outen, Maryland Department of the Environment
- Dan Blevins, WILMAPCO
- Dave Gula, WILMAPCO
- David Nemazie, Facilitator, Maryland Extension Service
- Clive Graham, ERM
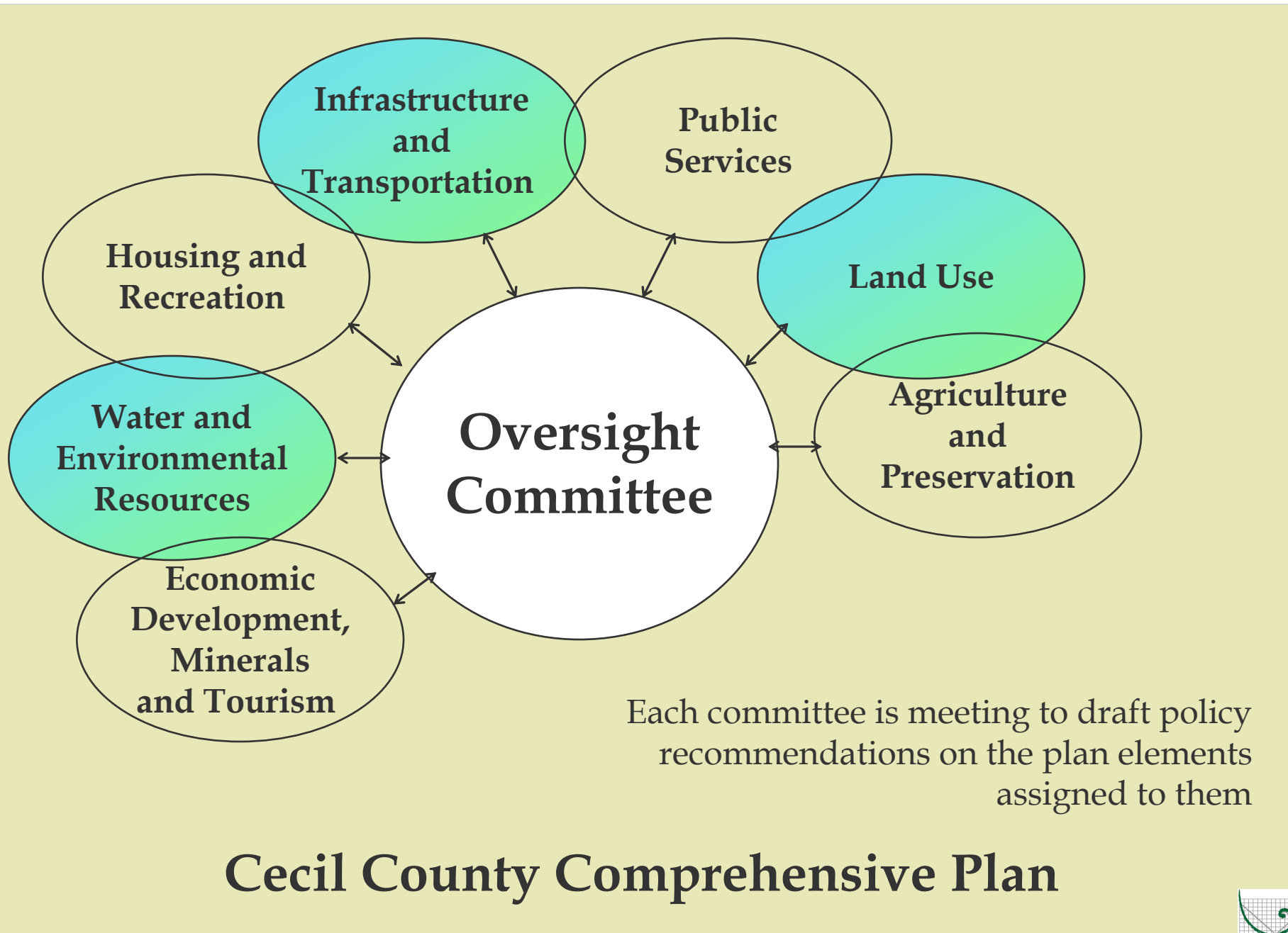- Michael Bayer, ERM
- Ben Sussman, ERM

ERM

Project Organization

Cecil County
County Commissioners
Planning Commission

Planning and Zoning Department

Eric Sennstrom

Anthony Di Giacomo

David Black

ERM Team

Clive Graham, Project Manager

Michael Bayer, Senior Planner

Ben Sussman, Water Resources

Oversight Committee

7 subcommittees

ERM

Infrastructure and Transportation

Public Services

Housing and Recreation

Land Use

Water and Environmental Resources

Oversight Committee

Agriculture and Preservation

Economic Development, Minerals and Tourism

Each committee is meeting to draft policy recommendations on the plan elements assigned to them

Cecil County Comprehensive Plan

ERM

Schedule

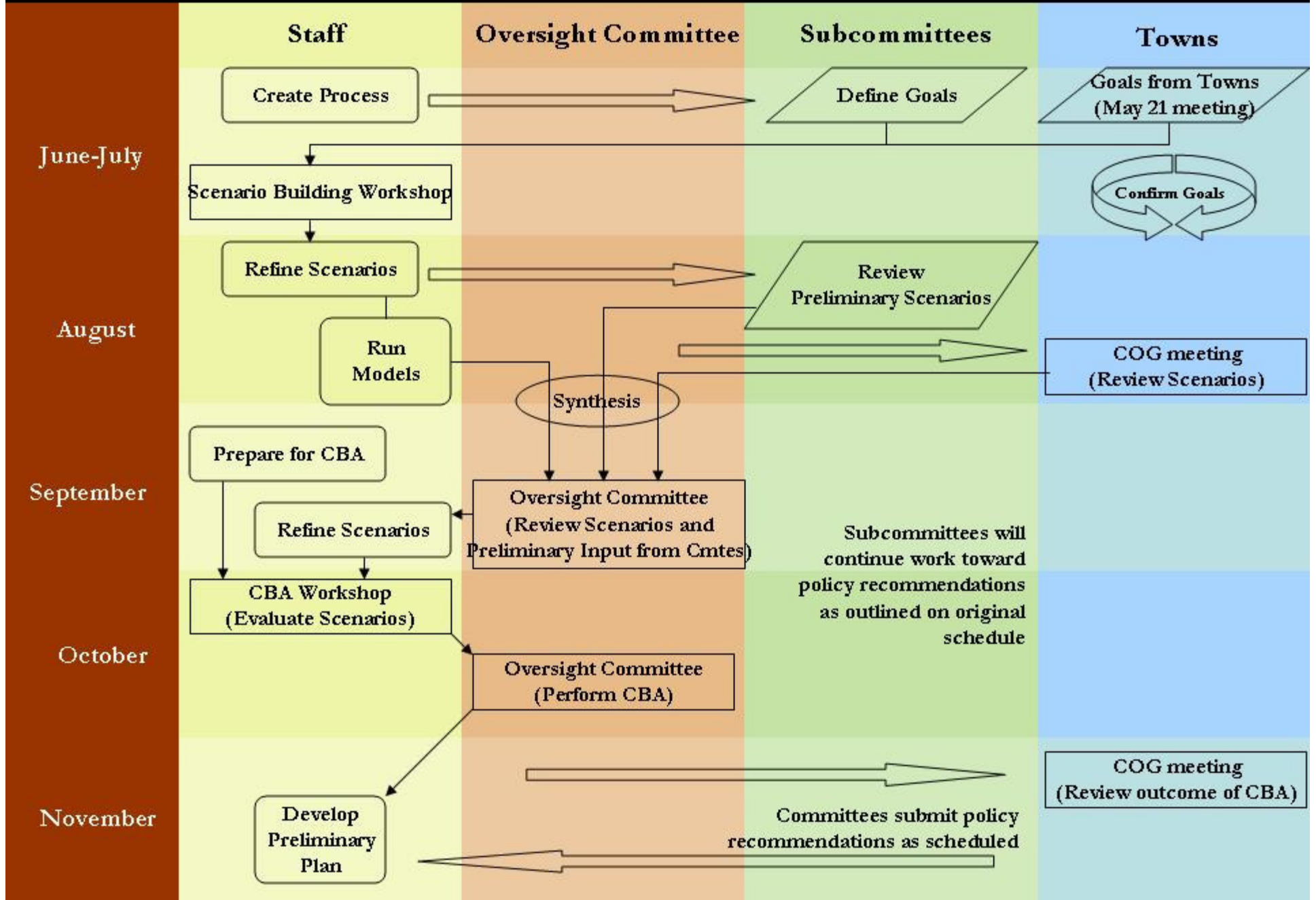| Task	Dates
Kick off	January 2008
Identify Issues, Define Goals and Objectives, Develop Preliminary Policy Recommendations	February-June 2008
Prepare Draft Comprehensive Plan	**July 2008-January 2009**
Review of Oversight Committee Draft Plan (Subcommittees/Full Committee)	February-March 2009
Public Forum	April 2009
Planning Commission Review	May 2009
Interagency Review	June-July 2009
Planning Commission Public Hearing/Work Sessions	August-September 2009
County Commissioners Public Hearing/Work Sessions	October 2009
Plan Adoption	**November 2009**

ERM

Cecil County 2009 Comprehensive Plan Schedule <mark>REVISED –February 22, 2008</mark>

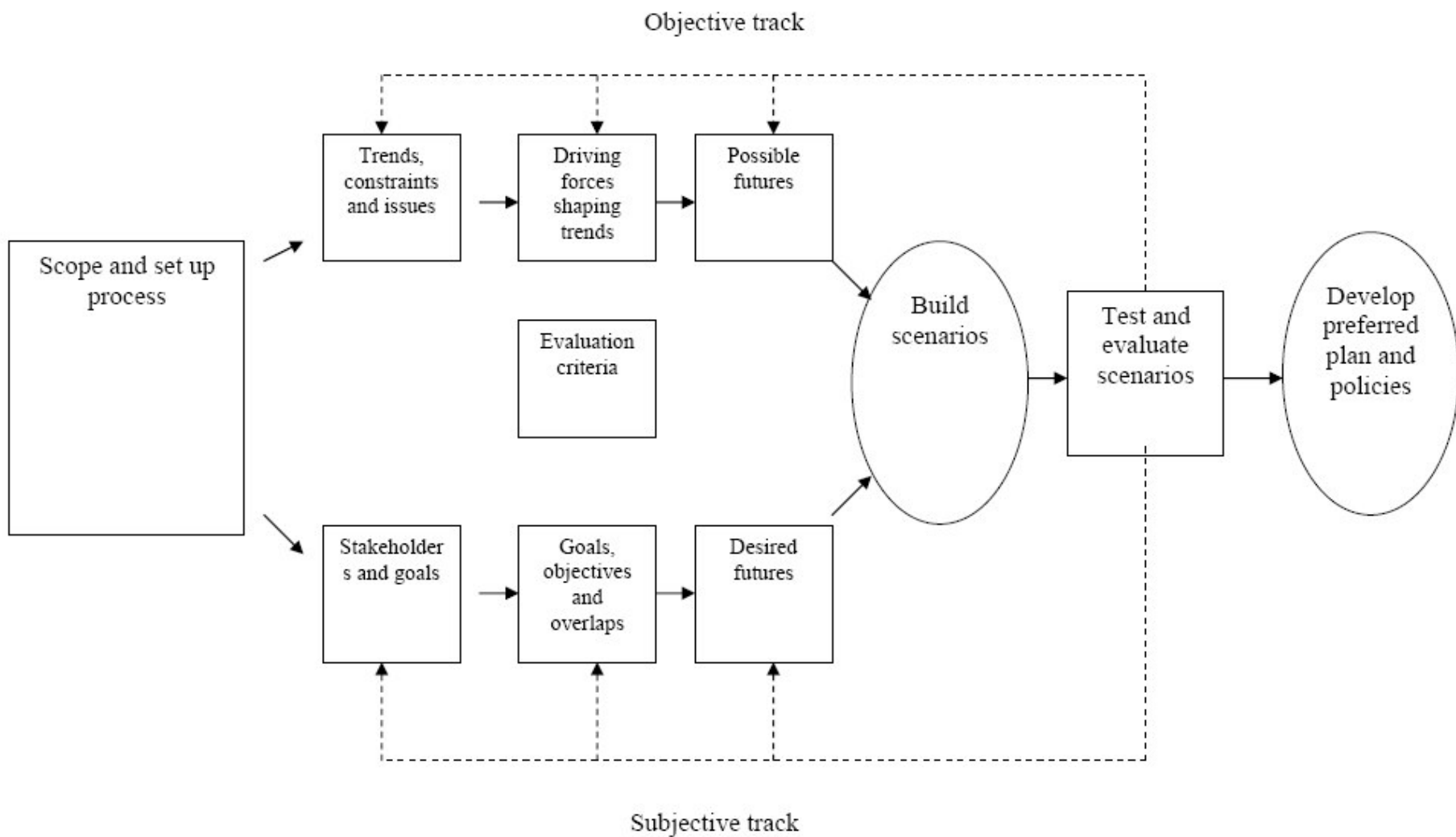| Year	Phase	Month	Planning and Zoning Staff	Oversight Committee	Agriculture and Preservation	Housing and Recreation	Economic Development and Tourism	Infrastructure and Transportation	Land Use	Public Services	Water Resources
	Phase II	July	Transmit agenda and minutes to OC by July 9	Plan Topic: Water Resources (July 16, 6:30 p.m.) • Old business • Review water resources element and how water issues relate to future land use in Cecil County • Review preliminary goals, objectives and issues for the plan (input from sub.) • Questions and comments from subcommittee meetings • PLAN ELEMENTS: Background, Water Resources Element • Preliminary Comprehensive Plan vision	Meetings as scheduled by subcommittee chairs						
		August		No meeting	Explore issues and develop preliminary policy recommendations Transmit meeting minutes to P&Z staff by Sept. 3	Same as Agriculture and Preservation	Same as Agriculture and Preservation	Same as Agriculture and Preservation	Review preliminary policy recommendations and land use alternatives with subcommittee for presentation at next month's OC meeting	Same as Agriculture and Preservation	Same as Agriculture and Preservation
		Sept.	Transmit agenda and minutes to OC by Sept. 10	Plan Topic: Land Use (Sept. 17, 6:30 p.m.) • Old business • Review preliminary policy recommendations and land use alternatives drafted by subcommittee • Questions and comments from subcommittee meetings • PLAN ELEMENTS: Land Use, Land Development Regulations • Comprehensive Plan vision				Review preliminary policy recommendations with subcommittee for presentation at next month's OC meeting Transmit meeting minutes to P&Z staff by October 1		Review preliminary policy recommendations with subcommittee for presentation at next month's OC meeting Transmit meeting minutes to P&Z staff by October 1	
		October	Transmit agenda and minutes to OC by Oct 8	Plan Topic: Infrastructure and Transportation/Public Services and Facilities (October 15, 6:30 p.m.) • Old business • Review preliminary policy recommendations drafted by subcmte • Questions and comments from subcommittee meetings • PLAN ELEMENTS: Transportation Plan, Community Facilities Plan	Review preliminary policy recommendations with subcommittee for presentation at next month's OC meeting Transmit meeting minutes to P&Z staff by November 5						
		November	Transmit agenda and minutes to OC by Nov. 12	Plan Topic: Agriculture and Preservation (Nov. 19, 6:30 p.m.) • Old business • Review preliminary policy recommendations drafted by subcommittee • Questions and comments from subcommittee meetings • PLAN ELEMENTS: Sensitive Areas, Historic, Priority Preservation Areas			Review preliminary policy recommendations with subcommittee for presentation at next month's OC meeting Transmit meeting minutes to P&Z staff by December 3				

Cecil County Comprehensive Plan process
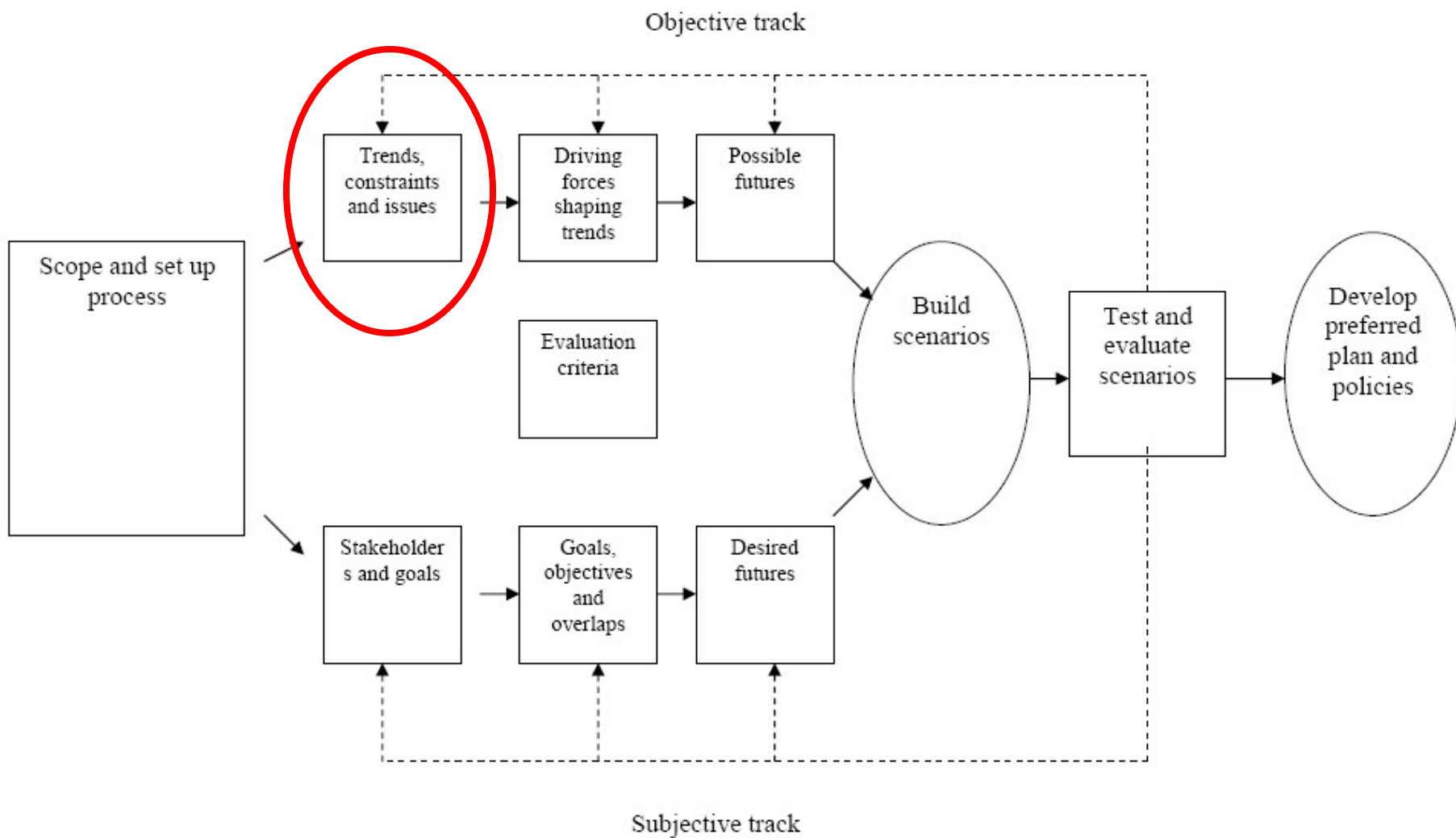
ERM

Cecil County Scenario Building Process

	Staff	Oversight Committee	Subcommittees	Towns
	Create Process →		**Define Goals**	**Goals from Towns** (May 21 meeting)
June-July	**Scenario Building Workshop**			**Confirm Goals**
	Refine Scenarios →		**Review Preliminary Scenarios**	
August	**Run Models**		→	**COG meeting** (Review Scenarios)
		Synthesis		
September	**Prepare for CBA** / **Refine Scenarios** →	**Oversight Committee** (Review Scenarios and Preliminary Input from Cmtes)	Subcommittees will continue work toward policy recommendations as outlined on original schedule	
October	**CBA Workshop** (Evaluate Scenarios)	**Oversight Committee** (Perform CBA)		
November	**Develop Preliminary Plan**		Committees submit policy recommendations as scheduled	**COG meeting** (Review outcome of CBA)

Scenario Building Process

Objective track

```
┌──────────────┐      ┌──────────────┐      ┌──────────────┐
│   Trends,    │      │   Driving    │      │   Possible   │
│ constraints  │  →   │    forces    │  →   │   futures    │
│  and issues  │      │   shaping    │      │              │
│              │      │    trends    │      │              │
└──────────────┘      └──────────────┘      └──────────────┘
```

┌──────────────────┐
│ Scope and set up │
│   process   │
└──────────────────┘

```
┌──────────────┐
│ Evaluation   │
│  criteria    │
└──────────────┘
```

Build scenarios

┌──────────────┐
│   Test and   │
│   evaluate   │
│ scenarios   │
└──────────────┘

Develop preferred plan and policies

```
┌──────────────┐      ┌──────────────┐      ┌──────────────┐
│ Stakeholder  │      │    Goals,    │      │   Desired    │
│  s and goals │  →   │  objectives  │  →   │   futures    │
│              │      │     and      │      │              │
│              │      │   overlaps   │      │              │
└──────────────┘      └──────────────┘      └──────────────┘
```

Subjective track

Trends, Constraints and Issues

ERM

Scenario Building Process

County is Projected to Grow Significantly
Cecil Population Growth 2000-2030
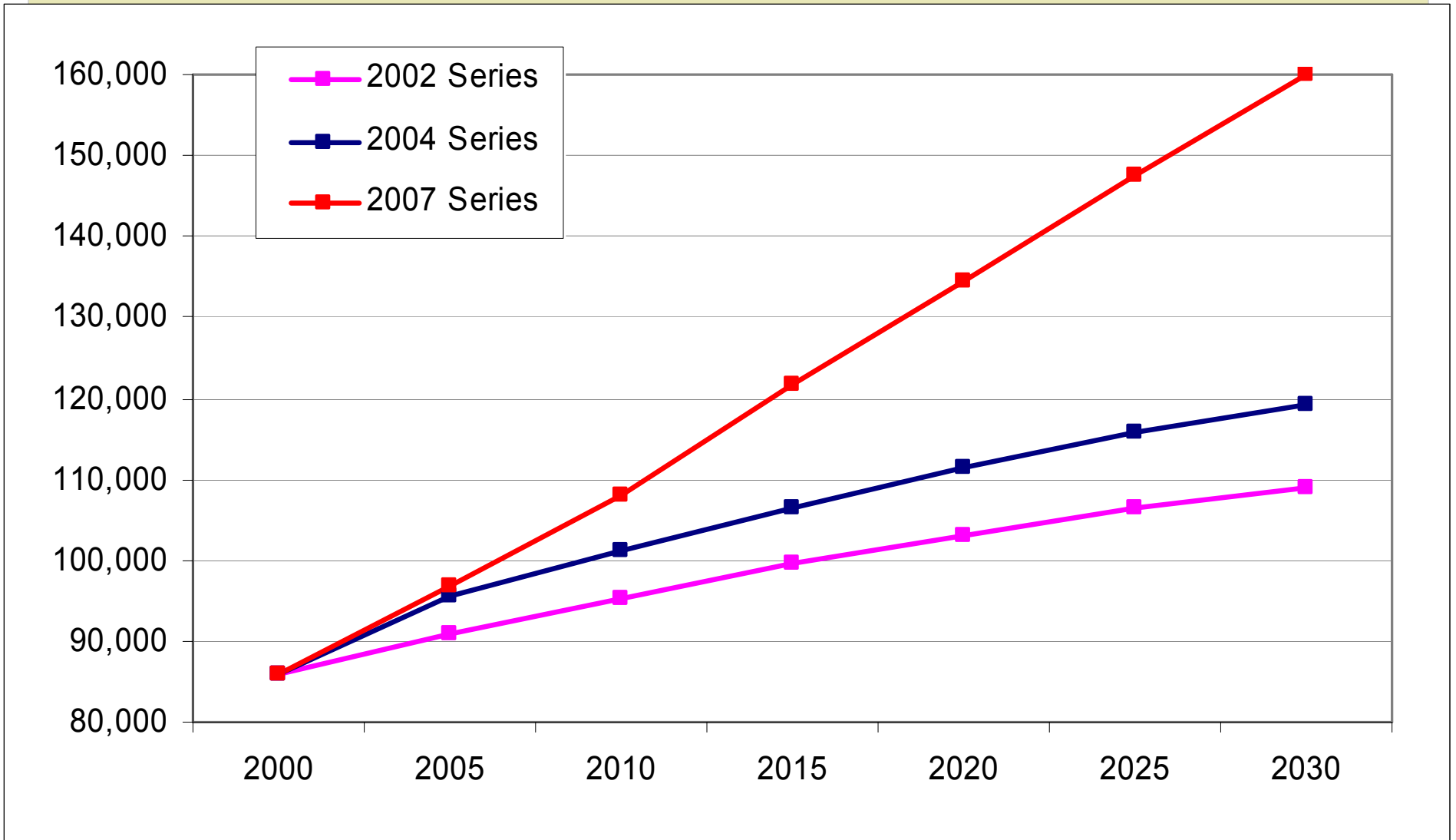
Projected Growth Rate Highest in MD

Maryland	2000 Population	Year 2030 Estimates from 2002 Projection Series	Year 2030 Estimates from 2004 Projection Series	Year 2030 Estimates from 2007 Projection Series	Difference Between 2030 Estimates
State of Maryland	5,296,486	6,362,100	6,446,400	6,737,750	5.9%
Cecil County	85,951	108,800	118,100	159,950	47.0%
Delaware					
State of Delaware	786,448	1,032,974	1,029,203	1,029,203	-0.4%
New Castle County	500,265	603,525	606,338	599,805	-0.6%

- Cecil population growing 65%: fastest percentage in MD

- 6th largest in total population growth behind Montgomery, Prince George, Fredrick, Charles, Baltimore

ERM

Projected Population Change Also Significant

Area	2005 Population	2030 Population	Change	% Change
Cecil County	96,950	159,950	63,000	65.0%
Harford County	237,900	282,100	44,200	18.6%
Baltimore County	782,550	848,500	65,950	8.4%
Kent County (MD)	19,850	23,400	3,550	17.9%
New Castle (DE)	522,103	599,805	77,702	14.9%

- Cecil's growth exceeds Harford County

- Nearly as much growth as New Castle County (DE) and Baltimore County

- Cecil projections may be over-estimated
  - Needs 1,100 units annually to reach projection total by 2030 (currently averaging 750)

ERM

Current Status of 2008 Update

- **County-wide control totals established**

Cecil	2005	2030	Change
Households	31,233	61,175	29,942
Population	96,950	159,950	63,000
Employment	38,500	62,000	23,500

- **WILMAPCO completing planning district estimates**

- **Update based on changes in the countywide totals since 2005 data**

	Year 2030 From 2005 Series	Year 2030 From 2007 Series	Difference
Households	61,825	61,175	-650
Population	160,000	159,950	-50
Employment	56,000	62,000	6,000

ERM

Allocation of Projected Growth

Total Population by Planning District

District	POP 1990	POP 2000	POP 2005	2030 Population	April 2005-2030 Change
Cecilton	3,386	3,933	4,394	**5,892**	**1,498**
Chesapeake City	4,444	5,351	6,035	**7,878**	**1,843**
Elkton	17,693	22,523	26,255	**41,880**	**15,625**
Fair Hill	6,490	8,082	9,144	**13,093**	**3,949**
Northeast	16,204	18,673	20,592	**38,229**	**17,638**
Rising Sun	7,172	9,102	10,307	**14,820**	**4,512**
Port Deposit	9,533	10,325	11,305	**25,747**	**14,442**
Oakwood	3,572	3,667	4,407	**6,143**	**1,736**
Calvert	2,853	4,295	4,862	**6,268**	**1,407**
TOTAL	**71,347**	**85,951**	**97,300**	**159,950**	**62,650**

"Latest and Greatest" – but Still a Draft

ERM

Allocation of Projected Growth

Total Occupied Households by Planning District

District	HH 1990	HH 2000	HH 2005	Committed, unbuilt HHs as of 3/1/08	2030 Households	April 2005-2030 Change
Cecilton	1,319	1,591	1,773	663	2,464	691
Ches. City	1,649	2,026	2,279	518	3,103	824
Elkton	6,243	8,299	9,649	6,258	16,260	6,611
Fair Hill	2,097	2,805	3,165	1,549	4,741	1,576
Northeast	5,760	6,814	7,495	4,914	14,772	7,277
Rising Sun	2,551	3,253	3,674	732	5,522	1,848
Port Deposit	3,062	3,790	4,139	998	10,005	5,866
Oakwood	1,095	1,269	1,521	278	2,206	685
Calvert	949	1,376	1,554	288	2,101	547
TOTAL	**24,725**	**31,223**	**35,250**	**16,198**	**61,175**	**25,925**

"Latest and Greatest" – but Still a Draft

ERM

Cecil County
Household Projections
2005-2030

Household Changes
2005-2030
- 500 +
- 200 to 500
- 100 to 200
- Less than 100
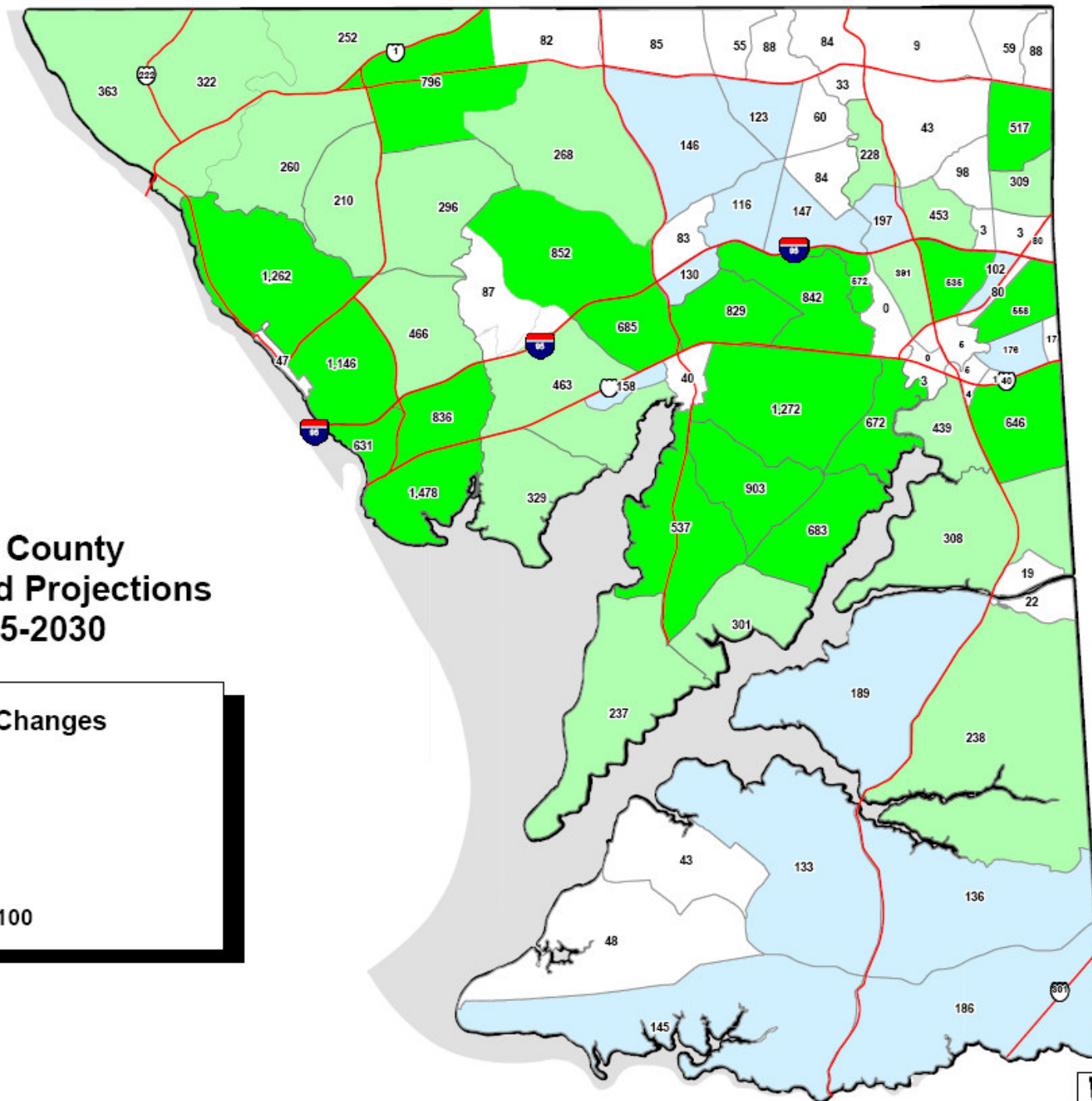
Cecil County
Household Projections
2005-2030

Household Changes
2005-2030

■ 800 +
■ 500 to 800
■ 200 to 500
■ 100 to 200
□ Less than 100
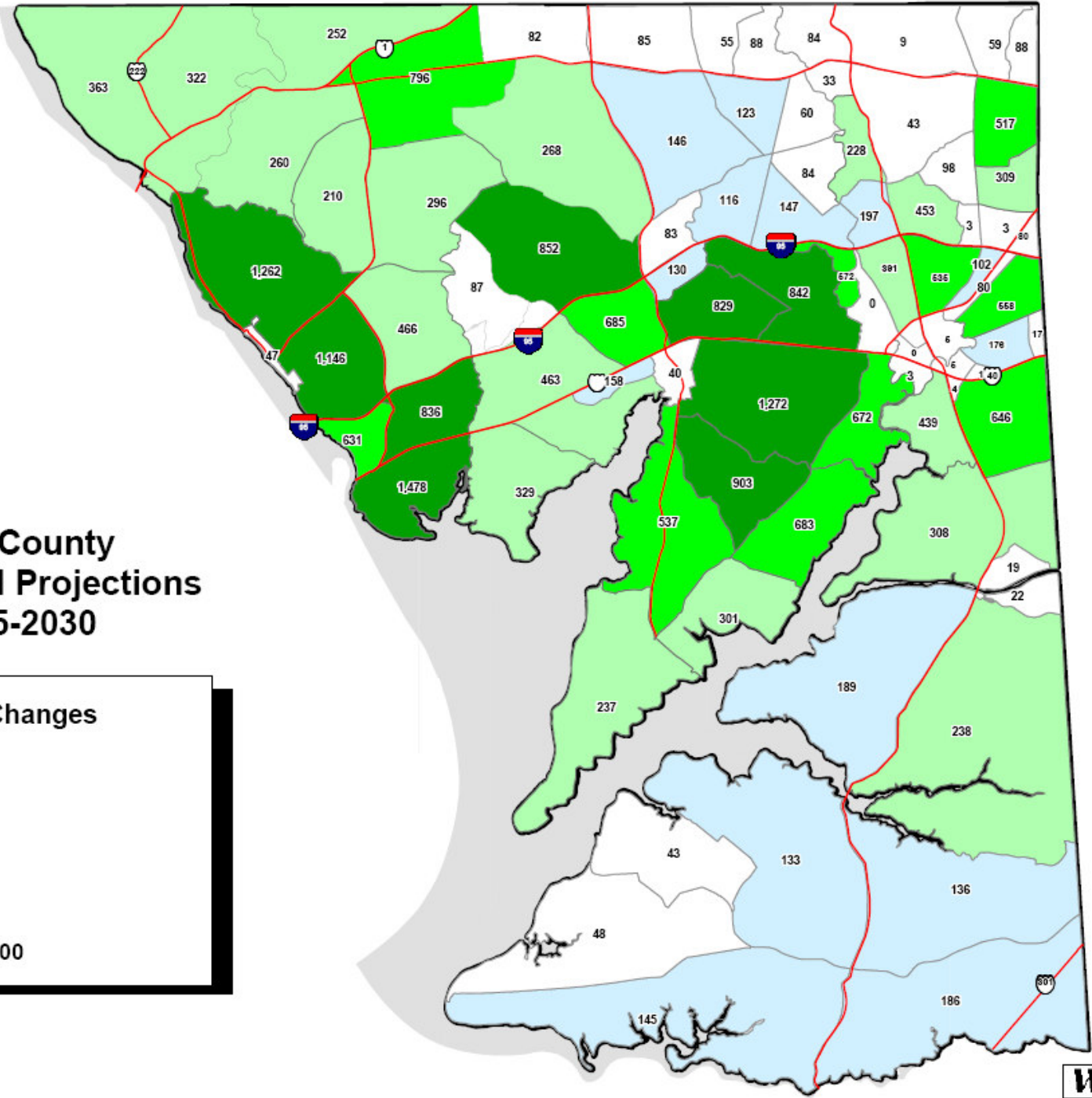
Cecil County Election Districts
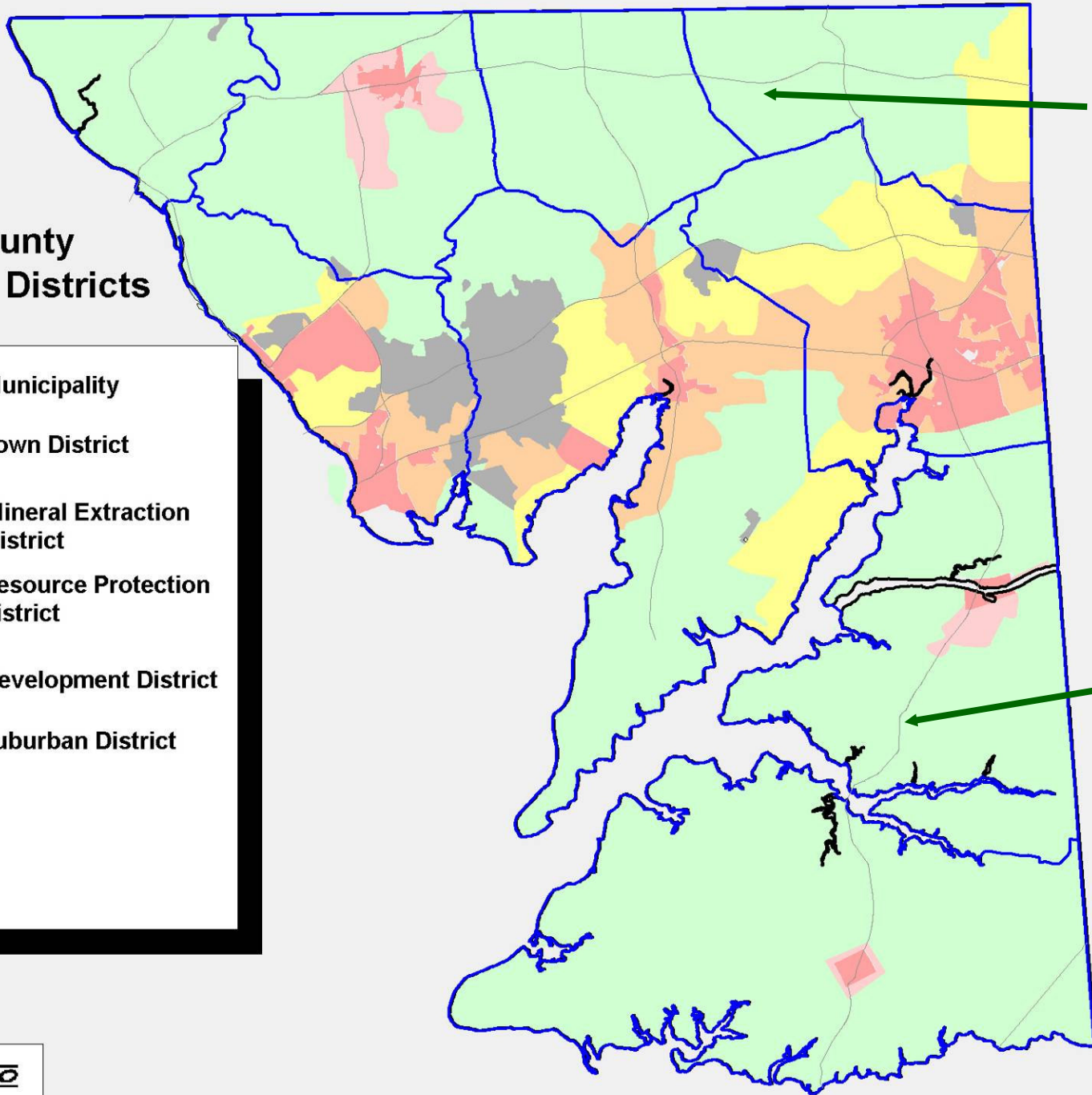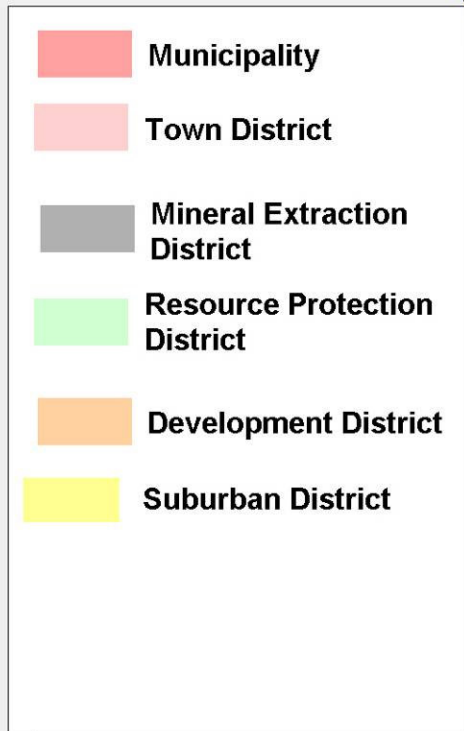
NAR District: 1 unit/10 acres

SAR District: 1 unit/ 20 acres
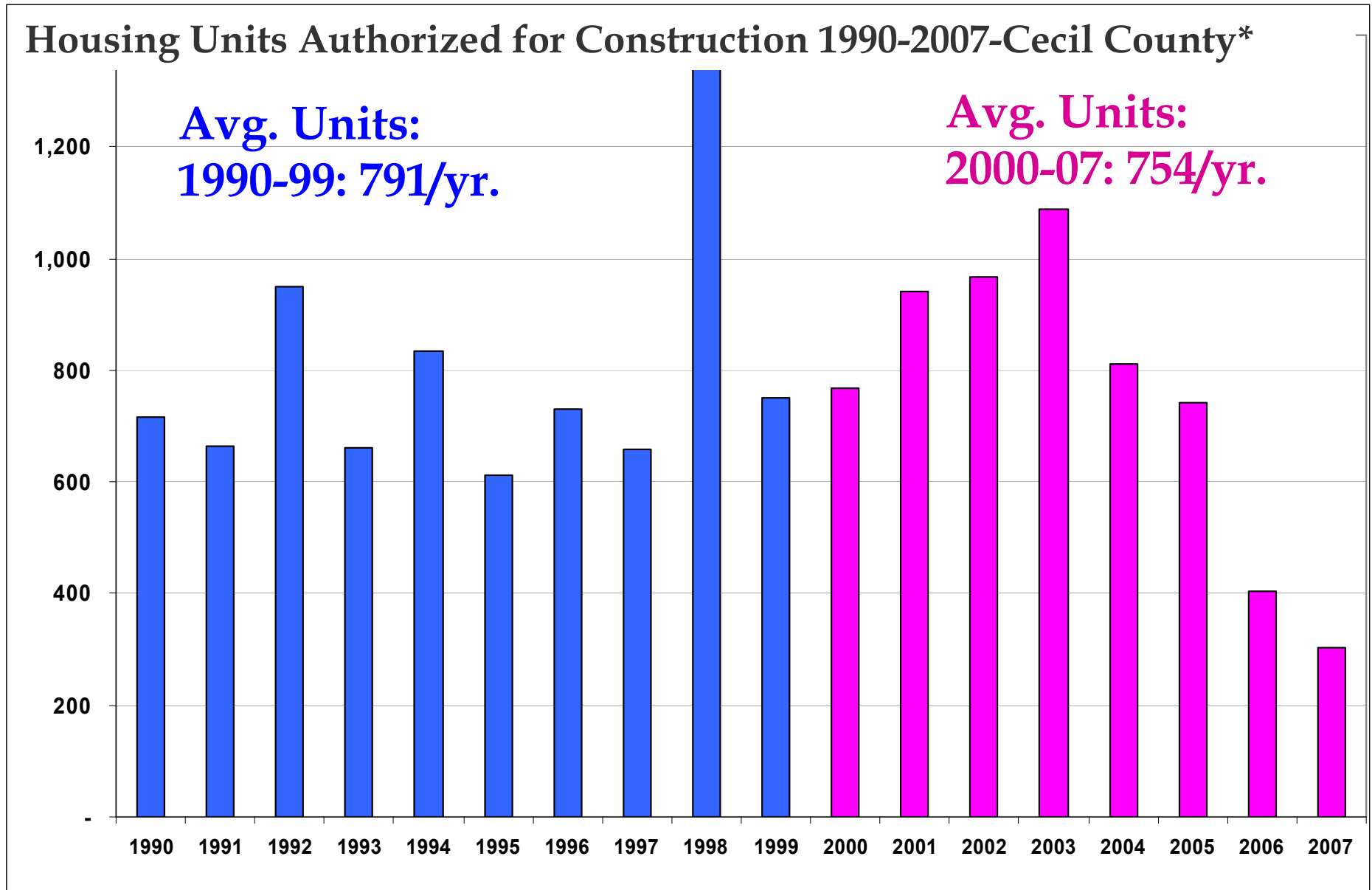
Legend:
- Municipality
- Town District
- Mineral Extraction District
- Resource Protection District
- Development District
- Suburban District

WILMAPCO

**Cecil Comp Plan
Land Use vs. Recent
Housing
Construction**

- Houses Built Since 2004

Town District

Resource Protection
District

Municipality

Mineral Extraction Distr

Development District
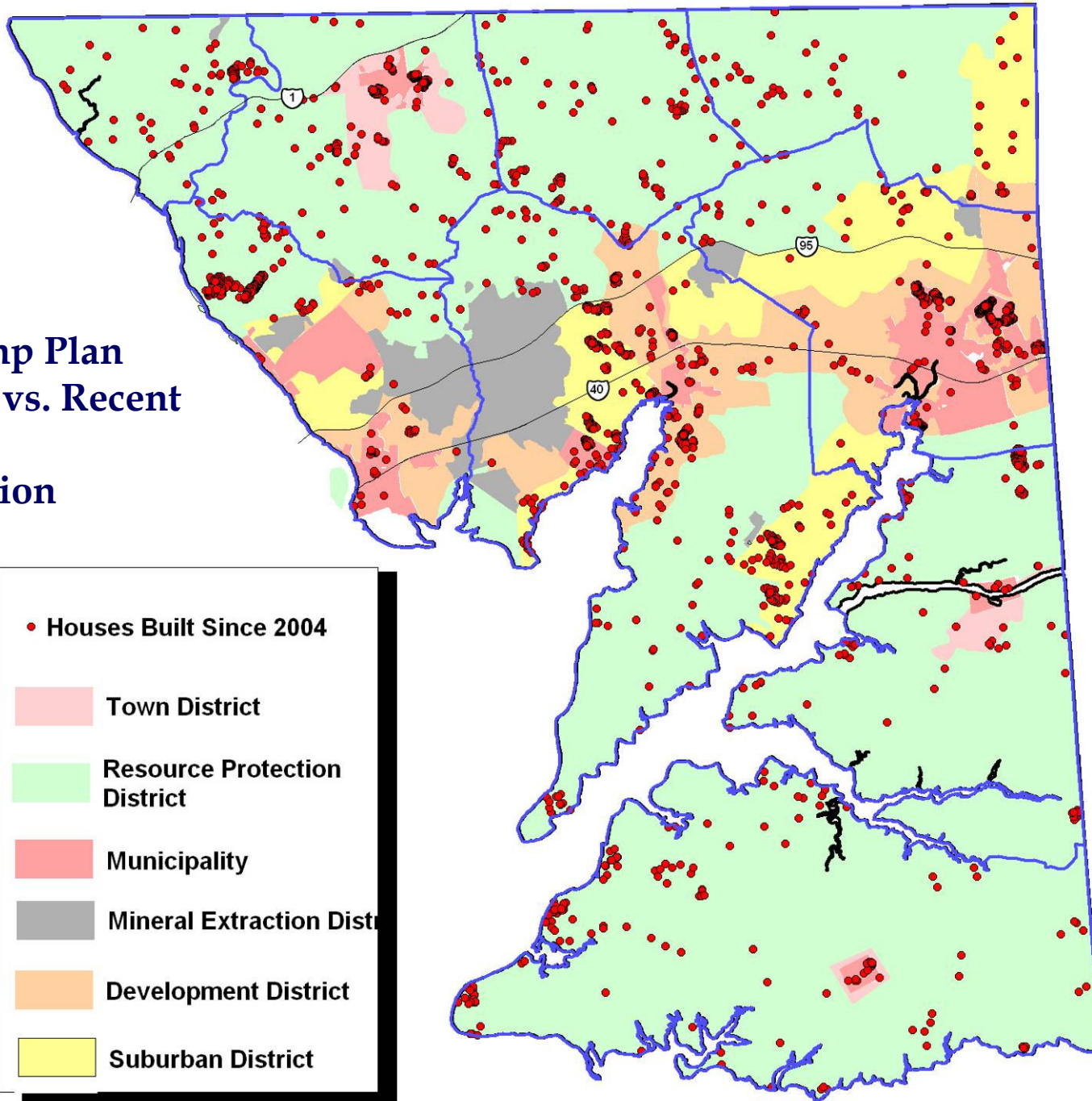
Suburban District

Cecil County
Election Districts

Municipality

Town District

Mineral Extraction District

Resource Protection District

Development District

Suburban District

Protected Land

Planned Development

WILMAPCO
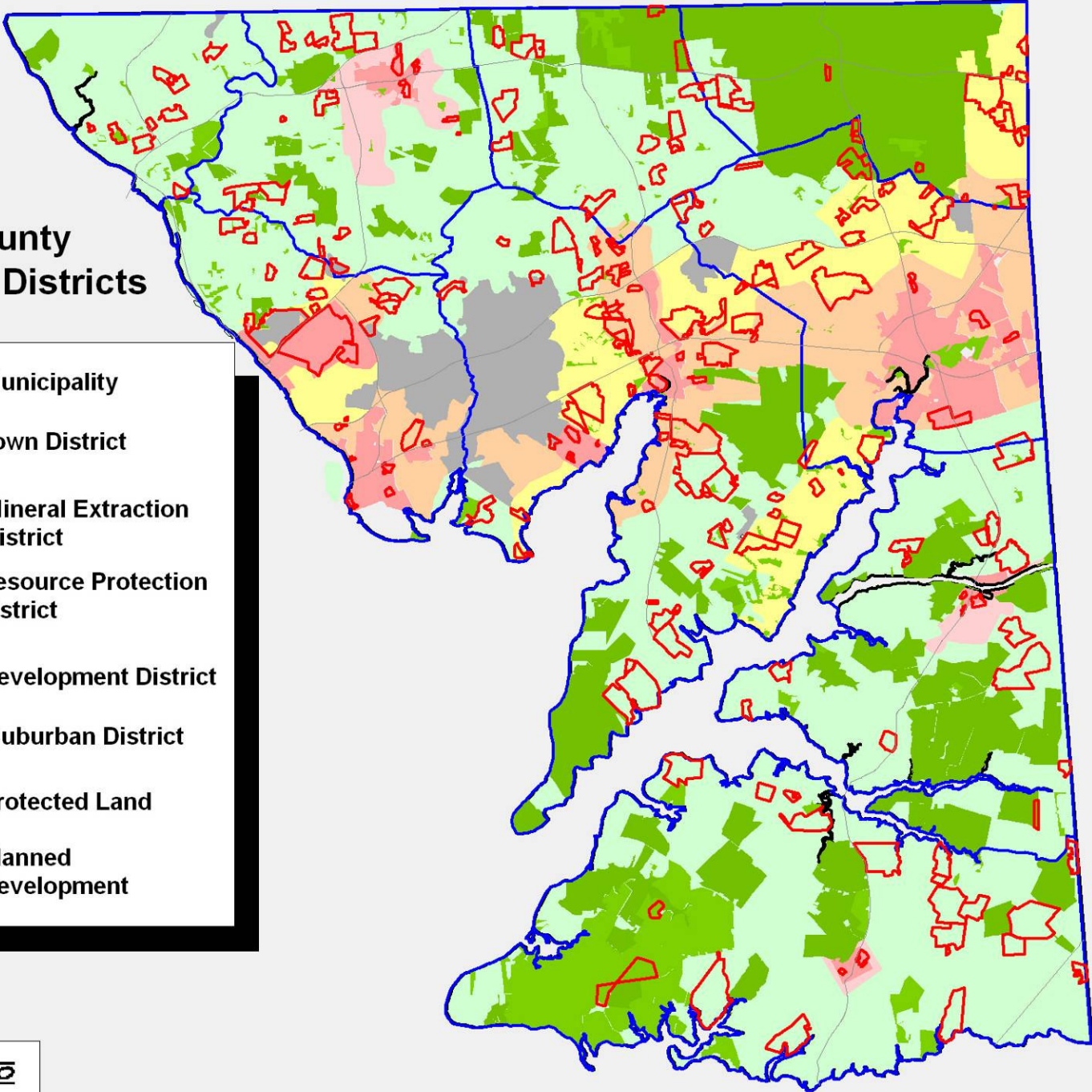
Housing Market Strong Til Recently

Housing Units Authorized for Construction 1990-2007-Cecil County*

Avg. Units:
1990-99: 791/yr.

Avg. Units:
2000-07: 754/yr.

* Includes Incorporated Areas. Source: MD Dept. of Planning

Where Are People Moving From?

Total Changes in Tax Returns 1999-2006

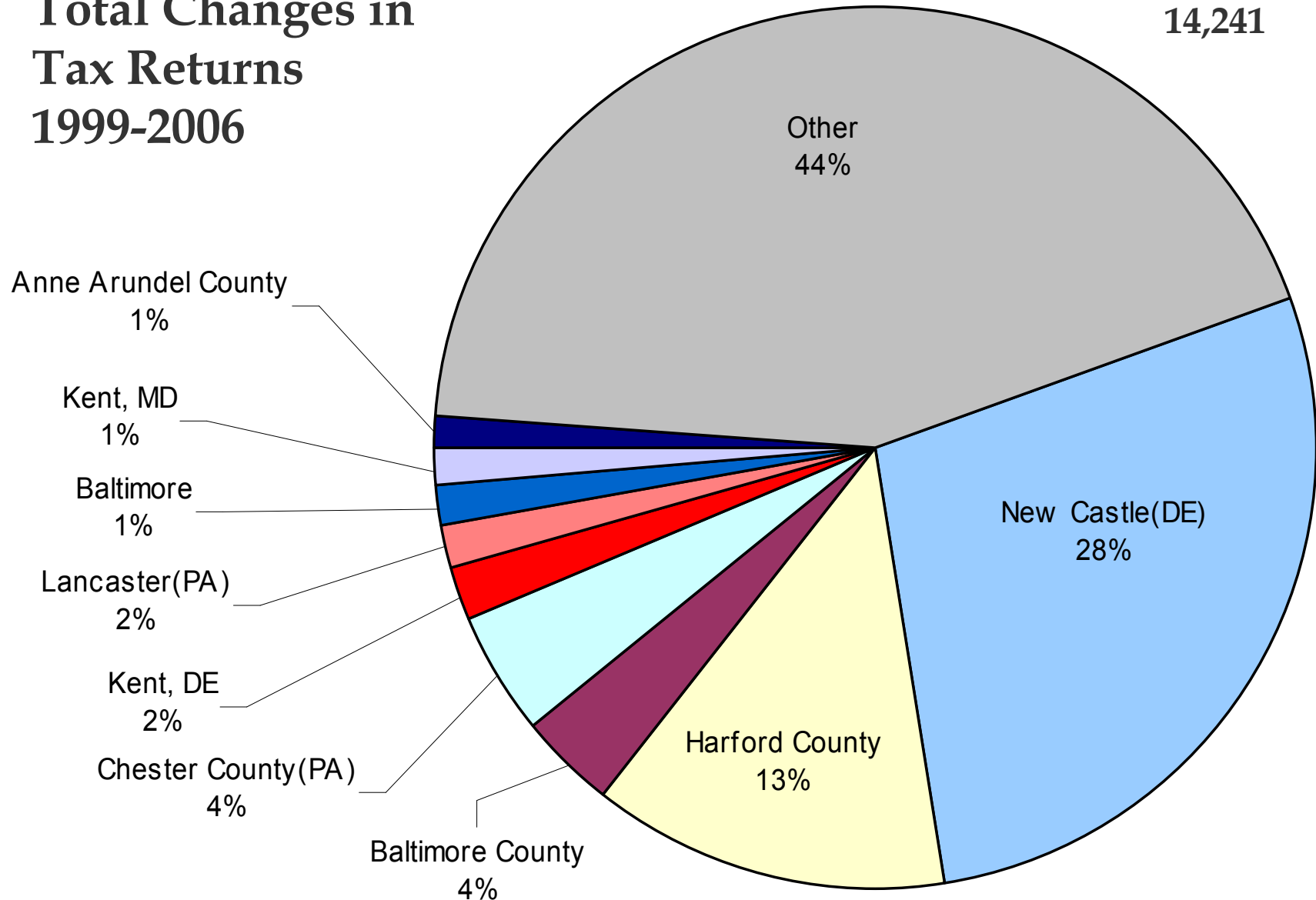Total Returns: 17,811

- Other 40%
- New Castle(DE) 28%
- Harford County 22%
- Baltimore County 4%
- Chester County(PA) 4%
- Anne Arundel County 1%
- Baltimore 2%
- Delaware County(PA) 2%
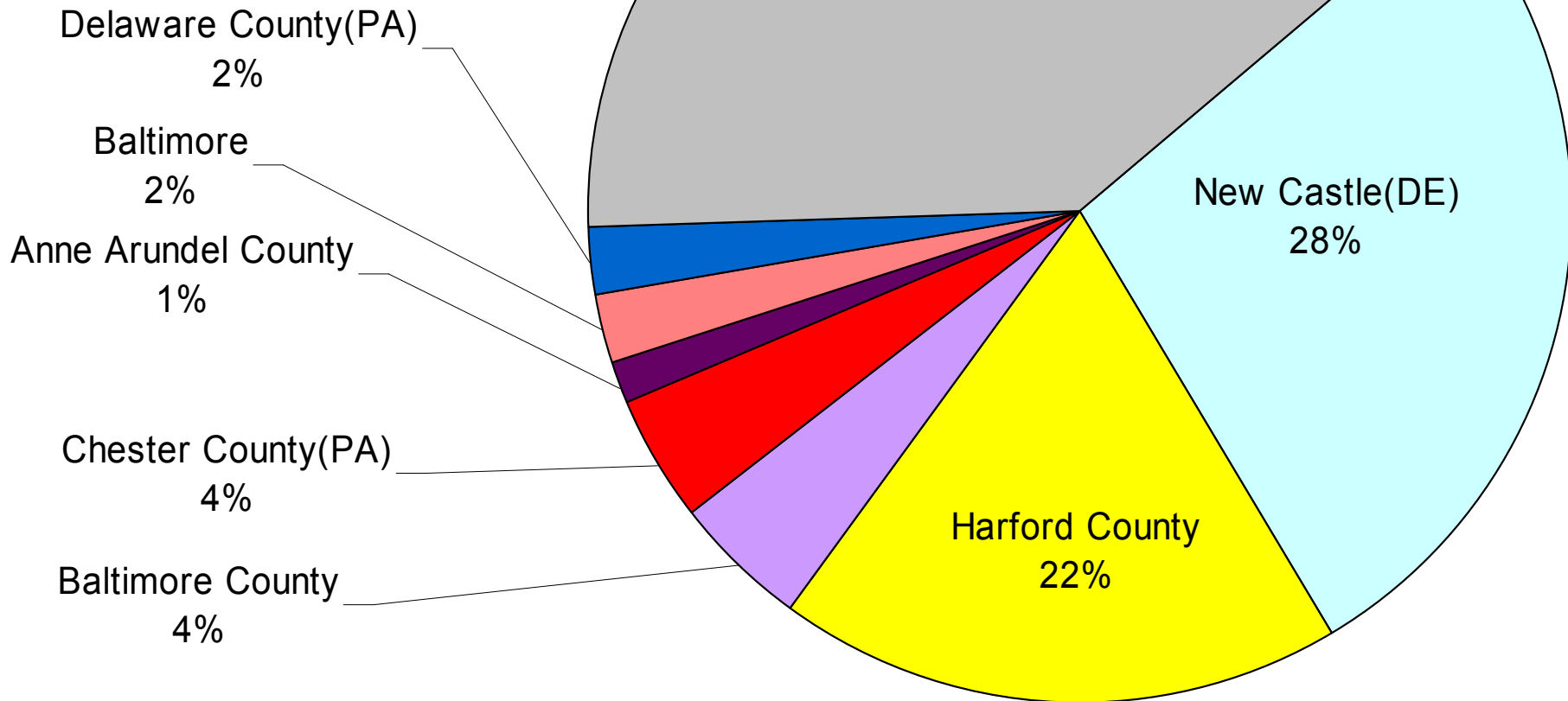
Where Are People Moving To?

Total Changes in Tax Returns 1999-2006

Total Returns: 14,241

Other 44%

New Castle(DE) 28%

Harford County 13%

Baltimore County 4%

Chester County(PA) 4%

Kent, DE 2%

Lancaster(PA) 2%

Baltimore 1%

Kent, MD 1%

Anne Arundel County 1%

Capacity Analysis

- **Based on current zoning, Cecil County has capacity for 67,512 additional households.**

- **Of this, 35,600 new households could be accommodated within the County's Priority Funding Areas**

- **This is more than the 26,000 households identified in the 2030 projections.**

- **Almost 90% of Cecil's capacity can be found on large, undeveloped lots rather than smaller, infill-type lots.**

| Zoning District	Current New Household Capacity
BG	0
BI	0
BL	0
DR	14,919
M1	0
M2	0
MB	0
MEA	0
MH	3,664
NAR	3,985
OS	0
RM	12,742
RR	2,298
SAR	1,645
SR	18,695
TR	3,840
VR	496
Municipalities	5,228
Total	**67,512**

ERM
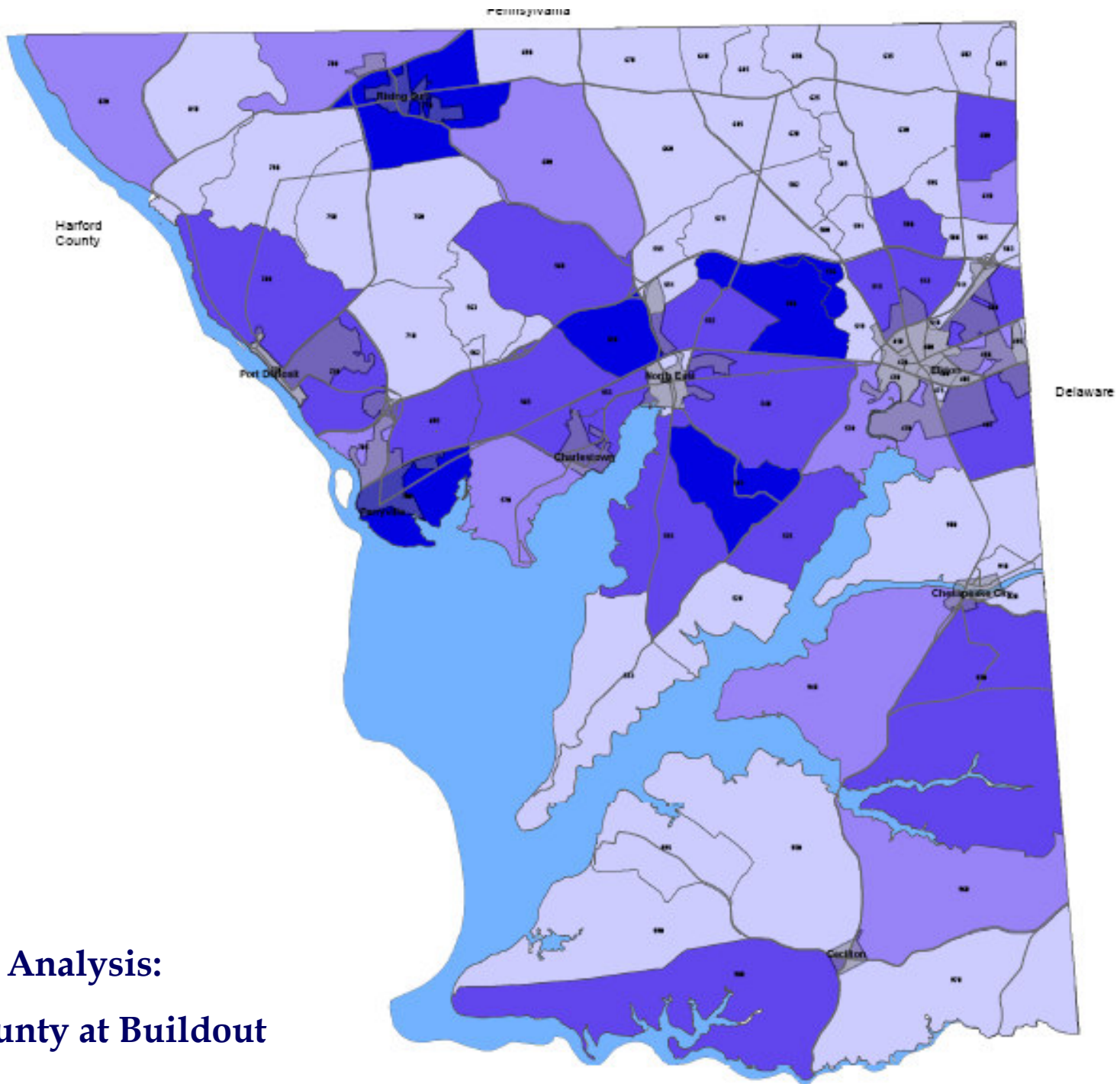
**Capacity Analysis:**

Cecil County at Buildout

Employment Trends

- Over the past five years, employment increased 27% while population rose 13%

- Labor force participation among working-age males has been declining in Cecil County, generating a myriad of social ills

- Cecil County has one of Maryland's highest and most rapidly climbing divorce rates.

- Cecil County's average weekly wage is higher than neighboring Harford County's

- Manufacturing represents 15.6% of all non–agricultural employment in Cecil County, but is less than 6% statewide.

- Manufacturing saw an increase between 2002 and 2004 of 12.2%, while manufacturing in the United States as a whole decreased.

- Retail Trade had the most business establishments in Cecil County each year from 2001 to 2004. The number of establishments increased 12.1% in this period.

- The Construction sector had the second most business establishments in Cecil County, and the number of business establishments in this sector increased 5.8% from 2001 to 2004.

- The number of business establishments in the Health Care-Social Assistance sector increased 30.1% from 2001 to 2004.
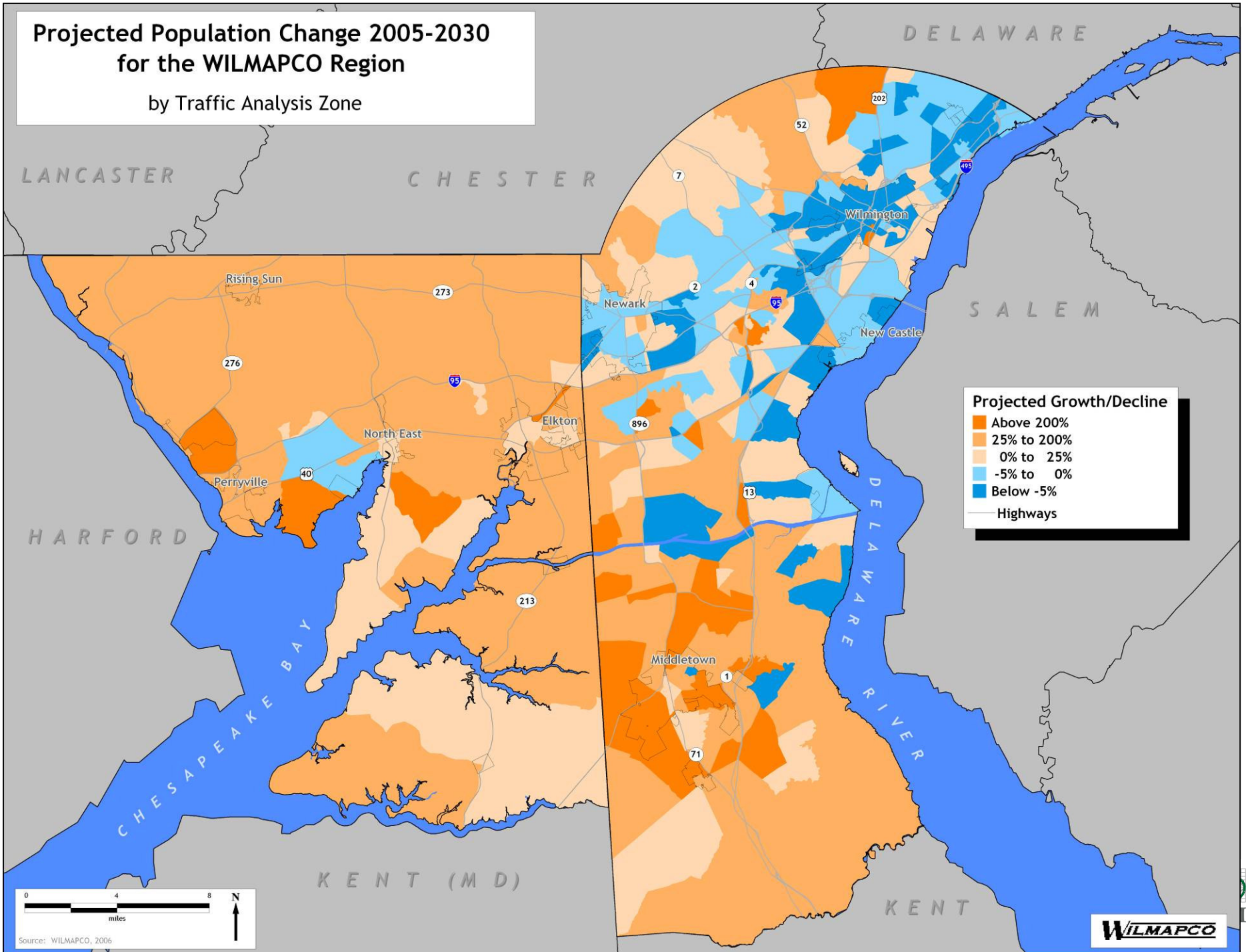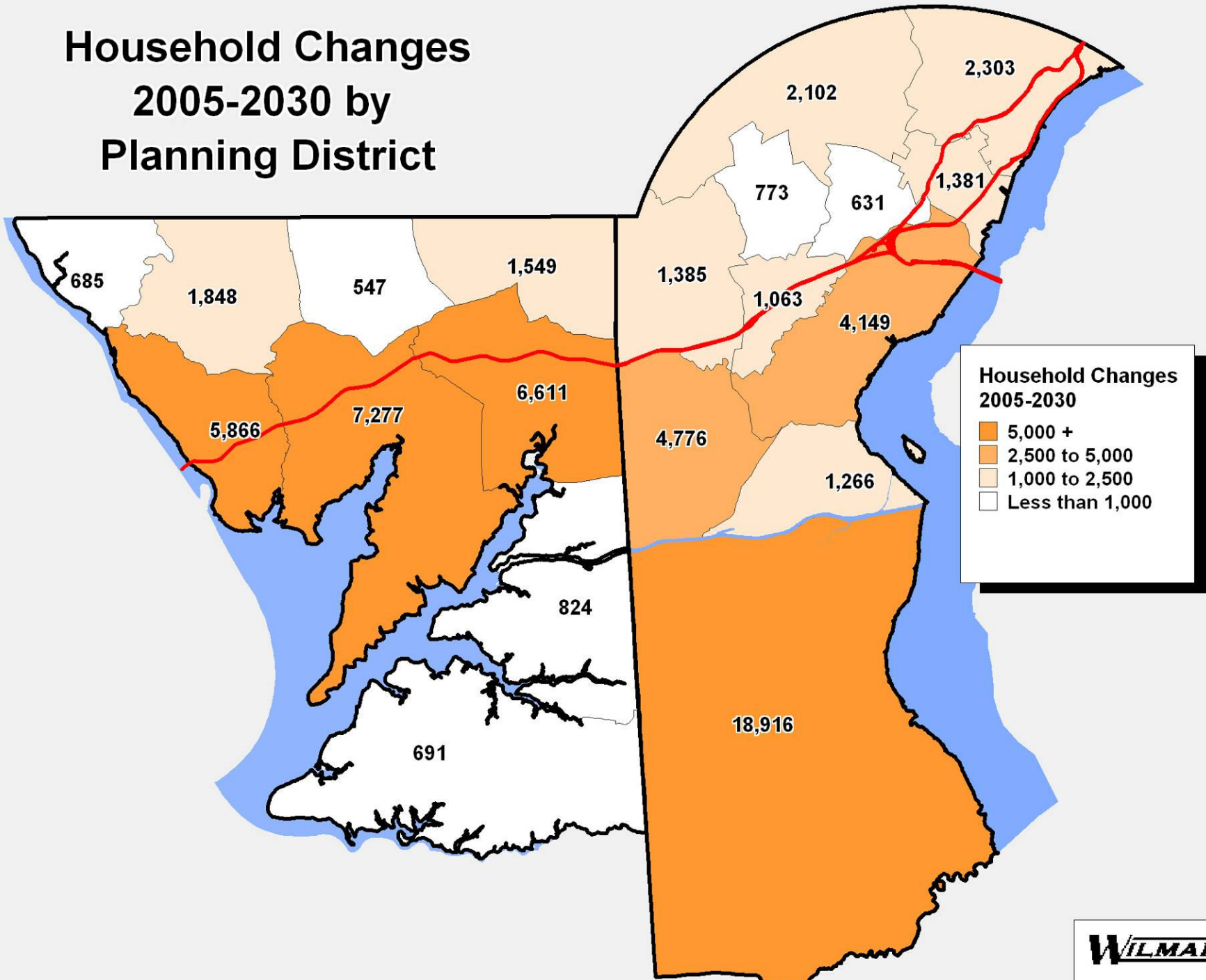
ERM

Employment Growth 2005-2030

Employment Growth

- 🟪 600 +
- 🟦 400 to 600
- 🟦 200 to 400
- ⬜ 0 to 200

ERM
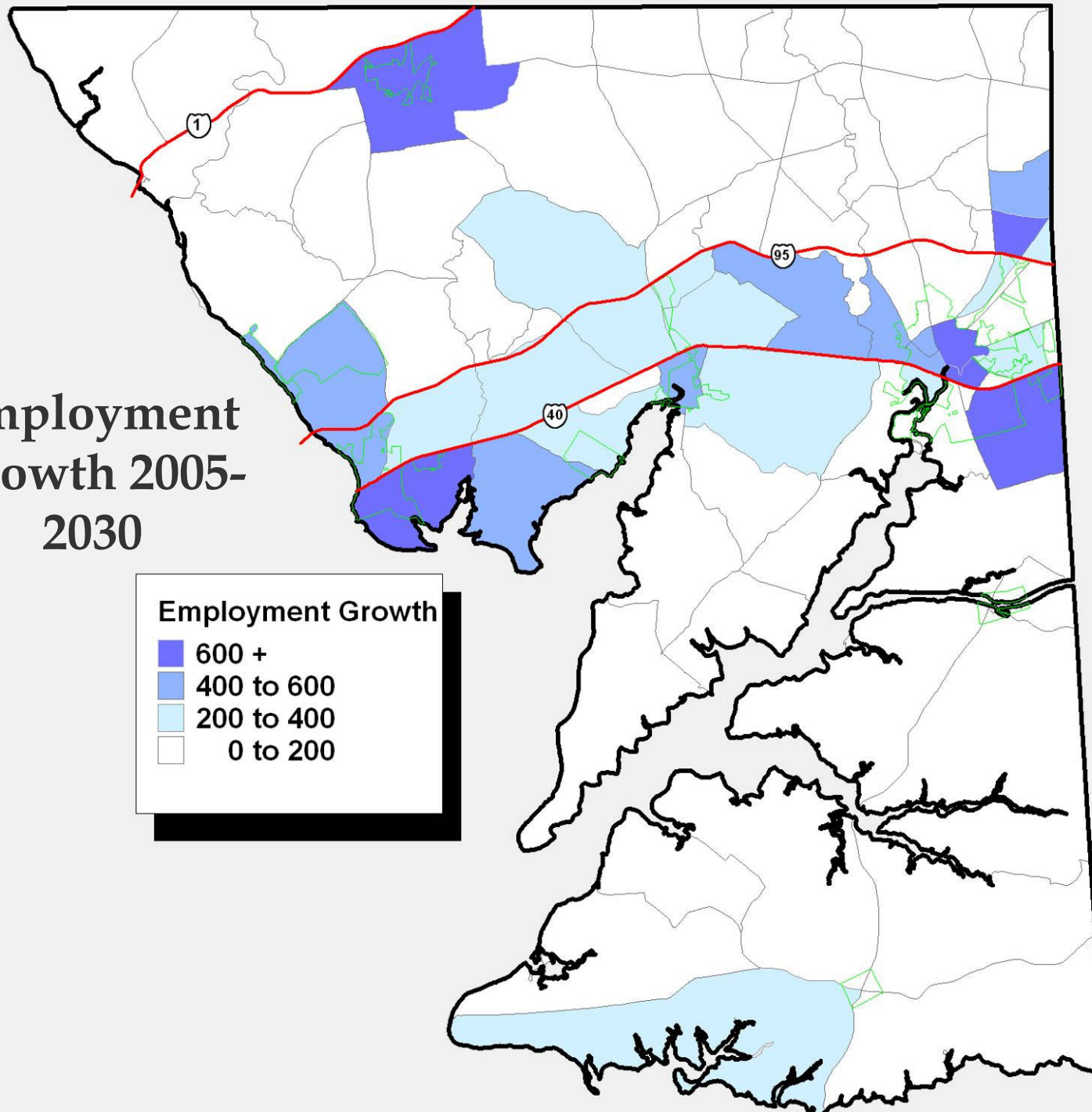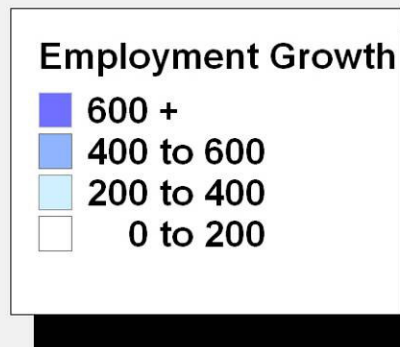
Employment Changes 2005-2030 From 2005 Series
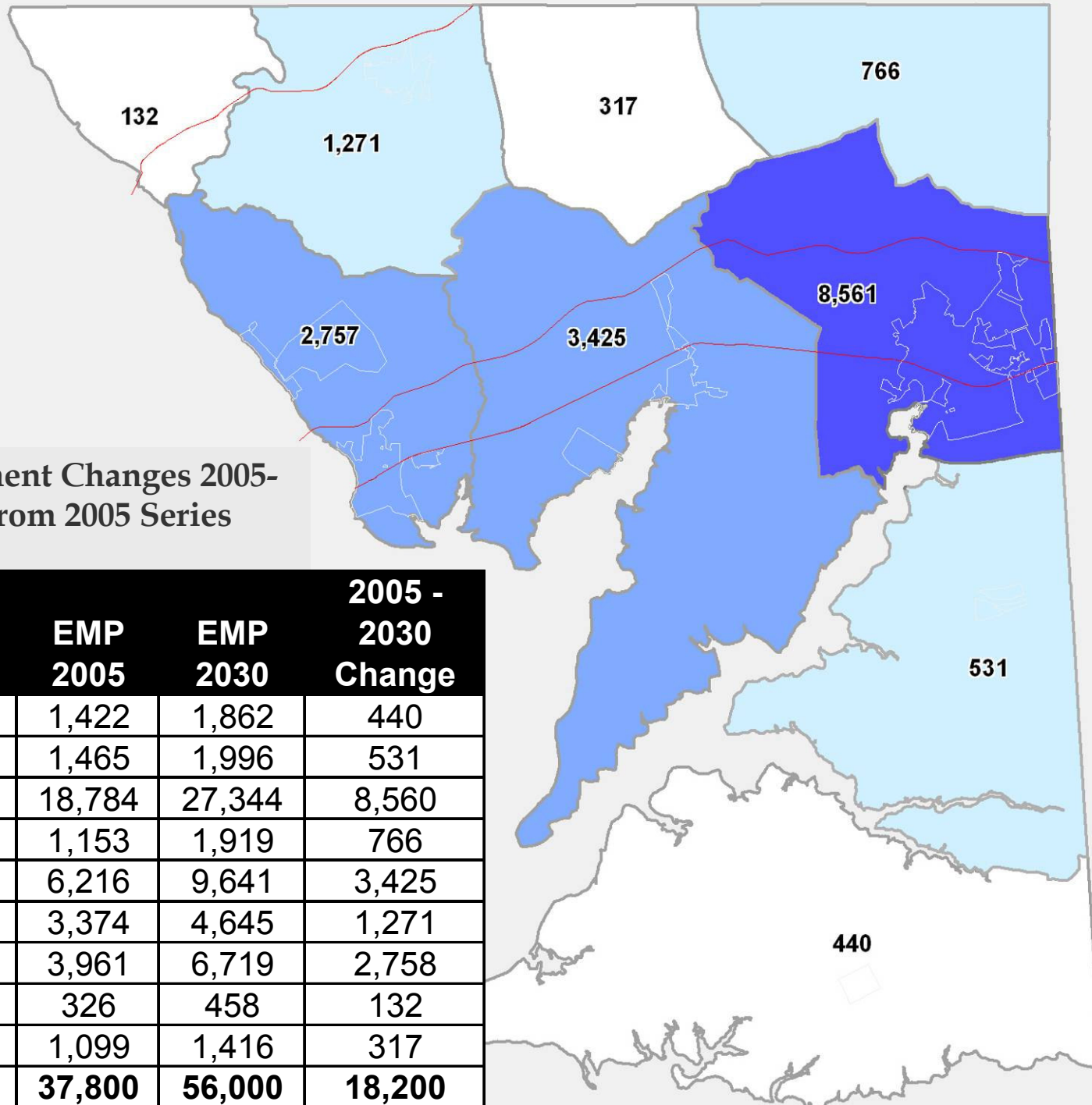
District	EMP 2005	EMP 2030	2005 - 2030 Change
Cecilton	1,422	1,862	440
Ches. City	1,465	1,996	531
Elkton	18,784	27,344	8,560
Fair Hill	1,153	1,919	766
Northeast	6,216	9,641	3,425
Rising Sun	3,374	4,645	1,271
Port Deposit	3,961	6,719	2,758
Oakwood	326	458	132
Calvert	1,099	1,416	317
Cecil County	**37,800**	**56,000**	**18,200**

Projected Population Change 2005-2030 for the WILMAPCO Region

by Traffic Analysis Zone

Projected Growth/Decline
- Above 200%
- 25% to 200%
- 0% to 25%
- -5% to 0%
- Below -5%
- Highways

LANCASTER

CHESTER

DELAWARE

SALEM

HARFORD

KENT (MD)

KENT

Rising Sun

North East

Perryville

Elkton

Newark

Wilmington

New Castle

Middletown

CHESAPEAKE BAY

DELAWARE RIVER

273

276

40

213

895

896

13

71

1

2

4

7

52

202

495

95

N

miles
0   4   8

Source: WILMAPCO, 2006

WILMAPCO

Household Changes 2005-2030 by Planning District

Household Changes 2005-2030
- 5,000 +
- 2,500 to 5,000
- 1,000 to 2,500
- Less than 1,000

2,102
2,303
1,381
773
631
1,549
685
1,848
547
1,385
1,063
4,149
6,611
5,866
7,277
4,776
1,266
824
691
18,916

WILMAPCO

Employment Changes 2005-2030 by Planning District

Employemnt Change 2005-2030
- 2,500 +
- 500 to 2,500
- Less than 500
- Decrease

602
-330
-921
-780
-4,436
-311
132
1,021
317
766
1,564
2,811
4,758
7,425
9,011
1,981
831
531
6,714
240

WILMAPCO

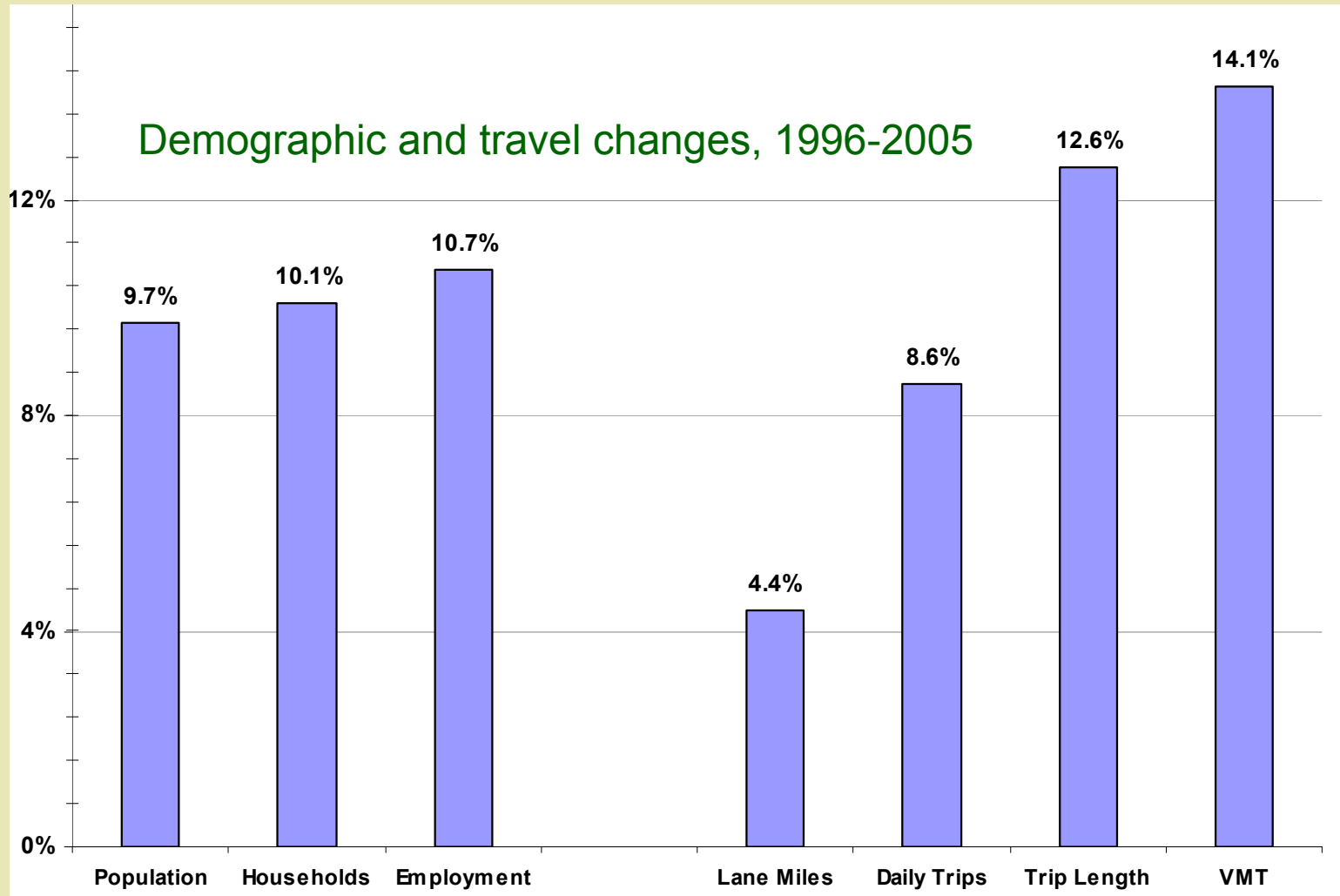Figure 1: 2000 County to County Commuter Workflows
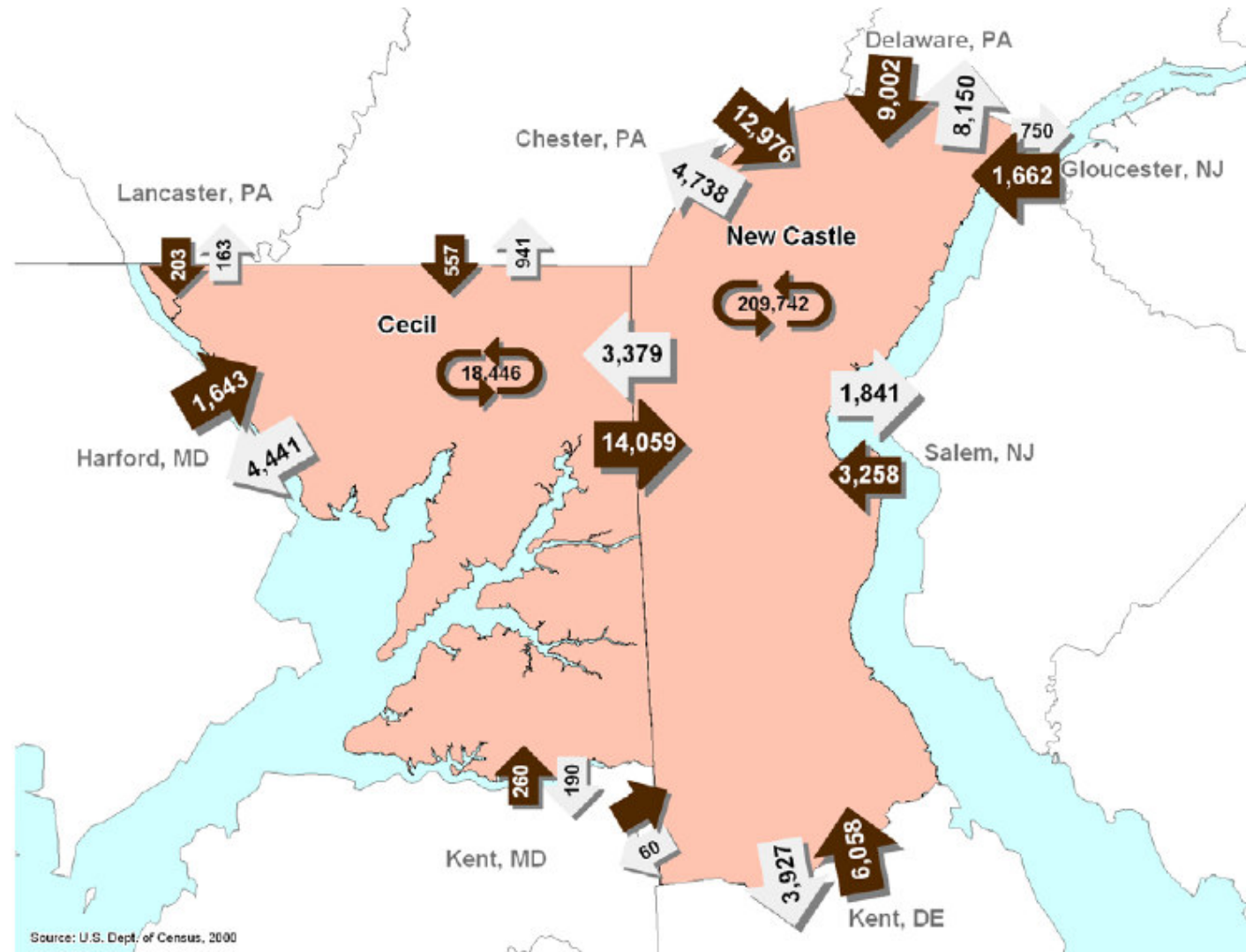
Transportation:
Challenges and opportunities

- **Creating travel choices**
- **Accommodating the needs of older citizens**
- **Maintaining economic prosperity**
- **Preserving aging infrastructure**
- **Addressing rising gas prices**
- **Ensuring transportation equity**
- **Addressing congestion**
- **Improving air quality**
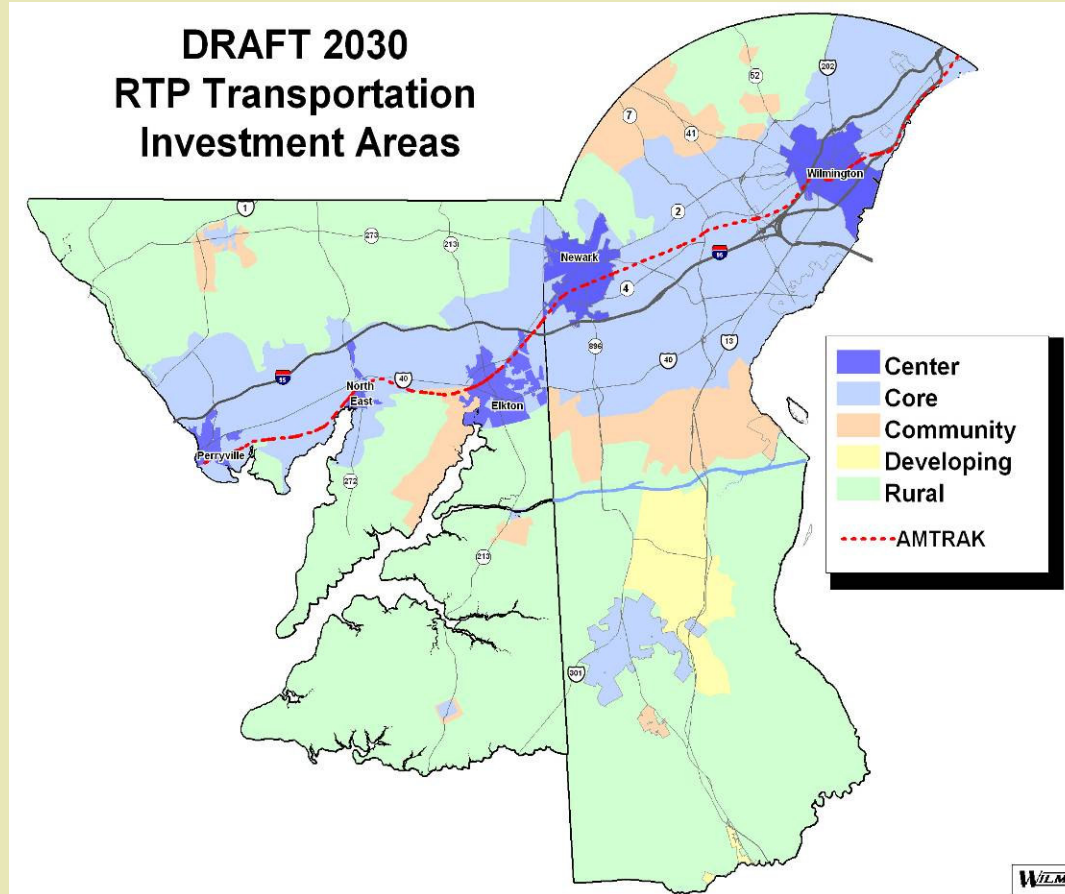- **Financing our transportation system**

ERM

Where have we been?
Building on ten years of progress

Demographic and travel changes, 1996-2005

Category	Value
Population	9.7%
Households	10.1%
Employment	10.7%
Lane Miles	4.4%
Daily Trips	8.6%
Trip Length	12.6%
VMT	14.1%

ERM

Where are we going?
Challenges and opportunities

- **Future land use shaped by:**
  - **Future households (67,380 more households)**
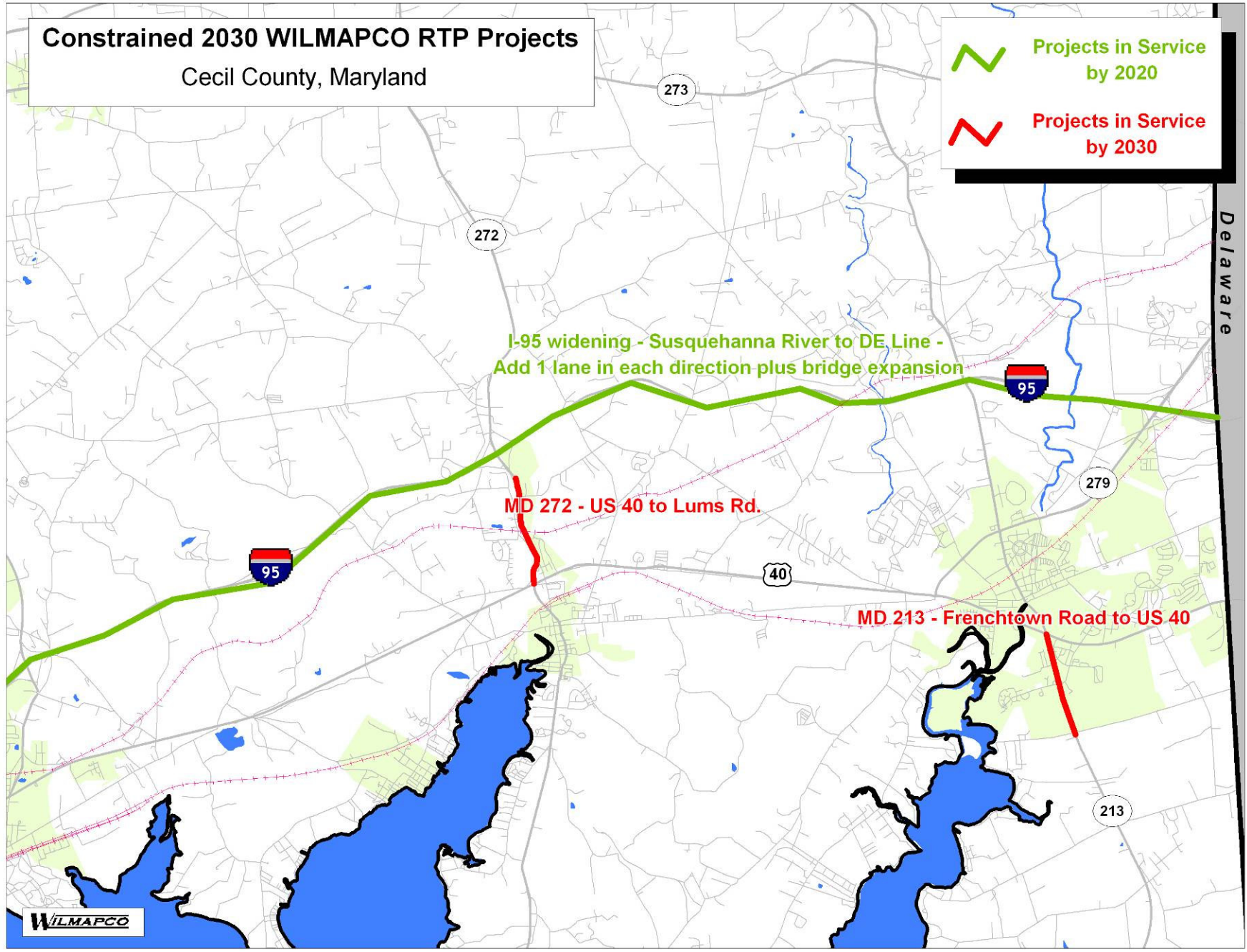 - **Future employment (53,980 more jobs)**
  - **NCCo Comp Plan**
  - **BRAC**

DRAFT 2030
RTP Transportation
Investment Areas

Legend:
- Center
- Core
- Community
- Developing
- Rural
- ----- AMTRAK

ERM

Constrained 2030 WILMAPCO RTP Projects

Cecil County, Maryland

Projects in Service by 2020

Projects in Service by 2030

273

272

I-95 widening - Susquehanna River to DE Line - Add 1 lane in each direction plus bridge expansion

95

279

MD 272 - US 40 to Lums Rd.

40

MD 213 - Frenchtown Road to US 40

95

213

Delaware

WILMAPCO

Aspiration List – Cecil County Projects

Transit Projects

On project list, but no funding yet

- Bus Maintenance Facility
- Park-and-Ride Lots
- Bus Transfer Facility
- MD Commuter Rail: Perryville to Wilmington
- Increase Bus Service
- New Bus Service

Bicycle and Pedestrian Projects

- Lower Susquehanna Heritage Greenway
- Susquehanna River Ped/Bike Crossing
- East Coast Greenway – Cecil County

ERM

Aspiration List – Cecil County Projects

Roadway Projects   **On project list, but no funding yet**

I-95 Interchange between Perryville and Northeast

MD 213 (Augustine Herman Highway), MD 285 to Frenchtown Rd: Divided highway reconstruction

MD 213 (Bridge St.), US 40 to MD 279: Multi-lane urban reconstruction

MD 279 (Elkton-Newark Rd.), MD 213 to MD 316: Multi-lane urban reconstruction

US 301 (Blue Star Memorial Highway), Kent County line to Delaware State line: Access control improvements

MD 7 (Philadelphia Rd.-Cecil Ave.), East limits of Charlestown to MD 272: 2 lane reconstruction

MD 213 (Singerly Rd.), North of Providence Rd. to MD 273: 2 lane reconstruction

MD 222 (Perryville/Bainbridge Rd.), US 40 to MD 275: Multi-lane reconstruction

MD 222 (Bainbridge Rd.), MD 275 to Bainbridge entrance: 2 lane reconstruction

MD 272 (North East Rd.), North end of couplet to US 40: Multi-lane urban reconstruction

MD 273 (Telegraph Rd.), East Limits of Rising Sun to Sylmar Rd: 2 lane reconstruction

MD 279 (Elkton Rd./Newark Ave.), North of US 40 to west of MD 213: Divided Highway Reconstruction

US 40 (Pulaski Highway) MD 279 to Delaware State line: Divided highway reconstruction

ERM

Water Resources

- Except for Rising Sun, most water supplies have capacity for some growth, but will likely face longer-term (2035 or so) problems.

- Most WWTPs currently exceed their nutrient cap limits on Phosphorus.

- Some WWTPs currently exceed their cap limits for Nitrogen.

- Without upgrades, all WWTPs face long-term limitations.

- With upgrades, many public WWTPs will still need to find offsets (nutrient trades) or alternative disposal methods (land application, tertiary treatment wetlands, etc) to accommodate growth.

ERM

Current Nutrient Loads

- The Cherry Hill, Cecilton, and Harbour View WWTPs currently exceed their point source caps for both nitrogen (TN) and phosphorus (TP).

- All plants except for North East River and Elkton are over the limit for phosphorus.

- Strategies are in place to upgrade these plants and to trade credits for additional discharge ability.

- However, based on existing conditions, the County will need to consider restricted growth or service area limitations to achieve nutrient caps.

- Alternatively, creative options include land application, Point to Point nutrient trading, Septic hook-ups, etc.

Public System Drinking Water Capacity 2007

Public System	Existing Water Production	Demand, 2007	Net Available Capacity, 2007	Percent Available
	gpd	gpd	gpd	%
Cecilton	98,000	47,800	50,200	51%
Charlestown	207,000	92,400	114,600	55%
Chesapeake City (N)	85,000	42,000	43,000	51%
Chesapeake City (S)	85,000	60,000	25,000	29%
Elkton	2,150,000	1,700,000	450,000	21%
Harbour View	51,700	19,800	31,900	62%
Meadowview / Highlands	1,685,000	390,000	1,295,000	77%
North East	1,200,000	670,000	530,000	44%
Perryville	800,000	376,000	424,000	53%
Pine Hills	165,000	73,000	92,000	56%
Port Deposit	400,000	150,000	250,000	63%
Rising Sun	260,000	216,100	43,900	17%
TOTAL	7,186,700	3,837,100	3,349,600	47%

ERM

Current Wastewater Treatment Demand & Capacity

Public System	Existing Treatment Capacity, 2007	Average Daily Flow	Net Available Capacity, 2007	Percent Available
	gpd	gpd	gpd	%
Cecilton	50,000	60,305	(10,305)	-21%
Cherry Hill	250,000	150,000	100,000	40%
Chesapeake City (N)	75,000	73,000	2,000	3%
Chesapeake City (S)	88,000	57,000	31,000	35%
Elkton	2,700,000	1,625,000	1,075,000	40%
Harbour View	65,000	31,000	34,000	52%
Highlands	50,000	44,000	6,000	12%
Meadowview	700,000	400,000	300,000	43%
North East	2,000,000	1,400,000	600,000	30%
Perryville	1,650,000	696,000	954,000	58%
Port Deposit	150,000	124,000	26,000	17%
Rising Sun	275,000	228,000	47,000	17%
TOTAL	8,053,000	4,888,305	3,164,695	39%

ERM

Current Nutrient Loads

Watershed	Wastewater System	Existing WWTP Demand MGD	Existing Nutrient loading (lbs/year) TN	Existing Nutrient loading (lbs/year) TP	Load Cap (lbs/year) TN	Load Cap (lbs/year) TP	2008 OVERAGE (lbs/year) TN	2008 OVERAGE (lbs/year) TP
Back Creek	Chesapeake City (N)	0.07	3,997	1,332	4,112	685	(115)	647
	Chesapeake City (S)	0.06	3,121	1,040	4,441	740	(1,320)	300
Big Elk Creek	Cherry Hill	0.15	8,213	2,738	7,881	1,314	332	1,424
Bohemia River	Cecilton	0.06	3,302	1,101	2,466	411	836	690
Christina River	Meadowview	0.40	9,734	2,434	42,560	2,128	(32,826)	306
	Highlands[1]	0.04	2,409	803	3,039	152	(630)	651
Lower Elk River	Harbour View	0.03	1,697	566	460	77	1,237	489
Lower Susquehanna R.	Perryville	0.70	16,937	4,234	20,101	1,508	(3,164)	2,726
	Port Deposit	0.12	6,790	2,263	8,223	1,371	(1,433)	892
Northeast River	Seneca Point	1.40	17,035	1,278	24,364	1,827	(7,329)	(549)
Octoraro Creek	Rising Sun	0.23	12,484	4,161	15,076	2,513	(2,592)	1,648
Upper Elk River	Elkton	1.63	19,772	1,483	37,156	2,787	(17,384)	(1,304)
Total		4.89	105,492	23,433	169,879	15,513	(64,387)	7,920

ERM

BRAC

- Commuting patterns indicate that roughly half of the Cecil County housing demand would focus on Perryville and North East (within a half-hour commute). The remaining half of demand would extend to Elkton and other areas more distant from APG

- The County is projected to have a shortage of WWTP capacity, schools and housing supply

- The county's schools are essentially at full capacity. By 2017 BRAC would result in demand for school capacity that is approximately 14% to 19% greater than current capacity

- BRAC could increase the total demand for new retail space over the next decade to 718,000 to 758,000 SF, an increase of between 16 to 22% over baseline demand.

- Increased growth most likely in western region of County, whereas health services, hospital, health department, police, and other services are concentrated in eastern region.

ERM

BRAC

Summary of mid–case scenario BRAC impacts by jurisdiction				
Jurisdiction	Employment	Households	Population	Public school population
Harford County	19,237	7,059	19,059	4,624
Baltimore County	4,849	5,168	13,954	3,385
Cecil County	**1,460**	**1,984**	**5,357**	**1,300**
Baltimore City	941	877	2,368	575
York County	586	835	2,254	547
Lancaster County	266	379	1,025	247
New Castle County	281	380	1,025	249
Total	**27,620**	**16,682**	**45,042**	**10,927**

ERM

Agricultural Preservation

- Cecil County comprises 222,824 acres, of which about 34.6% (77,089 acres) is farmland.

- According to data published by the Maryland Department of Agriculture's Statistics Service for the year 2000, Cecil County produced a grand total of $19,843,145 million in wholesale value

- As of April 2008, Cecil County had 21,722 acres of permanently protected land through easements, with another 5,937 acres pending through the Maryland Agricultural Land Preservation Program (MALPF).

ERM

Agricultural Preservation

- **Preservation Programs in Cecil County include:**
  - Cecil County Purchase of Development Rights – 299,435 acres preserved
  - Rural Legacy: Eastern Shore Land Conservancy & M.E.T. – 1,978 acres
  - Rural Legacy: Cecil Land Trust & M.E.T. – 1,330 acres
  - Forest Legacy: MD DNR – 854 acres
  - Eastern Shore Land Conservancy & M.E.T. – 1,083 acres
  - Maryland Environmental Trust – 2,830
  - Other Private Easements – 460 acres

ERM

Green Infrastructure

1. Leverage key state and federal conservation incentive programs.
2. **Incorporate green infrastructure analysis into landscape and site level land use decisions.**
3. Develop a green infrastructure tracking and reporting system.
4. Initiate a new County department focused on protection of green infrastructure, water quality, and natural resources.
5. **Explore a potential nutrient trading system.**
6. Explore new mechanisms for obtaining conservationcapital, including a new local transfer tax.
7. Foster partnerships and educate the public about green infrastructure.
8. **Implement identified water quality strategies.**
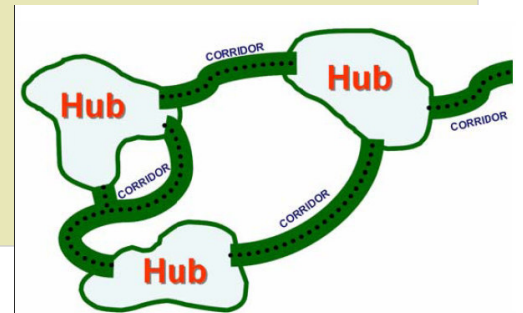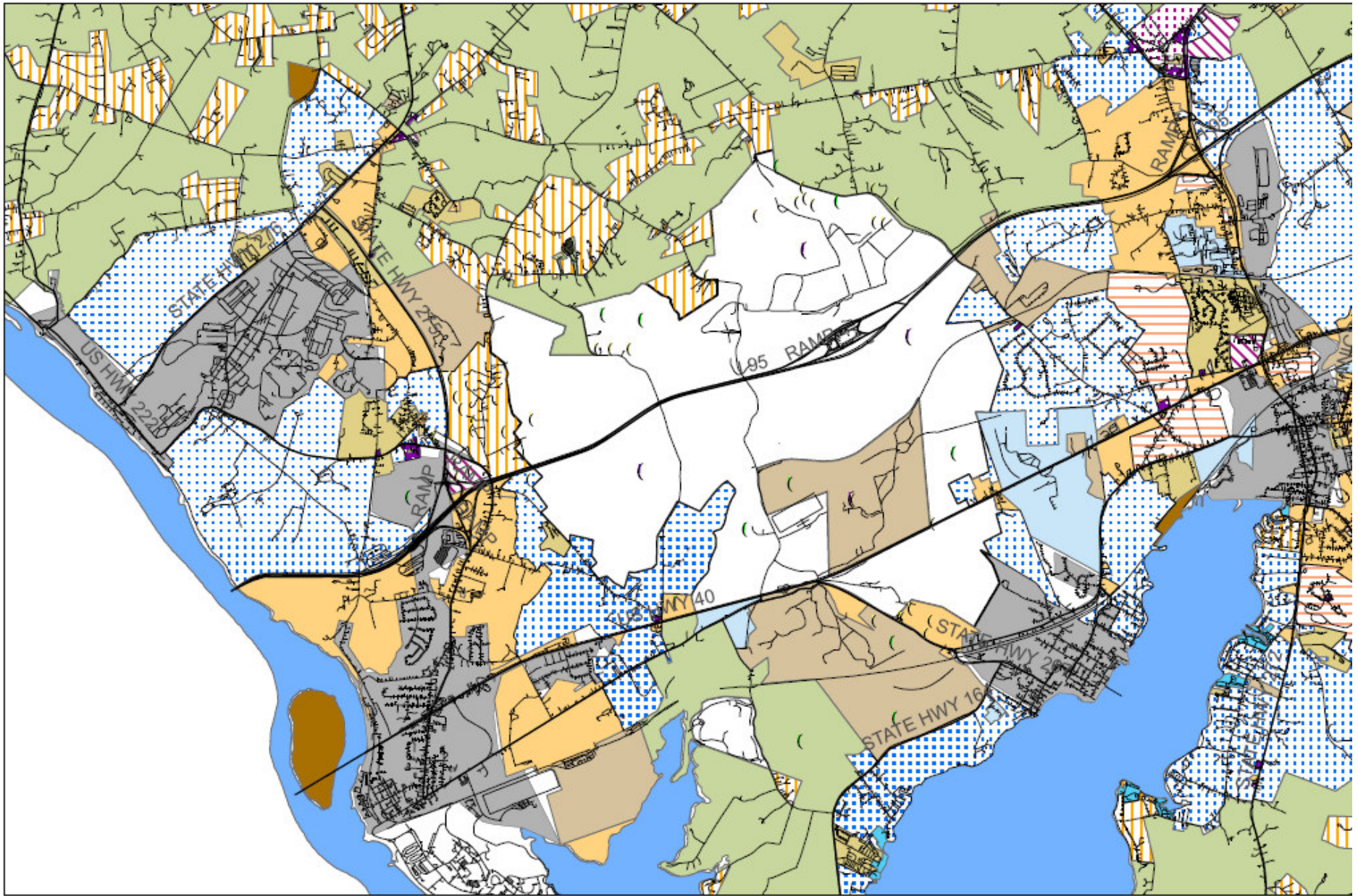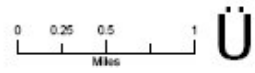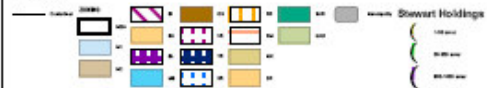
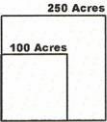# Property Owner Goals for Stewart Property

- Mining will remain the primary use of the property between I-95 and US 40 (at least 15-20 years for the area east of Belvidere Road, 50 years to the west), and north of I-95 (with structures supporting mining operations)

- Owners support the concept of a master planned "new town" when this area develops, potentially as a master planned, mixed-use community "like Columbia" centered around the intersection of US 40 and Belvidere Road

- Residential areas would have a range of housing types

- Near-term development will continue to focus on employment uses (including commercial) at Principio Business Park

ERM

FUTURE LAND USE PLAN

Medium-term mining

Long-term mining

Belvidere Road

Legend:

☐ Stewart Associates Land

🛡 Interstate Route
○ U.S. Route
○ State Route
Other Road
Shoreline / Rivers / Streams
Railroads / Piers

🟩 Current / Intermediate Long Term Mining Reserve Future Mixed Use

🟥 Current / Future Business Park

🟩 Short / Intermediate Term Commercial

🟪 Current / Future Heritage Tourism

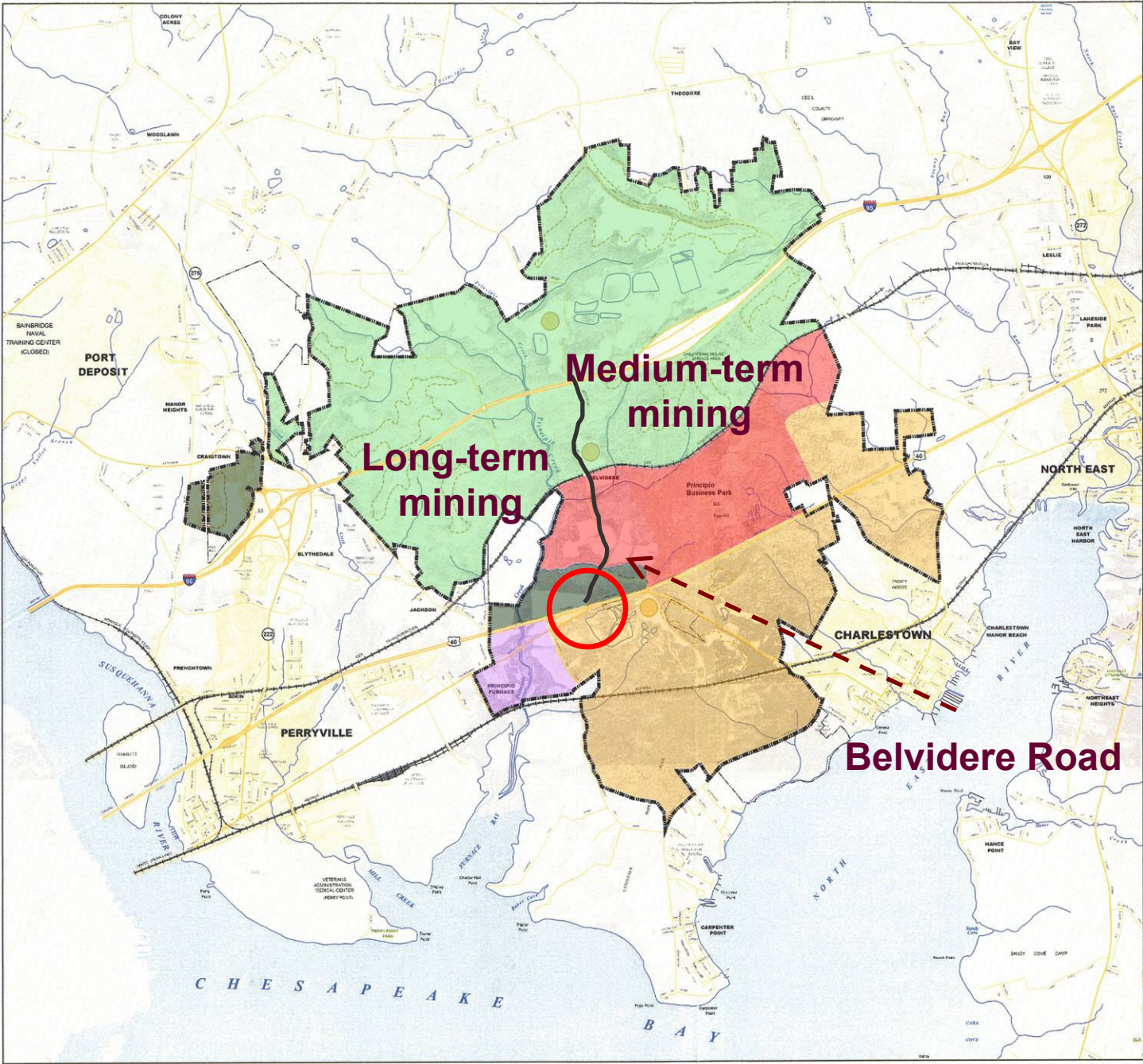🟧 Short Term Mining / Intermediate Term Residential Community

250 Acres

100 Acres

Stewart Associates

BASE MAP BY SASAKI

DMW
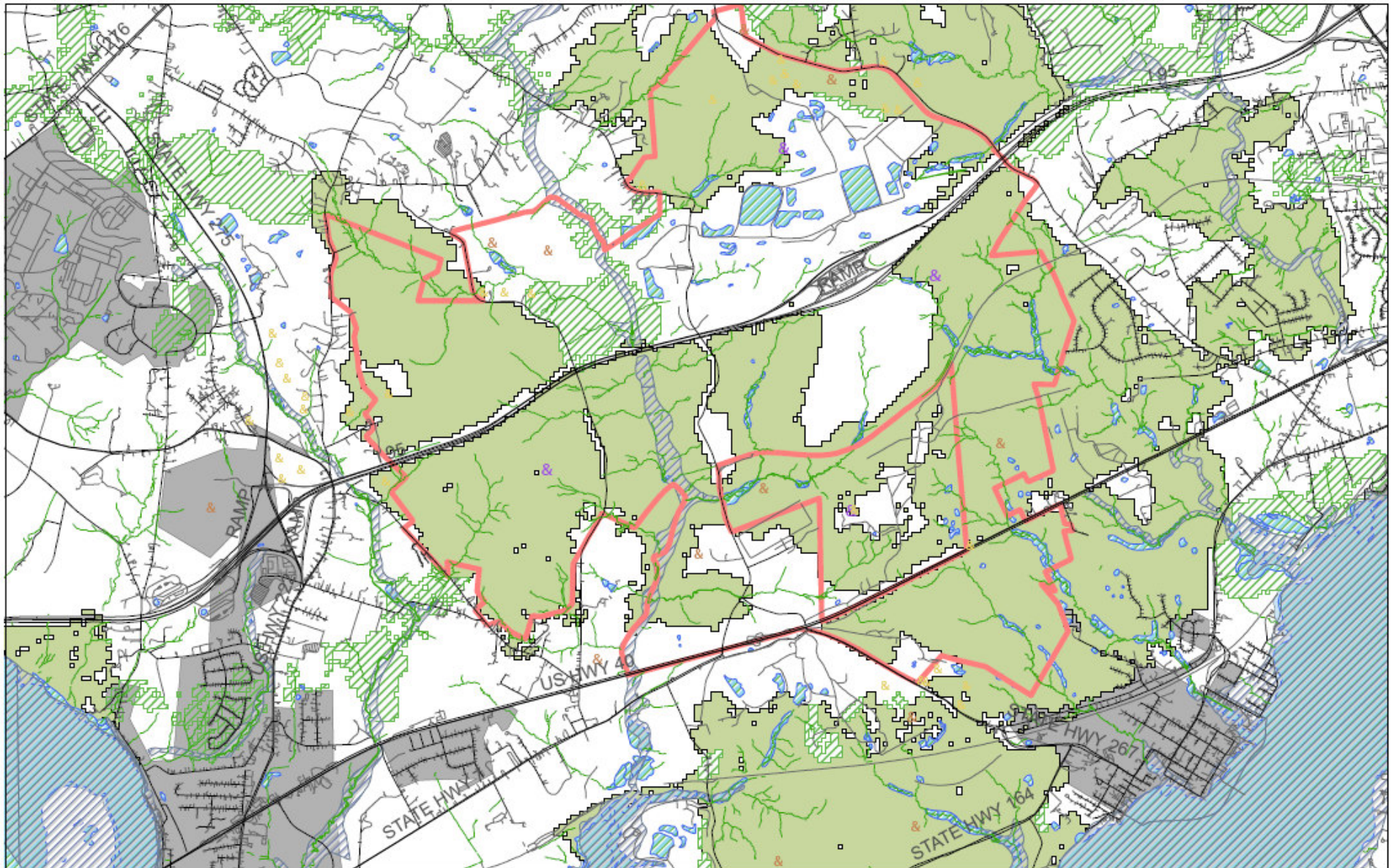DAFT McCUNE WALKER INC

0 .5 1 Mile

Property Owner Goals for Stewart Property

- The first residential areas to be developed are south of US 40, starting in 10-15 years; as these develop, the commercial area west of Principio would come online

- Residential areas would be developed at densities that support transit

- Longer-term transportation and infrastructure issues: Desire for **MARC station**, incorporated as part of development, adjacent to employment and residential uses, as well as **new interchange** at I-95 and Belvidere Road

ERM

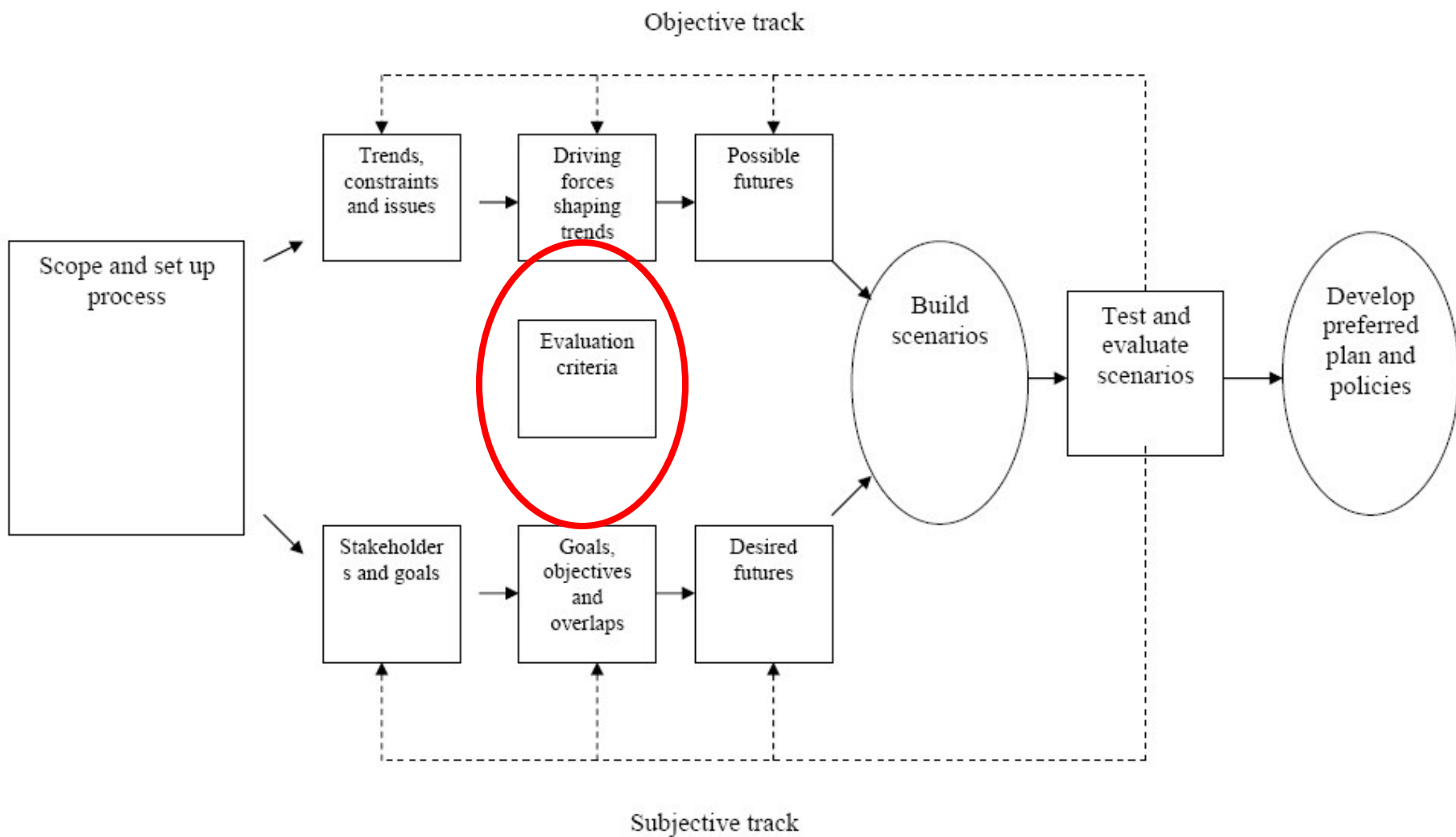# Property Owner Goals for Stewart Property

- Owners are willing to work within an environmental framework that allows them to develop the property

- Steep slopes, wetlands, streams and creeks would be protected as part of a master plan for the site

ERM

Legend

Stewart Holdings
- & 1-50 acres
- & 50-350 acres
- & 800-1400 acres

- ∿ Stream
- 100 Year Floodplain
- MEA Zoned Land

- Wetlands
- GI corridor natural cover
- GI hub natural cover

- Municipality

0   0.25   0.5   1 Miles

Ü

Stewart Property, Environmental Attributes & Green Infrastructure

Cecil County Comprehensive Plan

Criteria

Scenario Building Process

Objective track

Scope and set up process

Trends, constraints and issues → Driving forces shaping trends → Possible futures

Evaluation criteria

Build scenarios

Test and evaluate scenarios

Develop preferred plan and policies

Stakeholders and goals → Goals, objectives and overlaps → Desired futures

Subjective track

Criteria

- Scenarios will be evaluated using the Choosing by Advantages process
- Criteria will include output from:
  - Traffic model (MDOT)
  - Growth Simulation model (MDP)
  - Water Resources model (ERM)
- In addition, quantitative/qualitative measures related to:
  - Agricultural lands affected
  - Impervious surface
  - Quality of life measures
  - Relative cost
  - Capacity of local governments to implement
  - Others?

ERM

Driving Forces

Scenario Building Process
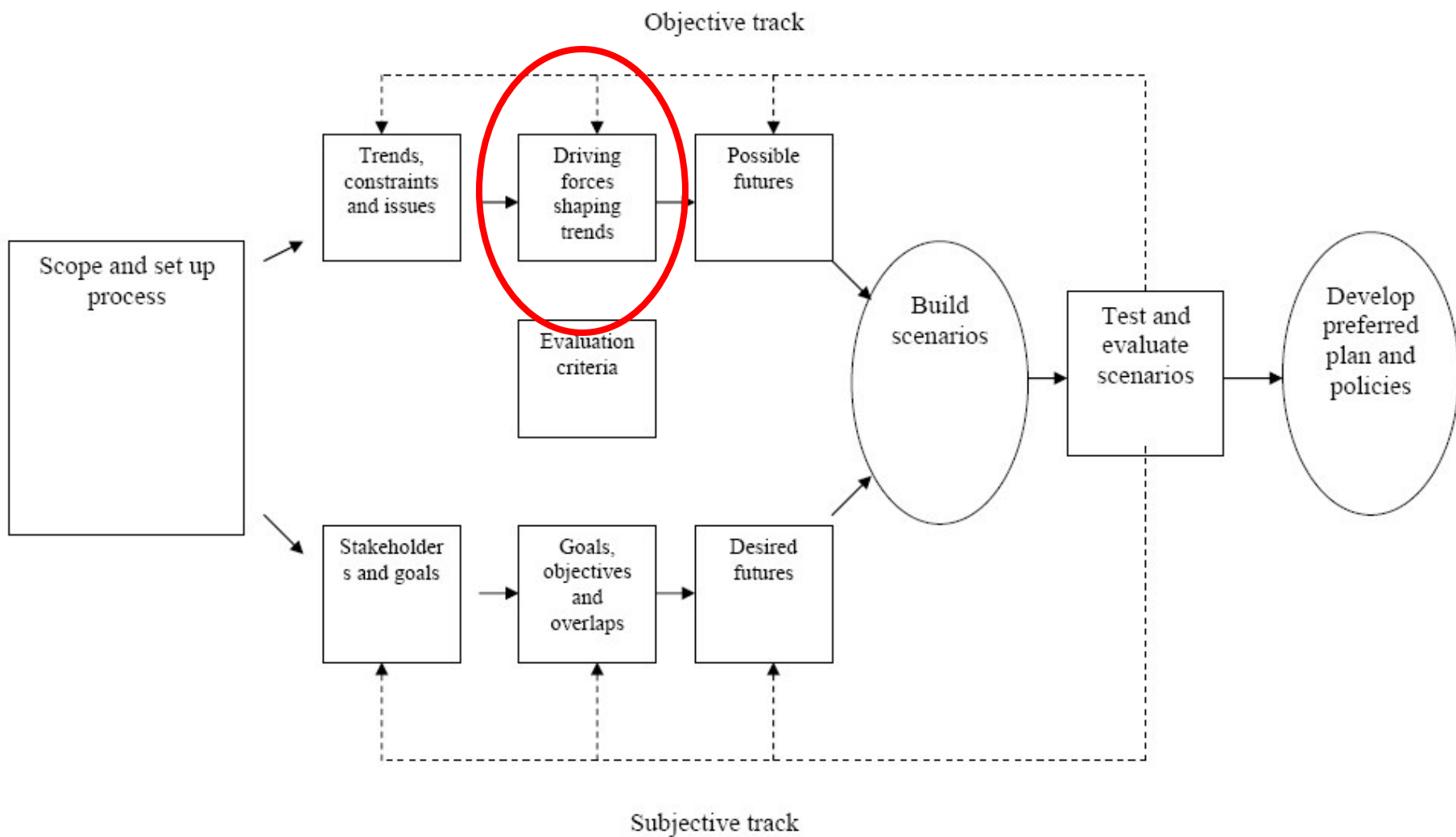
What is Causing Change in Cecil County?

- The County's location along I-95 corridor, on the edge of one major metropolitan area and within commuting distance of another, generates demand for land

- The County's considerable supply of undeveloped land and location within the region makes development relatively inexpensive

- Access to the I-95 and US 40 corridors has generated significant demand for warehouse and distribution uses

- The County has a relatively small employment base, so many residents must commute to jobs outside of the County

- The County's labor force participation rate has been declining, particularly among men

ERM

What is Causing Change in Cecil County?

- Population growth has been rapid and is projected to continue through 2030

- Household size continues to decrease as the number of single-person households increases

- The population is aging and will continue to do so, but the County is also projected to get significant growth in the number of people under 19

- Scattered development may threaten the future viability of agriculture

- BRAC will increase demand for housing and result in spin-off demand for employment sites

ERM

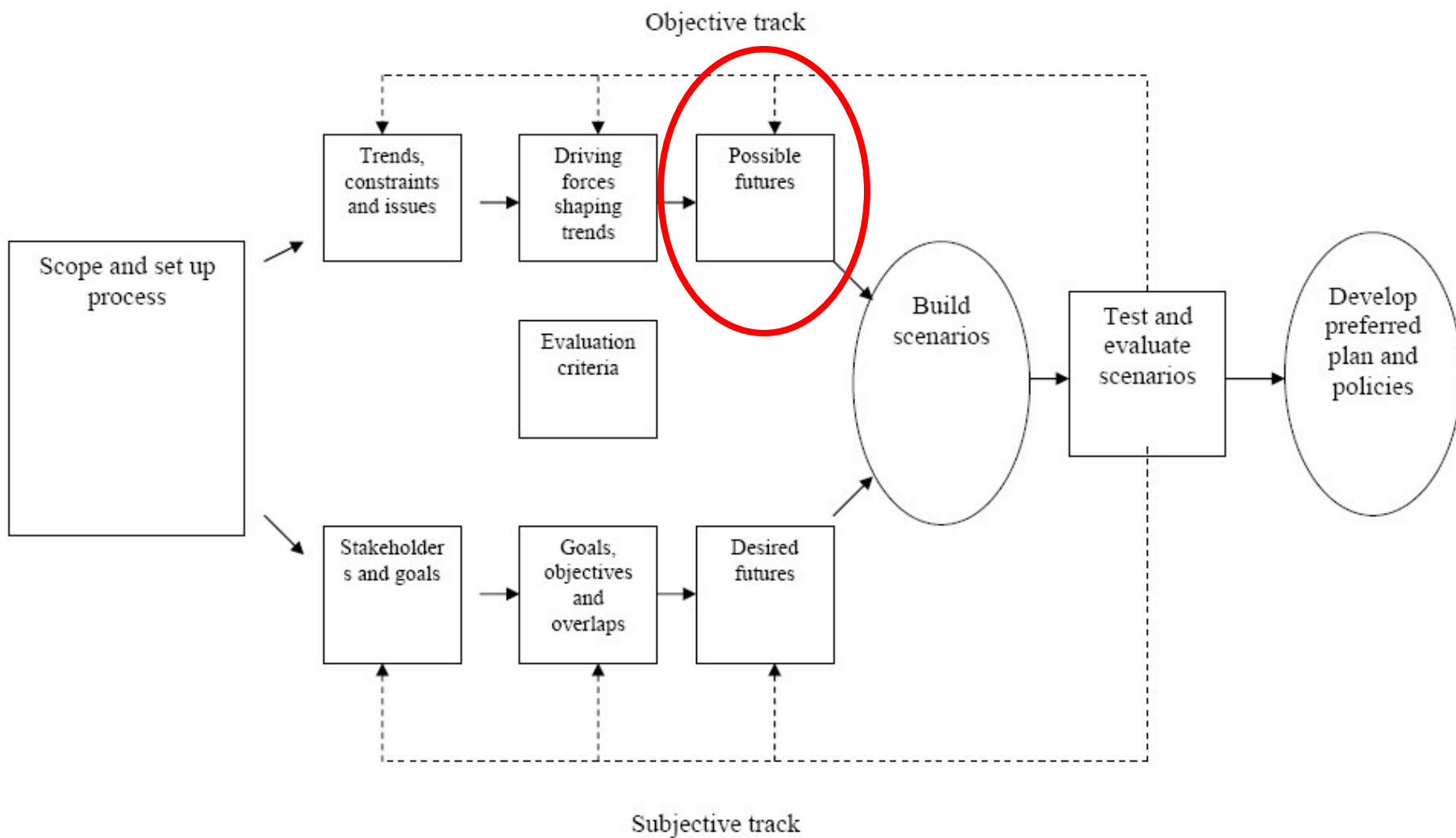# Givens

- The price of resources is rising

- Increased protection of the Chesapeake Bay will constrain growth unless technology is changed and/or the provision of sewer and water infrastructure is better coordinated

Uncertainties

- **Rising energy costs, at least in the short term, may affect locational decisions for housing and jobs**

- **Cecil County's mix of employment and role in the regional economy is changing**

- **The era of inexpensive water may be over**

- **How sewer and water infrastructure will be provided in the future is uncertain**

- **The County's fiscal capacity to implement large-scale infrastructure solutions is uncertain**

ERM

Possible Futures

Scenario Building Process

Objective track

Scope and set up process

Trends, constraints and issues → Driving forces shaping trends → Possible futures → Build scenarios → Test and evaluate scenarios → Develop preferred plan and policies

Evaluation criteria

Stakeholders and goals → Goals, objectives and overlaps → Desired futures
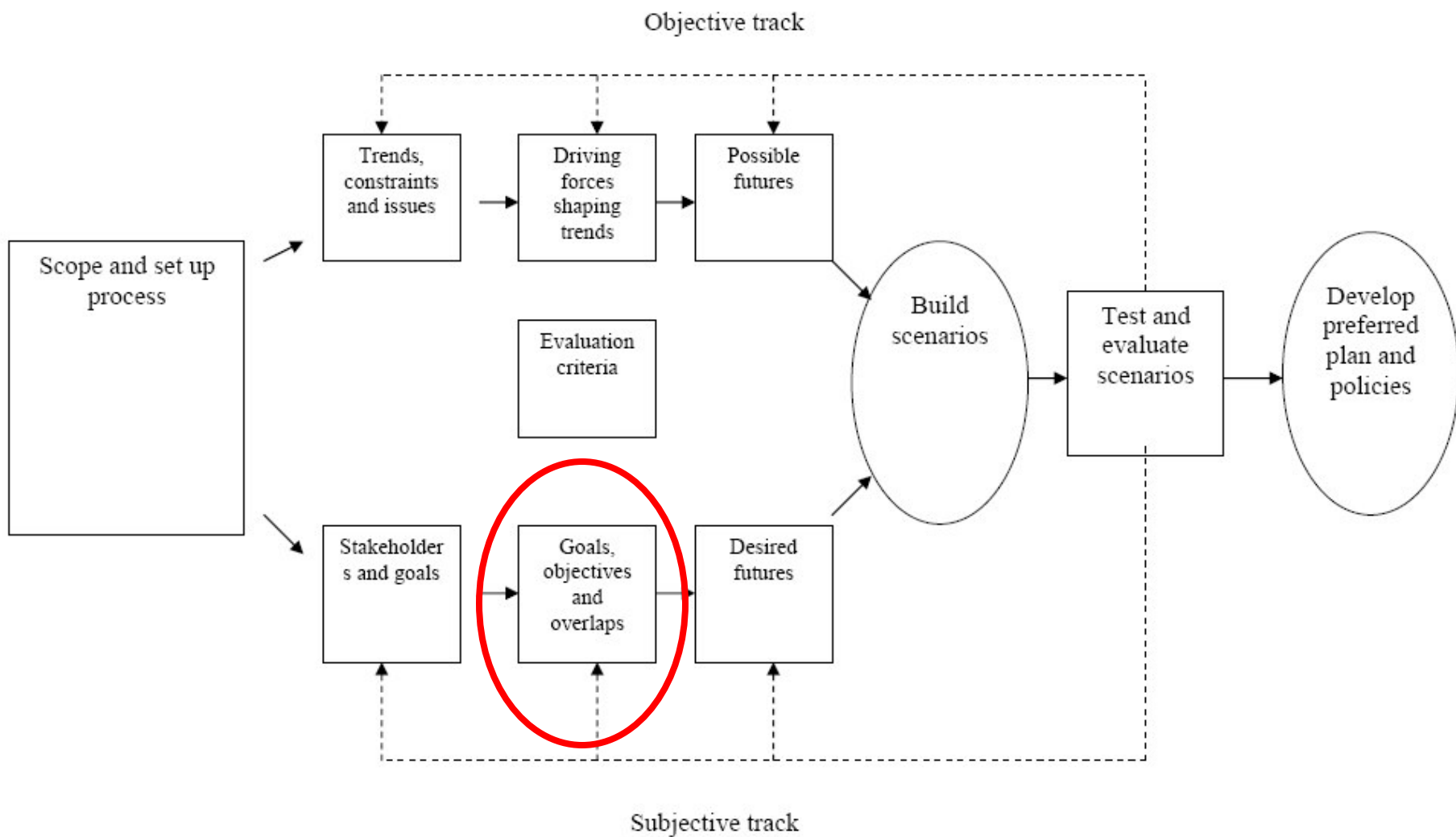
Subjective track

ERM

Goals, Objectives and Overlaps

Scenario Building Process

New Development

- Limit growth

- Require new development to pay for the cost of providing the water it needs

- Encourage sustainability / green buildings

- Direct growth to existing transportation corridor (I-95/US-40/Amtrak/Conrail)

- Add flexibility to development controls to allow for creative and alternative solutions

- Restrict public utility extensions into rural areas

Citizens Oversight Committee Draft Goals

ERM

Growth Corridor

- **Designate growth areas & facilitate high density, mixed use development that will support transit**

- **Discourage growth outside of growth areas**

- **Direct growth to existing public facilities**

- **Focus transportation and infrastructure investments in growth areas**

Citizens Oversight Committee Draft Goals

ERM

Agriculture

- Protect, preserve and sustain prime agricultural land

- Encourage the economic viability of farming and farming related business

Citizens Oversight Committee Draft Goals

ERM

Mining

- **Identify and set aside areas most suitable for surface drinking water reservoirs, large scale tertiary treatment wetlands, spray irrigation and other future public service needs**

- **Provide for reclamation of mineral extraction district land in the County**

ERM

Preservation/Natural Resources

- Protect, preserve and restore the natural resources, open spaces, and historic sites throughout the County

- Develop and use innovative techniques, such as clustering and conservation easements, to help preserve open space

- Develop a comprehensive inventory of natural resource lands, and track and monitor these areas

- Locate recreation land and facilities close to population centers

- Use storm water management programs to reduce non-point source loading of nutrients and sediment into the bay, and to increase infiltration and aquifer recharge

- Sustain and protect existing water supplies

Citizens Oversight Committee Draft Goals

ERM

Employment

- Attract and encourage manufacturing, high tech, and R&D industries, and have land available for economic development

- Encourage private and public economic activities, such as eco-tourism, natural resource-based outdoor recreation, commercial fishing

- Train and develop a labor force to fulfill the needs of these industries

- Support municipal economic growth initiatives

- Create employment opportunities near residential areas

Citizens Oversight Committee Draft Goals

ERM

Transportation

- Pursue multiple modes of transportation, such as rail, buses, bicycles, trails, water transport, to decrease automobile use

- Encourage development of mixed use, pedestrian friendly communities

- Provide easier access to airports

- Promote and support ride sharing

- Reduce truck traffic on local roads

Citizens Oversight Committee Draft Goals

ERM

Housing

- **Provide a range of housing types to meet the needs of people at all income levels**

- **Identify and provide for the needs of the homeless**

- **Promote mixed-use developments**

- **Integrate housing options with shopping and employment opportunities**

Citizens Oversight Committee Draft Goals

ERM

Infrastructure

- Identify funding mechanisms such as impact fees and special taxing districts to finance County improvements

- Limit the provision of facilities and service in rural areas of the County

- Promote recycling, both commercial residential

- Sustain and optimize existing wastewater treatment capacity

- Develop new water supplies and wastewater treatment capacity to meet projected demand

Citizens Oversight Committee Draft Goals

ERM

Parks and Recreation

- Create a variety of quality recreational environments and opportunities

- Improve programming, coordination, and the integration of existing and future parks

- Make parks a priority in or near residential areas

- Identify funding mechanisms to create more parks and open space

Citizens Oversight Committee Draft Goals
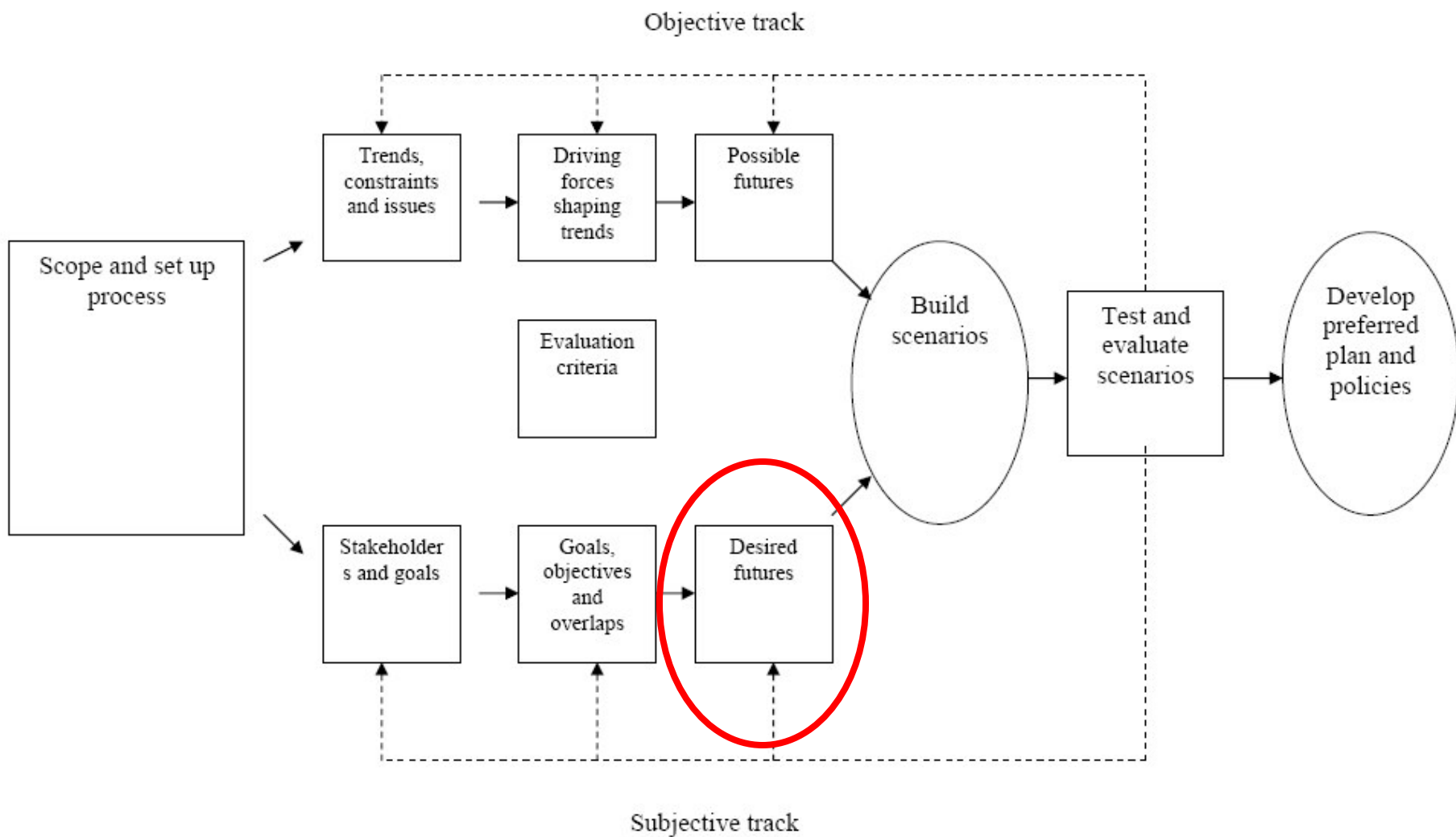
ERM

Potential Conflicts

A	B
Provide for reclamation of mineral extraction district land in the County	Protect, preserve and restore the natural resources, open spaces, and historic sites throughout the County
Attract and encourage manufacturing, high tech, and R&D industries, and have land available for new development	Limit growth; Reduce truck traffic on local roads
Require new development to pay for the cost of providing the water it needs	Add flexibility to development controls to allow for creative and alternative solutions
Use storm water management programs to reduce non-point source loading of nutrients and sediment into the bay	Encourage the economic viability of farming and farming related business; Protect, preserve and sustain all remaining prime agricultural land
Direct growth to existing transportation corridor (I-95/US-40/Amtrak/Conrail)	Direct growth to existing adequate public facilities
Identify funding mechanisms to create more parks and open space to be utilized by County residents	Focus transportation and infrastructure investments in defined growth areas

ERM

Town Goals

- Elkton, North East, Perryville and Port Deposit want to grow, but in a manner that protects and enhances community character

- Directing development to growth areas with adequate sewer and water infrastructure and public facilities will require careful planning and coordination among the Towns and the County

- The Towns need infrastructure to grow but do not have the organizational capacity to build and manage it alone

- The Towns and the County should strive to make plans consistent

- Key areas of coordination include annexation, economic development, neighborhood and commercial revitalization and the protection of natural resources

ERM

Desired Futures

Scenario Building Process

Objective track

Scope and set up process

Trends, constraints and issues → Driving forces shaping trends → Possible futures

Evaluation criteria

Build scenarios → Test and evaluate scenarios → Develop preferred plan and policies

Stakeholders and goals → Goals, objectives and overlaps → Desired futures
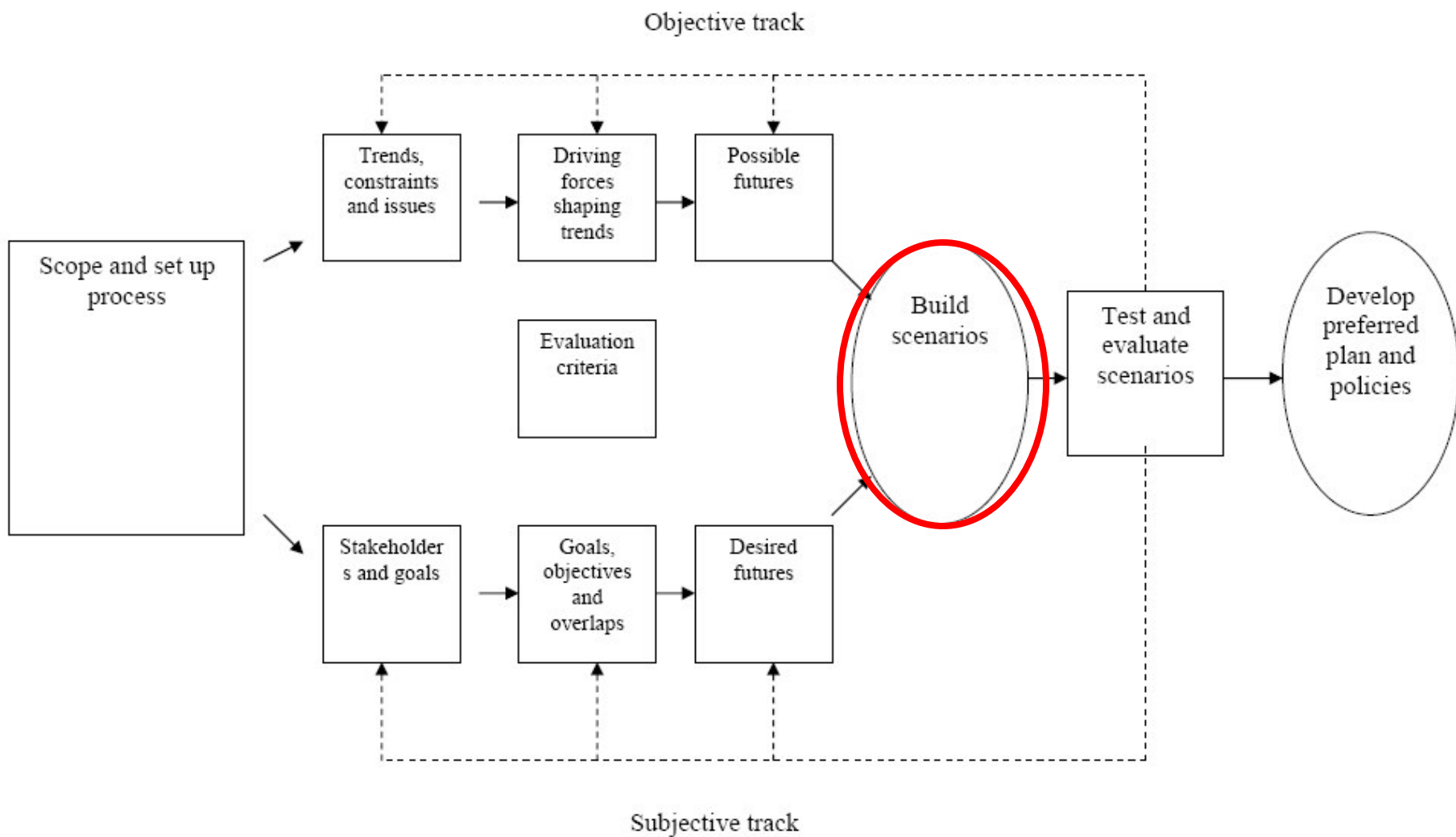
Subjective track

Desired Futures

- Direct growth to defined areas where there are adequate public facilities & infrastructure to support development

- Maintain the rural character of the County and preserve agriculture's place in the economy (discourage development in rural areas)

- Protect, preserve and restore natural resources throughout the County, particularly Green Infrastructure and sites critical to water quality

- Attract and encourage manufacturing, high tech, and research and development industries. Train and develop a labor force to fulfill the needs of these industries.

ERM

Desired Futures

- Pursue multiple modes of transportation to reduce car traffic and facilitate movement within the growth area, as well as to create a pedestrian friendly community

- Make a variety of quality recreational environments and opportunities readily available to all citizens

- Pursue alternative funding sources for infrastructure and other improvements

- Provide a variety of housing options to support a diverse community, choosing mixed-use developments where appropriate
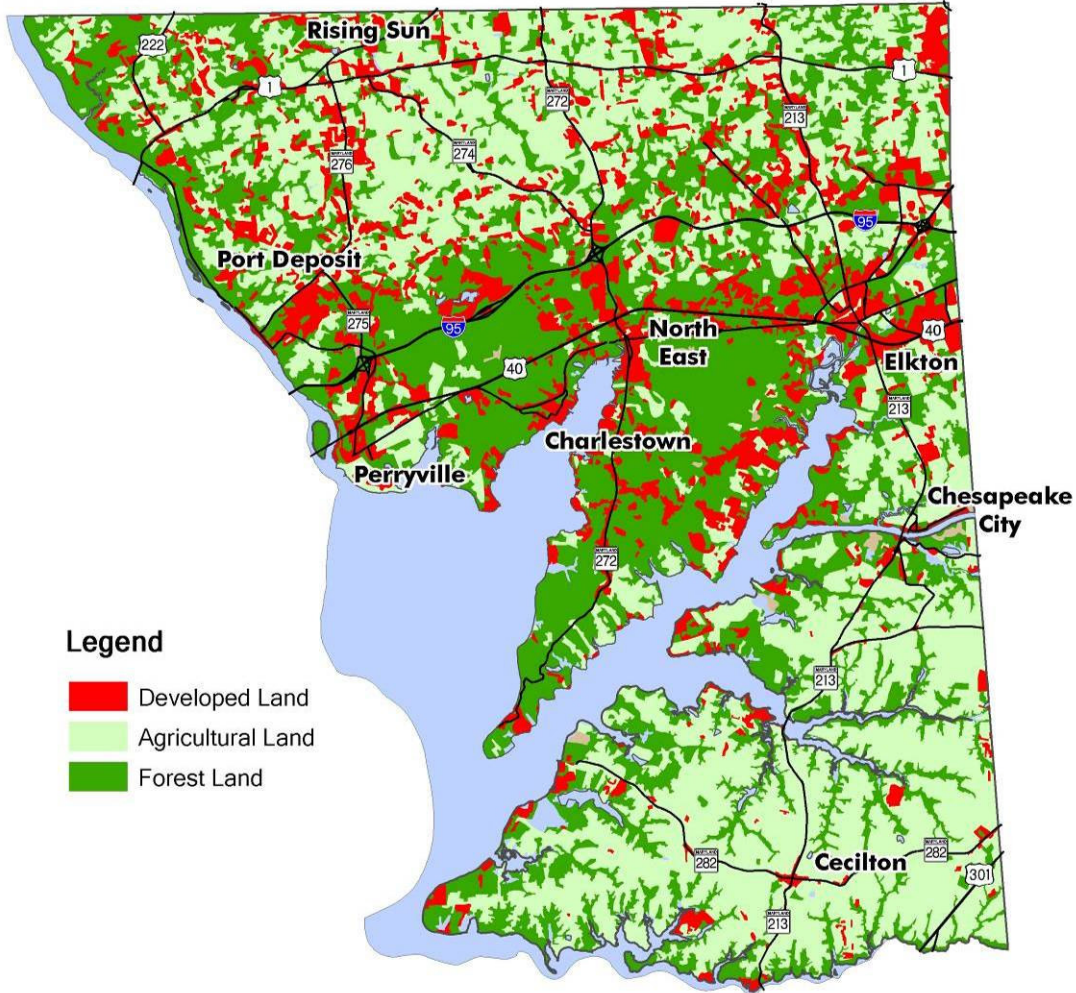
ERM

Potential Scenarios

Scenario Building Process

Objective track

Scope and set up process

| Trends, constraints and issues | → | Driving forces shaping trends | → | Possible futures |

Evaluation criteria

Build scenarios

Test and evaluate scenarios

Develop preferred plan and policies

| Stakeholders and goals | → | Goals, objectives and overlaps | → | Desired futures |

Subjective track
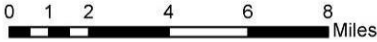
ERM

Potential Scenarios

- **Buildout/Trends**

- **Town-Based Growth**

- **New Town on Stewart Property**

- **Constrained Approach**

- **Environmental-Based Growth**

- **Others?**
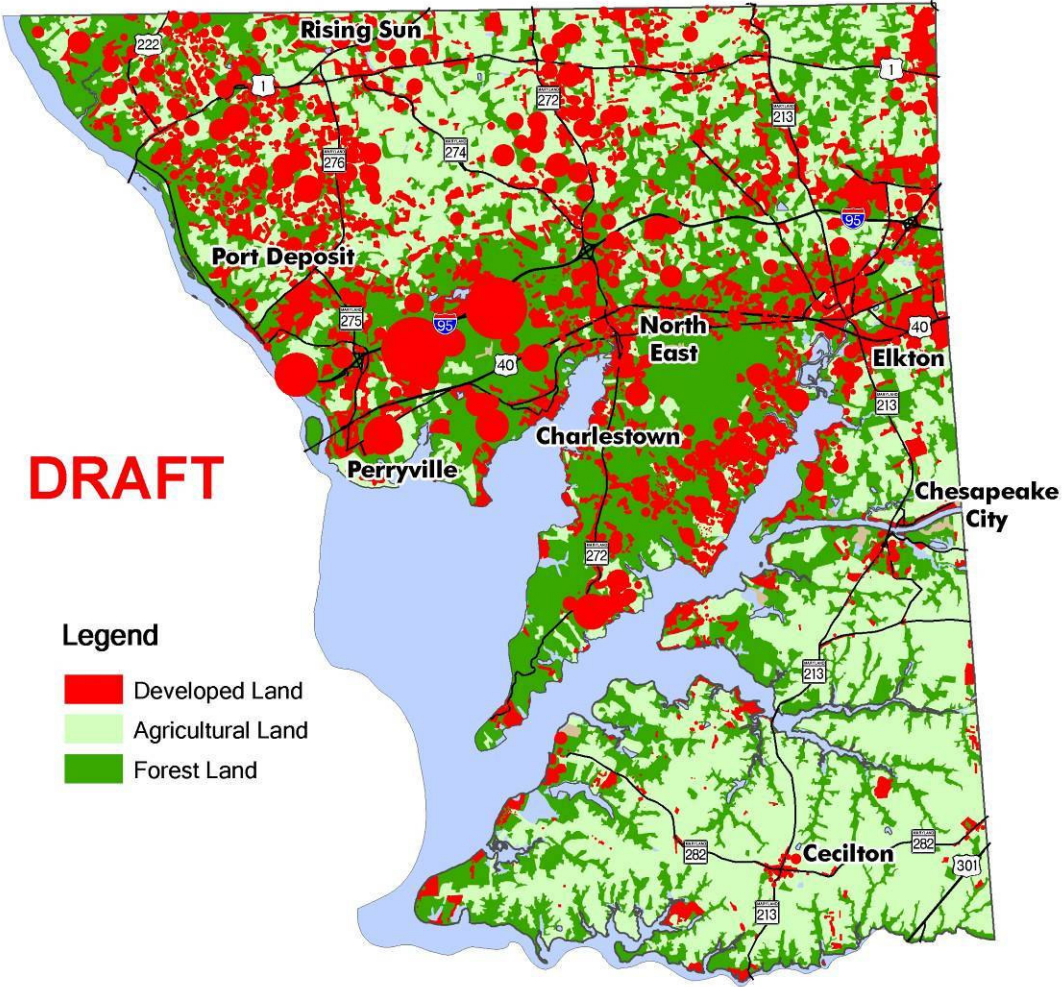
ERM

Cecil County
2002 Land Use Land Cover

Rising Sun

222

1

272

213

276

274

Port Deposit

275

95

North East

40

40

Elkton

213

Charlestown

Perryville

Chesapeake City

272

213

282

282

Cecilton

213

301

Legend

Developed Land

Agricultural Land

Forest Land

0 1 2 4 6 8 Miles

N

Cecil County
Projected 2030 Land Use Land Cover
Current Policies Scenario

Rising Sun

Port Deposit

North East

Elkton

Charlestown

Perryville

Chesapeake City

Cecilton

DRAFT

Legend

- Developed Land
- Agricultural Land
- Forest Land

0 1 2 4 6 8 Miles

N
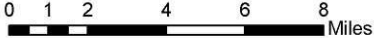
MDP   Created June 2008

Cecil County
Projected 2030 Land Use Land Cover
Smart Growth Scenario
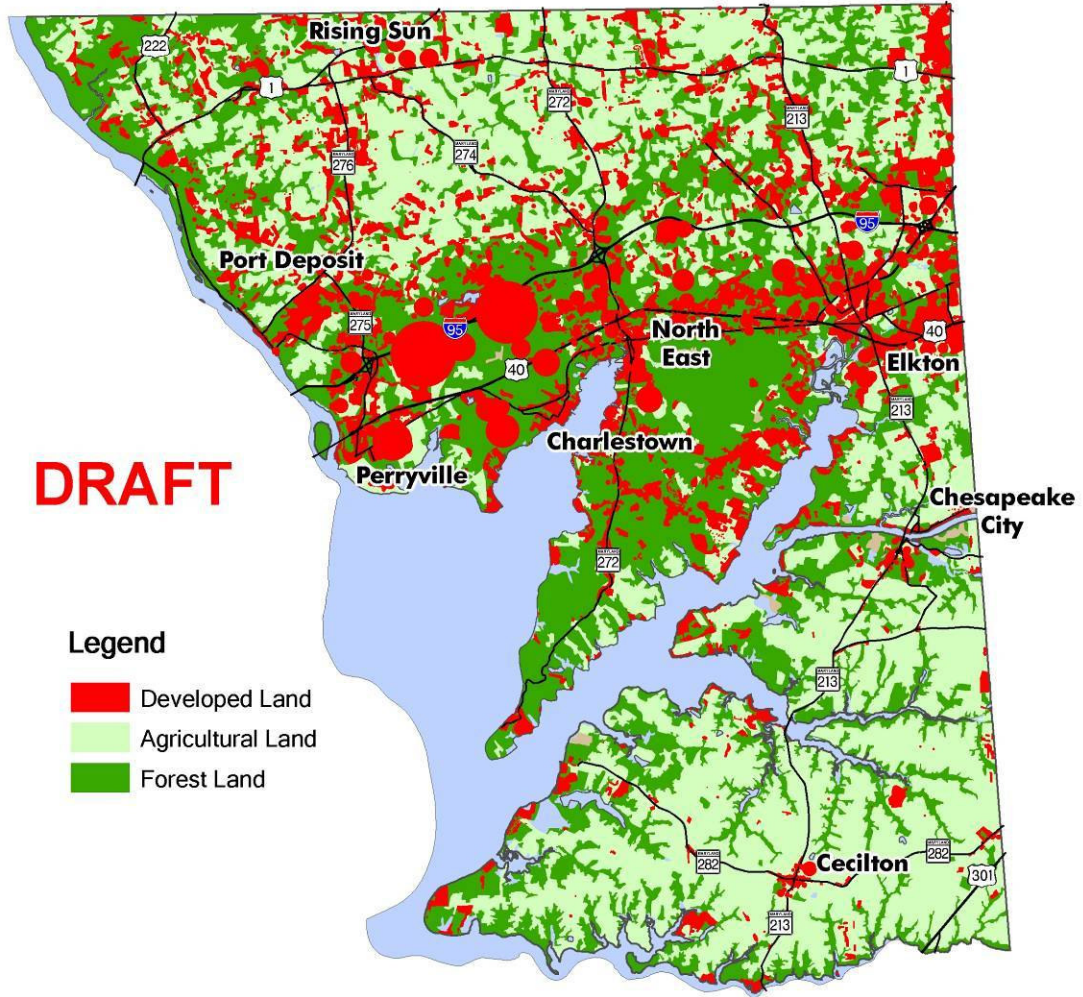
Rising Sun

Port Deposit

North East

Elkton

Charlestown

Perryville

DRAFT

Chesapeake City

Cecilton

Legend

- ■ Developed Land
- ■ Agricultural Land
- ■ Forest Land

0 1 2 4 6 8 Miles

N

MDP   Created June 2008

Cecil County
Projected Growth by Watershed 2030

Legend

Household Growth By Watershed

- 0 - 150
- 151 - 400
- 401 - 1,000
- 1,001 - 1,500
- 1,501 - 2,741

1 0.5 0   1   2   3 Miles

MDP   July 2008
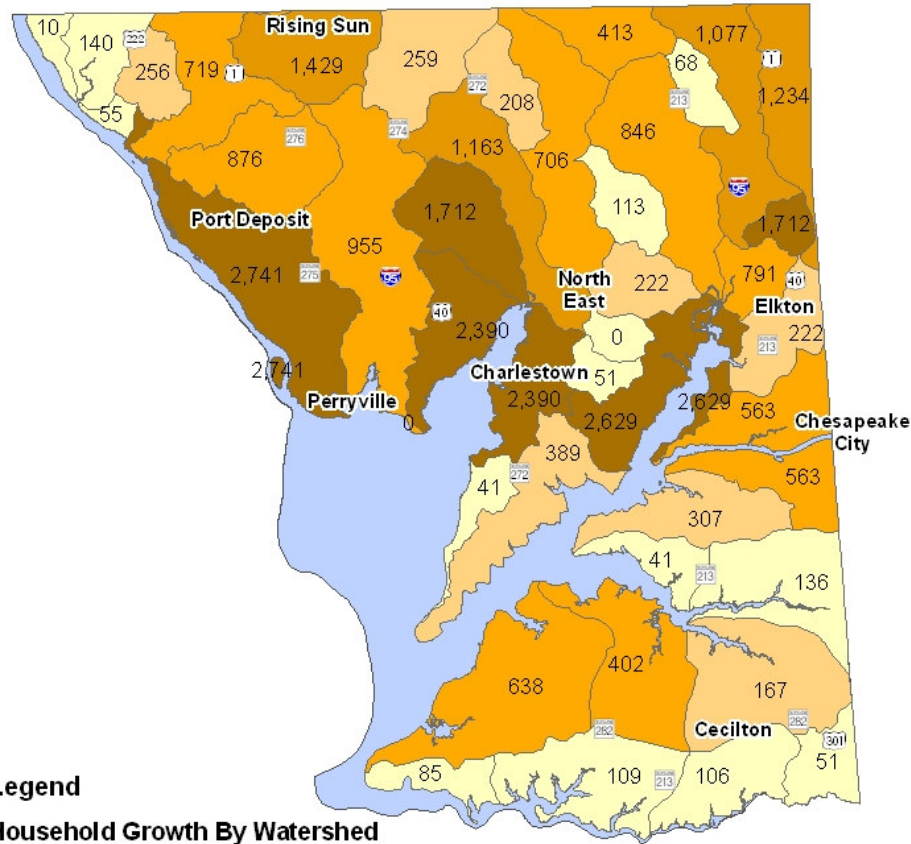
Testing and Evaluating Scenarios

Scenario Building Process

Objective track

Scope and set up process

Trends, constraints and issues

Driving forces shaping trends

Possible futures

Evaluation criteria

Build scenarios

Test and evaluate scenarios

Develop preferred plan and policies

Stakeholders and goals

Goals, objectives and overlaps

Desired futures

Subjective track

ERM

Cecil County
Comprehensive Plan

Scenarios Workshop
July 31, 2008

ERM