SECTION 2 – EXISTING CONDITIONS

The Planning Commission reviewed and concurred on existing conditions to understand existing community character, create a baseline for anticipating how change will impact our resources, and to inform choices about the future. An overview is provided below.

2.1 RECENT AND ONGOING PLANS AND PROJECTS

The Town is taking steps to improve and expand water and sewer facilities, including expansion of water treatment capacity and storage, and upgrades to the wastewater treatment plant. There are two private residential subdivisions approved for development.

2.2 DEMOGRAPHICS AND ECONOMICS

Population has increased over the last two decades. Slightly more than half of the dwelling units in Town are owner occupied. The town has high number of rental units, compared to Frederick County, and twice the number of one-person households. Senior citizens make up nearly a quarter of the population. Median income is lower than other areas of Frederick County, which may be a reflection of the higher than average senior population and resident religious entities. Local businesses are generally small, concentrated in Construction, Retail Trade, and Religious Services.

2.3 NATURAL ENVIRONMENT

The two main creeks in Emmitsburg; Tom's Creek and Flat Run, are surrounded by natural features of the Town including—wetlands, woodlands, steep slopes, and floodplains. All of these features are found within the Town's current boundary, as well as within the growth boundary.

2.4 LAND USE

Land use within the Town consists of a historic village core centered on Main Street and Seton Avenue, surrounded by traditional residential neighborhoods and newer suburban residential development. Much of the surrounding area is in agricultural, open space, governmental, or educational use, with small pockets of rural residential branching out from the Town.

2.5 COMMUNITY DESIGN

The downtown portion of Emmitsburg is laid out in a traditional grid style street network. This provides for scenic gateways into Town along main access points, bringing focus to the center of Town. The Town also benefits from views of the Catoctin Mountains. U.S. Route 15 provides an edge to the established Town.

2.6 HOUSING

The structures in Emmitsburg range in age from the late 1700's to recent construction. More than half of the housing units in the Town are single-family units. Approximately six percent of housing units are vacant at any given time.

2.7 TRANSPORTATION AND CIRCULATION

U.S. Route 15 and MD Route 140 are the primary access points for the Town. Commuter traffic traveling to and from Pennsylvania passes through town on Main Street (MD Route 140) and Seton Avenue. In the center of Emmitsburg motorists frequently leave main routes, using the alley system to bypass congestion.

2.8 COMMUNITY FACILITIES

Public facilities in the Town are adequately sized for Emmitsburg's current situation. Community parks provide ample recreational opportunities for residents. The public elementary school is at 85% capacity as of June 2009.

2.1 RECENT AND ONGOING PLANS AND PROJECTS

Public Infrastructure Investments

The following projects have been either recently completed or are in planning or construction phases. Table 2.1-1 below addresses the public projects and their status.

Table 2.1-1: Public Infrastructure Projects:

Completed Projects	Year Completed
Mountain View Road Waterline Rehabilitation	2005
Little Run Sanitary Sewer Rehabilitation	2005
Creamery Road 8-inch Water Line	2006
Creamery Road Force Main	2006
South Seton Avenue Sanitary Sewer Rehabilitation	2007
South Seton Avenue Water Line Rehabilitation	2007
Permit for Well 7	2006
Ongoing Projects	**Status**
Study of Well "J"	Permit Pending
Study of additional well locations	Preliminary
Additional Water Plant	
Treatment System Design	Completed 2008
Facility Design Element	Underway 2009

Source: Town of Emmitsburg
& Jakubiak & Associates, Inc.

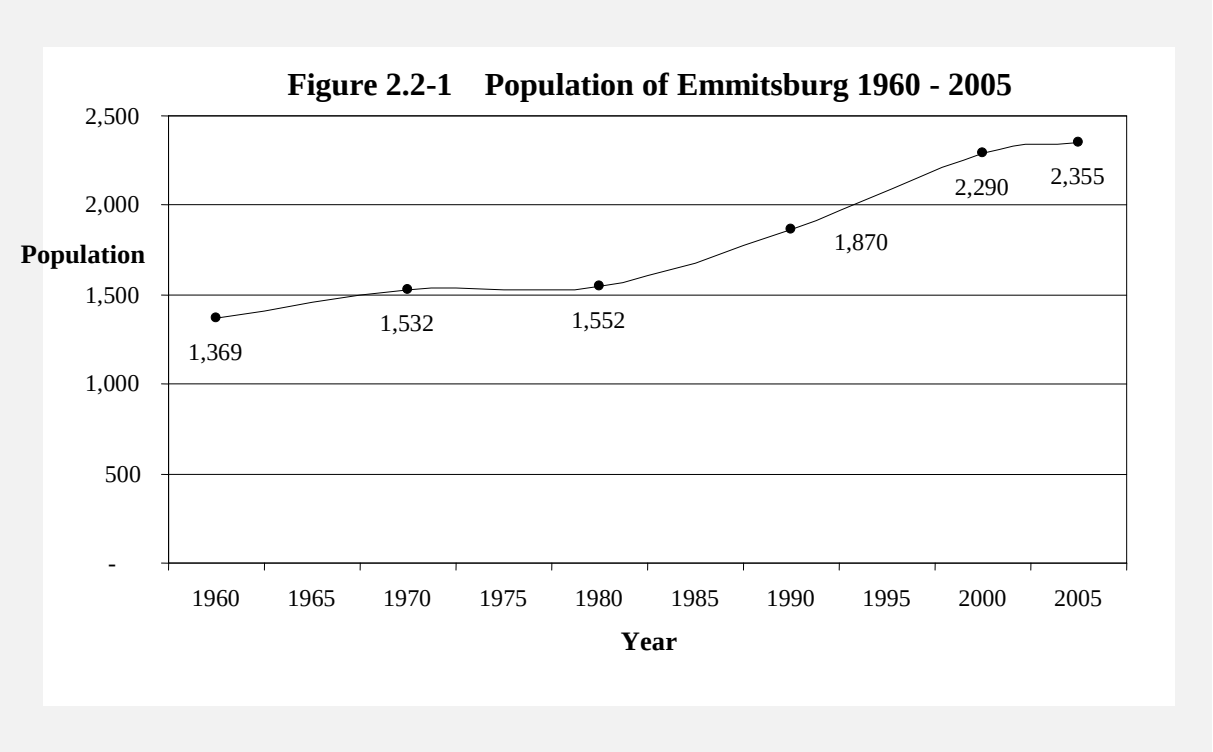
Private Development Projects There are currently two approved private development projects underway in Emmitsburg. Both projects are residential subdivisions. One is Southgate, located at the end of Cedar Avenue behind the classic residential homes south of the Community Center. Southgate will include 35 single-family residences when completed. Building permits have been issued for 25 of these lots; leaving ten lots available. The other project is Brookfield, located on the Northwest end of Town off of Timbermill Run and Irishtown Road. As of February 2009, 48 lots remain available in Brookfield, out of the 145 that were approved.

2.2 DEMOGRAPHICS AND ECONOMICS

The following overview of some of the characteristics of the Town and its residents compares the Town's population, housing, and economic structure to that of Frederick County and, where relevant, to nearby Towns. In so doing, it provides a point of reference so local statistics can be seen in a meaningful and broader context.

Population

According to US Census data and Frederick County Division of Planning calculations, Emmitsburg grew by 921 residents - at an average annual rate of 1.22 percent - between 1960 and 2000. Most of this growth occurred over the 10-year period between 1990 and 2000 in which the Town's population increased by 22.5 percent from 1,870 to 2,290. Emmitsburg's population in 2005 was 2,355, reflecting an average annual growth rate of 0.6 percent between 2000 and 2005. This growth rate is low when compared with the 2.5 percent growth per year for Frederick County in the same five-year period.

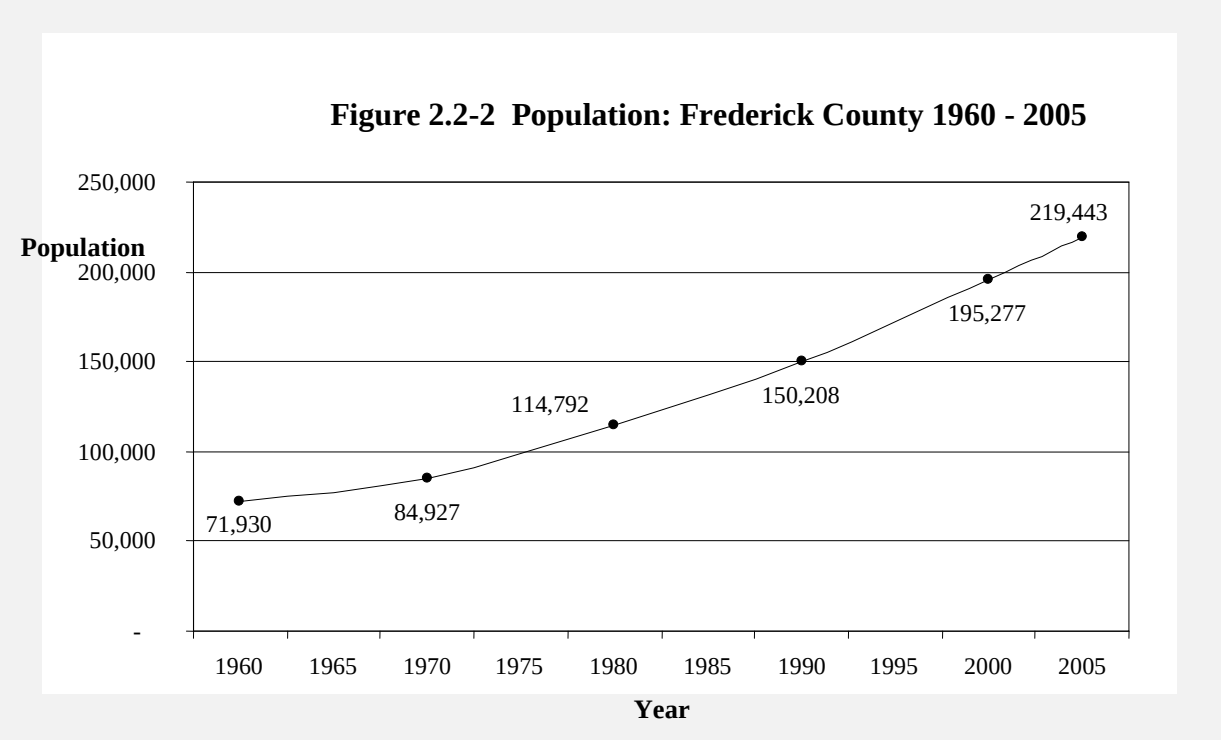


Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Factors contributing to the population growth in Emmitsburg include:

- The outward migration of population from more urban locations to the rural areas of Frederick County, as a lifestyle choice, as well as seeking lower housing prices.
- Interstate highways US 15, US 70, and Interstate 270 were built, resulting in the ability to live in more rural areas, such as Emmitsburg, and commute to work in the larger metropolitan areas such as Frederick, Baltimore, Washington, D.C.
- Annexation of adjoining lands for increased residential development.

Frederick County has experienced rapid growth over the twenty-year period between 1980 and 2000. In Frederick County, 65 percent of the total growth between 1960 and 2000 occurred during the last 20 years. The annual growth rate for the County has been 2.51 percent per year between 1960 and 2005. The latest population estimates for 2005 indicate a five-year, 12.4 percent increase in population. The U.S. Census Bureau estimated the 2005 population for Frederick County to be 219,443.



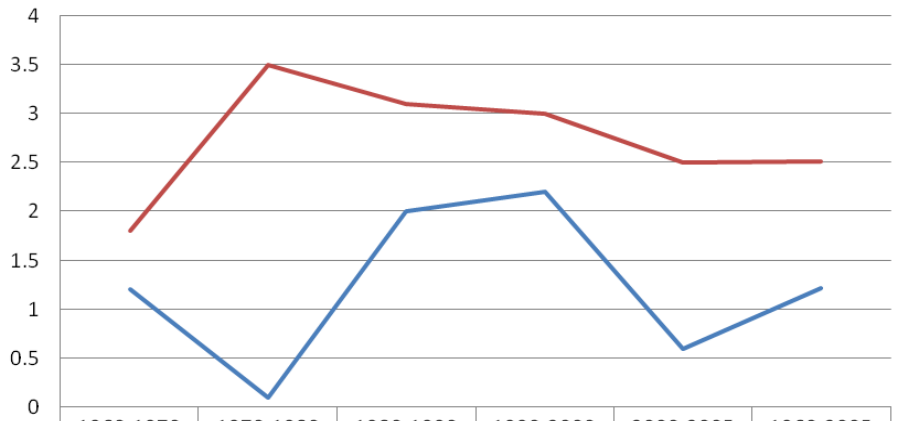
Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Table 2.2-1: Population Growth By Decade Emmitsburg and Frederick County

	1960-1970	1970-1980	1980-1990	1990-2000	2000-2005	1960-2005
Emmitsburg						
Percent Change	11.9	1.3	20.5	22.5	2.8	-
Ave. Annual Rate of Growth (%)	1.2	0.1	2.0	2.2	0.6	1.22
Frederick County						
Percent Change	18.1	35.2	30.9	30.0	12.4	-
Rate of Growth	1.8	3.5	3.1	3.0	2.5	2.51

Source: Frederick County Division of Planning & Town of Emmitsburg Planning Office.
See Appendix for more detailed analysis.

Figure 2.2-3 Average Annual population Growth Rate for Emmitsburg & Frederick County



	1960-1970	1970-1980	1980-1990	1990-2000	2000-2005	1960-2005
Emmitsburg	1.2	0.1	2	2.2	0.6	1.22
Frederick	1.8	3.5	3.1	3	2.5	2.51

Source: Town of Emmitsburg Planning Office & Frederick County Planning Division 2009

Age

Composition of the Town's population by age illustrates important elements of the community's character. In 2000, the median age of Emmitsburg's residents was 37.3 years, while the County residents had a younger median age of 35.6. The difference between the Town and County relates to the proportion of senior citizens: one in every five Town residents (about 21 percent) is over the age of 65, while somewhat less than ten percent of Frederick County residents are over 65 years of age.

Table 2.2-2: Population by Age Group: 2000

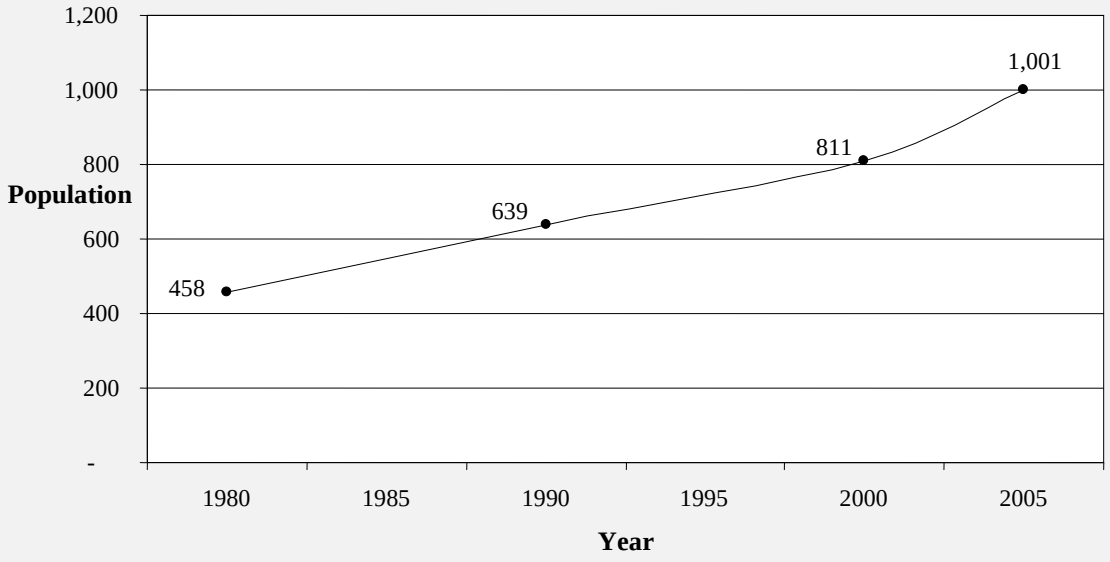
Years of Age	Emmitsburg	Frederick County
Under 18	24.9%	28.7%
Over 65	21.4%	9.6%

Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Households

Household data (in regards to occupied housing units) between 1980 and 2000 are presented in this section. Emmitsburg's household growth has remained steady over this 20-year period.

Figure 2.2-4 Households: Emmitsburg 1980 - 2005



Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Since 1980, Emmitsburg has experienced consistent household growth. The average annual growth rate for the Town was 2.90 percent during the 20-year period between 1980 and 2000. The number of households in the County grew at a rate of 3.17 percent per year during this same period.

Table 2.2-3 Household Growth by Decade

	1980-1990	1990-2000	1980-2000
Emmitsburg			
Percent Change	39.5	19.23	-
Percent Rate of Growth	3.39	1.77	2.90
Frederick County			
Percent Change	40.2	33.3	-
Percent Rate of Growth	3.44	2.91	3.17

Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Slightly more than half of the housing stock in Emmitsburg is owner-occupied. In 2000, there were 880 housing units in Emmitsburg. Rental housing was found to comprise 42 percent of available housing units - higher than Frederick County's 23 percent of renter occupied housing. The Town also has a slightly higher vacancy rate than that of the County. The higher vacancy rate in Emmitsburg is tied to the high percentage of rental housing, which has more turnover and periods of vacancy than owner-occupied housing. In-town student housing for Mount Saint Mary's University is rental housing, which may be vacant for months during the summer due to lack of demand.

Table 2.2-4 Tenure Status of Housing Units: 2000

	Emmitsburg	Frederick County
Owner Occupied	51%	73%
Renter Occupied	42%	23%
Vacant	6%	4%

Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Other relevant findings from the 2000 Census regarding households include:

- The average household size for Emmitsburg is 2.56 people, which is lower than the County's average household size of 2.72.

- One-person households make up 26 percent of occupied housing units, compared to 9.6 percent in the County.

- Of those in the population 65 years and older, 28 percent live in group quarters including Saint Catherine's Nursing Center, the Provincial House, and Villa Saint Michael's.

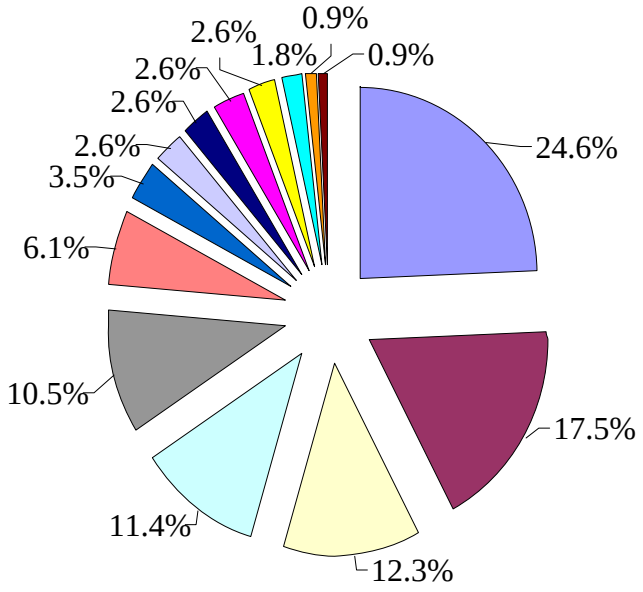
- The percent of families in Emmitsburg who were below the poverty line was 4.2 percent as compared with 2.9 percent in Frederick County.

Economic Structure

A basic analysis of the economic structure of a community can help to illustrate commercial land development patterns within the area. For purposes of this plan, information readily available by zip code area is used in order to provide a general view of area business activity. The informa-tion includes businesses outside the town boundary, however, many of these businesses relate closely to Town commercial or service needs. The zip code encompassing Emmitsburg (21727) contains 116 businesses, which account for two percent of the total establishments within Frederick County. Table 2.6 shows business establishments located in Emmitsburg in 2005 as compared with Frederick County.

Figure 2.2-5 shows that Emmitsburg's Construction sector is the dominant industry with over 24 percent of the total Emmitsburg establishments in this sector. Also prominent are: Retail, Other Services, Accommodation and Food Services, and Health Care and Social Assistance. This is consistent with Frederick County, which also has large concentrations of Construction and Retail Trade establishments. The Town differs from the County in that the County has a relatively large number of businesses in Professional, Scientific, and Technical services, while the Town has more Religious and Automotive establishments making up the Other Services category.

Figure 2.2-5 Business Establishments by Sector: Emmitsburg 2005



Source: U.S. Census; County Business Patterns and Jakubiak & Associates, Inc.

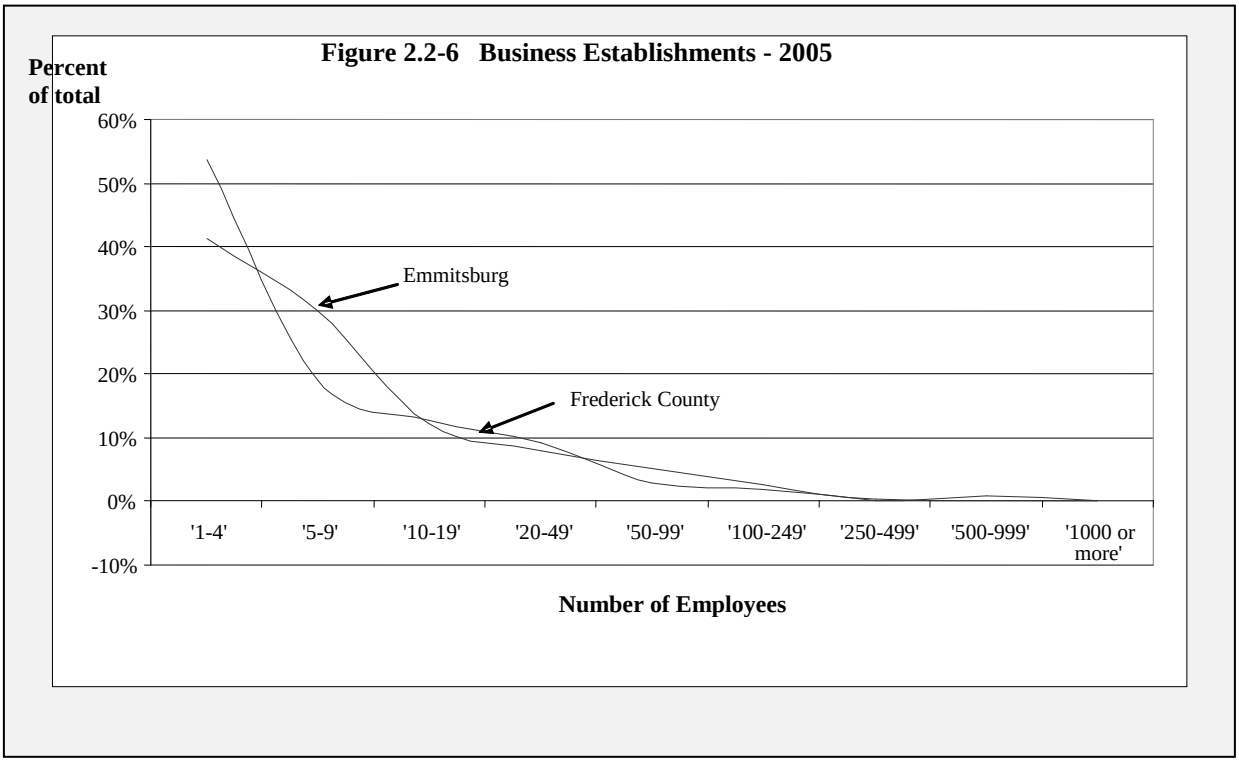
Table 2.2-6 shows business establishments located in Emmitsburg in 2005 as compared with Frederick County.

Table 2.2-6: Business Establishments by Sector: Emmitsburg and Frederick County: 2005

	Emmitsburg		Frederick County	
Industry Sector	Number	% of total	Number	% of total
Total Establishments	114	100%	5903	100.0%
Construction	28	24.6%	1108	18.8%
Retail trade	20	17.5%	794	13.5%
Other services (except public administration)	14	12.3%	588	10.0%
Accommodation & food services	13	11.4%	379	6.4%
Health care and social assistance	12	10.5%	511	8.7%
Professional, scientific & technical services	7	6.1%	748	12.7%
Admin, support, waste mgt, remediation services	4	3.5%	342	5.8%
Wholesale trade	3	2.6%	221	3.7%
Transportation & warehousing	3	2.6%	129	2.2%
Information	3	2.6%	118	2.0%
Educational services	3	2.6%	64	1.1%
Manufacturing	2	1.8%	187	3.2%
Finance & insurance	1	0.9%	310	5.3%
Real estate & rental & leasing	1	0.9%	265	4.5%
Arts, entertainment & recreation	-	-	82	1.4%
Management of companies & enterprises	-	-	27	0.5%
Forestry, fishing, hunting, and agriculture support	-	-	15	0.3%
Unclassified establishments	-	-	10	0.2%
Mining	-	-	3	0.1%
Utilities	-	-	2	0.0%

Source: U.S. Census; County Business Patterns and Jakubiak & Associates, Inc

Figure 2.2-6 illustrates business size in Emmitsburg as compared with Frederick County. The distribution of businesses by the number of employees is consistent between the County and Town. Differences are evident with respect to the smaller firms: 30 percent of the Emmitsburg businesses have 5-9 Employees, compared to 20 percent in Frederick County.



Source: U.S. Census; County Business Patterns and Jakubiak & Associates, Inc.

Workforce, Employment, and Income

Table 2.2-7 shows where the workforce in Emmitsburg and Frederick County is employed within the State. Employment opportunities in the Emmitsburg area are more than double the number of available workers in the Town. Despite this, only 18 percent of the Town's workforce is employed within Emmitsburg. Also noteworthy is the fact that over 800 Town residents, or 75 percent of the workforce, are employed within Frederick County.

Table 2.2-7 Residents Work Location Choices: 2000

	Emmitsburg		Frederick	
	number of workers	percent of total	number of workers	percent of total
Total workforce	1,077		102,318	
work in Emmitsburg	191	18%	n/a	
work in Frederick County	807	75%	60,272	59%
work in Maryland	986	92%	93,084	91%

Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Overall, the number of jobs in Emmitsburg increased 27 percent between 1998 and 2003, from 1,955 to 2,486 jobs. During this same period, Frederick County experienced a 24 percent growth in employment from 64,779 to 80,300 jobs. Major Employers in the Emmitsburg area include Federal Emergency Management Agency (FEMA), St. Joseph's Provincial House/Villa St. Michael/St. Catherine's Nursing Center, Frederick County, Mount Saint Mary's, and the Town of Emmitsburg.

Despite the comparatively higher levels of employment within the town, the median income for Emmitsburg is lower than that of nearby municipalities as well as significantly lower than the County as a whole. Factors that contribute to this likely include a relatively low labor force participation resulting from the presence of college students and senior citizens. This may be explained largely by the Town's high proportion of residents 65 and older. This segment of the population often lives on a fixed income, which may be lower than those of residents in the labor force, resulting in a lower median income for the Town. In the County, 74 percent of the population over 16 years of age participates in the labor force compared to 60 percent in Emmitsburg.

Twenty-one percent of the population within the Town's boundaries is over the age of 65, while only 13 percent of the zip code area population is over the age of 65[1].

Table 2.2-8 Median Household Income By Area:

[1] Claritas, July 2006.

1999		
Area	Annual Income	
Maryland	$	52,868.00
Frederick County	$	60,276.00
Emmitsburg	$	38,710.00
Thurmont	$	49,530.00
Taneytown	$	42,820.00
Smithsburg	$	50,795.00

Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

Summary

The data presented in this section allows for a better understanding of the demographic and economic base characteristics for Emmitsburg.

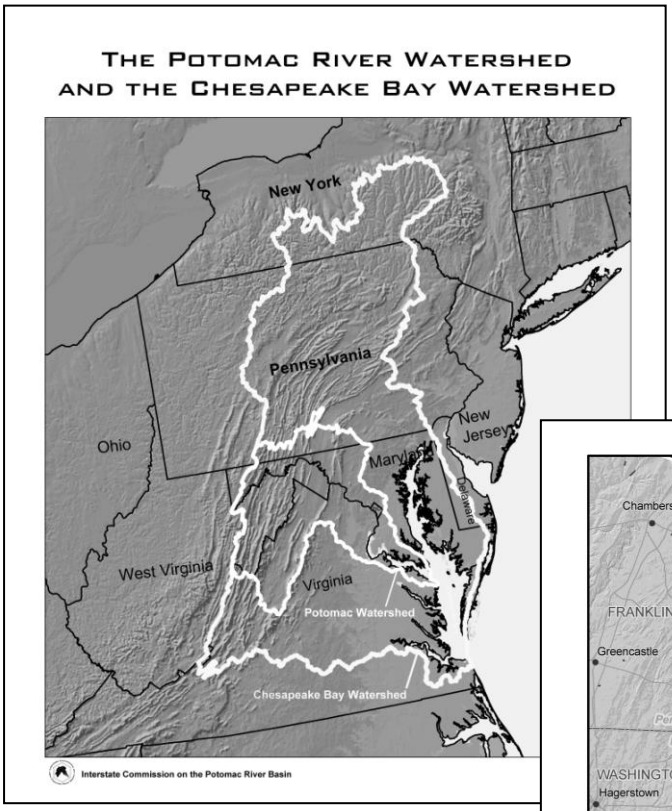
To summarize:

- The population of Emmitsburg has been growing over the past 20 years, but at a lower rate than Frederick County.
- The number of households has steadily increased and nearly half of the households in Emmitsburg are renting their residence.
- Twenty-one percent of the residents of Emmitsburg are over 65 years old; about 16 percent of these residents live in one of the two nursing centers in Emmitsburg.
- The median income for Emmitsburg is lower than that of nearby municipalities and the county as a whole.
- Most area businesses are small and about one-quarter of them specialize in construction, retail, automotive, or religious services.

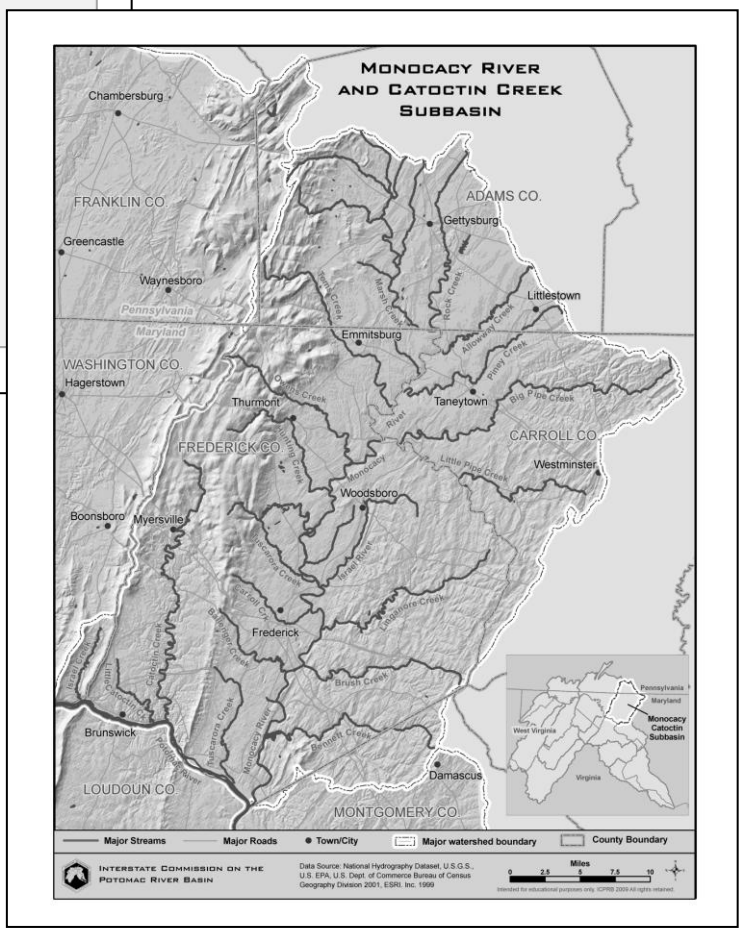
2.3 NATURAL ENVIRONMENT

The Town of Emmitsburg is situated at the foot of the Catoctin Mountains, at the eastern edge of the Appalachian Mountain range, within the Upper Monocacy River Watershed. The Monocacy River

Watershed is a 966 square mile watershed located within south-central Pennsylvania and generally the Frederick County area in Maryland. It is a sub-watershed of the Chesapeake Bay Watershed, which extends from Upstate New York southward through Pennsylvania and Maryland, as shown below. The Monocacy River headwater tributaries are located in Adams County, PA, just north of Emmitsburg. The Monocacy, in turn, is a tributary of the Potomac River, which drains into the Chesapeake Bay.



Source: Interstate Commission on the Potomac River Basin



Emmitsburg is situated within the Tom's Creek watershed, which is a subwatershed of the Upper Monocacy River Watershed. Surface water flows from the high relief topography of the Catoctin Mountains to the streams and floodplains of Emmitsburg. The maps, text, and exhibits in this section help define the limits of development potential; reveal the important roles that natural resources play in Emmitsburg; and reinforce the importance of sound, long-range, land-use planning. The

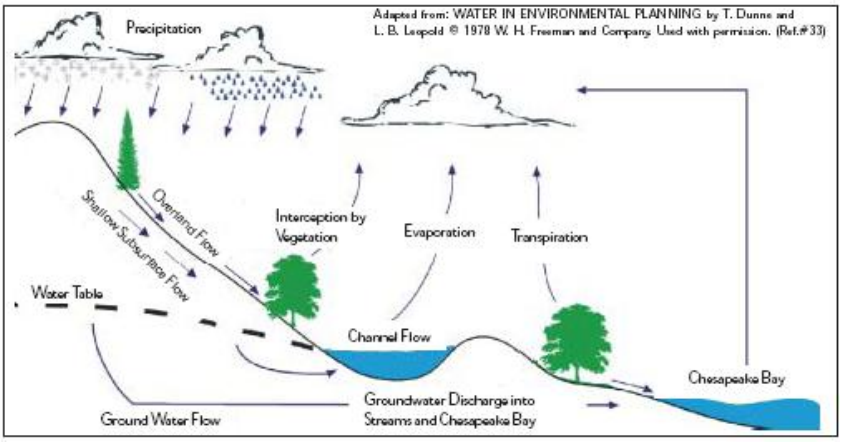
Emmitsburg Environmental and Sensitive Areas map is the primary map resource for this section, and is found in the Map Section of the plan.

Water Resources

Surface Water, Streams and Stream Buffers

The Emmitsburg Environmental Features Map shows the streams in and around Emmitsburg. These include Tom's Creek, Flat Run and its tributaries that flow from north of the State line, through Emmitsburg, into the Monocacy River and eventually the Chesapeake Bay.

Figure 2.3-1 Hydrologic Cycle



Source: Maryland Department of Natural Resources

The figure above illustrates the hydrologic cycle that replenishes surface and groundwater. The existence of natural vegetation, adjacent to streams and in floodplains, is important. It provides environmental benefits by reducing surface run-off, preventing erosion and sediment movement, moderating temperature, providing organic material, providing overhead and in-stream cover habitat, and promoting diversity of aquatic life. For a vegetated stream buffer to be effective in providing benefits it must be a certain width on either side of the stream. Table 2.3-1 below indicates the size of buffer necessary to provide various benefits.

Table 2.3-1 Stream Buffer Size Requirement by Function[2]

Function	Buffer
Habitat for wildlife	300 - 1,600 feet

[2] USDA Forest Service-Northeastern Area State and Private Forestry, "Riparian Forest Buffer Widths: The Chesapeake Bay Watershed Forestry Program". 2003.

Flood Mitigation	70 - 200 feet
Sediment Control and Stream Stability	50 - 100 feet
Nitrogen / Phosphorous Removal	50 - 100 feet
Pesticide Reduction	45 feet
Bank Stabilization/Food Production	25 feet

Maintaining healthy streams and forest buffers along Tom's Creek and Flat Run is an important factor in reducing nutrient and sediment loading to the Monocacy River and in the Chesapeake Bay. In 2004, the Maryland Department of Natural Resources (DNR) undertook the Upper Monocacy River Stream Corridor Assessment Survey, which evaluated stream buffers in the Upper Monocacy Watershed. For the purpose of the DNR study "inadequate" means that the forest buffer is *less than 50 feet wide*, measured from the edge of the stream. Nearly all of the Tom's Creek tributaries located in Emmitsburg were identified as having inadequate stream buffer area. The exception was the section of Flat Run north of East Main Street (Route 140).

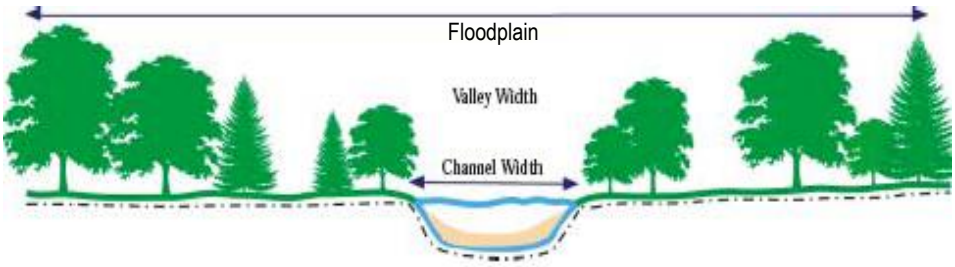
Groundwater

The water table, which stores water underground, is recharged by precipitation occurring within the watershed. Slowing stormwater runoff so that it infiltrates to replenish groundwater is one function of vegetative cover, both along stream corridors and elsewhere. Minimizing impervious surfaces within a watershed can also be beneficial to groundwater recharge by increasing opportunities for infiltration.

100-Year Floodplain

FEMA delineates 100-year floodplain limits as areas that have a one percent annual chance of being flooded. The limits of floodplain inundation are generally determined by the size of the watershed, local geology, and the pattern of surrounding land uses. The following diagram shows a cross-section of a typical floodplain in open space use.

Figure 2.3-2 Stream Channel and Valley Width



Source: Maryland Department of Natural Resources

The 100-Year Floodplains in Emmitsburg are shown on the Emmitsburg Environmental and Sensitive Areas Map. Floodplains encompass broad areas along both sides of Tom's Creek, Flat Run, and their tributaries. The major roadways providing access to Emmitsburg cross floodplain areas, which caused road closures during the 1996 500-year flood event, but is not a significant issue relative to 100-year flood levels. Development within and adjacent to floodplains is regulated by local, county, state and federal regulations.

Wetlands

Wetlands are lands inundated or saturated by surface or ground water often enough to support a prevalence of vegetative or aquatic life that requires saturated soil conditions for growth and reproduction. Typically, this includes swamps, marshes, bogs, wet meadows, river overflows, mud flats, and natural ponds.

Wetlands play a pivotal role in regulating the interchange of water within watersheds as well as in the global water cycle. By definition, water saturation in the root zone at or above the soil surface for a certain amount of time during the year characterizes wetlands. Precipitation and surface water are stored and slowly released into surface water, groundwater, and the atmosphere. Wetlands also help maintain the water table level, by providing force for ground water recharge and discharge to other waters. Acting as a sink for nutrients, wetlands provide organic compounds, nutrients, and other components necessary for plant and aquatic life. Finally, they serve as habitat for certain rare and endangered species and breeding or spawning grounds for various species of birds, fish, and reptiles.

The Emmitsburg Environmental Features Map shows Emmitsburg's wetlands. They are primarily located within the floodplain associated with Tom's Creek, but there are several isolated wetland areas within the Town as well. In Emmitsburg, no wetlands are delineated as wetlands of special concern by the State of Maryland.

Geology

Physical factors such as geology and soils determine local topography, hydrology and potential for erosion. In the geology of the Upper Monocacy River watershed, Catoctin Mountains, and Piedmont province there are three major formations: the Wissahickon Formation, Weverton Formation, and the Metarholite Formation along with its associated pyroclastic sediments.

The Town of Emmitsburg is situated within the Piedmont Valley, which is characterized by New Oxford Formation, Gettysburg Shale, and Frederick and Grove Limestone. The valley also has minimal Antietam Formation, Diabase Sills and Dykes, Harpers Formation, and Ijamsville Formation. Geological formations present within Frederick County are susceptible to sinkhole development, however, sinkholes are not known to occur in the Emmitsburg vicinity.

Soils

Soils are unconsolidated earth material composed of superficial geological strata, consisting of clay, silt, sand or gravel size particles as classified by the U.S. Soil Conservation Service. Generally healthy and productive soils and landscapes play a pivotal role in the production of food, maintenance of water quality, sustenance of primary industries, and support of rural and urban development.

Emmitsburg's soil type consists of Penn series, Readington, Croton, and Lehigh soils. The western portion of Town has large concentrations of hydric soil formed under conditions of saturation or flooding. There is a full range of the soil types found in Emmitsburg including: nearly level to very steep, shallow to deep, well drained, and somewhat excessively drained and poorly drained soils. These soils form as a result of residuum derived from red shale, siltstone, and fine-grained sandstone found on short steep ridges, hills, and nearby lowlands. A soils map for the Emmitsburg area can be found in the Appendix.

Steep Slopes

Steep slopes are surface formations with a vertical incline greater than 22.5 degrees or 25 percent. Slopes of this degree have sufficient steepness to cause erosion or increased flooding when disturbed for land development or agriculture. The Emmitsburg Slopes map shows steep slope areas in bright red.

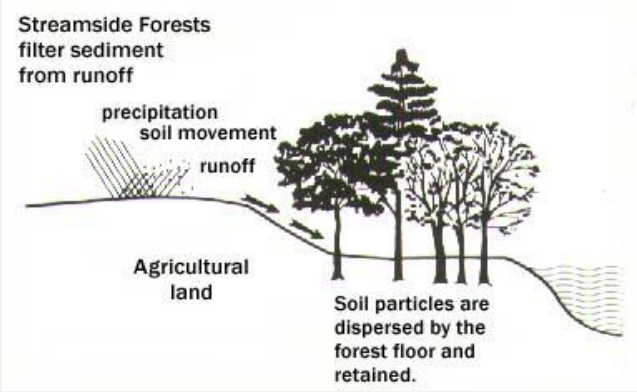
The area immediately adjacent to Emmitsburg is characterized by moderately sloped lands with increasing slopes in the northeast part of Town towards the Mason-Dixon Line. Some steeper areas are present along portions of Flat Run and Tom's Creeks. The Town owns 1300 acres on College Mountain, much of which is comprised of steep areas. The Town ownership of the Rainbow Lake watershed area protects the town wells and Rainbow Lake reservoir, and the elevation makes it possible to have a gravity-fed water distribution system.

Environmental Corridors

Natural lands in the Upper Monocacy River watershed enhance water quality and provide habitat for plants and animals. Forests contribute to the conservation of a region's biodiversity. The stream corridors and associated wooded areas in Emmitsburg serve these purposes, as well.

Forested areas along stream corridors help to stabilize steep slopes, slow stormwater run-off, and clean the air during photosynthesis. Major stands of forests, on a macro level, act as natural buffers to harsh weather conditions and help to moderate temperatures.

Figure 2.3-3 Streamside Forests



Source: Maryland Department of Natural Resources

The Town's environmental corridors, as shown on the Emmitsburg Environmental Map, exist along Tom's Creek and Flat Run. Emmitsburg has other large patches of forest in the northern portion of Town toward Irishtown Road and west of Flat Run. Smaller and more fragmented woodlands exist around St. Joseph's Provincial House, Welty Road and North of Seton Avenue (See Emmitsburg Environmental and Sensitive Areas Map).

Somewhat fragmented by development and farming, Emmitsburg area woodlands form part of the Catoctin Mountain forest. This is the largest block of forest between Washington County and the Chesapeake Bay, making it an important factor in the health of the Chesapeake Bay.

2.4 LAND USE

Surrounding Area Land Use

The Emmitsburg Existing Land Use map illustrates the land use pattern in the Town and surrounding area. Four observations are most relevant:

1. U.S. Route 15 largely separates developed from undeveloped land within the Town of Emmitsburg. Land to the east of Route 15 remains largely undeveloped.

2. The majority of land surrounding the Town is in agricultural or open space use.

3. Streams run through much of the land to the east of Route 15, and Tom's Creek provides a natural edge to land development southwest of Town.

4. There are pockets of low-density residential development within the growth boundary but outside of Town, for instance along Mountain View Road and Rte. 140 west of town, and along Old Emmitsburg Road southwest of town.

Town Land Use

With regard to the town's land use pattern as shown in the Emmitsburg Existing Land Use Map, four observations are most relevant:

1. The historic downtown is centered at the intersection of Main Street (MD Route 140) and Seton Avenue (Business Route 15). Historic residential, small businesses, religious and civic organizations, and government services characterize this core area of the town.

2. New low-density residential development has occurred on the edges of the village center and spread, primarily northward. These developments are characterized by cul-de-sacs and suburban street layouts in contrast to the grid street pattern found in the traditional areas of Town.

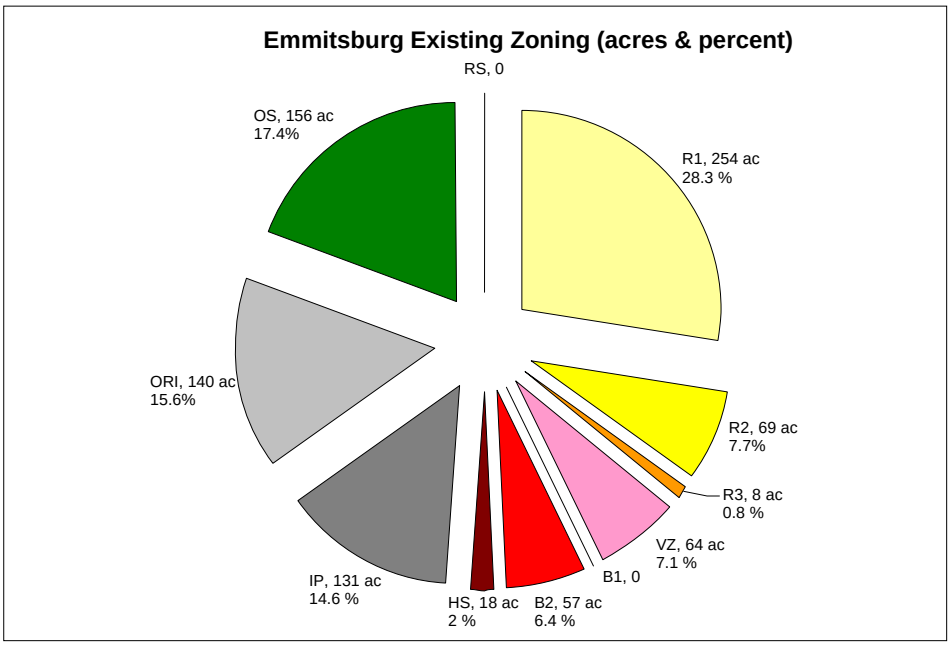
3. Development within the Town's boundaries on the east side of U.S. Route 15, has been limited to one light industrial use at the intersection of Creamery Road and U.S. Route 15. Current zoning for this portion of the Town allows for office research parks, industrial parks, and highway service uses.

4. The National Register for Historic Places lists 216 contributing buildings within the Historic District, and the Maryland Historical Trust has deemed two other locations/structures in/adjacent to Emmitsburg as eligible for the National Historic Register. (These are discussed in more detail under the heading Community Design.)

Current Zoning

The current zoning of Emmitsburg can be seen on the Emmitsburg Existing Zoning Map. There are 11 zoning designations currently established in the zoning ordinance, and they are described below. The designations, "Residential Suburban" and "Neighborhood Business District", are not in use in any existing zoning area. The approximate number of acres of land in each zoning category is shown in Figure 2.4-1

Figure 2.4-1



Residential Zoning

Residential Suburban (RS): 0 acres. This residential zone allows for lower density development on large lots in outlying areas beyond the core of Emmitsburg. The minimum lot size is 20,000 square feet, with a minimum lot width of 100 feet. It requires a minimum front yard setback of 35 feet, side yard setback of 12 feet and rear setback of 30 feet. This district allows for single-family homes and community facilities.

Low-Density Residential (R1): 254.0 acres. This residential zone allows for single-family residential units characterized by larger lots and green space. The minimum lot size is 12,000 square feet, with a minimum lot width of 85 feet. It requires front yard setback of 35 feet, side yard setback of 12 feet and rear setback of 30 feet. This district allows for single-family homes, planned-unit developments, community facilities, and certain business uses of historic structures.

Medium-Density Residential (R2): 69.0 acres. This residential zone encourages compact development that maintains green space – potentially for recreational use - and avoids floodplains, steeper slopes, and other areas inappropriate for development. The minimum lot size is between 6,000 and 8,000 square feet, with a minimum front yard setback of 35 feet, side yard setback of 10 feet and rear setback of 30 feet. This district allows for all uses permitted in the low-density residential zone as well as

duplexes and town houses. Town houses have a special set of regulations, which allow a density of 7.26 units per acre. Generally, front yard setbacks for town homes are 25 feet and rear yard setbacks are 35 feet.

High-Density Residential (R3): 8.0 acres. This residential zone seeks to provide a range of housing types which provide access to street networks and activity centers, while encouraging creation of green space. The minimum lot size is between 6,000 and 8,000 square feet, with a minimum front yard setback of 35 feet, side yard setback of 10 feet and rear setback of 30 feet. This district allows for all uses permitted in medium density districts as well as multifamily dwellings. Town houses are also allowed in this zoning category at a density of 7.26 units per acre.

Mixed-Use Zoning

Village Zone (VZ): 64.5 acres. This district allows for a mix of residential, small business, civic, religious, emergency services and government service uses in an effort to maintain the character of Emmitsburg, create a place for community, and strengthen the local economy. Allowable uses in this district include; medium to high-density residential uses, community facilities, lodging, medical centers, churches, neighborhood retail, business and professional offices, banks, fire and rescue, etc.

Commercial Zoning

Neighborhood Business District (B1): 0 acres. This district allows for a mix of pedestrian-scaled retail and service businesses. Allowable uses include; lodging; major retail; food, drug, and beverage; specialty shops; service and recreation; and business and professional uses as defined in Section 20.020 of the Emmitsburg Zoning Ordinance.

General Business District (B2): 57.0 acres. This district allows for the grouping of shopping, service, office, and entertainment uses with requirements for vehicular accessibility and pedestrian safety. Allowable uses include all those uses allowable in the Neighborhood Business District as well as; banks, repair services, service stations, restaurants, funeral homes, vehicle service centers, and car washes.

Highway Service District (HS): 18.0 acres. This district primarily allows for services and automobile needs for motorists, including service stations, motels, and restaurants. This includes lodging, restaurants, vehicle service stations, office buildings, and fire services as defined in Section 20.040 of the Emmitsburg Zoning Ordinance.

Industrial Zoning

Industrial Park District (IP): 131.0 acres. This district allows for both heavy and light industrial uses that – by nature of their size and/or character - would be incompatible in other commercial or industrial districts. Allowable uses in this district include warehousing and storage, and light

manufacturing that does not produce large amounts of environmental or noise pollution as defined in Section 24.020 of the Emmitsburg Zoning Ordinance.

Office Research Industrial District (ORI): 140.0 acres. This district allows for research and development uses such as office and limited manufacturing. Allowable uses in ORI districts include; light manufacturing, research and testing, offices, public buildings, restaurants, hotel/motel as defined in Section 21.040 of the Emmitsburg Zoning Ordinance.

Open Space Zoning

Open Space District (OS): 156.0 acres. This district seeks to preserve open spaces within the Town. Allowable uses in this district include farms, nurseries, parks, nature and wildlife preserves, schools and churches, flood control, and nursing homes as defined in Section 28 of the Emmitsburg Zoning Ordinance.

Existing Zoning Incompatibilities

Existing zoning in the Town of Emmitsburg contains areas where potentially incompatible uses are, or could be, in close proximity to one another. For example, gas stations and residential uses are not well suited to be next to one another. Gas stations emit fumes, could be open late, and have more traffic during later hours than is typical of a residential property. This could result in negative air quality and a potential increase in noise levels which could affect nearby residential and neighborhood commercial uses. Potentially incompatible zoning districts in Emmitsburg include:

- The two Highway Service District areas within the Village Zone (on East Main Street) and adjacent to it (on West Main Street).
- Industrial Park (IP) Districts adjacent to Village Zone and Open Space Districts. There are two areas of IP that adjoin VZ and/or OS districts - on Lincoln Avenue near Memorial Park, and on Creamery Road across from the Mother Seton School. There are uses allowed in the IP zoning that would be incompatible with either of these areas.

Zoning Issues to Consider

- Review of zoning classifications so that they better reflect plan goals and better direct development considerations
- Reassess standards within zoning classifications to confirm that they are in line with the Comprehensive Plan visions.
- Consider overlay zoning to accomplish the visions of the plan for areas important to the character of the town and protection of views and the natural environment.

Municipal Growth Area

A municipal growth area is generally a designation of land outside of the current Town boundary where consideration of trends, infrastructure, environmental factors, and goals indicate it would be

appropriate and realistic to plan for growth. It can also be a delineation of a boundary beyond which growth should not occur, given prime agricultural land or sensitive environmental areas, for example.

According to the Maryland Office of Planning publication entitled Sizing and Shaping Growth Areas (1998) "…the size, and shape of growth areas, the location of boundaries, and the effectiveness of the boundaries are a function of the following factors….", which can be summarized as:

- Purpose – Growth boundaries, for example, can serve to separate areas planned for growth versus rural protection, or guide extension of public infrastructure, or a combination of several goals.

- Time frame – The growth boundary should relate to the planning period covered within the Comprehensive Plan. It should reflect a reasonable expectation of potential growth and infrastructure capabilities within that time period.

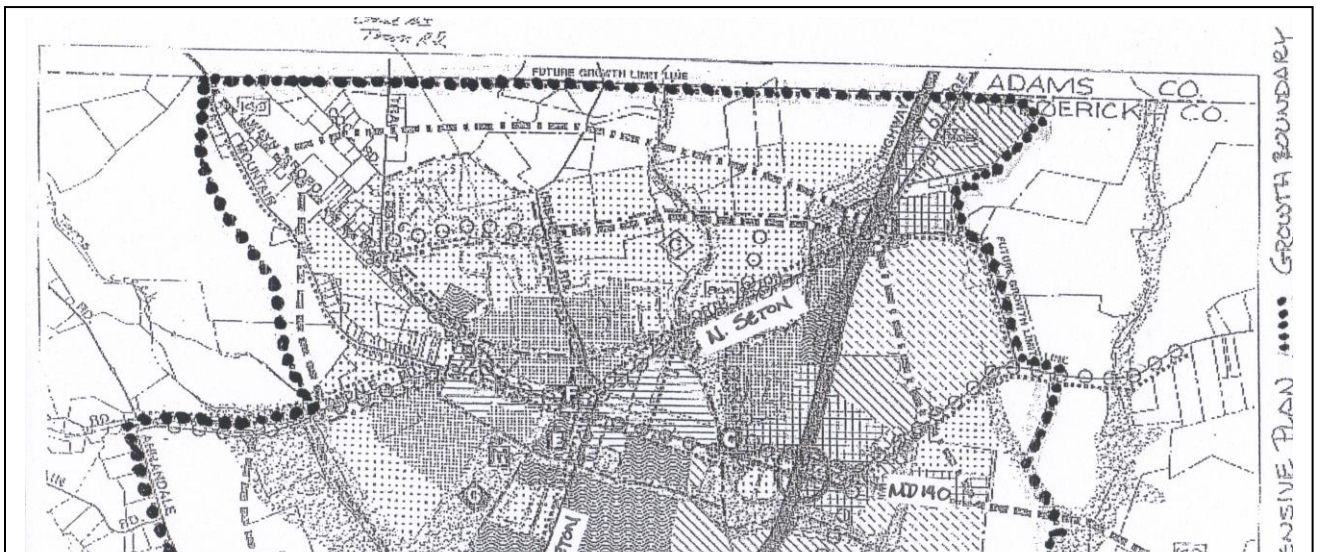
- Characteristics of the land – The growth boundary should relate to the existing pattern of development, consider infill and redevelopment, natural features such as slopes, environmental elements, existing and planned infrastructure, and political boundaries.

- Forces of growth – Elements such as perceived demand for housing, trends in community design, densities, population growth projections, etc.

- Supportive techniques and growth management practices – initiatives to control growth outside the boundary and to encourage growth within the boundary, to prescribe the design and character of development inside the boundary, to target growth-related project funding inside the growth area and protection-related funding outside the growth area.

The Municipal Growth Area resulting from the 1998 Comprehensive Plan is shown in 2.4-2. It extended from the Pennsylvania/Maryland border on the north, and included much of the Mount St. Mary's campus on the southern boundary. Open Space and Agricultural Uses generally characterize the land use in the current growth area. Discussion, recommendations and revisions pertaining to establishing the 2009 Growth Boundary based on the factors summarized above are found in Sections 3 and 4.

Figure 2.4-2 -- 1998 Comprehensive Plan Growth Boundary



2.5 COMMUNITY DESIGN

Historic Core Design

The historic core of Emmitsburg has a unique and historic character stemming from the layout of the streets and design element contributed by the historic buildings. The core contains both a vertical and horizontal mix of residential and commercial uses, restaurants, gathering places, professional and non-professional services, and religious and civic uses. The basis for the existing structure of Main Street was the 60-foot wide right of way depicted in an 1808 map by Andrew Smith. The integrity of the basic streetscape has survived because the buildings are generally intact, and many reflect the period of rebuilding following the fire of 1863, when over one-third of the structures in the town were

damaged or destroyed. Principal town design characteristics in the historic core of Emmitsburg include the following features:

- Buildings fronting directly on the sidewalk are predominant in the Main Street core and contribute to the historic character of the streetscape.
- Prominent three and four story historic buildings with distinctive architectural styles are centrally located at the intersection of Main Street and Seton Avenue.
- Two story townhouse/row house and detached housing along the Main Street corridor
- A residential density exceeding ten units per acre.
- Rear alley access to structures that front on Main Street. Some uses have begun to utilize Lincoln Avenue (alley that parallels Main Street on the south) as a second access to their business or office.

- On-street parking along Main Street with no front yard parking.
- Pedestrian access through the Main Street and Seton Avenue corridors and complete[3] pedestrian mobility at the Main Street and Seton Avenue signalized intersection.
- Commercial operations geared to both resident and visitor needs.
- Residential neighborhoods adjacent to the village center.
- Civic open spaces convenient to the Main Street corridor and rural open spaces at the periphery of Town.
- Streets scaled to accommodate both pedestrians and vehicular traffic including street trees, sidewalks, and pedestrian scale signs and buildings.

[3] A "complete" pedestrian intersection provides full mobility from all corners of the intersection.

Scenic Byways

U.S. Route 15 and Seton Avenue are both Nationally Designated Scenic Byways. These two roads are part of the Catoctin Mountain Scenic Byway. Additionally, Emmitsburg is an 'Old Main Streets Scenic Byway' as designated by the State of Maryland. MD Route 140, Taneytown Road, and Seton Avenue are the routes on this byway.

Heritage Management Areas

Emmitsburg's Historic District is a stopping point of interest within the Journey Through Hallowed Ground National Heritage Area (JTHGNHA), which extends through parts of Pennsylvania, Maryland, Virginia, and West Virginia. JTHGNHA is an interstate partnership that seeks to encourage resource preservation, environmental stewardship, and economic development through the conscious protection and appreciation of historic and natural resources related to the Civil War. The Heritage area is an inter-state partnership that brings national, state, and local partners together to protect nationally important places centered on the US Route 15 corridor.

Emmitsburg is also located within the Heart of the Civil War Heritage Area (HCWHA). This is a state program that seeks to promote resource conservation and economic development through heritage tourism. The HCWHA recognizes the unique role that Frederick County, Carroll County, and Washington County played in the Civil War and seeks to protect and promote the towns, roads, battlefields, and natural resources within its boundaries. Emmitsburg is eligible to receive capital and non-capital grants for preservation, tourism, and community development projects that support the Heritage Area's goals. The Town amended the 1998 Comprehensive Plan to adopt the HCWHA Plan and continues to support implementation of the HCWHA Plan.

Gateways

There are four gateways into Emmitsburg's historic village center. Each provides different views and has other visual characteristics that serve to welcome residents and visitors to this central place. The uniqueness of these visual characteristics helps to define the Town of Emmitsburg, creating a source of enjoyment for visitors and pride for the Town. The Emmitsburg Design Features Map identifies these gateways.

South Seton Avenue from points south.

> East side - After vehicles pass over Tom's Creek, they pass a series of major buildings in campus-type settings, including the Federal Emergency Management Administration (FEMA) and the Daughters of Charity complex, which is comprised of Saint Joseph's Provincial House, National Shrine of St. Elizabeth Ann Seton, Villa Saint Michael, and Saint Catherine's Nursing Center. Willow Rill marks the boundary of the Town's Memorial Park, followed by the US Post Office, single family residences, and small businesses. This transition in scale, combined with the natural features present, provide a progressively more developed entrance into Emmitsburg's historic village center.

West side – The Seton Center (former private elementary school now providing day care and social services) is located just outside the town boundary, followed by a row of classic houses and a doctor's office. The Emmitsburg Community Center marks the beginning of a mixed civic, residential and commercial zone which transitions to the downtown center.

North Seton Avenue – from points north

For travelers from the north, North Seton Avenue is the first road into the first town in Maryland. Views of farm fields, a classic barn, and the Catoctin Mountains greet the motorist, followed by a mixed small-commercial and residential area. Once across a tributary to Flat Run, one sees the church steeples and more dense residential use within the Emmitsburg town line, until reaching the intersection with Main Street – the town square.

West Main (MD 140)

The western gateway begins at Tract Road and MD 140, with new, low density developments to the north, rural vistas to the south, and the historic Village Center increasingly visible to the east. Upon entering the town, MD Route 140 and Frailey Road form a Y intersection funneling traffic into town, where MD Route 140 is called West Main Street. The historic Emmit House is located within the triangle formed by these two roads, with a WWI Doughboy Monument in the front yard.

East Main

Travelling west toward on MD Route 140, as well as from the US 15 exit at Route 140, the gateway is located at the intersection of East Main Street (Rte. 140) and Silo Hill Road, where there is a signalized intersection. This eastern gateway is characterized by a shopping center, hotel, and highway services on the north and low-density residential development on the south side of MD 140.

All of these gateways provide views of the Town's steeples, panoramic mountains, and village center.

Focal Points

Emmitsburg's main focal point is at the intersection of Main Street and Seton Avenue in its historic downtown. This intersection opens up to form a relatively compact Town Square area characterized by buildings set back from Main Street. These setbacks currently provide for parking in front of the buildings. Formerly, this area was the location of the Town's well and later, a decorative fountain graced the center of the Square . The fountain was removed to allow room for increasing vehicular and truck traffic. Residents and visitors still identify with the location as a central focus of the Town. This focal point and the community center - a gathering place for the Emmitsburg community and service providers, are identified on the Emmitsburg Design Features Map.

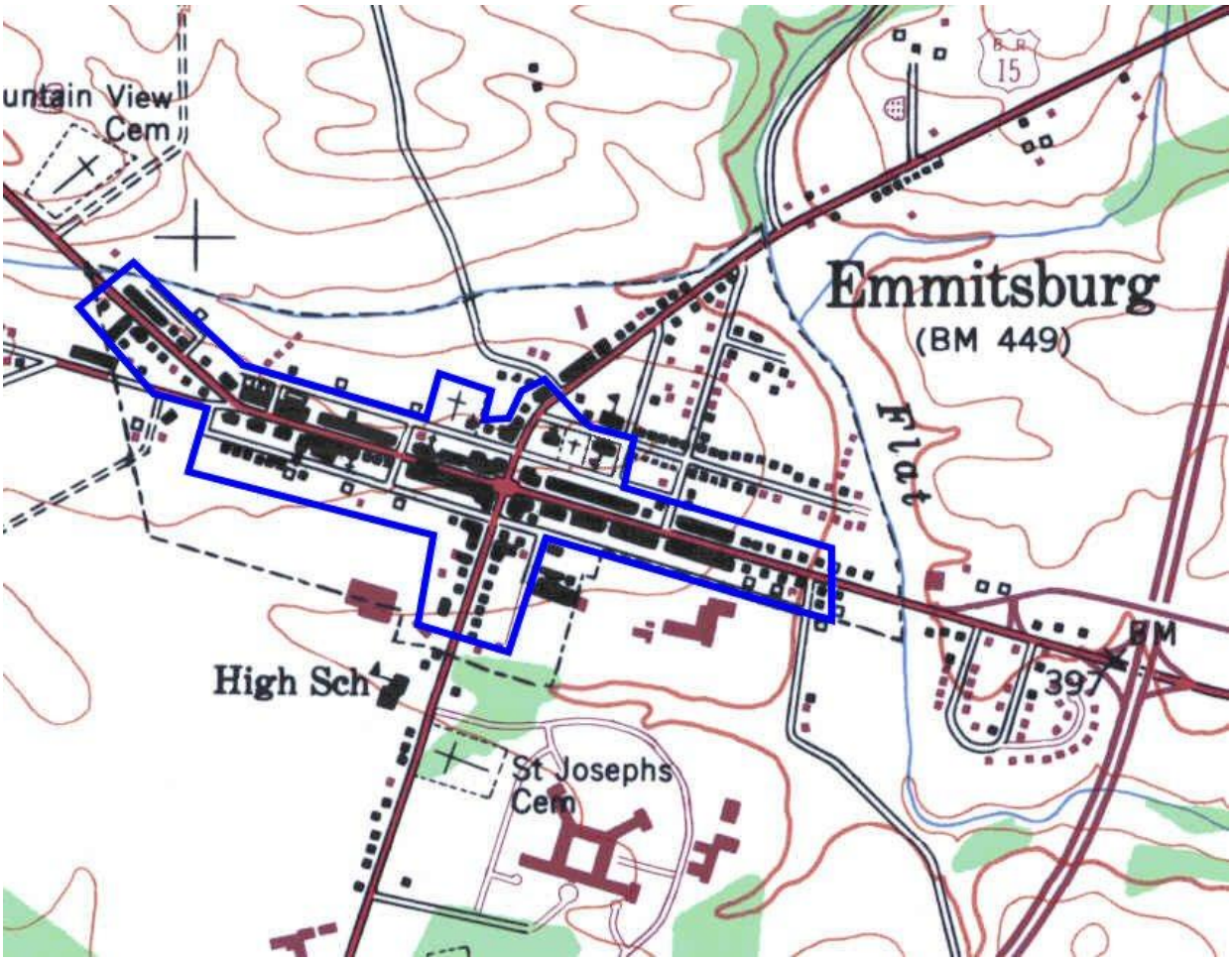
Scenic Views

Some of Emmitsburg's most impressive features are the views of the surrounding natural and built environment. Many locations throughout the Town provide excellent views of the adjacent Catoctin mountain range. Emmitsburg is also home to churches with tall steeples that provide visual interest and meaning. Many of Emmitsburg's scenic views are identified on the Emmitsburg Design Features Map.

Historic Structures and Districting

The historic structures and the nature of Main Street are the most important elements in the town center character. The existing buildings, a program of installing period-style street lamps, and the fact that utilities are underground on Main Street provide a unique experience for residents and visitors. Log structures dating as early as 1785 still exist under subsequent exterior sidings. Churches established in the late 1700's still worship in buildings constructed at that time, such as Elias Evangelical Lutheran Church on North Alley, which was built in 1797. Construction of most of the existing churches dates prior to 1850.

Emmitsburg's historic district was listed on the National Register of Historic Places in March 1992. The historic district extends along Main Street between Mountain View Cemetery on the west and Creamery Road on the east, including part of North and South Seton Avenue. There are 216 structures included in Emmitsburg's Historic District, with most considered to be a contributing resource of either high or exceptionally high level of integrity and historic and/or architectural significance. Figure 2.5-1 shows the extent of the Emmitsburg Historic District. A more detailed map and description of the historic district is included in the Appendix.



Source: Maryland Historic Trust website www.marylandhistoricaltrust.net

The Maryland Historic Trust (MHT) has determined that within Emmitsburg, and immediately adjacent, there are two sites/structures eligible for listing on the National Register of Historic Places: St. Joseph's College (now on FEMA property) & Mother Seton Shrine, and the St. Euphemia's School and Sisters' House on DePaul Street. MHT has determined that each meets the criteria necessary for formal listing on the National Register. There are also a number of historic schoolhouses, farms, bridges, and Mason-Dixon milestones that are located in the Emmitsburg vicinity.

2.6 HOUSING

Comparative housing statistics for the year 2000 are shown in Table 2.12. At that time, Emmitsburg had a lower median home value than other towns in the area, the number of multi-family units was comparable to Frederick City, and the median age of housing was older in Emmitsburg. This is a partly a reflection the fact that the large historic buildings in Emmitsburg are still in existence, and many have been converted to multi-family dwellings. Another factor to consider is the fact that between the year 2000 and 2008, 223 new single-family houses were built in Emmitsburg. This is not reflected in the value or median age data included in the chart below. If they were, the median age would shift to a somewhat younger figure, and the median value would be higher. The 2010 census figures will provide a more accurate picture of the situation resulting from the more recent construction.

Table 2.6-1: Comparative Housing Statistics: Emmitsburg and nearby Municipalities: 2000

Category	Emmitsburg	Thurmont	Taneytown	Frederick City	Frederick County
Median home Value of Owner Occupied Units	$104,700	$135,400	$124,800	$138,000	$160,200
%Vacant Structures	5.9	3.4	3.4	5.5	4
Single-Family					
%1- unit detached	43.3	64.8	57.4	34.6	65.1
% 1 unit attached	19.7	13.5	22.4	28.9	17.1
Sub-Total	**63**	**78.3**	**79.8**	**63.5**	**82.2**
% 2 units	6	3.8	8.8	3.2	1.8
Multi-Family					
% 3 or 4 units	9.2	5.1	4.7	4.4	2.2
% 5 to 9 units	8.5	4.1	3.5	6.6	2.9
%10 to 19 units	6	6.8	2.3	16.1	6.5
% 20 or more	6.5	1.1	0.2	6.1	2.7
Sub-Total	**30.2**	**17.1**	**10.7**	**33.2**	**14.3**
% Mobile home	0.8	0.8	0.7	-	1
% Boat, RV, van, etc	-	-	-	-	-
Median number of rooms	5.5	6.1	6	5.6	6.6
Median year Structure built	1939	1973	1945	1975	1974

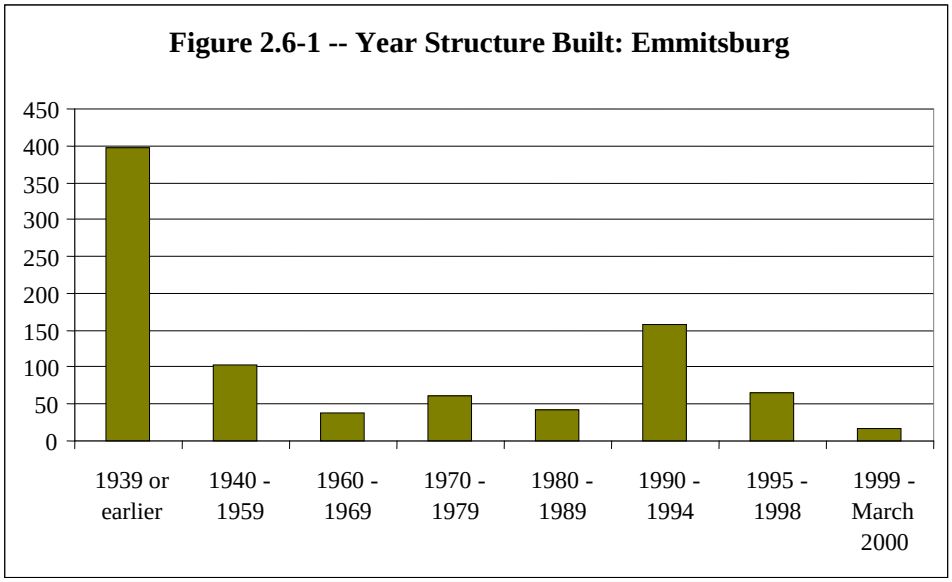
Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

In addition to the Main Street area, there is multi-family housing on the western end of North Alley and off of Irishtown Road, north of town. New single-family housing is located in the northern portion of town in the Brookfield, Northgate, Pembrook and Silo Hill subdivisions, as well as in the Southgate subdivision off of South Seton. The Silo Hill subdivision also offers duplex housing. Another subdivision, Emmit Gardens – built primarily in the 1950's through 1970's - is located in between Flat Run and US 15, south of MD 140.

The new housing built in Emmitsburg is priced beyond the level considered affordable as workforce housing. Workforce housing is housing that is generally affordable to those households earning between 80 to 100 percent of the median household income. New workforce housing is not presently being provided in the Emmitsburg housing market.

As shown in Table 2.12, 30 percent of the housing units in Emmitsburg are in multifamily structures, the highest among surrounding towns with the exception of Frederick City. Emmitsburg's median age

of housing was the oldest among the surrounding towns. Figure 2.6-1 below shows the breakdown of the year structures in Emmitsburg were built.



Source: Jakubiak & Associates, Inc.

In 2000, six percent of Emmitsburg's dwelling units were listed as vacant; this was the highest among nearby towns and Frederick County. The town closest in vacancy to Emmitsburg was Frederick City, which had 5.5 percent vacant structures. As stated in Section 2.2, the fact that Emmitsburg has a significantly higher number of rental units and seasonal vacancies related to Mount St. Mary's student rentals contributing to the comparatively higher vacancy rate.

2.7 TRANSPORTATION AND CIRCULATION

The Town of Emmitsburg's existing road network is comprised of a system of highways, streets, and alleyways. Emmitsburg's Functional Road Classification, as designated by the Maryland State Highway Administration (SHA) in 2005, is shown on the Emmitsburg Streets and Highways Map. It is based on daily traffic volume, characteristics, purpose, and location of the road.*

Streets and Roads form a network of routes that facilitates the movement of residents and non-residents, as well as goods and services. Road networks have two major functions: 1) providing access for vehicular movement from origin to destination and 2) between adjacent developed areas.

Street and Road Classifications

<u>Principal Arterials</u>

Principal arterials link large population and employment centers. They range from expressways to two-lane roadways. Access to principal arterials should be limited to intersections with public streets and controlled by establishing distance between points of access. Under SHA's 2005 Functional Road Classification, U.S. Route 15 and MD Route 140 are designated as Principal Arterials. U.S. Route 15 links Pennsylvania, Maryland, and connects with US 70 to Baltimore, and US 270 to Washington, D.C. MD Route 140 - whose Frederick County section is a two-lane rural road, connects Baltimore, Maryland with Waynesboro, Pennsylvania (west of Emmitsburg).

Minor Arterials

Minor Arterials provide a lower level of mobility while placing a greater emphasis on access points. They provide links to the collector roadway system and connect small population centers to the overall arterial system. Access should be controlled by establishing local connections between adjacent developments, establishing distance between points of access, and preventing private/individual driveway connections. SHA classifies Harney Road and MD Route 140 west of Town (including West Main Street) as Minor Arterials.

Collectors

Collectors provide for land access and vehicular movement within residential, commercial, industrial, or agricultural areas. Access should be controlled by establishing distance between points of access; local connections between adjacent developments; and prevention of private/individual driveway connections. South Seton Avenue is classified as a Major Collector by SHA. It connects U.S. Route 15 to MD Route 140 and thus represents a critical link in the road network. Other Emmitsburg area roads that serve as Minor Collectors are Annandale Road, Tract Road, and North Seton Avenue.

* Federal Highway Functional Classification, Frederick County, MD 2005

Local Streets

The local network provides direct access to adjoining residential areas, and is not intended to carry through traffic. Streets in this category include residential streets, cul-de-sacs, loop streets, and alleyways. Emmitsburg's traditional road network is laid out in grid form in the center of Town. However, curvilinear street designs have become common in newer suburban neighborhoods, north of the town center, in particular.

Local Circulation

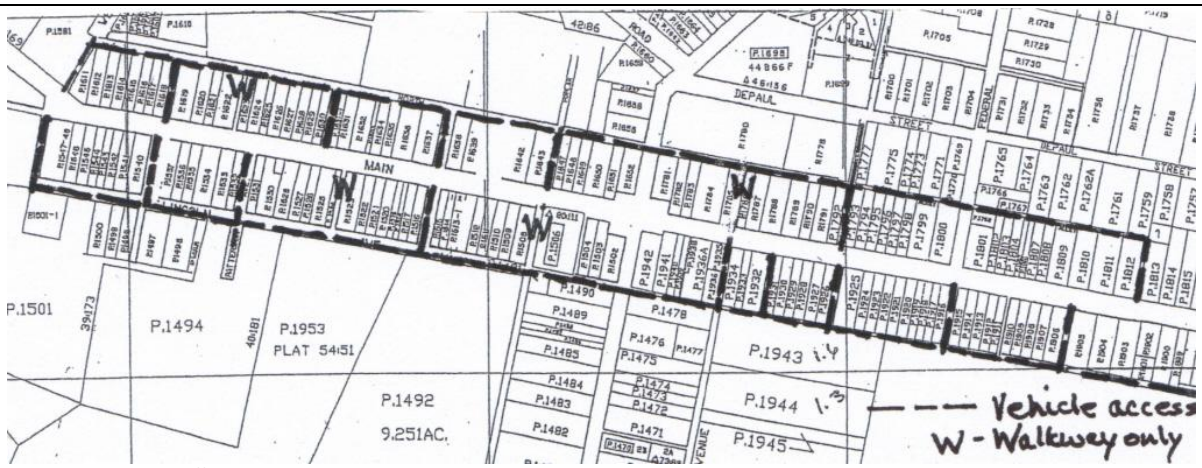
Within the downtown area, MD Route 140 is called Main Street. In addition to local traffic, Main St./Rte. 140 facilitates the movement of traffic between Pennsylvania and Maryland. Annandale Road connects Mount St. Mary's University with the town. At the Town boundary, it becomes Frailey road, which connects to Main Street on the west end of Town.

Because of its location on the Pennsylvania, Maryland, and Washington, D.C. commuting corridors, Emmitsburg has seen an increase in regional commuter traffic on its network of streets, alleyways, and highways. Since Main Street is the sole east-west through street, it tends to be very congested at peak

traffic hours, in particular. There has been an increasing tendency for motorists to utilize alleyways to circumvent the gridlock on Main Street. As a result, alleyways that were constructed primarily for loading and service access are now used for general traffic purposes Figure 2.7-1 illustrates the street and alleyway system in downtown Emmitsburg. Some of the alleyways are actually pedestrian-only walkways connecting Main Street to neighborhoods, which are an asset to providing a pedestrian-friendly environment.

The fact that Main Street is a principal arterial (as classified by SHA) with commuter and truck traffic, presents a challenge for achieving the Town's goals for its historic commercial and residential center.

Figure 2.7 -1 -- Downtown Alleyways



Emmitsburg Planning Office

The Town's traffic volume data since 1990, shown in Table 2.7-1, indicates an increase in traffic on the major roads in the Emmitsburg area. The exception is North Seton, where access to US15 for this at-grade intersection is southbound only, so traffic has decreased.

Table 2.7-1 provides insights into commuting patterns, as well as traffic volumes. For instance, the 2008 information indicates that a daily average of 7,952 vehicles were counted on Route 140 at Seton Avenue (the Square), but only 7,613 were counted to the east of the square. This allows us to surmise that 339 vehicles turned, probably south onto So. Seton Avenue. This is borne out by the fact that US15 has a lower number (18,402) just south of the 140/US15 interchange than it does at the South Seton intersection (20,682). While some of those who turned onto South Seton may be employed on South Seton, they may also join other traffic that makes up the 2,280 vehicle difference at the So. Seton US15 intersection.

It is also possible to see that much of the traffic on Rte. 140 turns at US15, since the figure at Harney Road is 3,250 vehicles less than at US15. This makes sense, since many commuters work in Frederick, or beyond, travelling east on Interstate 70.

Table 2.7-1 Average Daily Trips Location	**1990**	**2000**	**2005**	**2008**
Rte. 140 at				
Pennsylvania line	5,575	9,650	8,475	7,903
Business 15 (Seton Ave.)	11,500	7,475	8,425	7,952
Btwn Seton & US 15	6,750	9,150	8,175	7,613
Harney Road	3,500	5,450	4,675	4,363
North Seton	4,400	3,575	4,425	1,842
US15 (Catoctin Highway)				
Pennsylvania line	10,700	15,175	17,125	18,202
North of 140/15 interchange	10,100	13,775	14,525	17,032
South of 140/15 interchange	10,500	15,175	16,825	18,042
At South Seton intersection	13,700	17,075	20,425	20,682
Source: ***MD State Highway Administration*** ***http://www.sha.state.md.us/***				

Regional and County Transit Access

Frederick County is served by TransIT, a department within the Citizens Services Division of the Frederick County Government, which provides scheduled public transit, paratransit, and commuter assistance to County residents.

Service available for Emmitsburg includes Monday-Friday pick-up at DePaul Street and at Jubilee at 7+7:15 a.m., respectively, arriving at the Frederick MARC station (Transit Central) at 8:00 a.m. It is possible to transfer to several other routes within the TransIT system from Transit Central. Return service departs the Transit Center at 4:15 and arrives in Emmitsburg at 5:45 p.m. Given the very limited schedule, which does not match well with a typical workday, this service is not particularly useful for commuting purposes, and ridership is low.

TransIT-Plus is a county-wide specialized transportation service that provides services for senior citizens and persons with disabilities within Frederick County. TransitIT-Plus provides commuter information on other regional transportation services, such as MARC commuter rail, regional commuter buses, and ride-sharing (computerized carpool/vanpool matching).

Sidewalks/Trails

The Town of Emmitsburg circulation network includes a sidewalk system in the village center. Some sections of the existing sidewalks, especially on Main Street, are partially obstructed by encroaching building stairways, and street trees.. These elements prevent two pedestrians from walking abreast along some sections of the street.

There are locations throughout the town where there are disconnects of varying length between areas that have sidewalk and those that do not. In new subdivisions, some portions of sidewalk have been constructed while others have not. This is due to sidewalks not being required to be completed in front of a lot until a house is constructed on that lot. Newer subdivisions are generally not connected by sidewalk to Main Street and North Seton Avenue. The sidewalk along the east side of South Seton Avenue is continuous from Emmitsburg's Village Center to the southern end of the FEMA facility property, providing access to the Daughters of Charity property, a few businesses, and residences. However, on the west side of South Seton, there is no sidewalk in place. These examples illustrate the concerns of the citizens cited in Section 1, who voiced their frustration at not being able to navigate throughout the town on foot, and thought improved pedestrian access should be a goal for improvement.

Alternative Transportation

There are currently no locally designated bikeways within the town. The confined nature of the two-lane Main Street, with parking on both sides, does not encourage bicycling except for experienced

riders, and bicycling is not allowed on sidewalks. There is interest in bicycling in the area, however. The Town undertook a feasibility study regarding development of Town and Mount St. Mary's lands primarily on College Mountain (outside of the town). The task force report (November 2008) was favorable in regard to the potential trail system.

2.8 COMMUNITY FACILITIES

Community facilities and services described in this section include those elements of infrastructure which are most impacted by growth and development. Community facilities and services sustain and strengthen the Town as population grows; provided that their capacity, quality and accessibility are monitored and maintained. Sections 3 and 4.5 of this report contain assessments of supply and demand for municipal water and sanitary sewer services and assesses the impact of projected growth on these services.

Emmitsburg Wastewater Treatment

The Town of Emmitsburg's Wastewater Treatment Plant (WWTP) was built in 1990; its location can be seen on the Emmitsburg Community Facilities Map. The treatment plant has a design capacity of 750,000 gallons per day (gpd) and an allowable capacity of 800,000 gpd. Emmitsburg's WWTP utilizes lagoons, overland flow, chlorination/de-chlorination, and post aeration to achieve permit requirements before discharge into Tom's Creek.. The plant's discharge area is located on Creamery Road, east of U.S. Route 15. In 2006, the average total discharge of wastewater in Emmitsburg was 485,000 gpd.

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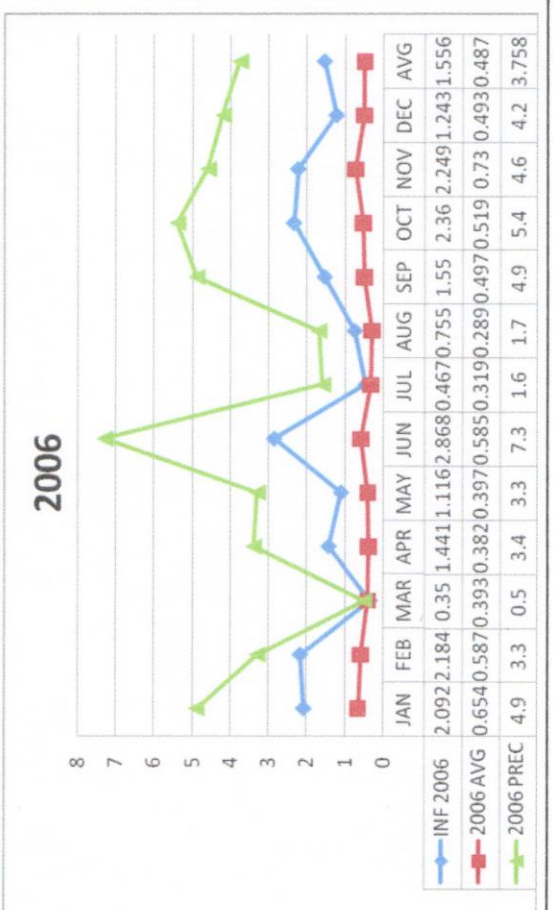
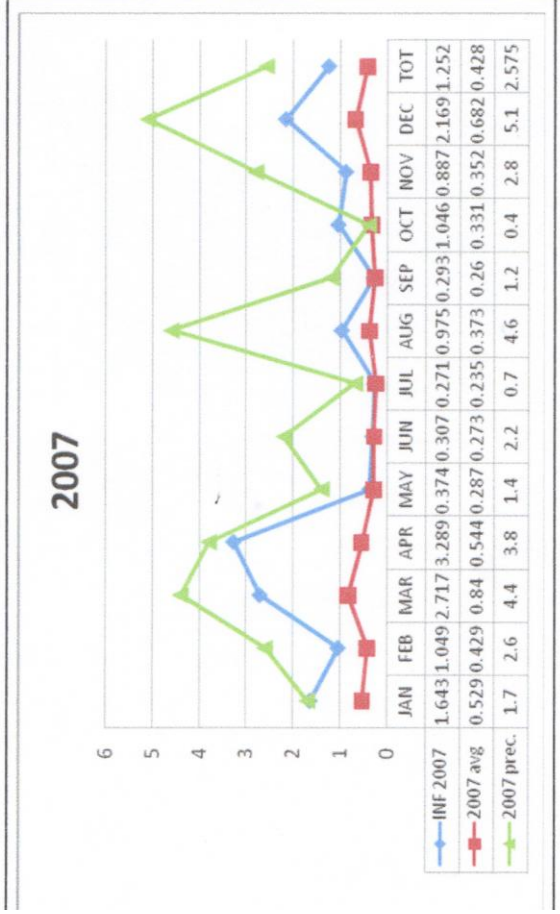
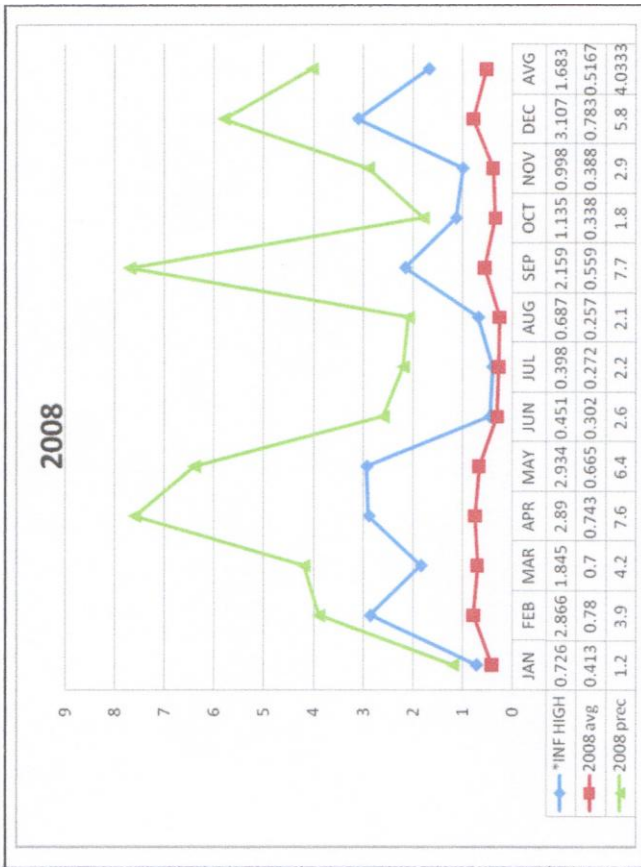
The existing sewer collection system contains 50,000 feet of sewer lines made up of 30,000 feet of terra cotta pipes and 20,000 polyvinyl chloride (PVC**)** pipes. The terra cotta pipes were installed between 1930 and 1950, and the PVC beginning around 1980.

Groundwater infiltration and inflow (I/I) into the wastewater collection system has been a concern. Recently, a series of improvements to the system have been completed, which decreased the amount of I/I somewhat; however, efforts to decrease I/I will need to continue through both infrastructure improvement and system management. Precipitation is closely related to the amount of I/I, as shown in the graphs on the following page (Figure 2.8-1).







2006–2008 Comparison of Influent and Precipitation Emmitsburg Wastewater Treatment Plant

Comparison of Monthly Precipitation – Green (top) line
Highest Daily Influent in each month – Blue (middle) line
Average Monthly Influent – Red (bottom) line

Precipitation is measured as inches
Influent is measured as million gallons per day (MGD)
and is defined as all the flow that reaches the treatment plant.

The graphs illustrate that while the average monthly flow does not vary substantially, the peak flow day in each month can be significantly higher, and that there is a strong correlation with the amount of precipitation, or lack of it.

Figure 2.8-1

Emmitsburg Water System

The Emmitsburg Water System (MD0100010) currently serves an estimated population of 2,900 persons (1125 service connections). The present Emmitsburg Water Treatment facility has been on-line since 2003. The treatment system - located on College Mountain near the intersection of Hampton Valley Road-Crystal Fountain Road - consists of a 432,000 gallon per day treatment plant, a 500,000 gallon steel storage tank, and a 120,000 gallon glass-lined tank. The water treatment system has the capability of treating up to 600,000 gallons per day if needed. Once it is treated, the water is stored in the two tanks until distributed via mains of various sizes, as described below. The entire system is gravity fed.

The Emmitsburg water system utilizes both surface and well water supplies. The primary source of raw water supply is 33 million gallon Rainbow Lake, a 13-acre impoundment located along Hampton Valley Road approximately one mile west of the water treatment facility. Rainbow Lake, at elevation 870.0 (msl) forms the headwaters of Turkey Creek. As of 2008, the town owns 700 acres of land within the Rainbow Lake watershed. It also owns 600 acres of land adjoining the watershed, downstream from the lake, that are held under a conservation easement and serve as wellhead protection area for wells along Turkey Creek. A second reservoir (called Reservoir 3) impounds three million gallons of water and is currently not in use.

In addition to surface water, the water supply system includes six wells, as shown in Table 2.14. Wells No. 1 and No. 2 pump directly to the treatment facility, where they are adjusted for ph and chlorinated. Water from Wells No. 3, 4, and 5 is injected into the main raw water transmission line from Rainbow Lake to the treatment plant, where it is filtered, ph adjusted, and chlorinated. Well No. 6 is an emergency supply. These wells are capable of outputs ranging from 28 gallons per minute up to 100 gallons per minute for Wells No. 2 and 3. Once the water is treated, it is stored in the two storage tanks adjacent to the treatment plant.

Table 2.8 - 1

Emmitsburg Ground/Surface Water Sources			
Aquifer/location	**Permit Average GPD**	**Permit Max GPD**	**Permit No. (FR)**
Turkey Creek Rainbow Lake	**168,000**	**350,000**	**1976S014**
Catoctin Metabasalt Wells 1 & 2	**168,000**	**252,000**	**1975G011**
Catoctin Metabasalt Wells 3 & 5	**87,000**	**131,000**	**1976G114**
Catoctin Metabasalt Well #4	**40,000**	**60,000**	**1997G032**
Catoctin Metabasalt Well #6 Emergency supply	**10,000**	**29,000**	**1976G214**

The Town also has two additional wells that are not presently in use. Well 7, Permit FR20026020(1) has a Permit Average GPD of 83,000 and Permit Max GPD of 109,000. Well "J" has not yet been granted an allocation acceptable to the Town.

From the treatment and storage facilities located on College Mountain, the distribution system begins as a ten-inch transmission main. It splits into a ten-inch and an eight- inch transmission main. These two water mains continue down the mountain, the ten-inch along Hampton Valley Road, the eight-inch along Turkey Creek. The ten-inch line continues into Emmitsburg where it once again splits into two ten-inch waterlines which serve as the Town's primary distribution lines. One branch of these two ten-inch lines goes down Main Street. The eight-inch line along Turkey Creek splits into two six-inch lines just west of Town and serves to reinforce the primary distribution lines and to provide a backup system during emergencies. Additionally, a six-inch line connects Mount St. Mary's University to the Town's system to act as an emergency water supply.

The "downtown" distribution systems consist of a network of 4 in., 6 in., 8 in. and 10-inch waterlines. An eight-inch line extends the Town's system east of US Rt. 15 to serve the wastewater treatment facility and a portion of the in-town land zoned for development on the east side of US Rte. 15.

Fewer than 100 County households are served off the Emmitsburg system in addition to Town residents. Some are served off the eight- and ten-inch transmission mains while others along Mt. View Road, Waynesboro Road and Gettysburg Road are served by branches off the "downtown" distribution network. A major ten-inch branch extends south along South Seton Avenue to serve the Town's two major water users - St. Joseph's Provincial House/Daughters of Charity and the National Emergency Training Center. With only a few exceptions, all distribution lines are looped to eliminate dead ends.

The Town has a contract extending until 2040 with Mt. St. Mary's University, to purchase on demand up to 100,000 gallons of water per day. Water can also flow from Emmitsburg to the University via the 6-inch pipe connecting the two systems, if needed. This water supply could be utilized for fire suppression as well as domestic water supply.

Existing & Future Demand

The Emmitsburg water system currently serves an estimated population of 2,900 persons (1125 service connections). The system serves the Federal Emergency Management Academy (300-500 students) as well as St. Joseph's Provincial House/Daughters of Charity, in addition to the typical residential and commercial uses. An analysis of current and project water use is included in the Water Resources Element – Section 4.5.

Schools

Public Schools

The Frederick County Board of Education operates the school system attended by Emmitsburg residents. Under the current school districting system, the schools shown in Table 2.8-2 are those that serve Emmitsburg residents. Emmitsburg Elementary School also houses a pre-kindergarten program. This table also shows the enrollment and capacity of these three schools. Enrollment in each school is below state rated capacity. Emmitsburg Elementary School currently has four portable classrooms in use.

Table 2.8-2 School Enrollment Capacity: June 2009

School	Enrollment	% of capacity
Emmitsburg Elementary	285	85%
Thurmont Middle School	710	79%
Catoctin High School	933	82%

Source: Frederick County Public Schools Enrollment and Capacity Report, June 2009

Mother Seton Elementary

Mother Seton Elementary School is located on 14.5 acres adjacent to Creamery Road. This private Catholic School teaches children from pre-kindergarten through grade eight. Estimated enrollment for Mother Seton Elementary in the spring of 2008 was 388 students.

Note

School capacity is calculated using a ratio of the number of students per classroom. This ratio of students to classrooms is often higher than that of the student to teacher ratio. Because of this, the number of classrooms needed often exceeds the number of available classrooms, but not the calculated capacity of the school. Portable classrooms are considered as part of the capacity of the school. Additionally, the presence of half day pre-K programs can cause a reduced capacity calculation.

Mount Saint Mary's University

Mount Saint Mary's University and Seminary lies outside of the growth boundary of Emmitsburg. However, the University offers classes, programs, and services that are a resource for Emmitsburg residents. Overall student enrollment in 2008 was 2,079, which includes ± 1.850 students at the Emmitsburg campus, and the remainder at the Frederick campus.

Parks and Recreation Facilities

The recreational needs of Emmitsburg are met through the following parks combined with additional parks found within residential subdivisions.

- Emmitsburg Community Center: This two-acre park includes a paved multi-purpose area and a community building including an indoor gymnasium. This facility is owned by Frederick County.

- Emmitsburg Community Park: This 72-acre park includes two baseball diamonds, two tennis courts, a multi-use court, playground equipment, swimming pool with a kiddy pool, picnic pavilions, barbeque sites, bandstands, horseshoe pits, restrooms, walking paths, and parking facilities. It is located behind the Community Center.

- Emmitsburg Memorial Park: This six-acre park includes playground equipment, a T-ball diamond, three baseball/softball diamonds, (all baseball diamonds have dugouts and bleachers) a picnic area, barbeque sites, a seasonal snack bar, restrooms, a pavilion, and parking. It is located off Potomac Avenue.

- Emmit Gardens Area: This town-owned land is located in the Emmit Gardens residential subdivision, and is slated for future development consideration after construction of the new Town water treatment facility (in design phase) on the same parcel.

- Silo Hill: This one acre-park contains playground equipment. It is located in the Silo Hill residential subdivision. Additional town-owned land located in between the houses and Flat Run, and is suitable for passive recreation only due to slopes and other site characteristics.

- Northgate: This private, one-acre park contains playground equipment. It is located in the Northgate residential subdivision.

These parks and open spaces provide a recreation standard of about 45 acres per 1,000 residents of Emmitsburg. There are additional recreational opportunities and open spaces on school sites.

Fire and Police Protection

The Vigilant Hose Fire Company located at 25 West Main Street provides fire protection to the Town of Emmitsburg. The service area of the fire station encompasses 44 square miles, and includes a portion of Pennsylvania. The fire company is staffed and run entirely with volunteers. In 2009 Vigilant Hose Company is celebrating its 125th year of service to Emmitsburg. The fire company ran 422 calls during 2008 – 103 mutual aide, 79 medical assists, 41 structures, 13 brush fires, 67 service calls, 5 hazardous materials, and 70 miscellaneous.

The County Sheriff provides police services for Emmitsburg. The service area for the County Sheriff includes much of Northern Frederick County and can remove personnel from the Town for long periods. Therefore, the Town supplements the County Sheriff with three deputies on contract service at a satellite office located in a town-owned building at 22 East Main Street.

Emergency Services

Ambulance Company 26 of Emmitsburg

Ambulance Company 26 of Emmitsburg provides emergency pre-hospital care to residents of Emmitsburg and surrounding areas. A special response unit serves the Town with two ambulances. Both volunteer and paid personnel run and operate the Ambulance Company. An emergency refuge area for residents is housed in the Ambulance Company's new headquarters on Creamery Road. The Ambulance Company ran 925 calls in 2008, of which 370 were during the weekday, 267 on weeknights, and 288 on weekends.

Hospitals

There are several regional hospitals available to Emmitsburg residents. The nearest is Gettysburg Hospital in Pennsylvania, which is approximately 12 miles away. Frederick County Memorial Hospital, Washington County Hospital, and Carroll County Hospital are all within 20-30 miles. Washington County Hospital, in Hagerstown, contains a trauma center.

Community Services

Child Care

Child Care facilities include private centers, such as the Emmitsburg Early Learning Center and public programs such as the Federal Head Start Program.

Up County Family Center

The Up County Family Center, provides family support services including in-home services, health education, job skills training, and childcare. UpCounty became a Frederick County program in 2008 and is located in a Town-owned building on West Lincoln Avenue,

Catoctin Pregnancy Center and Emmitsburg Food Bank

Located in the building on East Main Street are:

- The non-profit Catoctin Pregnancy Center, which serves families with children 5 years old and under by providing free pregnancy testing, donated clothing and equipment, and other support services. There are no geographic restrictions to qualify for services.

- Emmitsburg Food Bank – Provides food to those who are in need. Geographic restrictions do apply.

Community Center

The Emmitsburg Community Center located at 300-A South Seton Avenue is a former school building that is owned by Frederick County. It now houses the Town Office and other organizations described briefly here.

Town of Emmitsburg Office

The Town of Emmitsburg administrative offices are located at the Community Center on South Seton Avenue. This includes offices of the Town Manager, Town Clerk, Planning and Zoning and support staff, as well as the Mayor's office and Town Council chambers. The Town meeting room is equipped with broadcasting capability and utilizes a local community channel to broadcast meetings.

Emmitsburg Branch Library

Frederick County operates the Emmitsburg Library located in the Community Center in the Town of Emmitsburg. The library provides a variety of services to the public. Story times are presented weekly at the library and monthly at the Early Learning Center and UpCounty family services agency. The library provides many other special programs for all ages and tastes.

As of 2009, the Emmitsburg Branch Library has partnered with Mount St. Mary's and the Town of Emmitsburg in order to bring many more and exciting events to the community.

Catoctin Community Agency School Services (CASS) Advisory Council

The CASS advisory council provides advisory services to the Catoctin CASS program. Catoctin CASS is an early intervention and support program for families with children.

Frederick County Parks and Recreation Programs

The Frederick County Parks and Recreation Department holds adult and youth activities as well as summer camps at the Emmitsburg Community Center.

Head Start Classroom

One of the 15 Head Start Classrooms in Frederick County is located in the Emmitsburg Community Center. The Federal Head Start Program is a preschool program for children from low-income families. Children's educational, social, and health needs are cared for through this program while the children are prepared for kindergarten.

Senior Center

The Emmitsburg Senior Center provides programs and weekday lunches for independent adults over 60 years of age.