

SECTION 4 – LAND USE RECOMMENDATIONS

4.1 – LAND USE DECISION-MAKING GUIDELINES

The following guidelines and concepts were utilized in considering land use planning for Emmitsburg in the creation of the 2009 Comprehensive Plan.

1. Consider needs of the Emmitsburg Community relative to services, employment, and quality of life when making land use decisions and commitments.
2. Create a fiscally sound balance of residential, commercial, civic and non-taxed land uses.
3. Adopt a compact development pattern that encourages infill, clustered, and environmentally responsible land use practices.
4. Match zoning designations and land development ordinances with water resource and wastewater management system capacities.
5. Assure that transportation infrastructure is adequate to carry development.
6. Preserve and promote the historical assets of Emmitsburg.
7. Maximize pedestrian and bicycle opportunities.
8. Consider and preserve important natural and man-made scenic assets of Emmitsburg, in part by encouraging re-use of existing structures for new uses.
9. Improve stream corridor buffer areas and stormwater management, with resulting water quality improvement and increased infiltration opportunity,
10. Consider logical future locations relative to potential school facility needs.
11. Give tangible development of existing vacant land within the town boundaries priority over annexation proposals.
12. When considering annexation proposals, weigh the benefit to the town versus the cost in available resources.
13. Consider long-term development patterns in the context of local, Frederick County, regional, and State goals and opportunities.

4.2 LAND USE RECOMMENDATIONS

The land use designations and growth boundary recommended by this plan are shown on the Future Land Use Map. Zoning changes that relate land use recommendations to water supply and wastewater management system capacity are shown on the Recommended Zoning map. A summary analysis of areas recommended for zoning changes is included in the Appendix. Future zoning and development decision-making must be consistent with the adopted land use plan for Emmitsburg. It will be extremely important to evaluate proposed development against infrastructure capacity.

Existing Land Use

The existing land use pattern of Emmitsburg is described in Chapter 2 of this report. Emmitsburg's village center reflects the traditional pattern of development in the Town. Historic structures and a grid network of relatively narrow streets characterize Main Street and the areas on Seton Avenue one- to two blocks from the central square. To the north of the village center, conventional suburban style development has been occurring, characterized by wider, curvilinear streets, and larger lots. U.S. Route 15 largely provides an edge to Town and development has mainly occurred on the west side of this major highway. On the east side of U.S. 15, there is currently one light-industrial land use, with the remainder of the lands in woodland, open fields, or agricultural use.

Land Use Plan

The general plan for land use within the Emmitsburg Town Boundary, through 2030, is shown on the Emmitsburg Land Use Plan Map. The recommended land use categories are described below. These categories in themselves are not zoning districts, but land use designations. There could be more than one zoning district within the bounds of any land use designation.

1. **Rural Residential:** The rural residential area indicated on the map is not within the Town boundary, but is served by municipal water and/or sewer service. Though it is recognized that the County may issue building permits on existing rural residential lots, the Town should not extend municipal water and sewer services to such lots. There does not appear to be any particular reason to annex such properties, nor has there been any request to do so.
2. **Suburban residential:** Areas presently developed or developing within this designation are generally characterized by conventional suburban patterns; curvilinear streets, cul-de-sacs, large setbacks from the street, etc. They include subdivisions such as Pembroke, Brookfield and Northgate. The Plan recommends that these areas remain in this type of use. This plan recommends requiring clustered development, maximizing open space, and a potential mix of housing types in future development in these areas.
3. **Town Residential:** Includes existing traditional neighborhood areas north of Main Street, as well as the South Seton area south of the Community Center. These areas are more likely to exhibit a rectilinear development pattern with smaller lot areas than the suburban residential. They are located within reasonable walking distance to town services, community and educational facilities. To the north of Main Street, this area is bounded by a tributary to Flat Run, which essentially divides Town Residential from Suburban

Residential. This land use designation can include a range of residential densities and housing types.

4. ***Village Core:*** The area designated as Village Core includes downtown Emmitsburg located along the Main Street and the first couple of blocks of North and South Seton. The Village Core includes a mix of commercial employment, religious, civic, and residential uses.
5. ***Community, government, religious core.*** Land devoted primarily to schools, government agencies, religious entities, and community centers forms a core along South Seton Avenue.
6. ***Town Commercial:*** Lands located adjacent to the Village Core area that are needed for future commercial development are shown as Town Commercial. This land use does not include residential development, given water and sewer constraints at this time, coupled with the need to devote land specifically to commercial uses.
7. ***Suburban Commercial.*** Areas on the east side of U.S. 15 that are in closest proximity to the U.S. 15/Rte. 140 intersection are designated for commercial development. Given the distance and difficulty posed for safe pedestrian or bicycle access to these properties, they are considered to be more auto-accessible, suburban types of commercial development.
8. ***Employment Centers.*** Lands located primarily on the east side of U.S. 15, and along Creamery Road east of the Willow Rill tributary to Flat Run. These areas are generally separated from other uses by topography and distance. Much of the land on Creamery Way is already developed as office/light industrial use.
9. ***Conservation/Parks.*** The Emmitsburg Community Park comprises 54.51 acres which extend from West Lincoln Avenue to Tom's Creek. Other parks within the town limits include the Emmitsburg Memorial Park (5.79 acres) on Chesapeake Avenue, town-owned land in the Silo Hill development, and a privately-owned neighborhood park in the Northgate development. Future parks include a park area provided by the developer in Brookside, and town-owned land in Emmit Gardens.

Conservation areas include the stream corridors and associated floodplains, wetlands, and areas where there is a significant combination of wooded/wetland, and stream environment. This designation can also apply to areas where development and infrastructure phasing is likely to occur in such a way that these lands should be placed in a reserve mode until development status is more applicable.

10. ***Agriculture.*** There are no lands within the town designated agriculture land use; although there are lands being utilized for the growing of hay until demand for another use occurs.

Growth Area

Emmitsburg has utilized the criteria put forth by the Maryland Office of Planning publication entitled Sizing and Shaping Growth Areas (1998) to establish the growth boundary, as indicated in Section 2.4 and re-stated here:

“...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.

2009 Emmitsburg Growth area

As a result of considering these criteria, the growth boundary has been pulled in significantly in the 2009 Emmitsburg Comprehensive Plan, compared to the 1998 Emmitsburg Comprehensive Plan (see Figure 2.4-2). Other aspects and considerations relative to the growth area included in the 2009 Plan are:

1. ***Silo Hill connector.*** A road connection from North Seton Avenue to Silo Hill would help provide some relief relative to traffic travelling through the Square, and make local trips more convenient.
2. ***Old Emmitsburg Road past South Seton.*** The Town plan does not include the existing rural residential area on the west side of Old Emmitsburg Road in the growth area. As mentioned in the Rural Residential description above, the Town should not extend water and sewer to additional rural residential areas. The Town has included a portion of the Mount St. Mary’s properties in the growth areas to allow any future collaboration on facilities and infrastructure to occur.

3. ***Annandale Road area north of Tom's Creek.*** The Town Plan recognizes the unique potential presented by the lands along Annandale Road to the north of Tom's Creek. The 115.67-acre Frailey Farm, which includes approximately 9 acres within the Town boundary and the remainder outside of it, is literally located at the end of the Town sidewalk, is connected to Town water and sewer, and is adjacent to Community Park. Thoughtful planning of this parcel could yield a quality residential or Planned Unit Development use, open space, environmental protection, and connections to Community Park. The Town growth boundary extends to the southern boundary of the Frailey property.

4. ***Mountain View Road Rural Residential.*** There are properties along Mountain View Road that are served by Town water and sewer, but are not within the town boundary. There would be no benefit created for the town by annexing this area, so it is *not* included in the growth boundary.

5. ***Collector Road.*** The 2009 Town Plan perceives the need for a collector road extending from West Main (Rte. 140) to South Seton to accommodate traffic circulation needs generated by any future development, as well as the likely increase in commuter traffic from outside of Emmitsburg. A conceptual route is shown on the plan.

Zoning Recommendations

A comprehensive rezoning process should be undertaken in order to have the Emmitsburg Official Zoning Map conform to the Land Use Plan Map and the recommendations of this Comprehensive Plan. This will involve changing the zoning classification of certain properties, amending text somewhat for existing zoning districts, and substantially re-writing development regulations.

At this time, a conservative approach needs to be taken with regard to zoning, given the tight budget the town is faced with in regard to water supply capacity, in particular. Calculations for water supply have been undertaken utilizing existing zoning districts.

During the Comprehensive Plan process, it was proposed that an “institutional” zoning district be created to allow expansion of the types of uses currently allowed in the open space zoning district. These included housing for University students, faculty and staff, or a retreat center. These are high density uses which are not compatible with water resource capacity considerations, and not compatible with the traditional residential areas in the vicinity of the Open Space zoning district.

It is recommended that the Town create a Conservation/Park zoning district that would include existing parks and areas where significant amounts of connected woodland and/or stream environment exist, and a separate zoning designation would be appropriate. It could also serve as a reserve category for some properties until development status is more applicable and water supply capacity has increased.

Economic Development Recommendations

The Town should investigate economic development opportunities and strategies with the assistance of the Frederick County Offices of Economic Development and Tourism. Efforts should include, but not be limited to, creating a vibrant downtown area, streetscape design improvements, and creating a cohesive effort amongst the existing organizations and agencies to establish and promote an identity for the Town. Emmitsburg’s location within the Journey Through Hallowed Ground area, the Catoctin Scenic Byway, and the Civil War Heritage Area creates potential for heritage tourism, given a concerted effort.

Housing

1. A housing survey should be undertaken in order to establish what type, amount, the quality, and affordability of housing exists in Emmitsburg. 2010 Census Data will be helpful in this regard, when it becomes available.
2. The housing stock in Emmitsburg should be maintained, conserved, and improved in a manner that supports economic diversity within the community. All new housing developments that are added to Emmitsburg should contribute to the Town's interest in promoting housing that is affordable to residents who work in the area and choose to live in Emmitsburg.
3. The ability to have a full range of housing opportunities--apartment buildings, accessory apartments, apartments above shops, duplexes, senior housing (providing all levels of care from unassisted senior living through assisted living through nursing homes), townhouses, and single family houses should be established in Emmitsburg.
4. Housing should be conveniently located and linked via roads, sidewalks, and trails to community facilities, schools, parks, and natural open spaces where possible.
5. The Town and Mount St. Mary's University should continue to work together to address student housing issues in the Town; continuing a welcoming attitude toward student living in Town while addressing the impacts of inappropriate behavior and overcrowding.

4.3 TRANSPORTATION

Background

Travel in Emmitsburg occurs mainly along U.S. Route 15 and MD Route 140 (Main Street). These are the main arterial access routes. Commuter traffic traveling to and from Pennsylvania, as well as residents returning home to Emmitsburg, pass through Emmitsburg on Main Street and South Seton Avenue, causing rush hour congestion in the village center. To bypass this congestion, motorists in Emmitsburg often leave main routes and use the alleys that run parallel to Main Street. Regional truck traffic on MD Route 140 also impacts the quality of life in downtown.

The sidewalk network in the village center could be improved. There are areas where disconnects exist in the network between the village center and surrounding residential areas. The sidewalks in the historic village center are narrow and do not always provide adequate space for pedestrians to walk side-by-side and to pass one another. There is currently no pedestrian connection between Mount Saint Mary's and the village center – a distance of two miles, most of which is outside of the town boundary. A recreational trail utilizing lands on College Mountain owned by Emmitsburg and Mount St. Mary's University is in the planning stages.

Transportation Plan Recommendations

The general plan for transportation within the Emmitsburg Municipal Growth Boundary, through 2030, is shown on the Emmitsburg Proposed Streets and Highways Map and described below.

U.S. Route 15 - A Rural Expressway

U.S. Route 15, a four-lane divided highway, should remain a rural expressway through the limits of the Emmitsburg area. Highway capacity should be preserved for regional traffic. The local road intersections that exist today should remain. Local accessibility and mobility are key priorities that must be balanced against the regional goal of free flow of traffic on the highway.

In keeping with this vision of U.S. 15, interchange locations should be considered and studied in the context of a regional traffic solution. This plan shows two interchange locations, one at the northern and one at the southern intersection of U.S. 15 and Seton Avenue. While it appears unlikely that the State Highway Administration would fund any interchange work north of MD Route 140, and the North Seton intersection is now restricted to southbound traffic, it is thought that any development proposals in the vicinity of either interchange should reserve land area that would allow interchanges to be built in the future, so as not to preclude this option. If and when an interchange is constructed at the intersection with South Seton, it should retain South Seton's attributes as a gateway into Emmitsburg.

Major Street and Highway Improvements

Ideally, a regional look could be taken relative to the issue of commuter traffic, in particular, and its impact on the Square in Emmitsburg. Realistically, given that the problem is confined to one intersection on the northern border in Maryland, and the fact that Pennsylvania is not going to devote resources to solving an issue in a different state, it appears that Emmitsburg will have to provide a local approach to the matter of congestion in the Square during peak travel hours. The recommended solution is to construct a collector road connecting West Main Street to South Seton Avenue. This would allow out-of-state and local traffic a choice of going through the intersection or utilizing the collector road.

Local Street Improvement Recommendations

The overall goal relative to street additions is to create connections between neighborhoods and areas of town, and to provide bicycle and pedestrian opportunities. Street trees should also be included as part of any new street installation.

Irishtown Road Improvement: Irishtown Road should be improved to an urban collector standard, from North Seton Avenue to the town limits. The improved roadway should include sidewalks and street trees.

Irishtown Drive Completion: Irishtown Drive should be completed as a loop street that connects with Irishtown Road at two points. The connection of Irishtown Drive to Irishtown Road is a high priority. It would provide an alternative way in and out of the Northgate and Emmit Ridge subdivisions; passage is temporarily blocked during severe flooding events at North Seton Avenue.

Silo Hill Road Extension: Silo Hill Road should be extended northward to connect to North Seton Avenue. This would provide alternate access to the Silo Hill subdivision and provide access to the commercial area at the intersection of MD 140 and Silo Hill Road.

Creamery Road: Creamery Road from Main Street to its intersection with U.S. 15 should be preserved as an important access route to downtown and to the light industry and ambulance service on Creamery Road. Its functional classification should be changed from a local road to a minor collector.

Transit Recommendations

As noted in Section 2.7, the existing transit situation does not work well for commuting to employment, due to the limited number of trips and schedule options. An inter-jurisdictional effort between Emmitsburg, Frederick County, and potentially Adams County, PA, should be undertaken to provide high-speed bus service to regional employment centers. These buses should have a regular schedule during peak commuting times. Stops along the bus route should be limited to major population centers and commuter parking areas. This system should be connected with regional transit systems in Baltimore, Washington, D.C., and Pennsylvania.

The location and development of a commuter park-and-ride lot to serve the Emmitsburg area should be studied.

Bike and Pedestrian Recommendations

Pedestrian & Bicycle Trail System: A hiking and biking trail feasibility study was completed in November 2008 for lands on College Mountain belonging to the Town and to Mount St. Mary's University. The result was positive, however, additional groundwork involving the two sponsoring entities will need to take place before design work can proceed.

Pedestrian & Bicycle access: In general, the Town should endeavor to maximize the ability to navigate the town on foot or bicycle. Road projects should include sidewalks, and consider bicycle compatibility and safety.

Sidewalks: An interconnected system of sidewalks between residential areas and activity centers in Emmitsburg is a goal of this plan. There are three main areas where sidewalks are not continuous and prevent this goal from being realized. Two of these areas are on Main Street, and a third is on North Seton, near Northgate. Installation of sidewalks in the two areas along Main Street that are disconnected would greatly enhance walkability in this area of town. The connection on North Seton Avenue should also be completed, if possible. These three connections would complete the sidewalk network into the village center.

Sidewalks in General: All new developments should have sidewalks that connect with the existing sidewalk network. Sidewalks should be provided where the entrance to a commercial building is separated from the street by a parking lot. These sidewalks should provide a connection between the street and the building entrance so that pedestrians are protected from vehicles. Pedestrian (and bicycle) mobility should be factored into all street and bridge improvement projects.

Safe Routes to Schools: A safe routes to school plan should be developed and implemented in Emmitsburg. This plan should incorporate the improvements to pedestrian and bicycle facilities discussed in this section as well as traffic calming measures where appropriate. Education and awareness programs should accompany the safe routes to school plan, providing education for children and parents as well as for local drivers.

Downtown Circulation Recommendations

Parking: The parking situation for shoppers, visitors, and employees in the village center could be improved by securing a location or locations for municipal parking that is centrally located and easily accessible, and by providing signage to direct visitors to these areas.

Main Street: The traffic capacity of Main Street should not be expanded by removing parking, widening travel lanes or through means that would involve construction. Main Street should be a slow-moving street. The movements of pedestrians and bicyclists should be protected and encouraged, even at the expense of slowing vehicle speeds on Main Street.

Street Directional Signage: A coordinated approach to directional signage should be implemented. Signs should direct visitors to parking, primary civic uses, and historic sites at a minimum.

Alleys: The alleys that run parallel to Main Street should continue to serve their essential function in providing mobility through town for local traffic. Potential conflict points between pedestrians and cars, especially at alley intersections with Main Street, should be studied and resolved. Traffic calming measures should be implemented in the alleyways.

4.4 ENVIRONMENT AND SENSITIVE AREAS

Background

Maryland's Planning Act of 1992, requires that sensitive areas are protected. Article 66B states that a Comprehensive Plan must include a Sensitive Areas Element that "contains goals, objectives, principles, policies, and standards designed to protect sensitive areas from the adverse effects of development".

As mentioned in Section 2, Emmitsburg is located in the foothills area of the Catoctin Mountains. Tom's Creek and Flat Run, plus some of their tributaries, flow within the town boundaries and are tributaries to the Monocacy River. Forested areas are prominent on College Mountain, to the west of town, where the Town owns 1,000 acres of watershed protection woodlands. Steep slopes are present within the town boundary, and along stream corridors on College Mountain. No threatened or endangered species have yet been documented in Emmitsburg.

Properly functioning floodplains in Emmitsburg are vital to resident safety and in preserving water quality. Providing a vegetative buffer area adjacent to the floodplain will become increasingly important as development occurs within and around Emmitsburg, to mitigate the effects of additional impervious surfaces and associated stormwater runoff.

Environmental Stewardship Plan

While much of the town is already a built environment - dating to the late 1700's - and thus contains extensive areas of an impervious nature, there are still areas of open space and environmental importance within the town boundary. Emmitsburg embraces a responsibility to ensure that natural resources and sensitive areas, the beauty they contain, and the roles they play in sustaining public health and well-being are protected and sustained for future generations. Therefore, the Emmitsburg Sensitive Area Stewardship Plan shows protections for natural areas within the Emmitsburg municipal boundary, and recognition of those within the growth area.

As noted above, the Town understands the value of Sensitive Areas, however, additional information regarding the existing natural systems would be beneficial when undertaking efforts to improve the functioning of the overall environmental picture. At this point in time, the Plan indicates a base plan of stream corridors, floodplains plus a buffer of 25 feet, wetlands, and extensive wooded areas. Where streams (perennial or intermittent) exist without a floodplain designation, a buffer of 50 feet from the bank should be observed. Efforts will be made to improve the data base regarding the environmental factors, so as to make informed decisions. In order to achieve this, the town should undertake the following, with the assistance of State and County agencies:

- a tree inventory with the assistance of the State of Maryland Department of Natural Resources, to assess the existing vegetative cover and to develop a plan for enhancement of existing wooded environments and street tree plantings. With this professional assistance, the Town will be able to invest labor, money, and plant materials in the most

beneficial and effective manner. Recommendations of this plan should be incorporated into future development situations via ordinance revision.

- Using the inventory work that has been done by state agencies as a starting point, the Town should develop a strategy to improve vegetative buffers and stream morphology over time. According to the Frederick County Comprehensive Plan draft, the County plans to undertake efforts of this type, as well, so the Town could be the beneficiary of information generated by Frederick County.
- Examine what types of wetlands are present within the town and whether there are any needs associated with their continued health, or possibly restoration.

The Town will be establishing Geographic Information System (GIS) capability through Frederick County GIS Services that will assist greatly in the efforts described above.

The Environmental Corridors shown on the Emmitsburg Environmental & Sensitive Areas take into account woodlands, floodplain, all creeks and streams, steep slopes, and wetlands, particularly where land has not yet been developed. The corridors present an initial look at areas where preservation, and possible expansion of, existing vegetative stream buffer areas should occur. In addition to the water quality functions of vegetative buffer areas, as described in the Water Resources Element, continuity of such natural areas as stream corridors and woodland environments provides viable habitat for wildlife.

The Town should review its development ordinances and other parts of the Municipal Code, and modify them so as to ensure that sensitive areas are maintained for wildlife movement, flood management, water quality, and overall environmental health – for example:

- 1) Development plans should include preservation, expansion, and stewardship of natural areas as shown on the Emmitsburg Sensitive Area Stewardship Map, as appropriate.

Areas of permanent open space should be a goal throughout the environmental corridors, as well as other areas, with conveyance of conservation easements to the Town and/or designated land trusts. Wherever possible, open space in new development areas should connect with existing green corridors in the Town. Where feasible, these connections should allow for pedestrian routes, bike lanes, and/or parks.

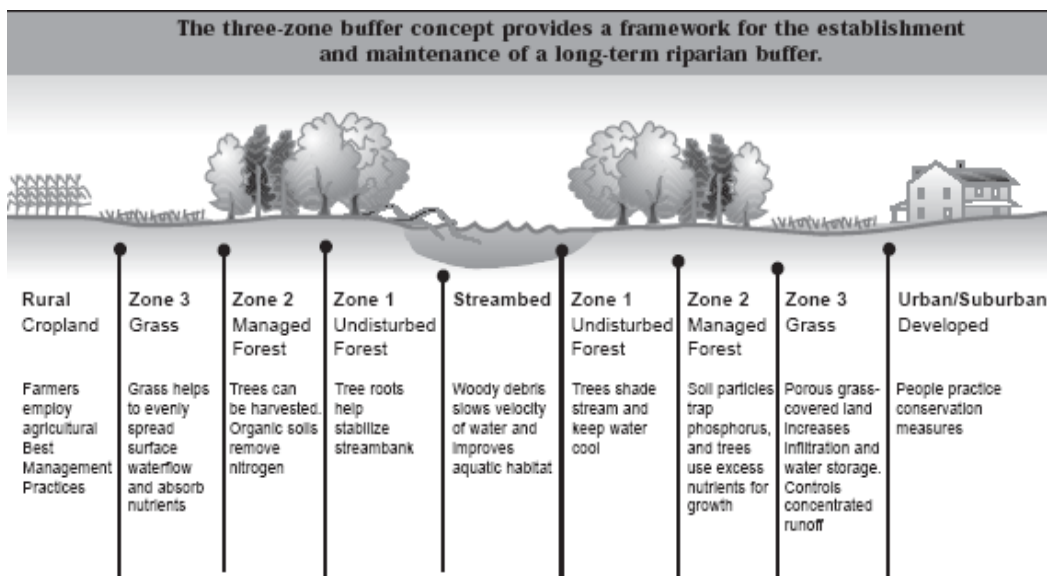
- 2) A goal for the future should be that no net loss of forested areas will occur. Preservation of existing forested areas is the preferred method to ensure this result, however, where it is not possible to preserve existing forested areas, reforestation will occur in keeping with the State of Maryland regulations and the Emmitsburg Municipal Code.
- 3) Green corridors should be connected to the sidewalk network in the village center, where feasible.
- 4) Development plans should acknowledge the role and functions that buffers play and, to the extent possible, plant buffers in natural and/or landscaped vegetation of native species to improve water quality and scenic beauty.

Existing Frederick County ordinances and others relative to water body buffers and floodplains will be helpful in examining and revising the local ordinances.

Stream, Floodplain and Wetland Recommendations

Stream and floodplain buffers play essential roles in mitigating the effects of development and ensuring environmental health. When forested, these buffers can help to stabilize stream banks, manage water temperature, filter nutrients and toxins, and store water to prevent flooding. Each zone of the buffer provides important benefits, as shown in the Figure 4.4-1 below. This figure is a generic illustration - character and extent of buffer areas would vary depending on whether a rural environment or developed/urban area is involved.

Figure 4.4-1: Three-zone buffer



Source: Maryland Cooperative Extension

Recommendations:

- 1) **Vegetative buffers:** Development plans should recognize the role and functions of buffers, and plant buffers in native vegetation to improve water quality and scenic beauty where they do not already exist. Development ordinances should be revised to include requirements where necessary.
- 2) **Wetlands:** While it is generally the case that wetlands occur in environmental corridors, some wetlands are outside these corridors. No wetlands should be disturbed by development. The Town should establish appropriate development setbacks from wetland areas.
- 3) **Floodplains:** Adopt the Frederick County approach to floodplains and water body buffers, which is to require a minimum setback of 25 feet from all floodplain boundaries, or a minimum setback of 50 feet from the bank of any perennial or intermittent stream,

whichever is greater. The setback areas shall be maintained or planted with natural vegetation.

4) ***Water bodies:***

- a) At a minimum, adopt the Frederick County approach to floodplains and water body buffers, which is to require a minimum setback of 25 feet from all floodplain boundaries, or a minimum setback of 50 feet from the bank of any perennial or intermittent stream, whichever is greater. The setback areas should be maintained or planted with native species.
- b) Encourage creation, or retention, of the maximum water body and/or floodplain buffer possible, as the greater the amount of vegetated area in place along water bodies, the greater the benefit for wildlife, water quality, and stream channel stability.

Resources are available relative to development of effective ordinances regarding buffers for wetlands and water bodies. One such document is the “Planner’s Guide to Wetland Buffers for Local Governments” Environmental Law Institute, March 2008, which describes several approaches to this issue, depending on the given situation and goals of the town. It is recommended that the Town consult such resources in the course of implementing the goals of this Plan.

Energy Conservation

The Town will be supportive of County, State, and Federal Energy Conservation efforts and policies, and incorporate them into municipal ordinances and policies as appropriate.

Regulations regarding development should incorporate Low Impact Development (LID), Best Management Practices (BMPs) and other standards that minimize the number of road miles and impervious surfaces, maximize the amount of open space and/or “green” area. This can decrease the cost of maintaining infrastructure, decrease temperature change due to paved areas, and provide water quality benefits relative to stormwater management.

In addition, the Town should encourage the use of Leadership in Energy and Environmental Design (LEED) or equivalent high-performance building standards be incorporated in new development or building re-use.

Eco-tourism

The Town should maintain efforts to encourage environmentally friendly use of preserved/undeveloped woodlands, open space and parks. The development of trails and other low impact uses should be pursued. The development of multi-user trails to provide recreation for residents, Mount Saint Mary's University students, and tourists are considered a major portion of such efforts. Continued allowance of hunting and fishing on Town lands outside of the Town boundary should be preserved. The Town should work with the business community and Frederick County tourism to develop ways to increase knowledge of the rich history and resources of the Emmitsburg region.

4.5 WATER RESOURCES ELEMENT

Introduction

The availability of water and wastewater management capacity will be the major limiting factor affecting the near- and the long-term development potential within the Town of Emmitsburg. The water resources will need to be budgeted carefully in order to provide as much opportunity as possible for development in all areas of town where the recommendations of this plan have found it to be appropriate and desirable.

House Bill 1141, a 2006 amendment to Article 66B, requires a water resources element as part of all comprehensive plans. A water resources element must address future water and sewer capacity needs and identify future sources of drinking and receiving waters. A water resources element must also contain the framework for water resource protection and water quality improvements.

The Water Resources Element is interrelated with other sections of this plan, which have provided background information as well as land use goals for the town. The chart below references those sections.

<u>Section 2.3</u> <u>Natural Environment</u>	Describes the surface water and streams along with groundwater resources, floodplains, geology, steep slopes, and wetlands. This section provides information necessary to make thoughtful decisions for future growth that result in long-term water quality benefits and references the Environmental Features Map.
<u>Section 2.8</u> <u>Community Facilities</u>	Provides detailed information on the water sources, water and sewer systems in Emmitsburg, their current use and capacities.
<u>Section 3.1</u> <u>Land Availability & Services Capacity</u>	Provides an analysis of current needs and currently available taps for future development, plus additional capacity potential given construction of the Emmit Gardens Water Plant.
<u>Section 3.2</u> <u>Demographics</u>	Includes population projections and demographic characteristics that could affect water use.
<u>Section 4.1</u> <u>Land Use Decision-Making Guidelines</u>	Establishes the basis for decision-making, including water resources and wastewater management capacity, and water body protections for water quality improvement.
<u>Section 4.2</u> <u>Land Use Recommendations</u>	Provides recommended land use through 2030, given predicted growth and development within the known limits of water supply and wastewater management systems. References the Land Use Plan Map
<u>Section 4.4</u> <u>Sensitive Environmental Areas</u>	Provides recommendations for water resources protection. This Section provides details of stream buffer and environmental corridor concepts and references the Environmental & Sensitive Areas Map.
<u>Section 4.6</u> <u>Community Facilities and Services</u>	Recommends that the Town adopt an Adequate Public Facilities Ordinance which would, reflect the recommendations of this Water Resources Element.
<u>Section 4.8</u> <u>Municipal Growth</u>	Confirms the development goals and strategies developed during the Plan process relative to growth.

WATER QUANTITY & WASTEWATER MANAGEMENT

Water Supply System components

The water supply system is comprised of the water resource, treatment facilities, and the distribution system.

Water supply in Emmitsburg includes groundwater aquifers, which supply wells, and a reservoir - Rainbow Lake. Six wells and the reservoir are located on College Mountain, where the Town has ownership of 1,000 acres which provide protection for the water supply sources. The Town also has a contract with Mount St. Mary's to utilize up to 100,000 gallons of water per day, on demand.

Treatment facilities include the water treatment plant on College Mountain and a future treatment plant located in Emmit Gardens, near US 15.

Distribution system starts on College Mountain with the water storage tanks and serves all developed properties within the town. There are no properties served by individual wells within the Town of Emmitsburg.

Wastewater treatment system

The Town wastewater treatment facility is located east of US15 on Creamery Road, and is described further in Section 3. There are no septic systems utilized (or allowed) within the town limits.

Evaluation of Water Resources

During 2009, the Town of Emmitsburg undertook the following studies and reviews relative to planning for its future water and wastewater management supply:

1. **A Water Supply Capacity Management Plan (WSCM)** – required by Maryland Department of the Environment (MDE) – which provides data relevant to the existing and projected water needs of the Town. The formulas utilized to produce this plan correlated well with the information needed to develop the Water Resources Element of the Comprehensive Plan, including:
 - ✓ An inventory of all current commitments of taps¹ to approved developments
 - ✓ Calculation of estimated water supply need, based on undeveloped acreage and build-out based on current zoning
 - ✓ Comparison of anticipated need to available water supply, given the current system and anticipated new water treatment facility development

¹ A 'tap' is a connection to the system accompanied by an allocation of water and sewer capacity within the system

The result of the analyses described above brought the realization that the town had only 170 taps available until the new Emmitt Gardens Water Treatment Facility Phase I is constructed. The facility is currently in the design phase and commitment to construct has not yet occurred. Phase II would provide additional taps. Room for Phase II equipment is being designed into the Phase I plans. The findings of the studies and plans described above are provided in the following tables from Section 3 provided here for reference, as well.

TABLE 3.1-1 /4.5-1 LAND AVAILABILITY & WATER DEMAND			
	Acres	Present Demand (taps)	Potential Future Water Demand (taps)
Non-residential vacant land			
Office Research Industrial - <i>ORI</i>	137.69		156
General Business District - <i>B2</i>	22.76		71
Highway Service District - <i>HS</i>	11.18		29
Industrial Park - <i>IP</i>	105.97		120
Total	277.60 ac.		376 taps
Residential			
Existing approved lots		57 taps	
Residential-zoned potential development			110 taps
TOTAL DEMAND, PRESENT & FUTURE Based on current approved lots & zoning		543 taps	

Source: Town of Emmitsburg 2009

TABLE 3.1-2 /4.5-2 WATER SYSTEM CAPACITY		
CURRENT SYSTEM (2009)	42,600 GPD ÷ 250GPD per tap	170 taps available
FUTURE		
Emmitt Gardens Treatment Plant Phase I (in design phase as of April 2009)		468 new taps
Emmitt Gardens Treatment Plant Phase II (provided for in design of Phase I, no predictable time frame)		240 new taps
TOTAL CAPACITY OF CURRENT & POTENTIAL WATER SYSTEM		878 total taps Existing + future capacity
Source: Town of Emmitsburg 2009		

2. Sanitary Sewer Capacity Management Plan. Capacity analysis from Section 3.1.

TABLE 3.1-3 /4.5-3 SANITARY SEWER CAPACITY	
Treatment Plant Design/Permitted Capacity	750,000 GPD
minus Average Daily Inflow (2006-2008)	- 475,000 GPD
Minus 10% safety margin	- 47,500 GPD
Remaining Average Capacity	227,500 GPD
227,500 GPD ÷ 250 GPD per tap =	910 taps available at current plant

Source: Town of Emmitsburg 2009

3. The 2009 Comprehensive Plan process made recommendations for land use designations and zoning based on the goals expressed throughout the Plan. The potential changes in land use or zoning were then evaluated against the impact each change would produce in terms of the number of taps required for build-out. Documentation of this process is included in the Appendix.

4. Review of likely water supply and wastewater management infrastructure development phases, finding that some properties could be placed in a “reserve” status, since it is unlikely that they would develop during the period covered by this plan. Other properties would need to develop first in order to achieve wastewater service, and no properties are allowed to develop in the town without water and sewer service.

The following table shows the impact that recommended zoning changes would have on available water supply.

Table 4.5-4 ZONING CHANGE RECOMMENDATIONS RELATIVE TO WATER /SEWER CAPACITY

Location	Current Zoning	Recommended Zoning	Current tap potential	Recommended tap potential	Difference
1. W. Main at Timbermill Drive	R-1, R-3 HS,B-2	Retain R-1 & R-3 Change HS to B-2	10	10	0
2. East Lincoln	IP	VZ	3	38	35 more required
3. East Main & Silo Hill	B-2 & HS	Retain B-2 Change HS to B-2	70	70	0
4. Creamery Road & Emmit Gardens (town property)	IP OS R-1	Change some IP to B-2, Change IP & OS boundaries	20	23	3 more required
5. Various town & private park and/or conservation areas	OS & ORI	Change to new Conservation/Parks zone	154	minimal	± 154 fewer taps required
6. East of US15	HS	Change to B-2			0
<i>Note: Tap potential is based on formulas provided by Maryland Department of the Environment for the Water Capacity Management Plan</i>				End Result of Recommended zoning changes	116 fewer taps required

If the recommended zoning changes are implemented, the total number of taps available would be **286**.

Ultimately, the water supply capacity and the wastewater treatment plant capacity will reach their limits when 910 taps have been allocated. At that point, the town will either have reached the ultimate limit to its growth, or will need to consider the prospects of creating additional water and wastewater treatment capability.

Recommendations

Drinking Water Recommendations

- 1) New development is only approved if water resource, treatment, and storage capacity is available to serve new residents and businesses.
- 2) The approval of any request for zoning, plat, or development approval should be contingent upon the availability of adequate water supply.
- 3) The Town should develop and implement a water conservation plan that specifies water conservation goals, implementation actions, and evaluation measures and educate users.
- 4) New development could be encouraged to include the means for rainwater re-use

Wastewater Recommendations

- 1) New development is only approved if wastewater treatment capacity is available.
- 2) New development and annexations will bear at least a proportional cost of upgrades to the wastewater system made necessary by its capacity demands.
- 3) As new technology becomes available, the Town will seek to upgrade the WWTP to further reduce nutrient loading, if feasible.

WATER QUALITY

Managing Stormwater & Non-Point Source Pollution

Stormwater runoff occurs as a result of precipitation events. Undeveloped forest land generally has the highest capacity to slow and infiltrate storm water into the ground. The term “pervious” is given to this ability to infiltrate water. Infiltration is important for recharge of ground water supply, as well as for maintaining adequate water levels in streams.

Development usually involves the removal of pervious area, and the substitution of structures and pavement, which are “**impervious**” surfaces and do not provide opportunity for storm water to infiltrate.

As storm water moves across less pervious and impervious surfaces, it brings with it any pollutants, such as oil and grease, chemicals, and fertilizers as well as heat that is present on those surfaces. Sediment can also be carried from these surfaces and deposited in water bodies. This type of pollution is termed “**non-point source pollution**” because there is no specific point of generation or entry - such as a drainage pipe - only overland flow which eventually reaches streams. Non-point source pollution is obviously generated by urban environments; however, suburban lawns and agricultural uses can also contribute significant amounts of chemical pollutants such as nitrogen and phosphorus, and/or sediment.

The impacts of non-point source storm water runoff on local waterways include oxygen depletion, nitrogen and phosphorous pollutants, as well as sediment deposition – all of which are detrimental to aquatic life. Once in local streams, these elements are also carried downstream – eventually reaching the Chesapeake Bay and contributing to its current state of poor health. If there is an opportunity for infiltration to occur, many types of pollutants being carried by stormwater can be filtered out by soils or vegetation.

Emmitsburg

As described in Section 2, Emmitsburg is situated in the headwaters area of the Monocacy River Watershed, within the Tom’s Creek sub-watershed. Local streams feed into the Monocacy River, which joins the Potomac, which flows into the Chesapeake Bay. According to the Frederick County 2009 draft Comprehensive Plan, the estimated impervious cover within the Tom’s Creek watershed is 3.6% overall. Since Emmitsburg is one of the more developed areas within the watershed, its percentage of impervious area would be higher. There are also large areas of open space and parks within the town boundaries which help to offset the amount of impervious area. Detailed data to calculate the actual amount of impervious surfaces (buildings and paving) is not available, however, the Town will be working to increase its ability to provide such information via increasing use of GIS mapping and analysis.

As mentioned in Section 2, there are several tributaries to Tom’s Creek and Flat Run that either originate or flow through Emmitsburg, as well as portions of the two larger streams. A Department of Conservation and Natural Resources (see Section 2) assessment of stream buffers within the Tom’s Creek watershed indicated that a small portion of Flat Run was the only part of all the water bodies in Town that had a sufficient amount of vegetative buffer to protect the stream from pollutants carried by storm water runoff.

Vegetative buffers are areas of land along streams where vegetation is allowed to exist in a more natural state so as to decrease erosion by slowing runoff, and also to filter chemical and oil/grease pollutants. High temperatures of runoff from asphalt surfaces can also be mitigated via vegetated buffers. The chart below shows recommended buffers widths helpful to decreasing the pollutants described above, according to the US Department of Agriculture. Given the urban nature of Emmitsburg, it would be difficult to implement extensive buffers, however, the Town should consider establishing at least the minimum recommended buffer for these categories.

Function	Buffer
Sediment Control and Stream Stability	50 - 100 feet
Nitrogen / Phosphorous Removal	50 - 100 feet
Pesticide Reduction	45 feet
Bank Stabilization/Food Production	25 feet
Source: USDA Forest Service-Northeastern Area State and Private Forestry	

The existing situation in Emmitsburg relative to stream buffers has occurred as a result of:

1. Urban development immediately adjacent to streams, with paved surfaces in close proximity to streams.
2. Land maintenance traditions that involve zealous mowing of vegetation. This is partially due to concern over appearance, and also a concern over creating additional habitat for snakes and rodents in close proximity to dwellings.
3. Ordinances that required maintenance of vegetation no taller than 8” in developed areas.

Local Actions taken to improve stormwater management and water quality:

- Town ownership of over 1,000 acres of forest land on College Mountain for drinking water supply protection also provides stream corridor protection for Turkey Run, a tributary of Tom’s Creek.
- Town-owned Scott Road Farm was entered into Conservation Reserve Enhancement Program (CREP) program in February 2009, which will partner with Chesapeake Wildlife Heritage (CWF) to revitalize grasslands and wetlands on approximately 60% of the 110-acre farm. According to the CWF, the wetlands will act as a natural and man-made pollution and sediment filter, protect the local water bodies, and ultimately the Chesapeake Bay.
- In 2008, the Town revised its municipal code to allow increased vegetation height within 15 feet of the edge of watercourses within the town, rather than having a maximum height limit of 8”for grass and weeds.
- Stream clean-up efforts on the part of the local Lions Club
- Schools – Emmitsburg Elementary School and Mother Seton School have initiated stream buffer projects along with environmental education efforts.
- Daughters of Charity implemented a USDA-funded riparian buffer planting.
- Pembroke Subdivision in Emmitsburg was among the first Low Impact Development subdivisions in the State of Maryland

Recommendations for stormwater management improvement in Emmitsburg:

1. Revise land development ordinance to require land conservation via clustered development and similar practices, resulting in maximizing open space and opportunities for infiltrating and filtering stormwater
2. Encourage Low Impact Development, Best Management Practices, & Leadership in Energy and Environmental Design (LEED).
3. Work on town codes to improve the quantity and quality of stream buffers
4. Educate Citizens regarding stormwater and water quality issues
5. Participate in watershed and other regional water quality efforts

If local government and private entities work to improve local stream conditions, the Chesapeake should naturally benefit, and local residents will have a greater appreciation of their own area resources, as well.

Frederick County Stormwater Action Items

The Frederick County Water Resources Element (May 2009 draft) mentions several stormwater action items, including some that would specifically benefit Emmitsburg, including:

- SW-A-01 Develop a GIS database to refine methods for calculating impervious cover to provide baseline data and aid in prioritizing restoration efforts.
- SW-A-05 Increase staffing and capabilities for storm water management inspections and the review of sediment control and grading plans.
- SW-A-08 Reduce regulatory barriers to implementation of low impact development measures and create incentives to facilitate their use where appropriate.
- SW-A-12 Expand the County’s watershed planning and management capabilities.
- SW-A-13 Amend County ordinances to reference storm water management best management practices and implement the 2007 Storm Water Management Act guidelines.
- SW-A-16 Develop a monitoring system of local ground water conditions, aquifer recharge, watersheds and streams.

Working with Frederick County on mapping and data, in particular, will help Emmitsburg to improve planning relative to stormwater management and water quality issues.

4.6 COMMUNITY FACILITIES AND SERVICES

Background

Projections presented in previous sections indicate moderate growth which will be limited by the availability of water and sewer capacity. If this growth does occur, it will impact existing community facilities and services to some degree. Emmitsburg's public facilities generally have the additional capacity to accommodate growth, however, development has the potential to impact some of these facilities.

Community Facilities and Services Plan Recommendations

Adequate Public Facilities Ordinance

Article 66B §10.01 enables municipalities within Maryland to adopt an Adequate Public Facilities Ordinance (APFO) which, in part, ties development approval to defined standard levels of service or capacity.

This Plan recommends that Emmitsburg adopt an Adequate Public Facilities Ordinance (APFO).

Recommendations Relating to Roads

Construction of a collector road connecting West Main Street (SR 140) to South Seton Avenue will be a necessity to help accommodate traffic future development on the west side of town, and to help alleviate the congestion experienced at the Main Street and Seton Avenue intersection. An approximate location is shown on the Community Facilities map. This concept is also supported by the Frederick County Comprehensive Plan.

New road construction should be made bicycle and pedestrian- friendly to reflect goals expressed in this plan.

Recommendations Relating to Community Facilities and Parks

As noted in Section 2, Emmitsburg has a wealth of public park lands, and exceeds the accepted standards for such facilities. In addition to properties within the Town boundary, the Town owns 1000 acres on College Mountain (and vicinity) with the primary purpose of water supply protection, but the secondary use is for recreation.

The Community Facilities Map shows the existing and recommended future park locations, which are, and will be, a combination of public and privately owned sites. In Brookfield, on the north side of town, a park is required in development plans and will be provided once the adjacent phase of development is constructed. This will help alleviate an expressed need for additional recreational opportunity within that sector of the town, and will be provided by the developer.

Environmental corridors have the potential to include walking and biking trails that connect to form a trail system through a combination of public and private lands. This aspect should be considered during review of any new land development plans and addressed in Town land development ordinances. Augmenting existing facilities, for instance, providing bike racks at both ends of Main Street, at the intersection of Main Street and Seton Avenue, and at the Community Park would enhance opportunities for bicyclists to access village center areas.

4.7 COMMUNITY DESIGN AND HISTORIC RESOURCE PRESERVATION

Background

The character that most defines the unique quality of Emmitsburg is found in the historic village center and the approaches to downtown along Seton Avenue. These areas comprise the original plan for the Town and were laid out and constructed in the late 18th and early 19th centuries. Emmitsburg was platted in a rectilinear street grid pattern that is rooted in classic Roman town planning. Integral to this concept were two principal streets (Main Street and Seton Avenue). The use of minor streets or alleys that parallel Main Street is also a distinguishing feature of town planning which Emmitsburg shares with several other towns in Frederick County. Where Seton Avenue and Main Street intersect, the right of way is expanded and buildings are stepped back, creating a town square.

Most of the Town's historic structures and resources are contained within the traditional center of the community. The Emmitsburg Historic District was listed on the National Register of Historic Places in March 1992. This historic district is located along Main Street between a tributary of Flat Run on the west, and Creamery Road on the east, including part of Seton Avenue.

Community Design and Historic Resource Preservation Plan

1. New development should be planned using the principles of town planning and design evident in the traditional center of Emmitsburg as well as meeting community goals as expressed in this plan, such as higher density, low impact development which provides for open space. Any future development or annexation should provide a development plan which incorporates these design principles.
2. Undeveloped areas along South Seton Avenue should develop in a manner which complements the existing character of the area, as exhibited by the Sisters of Charity properties and the National Emergency Training Facility on the east and classic residential structures on the west.
3. As noted in Section 4.4 Environmental and Sensitive Areas, a tree inventory could help the Town evaluate its forest resources on a town-wide basis and set long-range goals to increase this canopy.
4. Development that occurs adjacent to the village center should respond to the existing development pattern with similar street patterns, densities, and architecture. When possible, access to new development should link directly to the village center using existing surface streets as entry points. A set of recommended architectural guidelines should be developed for development of areas designated Village Core, Town Residential and Town Commercial.
5. The church and civic buildings of Emmitsburg serve a vital role in defining the visual character of the Town. As such, these structures should be preserved and restored as

development occurs, and development adjacent to these structures should complement them in form. Graveyards should be preserved and buffered from new development.

6. Height impact studies should be required of all development that falls within the existing view sheds shown on the Design Features Map. No building or structure should obstruct or adversely impact these views.
7. Promote compatible and historically sensitive commercial buildings and residential units: The Town land development ordinances should include illustrations that show and set standards for design guidelines. One example of this approach is the Town of Denton Pattern Book.
8. Remain actively involved in the Heart of the Civil War Heritage Area Management Plan (2005). As the 1998 Comprehensive Plan was amended to adopt by reference the Heritage Management Plan, so does this new 2009 Comprehensive Plan adopt the HCWHA Management Plan, recognizing that the goals, objectives, and recommendations of the HCWHA are made part of this Comprehensive Plan.
9. Consider preparing and adopting an Historic Preservation Ordinance within the Village area; protecting historic resources during the development/redevelopment process.
10. Protect important views, such as College Mountain, the landscapes along the gateways to town, and others as described in Section 2.5 of this plan.
11. Development of an ordinance to address landscaping, street trees, and appropriate buffering of important views should be undertaken.
12. Encourage re-use of existing structures with historic character when new uses are proposed, to maintain the streetscapes of Emmitsburg and the heritage inherent in Emmitsburg's existing structures.

4.8 MUNICIPAL GROWTH AND CONSERVATION

Background

Section 3 of this report documents the forecast of future growth through 2030. In short, the Town had an estimated 1,125 households in 2009 and a number of units in the development pipeline. Development beyond 2009 will be impacted by the recommendations of this Comprehensive Plan. Growth within the town will be affected by economic factors, water supply and wastewater treatment capacity, and fiscal considerations.

Municipal Growth Area Plan

The growth area set forth in this plan encompasses a smaller area than in previous plans. The thought process and planning guidelines that were utilized in establishing the Growth Area are described in Section 4.2. In general, the town should grow into adjacent areas first, as it would be preferable in terms of infrastructure as well as blending into the development pattern of the town.

Recommended Policies for Future Annexations

The overriding principle to consider relative to annexation proposals is whether there would be a benefit to the Town as a result of the annexation, versus the expenditure of water resources and Town services, as well as fiscal considerations.

Specific interests of the Town with respect to annexation are as follows:

- 1) Community benefits including, but not limited to:
 - a) Developers seeking annexation should contribute to housing affordability in Emmitsburg, primarily by providing workforce housing within their projects.
 - b) Developers seeking annexation should contribute to area wide improvements (that may or may not be linked to their specific development project) including supporting downtown revitalization, building road improvements, parks, water system facilities, etc.
- 2) Annexations should be required to provide adequate connections to the existing road network as well as pedestrian access (through walkways and environmental corridors).

The Town should negotiate annexation agreements for all annexation petitions. The annexation agreement should contain a concept development plan.

Each Annexation proposal submitted should be reviewed against the adopted Comprehensive Plan. Four aspects the Town should consider are:

- If the development is proposed for an area where a road is planned, the road should be built as part of the development.
- If the development is located where a future park is planned, the park should be dedicated and improved as part of the development.
- The Town-wide pedestrian and bicycle trail system should be dedicated and built as part of developments, as appropriate.
- New development should be clustered, low impact, and maintain open space.

4.9 IMPLEMENTATION

County and State growth management policies seek to direct new residential and commercial development to planned and designated growth areas. These areas are known as Priority Funding Areas (PFAs) – which are defined as areas within municipal limits as of 1997 and areas annexed by municipalities after 1997 that have been certified to meet Priority Funding Area criteria. Emmitsburg is a PFA, so is considered a location where new housing and non-residential development should take place.

Actions that should take place in order to implement the 2009 Comprehensive Plan are:

1. Submit the Water Capacity Management Plan prepared in conjunction with this plan.
2. Undertake a Comprehensive Rezoning process reflecting the recommendations found herein with regard to zoning (and associated water resources).
3. Adopt an Adequate Public Facilities Ordinance utilizing this plan as a reference.
4. Undertake efforts to work with Frederick County Economic Development, and other resources to establish a coherent direction for economic development efforts for the town.
5. Create new, and/or revise existing land development ordinances to reflect the goals and objectives of this plan, with reference to
 - stormwater and environmental issues
 - fiscal aspects of development, in terms of minimizing infrastructure via clustered development
6. Undertake studies and analyses necessary to create meaningful and supportable development standards relative to items such as stream buffers and Low Impact Development.
7. Create architectural guidelines relative to the historic district on Main Street in particular, to maintain Emmitsburg's identity as a significant setting in terms of its architectural character. Other areas of town should also reflect consideration of the town's historic setting.

Regional efforts

1. Continue to work with Frederick County Planning Office and Planning Commission with regard to county-wide planning efforts.
2. Continue to participate in regional efforts such as the Journey Through Hallowed Ground, Heart of the Civil War Heritage Area, Catoctin Scenic Byways, Grand History Loop, etc.

On September 18, 2006, the Emmitsburg Town Council adopted a resolution that amended the 1998 Emmitsburg Comprehensive Plan to include the Heart of the Civil War Heritage Area Management Plan, by reference. By adopting this 2009 update to the 1998 Plan, the

Town Council will continue to support the HCWHA plan. A copy of Resolution 2006-17 is included in the Appendices.

3. Continue working with Mount Saint Mary's University on mutually beneficial projects, such as water supply and the bicycle and trails projects that are ongoing at this time.

Financial

The Town will continue to monitor and program the capital improvements needed to maintain the quality and capacity of key facilities and services in light of future development. Developers should fund infrastructure improvements needed to support any new annexation proposals, in particular.

The Town's capital funding for municipal water and sewer projects has included the use of state loans through the Maryland Department of Housing and Community Development's Local Government Infrastructure Financing Program, and through its own municipal bonding. The Town will continue to strategically employ these options, as well as additional funding opportunities that become available.

Conclusion

The 2009 Comprehensive Plan includes important information about the socio-economic, land use, environmental, and water supply/wastewater management issues. The Plan advances the Town's goal that development and essential resources be balanced. The Town will remain proactive in ensuring the long-term health of its water supplies and natural resource base, while also maintaining the infrastructure and community services that are necessary to a sound community.

The public workshop and Town-wide survey conducted in the early stages of this Plan elicited goals of working toward a walkable community, economic development, an active village center, and environmental protection. This Plan has provided background and a recommended course of action to achieve these goals.

Implementation of this Plan will result in preservation of Emmitsburg's heritage and natural setting, balanced with economic opportunities. Successful implementation will require an ongoing commitment on the part of the Town officials, staff, and citizens of Emmitsburg.