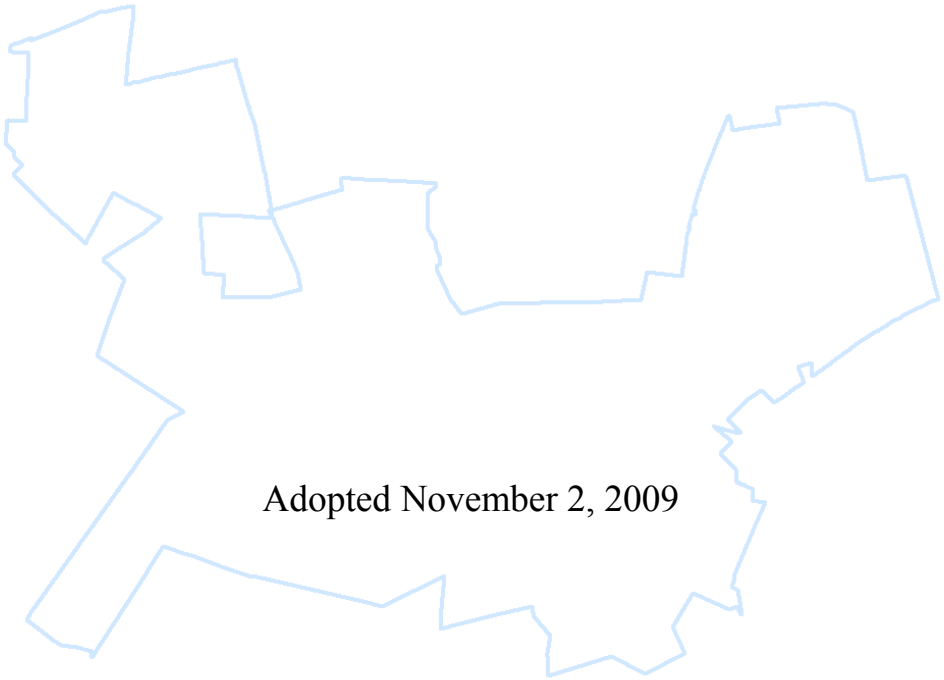
TOWN OF EMMITSBURG

2009

COMPREHENSIVE PLAN



Adopted November 2, 2009

Town of Emmitsburg
300A South Seton Avenue
Emmitsburg, MD 21727

www.emmitsburgmd.gov

TOWN OF EMMITSBURG

Elected Officials

James Hoover, Mayor

Christopher Staiger, Council President
Glenn Blanchard, Treasurer
Denise E. Etris, Council Member
Clifford L. Sweeney, Council Member
Tim O'Donnell, Council Member

Planning Commission

2009

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Gary Pozzouli, Vice-Chairman
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2008

Larry Little, Chairman
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SECTION 1 – INTRODUCTION

1.1 PURPOSE OF THE 2009 COMPREHENSIVE PLAN

The 2009 Comprehensive Plan sets forth policies governing growth, development, and conservation in Emmitsburg. It is long-range, general, and comprehensive.

Long range: The plan is forward-looking. It addresses Emmitsburg's future needs, through the year 2030.

General: The plan does not focus on matters of detail, which can distract from important policies and proposals. To the extent possible, it focuses on the broad arrangements of land use, transportation, sensitive environmental areas, community facilities, water resources, and municipal growth.

Comprehensive: The plan uncovers relationships between local and regional factors that impact development and conservation. It addresses major elements of the natural and built environments.

This Comprehensive Plan expresses basic goals. It does not predict future events nor list activities or projects. As a guide, this Comprehensive Plan allows Emmitsburg to make day-to-day development decisions on the basis of reasoned and adopted policies, rather than on the individual merits of proposals. This document, its text, maps, and illustrations, provide the basis for making changes to zoning, subdivision, and other regulations that govern land use and infrastructure development.

1.2 STATE OF MARYLAND LAWS RELATIVE TO COMPREHENSIVE PLANNING

Article 66B of the Annotated Code of Maryland. In order to exercise zoning and development review authority, municipalities must have a comprehensive plan.

State of Maryland, Economic Growth, Resource Protection, and Planning Act of 1992, which sets forth the following eight visions for comprehensive plans to incorporate:

- Development is concentrated in suitable areas.
- Sensitive areas are protected.
- In rural areas, growth is directed to existing population centers, and resource areas are protected.
- Stewardship of the Chesapeake Bay and the land is a universal ethic.
- Conservation of resources, including a reduction in resource consumption, is practiced.
- Economic growth is encouraged, and regulatory mechanisms are streamlined.

- Adequate public facilities and infrastructure under the control of the county or municipal corporation are available or planned in areas where growth is to occur.
- Funding mechanisms are addressed to achieve these visions.

1.3 REGIONAL CONTEXT

Frederick County Plans

Thurmont Region Plan - Emmitsburg lies within an area which Frederick County has designated as the Thurmont Region, for planning purposes. Each of eight planning regions within the county contains a Regional Community - expected to be the primary growth area, one or more District communities – expected to experience medium level growth, and Rural Communities – anticipated to experience a modest level of growth. Emmitsburg is considered a District community within the Thurmont Region. A land use plan for this region was adopted by Frederick County in July 2008.

Frederick County Comprehensive Plan – The Frederick County Comprehensive Plan process is underway with a targeted completion date of December 2009.

Other Plans and Designations

Emmitsburg lies within a number of designated areas and routes that reflect its importance as a historic and scenic community. Inclusion in these designations can enhance opportunities for heritage tourism and eco-tourism, as well as grants to help develop these basic strengths.

Heart of the Civil War Heritage Area (HCWHA). The HCWHA Management Plan recognizes the potential for conservation and preservation, plus economic vitality through heritage tourism. The hope is to expand the appeal of the heritage area beyond a core Civil War audience, to involve a broad spectrum of interests. The HCWHA recognizes the importance of sacred historic places, scenic landscapes, and historic town centers.

Journey Through Hallowed Ground (JTHG). A 175-mile route along US 15 from Gettysburg, PA to Monticello, VA, encompassing several centuries of history, 49 National Historic Districts, and more than 1 million acres of National Register of Historic Places lands, the focus is to conserve and enhance the historic, scenic, and natural assets of the corridor.

US 15 Catoctin Mountain Scenic Byway Corridor Management Plan. Federal, state, and county involvement in maintaining the scenic character of the US 15 corridor.

Catoctin Mountain Scenic Byway Plan – Adopted by Frederick County on May 18, 2004 to promote US 15 Corridor tourism.

1.4 TOWN OF EMMITSBURG COMPREHENSIVE PLANNING HISTORY

Emmitsburg has had a Comprehensive Plan in place for over 30 years. The 2009 Comprehensive Plan updates Emmitsburg's 1998 Comprehensive Plan. The 1998 plan in turn updated the 1974 Comprehensive Plan, which sought to preserve the unique character of Emmitsburg. The 1974 plan goals focused on the appearance of the Town, creating balance in land use, and improving community facilities and accessibility for all residents. As required by Article 66B, the 2009 Plan shall be reviewed by the Town, and if found necessary, updated in six years.

1.5 2009 COMPREHENSIVE PLAN UPDATE PROCESS

The Emmitsburg Planning Commission began working on the 2009 Comprehensive Plan update in 2004. Public participation efforts were an important part of the process, and occurred as described below.

Public Participation Process

Workshops

The Planning Commission held a series of workshops during the Comprehensive Plan update process that took place between 2004 and 2008. Planning Commission members and the public discussed the information gathered for this update at these workshops.

In October 2006, a workshop was held in which the public was invited to participate in selecting and prioritizing the objectives of the Comprehensive Plan. During this workshop, the statements that came forward as the most important to the participants were:

- The conservation / preservation of a "green belt" around the Town should be pursued.
- The Town should invest in making downtown a vibrant center for economic activity.
- Future development should provide for a mix of uses (housing and shopping, for example) to reduce the amount and distance new residents will have to travel to do everyday errands.
- Environmental protection is an essential aspect of planning. Future development, including neighborhoods and shopping centers, should meet higher standards.

Survey Results

In October of 2006, the Town sent out a mail survey that asked residents to rank their support for 20 possible objectives. About 12.5 percent of the households in the town responded to the survey. A detailed presentation of the results is located in the appendix to this report. The objectives that received the strongest support are listed below:

- The conservation / preservation of a "green belt" around the Town should be pursued.
- Efforts should be devoted to encourage small and home-based businesses to locate and remain in Town.

- A bypass route around downtown is created to reduce congestion due to commuters from Pennsylvania.
- Overpasses are planned along US 15 so that motorists can get from one side of US 15 to the other.
- Libraries, schools, community centers, and downtown should always be accessible from any part of Town by walking or biking.
- The churches and institutions (civic, business, religious, educational, social, recreational, and governmental) of Emmitsburg continue to contribute to human development and understanding.

Public Hearing

The Emmitsburg Planning Commission held a public hearing for the Comprehensive Plan on September 22, 2008.

1.6 MAJOR LAND USE GOALS FOR EMMITSBURG

This 2009 Comprehensive Plan is meant to drive a civic agenda around the following goals for Emmitsburg, which are supported by accepted planning principles.

Conserve and protect Emmitsburg's unique natural setting and cultural heritage for future generations.

Emmitsburg is located in an area of unique natural beauty and rich environmental resources, which enriches the lifestyle of the town residents. Views of the natural and cultural environments (mountains and steeples, for example) are defining characteristics of the Town. Area institutions such as Mount St. Mary's University, The Daughters of Charity, FEMA National Emergency Training Center, churches, etc., play an important role in shaping the cultural environment of Emmitsburg and in attracting visitors and tourists. The natural and cultural are interconnected in Emmitsburg and the conservation and protection of this relationship is of great importance.

Natural areas are useful elements in town planning. They can connect various parts of the town as it grows, as well as connect the town and its residents to the open spaces which surround it. They can form environmental corridors where benefits such as flood control, water quality, wildlife conservation, scenic beauty, and recreation are protected. Encouragement of environmentally sound practices such as Low Impact Development (LID) standards and Leadership in Energy and Environmental Design (LEED) in local ordinances and policies can provide protection for these important elements.

Maintain and protect the historic character and architectural integrity of Main Street, which is vital to the future of the downtown and the community.

Emmitsburg's historic village center defines the character of the Town. The architectural style, period street lamps, and absence of utility lines provide an excellent foundation on which to base efforts to create a more vital downtown in the future.

In the past, Main Street in Emmitsburg functioned as a gathering place for the community to live, shop, and work. Economic factors led to the decline of Main Street businesses. Regional transportation opportunities and shifts have decreased Emmitsburg's role as an economic hub, and increased the amount of through traffic stemming from commuting and trucking. Regional commuting patterns reflect traffic from the growing suburbs in nearby Pennsylvania to the job centers of lower Frederick County and beyond. Truck traffic uses State Route 140 to access points east, such as Westminster and Baltimore, as well as US Route 15 for north and south destinations. The resulting congestion on Main Street in Emmitsburg detracts from the quality of life in this historic downtown.

As the central hub of in-town activities, downtowns provide residents and visitors opportunities to interact. A vibrant downtown provides economic and civic opportunities. Through recognition of existing assets and potential, plus coordinated efforts with all stakeholders, small downtowns can be revitalized. Allowance for a balance of commercial, residential, and community uses is essential to a successful downtown environment.

Recognize the importance of accessibility and mobility to transportation and land use planning in Emmitsburg.

Quick and safe access to all areas of town as well as out-of-town destinations is essential and local commuters and businesses depend on the efficiency of highway travel. The mobility afforded to residents by the close proximity to U.S. Route 15 comes at the cost of the regional use of town streets for commuting and interstate truck traffic, since North and South Seton Avenues, and Main Street (MD140) are all State roads with regionally-generated traffic volumes.

Emmitsburg is home to a large population of seniors, children, and teenagers. One measure of accessibility is the extent to which community facilities such as parks, libraries, schools, and community centers are within a quarter mile of each other and the places people live. Emmitsburg's traditional village core is highly accessible. Centrally located and well-connected activity centers provide needed goods and services for residents with limited mobility and provide all residents of Emmitsburg with recreation opportunities and mobility choices.

Good mobility means that the actual role and function of streets and highways are compatible with their design. Historic downtown streets are not intended to carry heavy regional commuter and truck traffic. One key method for resolving congestion while still protecting the quality of life in a small town is to provide options and alternative travel routes through an area.

Good accessibility means that residents are able to access all areas of town (as well as out-of-town jobs and other activity centers) safely and readily. Providing accessibility requires a well-connected local street network with efficient and safe access to collector and arterial roads. Also, small towns can capitalize on their compact nature by building pathways along and between existing roads and through natural resource areas. Sidewalks and bike paths provide an alternative to vehicles for many of the trips made within a town that is interconnected.

Provide environmental stewardship within the Town, as well as the surrounding area.

Emmitsburg is located at the base of the Catoctin Mountain Range and within the upper reaches of the Monocacy River watershed, which is a subwatershed of the Potomac and Chesapeake Bay Watersheds. This location comes with the responsibility to conserve and restore the abundant environmental resources and the key functions they provide. Thoughtful planning is especially required to preserve and protect these resources in areas beyond the current town limits, where the Town is faced with guiding the long-term conversion of agricultural areas into appropriate, balanced land-use arrangements.

Sensitive natural areas play significant roles in the quality and health of human settlements and indeed in the happiness and well-being of individuals. Floodplains and wetlands in their natural state help control flooding, improve water quality, and provide protective habitat for native plants and wildlife. Well-connected forested corridors provide habitat and necessary means of migration for wildlife. The underlying resource base is key when considering appropriate locations and intensity for potential development areas. Development standards should also recognize the importance of protecting natural areas.

Ensure that public facilities are adequate to accommodate growth.

Emmitsburg's water, sewer, schools, parks and athletic ball fields, community center, police, fire and emergency services ensure a high quality of life in the Town. Planning for the future within the limits of existing and planned services can ensure that the same high quality of education, safety, and other public services are maintained as the Town grows.

Community facilities and services sustain and strengthen towns as population grows provided their capacity, quality, and accessibility are taken into account. A Town provides its residents with essential public services and community facilities. Proper stewardship over these resources and the Town's investments require that a Town grows within the confines of its infrastructure and services while expanding these services as necessary. Existing Town residents should not suffer a reduction in the quality of services or bear the financial burden of new development.

Foster the economic growth of Emmitsburg

Emmitsburg has land available for economic development opportunities, as well as existing commercial entities that are underutilized and/or could grow. It has a Civil War legacy, as well as institutions of major religious significance. The town needs to take a proactive approach by working with available economic development assistance resources, plus recognizing the potential for low-impact tourism, such as heritage, environmental, and religious oriented interests.

Proximity to Pennsylvania, specifically Gettysburg and the fruit belt of Adams County, the South Mountain area, and the Monterey Pass Battlefield presents opportunities to tie in to existing regional tourism efforts on both sides of the Maryland/Pennsylvania border.

Recognize and participate in regional/interstate opportunities

Being situated on the border with Pennsylvania, Emmitsburg has a unique opportunity to interact with any joint planning, environmental, recreational, tourism, and economic development efforts undertaken by Frederick County, MD and Adams County, PA entities, as well as the National Park Service activities. There have been some efforts in the past, and Emmitsburg should participate in and encourage these regional and interstate opportunities, as they would be of benefit to the local community as well as the region.

1.7 LOCATION

The location of Emmitsburg provides local quality of life, plus a regional context spanning two states. See Emmitsburg Regional Overview Map in map section.

- Nearby Major Population Centers relative to Emmitsburg: Baltimore, MD 57 miles southeast; Harrisburg, Pennsylvania 49 miles northeast; Washington, D.C. 78 miles southeast.

- Proximity to Regional Population Centers: Frederick (the Frederick County Seat) 24 miles south; Hagerstown MD, 27 miles west (in Washington County); Thurmont MD, 7 miles south; and Gettysburg, PA, 12 miles north.

- Proximity to Pennsylvania: Emmitsburg has both challenges and opportunities related to its location on the Maryland – Pennsylvania border.

- Regional Geography: Emmitsburg is situated at the eastern edge of the Catoctin Mountain Range, which provides recreational and scenic opportunities. The Town has acquired much of the land on College Mountain to the west of town, for protection of the water supply and to preserve the views that it provides for the town.

- Monocacy River Watershed: Emmitsburg is located in the upper portion of the Monocacy River Watershed, which is a subwatershed of the Potomac River and Chesapeake Bay watersheds.

- Regional historical sites: Emmitsburg lies in the midst of a Maryland-designated Civil War Heritage Area, and is on the Journey through Hallowed Ground route, Maryland Scenic Byways route, and it is within 10 miles of the Gettysburg National Military Park in Pennsylvania.

- Emmitsburg is home to, and in close proximity to, several major religious, cultural, educational, and national security entities, which are described elsewhere in this plan.

1.8 REPORT ORGANIZATION

The 2009 Comprehensive Plan is organized into four main sections. Each section is a vital part of the overall Comprehensive Plan. Maps are located in a separate section following the text.

Section 2 presents important background information on recent development activity, the Town's population, and the various interrelated physical elements of Emmitsburg: sensitive natural areas, land use, transportation, community facilities, community design, and historic resources. It provides the baseline for a shared understanding of the opportunities and constraints facing the Town as it looks to the future. Section 3 provides a projection of future growth through 2030. Section 4 presents the long-range vision and recommended polices of the Comprehensive Plan.

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.

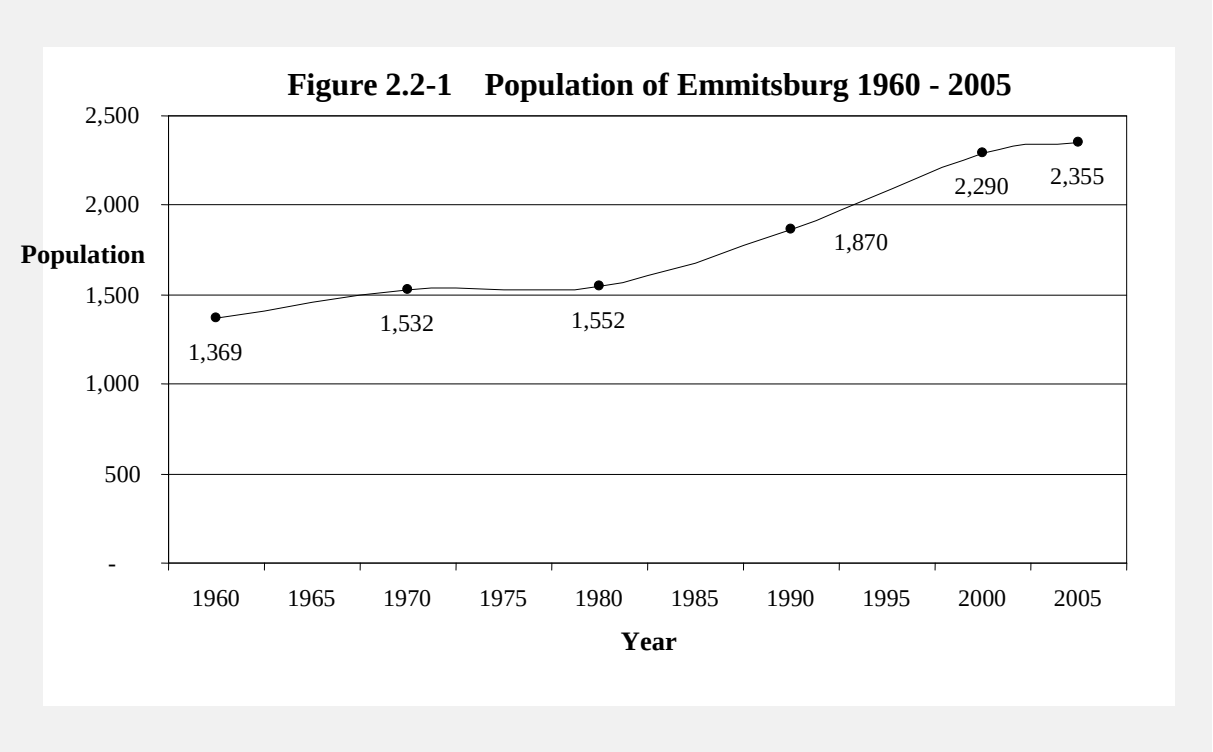
Private Development Projects There are currently two approved private development projects underway in Emmitsburg. Both projects are residential subdivisions. One is Southgate, located at the end of Cedar Avenue behind the classic residential homes south of the Community Center. Southgate will include 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.

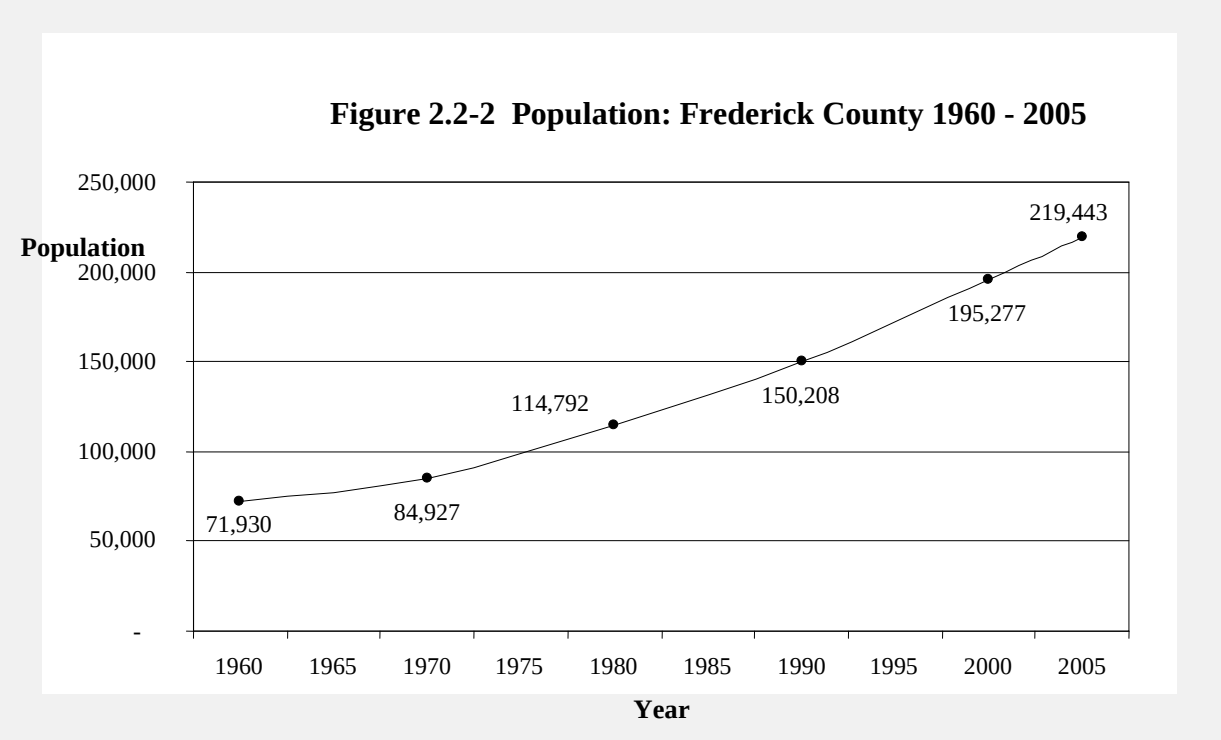


Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

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

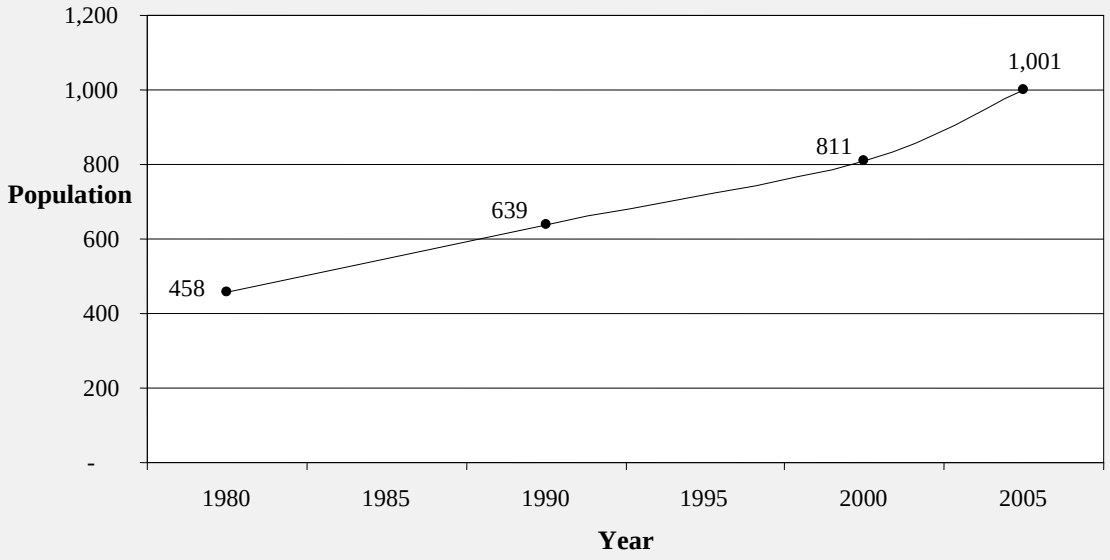
Years of Age	Emmitsburg	Frederick County
Under 18	24.9%	28.7%
Over 65	21.4%	9.6%

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.

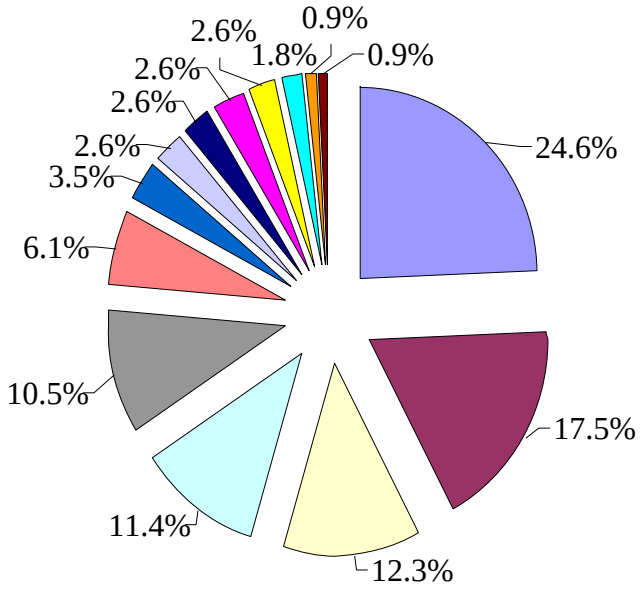
- The percent of families in Emmitsburg who were below the poverty line was 4.2 percent as compared with 2.9 percent in Frederick County.

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



- Construction
- Retail trade
- Other services (except public administration)
- Accommodation & food services
- Health care and social assistance
- Professional, scientific & technical services
- Admin, support, waste mgt, remediation services
- Wholesale trade
- Transportation & warehousing
- Information
- Educational services
- Manufacturing
- Finance & insurance
- Real estate & rental & leasing

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

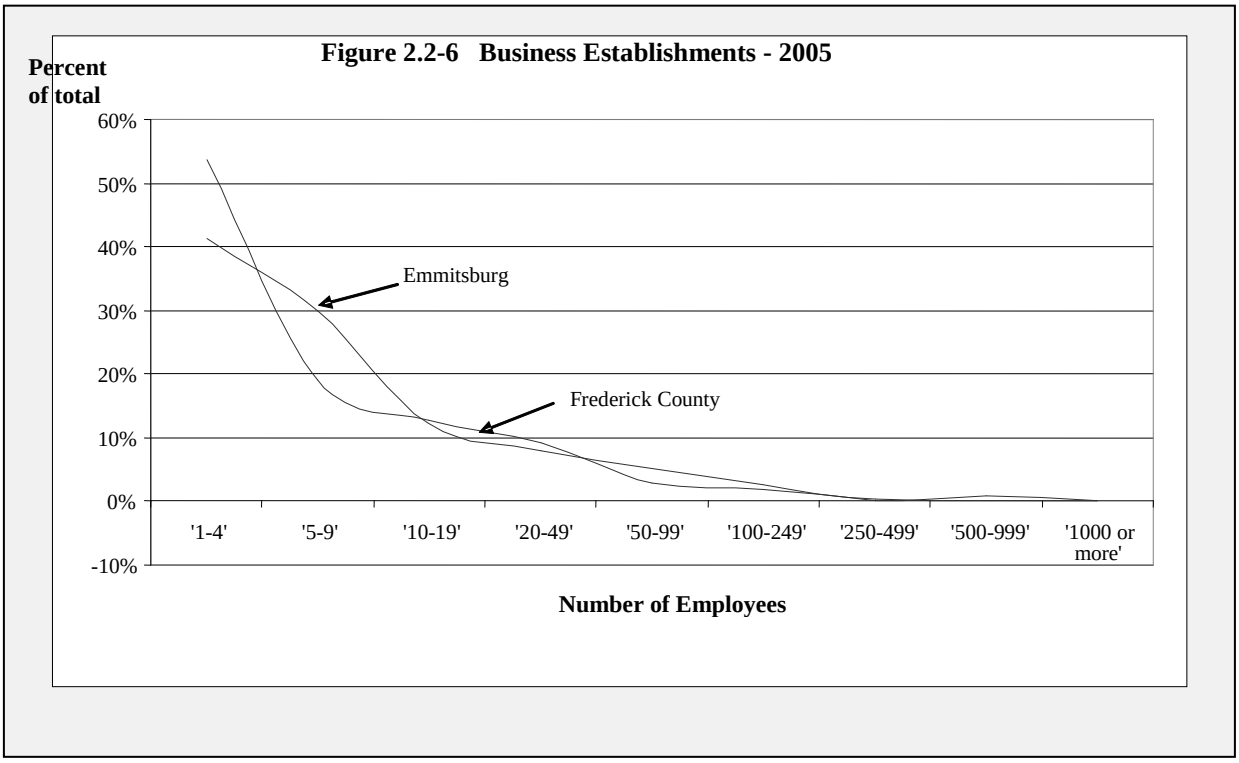
Table 2.2-6 shows business establishments located in Emmitsburg in 2005 as compared with Frederick County.

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].

[1] Claritas, July 2006.

Table 2.2-8 Median Household Income By Area: 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

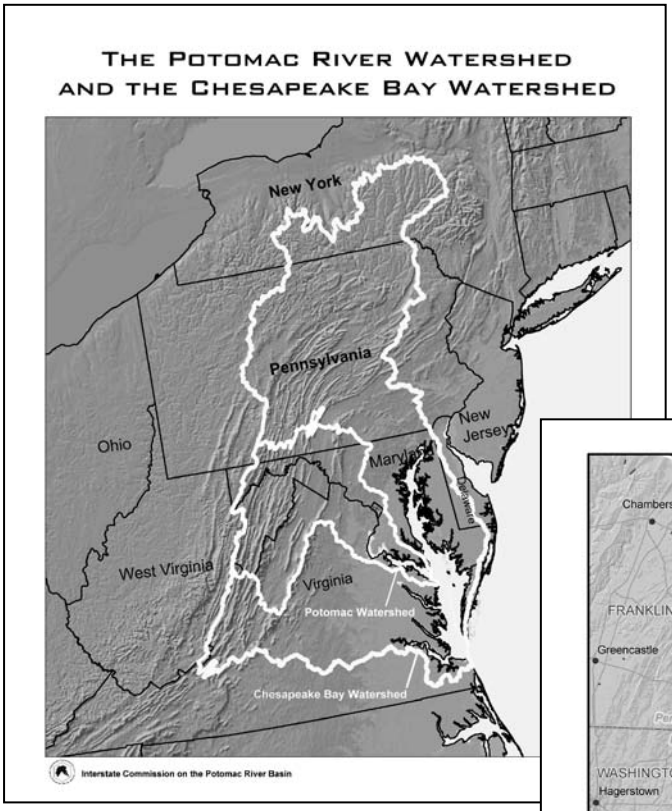
The data presented in this section allows for a better understanding of the demographic and economic base characteristics for Emmitsburg.

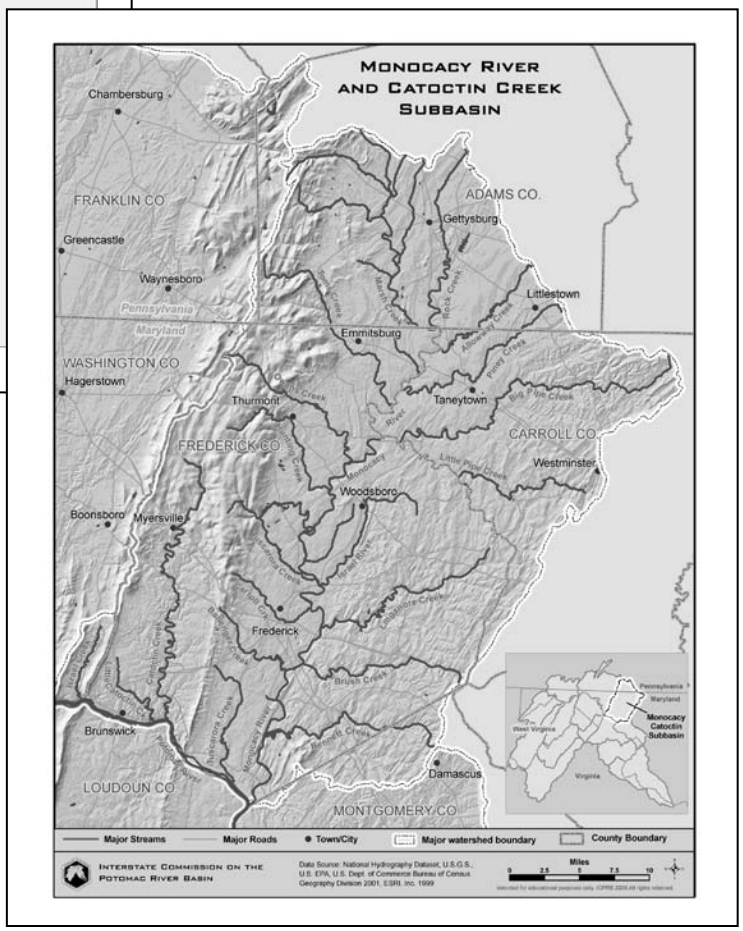
To summarize:

- 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

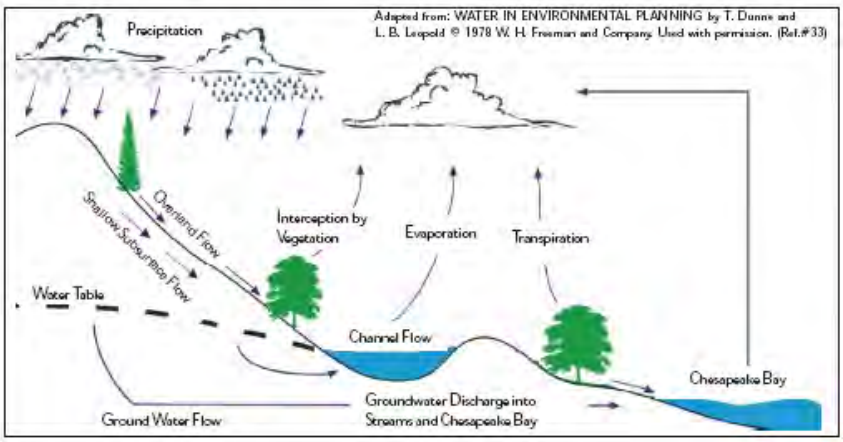
Emmitsburg is situated within the Tom's Creek watershed, which is a subwatershed of the Upper Monocacy River Watershed. Surface water flows from the high relief topography of the Catoctin Mountains to the streams and floodplains of Emmitsburg. The maps, text, and exhibits in this section help define 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
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

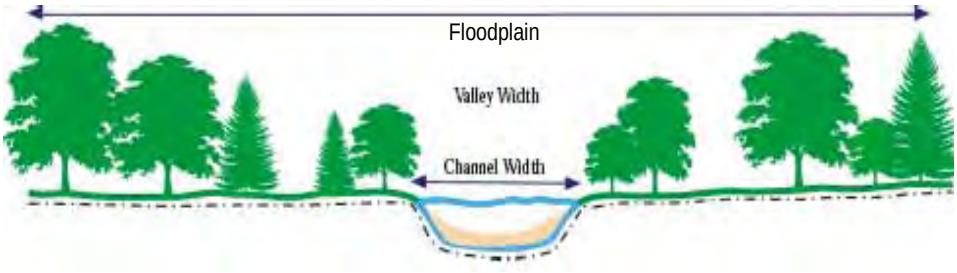
The water table, which stores water underground, is recharged by precipitation occurring within the watershed. Slowing stormwater runoff so that it infiltrates to replenish groundwater is one function of vegetative cover, both along stream corridors and elsewhere. Minimizing impervious surfaces within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

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

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.

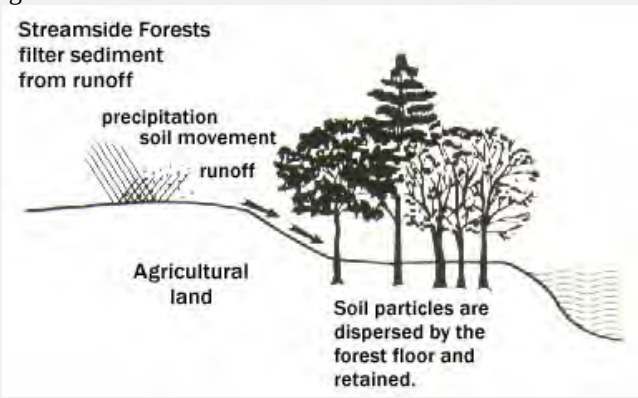
The area immediately adjacent to Emmitsburg is characterized by moderately sloped lands with increasing slopes in the northeast part of Town towards the Mason-Dixon Line. Some steeper areas are present along portions of Flat Run and Tom's Creeks. The Town owns 1300 acres on College Mountain, much of 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.

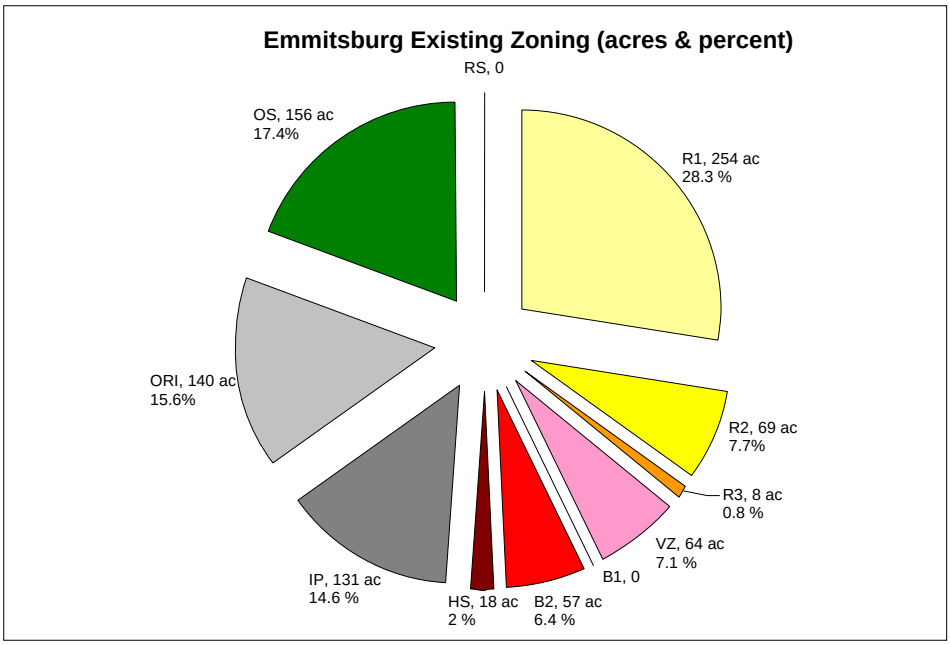
3. Development within the Town's boundaries on the east side of U.S. Route 15, has been limited to one light industrial use at the intersection of Creamery Road and U.S. Route 15. Current zoning for this portion of the Town allows for office research parks, industrial parks, and highway service uses.

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.

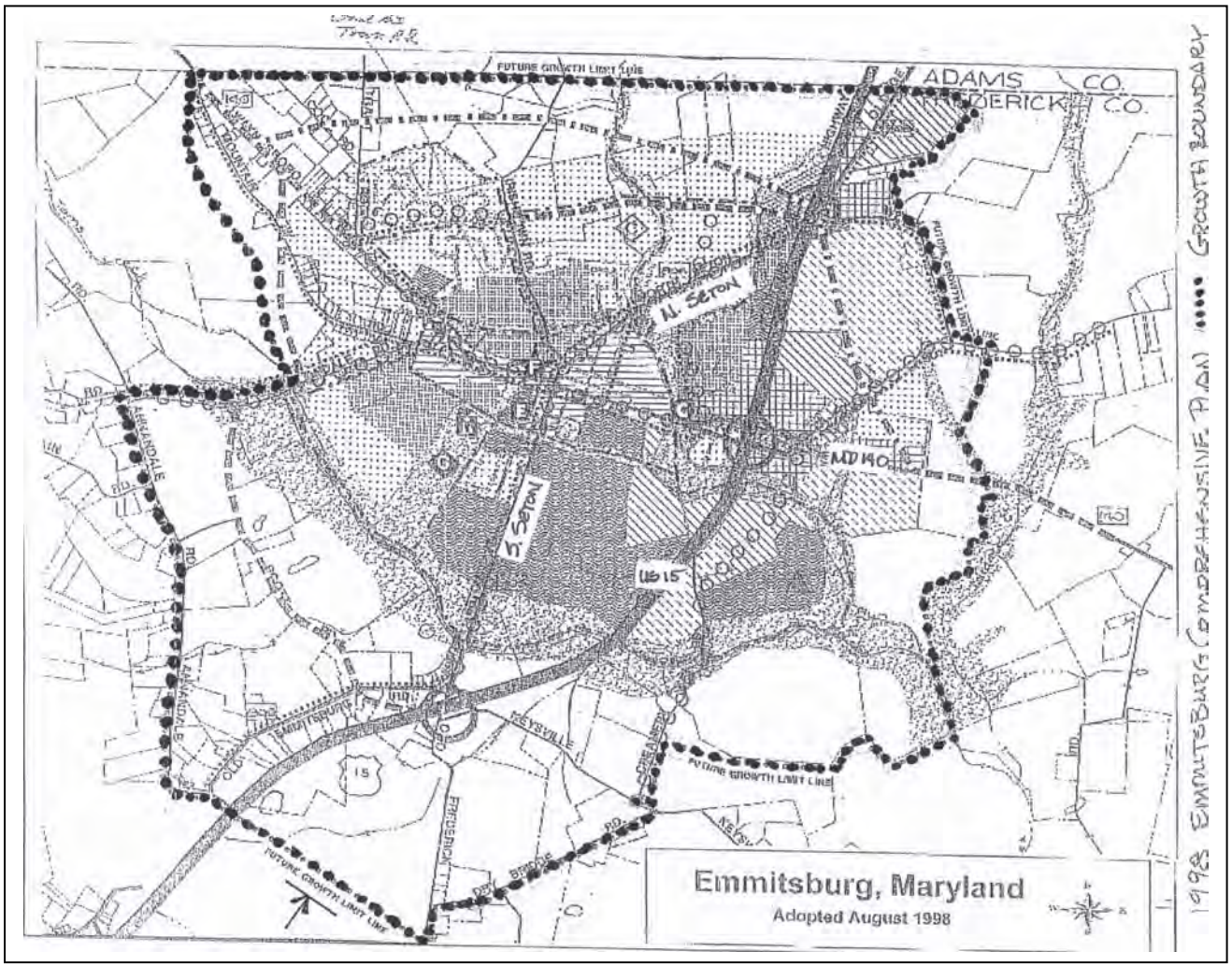
- Characteristics of the land – The growth boundary should relate to the existing pattern of development, consider infill and redevelopment, natural features such as slopes, environmental elements, existing and planned infrastructure, and political boundaries.

- 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.

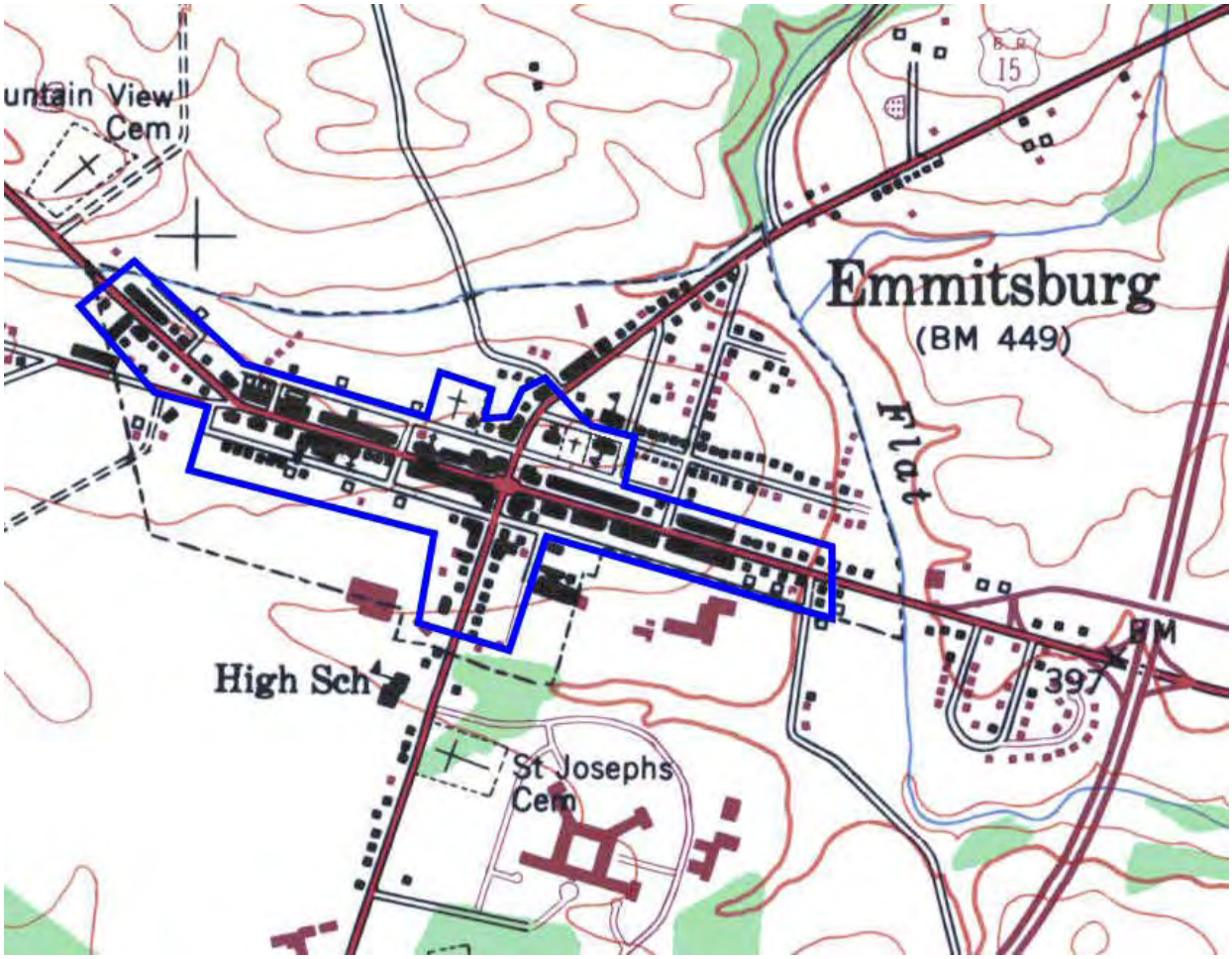
Scenic Views

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

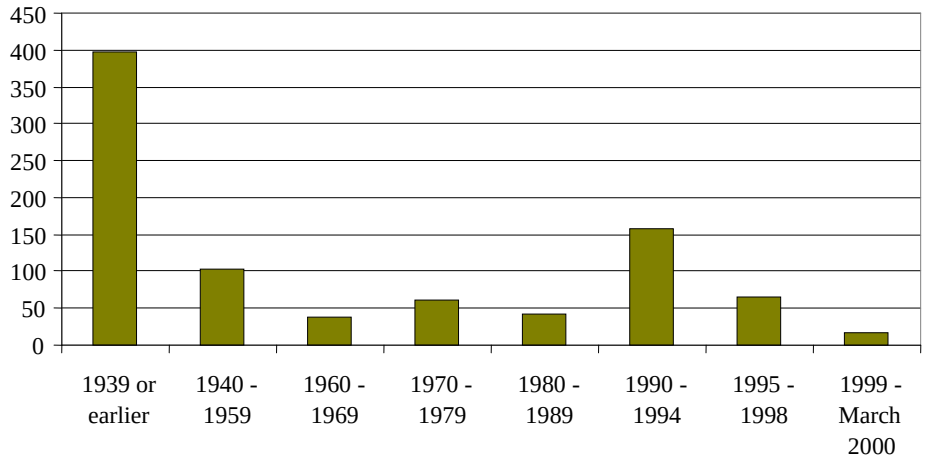
Source: U.S. Census Bureau and Jakubiak & Associates, Inc.

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.

Figure 2.6-1 -- Year Structure Built: Emmitsburg



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

Principal Arterials

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.

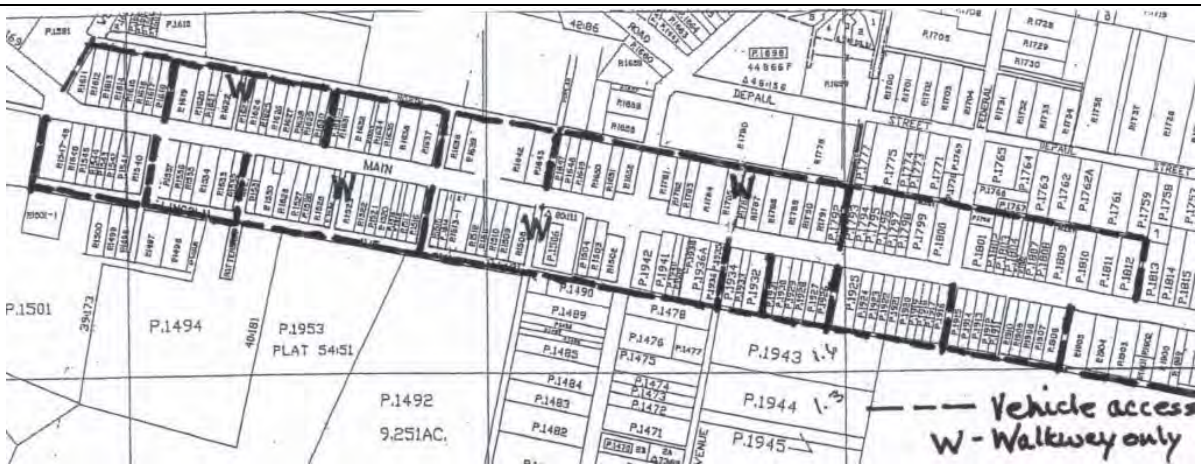
Local Circulation

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).

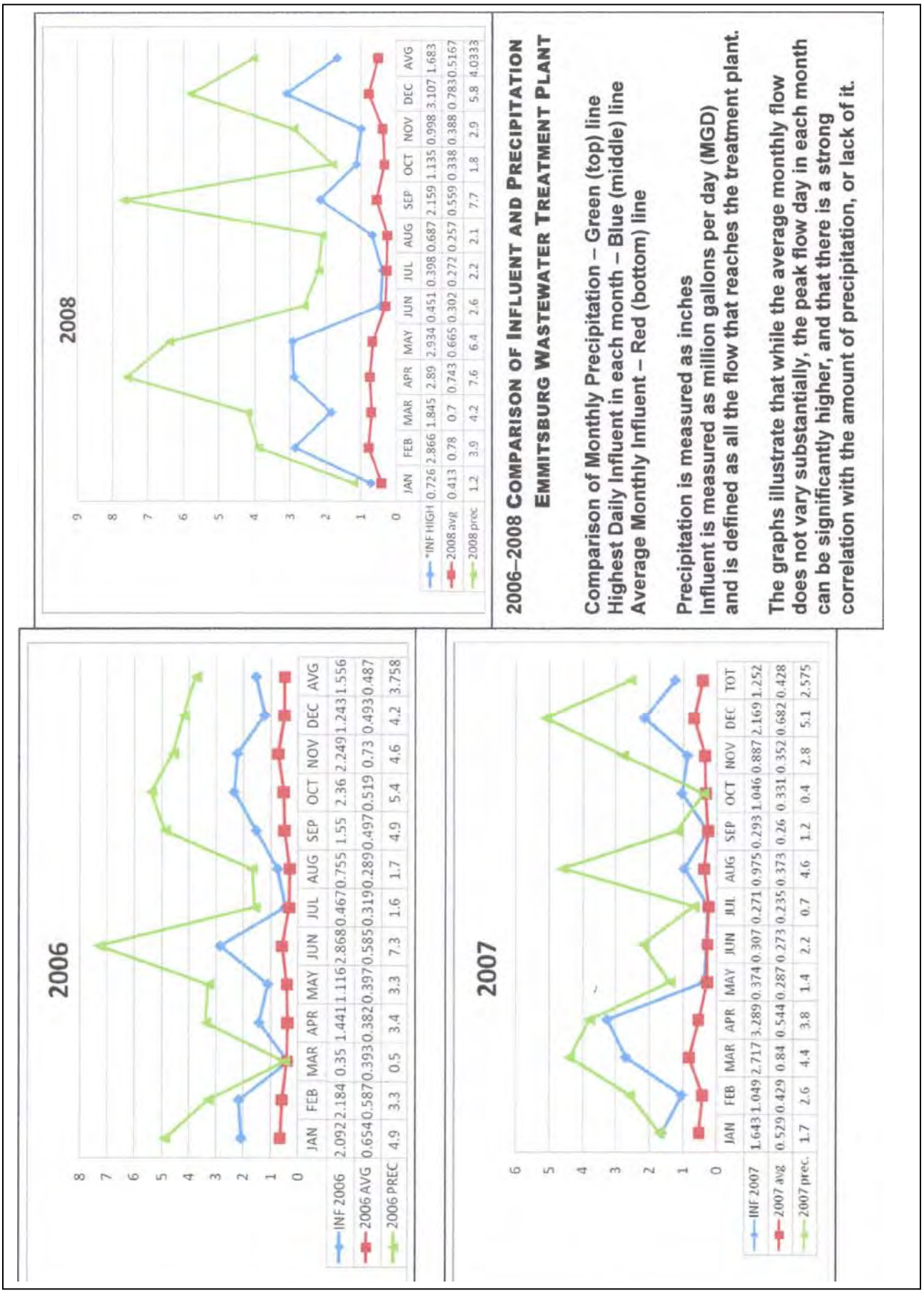

2006
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC AVG
INF 2006 2.092 2.184 0.35 1.441 1.116 2.868 0.467 0.755 1.55 2.36 2.249 1.243 1.556
2006 AVG 0.654 0.587 0.393 0.382 0.397 0.585 0.319 0.289 0.497 0.519 0.73 0.493 0.487
2006 PREC 4.9 3.3 0.5 3.4 3.3 7.3 1.6 1.7 4.9 5.4 4.6 4.2 3.758
2007
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC TOT
INF 2007 1.643 1.049 2.717 3.289 0.374 0.307 0.271 0.975 0.293 1.046 0.887 2.169 1.252
2007 avg 0.529 0.429 0.84 0.544 0.287 0.273 0.235 0.373 0.26 0.331 0.352 0.682 0.428
2007 prec. 1.7 2.6 4.4 3.8 1.4 2.2 0.7 4.6 1.2 0.4 2.8 5.1 2.575
2008
JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC AVG
*INF HIGH 0.726 2.866 1.845 2.89 2.934 0.451 0.398 0.687 2.159 1.135 0.998 3.107 1.683
2008 avg 0.413 0.78 0.7 0.743 0.665 0.302 0.272 0.257 0.559 0.338 0.388 0.783 0.5167
2008 prec 1.2 3.9 4.2 7.6 6.4 2.6 2.2 2.1 7.7 1.8 2.9 5.8 4.0333
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.

SECTION 3 – FUTURE CONDITIONS & CAPACITIES

Planning for future land use and development needs to be based on existing land availability and characteristics, zoning designations, water & sewer capacity, and tax base considerations, coupled with trends in population growth, and potential infrastructure capacity. Adjustments to the land use plan for Emmitsburg can be made after considering these elements and how best to manage available resources so that the town can be sustained in the long term. Data regarding resources involved in the future land use planning picture are described in the following subsections. This analysis pertains only to land and services within the Town of Emmitsburg municipal boundary, rather than the growth area.

3.1 LAND AVAILABILITY & SERVICES CAPACITY WITHIN EMMITSBURG

Table 3.1-1 shows what the current and eventual demand for water taps would be, based on current zoning and acres available in each zoning district.

TABLE 3.1-1 LAND AVAILABILITY & WATER DEMAND			
Non-residential vacant land	**Acres**	**Present Demand (taps)**	**Potential Future Water Demand (taps)**
Office Research Industrial - *ORI*	137.69		156
General Business District – *B2*	22.76		71
Highway Service District - *HS*	11.18		29
Industrial Park - *IP*	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 **WATER SYSTEM CAPACITY**		
CURRENT SYSTEM (2009)	***42,600 GPD ÷ 250GPD per tap***	**170 taps available**
FUTURE		
Emmit Gardens Treatment Plant Phase I ***(in design phase as of April 2009)***		468 new taps
Emmit 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

TABLE 3.1-3 **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

Based on the information in the Tables above, it is possible to see that if the water treatment facilities were built as envisioned, the number of water taps would ultimately balance with the capacity available at the sewage treatment plant. The 910 additional taps capacity at the sewage treatment plant represents the limit of the plant's current design and permitting relative to treatment capability and discharge standards. There is no time frame associated with the ultimate build-out of the Emmit Gardens Water Treatment Facility. Phase I is currently (Summer 2009) in the design phase, however, there is no commitment to construction of the facility at this time.

Given the fact that there are currently 170 taps available, and current zoning would generate 543 potential taps, this plan will need to evaluate whether the current zoning is realistic and viable in terms of likely development versus the number of taps that each zoning district would use between 2009 and 2030. This analysis is provided in Section 4.

3.2. DEMOGRAPHICS

Projections

There are several different methods for projecting population growth, which generally yield varying results. In the case of Emmitsburg, there is not a significant difference in the long term.

The most recent population projections available from the Maryland Department of Planning for Emmitsburg are shown in Table 3.2-1.

Table 3.2-1 Emmitsburg	Census 1990	Census 2000	Proj. 2005	Proj. 2010	Proj. 2015	Proj. 2020	Proj. 2025	Proj. 2030
Population	1,688	2,290	2,565	2,740	3,055	3,380	3,647	3,901
Households	639	811	917	987	1,116	1,245	1,352	1,464
Housing Units	681	862	975	1,049	1,186	1,323	1,437	1,548

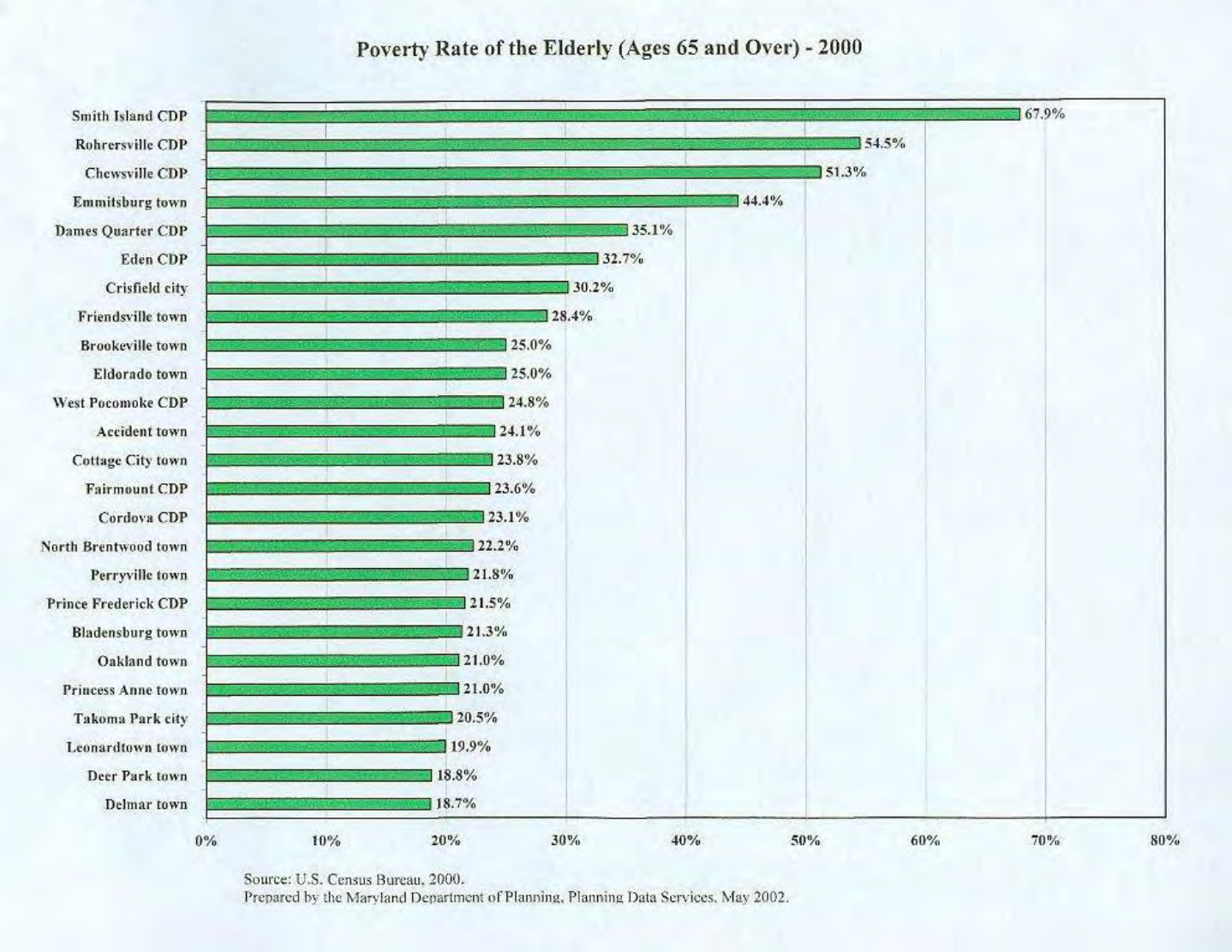
Source: MDP Data Services 2009

Frederick County Data Services *Population Estimates for January 1, 2009* estimated the current population of Emmitsburg at 2,852, or 1.2% of the estimated Frederick County population of 233,439. The County offers a Frederick County population projection of 326,224 for the year 2030. If Emmitsburg continued to represent 1.2% percent of the county population, the projected 2030 population would be 3,915. This correlates well with the MDP 2030 prediction of 3,901.

Emmitsburg planning efforts relative to water and sewer management have utilized a current population estimate of 2,900 and a projected 2030 population of 3,750 to calculate future demand. This was based on County information plus more specific knowledge of local development potential. The projection of 3,750 is also within a reasonable range of the Frederick County and MDP 2030 projections of 3,901, particularly considering the current economic conditions. Projections are a planning tool, but - as shown in the previous section - infrastructure capacity will ultimately determine the amount of growth that Emmitsburg can accommodate.

As noted in Section 2, compared to Frederick County, Emmitsburg has a higher number of people over 65 (21%), a higher number of single-person households (26.8%) and a lower median household income compared to Frederick County and most other towns in the county. Figure 3.2-1 is a chart generated by the Maryland Department of Planning, which illustrates the Emmitsburg over-65 income level relative to the entire state of Maryland. It shows that 44.4% of the over-65 population in Emmitsburg was living below the poverty level in the year 2000, making Emmitsburg fourth-ranked town in the state for this statistic. This type of information is important to consider when addressing the fiscal element in community planning, which is the subject of the next subsection.

Figure 3.2-1



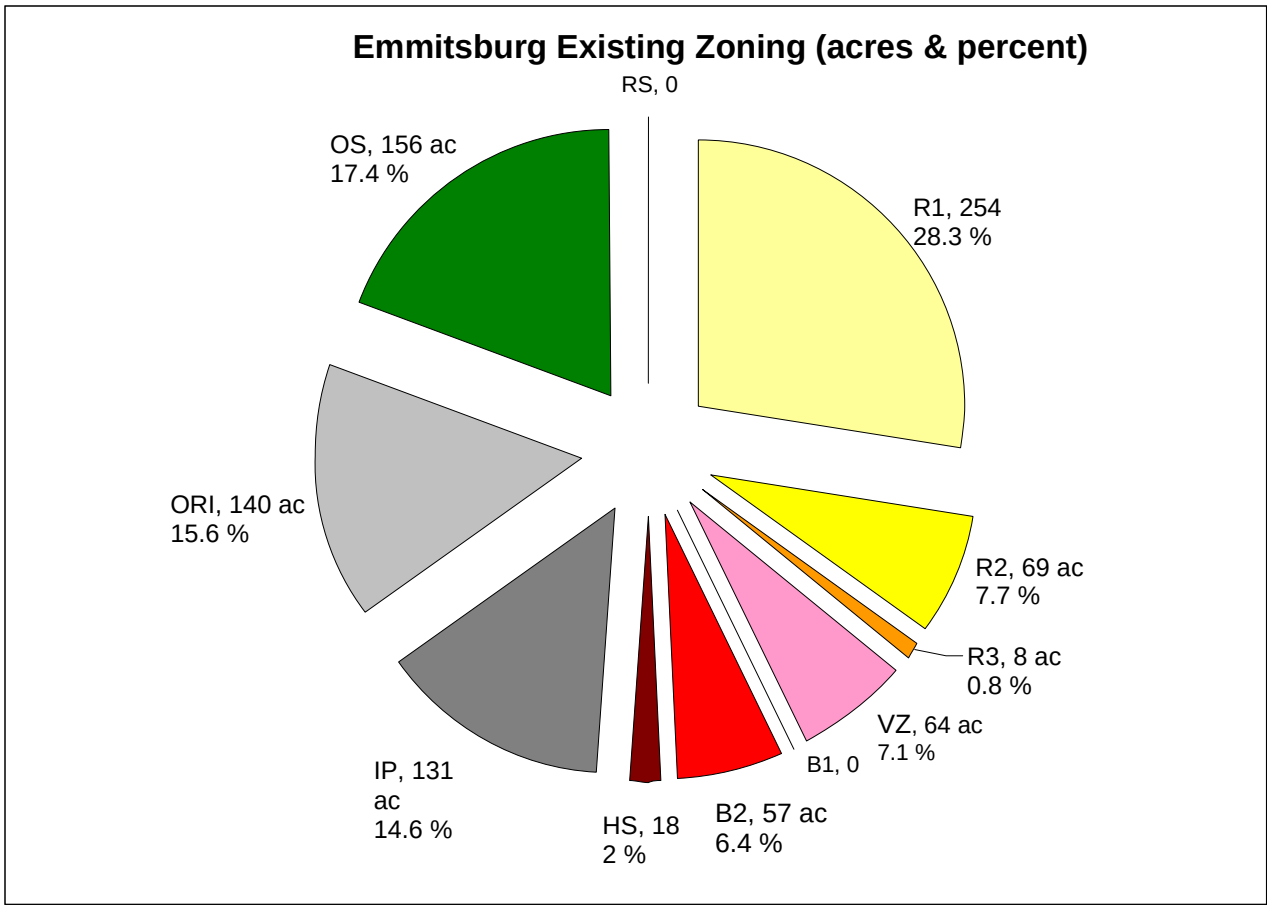
3.3 FISCAL CONSIDERATIONS

The financial health of a community is important to consider when addressing future land use, particularly in a small town like Emmitsburg. Since different uses generate different amounts of tax revenue, and different land uses have different costs to the municipality, the mix of uses is important to consider from a financial sustainability standpoint. This is particularly important in Emmitsburg, where a significant amount of developed land is tax exempt, and current household incomes are lower than other areas of Frederick County (see Section 2), so the property tax burden is a significant issue, particularly to those residents over 65, as shown in Figure 3.2-1.

Another factor in the fiscal picture is the fact that residential development generally costs more to maintain and service than it generates in property tax dollars. Residential development is also more likely to contribute to the need for schools.

Examination of the current zoning distribution shows that 54.2 percent of the land in Emmitsburg is currently either in the Open Space, R-1, R-2, or R-3 zoning, which generally represent an expenditure of tax dollars, rather than a break-even situation.

Figure 3.3-1



Within the Open Space (OS) category are properties owned by Frederick County School system, the Town of Emmitsburg, and the Sisters of Charity. The Town properties are devoted to recreation, which is discussed in a later subsection.

Emmitsburg is home to a unique facility which affects the fiscal balance to a greater degree than would be experienced in a larger town or city, with a larger tax base to absorb it. The Sisters of Charity properties constitute 73 acres of the total 156 in OS, or 8.7 % of the town's total land area. Twenty-three acres are associated with the Mother Seton Elementary School, and the remainder surrounds the Daughters of Charity (DOC) complex. The DOC complex is a tax-exempt facility consisting of public and private nursing home facilities, nun's quarters, and the Mother Seton Shrine, in an attractive campus-like setting. The facility utilizes ambulance, fire, police, and other municipal services, however, it does not pay fire tax. It also uses (and pays for) approx. 50,000 gallons of water per day (equiv. 200 taps). The July 1, 2009 assessment information for the 50-acre portion that contains the DOC complex indicates a value of $54,852,833. If this property were not tax-exempt, it would be 20% of the total assessed real property base and would mean a 24% decrease in the tax rate for current taxpayers in the town.

Consideration of additional uses in the OS zone, or creation of an Institutional zoning district was proposed during meetings on the draft plan. However, given the current tax burden this sizable (and valuable) property places on the community, it would not be equitable to consider expansion of uses in the OS zone, or creation of a new zone to allow increased commercial use of this property, *with tax-exempt status*.

3.4 COMMUNITY SERVICES

Parks and Recreation

Accepted standards for minimum per capita acreage of recreational land are 2.5 ac./1,000 population for community parks, and 1.0 ac/1,000 for neighborhood parks. The Town of Emmitsburg owns Community Park (54.51 acres), Memorial Park (5.79 acres), Silo Hill park (6.9 acres), plus land in Emmit Gardens (4.7acres) which will be utilized in part for recreation and part for Phase 1 of the Emit Gardens Water Treatment plant. Based on these ratios and acreages, Emmitsburg has ample recreational land to serve the 3,900 population projected for 2030. There is also a privately-owned neighborhood park in the Northgate subdivision.

The Town also owns 1300 acres on College Mountain outside of the town which serves primarily as watershed/supply protection, but also provides hunting and fishing opportunities for Town residents. A feasibility study has been completed for a potential hiking and bicycling trail in conjunction with lands owned by Mount St. Mary's University on College Mountain, which would add recreational opportunities.

Education

Public schools are the under the jurisdiction of Frederick County. Students from Emmitsburg attend elementary school in Emmitsburg, and travel to Thurmont for middle and high school. Frederick County Public Schools issued an assessment of Enrollments and Capacities as of June 2009 that includes the following information for schools that provide education for Emmitsburg residents.

Table 3.4-1 Frederick County Public Schools – Enrollments & Capacities Emmitsburg area as of June 2009

School	Total Enrollment	Equated Enrollment	State Rated Building Capacity	Percent Capacity
Emmitsburg Elementary	285	268	316	85%
Thurmont Middle	710	710	900	79%
Catoctin High (Thurmont)	933	933	1135	82%

Source: Frederick County Public Schools & Town of Emmitsburg Planning Office

There is no anticipated need for school expansion at this time or the near future. The full assessment listing for all Frederick County schools is included in the Appendices for comparative purposes.

The Thurmont Regional Plan indicates a school symbol on a property on the southwest side of Emmitsburg that will be in the Town's growth area. While the potential future need for a school seems unlikely, the Town would suggest that the symbol at least be placed on property south of Town on South Seton to be better served in terms of other educational facilities and traffic circulation.

Emergency Services

Fire, Police, and Emergency Services provide service to an area that extends beyond the Town boundary and into nearby Pennsylvania. The level of service is affected by development in Emmitsburg, but also by development in the larger service area. Additional residents in the Town will require additional services, and hopefully, would also add to the potential volunteer base for Vigilant Hose Company, which is entirely staffed by volunteers. It is appropriate to monitor the response times of these services and work with the service providers and Frederick County to ensure that response times stay at their current levels as development occurs.

3.5 SUMMARY & RECOMMENDATIONS

1. Ultimately, growth and development in Emmitsburg will be limited by water supply and wastewater management infrastructure. There are 170 water taps currently available, and if Phase I of the Emmit Gardens Water Treatment Facility were to be built, it would mean an additional 468 taps. It is important to note that some existing projections may indicate more growth potential, however, these projections do not take water/sewer limitations into account.

2. The Town should pursue zoning and development ordinances that would minimize the cost to the town for residential development -- more compact development with fewer road and water/sewer miles – while also maintaining open space and important views, and protecting environmental features.

3. Infill development should be encouraged for economic reasons - providing workforce housing and commercial opportunities – but it also because it reflects the goals of pedestrian and bicycle access within the town. Infill development should be designed in harmony with neighboring structures. These goals should be considered when viewing and annexation proposals, as well.

4. The Town needs to consider the fiscal aspects of development and achieve a balance between the potential for residential and commercial development.

5. The demographic and economic aspects of the Town's population need to be recognized when considering land use issues and any potential additional costs that would skew the burden to taxpayers as the result of development.

6. Zoning needs to reflect the limitations posed by the water supply, realistic expectations for the time period of this plan, as well as the long term allocation of available resources. Down-zoning of some areas that are less likely to develop during the period of this plan should be considered, so that resources can be applied where development is more likely and relevant to the goals expressed in the plan.

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 Pembrook, 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, reforesting 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.

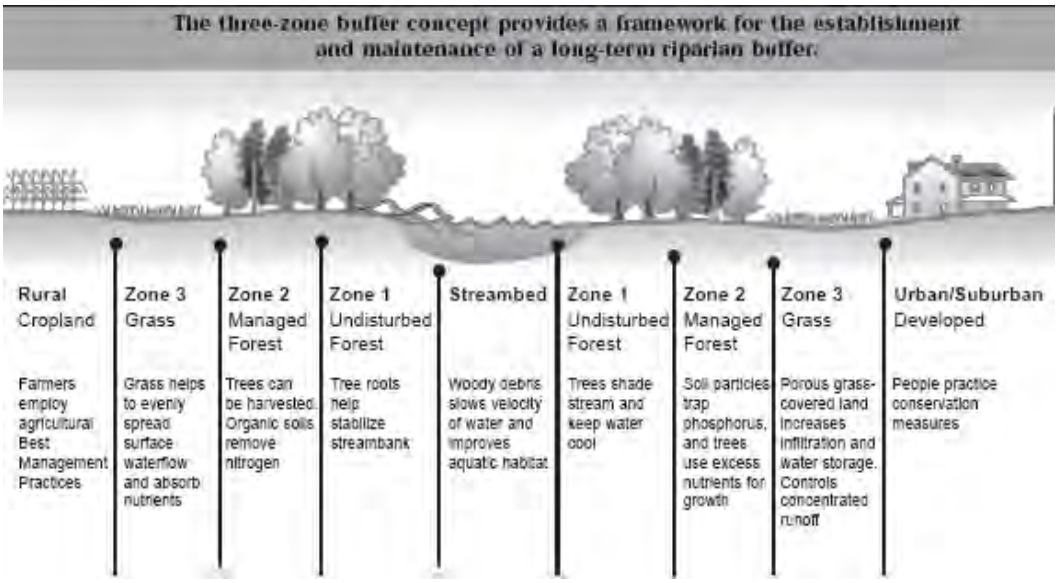
4) Development plans should acknowledge the role and functions that buffers play and, to the extent possible, plant buffers in natural and/or landscaped vegetation of native species to improve water quality and scenic beauty.

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 is 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.

Section 2.3 Natural Environment	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.
Section 2.8 Community Facilities	Provides detailed information on the water sources, water and sewer systems in Emmitsburg, their current use and capacities.
Section 3.1 Land Availability & Services Capacity	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.
Section 3.2 Demographics	Includes population projections and demographic characteristics that could affect water use.
Section 4.1 Land Use Decision-Making Guidelines	Establishes the basis for decision-making, including water resources and wastewater management capacity, and water body protections for water quality improvement.
Section 4.2 Land Use Recommendations	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
Section 4.4 Sensitive Environmental Areas	Provides recommendations for water resources protection. This Section provides details of stream buffer and environmental corridor concepts and references the Environmental & Sensitive Areas Map.
Section 4.6 Community Facilities and Services	Recommends that the Town adopt an Adequate Public Facilities Ordinance which would, reflect the recommendations of this Water Resources Element.
Section 4.8 Municipal Growth	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 taps[1] 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 Emmit 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**			
Non-residential vacant land	**Acres**	**Present Demand (taps)**	**Potential Future Water Demand (taps)**
Office Research Industrial - *ORI*	137.69		156
General Business District – *B2*	22.76		71
Highway Service District - *HS*	11.18		29
Industrial Park - *IP*	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		
Emmit Gardens Treatment Plant Phase I ***(in design phase as of April 2009)***		468 new taps
Emmit 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
Note: Tap potential is based on formulas provided by Maryland Department of the Environment for the Water Capacity Management Plan				**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.

Table 4.5-5 : Stream Buffer Size Requirement by Function

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 pro-active 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.

LIST OF MAPS

Emmitsburg Location within State of Maryland & Frederick County

Town of Emmitsburg, Maryland

Emmitsburg Environmental and Sensitive Areas

Slopes

Soils

Emmitsburg Community Facilities

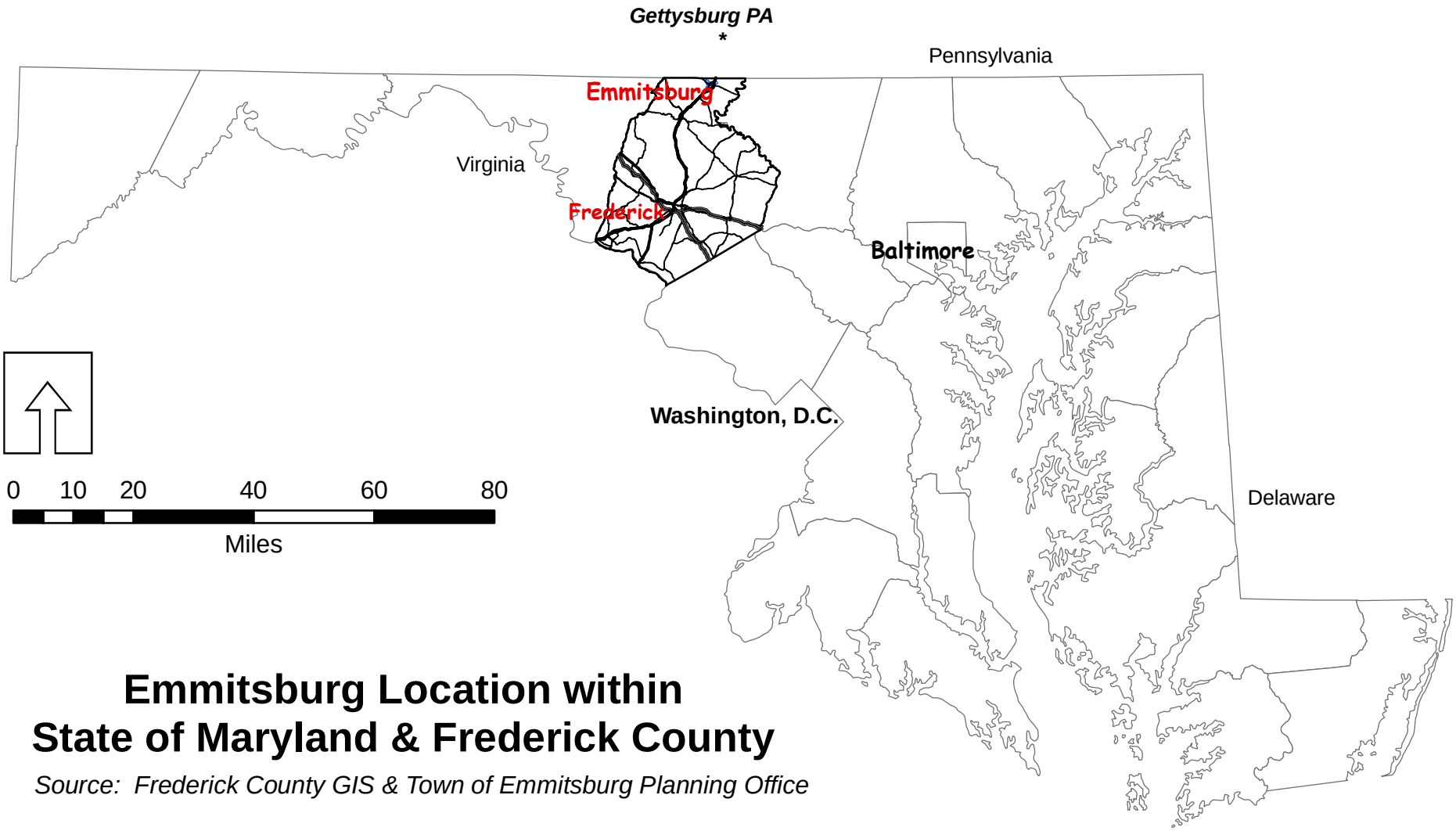
Growth Boundary, Suggested Land Use
& Proposed New Roads

2009 Land Use Designations

Existing Zoning Map

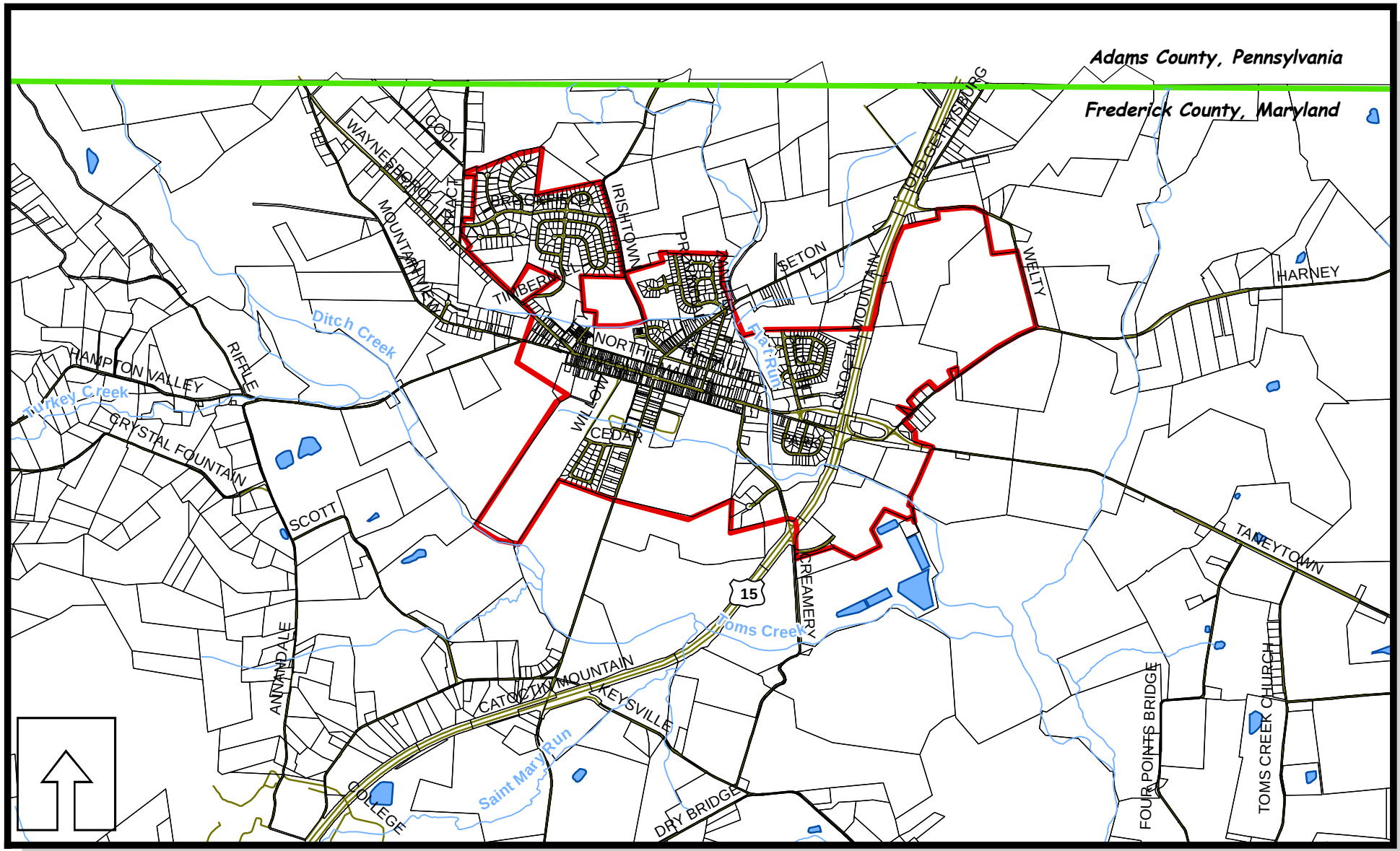
Recommended Zoning Changes

Community Design Features



Emmitsburg Location within State of Maryland & Frederick County

Source: Frederick County GIS & Town of Emmitsburg Planning Office



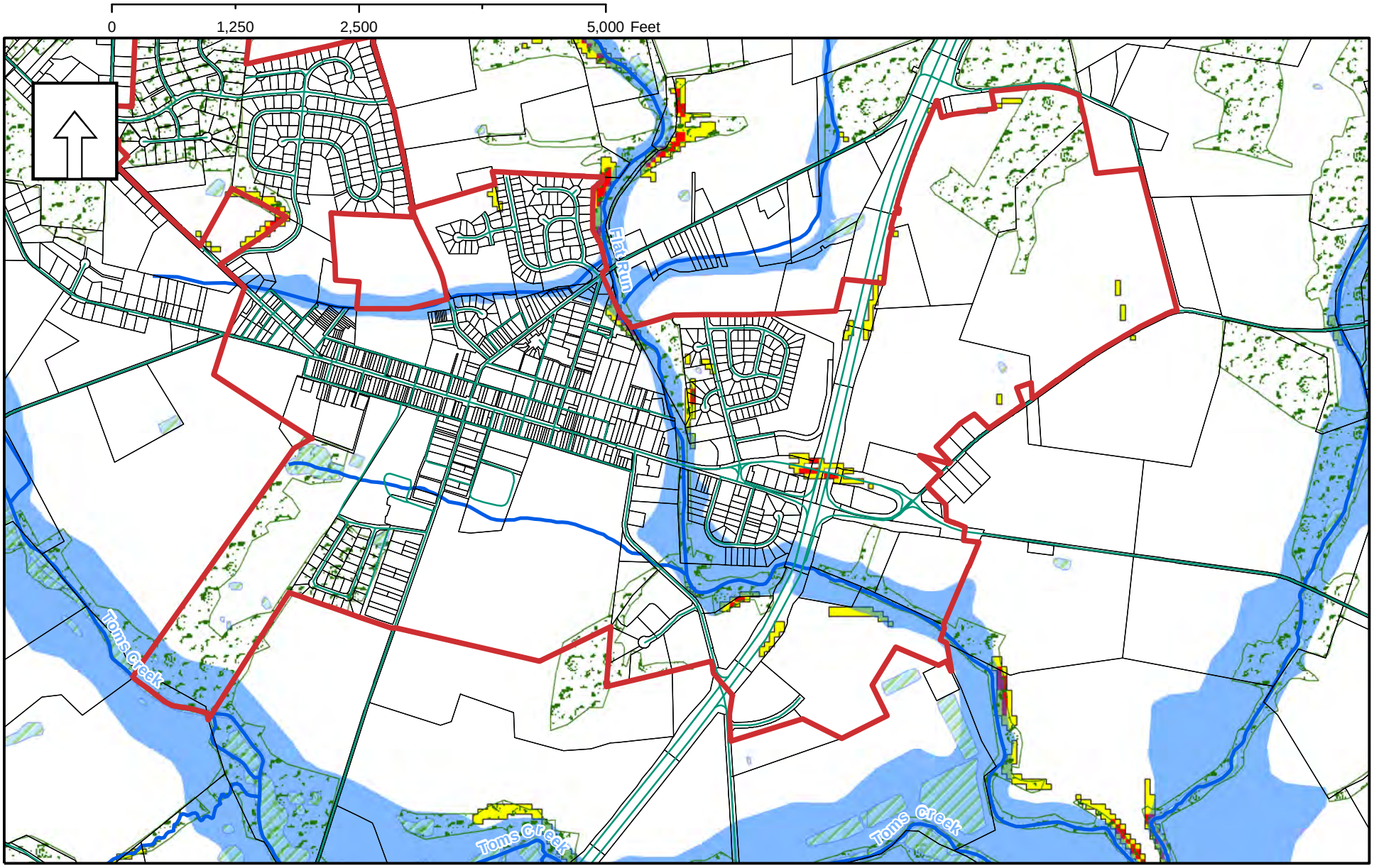
Legend

- Streams
- County Boundary
- Parcels_County
- Rivers and Lakes
- Town_Boundary_5.11
- EburgRoads

0 0.4 0.8 1.6 Miles

TOWN OF EMMITSBURG, MARYLAND

Source: Frederick County GIS - Map by Emmitsburg Planning Office July 6, 2009



Legend

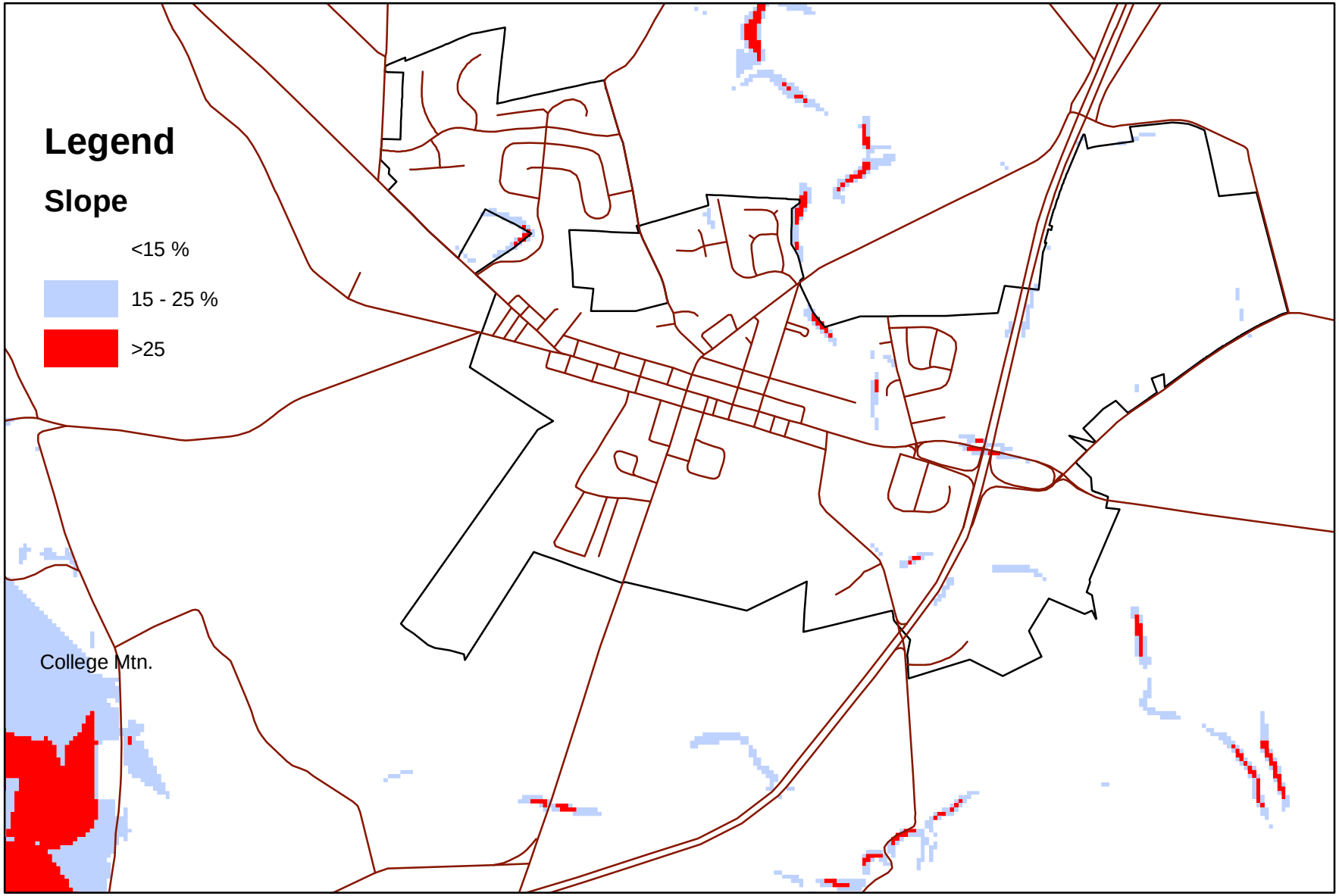
- Emmitsburg
- Parcels
- Streams
- Wetlands (DNR)
- Forest
- FEMA Floodplain + 25ft Buffer

Slope

- < 15 %
- 15 - 24.99%
- 25% plus

Emmitsburg
Environmental & Sensitive Areas

Source: Frederick County GIS - Map by Emmitsburg Planning Office - July 2009

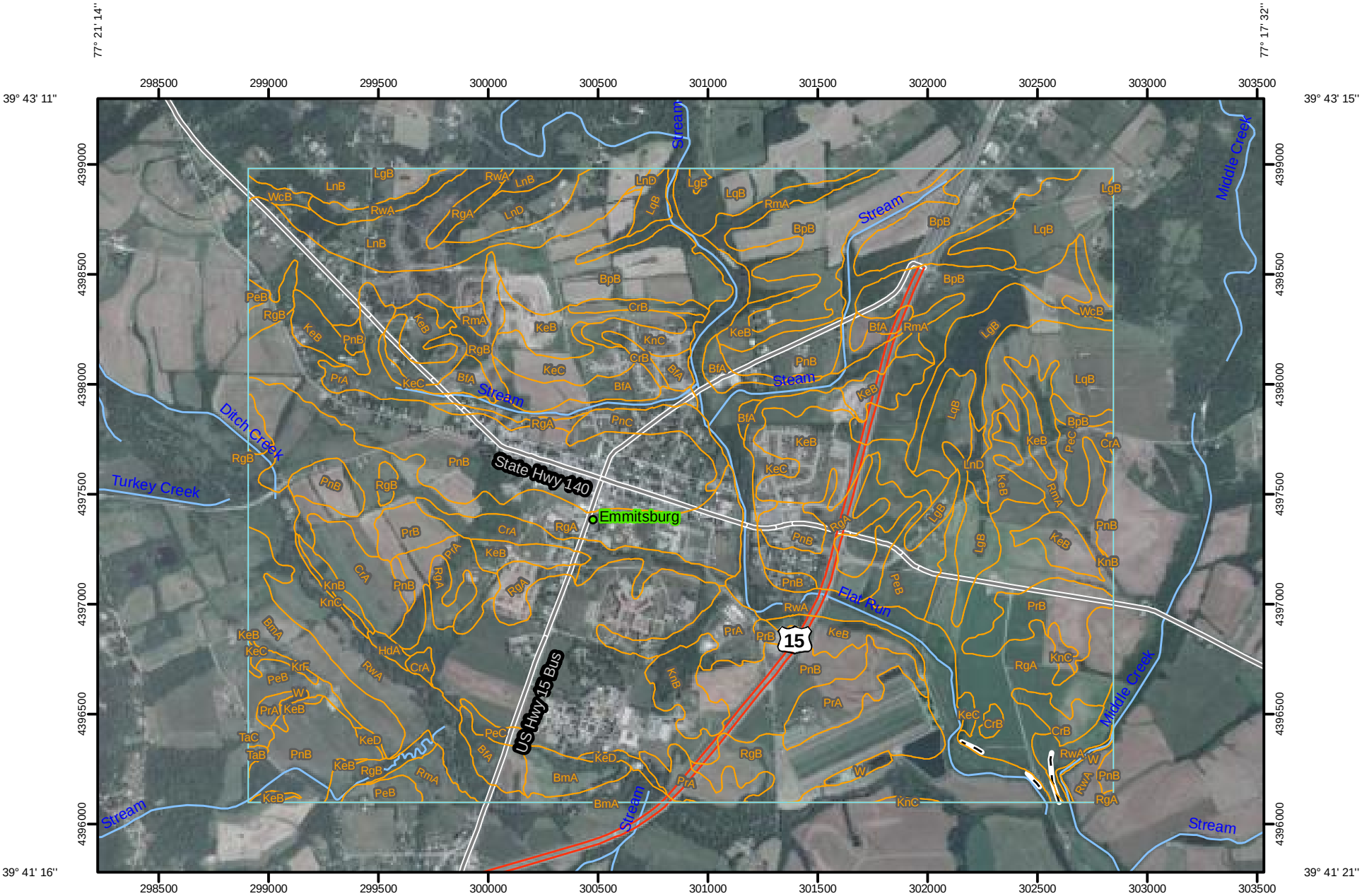


0 1,250 2,500 5,000 Feet

Slope Analysis by Percent

Source: Frederick Co. GIS & Emmitsburg Planning Office

Soil Map—Frederick County, Maryland
(Town of Emmitsburg)



Map Scale: 1:25,200 if printed on A size (8.5" x 11") sheet.

N

Meters: 0 300 600 1,200 1,800

Feet: 0 1,000 2,000 4,000 6,000

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Map Units

Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot

Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

Gully

Short Steep Slope

Other

Political Features

Cities

Water Features

Oceans

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

MAP INFORMATION

Map Scale: 1:25,200 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Frederick County, Maryland
Survey Area Data: Version 8, Jan 9, 2007

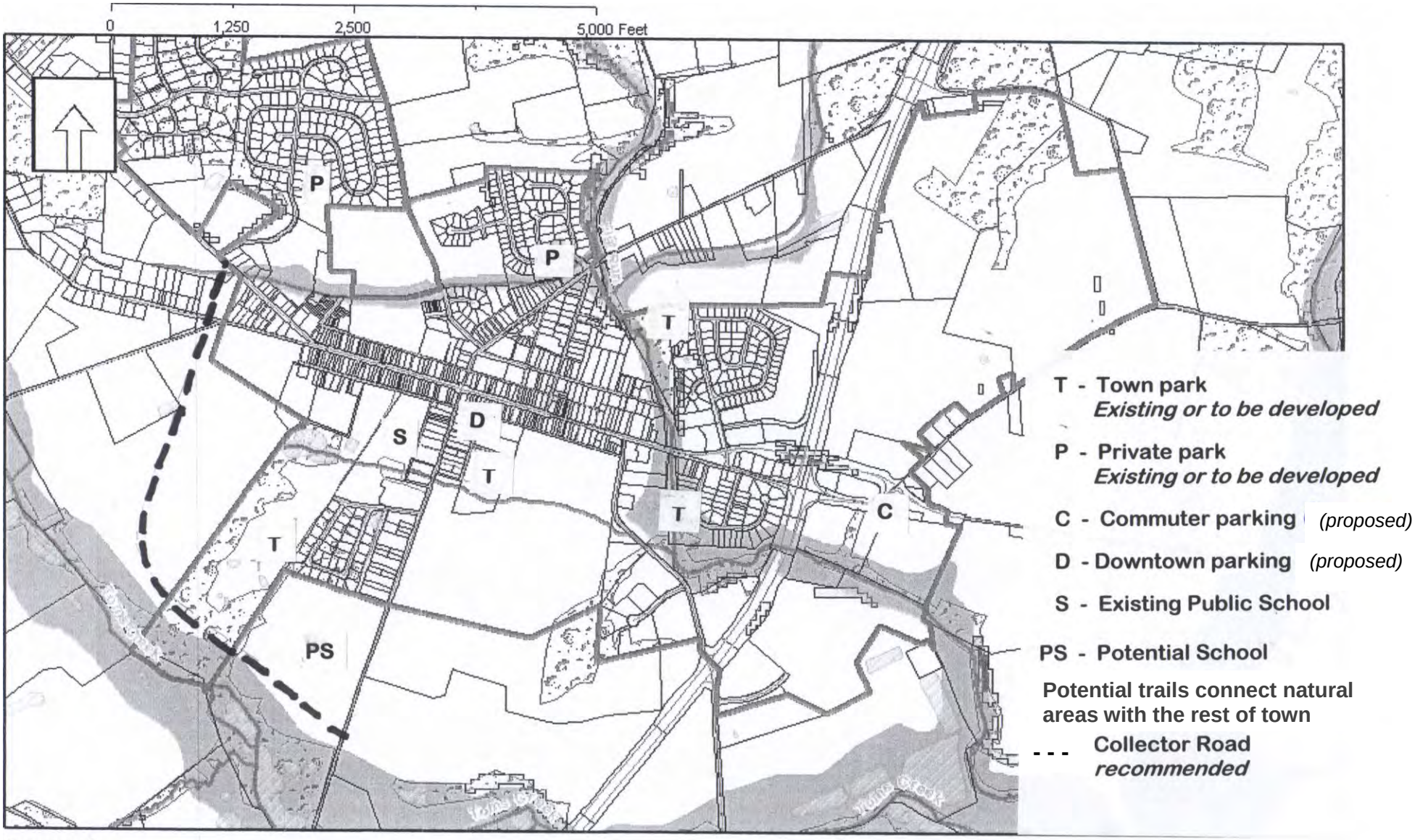
Date(s) aerial images were photographed: 6/8/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Frederick County, Maryland (MD021)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
BfA	Bermudian silt loam, 0 to 3 percent slopes	69.0	2.5%
BmA	Bowmansville-Rowland silt loams, 0 to 3 percent slopes	58.2	2.1%
BpB	Brecknock channery loam, 3 to 8 percent slopes	306.6	10.9%
CrA	Croton-Abbottstown silt loams, 0 to 3 percent slopes	61.6	2.2%
CrB	Croton-Abbottstown silt loams, 3 to 8 percent slopes	26.2	0.9%
HdA	Hatboro-Codorus silt loams, 0 to 3 percent slopes	3.4	0.1%
KeB	Klinesville very channery loam, 3 to 8 percent slopes	198.9	7.1%
KeC	Klinesville very channery loam, 8 to 15 percent slopes	54.8	2.0%
KeD	Klinesville very channery loam, 15 to 25 percent slpes	5.4	0.2%
KnB	Klinesville channery silt loam, 3 to 8 percent slopes	29.4	1.0%
KnC	Klinesville channery silt loam, 8 to 15 percent slopes	21.3	0.8%
KrF	Klinesville-Rock Outcrop complex, 25 to 65 percent slopes	2.8	0.1%
LgB	Legore gravelly silt loam, 3 to 8 percent slopes	64.1	2.3%
LnB	Legore-Montalto gravelly silt loams, 3 to 8 percent slopes, bouldery	100.3	3.6%
LnD	Legore-Montalto gravelly silt loams, 15 to 25 percent slopes, bouldery	28.2	1.0%
LqB	Lehigh channery loam, 3 to 8 percent slopes	152.6	5.4%
PeB	Penn channery loam, 3 to 8 percent slopes	66.0	2.4%
PeC	Penn channery loam, 8 to 15 percent slopes	18.8	0.7%
PnB	Penn silt loam, 3 to 8 percent slopes	499.3	17.8%
PnC	Penn silt loam, 8 to 15 percent slopes	21.7	0.8%
PrA	Penn-Reaville silt loam, 0 to 3 percent slopes	136.6	4.9%
PrB	Penn-Reaville silt loams, 3 to 8 percent slopes	49.7	1.8%
RgA	Readington silt loam, 0 to 3 percent slopes	305.7	10.9%
RgB	Readington silt loam, 3 to 8 percent slopes	105.9	3.8%
RmA	Reaville silt loam, 0 to 3 percent slopes	121.7	4.3%
RwA	Rowland silt loam, 0 to 3 percent slopes	276.2	9.8%
TaB	Thurmont gravelly loam, 3 to 8 percent slopes	1.4	0.1%
TaC	Thurmont gravelly loam, 8 to 15 percent slopes	0.0	0.0%
W	Water	7.9	0.3%

Frederick County, Maryland (MD021)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
WcB	Watchung silt loam, 0 to 8 percent slopes	12.2	0.4%
Totals for Area of Interest		**2,806.1**	**100.0%**



Legend

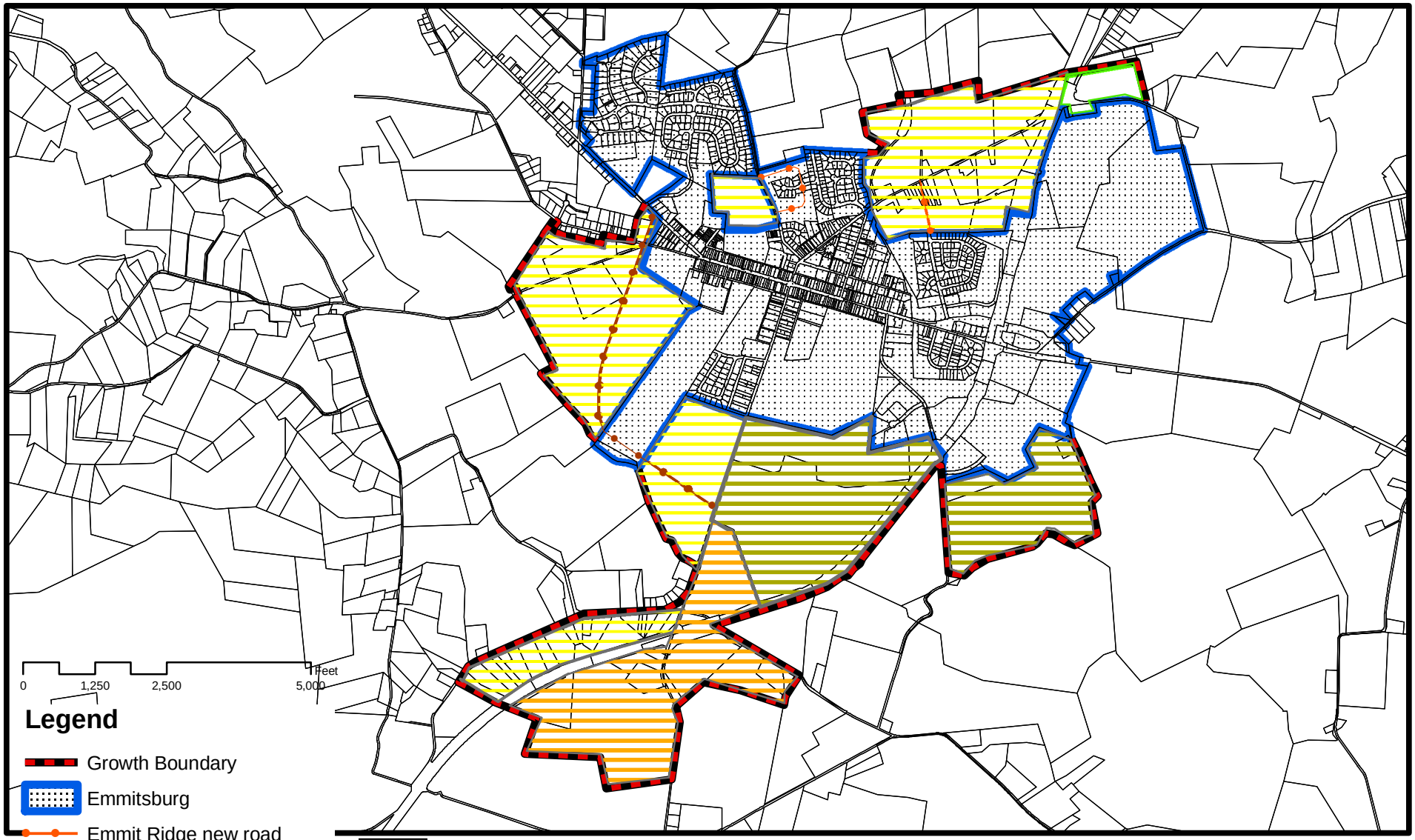
- Emmitsburg
- Parcels
- Streams
- Wetlands (DNR)
- Forest
- FEMA Floodplain + 25ft Buffer

Slope

- < 15 %
- 15 - 24.99%
- 25% plus

Emmitsburg Community Facilities

Source: Frederick County GIS - Map by Emmitsburg Planning Office - July 2009

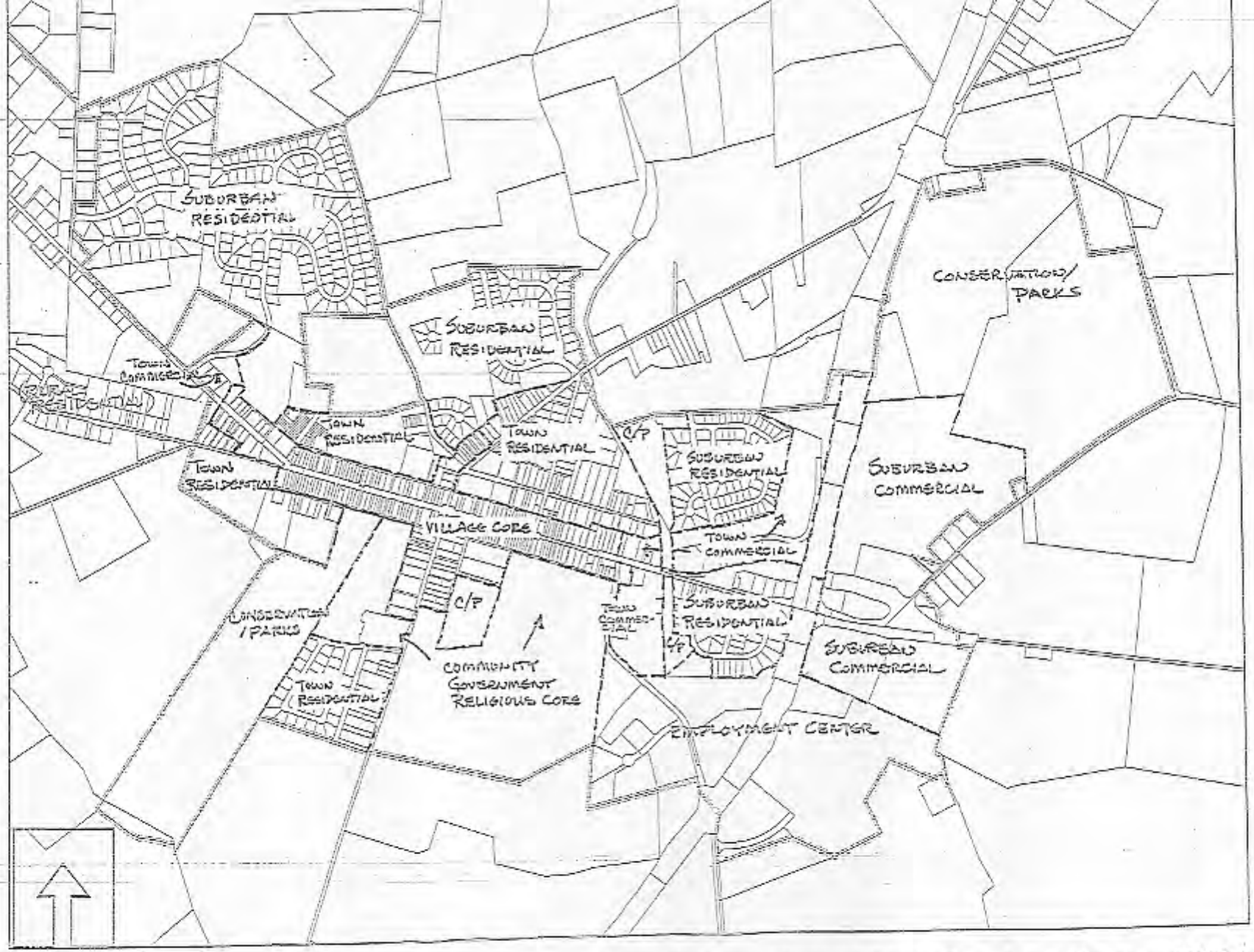


Legend

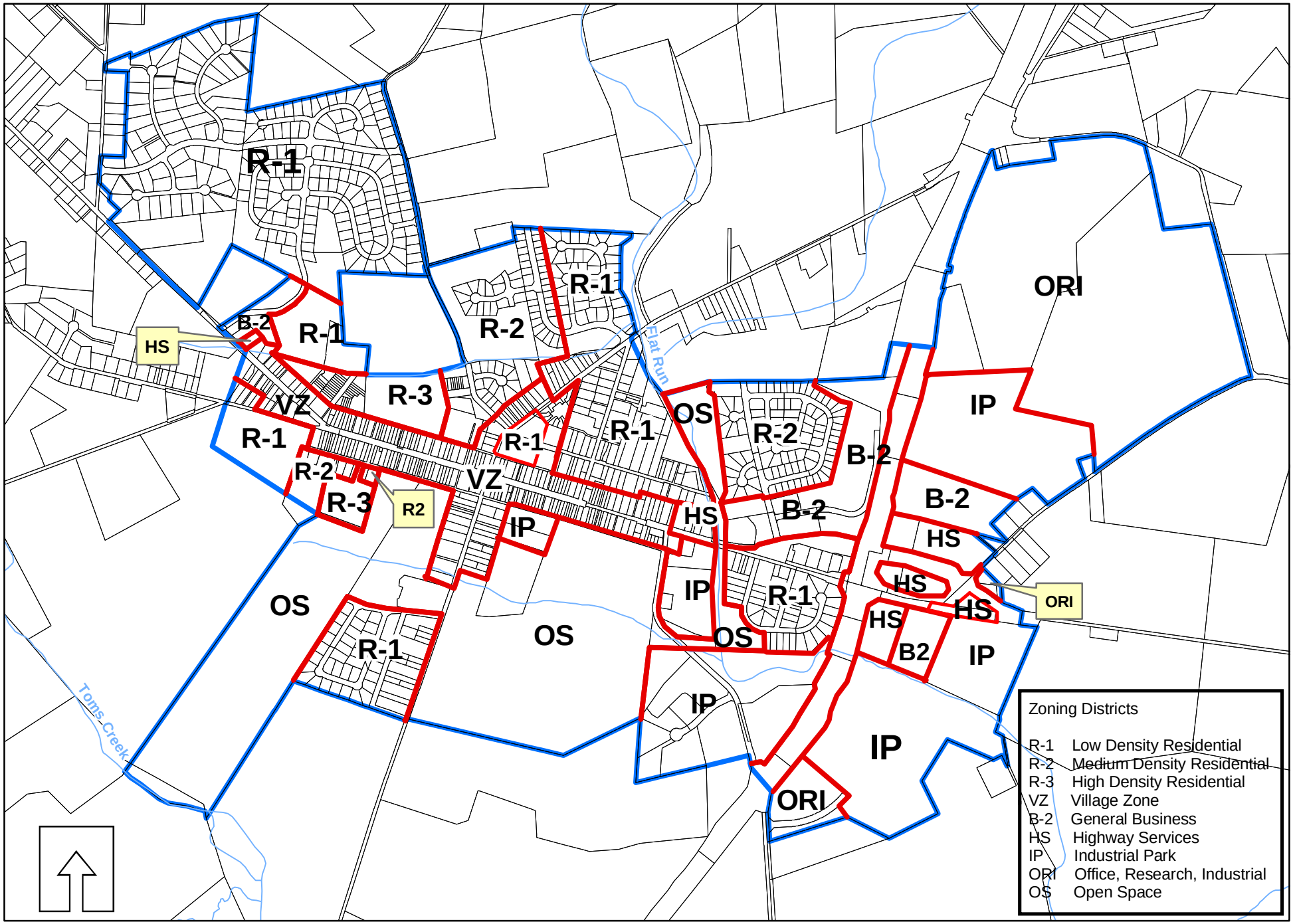
- Growth Boundary
- Emmitsburg
- Emmit Ridge new road
- Silo Hill Road Extension
- W. Main to S. Seton collector
- Open_Space
- Commercial
- Low_Density_Residential
- Agricultural

Emmitsburg Growth Boundary Suggested Land Use Designations & Proposed New Roads

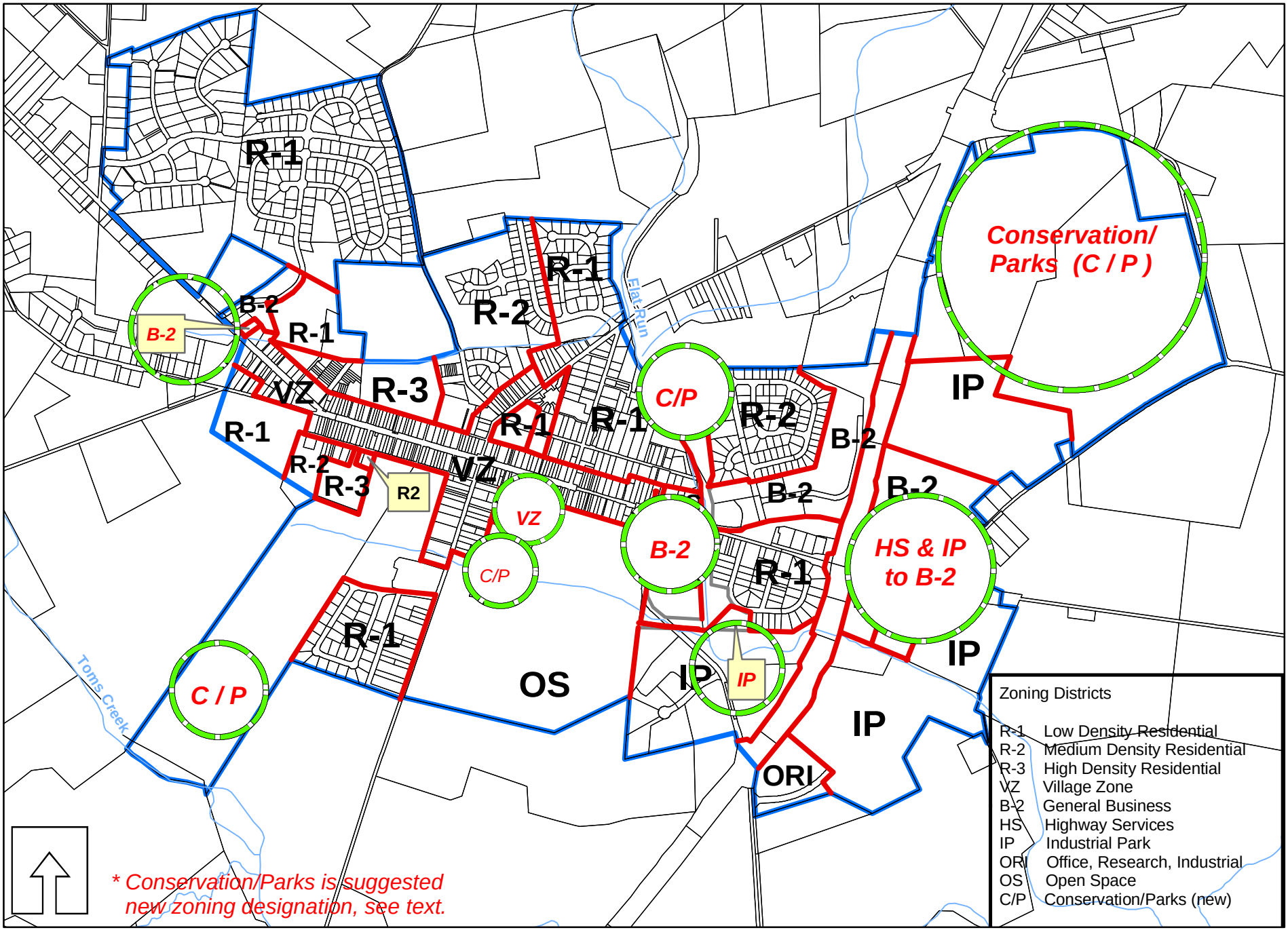
Source: Frederick County GIS & Town of Emmitsburg Planning
November 2009



Emmitsburg Land Use Designations - 2009



Emmitsburg Existing Zoning 11/09

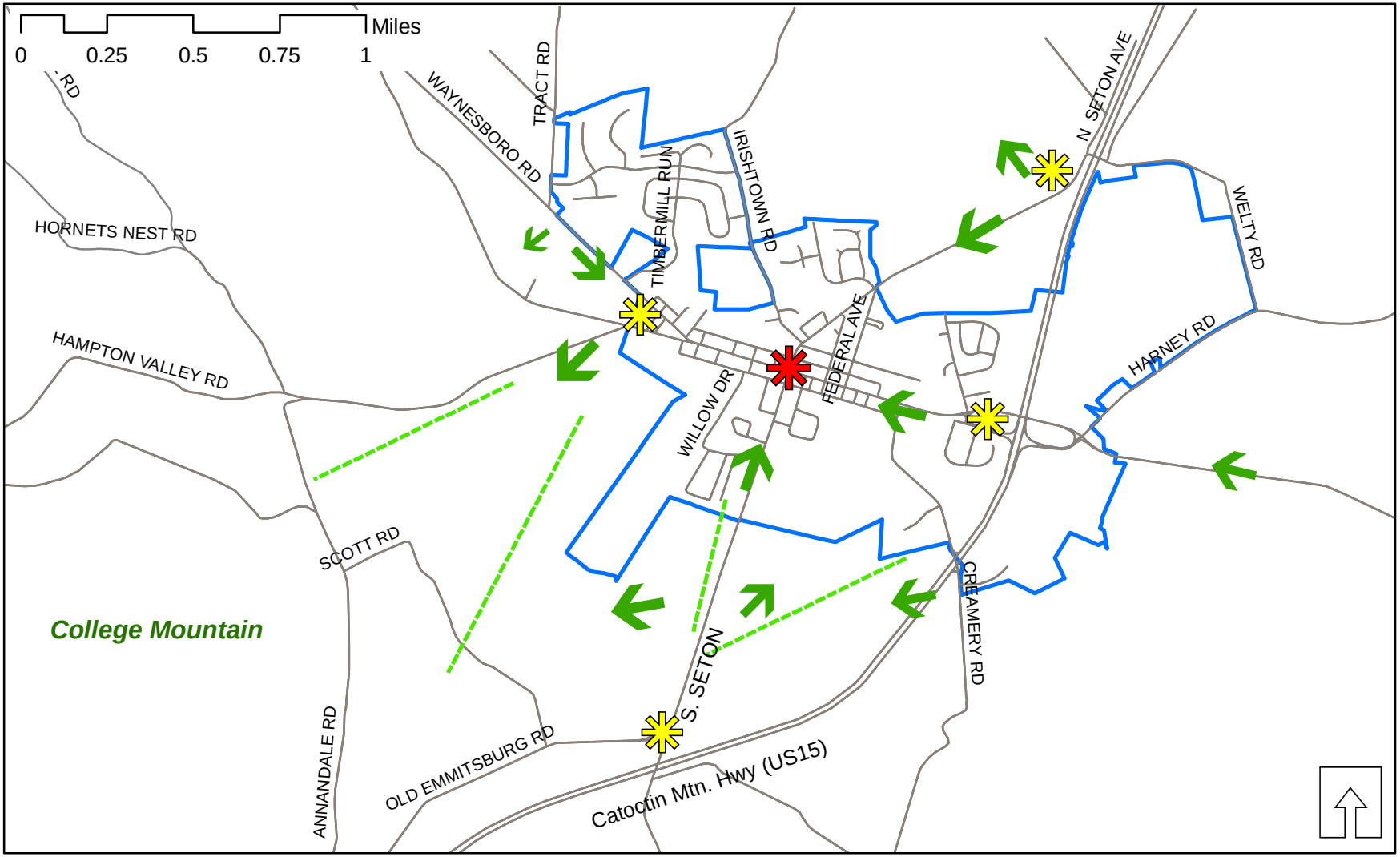


See Water Resources Element & Appendices for more information regarding water supply capacity relationship to zoning, & more detailed mapping.

Areas recommended for change

Zoning Change Recommendations

Based on Land Use considerations & Water Resources Element



Focal Point - The Square

Gateways

Major Views & Viewsheds

Community Design Features Emmitsburg MD

Source: Frederick Co. GIS and Emmitsburg Planning Office 2009

APPENDICES

A	Public Participation
B	Historic District Map & Description
C	Zoning Considerations/Recommendations & Water Supply Analysis
D	Frederick County Planning Commission Comp Plan draft Growth Area Map (draft, May 2009)
E	Emmitsburg Traffic Count Map 2008 (excerpt from SHA Frederick Co. Map)
F	Frederick County School System Capacity – June 2009
G	2006 Resolution by Emmitsburg Town Council amending Comprehensive Plan to include Civil War Heritage Area Management Plan by reference.
H	Chesapeake Bay Watershed and Monocacy River Watershed Maps
I	Population Trends for Emmitsburg and Frederick County

Workshop Results

LIVE

Rank	Goal
1	The conservation / preservation of a "green belt" around the Town should be pursued.
2	Downtown should be the central focus of community life and the Town should make decisions that reinforce this.
3	The Town's traditional patterns of development (including lots sizes and street layout) should guide how we develop future neighborhoods.
4	The Town should grow with residential development and businesses on the east side of US 15.
5	(In contrast to the above statement) A large lot, low-density suburban subdivision is the preferred pattern for how we should develop future neighborhoods.

WORK

Rank	Goal
1	The Town should invest in making downtown a vibrant center for economic activity.
2	Promoting tourism in Emmitsburg is actively pursued.
3	Ensure that land and public facilities are available for future employers who may wish to move job-creating businesses to Emmitsburg.
4	Efforts should be devoted to encourage small and home-based businesses to locate and remain in Town.
5	(In contrast to the above statement), The Town should not proactively pursue new business development.

MOVE

Rank	Goal
1	Future development should provide for a mix of uses (housing and shopping, for example) to reduce the amount and distance new residents will have to travel to do everyday errands.
2	Libraries, schools, community centers, and downtown should always be accessible from any part of Town by walking or biking.
3	A bypass route around downtown is created to reduce congestion due to commuters from Pennsylvania.
4	Overpasses are planned along US 15 so that motorists can get from one side of US 15 to the other without having to drive on US 15 and making U-turns, etc.
5	"Traffic Calming" measures should be used especially in the alleyways running parallel to Main Street to reduce the volume and speed of traffic.

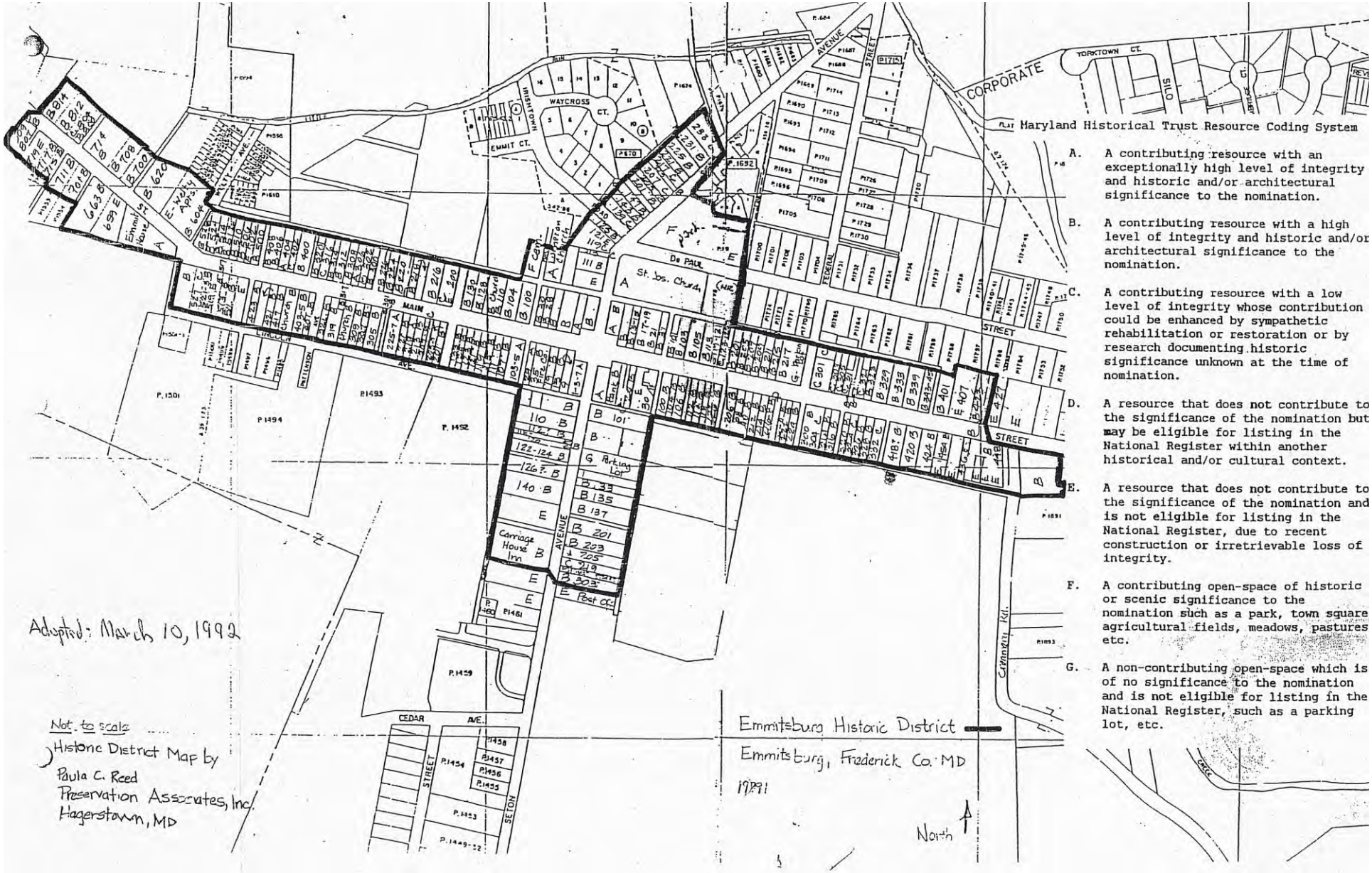
PLAY

Rank	Goal
1	Environmental protection is an essential aspect of planning. Future development including neighborhoods and shopping centers will meet higher standards.
2	An interconnected park and open space system is created as future development occurs, providing opportunities such as a recreational trail system that extends beyond the borders of Emmitsburg into the countryside.
3	Ensure a range of recreational facilities for residents of all ages; recognizing that 47 percent of the Town's population is under 18 years of age or over 65.
4	Stewardship over our cultural heritage is promoted because it is a primary means of maintaining and developing a sense of identity and a sense of place.
5	The churches and institutions (civic, business, religious, educational, social, recreational, governmental) of Emmitsburg continue to contribute to human development and understanding.

Survey Results

Surveys were sent to all households in Emmitsburg. The survey response rate was 12.5 percent. A score of 1 was the most favorable with 5 being least favorable

		Score		
		Mean	**Median**	
LIVE				
Rank				
1	The conservation / preservation of a "green belt" around the Town should be pursued.	1.85	1.00	strong support
2	Downtown should be the central focus of community life, and the Town should make decisions that reinforce this.	1.98	2.00	support
3	The Town's traditional patterns of development (including lot sizes and street layout) should guide how we develop future neighborhoods.	2.50	2.00	no consensus
4	A large lot, low-density suburban subdivision is the preferred pattern for how we should develop future neighborhoods.	2.53	2.00	no consensus
5	The Town should grow with residential development and businesses on the east side of US 15.	2.75	3.00	no consensus
MOVE				
Rank				
1	A bypass route around downtown is created to reduce congestion due to commuters from Pennsylvania.	1.57	1.00	strong support
2	Overpasses are planned along US 15 so that motorists can get from one side of US 15 to the other without having to drive on US 15 and make U-turns, etc.	1.73	1.00	strong support
3	Libraries, schools, community centers, and downtown should always be accessible from any part of Town by walking or biking.	1.91	1.00	strong support
4	Future development should provide for a mix of uses (housing and shopping, for example) to reduce the amount and distance new residents will have to travel to do everyday errands.	2.19	2.00	support
5	"Traffic Calming" measures should be used especially in the alleyways running parallel to Main Street to reduce the volume and speed of traffic.	2.61	3.00	no consensus
WORK				
Rank				
1	Efforts should be devoted to encourage small and home-based businesses to locate and remain in Town.	1.77	1.00	strong support
2	Ensure that land and public facilities are available for future employers who may wish to move job-creating businesses to Emmitsburg.	1.94	2.00	support
3	The Town should invest in making downtown a vibrant center for economic activity.	2.26	2.00	support
4	Promoting tourism in Emmitsburg is actively pursued.	2.42	2.00	support
5	The Town should <u>not</u> proactively pursue new business development.	3.74	4.00	no support
PLAY				
Rank				
1	The churches and institutions (civic, business, religious, educational, social, recreational, governmental) of Emmitsburg continue to contribute to human development and understanding.	1.69	1.00	strong support
2	Ensure a range of recreational facilities for residents of all ages; recognizing that 47 percent of the Town's population is under 18 years of age or over 65.	1.80	2.00	support
3	Environmental protection is an essential aspect of planning. Future development including neighborhoods and shopping centers will meet higher standards.	1.88	2.00	support
4	Stewardship over our cultural heritage is promoted because it is a primary means of maintaining and developing a sense of identity and a sense of place.	2.06	2.00	support
5	An interconnected park and open space system is created as future development occurs, providing opportunities such as a recreational trail system that extends beyond the borders of Emmitsburg into the countryside.	2.31	2.00	support



Emmitsburg Historic District
Established 1992

B

UPS Fom 10-900
(FUv 6-sfi)

QMS *No.* **ft»*-OOT8**

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for*

United States Department of the Interior
National Park Service

1 National Register of Historic Places Registration Form

Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 1CH*OOa). Type all entries.

1. Name of Property

historic name Emmitsburg
other names/site number EMMITSBURG HISTORIC DISTRICT F-6-102

street & number Main Street and Seton Avenue N/AI I not for publication

2. Location

city, town Emmitsburg N/AI I vicinity
state Maryland code MD county Frederick code 021 zip code 21727

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
[x] private	[X] district	Contributing	Noncontributing	
		216	14	buildings
		1	2	sites
				structures
				objects
		217	16	Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register _ 1_ _

See Continuation Sheet No. 3

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [x] nomination EH request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [ ]does not meet the National Register criteria. [ ] See continuation

Signature of certifying official STATE HISTORIC PRESERVATION OFFICER
Date 1/22/92

State or Federal agency and bureau

In my opinion, the property I__I meets I _ I does not meet the National Register criteria. LI See continuation sheet.

Signature ofi commenting or other official Date

Please note: Scanning of older documents for purposes of inclusion in the 2009 Comprehensive Plan can produce formatting inconsistent with the original document. If the original document is needed, it is available at the Emmitsburg Town Office.

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure
COMMERCE/TRADE/business
RELIGION/religious structure

F-6-102

Current Functions (enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure
COMMERCE/TRADE/business
RELIGION/religious structure

7. »«cription

Architectural Classification
(enter categories from instructions)

Colonial
Federal
Greek Revival

F-6-102

Current Functions (enter categories from instructions)

foundation walls: DOMESTIC/single dwelling
DOMESTIC/secondary structure
COMMERCE/TRADE/business
RELIGION/religious structure

roof _
other.

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling
DOMESTIC/secondary structure
COMMERCE/TRADE/business
RELIGION/religious structure

7. P»«cription

Architectural Classification
(enter categories from instructions)

Colonial
Federal
Greek Revival

Gothic Revival
Italianate

Materials (enter categories from instructions)

foundation walls: LIMESTONE
BRICK, WOOD

roof: METAL, ASPHALT
other: WOOD

Describe present and historic physical appearance.

DESCRIPTION SUMMARY:

The Emmitsburg Historic District in northwestern Frederick County includes most of the older area of the town extending along Main Street and Seton Avenue. The character of the district is predominately residential with several commercial buildings and churches interspersed among the dwellings. The majority of buildings are two story sided log or brick dating from the late 18th to the mid 19th centuries. A two-block area of Main Street from the square east to Federal Street was substantially destroyed by fire on June 16, 1863, resulting in some later 19th century buildings in this area, most notably the large Italianate-influenced buildings forming the northeast and southeast corners of the square. In general, buildings are placed against the sidewalk without set-backs with side-gabled roofs. Buildings are influenced by early Maryland Vernacular traditions, as well as the Georgian, Federal, Greek Revival, Italianate and American Foursquare styles. Other elements which contribute to the historic character include brick walks, cast iron trim, fences and hitching posts, period outbuildings and back lot wood fences. The buildings are in good condition. The basic street plan is a grid.

{^Statement of Significance **F-6-102**

Certifying official has considered the significance of this property in relation to other properties:

I I nationally I I statewide |"XJ locally

Applicable National Register Criteria [pA [~~|B [YIC I ID
I

Criteria Considerations (Exceptions) | JA I |B I |C I ID | JE | JF [~~]G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1785-1941	1785-1941
Commerce		

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

SIGNIFICANCE SUMMARY;

The Emmitsburg Historic District is significant because it reflects the growth and development of this northern Frederick County market center and because of the collection of buildings which line its streets reflecting small town interpretations of most of the major styles which characterized American architecture in the eighteenth and nineteenth centuries and pre World War II period of the twentieth century. Most of the town remains architecturally intact with some buildings remaining from the initial development of the town in 1785. Settlement occurred in the vicinity from the 1730s on with three cultural forces involved: Protestant Germans and Scots-Irish from Pennsylvania who were responsible for the settlement of most of the Piedmont and western part of Maryland, and English Catholics from Tidewater Maryland who established a settlement near Emmitsburg. Their community eventually became one of the largest Catholic educational complexes in America, and although not located in the Emmitsburg Historic District, the presence of this large institution has helped to form and guide Emmitsburg's history. The Emmitsburg Historic District is also significant for the fine collection of 18th and 19th century architecture it exhibits which extends almost uninterrupted through the town. A substantial number of 18th century buildings survive from initial development of the town and are particularly important because of their age. Several of those have been preserved with relatively few alterations, others retain 18th century form and features despite later surface treatments and additions. Also significant are several excellent examples of mid 19th century architecture influenced particularly by the Greek Revival and Italianate styles. These buildings reflect the town's continued growth and prosperity in the mid 19th century and its rebuilding efforts after the fire of 1863.

Of] See continuation sheet No . 4

For HISTORIC CONTEXT and MARYLAND COMPREHENSIVE HISTORIC PRESERVATION PLAN data.

GENERAL DESCRIPTION;

Emmitsburg is essentially a main street town, extending in linear fashion along the old Baltimore-Hagerstown Pike, approximately one half mile on either side of the Frederick-Gettysburg Pike or Seton Avenue, now Old U.S. Route 15. These two roads cross to form the public square of Emmitsburg. Most of the early development of the town was along Main Street, rather than along Seton Avenue. In the 1873 Atlas of Frederick County, Emmitsburg's South Seton Avenue was mostly industrial with a tannery, foundry, warehouse and blacksmith shop dominating this approach to the square. Prominent on North Seton Avenue was St. Joseph's Catholic Church, an imposing Greek Revival building situated on high ground overlooking the town. In addition, North Seton Avenue had a hotel and several smaller residences and at the extreme north edge of town, the jail.

Fully developed by the mid 19th century, Main Street remains a cohesive collection of 18th and 19th century structures most of which have received few character-altering changes. The district becomes more fragmented on South Seton' Avenue where late 20th century infill has occurred, and, as well in the 400 and 500 blocks of East Main Street.

Several types of buildings are particularly characteristic of Emmitsburg. These include two story, three bay brick or sided log structures with central entrances. Door treatments may be plain with simple transoms or more elaborate with Greek Revival period transoms and sidelights. A member of these are concentrated in the 200-300 blocks of East Main Street. Another variation prominent in Emmitsburg are two story brick houses with end bay entrances. Several of these have elaborate door and window treatments such as Greek Revival sidelights and transoms and heavily molded window heads. The house located at 404 West Main Street follows this window and door arrangement and also has elaborate cast iron window heads as well as an Italianate porch and brackets. This particular building is said to date from 1860.

See Continuation Sheet No. 2

A third prominent type in Emmitsburg is a group of log or brick buildings with five bays and central entrances. Among the largest houses in town,/ they also appear to have been the most refined. Dating from the late 18th through the mid 19th century, their design origins are rooted in the Georgian style with updated detailing consistent with subsequent styles. Several early houses follow this arrangement, notably the brick house at 225-227 West Main Street. Although its windows have been replaced, it retains its original molded brick water table and original brick surface. Another early five bay house is located at 101-103 West Main Street. Built of log or timber frame, it has some remaining early beaded siding. Said to have been constructed 1785-1798 the house is also particularly significant for its intact group of outbuildings and early paling fence on its rear lot. Another early frame or log structure with the five bay central entrance plan is that located at 314 East Main Street. It appears to retain original window sash and frames. Later variants of this plan include houses such as the one located at 115 East Main Street with distinct Greek Revival influence in its trabeated entrance and molded window heads.

Later houses at the extreme east end of the district include examples of the American Foursquare style. These houses, typical of the early 20th century have spacious yards with front lawns, and large porches. The houses are generally frame and two stories in height.

In addition to the prominent types in Emmitsburg, described above, are several unusual examples. Among these is the Queen Anne style VFW building dated 1881, at the northwest corner of the square. It is a three story brick building embellished with extensive corbelling and a polygonal corner tower. Also significant is the temple-form Greek Revival style building located at 304 West Main Street. Corbelled brick pilasters and frieze work suggest Greek columns and beams while decorative corner blocks trim the windows. Like many examples of this style from the mid 19th century, elements from other styles are included as well, such as the pointed Gothic window in the gable and the Italianate paired brackets.

The district has few intrusive elements. There are a few scattered new buildings, mostly at the east and south ends of town, and an occasional parking lot. The main street area is remarkably intact, although some buildings have been altered by recent surface treatments. Main Street and its curbs and sidewalks were rebuilt in recent years.

Section 3, Classification

1 previously listed resource:

St. Euphemia's School and Sisters' House
De Paul Street
listed 13 September 1984

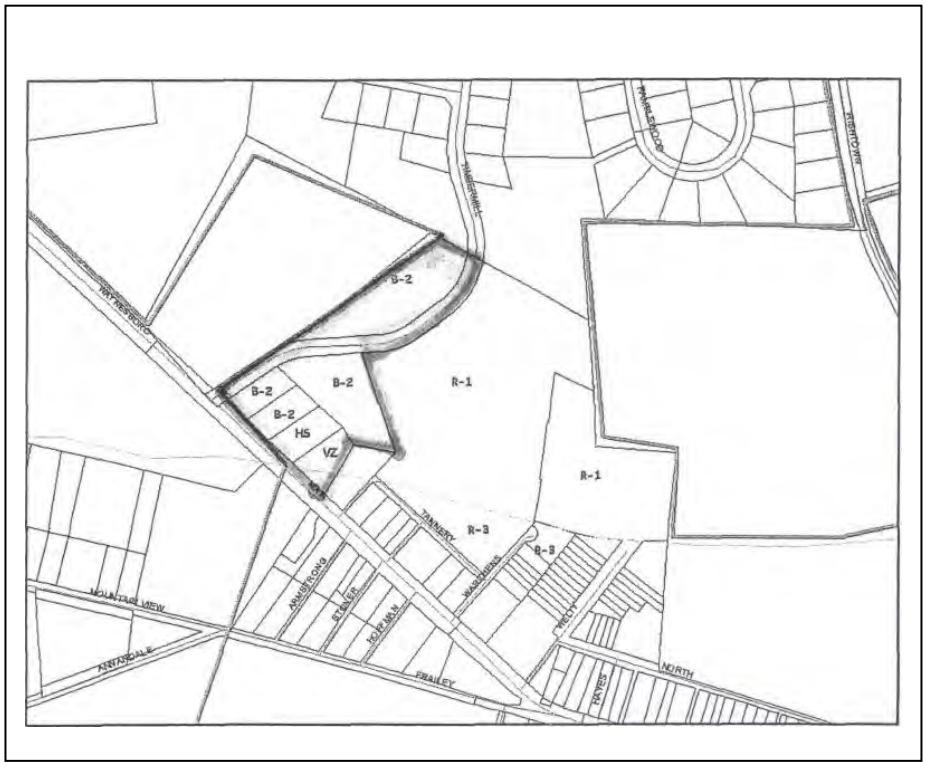
ZONING CONSIDERATIONS/RECOMMENDATIONS

1. West Main at Timbermill Drive

Existing Zoning: Mix of B-2, HS, R-1, R-3

R-1 contains stormwater pond for Brookfield
R-3 contains condominiums and small amount of vacant land
H-S Highway Services is very limited in allowed uses

Existing tap potential: **10**



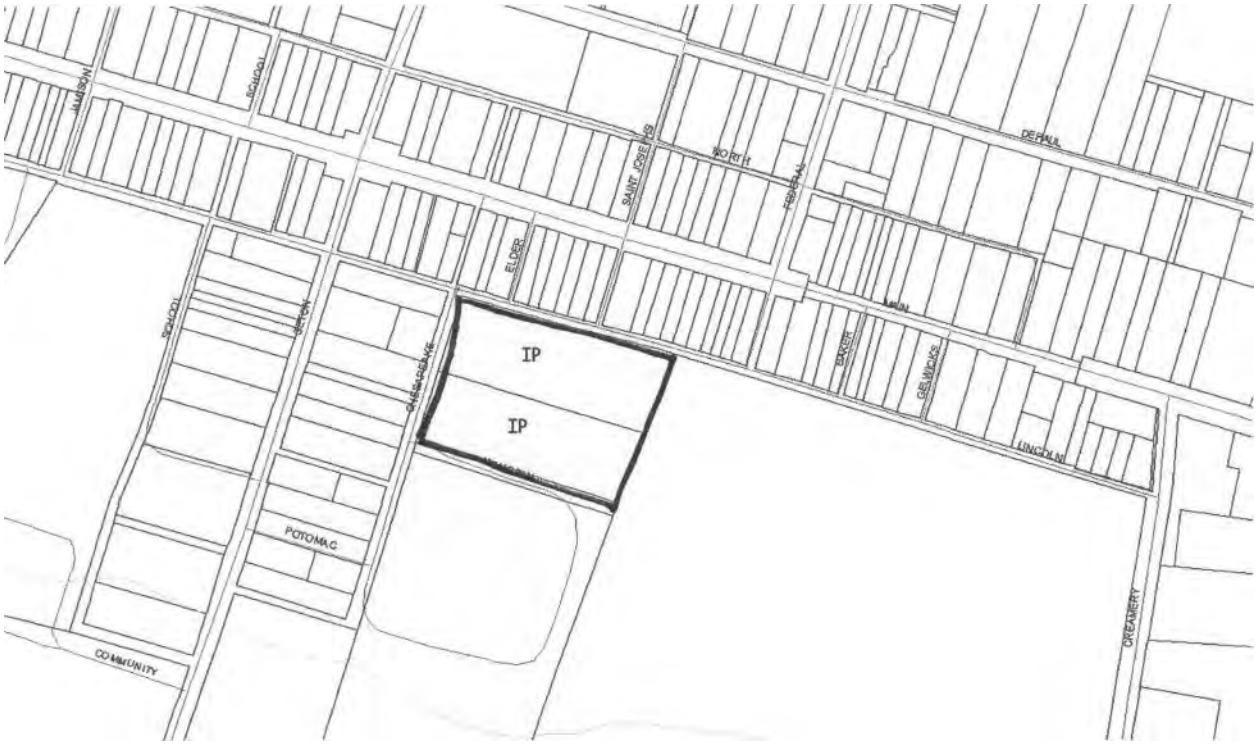
2009 Plan Recommendation:

B-2 Commercial as shown. Leave R-l & R-3

Potential taps: **10**

- Creates commercial opportunity without possibility of high-density residential.
- This part of W. Main is suited to both auto and pedestrian access. Nearby subdivisions could benefit from convenient retail.

2. East Lincoln



<u>Existing Zoning</u>: IP - Industrial Park

Former shoe factory site is now occupied by Antique Mall and self-storage units

Potential taps: **3**

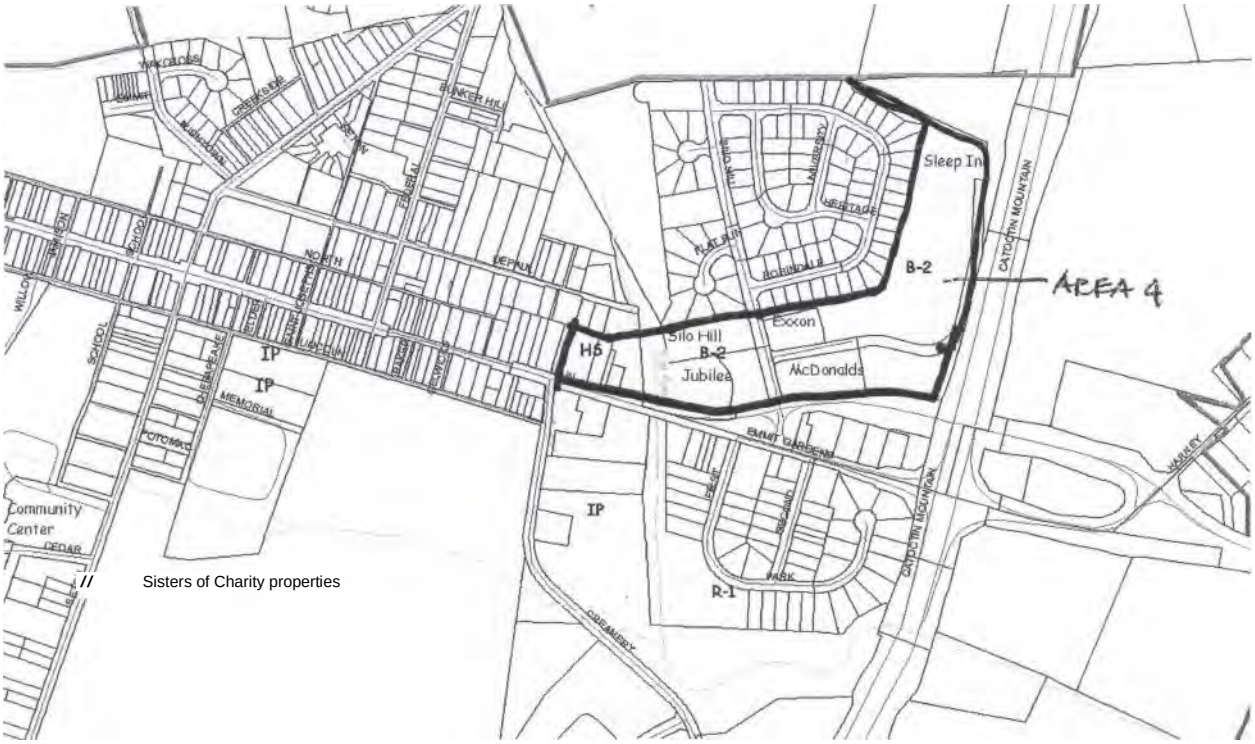
<u>2009 Plan recommendation</u>: Change to Village Zone

Change to Village Zone

- Provides opportunity for mixed commercial and residential in-town
- Expansion of downtown business district
- Potential for new affordable housing opportunities

***Potential taps*: 38** (35 additional over IP)

3. East Main & Silo Hill



Existing Zoning:

HS Highway Service
B-2 Commercial

Potential taps: **70**

<u>2009 Plan Recommendation:</u>

Change HS to B-2
Retain existing B-2

- Need to maintain commercial potential, especially walking/bikeable
- Recommendation would yield continuous B-2 Commercial

Potential taps: **70** (no increase over existing)

4. Creamery Road
Emmit Gardens (town property portion)

Existing Zoning:
Main St.: VZ – Village Zone
Creamery Road: IP- Industrial Park
Emmit Gardens: R-1 Residential
Creamery Road: OS – Open Space 0 taps

Existing : Potential taps:
IP portion – 16
R-1 portion –NA
VZ portion – 4

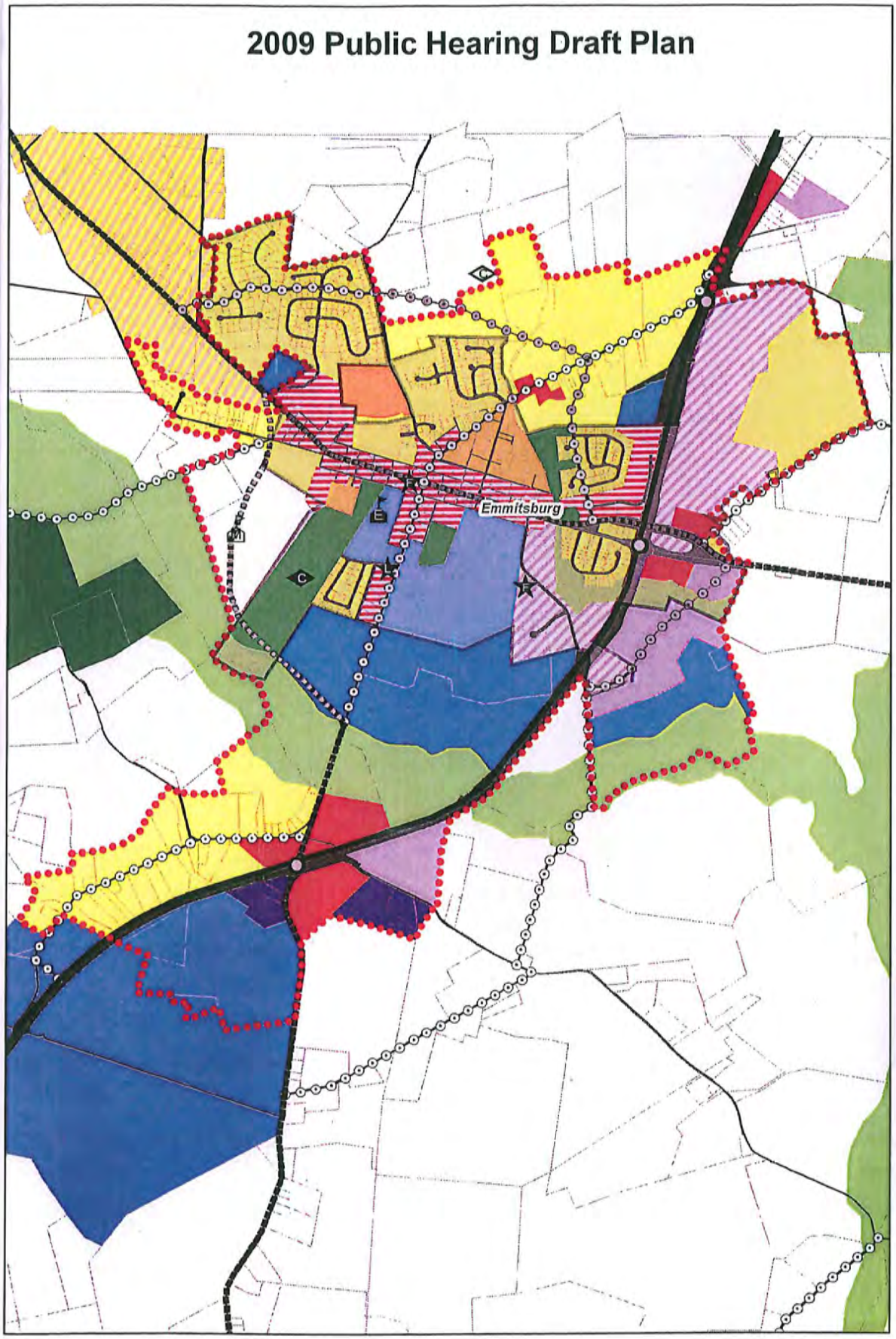
Proposed taps: B-2 - 23

Staff recommendation: Change IP and VZ to B-2, Change portion of R-1 to IP
R-1 owned by Town, change to IP would minimize area needed for additional water plant & maximize remaining open space.

Change from IP to B-2 on Creamery Road would eliminate possibility of industrial uses for this in-town area, and allow commercial potential.

Change from VZ to B-2 would place existing office/services use into B-2 zoning area, an and make existing split-zoned lot entirely B-2.

2009 Public Hearing Draft Plan



Land Use Plan Designation

- Agricultural/Rural
- Resource Conservation
- Public/Quasi Public Parkland/Open Space
- **Rural Residential Draft Plan Only**
- Rural Subdivision
- Rural Neighborhood
- Rural Hamlet
- Rural Community
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Village Center/Town Center
- Highway Service Commercial
- Commercial Rural
- General Commercial
- Limited Industrial
- Office/Research
- General Industrial
- Mineral Mining
- Institutional
- Community Growth Limit

COMMUNITY FACILITIES *

Existing	Proposed		
		Schools	Elementary (E) Middle (M) High (H)
		Park	Community (C) Regional (R) Special (S)
		Fire Station (F) Library (L) Transit Station (T) Police Station (P)	

Highways

Existing	Proposed	Classification	Right-of-Way
		Freeway/Expressway	150' - 300'
		Major Arterial	100' - 150'
		Minor Arterial	80'
		Collector	60'
		Local	50'
		Interchange	AS NECESSARY

N W E S

Frederick COUNTY GIS

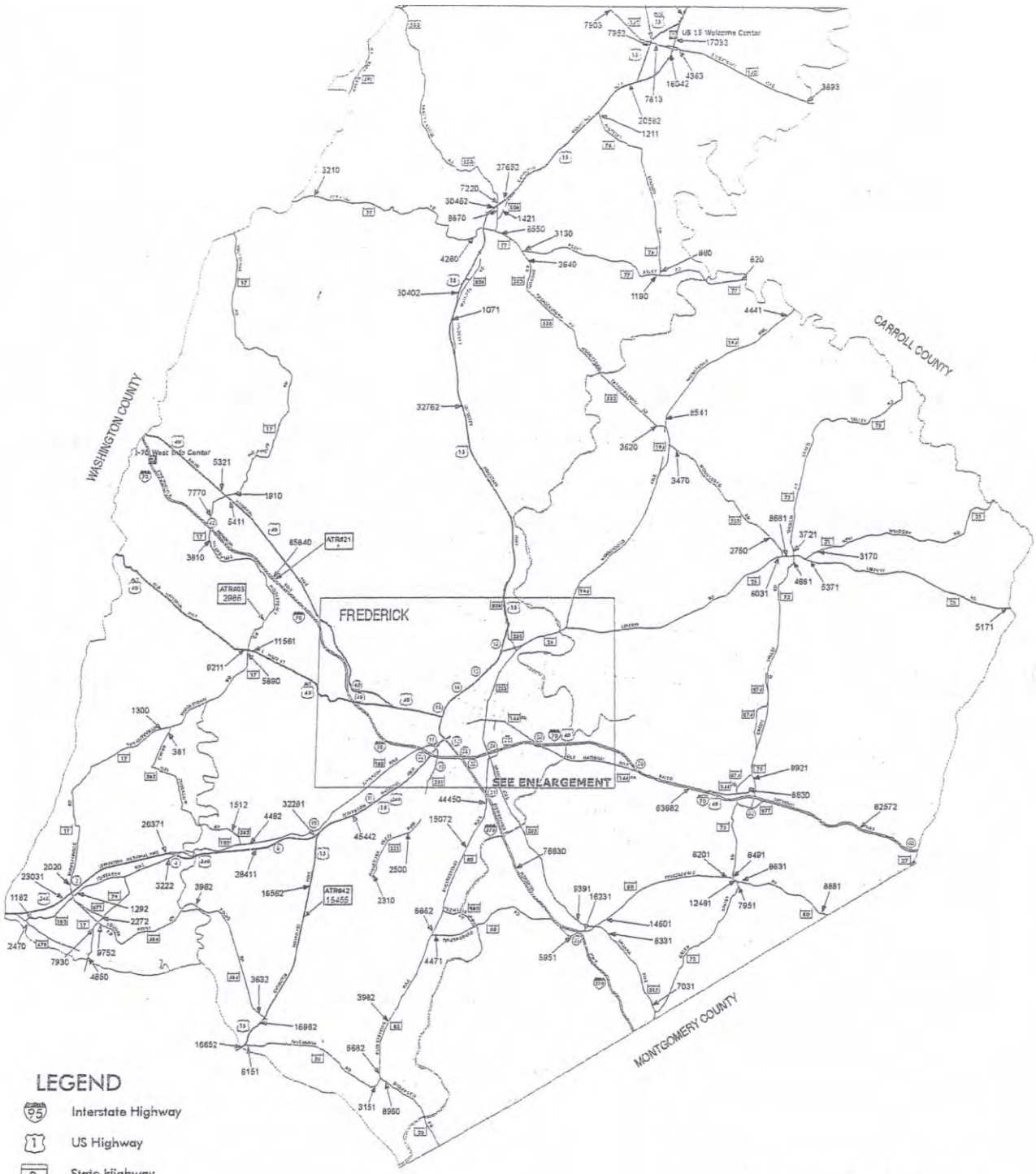
0 750 1,500 3,000 Feet

Emmitsburg Land Use Plan May 2009

While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

Prepared by Frederick County Division of Planning
May 6, 2009

EMMITSBURG EXCERPT
FREDERICK COUNTY TRAFFIC COUNT MAP 2008
SOURCE-.MARYLAND STATE HIGHWAY ADMINISTRATION



LEGEND

- Interstate Highway
- US Highway
- State Highway
- ATR#42 56329 — Permanent Traffic Counter Location
- ATR#42 * — Permanent Traffic Counter With No Data Available
- TOLL#08 12345 — Toll Station Location

The information in these maps is provided as a public service by the Maryland State Highway Administration (MSHA).

NOTICE

Traffic Count Figures are estimates.
The traffic count estimates are derived by taking 48 hour machine count data and applying factors from permanent count stations.
Restriction of Liability:
SHA makes no claims, promises or guarantees about the accuracy, completeness, or usefulness of the contents of these maps and expressly disclaims liability for any errors and omissions in the contents of these documents.

N

FREDERICK COUNTY TRAFFIC VOLUME MAP 2008

ANNUAL AVERAGE DAILY TRAFFIC

Prepared by the

Maryland Department of Transportation

STATE HIGHWAY ADMINISTRATION
HIGHWAY INFORMATION SERVICES DIVISION

0 1 2 3 4 Miles

Published Date: 3-2-09

FREDERICK COUNTY PUBLIC SCHOOLS
Enrollments and Capacities
June 30,2009

Elementary Schools	Total Enrollment	Equated Enrollment	State Rated Building Capacity	Percent Capacity
1 Ballenger Creek Elem.	631	623	663	94%
2 Brunswick Elem.	518	491	611	80%
3 Carroll Manor Elem.	540	514	469	110%
4 Centerville Elem.	828	828	675	123%
5 Deer Crossing Elem.	775	765	641	119%
6 Emmitsburg	285	268	316	85%
7 Glade Elementary	707	680	638	107%
8 Green Valley Elem	500	500	504	99%
9 Hillcrest Elem	675	626	682	92%
10 Kemptown Elem.	508	508	435	117%
11 Lewistown Elem.	209	209	232	90%
12 Liberty Elem.	327	318	364	87%
13 Lincoln Elem.	408	389	575	68%
14 Middletown Elem. (See Note 1)	410	410	629	65%
15 Middletown Primary (See Note 1)	460	443	482	92%
16 Monocacy Elem.	666	644	567	114%
17 Monocacy Montessori (See Note 2)	222	222	222	100%
18 Myersville Elem.	451	451	458	98%
19 New Market Elem.	540	531	702	76%
20 New Midway/Woodsboro	349	339	340	100%
21 North Frederick Elem.	558	539	518	104%
22 Oakdale Elem.	529	521	434	120%
23 Orchard Grove Elem.	650	632	660	96%
24 Parkway Elem.	227	223	248	90%
25 Sabillasville Elem.	136	136	160	85%
26 Spring Ridge Elem.	501	478	577	83%
27 Thurmont Elem. (See Note 1)	390	390	483	81%
28 Thurmont Primary (See Note 1)	446	413	592	70%
29 Tuscarora Elem.	685	685	662	103%
30 Twin Ridge Elem.	581	565	674	84%
31 Urbana Elem.	674	662	663	100%
32 Valley Elem.	472	464	504	92%
33 Walkersville Elem.	529	529	488	108%
34 Waverley Elem.	434	399	483	83%
35 Whittier Elem.	709	682	671	102%
36 Wolfsville Elem.	198	188	226	83%
37 Yellow Springs Elem.	393	393	435	90%
Total Elementary	18121	17651	18683	94%

All elementary schools have all-day Kindergarten

Middle Schools	Total Enrollment	Equated Enrollment	State Rated Building Capacity	Percent Capacity
1 Ballenger Creek Mid.	745	745	870	86%
2 Brunswick Middle	566	566	884	64%
3 Crestwood Middle	563	563	600	94%
4 Gov. Thomas Johnson Middle	582	582	900	65%
5 Middletown Middle	878	878	914	96% ' '
6 Monocacy Middle	703	703	860	82%
7 Monocacy Valley Montessori	68	68	68	100%
8 New Market Middle	807	807	881	92%
9 Oakdale Middle	595	595	600	99%
10 Thurmont Middle	710	710	900	79 %
11 Urbana Middle	665	665	600	111%
12 Walkersville Middle	809	809	1051	77%
13 West Frederick Middle	805	805	955	84%
14 Windsor Knolls Middle	601	601	924	65%
Total Middle	9097	9097	11007	83%

' See Notes at end of Table

High Schools	Total Enrollment	Equated Enrollment	State Rated Building Capacity	Percent Capacity
1 Brunswick High	802	802	893	90%
2 Catoctin High	933	933	1135	82%
3 Frederick High	1340	1340	1603	84%
6 Gov. Thomas Johnson High	1898	1898	2091	91%
4 Linganore High @ Oakdale	1725	1725	1600	108%
5 Middietown High	1311	1311	1169	112%
7 Tuscarora High	1466	1466	1606	91%
8 Urbana High	1753	1753	1636	107%
9 Walkersville High	1259	1259	1197	105%
Total High	12487	12487	12930	97%

Special Schools	Total Enrollment	Equated Enrollment	State Rated Building Capacity	Percent Capacity
1 Heather Ridge	108	108	148	73%
2 Rock Creek	87	87	242	36%
3 Evening High (See Note 3)	73	73	N/A	
	268	268	390	69%
TOTALS	39973	39503	43010	
Prekindergarten through Grade 12	39973	39503	43010	92%

Note 1: Middietown ES and Thurmont ES are grades 3, 4 and 5 only. Middietown Primary and Thurmont Primary are PK, K, 1 and 2 only

Note 2: The Monocacy Montessori School is located in the former First Baptist Churck, located on Dill Ave. in Frederick City. Its capacity is based on program limitations.

Note 3: The evening high students use various schools for testing and programs.

F

A RESOLUTION TO AMEND THE TOWN OF EMMITSBURG COMPREHENSIVE PLAN TO INCORPORATE THE HEART OF THE CIVIL WAR HERITAGE AREA MANAGEMENT PLAN

WHEREAS, by a re solution dated February 5, 1999, the Town of Emmitsburg joined with the Boards of County Commissioners of Frederick, Carroll, and Washington Counties to endorse the submission of an application for Recognition of the Maryland Civil War Heritage Area in parts of Frederick, Carroll, and Washington Counties under the Maryland Heritage Areas Program. The Maryland Heritage Areas Authority formally recognized the Heritage Area in July 1999.

AND WHEREAS, a Memorandum of Understanding between Frederick, Carroll, and Washington Counties dated April 20, 2000 authorized the three-County Steering Committee for Certification of the Heritage Area to prepare a Management Plan for the Maryland Civil War Heritage Area, including parts of all three Counties. All municipalities that provided resolutions in support of the Recognition stage, including the Town of Emmitsburg, were part of the Frederick County section of the Heritage Area proposed for Certification. During the preparation of the Management Plan, the name of the Heritage Area was changed to Heart of the Civil War Heritage Area.

AND WHEREAS, the Town of Emmitsburg Planning Commission, at a Public Hearing on March 27, 2006, reviewed the Management Plan and recommended to the Town Council to approve the proposed amendment of the Town of Emmitsburg Comprehensive Plan, a requirement for certification of the Heritage Area.

AND WHEREAS, by a resolution dated April 7, 2006, the Town of Emmitsburg authorized the Steering Committee to submit the Management Plan to the Maryland Heritage Areas Authority for certification, and further stated that, upon approval of the Management Plan and certification by the Heritage Areas Authority, the Council would amend the Town of Emmitsburg Comprehensive Plan to incorporate the Management Plan by reference.

AND WHEREAS, on July 13, 2006, the Maryland Heritage Areas Authority approved the Management Plan and certified the Heart of the Civil War Heritage Area with the condition that all participating jurisdictions amend their comprehensive plans to incorporate the Management Plan with those parts that pertain to their jurisdictions.

This resolution shall be effective upon the date adoption.

PASSED this 18th day of September, 2006

G

EMMITSBURG BOARD OF COMMISSIONERS

ATTEST:

Vicki L. Feliz

Christopher Staiger, President

Feb **APPROVED** _____ **VETOED**

this 19th day of September, 2006

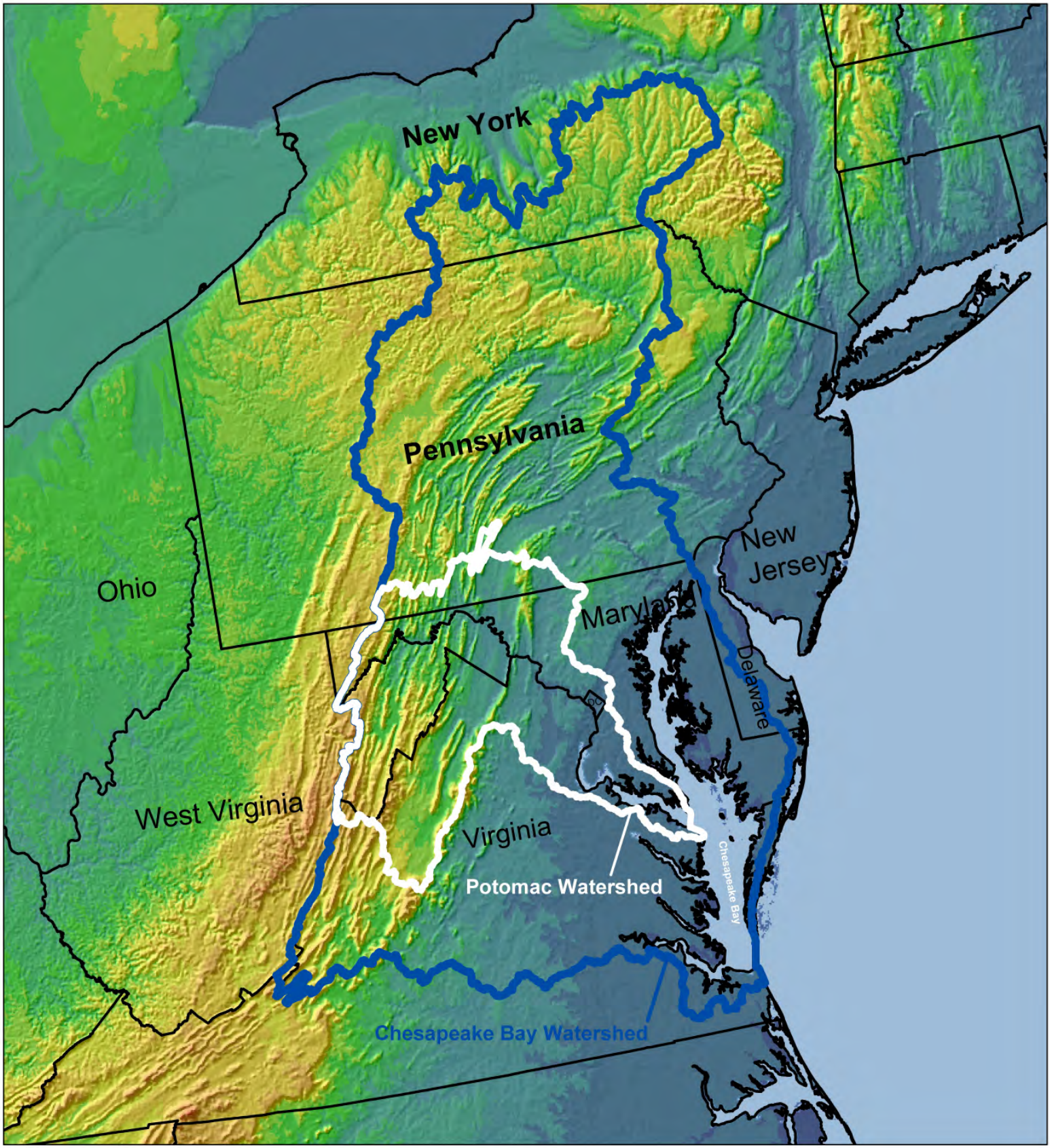
James Hoover

James E. Hoover, Mayor

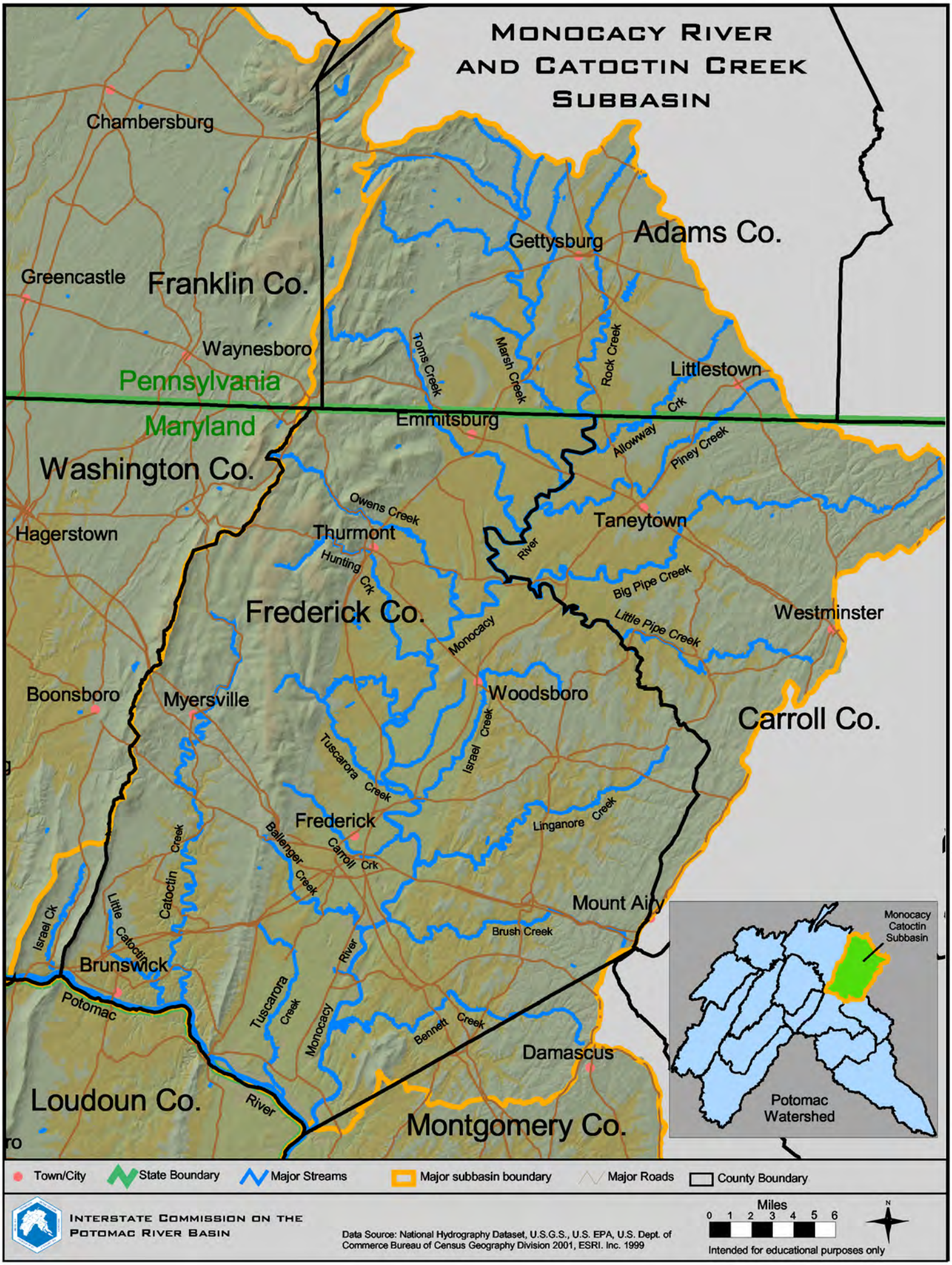
I hereby certify that the foregoing Ordinance has been posted as required by Chapter 2.04 of the Emmitsburg Municipal Code, and as directed by the provisions of this Ordinance.

Date: Donna DesPres October 6, 2006 Donna DesPres, Town Clerk

The Potomac River Watershed and the Chesapeake Bay Watershed



Interstate Commission on the Potomac River Basin


Monocacy River and Catoctin Creek Subbasin
Chambersburg
Gettysburg
Adams Co.
Greencastle
Franklin Co.
Waynesboro
Pennsylvania
Maryland
Toms Creek
Marsh Creek
Rock Creek
Littlestown
Emmitsburg
Allowway Crk
Piney Creek
Washington Co.
Owens Creek
Taneytown
Hagerstown
Thurmont
Hunting Crk
River
Big Pipe Creek
Frederick Co.
Little Pipe Creek
Westminster
Monocacy
Boonsboro
Myersville
Woodsboro
Carroll Co.
Israel Creek
Tuscarora Creek
Frederick
Linganore Creek
Ballenger Creek
Carroll Crk
Catoctin Creek
Mount Airy
Israel Ck
Little Catoctin
Brush Creek
Brunswick
River
Potomac
Tuscarora Creek
Monocacy
Bennett Creek
Damascus
Loudoun Co.
River
Montgomery Co.
Monocacy Catoctin Subbasin
Potomac Watershed
Town/City
State Boundary
Major Streams
Major subbasin boundary
Major Roads
County Boundary
Interstate Commission on the Potomac River Basin
Data Source: National Hydrography Dataset, U.S.G.S., U.S. EPA, U.S. Dept. of Commerce Bureau of Census Geography Division 2001, ESRI. Inc. 1999
Miles
0 1 2 3 4 5 6
N
Intended for educational purposes only

Town of Emmitsburg - Population Trends

Year	Est. Population*	Percent Annual Population Growth	Percent Change in Population (by decade)	Decade	Avg. Annual Rate of Growth (by decade)	Avg. Annual Rate of Growth (1960-2005)
1960	1,369					**1.22%**
61	1,385	1.2%	**11.9%**	**1960 to 1970**	**1.2%**	
62	1,402	1.2%				
63	1,418	1.2%				
64	1,434	1.1%				
65	1,451	1.1%				
66	1,467	1.1%				
67	1,483	1.1%				
68	1,499	1.1%				
69	1,516	1.1%				
1970	1,532	1.1%				
71	1,534	0.1%	**1.3%**	**1970 to 1980**	**0.1%**	
72	1,536	0.1%				
73	1,538	0.1%				
74	1,540	0.1%				
75	1,542	0.1%				
76	1,544	0.1%				
77	1,546	0.1%				
78	1,548	0.1%				
79	1,550	0.1%				
1980	1,552	0.1%				
81	1,584	2.0%	**20.5%**	**1980 to 1990**	**2.0%**	
82	1,616	2.0%				
83	1,647	2.0%				
84	1,679	1.9%				
85	1,711	1.9%				
86	1,743	1.9%				
87	1,775	1.8%				
88	1,806	1.8%				
89	1,838	1.8%				
1990	1,870	1.7%				
91	1,912	2.2%	**22.5%**	**1990 to 2000**	**2.2%**	
92	1,954	2.2%				
93	1,996	2.1%				
94	2,038	2.1%				
95	2,080	2.1%				
96	2,122	2.0%				
97	2,164	2.0%				
98	2,206	1.9%				
99	2,248	1.9%				
2000	2,290	1.9%				
1	2,303	0.6%	**2.8%**	**2000 to 2005**	**0.6%**	
2	2,316	0.6%				
3	2,329	0.6%				
4	2,342	0.6%				
2005	2,355	0.6%				

Prepared using data from: US Census, Frederick County Division of Planning, and Town of Emmitsburg Planning Office - October 2009

** Population estimates for the years between US Census counts are equally distributed across each decade. Decennial population figures are actual US Census counts for the years 1960, 1970, 1980, 1990, and 2000.*

Frederick County - Population Trends

Year	Est. Population*	Percent Annual Population Growth	Percent Change in Population (by decade)	Decade	Avg. Annual Rate of Growth (by decade)	Avg. Annual Rate of Growth (1960-2005)
1960	71,930					2.51%
61	73,230	1.8%	18.1%	1960 to 1970	1.8%	
62	74,529	1.8%				
63	75,829	1.7%				
64	77,129	1.7%				
65	78,429	1.7%				
66	79,728	1.7%				
67	81,028	1.6%				
68	82,328	1.6%				
69	83,627	1.6%				
1970	84,927	1.6%				
71	87,914	3.5%	35.2%	1970 to 1980	3.5%	
72	90,900	3.4%				
73	93,887	3.3%				
74	96,873	3.2%				
75	99,860	3.1%				
76	102,846	3.0%				
77	105,833	2.9%				
78	108,819	2.8%				
79	111,806	2.7%				
1980	114,792	2.7%				
81	118,334	3.1%	30.9%	1980 to 1990	3.1%	
82	121,875	3.0%				
83	125,417	2.9%				
84	128,958	2.8%				
85	132,500	2.7%				
86	136,042	2.7%				
87	139,583	2.6%				
88	143,125	2.5%				
89	146,666	2.5%				
1990	150,208	2.4%				
91	154,715	3.0%	30.0%	1990 to 2000	3.0%	
92	159,222	2.9%				
93	163,729	2.8%				
94	168,236	2.8%				
95	172,743	2.7%				
96	177,249	2.6%				
97	181,756	2.5%				
98	186,263	2.5%				
99	190,770	2.4%				
2000	195,277	2.4%				
1	200,110	2.5%	12.4%	2000 to 2005	2.5%	
2	204,943	2.4%				
3	209,777	2.4%				
4	214,610	2.3%				
2005	219,443	2.3%				

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