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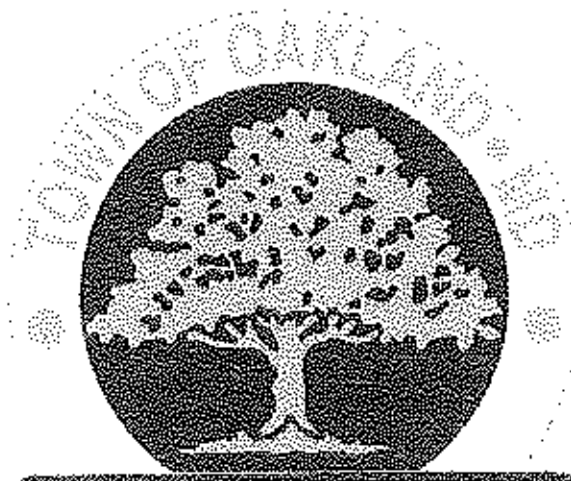
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COMPREHENSIVE PLAN

TOWN OF OAKLAND GARRETT COUNTY, MARYLAND

JANUARY 2002



COMPREHENSIVE PLAN

TOWN OF OAKLAND GARRETT COUNTY, MARYLAND

JANUARY 2002

*The Town of Oakland's Mayor and Town Council
adopted this Plan on January 7, 2002.*

Comprehensive Plan Advisor

ROBERT E. WATSON, ATTORNEY

Counsel for the Town of Oakland, Maryland

ACKNOWLEDGEMENTS

The Oakland Planning Commission, Mayor and Town Council of Oakland and Robert E. Watson express their appreciation to the many people, agencies and organizations who provided information, ideas and input for this project.

OAKLAND MAYOR AND TOWN COUNCIL

David C. Beard
Margaret J. Jamison
Asa M. McCain, Mayor
Harvey J. Moyer
Willard R. Ringer
Mary Lou Stemple
Chris L. Todd

OAKLAND PLANNING COMMISSION

Diane Donham
B. Linn Grant
Joseph Hughes
Herbert Lambert, Alternate
I. Robert Rudy, Chairman
John Sanders, Alternate
Gretchen Shaffer

GARRETT COUNTY PLANNING AND ZONING OFFICE

FUNDING SOURCE

The preparation of this updated Plan was funded in whole by the Town of Oakland.

**MAYOR AND TOWN COUNCIL
OF OAKLAND, MARYLAND**

WHEREAS, Article 66B of the Code of Public General Laws of Maryland authorizes and empowers towns to make and adopt a Plan for the general purpose of guiding and accomplishing the coordinated, adjusted and harmonious development of the Town; and

WHEREAS, the Mayor and Town Council has appointed a Planning Commission to exercise the powers and duties conferred by said Article 66B; and

WHEREAS, said Oakland Planning Commission, acting with the advice and assistance of the Town's attorney and citizens of the Town caused to be prepared an update to the Town Comprehensive Plan, entitled COMPREHENSIVE PLAN, TOWN OF OAKLAND, GARRETT COUNTY, MARYLAND; and

WHEREAS, said Comprehensive Plan is designed and intended to promote the health, safety, morals, order, convenience, prosperity and general welfare of the present and future residents of Oakland; and

WHEREAS, said Comprehensive Plan has been subject to public review and to public hearings pursuant to said Article 66B; and

WHEREAS, the Oakland Planning Commission has thereafter approved said Plan and has recommended that it be adopted by the Mayor and Town Council; and

WHEREAS, the Mayor and Town Council have carefully considered said Plan together with the comments and suggestions regarding said Plan and find that said Plan constitutes a suitable, rational, and timely plan to guide the future development of Oakland into the next century.

NOW THEREFORE BE IT RESOLVED, that the document dated January, 2002, consisting of text and maps and entitled "COMPREHENSIVE PLAN, TOWN OF OAKLAND, GARRETT COUNTY, MARYLAND" is hereby adopted as the Plan for Oakland pursuant to said Article 66B.

DULY ADOPTED BY A MAJORITY VOTE OF THE MAYOR AND TOWN COUNCIL OF OAKLAND, MARYLAND, THIS 7th DAY OF January, 2002.

APPROVED:

Attest:

Gwen M. Evans

Asa M. McCain

I certify that the foregoing resolution was duly passed and adopted by the Mayor and Town Council at a regular meeting held on this 7th day of January, 2002; I further certify this reproduction is an accurate copy of the said resolution; and I further certify that I am the Clerk of the said Mayor and Town Council, charged with the responsibility of keeping and recording all minutes, records and acts of the said Mayor and Town Council. I further certify Asa M. McCain, Mayor of Oakland, to be the appropriate official to sign this resolution.

Gwen M. Evans
Gwen M. Evans, Collector-Clerk
Mayor and Town Council of Oakland

RESOLUTION

OAKLAND PLANNING COMMISSION, OAKLAND, MARYLAND

WHEREAS, Article 66B of the ANNOTATED CODE OF MARYLAND authorizes and empowers municipalities to make and adopt a Plan for the general purpose of guiding and accomplishing the coordinated, adjusted and harmonious development of the municipality; and

WHEREAS, the Mayor and Town Council has appointed a Planning Commission to exercise the powers and duties conferred by said Article 66B; and

WHEREAS, said Oakland Planning Commission, acting with the advice and assistance of the Town's attorney and citizens of the Town caused to be prepared an update to the Town Comprehensive Plan, entitled COMPREHENSIVE PLAN, TOWN OF OAKLAND, GARRETT COUNTY, MARYLAND; and

WHEREAS, said Comprehensive Plan is designed and intended to promote the health, safety, morals, order, convenience, prosperity and general welfare of the present and future residents of Oakland; and

WHEREAS, said Comprehensive Plan has been subject to public review and to public hearings pursuant to said Article 66B; and

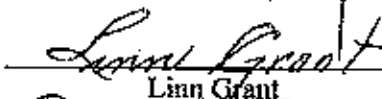
WHEREAS, the Oakland Planning Commission has carefully considered the comments and suggestions submitted by the public on said plan, and believe it to constitute a suitable, rational and timely Plan to guide the future development of the Town of Oakland.

NOW THEREFORE BE IT RESOLVED, that the Oakland Planning Commission is hereby submitting its recommended COMPREHENSIVE PLAN for the Town of Oakland, consisting of text and maps pursuant to the requirements of Article 66B, to the Mayor and Town Council of Oakland for that body's consideration and adoption.

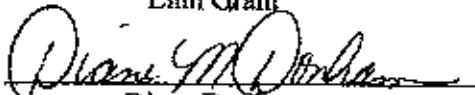
DULY ADOPTED BY A MAJORITY VOTE OF THE MAYOR AND TOWN COUNCIL OF OAKLAND, MARYLAND, THIS 7th DAY OF January, 2002.



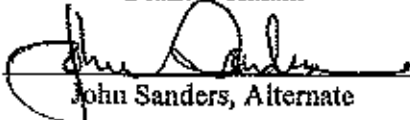
I. Robert Rudy, Chairman



Linn Grant



Diane Donham



John Sanders, Alternate

Joseph Hughes



Gretchen Shaffer

Herbert Lambert, Alternate

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FOREWORD

The Town of Oakland recognizes that planning is the way to achieve a better tomorrow. Planning for Oakland as well as for the rest of Garrett County reaches back to the early 1970's when Garrett County, many of its municipalities including Oakland adopted their first Comprehensive Plans. These forward thinking governments could foresee that change was going to occur. Rather than merely waiting passively for the future to happen, they chose to plan for the future. Oakland updated its Comprehensive Plan in 1992, and again in 1996, in response to the many changes that had occurred since the Plan's original adoption in 1971. While only three and one-half years have elapsed since the latest Plan was adopted, many additional changes have taken place, or are about to take place, within the Town, which profoundly affect its development, planning needs and objectives. Among these are the great changes in employment which have occurred within the vicinity of the Town, the accelerated pace of annexation, the Town's plans for continued annexation, the deterioration in some areas of the Town as a result of the conflict between residential uses and development, and the imminent advent of explosive growth in the area of retail sales as a result of the coming of Wal-Mart in February 2001. The Mayor and Town recognize the importance of periodically reviewing and updating the Plan to take unanticipated events or new information into account.

This Comprehensive Plan represents Oakland's commitment to guide the future development and preservation of the Town and to enhance the current and future quality of life. Its value to Oakland will be in evaluating each proposed change in the community. For every proposed change, there should be an affirmative answer to the question: "Does it conform to our Comprehensive Plan", or "Does it carry out the objectives of the Plan".

THE NEW PLANNING ACT

The need for more up-to-date information and the desirability of reevaluating the ideas in a previous Comprehensive Plan are not the only reasons why Oakland is embarking in this effort to update the Comprehensive Plan. The Town of Oakland is very interested in following the 1997 Smart Growth Act. In addition the Town, at least once every 6 years, shall have the Planning Commission review, and if necessary, revise or amend a comprehensive plan to include all elements listed in Article 66B 1.01 (7).

New and updated information was obtained and examined in order to address the eight visions included in article 66B for 2000.

- **Concentrate development in suitable areas.**

Providing development opportunities near existing and planned population centers where existing and/or planned water and sewer service exist is important.

- **Protect sensitive areas.**

Providing open space to protect streams and stream buffers, steep slopes, 100-year floodplains and habitats of endangered and threatened species is important.

- **In rural areas, direct growth to existing population centers and protect resource areas.**

Providing development opportunities in Oakland for residential, employment and commercial growth, while protecting its unique natural resources and retaining the rural areas, is important.

- **Demonstrate stewardship of the Bay and the land.**

Identifying and protecting environmentally sensitive areas that residential or nonresidential development could damage while educating government officials and local residents to the issues and concerns of the Chesapeake Bay area is important.

- **Conserve and reduce the consumption of natural resources.**

Protecting key parcels of land can help protect larger sections of resource areas.

- **Encourage economic growth and streamline land use regulatory measures to encourage the achievement of the preceding five visions.**

Providing economic development opportunities to existing businesses, seeking new businesses and enhancing other activities such as tourism are important as well as amending existing land use regulations and providing new provisions that will assist Oakland to achieve this vision in the State Planning Act.

- **Address funding mechanisms to achieve the previous policies.**

Appropriating funds, continuing public and private cooperative ventures, seeking creative financing techniques and promoting volunteerism and cooperation are important.

- **Provide adequate public facilities and infrastructure under the control of the County or Municipal Corporation that are available or planned in areas where growth is to occur.**

The "Smart Growth" Areas Act designates all municipalities as of January 1, 1997 as "Priority Funding Areas" (PFAs), thus making these places eligible for State Funding of "growth related projects." It also designates additional PFAs and establishes a process for counties to designate PFAs.

THE PLAN

This Plan represents Oakland's commitment to planning for its future. The Plan is visionary, provides foresight, and is practical. It emphasizes community oriented goals and recommendations and provides a framework from which they can be carried out. The Plan, when adopted by the Mayor and Town Council, will represent the official local policy on the future development and conservation of the Town of Oakland.

This Comprehensive Plan includes two major chapters:

Conditions and Trends

Comprehensive Plan

- Conditions and Trends - Natural features, demographics, existing land use, economic conditions, transportation, community facilities and services and other important topics are closely examined in this chapter. The findings and conclusions provide the basis for establishing goals and formulating recommendations in the Comprehensive Plan.
- Comprehensive Plan - The Comprehensive Plan contains goals, and recommendations on land use, community facilities and services, transportation, mineral resources and sensitive natural areas. The Plan also describes short and long-term actions to implement these recommendations.

CONDITIONS AND TRENDS

This chapter explains how the existing physical characteristics of the Town came about and what social, economic and physical factors influence the possibilities for future development. Eight subjects are discussed following a summary of major findings:

- Location and History
- Natural Features
- Sensitive Areas
- Population and Housing
- Existing Land Use
- Economy
- Transportation
- Community Facilities and Services

The information and insights gained from carefully evaluating these subject areas guided the Oakland Planning Commission, Mayor and Town Council in preparing this Plan.

SUMMARY OF MAJOR FINDINGS

This section summarizes the significant conditions and trends from studying and evaluating eight subject areas.

LOCATION AND HISTORY

- *Location*-- Oakland is located at the intersection of U.S. 219 and MD 39 in southern Garrett County, which is Maryland's westernmost county.
- *History*-- The first settlement in the Oakland area occurred in the early 1800's. Through the 1830's, Oakland was known as McCarty's Mill or Slab Town. The railroad proceeded through the area in 1849. The Maryland legislature incorporated Oakland in 1862 and designated it as the Garrett County seat ten years later. Two large Oakland hotels were part of Garrett County's famous mountain resort industry during the late 1800's. The Town's restored Queen Anne Style station is one of several surviving reminders of this gracious era.

NATURAL FEATURES

- *Hydrology*-- Oakland is in the Little Youghiogheny River drainage basin, which includes the multipurpose Broad Ford Reservoir and five smaller flood control dams. The Little Youghiogheny River and Bradley Run each pass through Oakland. The Maryland Department of Natural Resources stocks the Little Youghiogheny and has designated the waterway as a "trout stream". Cherry Glade Run and Wilson Run meet just north of the Town and flow through a storm sewer beneath the business district.
- *Soils*-- The Calvin-Gilpin-Dekalb soil Association underlies the entire Oakland area. Individual soil types vary widely. Some problems exist with slow permeability and shallow depth to bedrock. However, most of the area has moderately sloping soils that provide good building sites.
- *Topography*-- Most of Oakland lies within two intersecting valleys formed by the Little Youghiogheny and its tributaries. Elevations range from approximately 2,370 to 2,540 feet above sea level.
- *Mineral Resources*-- Oakland is on the western edge of the Deer Park Anticline but has neither the gas nor coal deposits found in other nearby areas.

- *Prime Agricultural Land*-- While much of the Oakland vicinity is on prime agricultural land, most of this land within Town limits is already developed. Undeveloped agricultural soils exist south and northeast of Oakland. Some such areas are well suited to growth because they are close to the Town and near water and sewerage facilities; other parts should remain in farming.

SENSITIVE AREAS

- *Streams and Their Buffers*-- The Little Youghiogheny River, Cherry Glade Run, Wilson Run and Bradley Run each have valuable stream corridors in Oakland that warrant conservation.
- *100-Year Floodplains*-- The Little Youghiogheny River, Bradley Run, Wilson Run and an unnamed tributary in the eastern part of Town each have 100-year floodplains that run through Oakland.
- *Habitats of Rare, Threatened and Endangered Species*-- No rare, threatened or endangered species sites exist in the immediate Oakland area, according to the Maryland Natural Heritage Program.
- *Steep Slopes*-- Steep grades of over 30% occur along Hoop Pole Ridge south of the Little Youghiogheny River and North of Oakland between Bradley Run and U.S. 219. Other steep slopes exist on both sides of the Youghiogheny River.

POPULATION AND HOUSING

- *Population Change*-- Oakland's population decreased by 12.7% during the 1980's... from 1,994 in 1980 to 1,741 in 1990. Garrett County as a whole grew by 6.2% over this same ten-year period. The 2000 Census shows Oakland's population climbing back to 1,930. A new population matrix may become apparent with a review of the 2000 Census data, and the addition of newly annexed areas to the Town.
- *Age and Gender*-- People ages 25 to 44 comprised 29.7% of Oakland's population in 1990, and were the Town's largest age group. People 65 years and older made up 23.3% of all residents, the largest such percentage among

Garrett County's eight incorporated municipalities. Similar statistics from 1970 and 1980 indicate that Oakland's age composition has remained virtually unchanged over the last two decades. The 2000 Census data shows that the largest age group has changed slightly, with persons aged 25-44 making up 24.04% of the population, and those over 65 years of age making up 24.87% of Oakland's population. The male population makes up 46.2% of the total as compared to 53.8% for females.

- *Households*-- The total number of households in Oakland decreased by 4% between 1980 and 1990, reflecting the Town's overall population loss during the same period. Average household size in Oakland dropped from 2.46 persons per household in 1980 to 2.22 persons per household in 1990, and dropped again to 2.09 in 2000. Average household size is dropping nationwide due to people having fewer children, more divorces, and the increase in single person elderly households. The 2000 Census shows Oakland's total number of households increasing from 777 in 1990 to 918 in 2000.
- *Income*-- Oakland's 1989 per capita income of \$12,520 was the highest in Garrett County. 12.4 % of the Town's families had incomes below poverty level in 1989, a slightly higher level than the County's overall family poverty rate of 11.6%.
- *Housing*-- Oakland had 777 housing units in 1990, 9% of which were vacant. Single-family homes comprised 59% of all occupied units and 63% of all homes in the Town were single-family units. Median owner-occupied housing value was only \$71,300 in Oakland, higher than the Countywide average of \$60,200 but significantly less than the Statewide median of \$116,500. The total housing units increased to 918 in 2000, with 14.3% being vacant.

EXISTING LAND USE

- Oakland is the county seat and business center of Garrett County. Though housing is still the predominant land use in the Town, most new homes in the Oakland area have been built outside Town limits because of a sewer moratorium that was in effect for an extended period of time.

Conversion of larger, older homes in and around the central business district has been a significant trend. Growth in commercial uses along Route 219 North has also been dramatic. Industrial development in the Mt. Lake Park and Oakland areas is primarily occurring in the 96-acre Southern Garrett County Industrial Park on Route 135. Oakland has annexed much of the Route 219 corridor, including such major commercial uses as the Food Lion food market and the Wal-Mart retail center, both of which employ large numbers of people, on land recently annexed by the Town.

ECONOMY

- Health, Education and Other Professional Services provided jobs for 20% of the Town's labor force in 1990, the largest such employment category. In and around Oakland, 16 manufacturing firms employ nearly 1,500 people. A second phase has added 50 acres to the Southern Garrett County Industrial Park.

TRANSPORTATION

- *Major Highways and Local Roads*-- U.S. 219 and MD 39 intersect in Oakland. The State's ongoing Highway Needs Inventory describes a proposed relocation of a 2.3 mile section of U.S. 219. This project is Oakland's major road improvement priority. Increased retail development on the northern end of Town has increased traffic through the Town Center and accentuates the need for the Route 219 relocation. The Town has completed a comprehensive resurfacing project of Town streets.
- *Public Transportation*-- The non-profit Garrett County Community Action Committee provides a variety of public transportation services that are available to Oakland residents.
- *Passenger Rail Service*-- While passenger rail service in Garrett County ended in 1981, AMTRAK provides daily service between Washington D.C. and Cumberland in adjacent Allegany County.
- *Freight Rail Service*-- The main line of the former B&O Railroad (now CSX) runs westward to Parkersburg and crosses Garrett County from

Bloomington, through Deer Park and Oakland to Hutton.

COMMUNITY FACILITIES & SERVICES

- *Water and Sewerage Systems*-- Oakland owns and operates its own public water system. Historically, Oakland has drawn water from the Youghiogheny River. The Broad Ford Reservoir is also a major water source. Capacity of the Oakland water system is sufficient to meet projected demand into the foreseeable future. Oakland also owns and operates its own sewerage system, which pumps wastewater for treatment and eventual discharge into the Youghiogheny River. Treatment capacity is adequate in the system but the Town intends to continue upgrading its sewerage conveyance lines.
- *Emergency Management*-- Oakland has the only local police department in Garrett County. This police department cooperates with the Garrett County Sheriff's Office and the Maryland State Police in providing security to the Town. The well-equipped Oakland Volunteer Fire Company provides fire protection and the Southern Garrett County Rescue Squad meets Oakland's medical treatment and transport needs.
- *Government Facilities*-- Oakland's City Hall along Third Street is the headquarters for Town government. The Ruth Enlow Library of Garrett County is located in Oakland. Outdoor recreation opportunities within the general Oakland area include Deep Creek Lake, Broad Ford Lake Park (which Oakland owns) Swallow Falls State Park and Herrington Manor State Park, among others. Within Town limits, public recreation sites include a playground at the Community Action Center and a community park (Glades Park) that has been developed at the new housing development on West Liberty Street. Additional facilities such as playground equipment, restrooms and a community building are planned for the Glades Town Park.
- *Public Educational Services*-- The Garrett County Board of Education oversees the public school system that serves Oakland. Oakland students attend the Dennett Road Elementary School, the Southern Middle School and the Southern High School, each of which is located outside Town limits.
- *Health Services*-- Oakland is the site of the Garrett County Memorial Hospital, and the Garrett County Health Department. The County Health Department provides environmental health, mental health and nursing services.
- *Social Services*-- The Garrett County Department of Social Services, which provides a broad range of assistance to adults and children throughout the County, is located in the Oakland.
- *Solid Waste Management*-- Oakland currently contracts with a private hauler who collects solid waste and hauls it to a County landfill.

LOCATION AND HISTORY

Oakland, Maryland is situated in Garrett County on the southern plateau of Hoop Pole Ridge, 2,370 feet above sea level. As the County Seat, Oakland is not only the administrative but also the commercial services center for the County. It is traversed by a major highway, U.S. 219, and is the focus of a variety of State and local roads (Maryland 135, Maryland 39, Sang Run Road, Underwood Road). The Little Youghiogheny River and its tributaries flow westward along the Town's southern border to meet the Youghiogheny. Paralleling the Little Youghiogheny is the mainline of the CSX which continues to serve as a link with the urban centers further east.

REGIONAL LOCATION



Settlement in the Oakland area dates from the early 1800's, when the land was first patented and named "The Wilderness Shall Smile." When the B&O Railroad was surveyed along the Little Youghiogheny in 1847, the land upon which the community has grown was owned by Isaac McCarty. A grist mill had been built in 1830 by McCarty and Murray Thayer, and the small settlement was variously known as McCarty's Mill or Slab Town, the latter evidently in reference to a saw-milling operation. As construction of the railroad proceeded through the area in 1849, McCarty commissioned James A. Armstrong to subdivide part of military lots 864 and 865 into streets and 64 town lots. His daughter selected Oakland as the name for the new community, although the post office designation was not officially changed from Yough Glades until 1854. Growth of the Town led to another subdivision in 1860, (101 lots in "Braut's Addition" on Military Lot 861), before Oakland was formally incorporated by the Maryland Legislature in 1862. Ten years later in a close election, the Town was selected to become the seat of government for newly-created Garrett County.

Oakland participated in Garrett County's famous development as a mountain resort center in the late 1800's. The original Glades Hotel was destroyed by fire in 1874, but was immediately rebuilt on a spacious, landscaped plot south of the railroad. The B&O's success with its resort hotel at Deer Park induced the Company to construct a second large hotel in Oakland in 1875.

Oakland, Deer Park and other resort hotels were well-advertised, and patrons returned year after year. By the turn of the century, however, with changing life styles and the advent of the automobile, interest in resort hotel life declined sharply. By 1910, the Oakland and New Glades Hotels had been dismantled, and their lumber salvaged for construction of new homes in the area. One of several surviving reminders of this gracious era is the remarkable handsome Queen Anne Style station erected in 1884. The turreted brick station is the only one in the County still in use, and its exterior was restored by the B&O in commemoration of Oakland's centennial in 1949. In 1998, the Mayor and Town Council of Oakland purchased the station from CSX. Recently, a 1.4 million dollar renovation was completed, restoring the station to its original state. This project was funded through various grants. Among the major funding sources were the Transportation Enhancement Grant Program, Program Open Space, Maryland Historical Trust, the State of Maryland Tax Credit Program, and Preservation Maryland. Another significant funding source was local funds, raised through fundraisers and donations. The Oakland Train Station is now the centerpiece of revitalization efforts. The station and the adjacent amphitheater have been renamed Heritage Square.

NATURAL FEATURES

This section describes natural features in Oakland. This includes climate, geology and mineral resources, hydrology, soils, topography and prime agricultural lands. These unique natural areas are the foundation of Oakland's rich natural heritage...a heritage that has significantly contributed to the quality of life in Oakland. Conserving these unique natural areas is an important objective of this Comprehensive Plan.

Climate

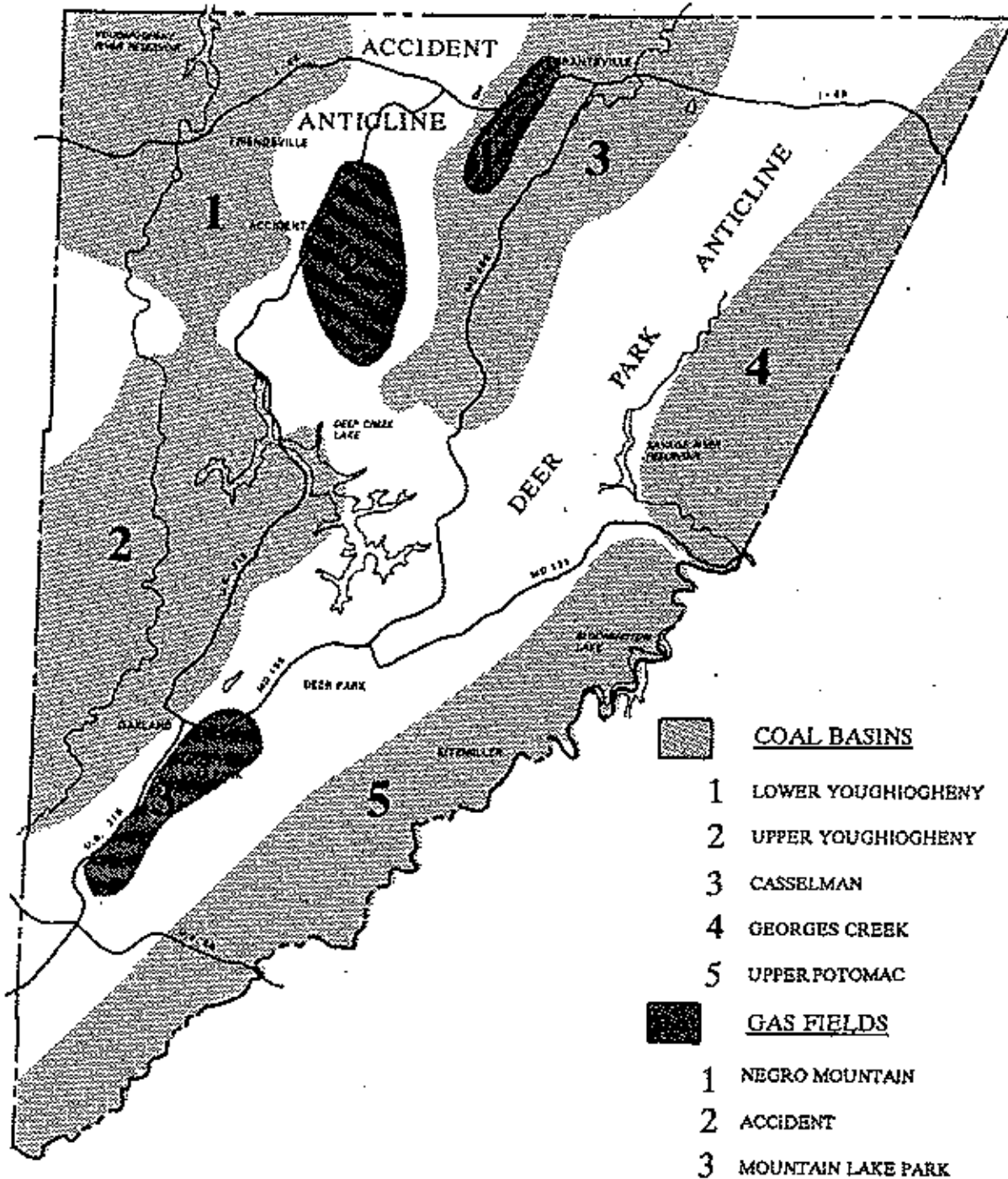
Oakland and its surrounding area receive about 47 inches of rainfall per year, occurring during an average of 150-160 rainy days per year. Snowfall usually ranges between 95 and 100 inches per year. The average summer daytime temperature is 80 degrees and the average winter temperature is 29 degrees. Usually there are 150 days annually with below freezing temperatures and a growing season of 122 days. Prevailing winds are from the northwest.

The Town provides services for snow removal which is a factor to be taken into consideration in Oakland's Comprehensive Plan.

Geology and Mineral Resources

Oakland is located at the western edge of the Deer Park Anticline. The Town has neither the natural gas deposits found a mile or so closer to the center of the anticline nor the random coal deposits characteristic of the Youghiogheny Basin Syncline. (See Geologic Divisions and Natural Gas Fields Map on the next page).

GEOLOGIC DIVISIONS & NATURAL GAS FIELDS



SOURCE: Maryland Geologic Survey

Oakland lies on the narrow strip of the Hampshire and Pocono formations which surface along the border of the Deer Park Anticline. These rock strata are composed of red and reddish brown sandstone, siltstone and shale. The weather resistant sandstones form the core of the two dominant hills which extend into the Town -- Hoop Pole Ridge (in the Pocono formation) and "Capitol Hill" east of Third street (Hampshire formation).

These two geologic formations have been and will continue to be a considerable influence on Oakland. They are attractive natural landmarks that warrant continued preservation -- not just because they are a scenic asset to Oakland and the surrounding area, but because their wooded slopes are too steep to develop. Hoop Pole Ridge and "Capitol Hill" will also continue to influence the future development patterns in the Oakland area as growth diverts around and away from these hills.

Hydrography

The Little Youghiogheny River approximately parallels the southern town boundary of Oakland. The U.S. Soil Conservation Service sponsored a series of watershed projects within the 41-square mile Little Youghiogheny drainage basin. The program includes construction of one multi-purpose project (Broad Ford Reservoir) and five small flood control reservoirs, three of which are north of Oakland. In addition to its flood-retarding functions, the Broad Ford Reservoir is designed to provide an 80-million gallon water supply, 138 acres of water surface for recreation, and an additional 100 acres of land for recreation. Further information about this project is contained in the Community Facilities section of the Background Studies.

The Little Youghiogheny is stocked by the Maryland Department of Natural Resources and is a State designated "trout stream". In addition to the Little Youghiogheny River, several of its tributaries flow through or near the Oakland town limits. Cherry Glade Run and Wilson Run intersect just outside the northeast border and then flow through a sewer beneath the business district. Bradley Run travels from the northeast through the Oakland Golf Club immediately west of the Town.

Soils

All the soils in Oakland and the surrounding area belong to the Calvin-Gilpin-Dekalb soil "association". A soil association is a landscape that has a distinctive proportional pattern of soils. The Calvin-Gilpin-Dekalb Association contains gently sloping to steep, moderately deep, well-drained soils formed over red to gray acid shale and sandstone rocks, dominantly non-stony. The area consists mainly of moderately sloping soils with some steep areas, but on crests and broad summits the soils are only gently sloping. This soil association supports most of the intensive farming in the County, most of which follows the contour using row crops alternated with strips of hay or other close-growing crops. The steeper slopes of this association are ideal for grazing animals and growing forage crops. Most soils in this association provide very good building sites. The soil association can be further broken down into soil types in order to give information specific enough for planning purposes. The Soil Conservation Service produces detailed soil maps for the entire County, indicating the locations of each specific soil type. The accompanying Soil Types Map shows the soils in Oakland and its surrounding area.

Of the soils shown, only the following two types are ideally suited for all types of urban development: AhB and CrB. Soil types LaB, McB, McC2 and MdB are suitable for development if central sewerage is provided. These soils have slow permeability, meaning they do not provide safe on-site sewage disposal because they do not readily absorb the sewage effluent.

Some soils are shallow, indicating that development on them should be serviced with central sewerage, and that basement construction may be difficult. Bedrock, for these soils, is within four feet of the ground surface, limiting the soil's ability to filter and absorb sewage, and also increasing the cost of excavation beyond that depth. The shallow soil types include CaC2, UcB, UcC2, UnB and UsB:

The soils on the southern and western portions of Oakland are alluvial soils, indicating that they were deposited by flooding. Fortunately, completion of the Little Youghiogheny Watershed project has substantially diminished (if not eliminated) the flood hazard. The existence of swampy soils at the 25 acre "Dead Pond" indicates the unsuitability of that area for development. High water table soils could create problems with basements and utility lines. Steep slope (more than 30 percent) is the limiting factor on other soils in Oakland.

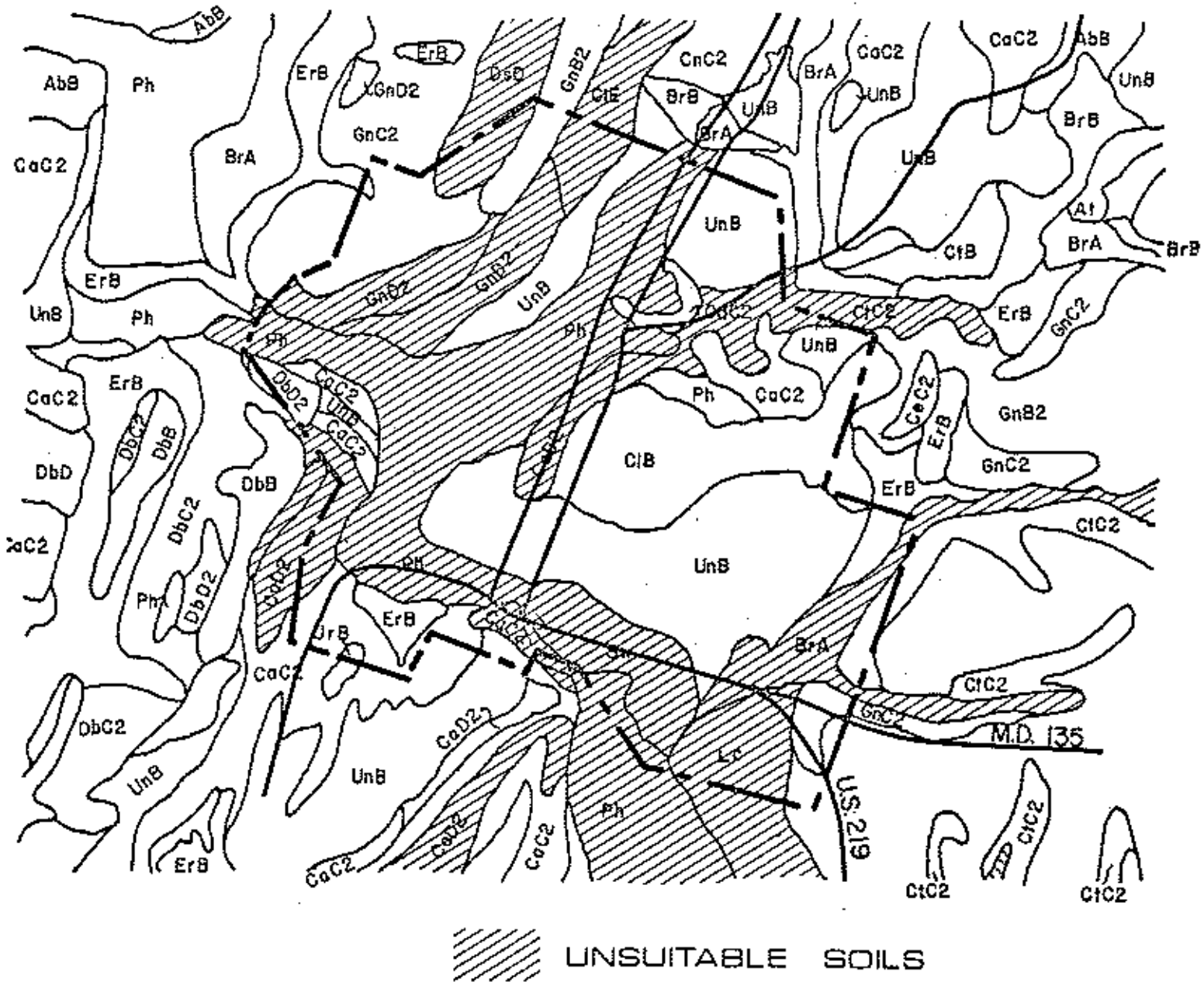
Outside the Town limits, the unsuitable soils lie, for the most part, along the Little Youghiogheny and its tributaries, and most are unsuitable as a result of flood hazards and steep slopes.

Obviously, development has occurred in the past on unsuitable soils. The soils data presented do not condemn such existing development; they merely show that development has been completed in somewhat less than ideal conditions and may be problematical since the soils have been susceptible to flooding, high water complications and malfunctioning of some on-site (septic tank) sewage disposal systems.

Topography

The land in Oakland is divided into three parts by the Little Youghiogheny River and its tributaries, Wilson Run and Cherry Glade Run. Elevations vary within the Town limits from approximately 2,370 to 2,540 feet above sea level. The main body of the Town is situated in the two intersecting valleys formed by the Little Youghiogheny and tributaries.

SOIL TYPES



SOURCE: Oakland Comprehensive Development Plan, 1973

Prime Agricultural Lands

The United States Department of Agriculture, Soil Conservation Service defines Prime Agricultural Land as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oil seed crops and is also available for these uses (the land could be cropland, pasture land, rangeland, forest land or other land, but not urban built up land). It has the soil quality, growing season and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity and alkalinity, acceptable salt and sodium content, and few or no rocks.

Much of the land within and around Oakland can be considered prime agricultural land. Unfortunately, prime agricultural land which is well suited for farming is also well suited for development. The vast majority of prime agricultural land within Oakland is developed including much of the downtown areas. Prime agricultural land which is not yet developed exists northeast and south of Oakland. While some of these areas would be more appropriate for growth due to their close proximity to Oakland and ability to accommodate water and sewer facilities, other areas further south and northeast should remain in farming to help retain the agricultural heritage of the area.

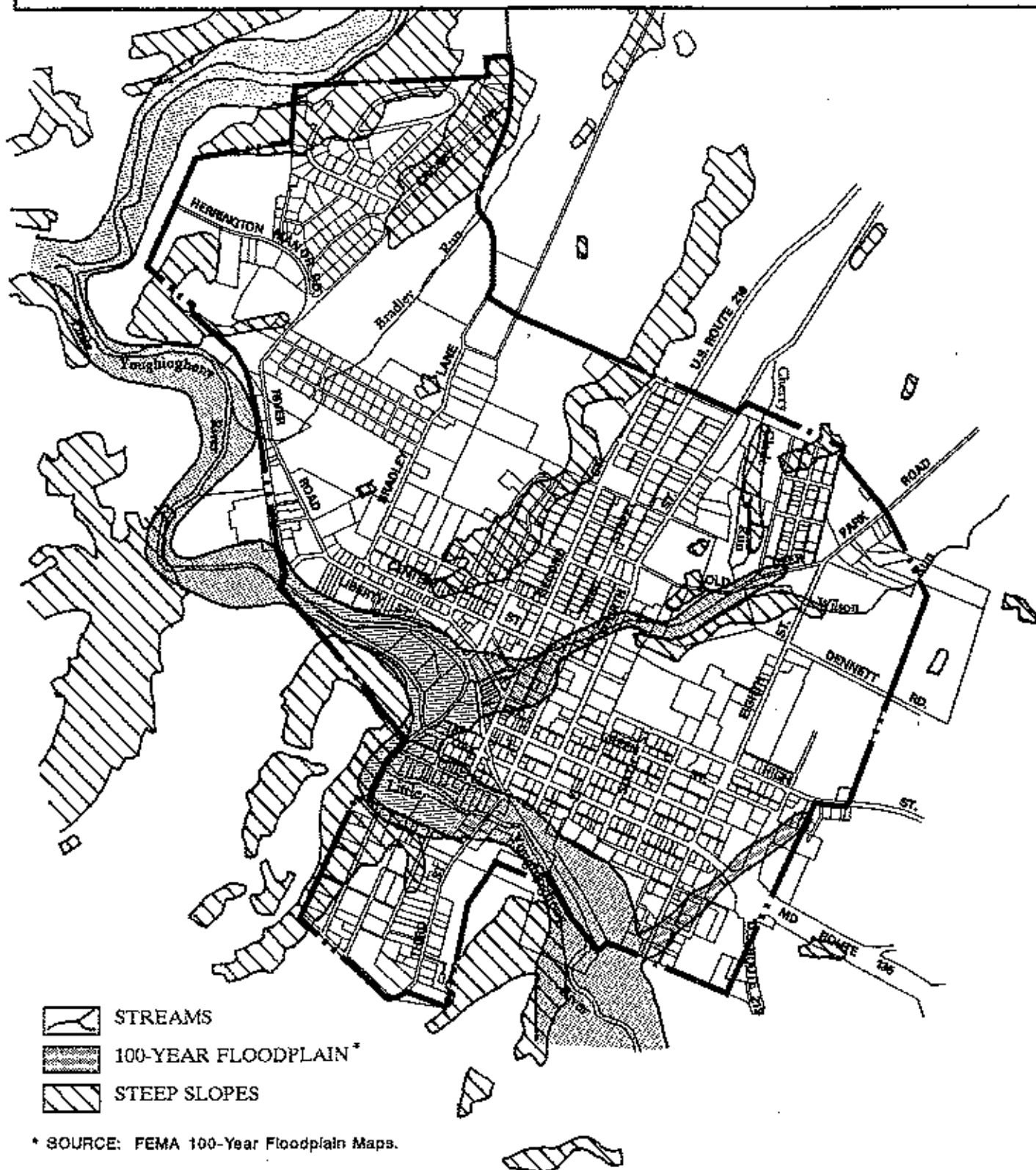
SENSITIVE AREAS

The Maryland Economic Growth, Resource Protection and Planning Act of 1992 identifies models and guidelines for the protection of four specific natural resource sensitive areas. The intent of the act is to include/use these models and guidelines in the preparation of county and municipal Comprehensive Plans. The four types of sensitive areas are:

- Streams and their buffers
- 100 - year floodplains
- Habitats of rare, threatened and endangered species
- Steep slopes

In addition to protecting these sensitive areas, local jurisdictions may choose to protect other types of sensitive areas including natural and cultural resources such as scenic vistas, historic properties and archeological sites. The sections that follow describe sensitive areas in and around the Town of Oakland. A Map depicting these areas is on the following page.

SENSITIVE AREAS



Streams and Their Buffers

The Little Youghiogheny River and several of its tributaries including Cherry Glade Run, Wilson Run and Bradley Run flow in and around Oakland. These waterways and the land adjoining them are valuable and sensitive resources. Although these waterways are not used as a source for drinking water, they are a source of recreation as well as a vital habitat for aquatic and plant communities and wildlife in the area.

Equally important to protecting the waterways is to protect their associated buffers. Stream Buffers are the blanket of vegetation along the streams banks which help to shield the bank against erosion and collapse. Vegetative stream buffers can function to protect the biological and hydrological integrity of streams by protecting water quality, reducing of peak storm discharges and providing valuable riparian habitats that can serve as greenway corridors for wildlife movement and migration.

100-Year Floodplains

100 Year Floodplains which are subject to catastrophic flooding and the potential for loss of life and property, often support important natural resources such as wetlands and riparian forests--resources which provide vital habitats, protect water quality and reduce flooding. Floodplains also provide marvelous natural open space areas for recreation and scenic beauty which, when linked and managed properly, can create greenway corridors which provide the same benefits as stream buffers on a large scale. 100 year-floodplains exist along the Little Youghiogheny River, Bradley Run, Wilson Run and an unnamed tributary of the Little Youghiogheny in the east part of town. The floodplains are shown on the Sensitive Areas Map on the previous page.

Oakland has adopted with slight modifications, the state's model ordinance for floodplain protection. Hence, this element of the Maryland Economic Growth, Resource Protection and Planning Act has already been met.

Habitats of Rare, Threatened and Endangered Species

Habitats of rare, threatened and endangered species are unique natural areas that have certain physical and biological characteristics which are essential to the long term survival of rare, threatened or endangered species. Habitats may include but are not limited to breeding, feeding, resting, migratory, or overwintering areas. The physical or biological characteristics that make these places so unique may include soil characteristics, water quality, vegetation as well as geologic and climate characteristics. In many communities, these habitats may need special management or protection because of their importance to the conservation of rare, threatened or endangered species. According to the Maryland Natural Heritage Program, however, no rare, threatened or endangered species' sites exist in the immediate Oakland area.

Steep Slopes

Steep slopes are inherently unstable natural land forms. When disturbed, they are highly susceptible to accelerated soil erosion—a characteristic that underscores the importance of protecting these slopes. The sediment from erosion can be destructive: it can degrade the water quality, stream flow and the width of a stream channel. This is especially true when steep slopes are disturbed next to streams. Even the water quality of distant lakes and the storage capacity at reservoirs can be adversely affected.

Steep slopes that have trees and other vegetation are especially important to protect since this vegetation will typically minimize erosion. Experience proves that once removed from steep slopes, trees are often difficult to re-establish. Building on/disturbing steep slopes has other drawbacks: they are more costly to build on than flatter lands and they are typically unsuitable for septic systems because of their shallow soils. Maryland regulations prohibit septic systems on slopes greater than 25%.

Steep slopes with grades over 30% occur along Hoop Pole Ridge south of the Little Youghiogheny River and north of Oakland between Bradley Run and U.S. Route 219. In addition, many steeply sloped areas occur on both sides of the Youghiogheny River just west of town.

POPULATION AND HOUSING

Understanding Oakland's population and housing characteristics and how they have changed over time will determine planning and zoning policies to help guide the Town's growth. These characteristics include total population, age and gender, the number and size of households, income and the type, value and concentration of housing.

Population Change

Census figures for Oakland's total population are listed in Table I. In comparison with the County as a whole, Oakland has experienced very different (since 1920, basically opposite) trends in population change. This disparity probably is attributable to Oakland's role as Garrett's commercial and "urban" center. In time of general economic prosperity, the Town fared reasonably well, despite the loss of rural County population to urban centers elsewhere in the nation. In the 1960's, however, Oakland exhibited the same pattern as "central cities" elsewhere -- a loss of population increase to the surrounding suburban areas. In the 1980's this trend was again seen as the County saw an increase in population, while Oakland's population declined. As Oakland's elderly population has continued to increase (2000 Census shows the over 65 age category increase from 23% in 1990 to 24.9%), we have made efforts to provide housing for senior citizens. Currently within Oakland, there exists elderly housing units such as Yough Development, Underwood South, and Rose Terrace. Due to a state-imposed moratorium on all construction for nearly 15 years, the Town of Oakland went through a "no growth stagnation" period, because of the lack of a proper sewer system. This continued until 1990, at which time, Oakland's "state of the art" wastewater system went into operation.

**TABLE I
POPULATION TRENDS 1900 – 2000
OAKLAND & GARRETT COUNTY**

Year	Oakland's Total Population	PERCENT CHANGE	
		Oakland	Garrett County
1900	1,170	-	-
1910	1,366	16.8	13.6
1920	1,225	-10.3	-2.1
1930	1,583	29.2	1.2
1940	1,587	0.3	10.4
1950	1,640	3.3	3.3
1960	1,977	20.5	-3.9
1970	1,786	- 9.7	5.2
1980	1,994	11.6	23.4
1990	1,741	-12.7	6.2
2000	1,930	+10.9	6.1

SOURCE: U.S. Census

Age and Gender

The age and gender composition of Oakland provides an important gauge of the Towns' changing needs. Table II shows the age distribution.

**TABLE II
AGE & GENDER COMPOSITION – 2000
OAKLAND, MARYLAND**

AGE GROUP	NUMBER OF MALES	NUMBER OF FEMALES	TOTAL	PERCENT OF TOTAL POPULATION
Under 5	N/a	N/a	113	5.85
5 - 17	N/a	N/a	244	12.64
18 - 24	N/a	N/a	182	9.43
25 - 44	N/a	N/a	464	24.04
45 - 64	N/a	N/a	447	23.16
Over 65	155	325	480	24.87
TOTAL	891	1,039	1930	100.0

SOURCE: U. S. Census, N/a – not available at the time of printing

Oakland has the highest percentage of elderly (nearly 25%) when compared to other towns in Garrett County. However, Oakland had a lower percentage of persons in the remaining three age groups than most other towns in Garrett County.

MUNICIPALITY	UNDER 5	5 – 17	18 – 64	OVER 65
Garrett County	6.06	19.01	59.98	14.95
Accident	6.23	22.95	47.88	22.95
Deer Park	6.67	19.51	60.49	13.33
Friendsville	7.79	17.63	57.88	16.70
Grantsville	6.79	17.61	61.23	14.38
Kitzmiller	5.96	19.21	54.64	20.20
Loch Lynn Heights	6.40	22.17	57.14	14.29
Mountain Lake Park	6.81	20.60	53.65	18.95
OAKLAND	5.85	12.64	56.63	24.87

SOURCE: U. S. Census

Table IV shows further detail of age comparison within Oakland.

AGE GROUP	1980		1990		2000	
	Total	% of Population	Total	% of Population	Total	% of Population
Under 5	140	7.0	82	4.7	113	5.9
5 - 17	385	19.3	295	16.9	244	12.6
18 - 24	189	9.5	127	7.3	182	9.4
25 - 44	494	24.8	516	29.7	464	24.0
45 - 64	340	17.0	315	18.1	447	23.2
Over 65	446	22.4	406	23.3	480	24.9
TOTAL	1,994	100.0	1,741	100.0	1,930	100.0

SOURCE: U. S. Census

Households

The total number of households in Oakland decreased from 741 in 1980 to 710 in 1990...a 4% decrease, but the total increased to 787 in 2000.

The average household size decreased from 2.46 persons per household in 1980 to 2.22 persons per household in 1990. It has continued to decrease to 2.09, according to the 2000 Census. This decrease in household size is consistent with local, state and national trends. Many factors contribute to the decrease in household size:

- People are having fewer children.
- Many younger persons are delaying marriage.
- The divorce rate has increased nationwide.
- The number of senior citizens has increased, many of whom live alone.

Household size affects the demand for housing. As households become smaller, the demand for apartments, manufactured homes and modest, reasonably-priced single-family homes increases while the demand for larger homes decreases.

Income

Table V shows that the Town of Oakland has the highest per capita income (\$12,520) in Garrett County. The families with income below poverty level in Oakland is 12.4% which is slightly higher than that of the county's at 11.6%. The towns of Friendsville and Deer Park have the highest percent of families with income below the poverty level at 17.5% and 15.3% respectively.

**TABLE V
PER CAPITA INCOME & POVERTY LEVEL - 1989
GARRETT COUNTY & TOWNS**

MUNICIPALITY	PER CAPITA INCOME	FAMILIES WITH INCOME BELOW POVERTY LEVEL	
		Number	Percent
Garrett County	\$10,124	901	11.6
Accident	9,655	8	9.0
Deer Park	10,697	17	15.3
Friendsville	7,997	29	17.5
Kitzmiller	9,031	10	12.8
Loch Lynn Heights	9,654	9	6.9
Mountain Lake Park	9,646	58	11.2
OAKLAND	\$12,520	53	12.4

SOURCE: Maryland Office of Planning

Housing

Table VI on the following page compares selected housing characteristics for Oakland, Garrett County and Maryland. These housing characteristics include total housing units, occupancy and tenure, housing type, median value and housing conditions. In addition to comparing Oakland with Garrett County and Maryland, the table also shows the trend in housing for Oakland by providing housing information for 1980 as well as 1990.

Housing Units--Oakland's 814 housing units in 1980 decreased to 777 housing units in 1990. This is consistent with the overall decrease in population and households that occurred in Oakland during the same time period.

Occupancy and Tenure--There were 67 vacant housing units (9% of all housing units) in Oakland in 1990. While this is considerably lower than Garrett County's 28% vacancy rate in 1990, we must remember that a greater proportion of all vacant housing in Garrett County (75%) is attributed to homes used for seasonal and occasional purposes such as the many seasonal properties around Deep Creek Lake and other vacation sites throughout the County. Approximately half of Oakland's vacant housing units were attributed to homes used for seasonal and occasional purposes.

Oakland, like all of Garrett County, has a "tight" housing market. A 4 to 5 percent vacancy rate of year round housing units should exist to facilitate mobility and to provide suitable housing choices.

Owner-occupied housing units increased from 52% of all housing units in 1980 to 59% of all housing units in 1990. Renter-occupied homes decreased from 43% of the housing stock in 1980 to 41% in 1990.

Housing Characteristics	Oakland		Garrett County	Maryland
	1990	2000	2000	1990
Total Housing Units	777	918	16,761	1,891,917
Occupancy & Tenure				
Occupied Units (%)	710 (91%)	787 (86%)	11,476 (68.5%)	1,748,991 (90%)
• Owner-Occupied (%)	416 (59%)	428 (47%)	8,945 (53.4%)	1,137,296 (65%)
• Renter-Occupied (%)	294 (41%)	359 (39%)	2,531 (15.1%)	611,695 (35%)
Vacant Units (%)	67 (9%)	131 (14%)	5,285 (31.5%)	142,926 (4%)
• For Seasonal, Recreational or Occasional Use	10	18 (2%)	3,996 (23.8%)	42,268
Units in Structure				
# of Single Family Unit Structures (%)	490 (63%)	N/a	N/a	1,332,744 (71%)
# of Units in 2 to 9 Unit Structures (%)	229 (30%)	N/a	N/a	208,015 (11%)
# of Units in 10 or More Unit Structures (%)	11 (1%)	N/a	N/a	294,964 (16%)
# of Mobile Home Unit Structures (%)	47 (6%)	N/a	N/a	54,194 (3%)
Median Value				
Owner-Occupied Unit	\$71,300	N/a	N/a	\$116,500
Renter-Occupied Unit	\$263	N/a	N/a	\$173
Housing Conditions				
% of Units Without Complete Plumbing	0%	0%	N/a	< 1%

N/a - Not Available

SOURCE: U. S. Census

Units in Structure--Single family homes represented the largest housing type in 1980 and 1990 (65% in 1980 and 63% in 1990). However, Oakland had a higher percentage of units in 2-9 unit structures (approximately 30% in 1980 and 1990) than all other Garrett County towns during that decade.

Median Value--The median value of an owner-occupied home in Oakland (\$71,300) in 1990 was higher than the County average (\$60,200) and the median monthly rental cost in Oakland (\$263) was higher than the County average (\$230).

Housing Conditions

The exterior structural condition of each building in Oakland was noted, and each residence can be placed in one of the following four categories:

- Grade A. A sound building regardless of age or a building with slight defects or conditions which are normally corrected during the course of regular maintenance.
- Grade B. A building in need of moderate repairs, if the unit is to continue to provide safe and adequate shelter. These repairs would be slightly more serious in nature than those repairs which are able to be corrected by normal maintenance.
- Grade C. A building in need of major repairs, if the unit is to continue to provide safe and adequate shelter. These repairs would be significantly more serious in nature than those repairs which are able to be corrected by normal maintenance.
- Grade D. A building which has suffered continued neglect or deep and serious damage which could be corrected only by extensive repairs.

Most residential buildings in Oakland are Grade A; most residential buildings fall into the A and B categories. A few of Oakland's dwellings are dilapidated (Grade D).

Note: This information on housing conditions was derived from previous comprehensive plans.

Housing Trend

A considerable number of Oakland's homes are too large for the families living in them. This "overhoused" market condition exists primarily because 25 percent of the Town's population are persons 65 and over. These older persons understandably continue to live in these larger homes for a variety of reasons: lack of elderly housing, sentimental attachment to their homes, financial ability to maintain a comfortable living, inconveniences and problems associated with moving, and the high cost of smaller replacement housing -- if it can be located. This "stay put" condition tends to perpetuate crowded living conditions for families who cannot find larger homes. Since apartments are one type of housing often preferred by young families and elderly, the conversion of older, larger homes into apartments is a desirable action -- provided the use is in character with the neighborhood. Actions that can be undertaken to help overcome existing housing deficiencies and help meet existing and future housing needs are described in the Plan portion of this report.

EXISTING LAND USE

Land use in Oakland is a mixture of residential, commercial, governmental and industrial. The growth in commercial establishments on Route 219 North has been the most dramatic. The construction of the Courthouse Annex in the late 1970's significantly increased governmental employment figures within Oakland. Almost all new residential development has occurred just outside the city limits due to the sewer moratorium that was in effect for an extended period.

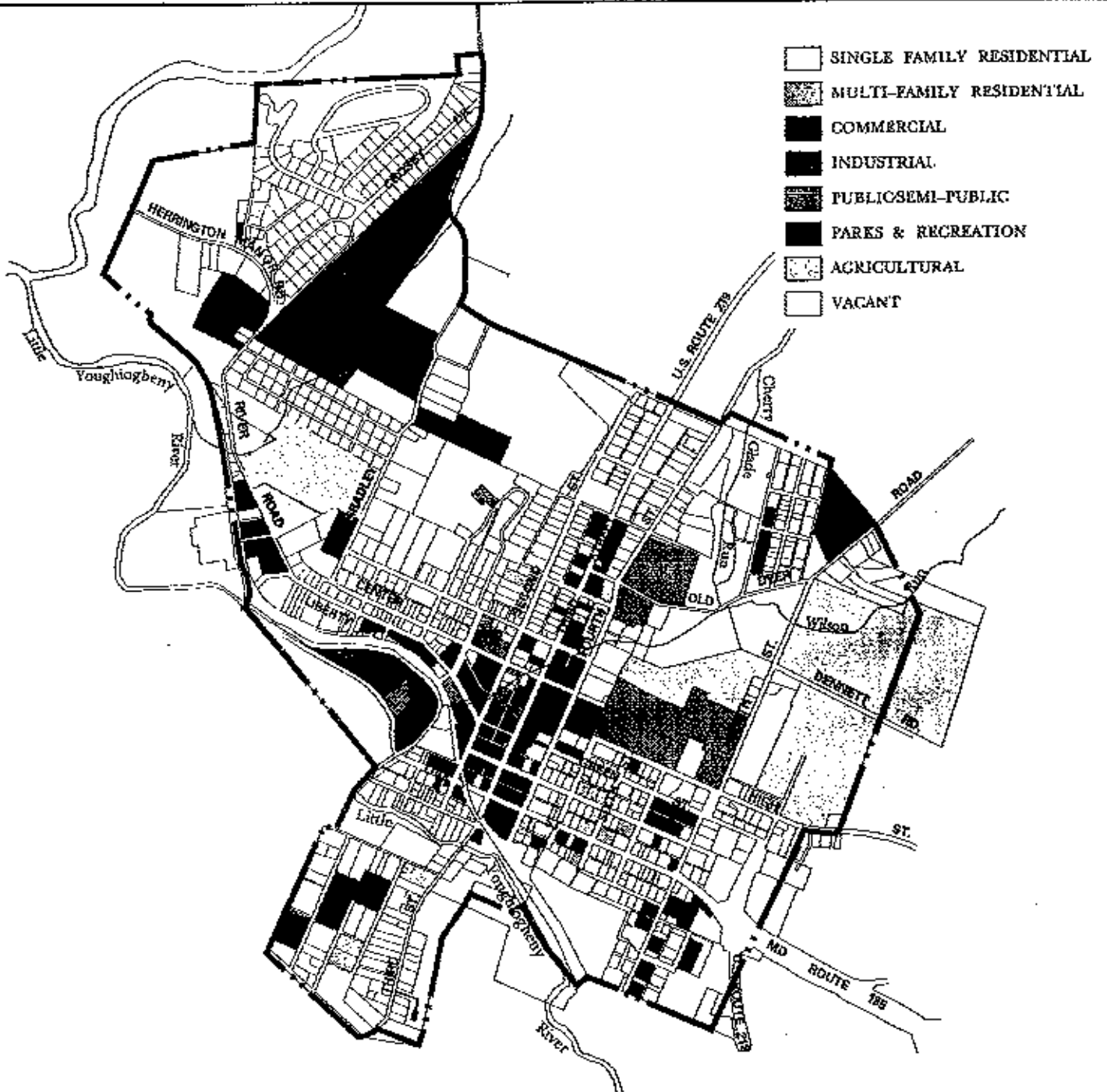
For some time, industrial development within Oakland has remained stagnant with the closing of the Sterling Processing facility and the Coca-Cola Bottling Plant, but these were balanced, to some extent, in employment at Sylvan Lumber, the Data Entry Company and Wood Products, all located in the Oakland Industrial Park.

Oakland's dominant land use characteristic is residential. The Town contains over 650 single-family and duplex dwellings and over 50 apartments which are divided between those of separate apartment structures and those sharing buildings with commercial uses.

There is still vacant land remaining within the Town boundaries. Some of this vacant land is not particularly desirable for development because of steep slopes and/or wet, swampy conditions. The 25-acre "Dead Pond" could be used only after very costly site preparation and construction techniques. The steep areas are generally located east of South Fourth Street along Wilson Run, in the vicinity of First and Scott Streets and Crook Crest, and in several areas along the southern boundary of Town. Residences are the predominant land use in areas adjoining these steep slope areas. Strict enforcement of the Garrett County Erosion and Sediment Control and Stormwater Management Ordinances and imaginative site planning would be imperative in developing these areas.

The Mayor and Town Council of Oakland have monitored the developments which have taken place within the last couple years, within the Town and adjacent to the Town. These developments may require creative planning and zoning solutions.

EXISTING LAND USE — 1995



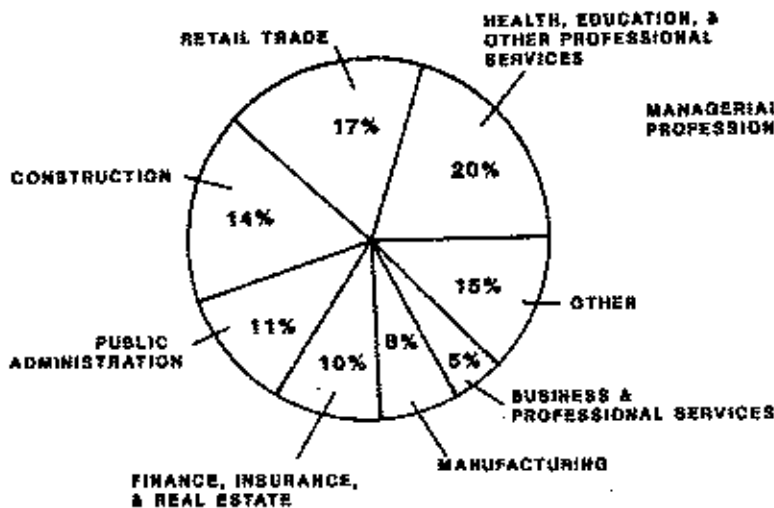
ECONOMY

Nearly 75% of Oakland's labor force (employed persons 16 years and older) were working in the private sector compared to 20% which were government workers. The remaining 6% of the labor force were self-employed in 1990. Of the government workers, 42% worked for the federal government, 37% worked for the local government and 21% worked for the state government.

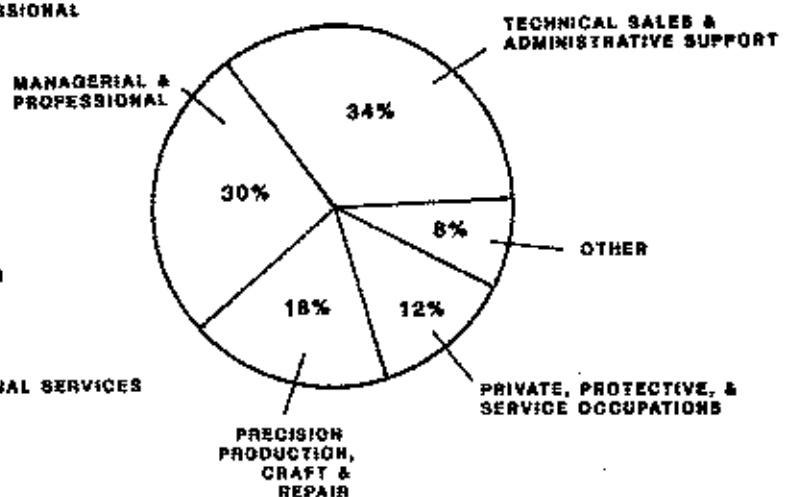
Health, education and other professional services was the largest business sector employing Oakland's residents according to the 1990 U.S. Census. These three industries employ 20% of the town's labor force. This is understandable considering that four schools and the Garrett County Memorial Hospital are in very close proximity to Oakland. Retail trade and persons in the construction trades represent the second and third largest business sectors employing Oakland residents.

More of the Town residents were working in technical sales/administrative support and Managerial/Professional positions than in any other occupation. The large number of jobs in these two areas could be attributed to the fact that the two major employment sectors in the Oakland area are health, education and other professional services, and retail trade industries. The closing of Bausch and Lomb, and the loss of more than one thousand relatively high-paying jobs with good benefits, severely impacted employment in the area. The former B & L facility, now occupied by Simon Pearce, a glass blowing company, and C. Palmer Die Cast, Inc., located in the Southern Garrett Industry Park, has lessened the effect of that loss. Employment growth is continuing with the opening of a Super Wal-Mart Center.

EMPLOYMENT SECTORS



OCCUPATION



Oakland is exhibiting very positive trends as new investment is taking place in several locations. These trends are encouraging confidence in the Oakland area as the business center of the County. There are several issues that, if resolved, could further add to Oakland's attractiveness as an investment location. The overhead utility lines that traverse the streets need to be relocated. Funding for the proposed Route 219 relocation needs to be vigorously pursued as congestion and access in the downtown area is a deterrent to growth.

The Oakland Town government is aware of the effect that Wal-Mart may have on the existing small businesses within the Town Center. Problems are being addressed through the Main Street Program and other avenues. Local businesses were given the opportunity to meet with and receive valuable advice from a consultant well-experienced with the effect "big box" retail uses have on small businesses and small retail outlets, and were given extensive advice on how to adapt. Further, discussions are underway within the Main Street Program and within the Greater Oakland Business Association (GOBA) to revamp, both architecturally and economically, the Town Center of Oakland in order to compete and adapt.

**TABLE VII
MANUFACTURING INDUSTRIES –2000
SOUTHERN GARRETT COUNTY, MARYLAND**

COMPANY	PRODUCT(S)	NUMBER OF EMPLOYEES
1. Agway	Feed Grinding	3
2. Allegany Welding & Machine, Inc.	Machine Works	9
3. C. Palmer Die Cast, Inc.	Aluminum Die Cast	15
4. Fairfax Concrete	Concrete Products	9
5. Financial Computer Support, Inc.	Computer Software	50
6. NuWay Laundry	Commercial laundry	15
7. Garrett Mine Service	Custom sheet metal fabricating, grinding	16
8. Glotfelty Enterprises	Tire Retreading	15
9. Rigidply Rafters	Trusses/Rafters	60
10. Simon Pearce	Hand Blown Glass	48
11. Sincell Publishing	Commercial Printing	23
12. Sisler Lumber	Rough Hardwood Lumber	29
13. Sylvan Manufacturing	Kiln Drying	23
14. TDEC	Data Processing	175
15. Wood Products	Rough Lumber/Kiln Drying	165
TOTAL		649

SOURCE: Garrett County Economic Development Office

Central Business Area

Oakland's Central Business Area has experienced a revitalization over the past few years. A number of businesses have constructed sparkling new facilities to house their operations. Improvements have been made to existing business facilities also. The Oakland Municipal Building and Community Action Building are outstanding examples of what can be done through rehabilitation. The Route 39 bridge, the public restrooms in the town parking lot and brick-paver sidewalks on southwest Second Street are all recent improvement projects. The Shaffer Building has been fully restored. The Garrett County Board of Education has relocated to the M. & T Bank annex. First United Bank is utilizing the former H-P building for a call center and mortgage center. The Town has

created a walking path from the Town parking lot to Lighthouse, past Safe Harbor, and around the Yough Glades Housing Complex. Uses for the Mt. Fresh Pavilion in the Town Parking Lot continue to grow with the Little Youghiogheny Music Festival, and other musical and drama productions. Sincell Publishing razed the former gas company building on Green Street and constructed a storage building and loading dock that is used as a performing area known as the "Front Page Stage". The Garrett County Historical Society purchased the Professional Building on Second St. and relocated their museum. They established Daley Park in a nearby vacant lot and reconstructed a gazebo, gas house and front porch from the Deer Park Hotel. Our Town Theatre purchased the former museum site and renovated it for their productions. Second Street, south of Oak Street has been rejuvenated by the renovation of properties for professional offices.

TRANSPORTATION

Transportation refers to the movement of people and goods through and within an area. A transportation system provides a framework which ties together and supports a wide variety of land uses and community activities. There is an on-going move to create more of and improve on existing walking and biking trails, to be used as a growing mode of transportation.

This section describes the major highways and local roads affecting Oakland. It also describes the many other forms of transportation that are provided throughout Garrett County and used by Oakland's residents.

State Highways and Local Roads

Oakland lies in the southern portion of Garrett County at the intersection of U.S. 219 and Maryland 39. The State Highway Administration's ongoing Highway Needs Inventory lists several projects including a relocation of U.S. 219 from Maryland 135 to 2.3 miles north of Cherry Glade Run (the Route 219 Relocation). A major bottleneck was eliminated at the corner of Third and Oak Streets with geometric improvements. Additionally, the establishment of Veteran's Park on that corner improved the overall "look".

The recent closure of the Third Street Bridge over CSX Railroad tracks continues to inconvenience residents and travelers of South Third Street. This major travel route for Southern Garrett County is causing traffic congestion on South Second Street and Water Street, the designated detour route.

Oakland's street system is in good condition with the completion of a \$1.3 million upgrade in the mid-90's. A detailed analysis of traffic flow in the Central Business Area is included in the Comprehensive Development Plan section of this document. The Mayor and Town Council has adopted a set of guidelines for street construction. Capital improvements are done as needed on a pay-as-you-go basis for the most part. The Town

should consider a capital improvement budget for the upkeep of its streets and other infrastructure.

Pedestrian and Bicycle Trails

The Town of Oakland has created a nearly four miles of walking/biking pathways. This trail enables the connection of many landmarks throughout the Town with the Main Street area of downtown Oakland. In addition, it connects the Glades Park and Housing Development with Oakland's downtown. Retrofit sidewalk funds from the State Highway Administration as well as Main Street Program money have assisted in funding this pathway.

Public Transportation

The Garrett County Community Action Committee, a non-profit organization, provides a unique public transportation service to the residents of Oakland as well as Garrett County. This service is provided through the Garrett Transit Service (GTS) which operates 30 vehicles (primarily vans). GTS currently offers four types of transportation services:

- general public transportation
- transportation for senior citizens and disabled persons
- medical transportation for Medicaid recipients
- group charter trips

GTS provides approximately 400 rides each weekday as part of its "People Mover Program" which began in late 1993. People who want to use this program call 24 hours in advance to arrange a time to be picked up and taken to and from that person's destination; requests for immediate transportation can sometimes be met. The cost of a public transit trip is based on the destination. The base rate is \$2.00 one-way for a trip of approximately 15 miles or less. Each additional 15 miles costs \$1.00. Senior citizens, disabled persons and children under 12 years of age receive a \$0.50 reduction from the regular fare. Medicaid recipients travel free of charge if their trip is for medical purposes.

The service carries senior citizens to special events outside the County. It also provides out-of-County transportation for Medicaid recipients who must travel to get medical care. Charter trips are made on a contract basis.

Passenger Rail Service

Passenger rail service in Garrett County ended in September 1981 when AMTRAK discontinued the "Shenandoah" which ran between Washington, D.C. and Cincinnati. This train had provided daily service with a stop at Oakland. Currently, in 1995, the closest passenger rail service available to Garrett County is a daily Amtrak train that

stops at Cumberland. It runs east to Washington, D.C. and west to Pittsburgh and Chicago.

The possibilities of weekend and/or seasonal recreation-oriented passenger runs have always been an enthusiastic topic of conversation among many persons. A ski train from Baltimore and Washington, D.C., to Oakland ran one winter weekend in 1992 (February 28 - March 1, 1992).

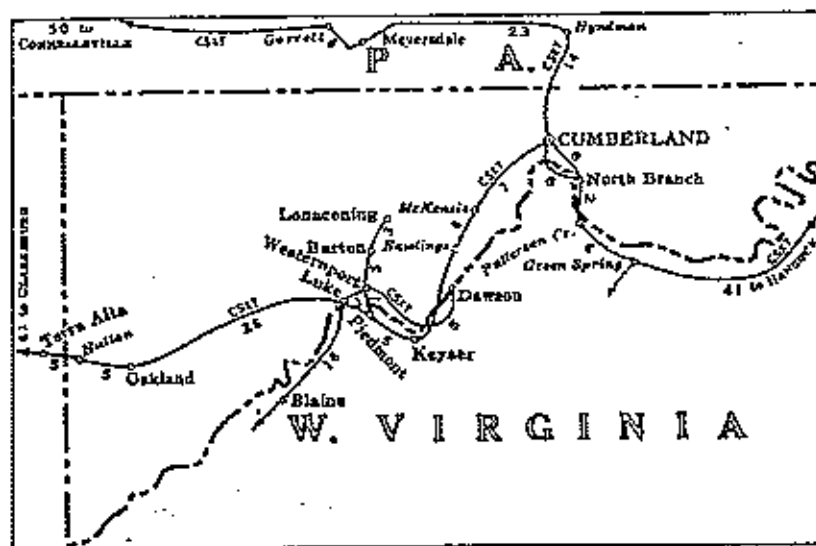
The Mayor arranged for Passenger Train Excursions to the Oakland Station beginning in 1997. During the Autumn Glory Festival in October 2000, approximately 1400 people came to Oakland by way of the rails.

Freight Rail Service

The CSX mainline between Cumberland and Grafton, West Virginia crosses Garrett County from Bloomington through Deer Park, Mountain Lake Park and Oakland to Hutton. This line which is heavily traveled by through freight trains, also accommodates local freight traffic serving several industrial and commercial facilities in the County.

A second CSX mainline connects with the Cumberland to Grafton mainline near Luke. It runs southwestward into the West Virginia coal territory passing through Garrett County along the North Branch of the Potomac River. Through freight service on this line averages one round trip daily, with local service as necessary to the mines in that area. Currently Mettiki Coal Mine is the only business in Garrett County that is provided freight service from this line. See accompanying map which illustrates the location of these two freight lines through Garrett County.

FREIGHT RAIL SERVICE IN WESTERN MARYLAND



Air Transportation

One public airport is located in the County: The Garrett County Airport is on 200 acres of land that the County owns off of Bumble Bee Road northeast of McHenry. While the airport is County-owned, it is operated on a contractual basis with a base operator. This resident operator can arrange for private charter flights to and from the airport. Although scheduled commercial airlines do not currently serve the Garrett County Airport, U.S. Air Express serves the Morgantown Airport with connections to the Pittsburgh International Airport. The Cumberland airport will be served with regional carrier service to BWI in the fall of 2001.

Originally, the Garrett County Airport was constructed to encourage public use of the recreation resources in the Deep Creek Lake Area. Today, however, the airport assumes a larger role as the County's economy continues to grow. The airport currently has the following facilities:

- One 3,000' runway, a 300' long taxiway and a 250' by 200' apron area
- One County-owned four-unit T-hanger and three corporate hangers which can also accommodate four aircraft
- 18 aircraft positions in the tie-down area
- An administration building which serves as a combination waiting area and living quarters and office for the fixed base operator

The Garrett County Airport Master Plan and the Board of County Commissioners Fiscal Year 2002 Budget includes funding for the beginning stages of planning and design of expanding the Garrett County Airport. This will include the consolidation of federal, state and county funds with completion of this major project in Fiscal Year 2007. The utilization of larger aircraft that this improvement will provide will be an enhancement to the economic development effort of the County.

The following current and long range considerations point to the importance of making gradual improvements to the Garrett County Airport:

- Automobile access to the airport is enhanced with the U.S. 219 interchange on I-68 only 11 road miles north of the airport. Access would also be enhanced if Route 219 is eventually upgraded to four lanes between the Deep Creek Lake Area and Oakland, 15 miles south of the airport.
- Developable land exists nearby for industries and other businesses that may be attracted by the availability of an airport, particularly land in the McHenry and Accident areas and along the National Freeway corridor.

COMMUNITY FACILITIES AND SERVICES

Residents of Oakland are provided with a variety of community-oriented facilities and services either through Garrett County or Oakland itself. These include:

- public water and sewer;
- police, fire and rescue;
- government facilities such as municipal buildings, parks and other recreation areas; and
- health and social services.

In addition, the Town also maintains interest in Garrett County School District decisions affecting educational services to the Town's residents.

Water Supply

The Town of Oakland owns and operates a municipal water system. Estimated average water consumption (2000) as follows:

Residential and Commercial	0.3
	mgd*
Industrial	0.2 mgd
TOTAL	0.5 mgd

*million gallons per day

In 1970 the water supply consisted of an intake on the Youghiogheny River northwest of Oakland, a one million gallon per day pumping station, and an eight inch pressure main from the community treatment plant. Water storage consisted of a 0.5 million gallon clear well and 0.675 million gallons of covered ground storage. That remains the same in 2000. A proposed \$750,000 water storage tank replacement project is scheduled to begin in 2002.

The following is an estimated inventory of the distribution system piping as of 2000:

1-1/4 inch	1,550 feet
2-inch	2,300 feet
4-inch	22,270 feet
6-inch	54,560 feet
8-inch	58,079 feet
10-inch	1,844 feet

Since the publication of the Master Plan for Water and Sewerage - Garrett County, Maryland, 1992, the Broadford Run Reservoir-Treatment Plant has been completed and is in full operation with a pumping capacity of 1.5 mgd to the Oakland-Mountain Lake-Loch Lynn area. The dam construction provides a multiple-purpose structure for municipal and recreation use. Water is drawn from the 45-foot deep man-made lake, is treated and filtered before being piped into community water systems.

The Garrett County Master Plan for Water and Sewerage projects the water supply requirements of the Little Youghiogheny area. These projections appear in the Plan and include the communities of Oakland, Loch Lynn Heights, Deer Park and their contiguous urbanized areas. Capacity at the plant has not yet been reached. The availability of water and sewer in the greater Oakland area is of great advantage to the Town, and has been a positive influence in the annexation of the Route 219 North area and the coming of Wal-Mart to Oakland.

Sewerage

The entire population of Oakland is served by the Oakland sewage treatment plant. Increased capacity at the Oakland Wastewater Treatment Facility, along with numerous upgrades to the existing system have made it possible for continuing growth.

The sewage treatment plant itself has a very large capacity and can process the flows entering the system even when the capacity of the collector system has been reached. Sewage flows enter the treatment plant from three major branches; the Interceptor Pump Station, the Bradley Run Pump Station, and the South Liberty subsystem. All three branches enter Basin #1 - a 20.2 million gallon, 7-acre aerated treatment lagoon that averages 15 feet of depth. Flows leave basin #1 after a long detention period and enter basin #2, a 2.5 million gallon lagoon, then to #3, a 2.0 million gallon processing lagoon, and then to basin #4 - a secondary treatment lagoon that acts as a nitrifier and settling basin. Effluent then leaves basin #4 and passes through ultraviolet disinfection before being pumped into the Youghiogheny River downstream of the Town.

**TABLE VIII
LITTLE YOUGHIOGHENY SERVICE AREA
PROJECTED WATER SUPPLY REQUIREMENTS
OAKLAND AND BROADFORD TREATMENT PLANTS**

YEAR	PROJECTED POPULATION	PER CAPITA WATER USE (gpcd)	AVERAGE PRODUCTION (mgd)	MAXIMUM PEAK FLOW (mgd)
1985	3,400	90	.65	5.5
2000	3,800	90	.75	6.0
2015	4,000	95	.80	6.0

SOURCE: Master Plan for Water and Sewerage
Garrett County, Maryland

Until improvements to the collection system and the treatment plant were being designed there was no separate charge for sewerage service. In order to have a cash reserve to fund system improvements a factor was applied to the water bills and set aside in a construction financing account. When the costs for the system were reasonably well known the Town had a user cost system created. The basis of the system is that nonresidential users generate wastewater as multiples of the rate produced by a single family residence. It was determined that a single family residence in the Town generated 44,000 gallons of wastewater per year. This unit is termed an equivalent residential unit (ERU). The actual annual water consumption that enters the sewer system is computed at 76,475,000 gallons per year (130.95 gpd). This value is slightly higher than the computed ERU value of 120.54 gpd and this shows up in the data as higher sewage measured than what would be computed using the number of users times the ERU value.

Continuous system upgrades have allowed the average daily flows to be increased to .90 mgd. This has in turn allowed the Town of Oakland to receive new customers into the system.

Flows in a sewer pipe are made up of three components: sewage, infiltration, and inflow. Sewage is water which has passed through potable water pipes and has entered a sewer pipe. Infiltration is water which enters a sewer from the groundwater table, and inflow is water which enters a sewer from surface runoff. Infiltration is measured using a continuous flow meter to determine flows in the pipe in the middle of the night (when sewage production is at a minimum) and at a period with no measurable precipitation proceeding. All other flows measured during or immediately following rainfall events are labeled inflow.

Wastewater can only reach the plant through pumping. The Country Club Acres-Leighton Drive subsystem and the Bradley Lane subsystem are pumped by the Bradley Run Pump Station. The South Liberty subsystem is pumped into the force main from the Interceptor Pump Station. All of the other subsystems are pumped at the Interceptor Pump Station.

The system capacity is determined by the hydraulic capacity of the pipes and the hydraulic capacity of the pumps. Hydraulic capacity has been reached when the hydraulic grade line approaches the surface elevation at any point in the system. Treatment at the plant is not at capacity but some collector lines are. The town evaluates and tests the line capacity continuously and the Maryland Department of the Environment reviews these tests.

Emergency Management

Police--The Town of Oakland has the only local police department in Garrett County. The Oakland Police Department has five State certified full-time patrolmen who provide police protection to Town residents. The Department also cooperates with the Sheriff's Office and the Maryland State Police in investigations and other policing activities in and

around Oakland. The Oakland Police Department generally operates with three shifts to provide 24 hour protection.

The Department objective is to ensure the safety and general welfare of all the citizens of Oakland, by preventing and detecting crime, apprehending criminals, enforcing laws and protecting lives and property.

The Department arrests approximately 55 people per year and issues approximately 17 Maryland uniform complaint citations (tickets) and approximately 20 warning tickets per month.

With the newly annexed areas, the Town projects that there is a need to increase the current police staff by at least one officer.

Fire Protection--Fire protection is provided by the Oakland Volunteer Fire Department, one of eleven volunteer fire companies in the County. This system of volunteer firefighters is dispatched through a central 911 dispatch center. The fire company has a 1250 GPM engine, a 1700 gal tanker with a 1250 GPM pump and a 75 foot aerial ladder truck with a 1500 GPM pump. All equipment is in excellent condition and provides the fire fighting capability needed by Oakland in the foreseeable future.

The fire station is located on Third Street within the central business area, an advantageous location because of its immediate proximity to the Town's "high value" area. Furthermore, being located on Third Street allows fire equipment excellent access to all areas within and around Town. However, traffic congestion associated with peak hour shopping does understandably hinder the movement of equipment.

Oakland's company has an assembly hall for community meetings. The Department also aids other emergency responders, i.e., Southern Garrett Rescue Squad, other fire departments, Police agencies, Department of Natural Resources and the Office of Emergency Management.

Fire companies are financed through their own efforts and by a tax (0.05 per \$100 of property value) levied by the County. Oakland's Department received \$27,000 from this tax in 1990, and this amount increased to \$39,000 for 2001.

Oakland has an adequate number of hydrants which are well distributed throughout the Town. Water pressure, according to Town officials, is sufficient to meet existing and foreseeable demands. The tank trucks also provide insurance of enough water and are refilled from the many bodies of water around Oakland.

Rescue Squads--The Southern Garrett County Rescue Squad, located in the Oakland-Mountain Lake Park-Loch Lynn Heights area is one of two well equipped, well trained and dedicated rescue squads located in Garrett County. Rescue squad crews provide emergency services at the scene of medical emergencies and transport patients who need medical care to hospitals in Frostburg, LaVale, Cumberland or Oakland, Maryland or

Meyersdale, Pennsylvania. The rescue squads receive funding from alcohol and tobacco revenues. The two rescue squads are working together to recruit more volunteers to cover the daytime hours for emergency rescue operations in Garrett County. Although the Southern Garrett County Rescue Squad is in the process of relocating from the Central Business area in Oakland to Mountain Lake Park just east of the Browning Complex, it will still be in a position to provide emergency services to the entire greater Oakland area.

Government Facilities

Oakland's City Hall, which is located along Third Street, contains municipal offices, meeting rooms, police facilities and the municipal maintenance garage. In addition, the Garrett County Courthouse, containing the Circuit Court, the Orphans' Court, the administrative offices for County government and many other agencies, is located on Alder Street. This building also contains the Sheriff's Department and the County Jail. Across the street from the County Courthouse is a building containing the District Court of Maryland for Garrett County and the Court Commissioner's Office. The Garrett County Board of Education is located on Second Street. The County has acquired a site on Memorial Drive west of Memorial Gardens large enough to accommodate several governmental buildings. This site is currently outside the Town of Oakland limits, but plans are underway to annex this site into the Town. Recently, the Health Department was moved out of the Hospital Complex, and had been relocated to several locations throughout the county. In addition, there were Health Department offices located within the County Courthouse. The County has constructed a new single building on Memorial Drive, to house all of the Health Department agencies. This area is scheduled to be annexed, and the Town has extended its water and sewer facilities to serve the new complex, and will extend other Town services to the rest of the area to be annexed.

Health Department -- The Garrett County Health Department provides services in four major areas: environmental health, behavioral health, nursing, and community outreach and prevention. Activities in the environmental health field include sanitation inspections of public facilities, water supplies, and sewerage systems, the control of insects and rodents and monitoring air pollution. The department's mental health role includes psychological, alcoholism, drug abuse, and youth counseling. Department nurses staff the health clinics, provide school health services, and visit private homes. The Health Department is now operating from the office located at 1025 Memorial Drive and will also continue to staff a health clinic at the Grantsville Health Center, located at 28 Hershberger Lane on a part-time basis.

Because of the mix of uses in the Memorial Drive area, a new zoning category to accommodate the area, as well as other areas with similar mixes within the Town should be adopted. This new zoning category would be designated as Residential Institutional Professional (RIP) and would allow Suburban Residential (SR) uses and, under certain criteria, professional offices such as the offices of David Tucl, M.D., and the offices of Regional Eye Associates, both located on Memorial Drive near the Cornish Manor

Restaurant. The County site is also large enough for the relocation of some other County governmental uses.

Library—The main branch of the Ruth Enlow Library of Garrett County is located on the corner of North Second Street and East Center Street in Oakland. The original structure was erected in 1950. Renovations were completed in 1969 and 1999. Planned changes to the Oakland Library building include the installation of a new sign to replace the present sign on the corner of Second Street and Center Street (FY 2001), demolition of the house owned by the library at 16 N. Second Street (FY 2002), updates to the exterior of the library building (by FY 2004), the possible expansion of the present building, and numerous small renovations to support electronic services, expanded delivery services and improvements to the library's meeting room.

The library lends books, magazines and audiovisual materials, finds needed information, borrows requested materials by interlibrary loan, offers children's programs and provides space for literacy tutoring.

Parks and Recreation--A variety of outdoor recreation opportunities are within a ten to thirty minute drive from Oakland's residents. Deep Creek Lake, the recreation facilities at the Broadford Reservoir, the Mountain Lake Tennis Club, Swallow Falls State Park, and Herrington Manor State Park are often visited by Oakland residents. The Oakland Golf Club, located on property leased to the Oakland Golf Club, Inc., by the Town, offers a high quality golf course at relatively low membership prices.

Parks and other recreation areas within the Town of Oakland are limited. The small playground at the Center Street School which serves young children in the immediate area is the only park within Oakland. The basketball court at Center Street, which is open to the public, and the Oakland Country Club are the other recreation areas within Town. While Southern High School and the Dennett Road Middle School provide excellent outdoor recreation areas, they are hazardous to reach on foot or by bicycle and are somewhat distant from most Oakland families. For all practical purposes, the outdoor recreation areas at these schools help meet the leisure time needs of the families living between Mt. Lake Park and Oakland; Oakland residents rarely walk or travel to use these school recreation areas. The Town recently completed development of "Yough/Glades Housing and Glades Park Complex", and as previously mentioned, has connected the Park to the Oakland Town parking lot by means of a designated walkway. The Glades Park includes both volleyball and basketball courts. There are plans to continue development at this highly utilized park with new playground facilities, a community building, restrooms, and various other additions.

Broadford Lake Park, which is owned by the town, has a beautiful 138 acre lake surrounded by a huge wooded park of which another 100 acres has been developed. The Park is used for all aspects of recreation, highlighted by boating, swimming, fishing, picnicking and outdoor sports. Although the Park represents a unique and highly desirable recreational facility, it has been, over the years, a financial drain on Oakland. Located outside the Town limits, Broadford Park is really a regional facility, but Oakland

bears the full financial burden of its upkeep and maintenance. While the Park is located in part in the Town of Mt. Lake Park, the Town has only sporadically contributed to the upkeep and maintenance of the Park. Oakland should attempt to find better ways of utilizing the Park, which would produce revenues to offset the expense of its upkeep and maintenance. One suggestion has been to utilize part of the Park property for a paid RV campground.

A boat ramp with ample parking for vehicles with trailers is located at the southwest portion of the lake. Fishing boats of all types, sporting electric trolling motors are permitted. Sailing enthusiasts enjoy sail boating as well as sail boarding since no speed boats are allowed on the lake. Three docks are provided to gain land access of restrooms and picnic areas. Those not owning boats will find a large fleet of rental boats available, including pedal boats, kayaks, and rowboats.

Swimming is exceptional at the 700 foot sand beach. Three lifeguard towers are staffed by American Red Cross lifeguards. A buoy-lined children's area provides safe play for younger visitors. Two shallow areas are designated for rafting and floatation devices. A 550 foot lap line extends the length of the swimming area for health and sport swimmers.

Broadford Lake is stocked several times in the spring and early summer with various sport fish: trout, large and small mouth bass, catfish and hybrid muskies to name a few. Fishing rodcos are sponsored by local businesses and organizations for children as well as adults. Record fish are caught throughout the year.

The Park offers over 200 picnic sites. Grills are scattered around the developed areas. Four pavilions are presently available for group rentals. A designated pet area has been developed with picnic area, restrooms, docks, a boat ramp, boat rentals, and a concession stand. (Gas motors are not permitted on Broad Ford Lake.)

Many outdoor sports can be enjoyed at Broadford Lake Park. Several fields and courts have been built for visitor convenience. Three baseball diamonds, complete with groomed infields, are located at the west end of the park. These fields are the home fields of our Championship Little League Teams. There are also two "Old timer" softball fields. A professional sand volleyball court has been installed adjacent to the beach. Grass athletic fields are located throughout the park. Lap swimming is offered at the beach. Several horseshoe pitching pits are also provided for enthusiasts. A full court basketball court and two half court basketball areas were constructed in 1998, along with a one-mile paved walking trail.

Playgrounds are strategically located all over Broadford Lake Park. Some play areas are focused toward tots but of course all the standard playground equipment exists, thus providing something for all children. Hiking is a favorite pastime of some visitors. Many varieties of forest vegetation and wildlife such as whitetail deer or raccoon, can be observed. Several kinds of unusual birds migrate through Garrett County in the spring and fall, and use the lake for feeding and resting.

Comfort stations are distributed throughout the park. The park has an excellent concession stand that features several homemade entrees and a countless number of snacks and treats. Questions are answered and literature is available at the Admission's Gate or the Park Office, located in the beach house. Broadford Lake Park truly has something for everyone. Thousands of people visit the park each year.

Schools--The Garrett County Board of Education is responsible for the public school system serving Oakland. Children from Oakland enter Dennett Road Elementary from kindergarten to fifth grade, Southern Middle School from sixth to eighth grade and Southern High School from ninth to twelfth grade. Table IX shows a variety of characteristics associated with the three schools, including enrollment. Obviously the total enrollment for all these schools includes students from areas other than incorporated Oakland.

TABLE IX PUBLIC SCHOOL FACILITIES -- 2000 OAKLAND, MARYLAND						
SCHOOL	SITE (Acres)	DATE(S)*	SIZE (Sq. Ft.)	GRADES	4/3/94 CAPACITY	ENROLLMENT 9/30/2000
Dennett Road Elementary	10.5	1957 (E) 1967 (A) 1969 (A) 1978 (R,A)	48,861	K-5	451	358
Southern Middle School	17.5	1976 (R)	92,000	6-8	800	634
Southern High School	33	1952 (E) 1958 (A) 1965 (A) 1966 (A) 1967 (A) 1969 (A) 1991 (A) 1990-91 (R) 1999-01 (R)	171,166	9-12	866	806

NOTES: * E Indicates date building was erected.
A Indicates date(s) of additions.
R Indicates date(s) of renovations.

Health Services

The Garrett County Memorial Hospital is located on Fourth Street in Oakland. It is a full-service community hospital with 76 beds for treatment of general medical illnesses and injuries, surgical and obstetrical services as well as providing 24-hour Emergency Room services. The hospital also houses a 10-bed subacute care/rehab unit. The hospital is fully accredited by the Joint Commission of Accreditation of Hospitals and licensed by the State of Maryland Department of Health and Mental Hygiene. It is certified by the Health Care Financing Administration of the U.S. Department of Health and Human

Services for the care of Medicare and Medicaid patients. The hospital is a member of the American Hospital Association as well as the Maryland Hospital Association.

Garrett County Memorial Hospital is one of the largest employers in the county with 322 employees who comprise positions ranging from professional and technical to support positions.

The Hospital currently has 45 physicians in general and specialty areas on its active and consulting staff, along with 9 allied health professionals ranging from nurse practitioners, to occupational therapists to speech therapists.

Hospital services include: emergency care; radiology including ultrasound, nuclear medicine, computerized tomography, stress testing and echocardiography; laboratory; physical therapy; cardiopulmonary, subacute care, inpatient medical/surgical care; intensive and progressive care units; inpatient and outpatient surgical services and recovery care; obstetrics; and social services.

Social Services

The Garrett County Department of Social Services is located in the Oakland area. This department administers a variety of public welfare programs, including public assistance grants, food stamps and medical assistance. The department also provides a broad range of social services programs, including Protective Services for children and vulnerable adults, Day Care subsidies for children, Family Services, In-Home Aide Services, Foster Care and Adoption. In addition, the department provides Child Support Enforcement Services, including absent parent location, petitioning for Court Orders, and collection/distribution of support payments.

Solid Waste Management

Ten years ago, Garrett County operated unmanned and unrestricted rural refuse collection sites and an unlined, pre-regulation landfill, all without collecting tipping fees for their use. The need to construct a lined landfill and to regulate the solid waste stream required changes to the entire system in order to generate revenue for construction and operation.

In 1994, a modern, lined sanitary landfill was opened to accept solid waste for disposal from commercial haulers as well as the general public. This new landfill also accepts solid waste from six updated refuse collection sites that are now manned, have access restrictions and hours of operation.

Municipalities generally contract with commercial haulers for curbside collection services. Businesses as well as residents also have commercial haulers available to them for solid waste collection services.

Garrett County also provides recycling services for use by any county resident at all of the refuse collection sites and the landfill.

These facility and management changes have controlled the solid waste stream resulting in an efficient, effective, and environmentally safe solid waste disposal and recycling system for the benefit of all Garrett County residents. Efforts are continually being made to enhance this system to provide better services and to extend the life of the landfill.

COMPREHENSIVE PLAN

This chapter is the heart of Oakland's Comprehensive Plan. It summarizes the challenges and opportunities that are likely to influence the future development and conservation of Oakland. It also features the Plan's overall goals as well as policies that describe the Town's vision for its future. The Plan's recommendations are designed to help implement the goals and policies. The following subject areas are discussed:

- Sensitive Areas
 - Land Use
 - Community Facilities and Services
 - Circulation
 - Central Business Area
 - Mineral Resources
 - Carrying Out The Plan
-

CHALLENGES AND OPPORTUNITIES

Existing conditions in Oakland, as described in the previous chapter of this Plan, present specific challenges and opportunities to the Town. They must be addressed in planning for its growth and conservation. This Plan attempts to capitalize on Oakland's assets and to overcome or mitigate its constraints.....a logical approach in planning for the future. The following challenges and opportunities reflect the themes most frequently cited by the municipal officials, community leaders and other residents who participated in preparing this Plan.

Challenges

- Limited area available for new industrial development.
- Substantial out-migration of young adults.
- Very high percentage of elderly residents, many of whom have fixed incomes.
- Traffic congestion in the downtown shopping area.
- Inadequate truck unloading areas at most businesses.
- Congestion and safety hazards on local streets carrying through traffic.
- Hazardous railroad crossings at Second Street.
- Lack of control over development adjoining the Town.
- Inadequate stormwater disposal system.
- Lack of sidewalks, and deterioration of, in many areas.
- Great growth potential around Town which indicates potentially greater demands on existing roads and services.
- Limited employment opportunities.
- Hazardous intersections, particularly in the downtown area.
- Limited vacant residential land within the Town.
- Lack of Activities for families, including teenagers.
- Lack of access to South Third Street due to closure of bridge over CSX railroad.

Opportunities

- Governor's Smart Growth Initiative
- Expansion of the Southern industrial park.
- Very good existing highway access to Oakland from most directions.
- Scheduled or proposed relocation of highway to divert through traffic from local streets.
- Availability of railroad freight and motor freight services.
- Generally very attractive, well-maintained residential areas, with some adjoining developable land.
- Rehabilitation potential for dilapidated homes.
- Variety of businesses and professional service available in the Central Business Area including businesses with an extensive regional service area.
- Potential for rehabilitation and rejuvenation in the Central Business Area because of the Main Street Program.
- Most community facilities and services (e.g., library, hospital, police and fire protection, government offices) available within the Town.
- Excellent nearby recreation facilities at Glades Town Park, Herrington Lake, Swallow Falls, Broadford Lake, Deep Creek Lake, Wisp Resort and proposed Adventure Sports Complex.
- State of the Art infrastructure with growth capacity within the Town.
- Exceptionally successful area businesses, both locally owned and national chains.
- Cultural Opportunities such as Ecumenical Youth Ministries (EYM), Garrett Choral Society, Our Town Theatre, Arts Council Gallery, the Little Yough Music Festival, etc.
- Various opportunities for Artisans.

THE PLAN'S OVERALL GOAL AND POLICIES FOR DEVELOPMENT AND CONSERVATION

Oakland is the business, cultural and government center of Garrett County. The major underlying aim of this Comprehensive Plan is to maintain the environmental resources and man-made amenities that make Oakland the attractive location that it is today. Local officials and other residents are committed to ensuring that future change in Oakland will enhance rather than detract from, their Town. This Comprehensive Plan, the Town's land use regulations and future actions to expand community facilities and services should each aim to accommodate desirable levels of growth in appropriate locations without compromising Oakland's unique character and heritage.

This Comprehensive Plan's overall goal is "To create and foster a healthy, attractive and pleasant living environment for Oakland residents. To support the business community which services Oakland residents, visitors and neighboring communities. Preservation of neighborhood, environment, and quality of life remain of utmost importance."

The following policies describe this Plan's vision for the future of Oakland. They are described in six subject areas which form the basis for this Comprehensive Plan:

- Sensitive Areas
- Land Use
- Community Facilities and Services
- Circulation
- Mineral Resources
- Central Business Area

Sensitive Area Policies

- Avoid development that will be harmful to sensitive natural areas such as streams, stream corridors, floodplains, rare wildlife habitats and steep slopes, among others.
- Conserve woodlands, productive farmlands and other natural features that contribute to the natural environment of the Oakland area.
- Ensure Town land use regulations facilitate, rather than discourage, preservation of scenic, historic and cultural resources.
- Ensure permanent open space is established in conjunction with future land development, wherever feasible.

Future Land Use Policies

- Concentrate future growth within or immediately adjacent to existing developed areas, in conformance with Oakland's Comprehensive Development and Land Use Plan and the Governor's Smart Growth Initiative.
- Facilitate residential and non-residential development that will help maintain the viability of the Central Business area.
- Increase housing opportunities by continuing to encourage housing rehabilitation and providing land for a variety of new affordable housing types at various densities.
- Encourage the revitalization of Oakland based on the Downtown Revitalization Plan of 1993.

Community Facilities and Services Policies

- Continue to monitor the Town's water supply and sewage treatment systems to ensure sufficient capacity to accommodate further development.
- Ensure other municipal-related functions such as police, fire, library and parks and recreation services remain adequate in view of growing demands.
- Cooperate with regional health providers and social service providers to help ensure Oakland residents remain adequately served.
- Look for opportunities to improve the cost effectiveness of public services by cooperating with neighboring localities wherever feasible.
- Assist Garrett County, where appropriate, in developing plans to implement mandatory recycling in Oakland.

- Attempt to obtain a permanent formula for an appropriate tax differential payment to the Town from the County Commissioners for property owners in Oakland.

Circulation Policies

- Continue to work with the Maryland State Highway Administration to help implement proposed Route 39, Route 219, and Route 135 improvements.
- Improve traffic flows and parking accommodations in the central business district.
- Continue to establish priorities among Town road maintenance and improvement needs.
- Continue to support the Garrett Transit Service's "People Mover Program", which provides "on demand" service to County residents.
- Work to ensure construction of new sidewalks or repair and replacement of sidewalks where needed.
- Work with Garrett County on the replacement of the Third Street Bridge over CSX railroad.

Mineral Resources Policies

- Mineral extraction is unlikely to have an impact on the future growth and conservation of the Oakland area.

The remainder of this chapter describes recommended ways to achieve these policies. This description is done through six plans which collectively represent Oakland's Comprehensive Plan:

- Sensitive Areas Plan
- Land Use Plan
- Community Facilities & Services Plan
- Circulation Plan
- Mineral Resources Plan
- Central Business Area Plan

SENSITIVE AREAS PLAN

The Maryland Economic Growth, Resource Protection and Planning Act of 1992 requires counties and municipalities to formulate policies to protect the following four types of sensitive areas:

- Streams and their buffers
- 100-year floodplains
- Habitats of rare, threatened and endangered species
- Steep slopes

Under the Act, local jurisdictions may also adopt policies to protect other kinds of sensitive areas, such as historic properties, among others. This section describes Oakland's plans to help preserve each of the above-named sensitive areas that exist in the Town.

Streams and Their Buffers

The Little Youghiogheny River, Bradley Run, Cherry Glade Run and Wilson Run are the major waterways that flow through Oakland. The Town desires to protect local stream buffers because they help protect water quality and provide wildlife habitat. Oakland should take the following actions to help preserve these important natural areas:

- Continue enforcing the Garrett County Stormwater, Erosion, and Sediment Control and Grading Ordinance.
- Continue enforcing the Town's floodplain regulations, which restrict development within designated floodplain areas.
- Designate all major stream corridors within Oakland as open space areas on the Town's Comprehensive Plan Map.
- Review the existing flood control dams to determine their adequacy.

Oakland supports efforts to improve water quality down stream, and recognizes the importance of promoting an environmental ethic to protect water quality for future generations.

100-Year Floodplains

100-year floodplains exist in Oakland along the Little Youghiogheny River, Bradley Run, Cherry Glade Run and Wilson Run. The Town recognizes the need to restrict development in floodplains to reduce potential flood damage and to preserve open space corridors. Oakland's floodplain regulations are consistent with the State's model ordinance.

Habitats of Rare, Threatened and Endangered Species

Neither the State nor Federal inventory of rare, threatened and endangered species habitats lists such areas within or near Oakland. The Town will consider actions to help protect any site that would be officially identified in the future.

Steep Slopes

The Town has amended its Zoning Ordinance to include a section dealing with steep slopes and regulating development thereon.

Historic Resources

Oakland is committed to preserving its unique heritage. The Town has many unique historic structures, including its train station. The Town will continue to preserve its historic resources and continue to promote them.

LAND USE PLAN

The Garrett County Comprehensive Plan identifies policies for the development and conservation of three types of areas:

- Rural Areas
- Growth Areas
- Sensitive Areas

These areas, and the proposed future land use categories within each area, represent Garrett County's commitment to accommodating growth while conserving the region's rural and natural heritage. The County's future land use scheme is also compatible with the vision statements contained in the Maryland Planning Act of 1992 which deals with providing land for development and preserving the environment.

The Garrett County Comprehensive Plan considers Oakland a Growth Area. The County views the Town as a major location in the southern section of the Youghiogheny River Drainage Basin to which people and businesses are likely to migrate in the foreseeable future. The Land Use Plan proposed in this section is consistent with the Garrett County Land Use Plan for the southern section of the Youghiogheny River Drainage Basin.

The Land Use Plan is a guide for the future growth and conservation of Oakland. It is not intended to set fixed boundaries or govern the specific details of land development on individual parcels, especially in an established community like Oakland. Major considerations behind the Land Use Plan include, but are not limited to, the following:

- Oakland's regional location,
- Existing land use and circulation patterns,

- Proposed Route 39, Route 135, and Route 219 improvements,
- Land needed to continue providing for a variety of housing types and densities,
- Commercial development potential in the Central Business Area,
- Prime farmlands near Town boundaries,
- Sensitive natural features in the Town,
- Existing parks and historic amenities in and around Oakland,
- Annexation and the need for utilities in the areas to be annexed,
- Preservation and protection of the Downtown business community, and
- Providing quality employment to residents of the area.

The Land Use Plan describes policies for residential and non-residential areas. Most homes and businesses in Oakland are served by public water and sewerage facilities. See the accompanying comprehensive plan map for the proposed boundaries of each land use category.

Residential and Mixed Use Areas

The Comprehensive Plan designates three areas to provide for a variety of housing types and densities, and for mixed residential/non-residential developments.

Suburban Residential areas would provide land for greater open space in the living environment by accommodating lower density single-family residential development. It provides for larger houses and more flexibility in placement of houses on the lots. The Suburban Residential areas with approximately half-acre lots, provide opportunities for suburban-type of developments incorporating modern-day housing and subdivision design techniques.

Town Residential would contain both older and newer residential portions of Oakland. This planning area is intended to preserve and enhance the charm and intimacy of a relatively densely developed residential environment.

Town Center areas would serve individuals and families who desire to be near stores, offices, banks, churches and other non-residential uses. In summary, the Town Center is an urban living environment. The Town Center is also designed for retail, service and office uses appropriate to Oakland's central business area.

The actual housing types recommended for Town Center, Town Residential and Suburban Residential areas may include single family, two family and multiple family developments, with the basic differences between the three areas occurring in the density at which they are developed. These densities should be determined according to the recommended minimum residential lot sizes summarized in the table on the next page.

Central Business Area is designed to provide a high degree of developmental flexibility in which a wide mix of residential and other uses, including single family dwellings, modular homes, along with shops, service stations, banks, and utilities are allowed, but where industrial uses are restricted. The idea is to allow uses secondary to a residential neighborhood for the convenience

of the residents thereof. Agricultural uses are not allowed in this district because they would not constitute the best use of land in such an environment.

Preservation District is designed to preserve the older larger homes along Second Street just north of the central business area. While the Preservation District is very similar to the Town Residential category (in size), future residential development would be limited primarily to single-family residences.

Residential Institutional-Professional District would contain both Suburban Residential type uses and institutional-professional uses, such as professional offices, medical offices, governmental buildings and institutional-type buildings, with some limitations. Where the non-residential uses are adjacent to properties used for residential purposes, screening may be required, and maximum land coverage, setbacks and parking regulations would be appropriate to the institutional-type of use.

Rural Resource areas is a category identified in the Garrett County Development Plan to recognize outstanding natural lands adjacent to well-known recreation resources. The County Development Plan designates Rural Resource areas along both sides of the Youghiogheny River outside of Oakland's municipal boundaries. Rural Resource areas should remain rural by accommodating only low density residential development (one dwelling unit per three acres).

TABLE X RECOMMENDED MINIMUM RESIDENTIAL LOT SIZES OAKLAND, MARYLAND	
RESIDENTIAL AREA	SERVED BY TOWN WATER SUPPLY AND SEWERAGE DISPOSAL SYSTEMS
SUBURBAN RESIDENTIAL	
Single Family Dwelling	20,000 square feet
Two Family Dwelling	25,000 square feet
Multiple Family Dwelling and Townhouse	5 acres
Planning Unit Development	10 acres
TOWN RESIDENTIAL	
Single Family Dwelling	12,000 square feet
Two Family Dwelling	15,000 square feet
Multiple Family Dwelling and Townhouse	1/2 acre, 4,000 square feet per dwelling unit
Planned Unit Development	10 acres
RESIDENTIAL INSTITUTIONAL-PROFESSIONAL	
Single Family Dwelling	12,000 square feet
Two-Family Dwelling	25,000 square feet
Multi-Family Dwelling	5 acres
Planned Unit Development	10 acres
Any Institutional-Professional Use	1 acre
TOWN CENTER	
Single Family Dwelling	5,000 square feet
Two Family Dwelling	6,000 square feet
Multiple Family Dwelling and Townhouse	3,000 square feet per dwelling unit

NOTES:

1. *Public Water and Sewerage*--If a lot is not served by the Town's water supply and sewage disposal systems, the lot sizes will vary based upon the soil percolation rate and the method that is used to supply water and to dispose sewage.
2. *Planned Unit Development*--This Plan endorses planned unit developments. Planned unit developments are imaginative residential subdivision designs that utilize flexibility in lot layouts, lot sizes, housing types, and placement of homes. Planned unit developments may have either individual lots or common building sites.
The planned unit development concept can result in numerous advantages to both the developer and the eventual home owner. Some of the major advantages are listed below:

- Creates opportunities for a unique residential environment.
- Provides greater opportunities to preserve trees, water bodies and other natural features of the site.
- Reserves large concentrations of land for parks, play areas, pedestrian circulation and other open space uses.
- Results in an efficient use of land through smaller networks of streets and utilities, which can reduce home costs.
- Separates automobile traffic from living areas, thus creating greater safety and privacy.

Housing types incorporated in planned unit development should be in accord with the recommended residential types and densities in the total residential area in which the development is to be located. It is recommended that planned unit developments be located on sites of 10 or more acres. Preferably, planned unit developments should include larger sites in order to effectively achieve the full advantages.

When using the planned unit development concept, it is important to clearly establish the agreements, procedures and responsibilities necessary to develop and maintain land and facilities designated for common use.

3. *Cluster Development*--This Plan also endorses the concept of cluster style development, under which homes are clustered on smaller lots and the remainder of the tract is left in common open space instead of a traditional subdivision layout where the entire tract is devoted to house lots and Cluster Development streets. This plan endorses the concept of providing a density incentive to encourage the use of cluster style development. This provision would allow developers to provide more home lots on a site than would otherwise be allowed in that zoning district in exchange for substantial common open space. Oakland's zoning regulations can specify how much density can be increased and how much lot sizes can be reduced under cluster development.

Housing Conditions

At present there is a very small percentage of homes within Oakland that should be classified as dilapidated or in need of major repairs. The overall housing conditions are generally considered to be good. The construction of the Glades with its amenities has been an excellent addition to housing in Oakland.

The Plan recommends the following three actions that Oakland should undertake to correct poor housing conditions that exist within Town:

- Enforce the building codes, consisting of the Building Official's Code of American (BOCA) and the Council of American Building Officials (CABO) recently adopted by Garrett County. Oakland, by its resolution, requested that Garrett County, which handles these functions through its Office of Planning and Zoning, enforce its building codes within the Town limits, and persons wanting to do construction coming under the purview of these codes must now apply to the County for a building permit. The County's process requires inspections to assure that construction is in conformance with the codes. Oakland should assist in every way possible with the enforcement of these codes by the appropriate personnel.
- Appoint an individual to be responsible for keeping apprised of all housing-related and zoning matters.
- Enact and enforce an ordinance to deal with dilapidated buildings.



Non-Residential Areas

The Plan designates three land use categories intended for non-residential development.

General Commercial - The General Commercial area is designed to accommodate both traditional retail uses and the kinds of highway-oriented commercial enterprises that would function better outside of Oakland's central business area because they need large buildings, parking lots and/or outdoor storage areas. These would include automobile dealers, large supermarkets, warehouses and utility buildings, lumber yards, service stations and the like. Because such uses often generate substantial volumes of automobile and truck traffic, with associated impacts of noise and glare, they tend to be incompatible with residential neighborhoods. Accordingly, new residential uses are strongly discouraged in the General Commercial areas; these areas should be reserved for commercial and for compatible, environmentally-safe industrial development.

The following table illustrates why the Plan favors concentrated commercial centers and discourages lengthy "strip commercial" development along Route 219 and other roads in and around Oakland.

**STRIP COMMERCIAL DEVELOPMENT
vs.
CONCENTRATED COMMERCIAL DEVELOPMENT**

<u>Characteristics</u>	<u>Strip Commercial</u>	<u>Concentrated Centers</u>
Economic Land Use	Fosters linear, uneconomic use of land. Large individual sites require separate functions such as parking and storm water detention.	Concentrated commercial development promotes the economic use of land. Sharing facilities such as parking and storm water detention areas is encouraged.
Safety and Convenience	Requires consumers to use their cars to move from one destination to another.	Consumers use an internal walkway system designed for pedestrians.
Effect on Real Estate	Can have a depressing economic effect on adjacent residential areas. Adjacent vacant areas tend to be held for speculation. This hinders immediate development and vacant lots proliferate.	Can be effectively buffered with landscaping from surrounding uses. This can make the area more attractive for residential purposes.
Customer Drawing Power	Businesses in strip developments tend to draw consumers on their own merit rather than also benefiting from the potential buying power associated with customers from adjacent complementary commercial uses.	The combined goods and services of the stores in a concentrated center attract customers.
Traffic	Unlimited driveway access onto main roads increases the risk of accidents.	Common driveways and controlled access to major roads enhance safety and convenience.

Employment Centers are designed to attract environmentally-responsible industry and other forms of economic development that will create jobs and enhance local property tax revenues. Two employment centers are recommended as focal points for industrial development within and adjacent to Oakland -- the Lighthouse Property area and the Oakland Hotel Property area on the western end of Town.

Recreation and Open Space is a land use category that recognizes Oakland's existing public parks. The Recreation and Open Space area also includes all 100-year floodplain land within Oakland. The Town will continue to promote environmental conservation along these corridors. Development of this area is not advisable because of existing steep slopes, floodplains and other sensitive natural features.

Potential Annexation Area

Oakland is currently considering the possibility of annexing the area around Memorial Drive to the east of Town. Recently, several institutional uses, such as medical offices, have been constructed in this area, and these uses, as well as the residential uses mixed in with them, will require, at some point, public utilities and Town services. Therefore, the Memorial Drive area is a logical candidate for annexation. Most of the area considered for annexation is designated on the County Master Plan for residential uses, although various uses have been located there which are not residential in nature. Garrett County has no County-wide zoning ordinance. The proposed new Residential Institutional-Professional (RIP) zoning district should be a great help in solving the land use problems in this mixed area. Other properties in the Route 219 North corridor, both commercial and residential, have made inquiries to the Town concerning further annexation in that area, and such an addition to the Town is recommended and would be a logical next step in the overall Oakland expansion.

COMMUNITY FACILITIES AND SERVICES PLAN

Oakland is committed to providing essential municipal facilities and services to its residents in a cost effective manner. Oakland has developed a policy which requires that, under most circumstances, utilities will not be extended to areas outside the Town unless those areas are annexed. This policy is absolutely necessary for the protection of the Town. Without it, residents of the Town could wind up facilitating development which could, in the long run, destroy the tax base of the Town and cause them severe tax burdens, and would violate the Governor's Smart Growth Initiative.

Oakland has completed the 2001 Infrastructure Survey, which contains details on future capital improvements. This survey includes estimated costs for projects within the various categories listed below. The Community Facilities and Services Plan describes the Town's intentions in each of the following areas:

- Public Water
- Public Sewerage
- Emergency Management
- Government Facilities

- Recreation and Open Space
- Schools
- Health Services
- Social Services
- Solid Waste Management

Public Water

Oakland owns and operates its own public water system which serves most residents and businesses in the Town. Oakland has completed major storage, treatment and conveyance improvements. Water supply and water treatment facilities are adequate for the foreseeable future. In some areas being considered for annexation, the extension of water service may not be immediate. If water problems occur, annexation would guarantee that the Town's services would be available to address those problems.

Public Sewerage

Oakland owns and operates its own sewage conveyance lines and sewage treatment facilities, which serve nearly the entire population of the Town. The Town's conveyance lines are mostly old lines supplemented by some new lines. Four separate subsystems exist within the Town's sewage conveyance lines. Waste-flows from each subsystem enter a different pumping station before being conveyed for treatment and eventual discharge into the Youghiogheny River. Oakland recently completed major improvements to its sewer lines to reduce infiltration and inflow.

Reductions in infiltration and inflow will reduce operating costs and improve capacity at the Town's Oakland Sewage Treatment Plant, which has the design capacity to treat 0.685 million gallons of wastewater per day. This capacity is considered adequate to serve projected demand into the foreseeable future. In some areas being considered for annexation the extension of sewer service may not be immediate. If sewer problems should occur, annexation would guarantee that the Town's services would be available to address those problems.

The capacity of Oakland's sewage conveyance lines is the main limitation of the Town's sewerage system, despite recent construction of some new lines. The Town plans to dedicate a portion of its user charges and other reserve funds to continue upgrading its sewage conveyance lines.

Emergency Management

Police Protection: The Town of Oakland has the only local police department in Garrett County. The Oakland Police Department has five State-certified, full-time patrolmen who provide police protection to Town residents. The Department will continue to cooperate with the Garrett County Sheriff's Office and the Maryland State Police in investigations and other policing activities in and around Oakland.

Fire Protection: The Town plans on the well-equipped Oakland Volunteer Fire Department continuing to provide fire protection to Oakland.

Rescue Service: The Town will continue to rely on the Southern Garrett County Rescue Squad for its emergency rescue needs. The Town will continue to support efforts by the Rescue Squad to recruit more volunteers, particularly for daytime duty.

Government Facilities

Oakland's City Hall site contains municipal offices, meeting rooms, police facilities and the municipal maintenance garage. The Town considers these facilities adequate for local government needs into the foreseeable future.

Recreation and Open Space

Outdoor recreation opportunities within a ten to thirty minute drive from Oakland include Deep Creek Lake, the Broad Ford Park, Mountain Lake Tennis Club, the Oakland Golf Club, Herrington Manor State Park, Swallow Falls State Park and Potomac-Garrett State Forest. However, existing public recreation facilities within the Town are limited to a playground at the former Center Street School. Oakland has recently improved the recreational landscape by the development of the community park at the Yough Glades housing project. However, the entire area of southern Garrett County is lacking in family recreation and entertainment and, in particular, in recreational and activity opportunities for teenagers. The Plan recommends that the Town of Oakland, along with Garrett County, private donors and grants from the State of Maryland, provide a recreational complex in the Oakland area, which will provide more family entertainment and, in particular, greater opportunity for constructive social interaction between young people. Informal discussions have begun in some quarters of the community with respect to the possibility of attracting a YMCA facility to the area. The Plan strongly endorses this type of addition to the Oakland area.

Schools

Oakland students attend Garrett County Board of Education facilities, including the Dennett Road Elementary School, Southern Middle School and Southern High School, all of which are located outside Town limits.

Health Services

The Garrett County Memorial Hospital in Oakland will continue to serve Oakland and surrounding communities emergency medical care needs. The Garrett County Health Department will continue providing environmental health, mental health and nursing services.

Social Services

The Garrett County Department of Social Services will continue to provide a wide range of social services to residents of Oakland and surrounding communities, including public welfare, independence cards and several other forms of assistance to children, adults and the elderly throughout Garrett County.

Solid Waste Management

Oakland will continue to contract with a private solid waste disposal firm that collects trash from Town residents and businesses and disposes of it in a County landfill. Oakland will also cooperate with Garrett County in helping to implement a 1988 State-imposed mandate to begin recycling 10 to 15% of all solid waste in the County.

CIRCULATION PLAN

Oakland's street and highway network should provide safe, efficient movement of people and goods. This network should help bring Oakland closer to other portions of Garrett County and the surrounding area where opportunities exist for employment, services, cultural and recreational resources. Within the Town, streets should facilitate internal movement of both vehicles and people while recognizing that businesses and others need easy access to and from their properties.

Functional Classification

Streets and highways in and around Oakland serve different roles in carrying traffic. Some routes carry higher speed through traffic and others provide access to and from local neighborhoods. Each traffic route in Oakland has been classified into one of the following four categories based on its primary function: Arterials, Major Collectors, Minor Collectors and Secondary Streets. The functional classification of streets and highways has important implications. The four functional classifications and examples of each category are described below and illustrated on the Comprehensive Plan map.

Arterials: Arterials carry large volumes of traffic and higher speeds to and from the freeway system, major shopping areas and regional employment centers. Where possible, access to arterials is controlled to allow safe and efficient through traffic movement. Development along arterials should be carefully planned to avoid potentially dangerous conflicts between vehicles traveling at higher speeds and traffic entering or exiting these highways.

MD 135, MD 39, existing U.S. 219 and the proposed U.S. 219 Relocation between Oakland and Mountain Lake Park are the designated arterials in the Oakland area. These highways do and will serve through traffic and provide access for residents in and around Oakland to adjacent towns and other parts of the County. The Oakland Relocation, which will connect with the MD 135-U.S. 219 intersection east of the Town, will help in relieving traffic congestion on Third and Oak Streets.

Major Collectors: Major collectors carry relatively high volumes of traffic to arterials or freeways. Major collectors also provide access to employment centers such as a business district or industrial park. Memorial Drive, Liberty Street, Bradley Lane, and South Third Street are Oakland's four major collector roads.

Minor Collectors: Minor collectors assist with circulation both within Town and on an area-wide basis by providing a system of internal access within the Town; they receive traffic from secondary streets and distribute it to the major collector and arterial system. Minor collectors can also serve as the internal circulation system for intensive land developments such as apartments, shopping centers and industrial parks. Minor collectors in Oakland include portions of the following roads:

- Second Street
- Fourth Street
- Eighth Street
- East High Street
- Dennett Road
- Center Street

Secondary Streets: Secondary streets provide direct access, usually at low speeds, to homes and other abutting properties. Secondary streets also carry traffic from local neighborhoods to the collector system. All streets in Oakland not identified as belonging to one of the other three functional classifications described above are considered Secondary Streets.

Design Standards

Oakland has street design standards through the adoption of The Street Design and Construction Guidelines policy adopted on September 14, 1988.

Pedestrian Circulation

Pedestrian circulation, sidewalks, are nonexistent in portions of Oakland, making it somewhat hazardous for pedestrians. Sidewalks should eventually be provided on all streets where lots are under 100 feet in width. Highest priority should be given to the Town's major and minor collector streets where traffic is heaviest in built-up residential areas. Emphasis should also be given to providing sidewalks throughout the Central Business Area where pedestrian activity is highest. Over the past couple of years, Oakland has been able to construct connecting walking paths, between the Main Street area of downtown Oakland with areas such as the Lighthouse as well as the Glades Park and Housing Complex. Oakland has obtained retrofit sidewalk grant funding for much of this work. In addition, we have obtained grant funding to improve some of the existing deteriorating sidewalks. Recently, the State Highway Administration has installed a pedestrian walk light at Alder and Third Street to facilitate pedestrian safety at this heavily utilized intersection. Continued consideration should be given to other pedestrian walk lights at traffic lights. Oakland should incorporate sidewalk design standards within a subdivision and land development ordinance as a means of achieving pedestrian circulation.

Proposed Circulation Improvements

While the roads in Oakland are generally considered to be in good condition, some improvement needs have been identified for State and local roads. State highway improvements were identified in the State Highway Administration's (SIIA) ongoing Highway Needs Inventory. In addition to improvements planned at the State level, many local residents and community leaders have expressed some concerns about hazardous conditions and needed improvements for local roads.

State Highway Improvements

- MD Route 135 is an important road that provides a direct link between Oakland and Mountain Lake Park. It is one of the most frequently traveled roads in the County. The high volumes of traffic combined with numerous commercial entrances causes congestion and slows traffic movement through the Oakland/ Mountain Lake Park/Loch Lynn Heights area. Oakland supports the Maryland State Highway Administration's ongoing Highway Needs Inventory recommendation that calls for upgrading the 1.5 mile portion of MD 135 between US Route 219 and MD Route 560.
- Construct a U.S. Route 219 relocation around downtown Oakland. Traffic on Route 219 is often congested due to local traffic, the relatively high number of entrances to roadside development and intersection of side streets. The development of the Wal-Mart retail store has significantly increased traffic volumes and the utilization of secondary streets. These streets are not designed to accommodate higher traffic capacity, and is creating unsafe traffic conditions in residential neighborhoods. The SHA should continue with the final design plans and construction of the Oakland Route 219 relocation. The short-term effort to improve traffic flow at the intersection of Oak and Third Street has improved truck-turning movements at this intersection, however, the sheer increase in traffic volumes and commercial entrances along Third Street has resulted in increased traffic accident rates. Oakland should continue to cooperate with SHA and the County and advocate that funding for design and engineering and construction of the Route 219 Relocation must be provided for in the Consolidated Transportation Plan.

Local Road Improvements

- Evaluate the condition and need to upgrade and re-surface South Third and Liberty Streets. South Third Street is a heavily traveled street and has experienced some wear and tear over the years. While Liberty Street was subject to some road improvements by SHA within the past ten years, it is in need of enhanced maintenance measures.
- Replace the South Third Street bridge over the CSX Railroad.
- Improve the CSX railroad crossing at Second Street. This railroad crossing receives a high volume of traffic due to its location in the Downtown area. The CSX railroad crossing should be improved with enhanced crossing services.

The local roads leading into Oakland are generally in good condition and are adequately maintained. Oakland has invested millions of dollars over the past ten years on improvements to its local roads involving engineering costs, re-surfacing and other enhanced maintenance measures. The Town Council coordinates with the Oakland Street Department to determine local road conditions and to identify which roads will receive improvements in each fiscal year. Oakland recognizes the need to continue prioritizing routine maintenance and improvement projects within its internal streets system.

CENTRAL BUSINESS AREA PLAN

Oakland was selected as the County seat over 100 years ago, allowing the Town to prosper and to become the dominant business center in the County. Oakland is still the business, cultural and governmental center in the County today.

This portion of Oakland's Comprehensive Development Plan provides more detailed study and planning for the 19-block central business area, with emphasis on its assets and problems and recommended improvements. This study is not meant to be a substitute for the Downtown Oakland Revitalization Plan which the Oakland Town Council adopted in March of 1993. While this study reiterates many of the visionary ideas in the Revitalization Plan such as entryway improvements, the Revitalization Plan provides a more detailed market analysis of Oakland and suggests numerous funding resources for revitalizing Oakland. Many businessmen and others are now investing money to make improvements to their properties in the Central Business Area. This section provides guidelines for public and private decision makers to continue the revitalization of downtown Oakland.

The Central Business Area -- An Overview

Oakland's Central Business Area, which is bound by the Little Youghiogheny River, South Bartlett Street, Pennington Street and South Fourth Street, has a number of distinguishing characteristics:

- Heaviest volume of pedestrian and vehicular traffic in Town,
- Largest concentration of retail commercial, personal service, office and total community activities, except for the newly annexed Route 219 North area, home to a Wal-Mart Super store,
- Most intensively used land in Town,
- Greatest variety of residential housing types in one area, including single family homes, two family homes, and apartments, and
- Most easily identified part of the Town by Oakland area residents and visitors.

The Central Business Area is probably best known for its shopping opportunities. The estimated trade area of 38,000 to 50,000 persons includes much of the County and extends into West Virginia.

The "business cycle" in the Oakland Central Business Area, based upon discussions with various businessmen, is characterized by a moderately high plateau around Easter and throughout the summer months, with sales peaking during December.

Existing Land Use and Streets

The Oakland Central Business Area is far more than a place to shop. It is also a place to live, to worship at church, to bank, to work, to play and to visit the library. This area is a pleasant mixture of activities.

North Third Street (U.S. 219) and Oak Street (Maryland 135) provide excellent regional access to the Central Business Area, but they also contribute to mixing of local and through traffic. This problem has increased with the opening of Wal-Mart and CVS. Traffic destined for the business area must contend with greater traffic volumes than are desirable for the smooth, safe movement of traffic within the area. The trucks and other through traffic that contribute so much to congestion in the downtown area will be diverted from the local streets when the 219 Relocation is constructed around Oakland. The traffic generated by the Wal-Mart retail store, which opened its doors at the end of February 2001, and the related development, make the construction of the Relocation even more urgent.

Eliminating regional through traffic from the central business area will contribute to a more desirable shopping environment. The proposed 219 Relocation, which will eliminate this through-traffic problem, will encourage commercial centers around its interchanges. However, these centers will compete with Oakland's downtown. Improvements will need to be made in the Central Business Area to maintain a positive competitive advantage. Having adequate parking that is convenient to stores, offices and other uses is certainly one of the most important ways for downtown Oakland to maintain its continued importance.

Existing Assets, Problems and Growth Obstacles

One of the central business area's most significant assets is the sound structural conditions of most buildings. This is particularly important in the retail core, the major activity center for the 19-block area; excellent opportunities exist to rehabilitate these buildings by painting and making other relatively inexpensive improvements. Opportunities also exist to plan for the use of the architecturally and historically significant railroad station since its restoration has been completed. The Plan suggests that some use beneficial to the Central Business Area, such as a theme restaurant, a lunch room, etc., be located in the station to help attract business to the Central Business Area and alleviate some of the economic strain that will be placed on the Central Business Area by Wal-Mart. The library, churches and the Garrett County Court House provide varied opportunities that add interest to the area. The families and other persons living in the area rely on the shopping, employment and other opportunities that are so convenient.

Traffic congestion, narrow streets, hazardous intersections and some unattractive areas also create problems in the downtown. Other drawbacks must be considered in preparing an improvements program for the Central Business Area:

- some aging, deteriorated structures,
- conglomeration of signs and overhead utility wires,
- lack of public open space and landscaping,

- inadequate truck unloading areas at most businesses,
- lack of public transportation,
- Lack of entertainment opportunities.

Central Business Area -- Recommended Improvements

Goals: The following goals guide the recommended improvements in the Oakland central business area:

- Realize the Central Business Area's economic potential by eliminating and preventing problems, and by preserving and enhancing current assets.
- Recommend realistic improvements which can be made immediately, in addition to improvements which require longer periods of time to implement.
- Acquire the most benefit for the least cost.
- Improve overall structural and environmental conditions.
- Increase substantially the economic activity of the Central Business Area, while keeping its total land area essentially the same as it is today.

Recommended Improvements: The Plan recommends a variety of improvements in the central business area. The recommendations are categorized into eight subject areas, each of which is discussed below.

Entrance to the Central Business Area. First impressions are lasting impressions. This is only one reason why the major entrances into Oakland and its Central Business Area should be attractive. The view from the vicinity of E. Crook Street and Third Street (U.S. 219; the beginning of the major entrance into downtown) largely creates a negative impression, despite the nearly 1/2 mile vista which terminates at the Court House and the wooded hillside to the east. Lack of landscaping, parking and other activities occurring almost to the pavement of the road, and the proliferation of signs greatly contribute to the negative impression.

Third Street could be improved by planting trees and by providing a planted buffer area between the street and the buildings. This buffer area would also improve traffic control along this heavily traveled road to minimizing curb cuts.

Rehabilitation Improvements and Urban Open Space. The general appearance of the central business area can be improved with open space being blended with the retail core. The area's appearance could be improved by coordinating wall signs, by eventually installing underground utility wiring and attractive street lighting, by landscaping and by improving the appearance of building facades. The key to successful rehabilitation is a coordinated scheme, wise choice of design, and a combined effort on the part of all property owners. Incorporating broad design guidelines for rehabilitation, infill and additions can be incorporated into a proposed subdivision and land development ordinance. These provisions in conjunction with a proposed sign ordinance would help unify the Central Business Area.

Parking Lot and Downtown Park. The 140-space parking lot now owned by the Town is the most important off-street parking area for the retail core. The Town and business association should strongly encourage the use of this parking lot until such time as other parking facilities can be developed. Downtown employees should be encouraged to use the existing parking lot.

All parking spaces should be clearly marked to insure optimum use of the lot and to insure the smooth flow of traffic.

An alternative to crossing over the railroad tracks in the vicinity of Wilson Run is to redesign and reconstruct the Wilson Run culvert to provide a pedestrian walkway under the tracks. An improved pedestrian walkway should also be provided along the rear of the businesses backing up to the railroad, with each business providing a rear door to improve shopping convenience.

A new downtown park, the Rotary Park was constructed on a small island of land directly across Wilson Run from the parking lot. A pedestrian bridge links the parking lot with the park which provides a picnic area, benches, and attractively landscaped open space.

Train Station. The historically and architecturally significant train station, which is across the railroad tracks from the Rotary Park, is recommended to be retained and put into public and/or semi-public use such as retail space as was suggested earlier.

Streets and Sidewalks. The Plan recommends the construction of sidewalks in the residential areas which border the retail core where these new sidewalks are needed. Narrow and unpaved roads in these areas are also recommended for improvement.

Residential Areas. The Plan strongly recommends retaining the residential areas within the Central Business Area. While existing single family homes are encouraged to remain, the Plan recommends the continuation of apartments over stores within the retail core. The Town should consider adopting a dangerous building ordinance to provide it a mechanism to deal with dilapidated and dangerous buildings within all areas of the Town.

Carrying Out The Central Business Area Recommendations

Continued interest, concerted action, public and private funds, and plain hard work on the part of the businessmen and the Town are needed to successfully carry out the recommendations in the Plan. The Town has taken the first step to carry out the Central Business Area recommendations by adopting a Downtown Revitalization Plan, creating a Commercial District Management Authority (CDMA), and creating a Main Street Program, in addition to this Plan. Since the success of the plans will depend directly upon the cooperation of businessmen, property owners and town council, two broad actions will be required:

- Voluntary commitments and actions on the part of businessmen and property owners directed toward achieving the improvements to private properties; and,

- Corresponding commitments and actions on the part of Oakland officials directed toward achieving public improvements.

The Greater Oakland Business Association (G.O.B.A.)/Commercial District Management Authority (CDMA) and Town Council should continue to meet to review the overall recommendations of the plans and to jointly develop an overall program for action. The responsibility for carrying out the recommendation and annual goals should be determined at these meetings. Financial commitments made by the Town should become part of its Capital Improvements Program.

MINERAL RESOURCES PLAN

Maryland's Article 66B requires that all comprehensive plans include a mineral resources element. Mineral extraction within Oakland will not have an impact on the Town's future community development or conservation. Environmental conditions and current and proposed land use patterns were considered in reaching this conclusion. The Town does not expect mineral resource exploration or extraction to become an important planning concern in Oakland.

CARRYING OUT THE PLAN

This updated Comprehensive Plan contains the policies Oakland will use to guide its future development and conservation. The Plan should influence all public sector decisions concerning land use and public improvements. The Town should make every effort to encourage the residents of Oakland to become familiar with the Plan, because their support will be necessary to carry out the Plan. While the Plan is not a legal document, certain regulatory and administrative actions will be required to implement the Plan. These actions are described below.

Zoning Ordinance

Oakland has a zoning ordinance which has provisions that relate to:

- permitted use of land,
- the height and bulk of structures,
- percentage of a lot that may be occupied, and
- the density of development.

The zoning ordinance also has a map which delineates zoning districts. It also includes text which sets forth the regulations that apply in each district and general information about administering the ordinance. Oakland's adopted zoning ordinance should be revised to conform with the policies endorsed in this Comprehensive Plan. It should be used as a means to preserve the unique small town character and heritage of Oakland. The zoning ordinance should be a major means of carrying out this Comprehensive Plan, particularly future land use policies.

Subdivision Regulations

Subdivision regulations can be a very effective way of controlling the layout of streets, lots and infrastructure, such as utilities, curbs and sidewalks. The objectives of subdivision ordinances are to:

- coordinate street patterns,
- assure adequate infrastructure is provided,
- facilitate safe, efficient traffic flow, and
- provide design standards that will promote environmental conservation.

Because of the significant growth occurring in Oakland, this plan would recommend that Oakland adopt a subdivision ordinance. The subdivision and land development ordinance like the zoning ordinance should be used as a means for preserving the unique small town character and heritage of Oakland, and ensuring compliance with the Governor's Smart Growth Initiative.

Sensitive Areas Regulations

Article 66B, the Maryland State planning law defines a subdivision as "...the division of a lot, tract or parcel of land into two or more lots...". Not every conceivable type of land development in Oakland will involve a subdivision and thus be governed by a future subdivision ordinance. For instance a shopping plaza under single ownership could be built on one large parcel of land without involving a subdivision. Oakland should adopt a Sensitive Areas Protection Ordinance that regulates all types of land development to ensure that sensitive areas are protected from the potentially adverse effects of forms of development. The Ordinance should also encourage innovative design to allow growth while achieving protection.

Capital Improvement Programming

Oakland should enhance its practice of improving parks, streets, stormwater systems and other major physical facilities. These capital improvements, which involve the expenditure of funds over and above those needed for normal operations and maintenance, should be prioritized over a five year period in the form of a capital improvements program which is recommended to Town Council by the Town Planning Commission.

A capital improvements program has many benefits:

- It helps assure projects are based on ability to pay and on a schedule of priorities determined in advance.
- It helps assure capital improvements are viewed comprehensively.
- It promotes financial stability by scheduling projects at proper intervals.
- It facilitates proper allocation of community resources.

The Town should annually update its capital improvements program and annual capital budget once these are established. The following are examples of the kinds of projects that could be financed in part with capital improvement funds:

- park improvements,
- selected road widening and road reconstruction projects, and
- sewage treatment and water purification improvements.

Role of the Planning Commission

The Oakland Town Planning Commission has a lead role in assuring that this Comprehensive Plan is followed and updated as needed. The planning commission should periodically review the Plan in accordance with Article 66B and recommend any changes to reflect current conditions and changing priorities.

Role of the Town Council

The Oakland Town Council will also play a vital role in implementing this Comprehensive Plan. The Town Council has the final decision on any action that requires an ordinance or expenditure of funds. The Town Council should maintain a relationship of trust and confidence with the Town Planning Commission. The two entities should continually keep one another informed of important planning-related matters in the Town.

Regional Cooperation

The Garrett County Board of Education, Garrett County Commissioners, Garrett County Planning Commission and Maryland State Highway Administration System, Maryland Department of Natural Resources and the Maryland Office of Planning are among the many outside entities whose decisions affect Oakland. The Town will continue to cooperate with all regional, county, and state organizations which have a role in the future development and conservation of the area in and around Oakland.

