2014

# ALLEGANY COUNTY

# COMPREHENSIVE PLAN

*Planning for Today and Tomorrow*

# Chapter 1
# Introduction

The Allegany County Comprehensive Plan will help guide Allegany County's decisions on various issues and policies during the coming years. Allegany County has a strong tradition of planning for the future. The County's first Comprehensive Plan was written in 1965. The Plan was updated in 1979, 1995, and 2002. In addition, several regional plans have been completed including: the LaVale Regional Plan, adopted in May 2008 and the Georges Creek Regional Plan, adopted in August 2012.

**Allegany County Comprehensive Plans:**

- **1965**
- **1979**
- **1995**
- **2002**

## 1.1 Planning Process

Data gathering for the Allegany County Comprehensive Plan began in July 2012. This process included an update to the Land Use Survey originally conducted by the Allegany County Planning Services staff. Also, a kick-off public meeting was held on October 23, 2012. During the meeting a public opinion survey was distributed and citizen issues were discussed and recorded. Meeting facilitators were able to gather information to begin drafting a preliminary Future Vision for Allegany County. Additionally, S&S Planning and Design, the consultant hired for the project, gave a brief overview of the Comprehensive Planning process.

In January 22, 2013 a mid-point public meeting was held at the Allegany County Office Complex. During the meeting, citizens were updated on Plan development and provided opportunities to ask questions.

The focus of the mid-point meeting was to discuss and refine the Future Vision of Allegany County with members of the community.

In March 2013, the draft Plan was submitted to Allegany County Planning Services for staff review and Planning Commission review. Following staff review, a stakeholders meeting was held to discuss Elements of the draft Plan and solicit feedback from various agencies and their representatives. The meeting was held on March 13, 2012. The following departments and/or agencies were represented: Public Safety, Public Works, Economic Development, Planning Services, Permits and Land Development, and Allegany County Transit.

In June 2013, the Background Study of the Plan Document, Chapters 1-10, was made available to the public via the County's website. The Plan Document remained available for public review and comment until the final draft was presented to the Planning Commission.

On January 29, 2014, the Final Draft Plan was presented to the Planning Commission during their Public Business Meeting. During the meeting, citizens were provided the opportunity to comment and/or ask questions.

The Final Draft Plan was presented to the Allegany County Commissioners during their Public Work Session on January 30, 2014. Immediately following the meeting, the Final Draft Plan was upload to the County's website for citizen review and comment. Additionally, upon request, hard copies of the plan were available through the Allegany County Planning Services.

In the April 2014 a Public Forum was held at Allegany County Office Complex to solicit citizen input on draft Plan. Following the Public Forum and comment process, the Plan was formally accepted by the Planning Commission on May 21, 2014.

## 1.2 Planning Structure

The Allegany County Comprehensive Plan contains topic specific chapters (described herein as Elements) as follows: Housing, Transportation, Public Facilities, Mineral Resources, Sensitive Areas, Agricultural, Forestry and Non-Mineral Resources, Economic Development and Land Use. Each of these chapters contains background study information. In addition, goals, objectives and recommendations are presented in each of the Plan Element chapters.

## 1.3 Organization of the Plan

Starting with *Chapter 4: Housing Element*, individual required plan elements and background study information containing research and analysis are included in each chapter. The front page of each plan chapter contains a box labeled "Issues & Opportunities". Issues and opportunities were identified during public forums held throughout the planning process. Each chapter contains maps, figures and tables. Maps created specifically for the plan by S&S Planning and Design or Allegany County Planning Services were classified as "Maps" however, sourced maps and images utilized in the plan were labeled as "Figures." Finally, each plan element chapter contains broad goal statements, supporting objectives and action oriented recommendations. This organization promotes readability and understanding.

## 1.4 Public Participation

Citizens were given the opportunity to participate in the Plan development through various Public Meetings held throughout the process. Public meeting were advertised in the local newspaper and the County website. Meeting information flyers were placed at various libraries and post offices throughout the County.

## 1.5 Maryland State Planning Legislation

### *Economic Growth, Resource Protection, and Planning Act of 1992*

In its 1992 session, the General Assembly passed the Economic Growth, Resource Protection, and Planning Act of 1992. One of the key provisions of this Act is the implementation of 7 Visions for future development in the State of Maryland. These Visions relate not only to new urban development, but also to conservation of resources, protection of sensitive areas, and stewardship of the Chesapeake Bay and its drainage basin. In 1997, the General Assembly passed the Smart Growth Initiatives, which added an Eighth Vision and set forth the guidelines for determining Priority Funding Areas in each county.

### *Priority Funding Areas Act-1997*

The 1997 Priority Funding Areas Act capitalizes on the influence of State expenditures on economic growth and development. This legislation directs State spending to Priority Funding Areas. Priority Funding Areas are existing communities and places where local governments want State investment to support future growth. Growth-related projects covered by the legislation include most State programs that encourage or support growth and development such as highways, sewer and water construction, economic development assistance, and State leases or construction of new office facilities.

The Priority Funding Areas legislation builds on the foundation created by the Visions that were adopted as State policy in the 1992 Economic Growth, Resource Protection and Planning Act and are articulated above as fundamental goals for the Georges Creek Regional Comprehensive Plan. Beginning October 1, 1998, the State of Maryland directed funding for projects that support growth to Priority Funding Areas. Funding for projects in municipalities, other existing communities, industrial areas, and planned growth areas designated by counties receive priority State funding over other projects. Priority Funding Areas are locations where the State and local governments want to target their efforts to encourage and support economic development and new growth.

### *The Smart Growth Initiative*

In addition to the Priority Funding Areas Act, the 1997 General Assembly passed four other pieces of legislation and budget initiatives - Brownfields, Live Near Your Work, Job Creation Tax Credits and Rural Legacy-known collectively as "Smart Growth."

Smart Growth directs the State to target programs and funding to support established communities and locally designated growth areas, and to protect rural areas. The Priority Funding Areas Act provides a geographic focus for the State's investment in growth-related infrastructure. The remaining four components complement this geographic focus by targeting specific State resources to preserve land outside of Priority Funding Areas, to encourage growth inside Priority Funding Areas, and to ensure that existing communities continue to provide a high quality of life for their residents. Maryland has adopted the following principles of Smart Growth, which provide guidance for new development, infill development, and redevelopment:

- Mix land uses;
- Take advantage of compact building design;
- Create housing opportunities and choices;
- Create walkable communities;
- Foster distinctive, attractive communities with a strong sense of place;
- Preserve open space, farmland, natural beauty, and critical environmental areas;
- Provide a variety of transportation options;
- Strengthen and direct development to existing communities; and
- Make development decisions predictable, fair, and cost effective.

Although the 1997 Smart Growth initiative was significant in the State's refusal to fund wasteful sprawl development, it is also only one component in the continuum of Maryland's growth policy development.

### *House Bill 1141 Enacted during 2006 Legislative Session*

During the 2006 Maryland Legislative Session, House Bill 1141 was enacted. This is a key planning related law having a direct effect on procedures for annexation and requiring new planning elements within both county and municipal Comprehensive Plans. One of those elements, the Water Resources Element, is required and has been incorporated in this Plan.

This planning element addresses the relationship of planned growth to water resources for both waste disposal and safe drinking water. It is required for all county and municipal governments in the State. The *Allegany County Water Resources Element* was formally adopted in November 2011.

### *Preservation Act of 2012-Senate Bill 236, Septic Bill*

The State of Maryland enacted Senate Bill 236 in April 2012. The goal of this new legislation is to reduce the number of septic systems statewide in an effort to reduce nitrogen load to the Chesapeake Bay and to support development in and around existing public infrastructure.

### *2009 Smart, Green, and Growing Legislation-The Planning Visions House Bill 294*

The Smart, Green, and Growing Legislation was passed on July 1, 2009. This legislation, effective October 1, 2009, established twelve planning visions. The updated Planning Visions law replaces Maryland's eight planning visions and addresses:

- Quality of Life and Sustainability;
- Public Participation;
- Growth Areas;
- Community Design;
- Infrastructure;
- Transportation;
- Housing;
- Economic Development;
- Environmental Protection;
- Resource Conservation;
- Stewardship; and
- Implementation Approaches.

This Plan and any future updates will include the following Visions:

**1. Quality of Life and Sustainability:** A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment;

**2. Public Participation**: Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals;

**3**. **Growth Areas:** Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers;

**4. Community Design**: Compact, mixed use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to

ensure preservation and enhancement of natural systems, open spaces, recreational areas, and historic, cultural, and archeological resources;

**5. Infrastructure:** Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;

**6. Transportation**: A well-maintained, multi-modal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers;

**7. Housing:** A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;

**8. Economic Development:** Economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged;

**9. Environmental Protection:** Land and water resources, including the Chesapeake and its tributaries, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;

**10. Resource Conservation:** Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;

**11. Stewardship:** Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection; and

**12. Implementation:** Strategies, policies, programs and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, state, and interstate levels to achieve these visions.

The State of Maryland's Planning Legislation is the principal source of Land Use, environmental, and growth policy for all 23 of Maryland's Counties and the City of Baltimore. Counties must ensure that Comprehensive Plans and other adopted plans are consistent with and support the State's Visions and Goals.

# Chapter 2
# Past and Future Vision

## 2.1 Location

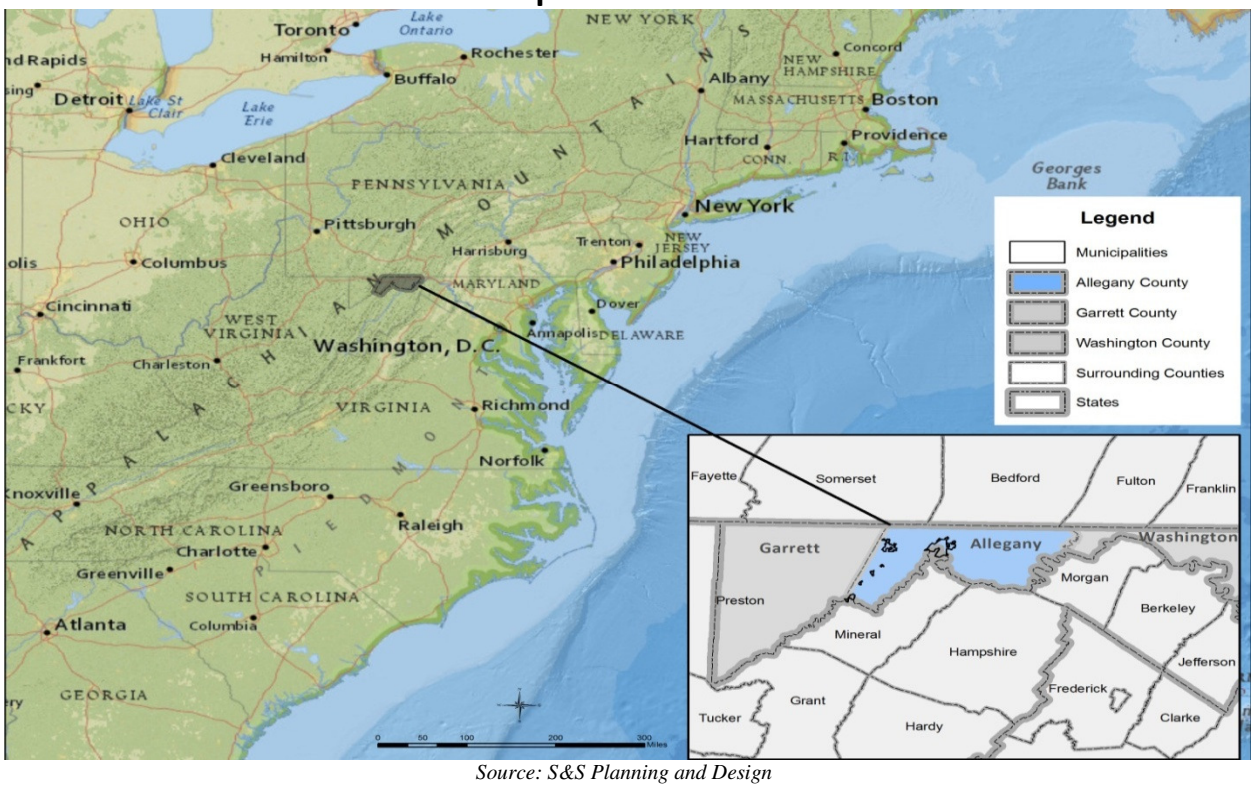
Allegany County lies in Western Maryland, and is bounded on the west by Garrett County, Maryland; on the east by Washington County, Maryland; on the north by Somerset, Bedford and Fulton Counties, Pennsylvania; and on the south by Mineral, Hampshire and Morgan Counties, West Virginia.

The County's boundaries are the Chisholm line on the west, the Mason Dixon line on the north, Sideling Hill Creek on the east, and the Potomac River on the south. The County is about 40 miles long from east to west and varies from 5-20 miles wide from north to south, comprising an area of 426 square miles or 272,460 acres.

Allegany County lies in the Appalachian Mountains, partly in the Ridge and Valley Physiographic Province, and partly in the Allegheny Mountains Physiographic Province. The County lies entirely within the Potomac River Basin and the Chesapeake Bay Drainage Area.

The County is approximately 120 miles southeast of Pittsburgh, PA; 140 miles northwest of Baltimore, MD, and Washington, D.C.; and 320 miles southwest of New York City.

**Map 2-1: Location**




*Source: S&S Planning and Design*

## 2.2 Past Development History

Allegany County was officially established in 1789 when Washington County was split into two counties. Present day Garrett County was split from Allegany County in 1872. As in past versions of the Allegany County Comprehensive Plan, the following eras or time periods are presented:

### 2.2.1 Pre-European Settlement

Native Americans resided in the area and sustained their population utilizing the area's natural resources through hunting, fishing and certain types of agriculture. Large villages were located along the North Branch of the Potomac River at Oldtown and Cresaptown. A system of ridge top trails throughout the Appalachian Region linked other areas, both north and south, with what is now Allegany County.

### 2.2.2 Early European Settlement

European settlement of the area began in the mid-eighteenth century. Early settlers were attracted to the area considering the ease of communication and travel afforded by the Potomac River Valley. Early routes westward towards the Ohio River Valley and through the Appalachian Mountains left the Potomac River near Cumberland. Early settlers were engaged in hunting, trapping, and agriculture, with some specializing in exploration and surveying of lands.

### 2.2.3 Transportation Development

Concurrent with early settlement of Allegany County was the development of a transportation network through Allegany County connecting the Eastern Seaboard and the Ohio Valley. The location of the route westward was established before the French and Indian War. Trails were replaced with roads. The Cumberland or National Road was built along this same route in the early 19th century making it one of the major routes for the movement of settlers and their supplies across the Appalachians to the Midwest. In turn, it provided for the movement of agricultural goods and natural resource products to the Eastern Seaboard from the Appalachians and the Midwest.

### 2.2.4 Coal Mining

Coal was known to be present in Western Maryland as early as 1755 when a Jefferson and Frye map of Maryland and Virginia showed a *Mine de Charbon* in the Georges Creek Valley. In the late 18th century mining of that coal had begun in earnest, but larger scaled and more intensive resource exploitation commenced in the mid-19th century with the arrival of railroads and the C&O Canal. Mining of the Georges Creek Coal Basin peaked in the early 1900's with employment in the mining industry totaling over 5,000 miners. To accommodate this extractive industry, the rail network was expanded. The County population doubled between 1880 and 1930, from approximately 40,000 to 80,000 people as the demand for labor in both the mining and transportation industry increased.

### 2.2.5 Industrial

Allegany County's industry in the first half of the 19th century was primarily resource-based manufacturing of brick, iron, cement and glass. During the period from the Civil War to the World War I, the County experienced tremendous industrial expansion as resource-based industries grew and diverse manufacturing, beginning with locomotive shops in Frostburg and Mount Savage, boomed. After the World War growth related to the extraction of minerals and other resources and their related movement began to subside. By 1940, a slowing population growth, led to a period of near stabilization of the County's economy. Factories provided stable employment, which essentially replaced the mining and transportation jobs in a gradual manner. This trend lasted through the 1970s, as the factories aged and became less competitive in a market that favored new technologies and lower production costs. By the mid-1980s, nearly all large-scale industries in the County had either closed or were working with a much reduced workforce.

## 2.3 Planning History

The County Commissioners created the Allegany County Planning & Zoning Commission in 1963 in response to an increase in planned suburban residential development in the area south and west of Cumberland. Additionally, the County Commissioners were concerned with the protection of potential industrial lands in the area along the Potomac River.

The first Comprehensive Plan was adopted by the County Commissioners in accordance with Article 66B of the Annotated Code of the State of Maryland in 1965. Additionally, Zoning and Subdivision Regulations were adopted.

In 1979, the Plan was updated and modernized to reflect changes in Land Use that had occurred since 1965 and to address measures for steep slope and floodplain protection. Further revisions were made to the County Comprehensive Plan in 1995 to comply with the Economic Growth, Resource Protection and Planning Act of 1992. The Planning Act of 1992 required the inclusion of State Visions and new Plan Elements addressing Mineral Resources and Sensitive Areas.

In 2002, the Plan was revised once more to address the addition of Smart Growth Provisions added to Article 66B. Finally, in 2006, the State adopted House Bill 1141, which was signed into law on May 2, 2006. The bill required each county and municipality to incorporate a Water Resources Element. The *Allegany County Water Resources Element* was adopted in November 2010.

## 2.4 Abstract

The Allegany County Comprehensive Plan has been developed by Allegany County in cooperation with various stakeholders and the public. Public input has been sought and collected through a series of public meetings. This Plan is intended to serve decision-makers as a guide to planning, developing, and implementing meaningful activities and projects.

## 2.5 Future Vision

It is important to look to the past, in order to decide the best possible direction for the future. Through numerous public meetings, research and data collection and discussions with people who have worked diligently to improve Allegany County, a picture of this area has more clearly come into focus; the key theme of this portrait centers upon improved vitality, economic health and enhanced livability. This picture includes removal of blight and supporting infill development, economic development concentrated in or around existing municipalities, eco-tourism resulting from new trail extensions and connectivity, preservation of sensitive and critical areas, investment and citizen pride in Allegany County.

A new vision for Allegany County can be realized by continuing to meet the goals, objectives, and recommendations formulated during the Comprehensive Plan development process.

# Chapter 3
# Demographics

## 3.1 Introduction

Demographic data refers to a selected population's characteristics and is utilized for government research and marketing. Commonly used demographics include population, age, income, education, housing, employment, and labor force. Demographic trends describe a change in population over time. In working with demographic data, generational cohorts are typically utilized. A generational cohort has been defined as "the aggregation of individuals (within some population definition) who experience the same event within the same time period." Terms such as "Baby Boomer" and "Generation X" are now common terms in popular culture. The Generational Cohorts considered within this analysis were described in a study completed in 1989 by Schuman and Scott.

**Generational Cohorts**

**Depression Cohort**
(born from 1912-1921)
**Pre World War II**
(born from 1922-1927)
**World War II**
(born from 1928-1945)
**Baby Boomers**
(born from 1946-1964)
**Generation X**
(born from 1965-1980)
**Generation Y**
(born from 1981-2001)
**Generation Z**
(born from 2002-?)

Demographic profiles such as this one are created by combining multiple variables such as gender, income level and age. Once combined, these variables allow generalizations to be made about groups of people. Demographic information is about groups, not specific individuals.

### 3.1.1 History

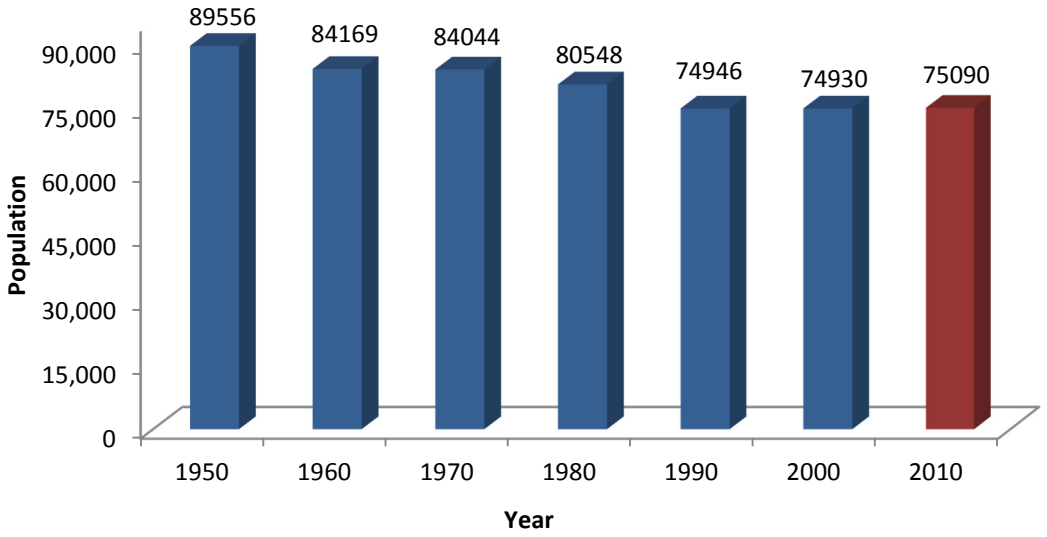
As a result of decreased employment in the mining and transportation industries, Allegany County experienced a decline in population starting in the 1950s. . Population stabilized through the 1970s due to increased employment in manufacturing. However, by the mid-1980s nearly all of the large-scale factories in the County were closed or operating with a reduced workforce because of new technologies, lower production costs, and a higher demand for service oriented jobs. Today, Allegany County's population shows signs of stabilization and is even projected to begin increasing in the decades to come. This increase can be attributed to a revitalized transportation network, increased demand for energy-related jobs, and a focus on retaining and expanding employment in industries where the County excels (such as the Health and Social Services industry).

## 3.2 Population Overview

The first decade in the County's history for which population loss was recorded was the 1950s. This loss was a result of serious economic difficulties throughout the Appalachian Region, which lost 1.5 million people between 1950 and 1960. As illustrated in Figure 3-1: Population by Decade (1950-2010), population loss due to economic difficulties and shifts in population continued throughout the subsequent decades until the population stabilized in 2000 and then

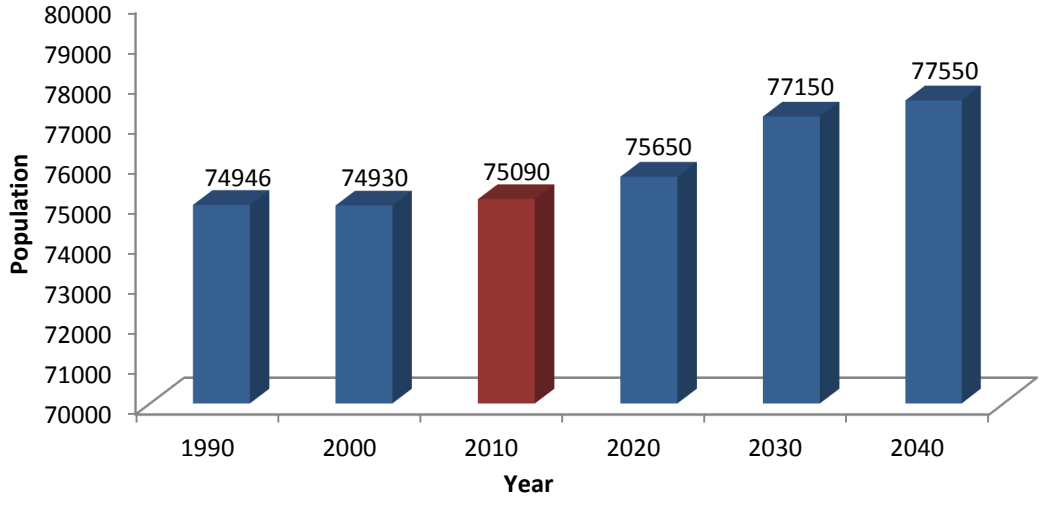
slightly increased in 2010. Figure 3-2 depicts the projected population of Allegany County until 2040. The stable and increasing population trend is projected to continue, and by 2040 the population of Allegany County is expected to increase by about three percent to 77,550.

**Figure 3-1: Population by Decade (1950-2010)**




*Source: Maryland Department of Planning*

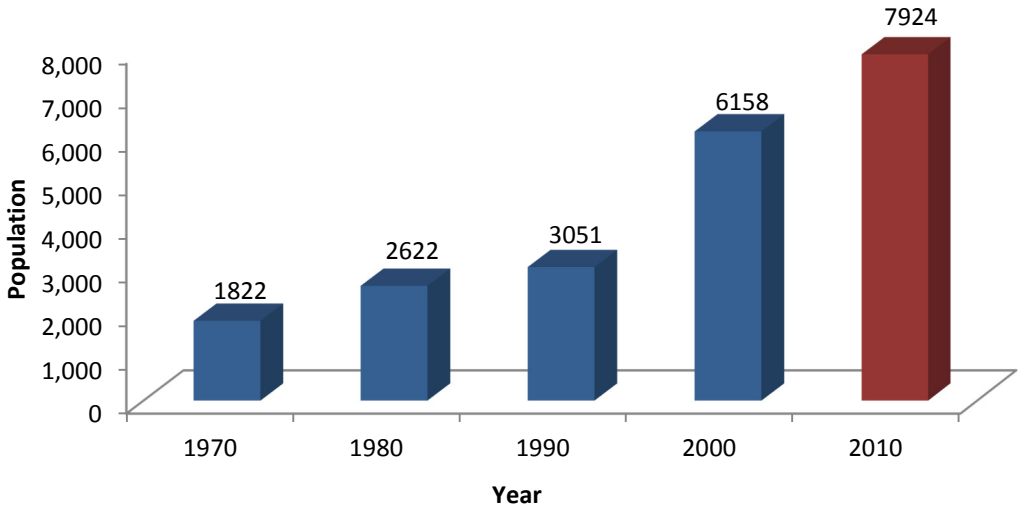
**Figure 3-2: Total Population Projection**




*Source: Maryland Department of Planning*

The rise in group quarters populations is a contributing factor to Allegany County's population stabilization. Group quarters are places where people (typically unrelated) live or stay in group living arrangements which are owned or managed by an entity or organization. Group quarters include places such as college residence halls, residential treatment centers, skilled nursing facilities, group homes, military barracks, correctional facilities, and workers' dormitories. Figure 3-3, below, depicts the growth in group quarters population from 1970-2010.

**Figure 3-3: Group Quarters Population by Decade (1970-2010)**

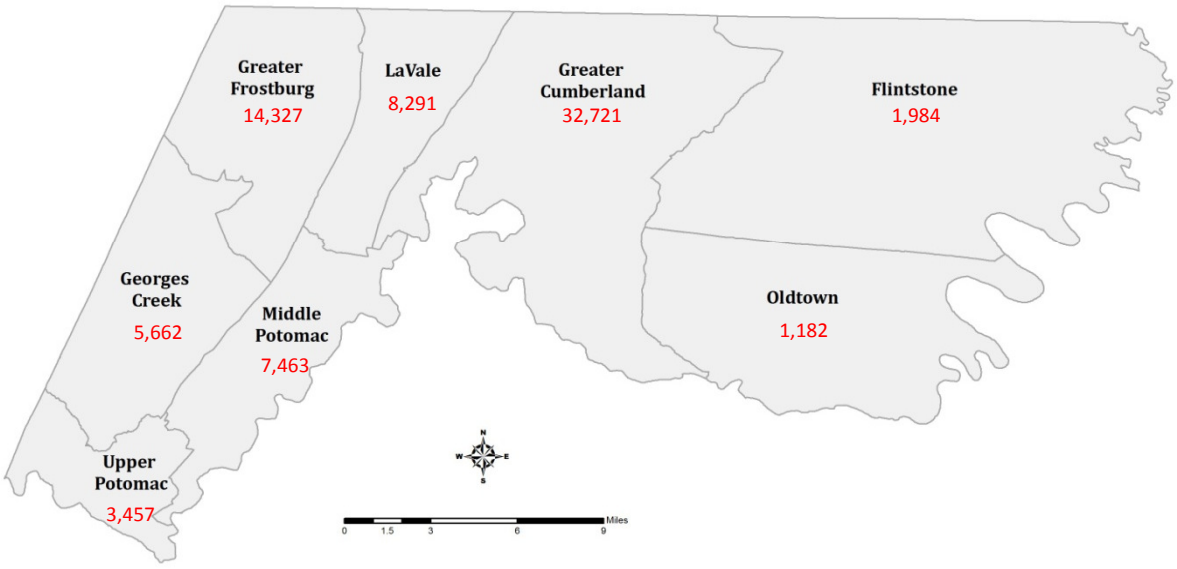



*Source: Maryland Department of Planning*

## 3.2.1 Population Trends by Planning Region

The Allegany County Planning Regions are depicted in Map 3-1, and their associated population data is represented in Table 3-1, below. In general, the County's total population has increased from 1990 to 2010. Regions with a positive population trend as of 2010 are highlighted in yellow on Table 3-1 and include Greater Cumberland, Greater Frostburg, and Middle Potomac. The remaining regions show a declining population trend as of 2010, and with the exception of the Upper Potomac and Flintstone regions, most of the declines are minor.

## Map 3-1: Population by Planning Region, 2010




*Source: S&S Planning and Design, LLC*

| Table 3-1: Total Population by Planning Region, 1990 to 2010 | | | |
|---|---|---|---|
| **Region** | **1990** | **2000** | **2010** |
| **Greater Cumberland** | 32,369 | 31,647 | 32,721 |
| **Greater Frostburg** | 13,754 | 14,106 | 14,327 |
| **LaVale** | 8,215 | 8,362 | 8,291 |
| **Georges Creek** | 6,862 | 5,830 | 5,662 |
| **Upper Potomac** | 4,469 | 4,473 | 3,457 |
| **Middle Potomac** | 6,054 | 6,858 | 7,463 |
| **Oldtown** | 1,194 | 1,214 | 1,182 |
| **Flintstone** | 2,029 | 2,440 | 1,984 |
| **Total** | 74,946 | 74,930 | 75,090 |

*Source: U.S. Census Bureau*

### 3.2.2 Population and Age

| Table 3-2: Population Projections by Age | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Age Group** | **1970** | **1980** | **1990** | **2000** | **2010** | **2020** | **2030** | **2040** |
| **0-4** | 6,304 | 4,567 | 4,426 | 3,757 | 3,500 | 3,270 | 3,110 | 3,030 |
| **5-19** | 23,028 | 19,098 | 15,101 | 14,310 | 13,230 | 12,430 | 12,090 | 11,720 |
| **20-44** | 24,447 | 25,615 | 25,368 | 25,817 | 24,760 | 25,770 | 27,280 | 26,060 |
| **45-64** | 20,175 | 18,879 | 16,236 | 17,617 | 20,200 | 18,750 | 16,900 | 19,390 |
| **65+** | 10,090 | 12,389 | 13,815 | 13,429 | 13,400 | 15,420 | 17,780 | 17,350 |
| **Total** | 84,044 | 80,548 | 74,946 | 74,930 | 75,090 | 75,650 | 77,150 | 77,550 |

*Source: Maryland Department of Planning*

Table 3-2 provides population projection data by age group. Overall, the population trend within Allegany County is positive. However, the various age groups differ from this trend. For example, age groups 0-4 and 5-19 project a declining trend into the next few decades. This may be a result of people having less children and families becoming smaller. On the other hand, the Baby Boomer generation (born from 1946 to 1964) is showing an increase only up until 2040, and then that generation's population is expected to decrease. Overall, the County's population is aging - a point which is solidified by a decreasing youth population, and a middle-aged (20-44) population which is expected to increase. To further emphasize the County's aging population, Table 3-3 depicts the projected population of those aged 65 years or older as a percentage of the County's total population.

**Table 3-3: Persons Aged 65 Years or Older as a Percentage of Total Population**

| | Total Population | Population 65 Years or Older | Percent of Total Population that is 65 Years or Older |
|---|---|---|---|
| **2010** | 75,090 | 13,400 | 17.8% |
| **2020** | 75,650 | 15,420 | 20.4% |
| **2030** | 77,150 | 17,780 | 23.0% |
| **2040** | 77,550 | 17,350 | 22.4% |

*Source: Maryland Department of Planning*

## 3.3 Labor Force

Figure 3-4 (next page) depicts the population of persons within the County that are over the age of sixteen, which comprises the potential labor force within the planning area. According to the graph, the potential labor force is expected to increase over the planning horizon.

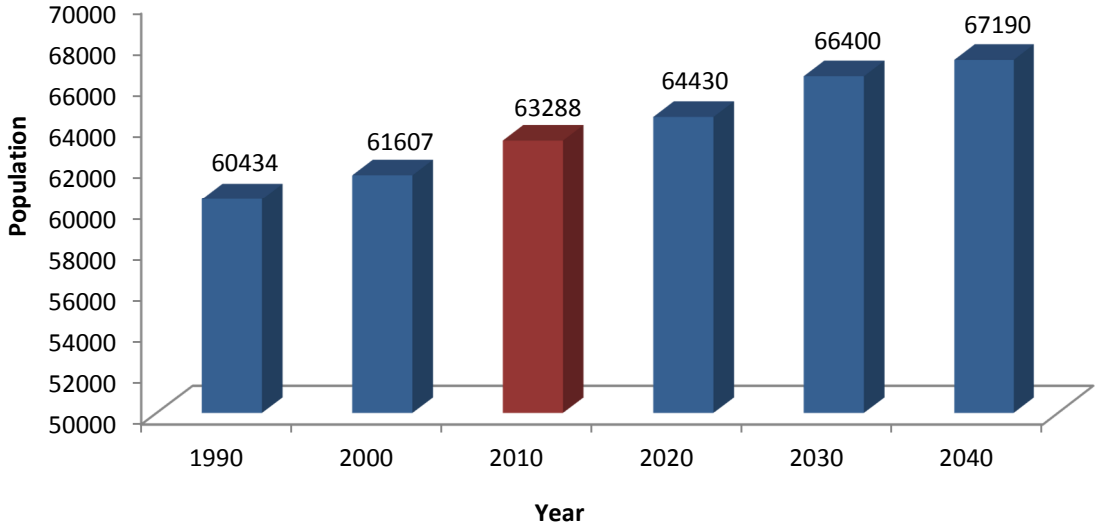
Table 3-4 provides both current and projected labor force populations by gender and participation rate. As of 2010, the labor force is comprised of slightly more males than females, but this gap is projected to narrow in the coming decades. In terms of participation, more than half, 54.1 percent, of the potential labor force is currently employed or actively seeking work, and this rate is projected to remain relatively constant.

**Table 3-4: Labor Force Population Projections**

| | 1990 | 2000 | 2010 | 2020 | 2030 | 2040 |
|---|---|---|---|---|---|---|
| **Total** | 32,439 | 32,996 | 34,240 | 34,210 | 34,820 | 35,590 |
| Male | 17,746 | 17,520 | 17,580 | 17,580 | 18,080 | 18,580 |
| Female | 14,693 | 15,476 | 16,660 | 16,630 | 16,740 | 17,010 |
| **Participation Rate (%)** | 53.7 | 53.6 | 54.1 | 53.1 | 52.4 | 53.0 |
| Male | 64.0 | 57.5 | 53.8 | 52.3 | 51.8 | 52.3 |
| Female | 44.9 | 49.7 | 54.4 | 54.0 | 53.1 | 53.7 |

*Source: Maryland Department of Planning*

**Figure 3-4: 16 Years Old and Over Population Projections**




*Source: Maryland Department of Planning*

### 3.3.1 Employment Characteristics

According to the Department of Labor, Licensing and Regulation (DLLR), the average annual employment in Allegany County for 2012 was 29,270. The following table breaks employment down by industry using North American Industry Class System (NAICS) standards. It should be noted that these figures represent jobs located in Allegany County, regardless of where the job-holder resides. The top five industries with the highest current employment are highlighted in yellow. These industries include manufacturing, retail trade, health care and social assistance, accommodation and food services, and government and government enterprises. Of the current top five industries, manufacturing is projected to continue to decline in the coming years. Taking its place will be jobs in industries such as construction and administrative and waster services. These two industries are expected to show the most growth in the next thirty years.

**Table 3-5: Total Full and Part-Time Job Projections by Industry**

| | Historic Data | | Projected Data | | |
|---|---|---|---|---|---|
| **NAICS Major Industry** | **2001** | **2010** | **2020** | **2030** | **2040** |
| **Total Employment** | 37,413 | 38,229 | 39,300 | 40,700 | 42,200 |
| Farm employment | 296 | 296 | 200 | 200 | 200 |
| Forestry, fishing, related activities | 93 | 67 | 100 | 100 | 100 |
| Mining | 138 | 150 | 300 | 200 | 200 |
| Utilities | 132 | 131 | 100 | 100 | 100 |
| Construction | 1,890 | 1,858 | 2,100 | 2,300 | 2,400 |
| Manufacturing | 3,817 | 2,598 | 2,200 | 2,000 | 1,900 |
| Wholesale trade | 576 | 647 | 600 | 600 | 600 |
| Retail trade | 5,375 | 4,643 | 4,500 | 4,500 | 4,500 |

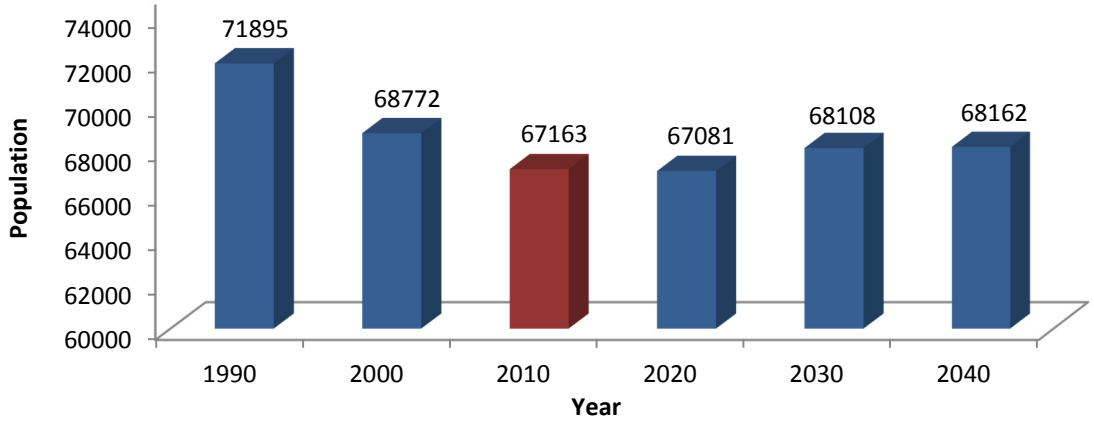
| | | | | | |
|---|---|---|---|---|---|
| Transportation and warehousing | 1,563 | 1,546 | 1,600 | 1,700 | 1,700 |
| Information | 402 | 552 | 600 | 600 | 700 |
| Finance and insurance | 895 | 965 | 1,000 | 1,000 | 1,000 |
| Real estate and rental and leasing | 935 | 959 | 900 | 900 | 900 |
| Professional and technical services | 969 | 1,038 | 1,100 | 1,200 | 1,300 |
| Management of companies and enterprises | 243 | 185 | 200 | 200 | 200 |
| Administrative and waste services | 1,614 | 1,986 | 2,200 | 2,400 | 2,600 |
| Educational services | 356 | 476 | 600 | 700 | 700 |
| Health care and social assistance | 6,047 | 7,073 | 7,800 | 8,500 | 9,200 |
| Arts, entertainment, and recreation | 404 | 567 | 600 | 700 | 800 |
| Accommodation and food services | 2,819 | 3,142 | 3,300 | 3,500 | 3,700 |
| Other services, except public administration | 2,341 | 2,331 | 2,500 | 2,600 | 2,800 |
| Government and government enterprises | 6,508 | 7,019 | 6,800 | 6,700 | 6,600 |
| *Federal, civilian* | 582 | 580 | 600 | 500 | 500 |
| *Military* | 257 | 221 | 200 | 200 | 100 |
| *State and local* | 5,669 | 6,218 | 6,000 | 6,000 | 6,000 |
| *State* | 2,537 | 3,062 | 2,900 | 2,900 | 2,900 |
| *Local* | 3,132 | 3,156 | 3,100 | 3,100 | 3,100 |

*Source: Maryland Department of Planning*

## 3.4 Household Populations

Household population is one of the primary factors that must be considered when determining existing and future housing demand. As household populations change, so do their housing requirements. As shown by Figures 5 and 6, household populations have been declining since 1990 and are expected to continue declining until 2020. However, household population is expected to begin increasing again by 2030. This trend seems to follow the overall population projection shown in Figure 3-2. The total population of Allegany County is expected to increase in the years to come, so it follows that the total number of households would also increase.

**Figure 3-5: Household Population Projections**




*Source: Maryland Department of Planning*

### 3.4.1 Household Size

Table 3-6 depicts occupied households by their tenure, as well as the average household size for each. Owner-occupied households make up 69 percent of the total occupied households within the county, while renter-occupied households only make up 31 percent. Additionally, the average household size for owner-occupied households is higher than that of renter-occupied households. This might be due to the fact that owning a home is more desirable for larger families as they can be more accommodating than rental homes.

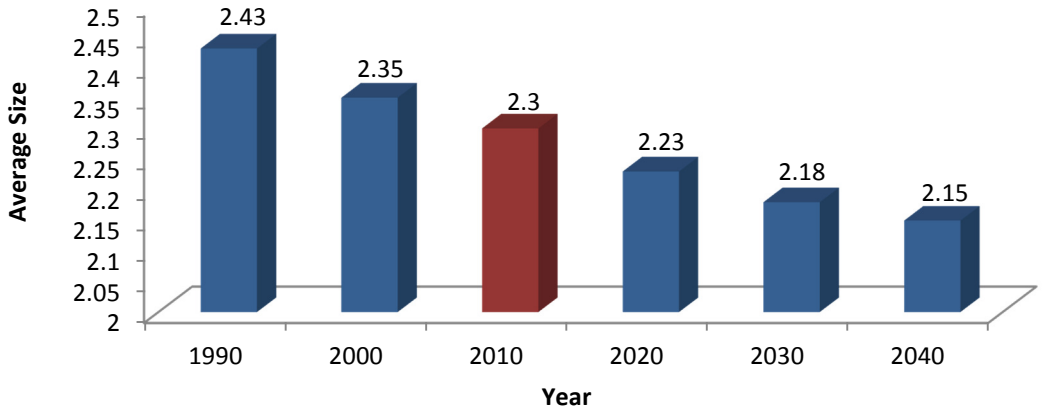
**Table 3-6: Occupied Households and Average Household Size for 2010**

| | Owner-Occupied | Renter Occupied | Total Occupied |
|---|---|---|---|
| **Number of Households** | 20182 | 8995 | 29117 |
| **Percent (%)** | 69 | 31 | 100 |
| **Household Population Total** | 48199 | 18964 | 67163 |
| **Average Household Size** | 2.39 | 2.11 | 2.30 |

*Source: U.S. Census Bureau*

Figure 3-6 provides projections for average household size over the next 30 years. Since 1990, the average household size for both owner and renter-occupied households has been declining. In 2010, the average size was 2.3 persons and is expected to continue to decline by about 0.05 persons every decade until it reaches 2.15 by 2040. This overall decrease in average household size is a national trend and could be related to families having fewer children, an increase in single parent homes, or the relocation of the elderly population to retirement communities.

**Figure 3-6: Average Household Size Projections**




*Source: Maryland Department of Planning*

## 3.5 Income

Table 3-7 illustrates the change in household income that occurred during the period of 1999 to 2000. The income level of households is divided into sixteen income brackets. The first column shows the estimated number of households falling into each income level bracket as reported in the 2010 Census estimate of household income. The third column contains the same information reported by the Census Bureau as actual information from 1999. In order to illustrate the changing distribution of income during the time period, the five brackets having the most households in each of the Census reports are highlighted in yellow for 2010 and in green for 1999. It is noteworthy that in 1999 four of the five income brackets describe household earnings less than $24,999. This implies that during the first decade of the 2000s the household income increased for residents of Allegany County having lower incomes.

**Table 3-7: Household Income (5 year estimate), 2010**

| | | | Comparison (Actual) |
|---|---|---|---|
| | 2010 Estimate* | Margin of Error | 1999 |
| **Total Households:** | 28,777 | +/-584 | 29,350 |
| Less than $10,000 | 2,900 | +/-361 | 4,029 |
| $10,000 to $14,999 | 1,994 | +/-284 | 3,062 |
| $15,000 to $19,999 | 2,082 | +/-252 | 2,504 |
| $20,000 to $24,999 | 2,375 | +/-315 | 2,544 |
| $25,000 to $29,999 | 2,195 | +/-316 | 2,143 |
| $30,000 to $34,999 | 1,856 | +/-245 | 2,168 |
| $35,000 to $39,999 | 1,483 | +/-211 | 1,697 |
| $40,000 to $44,999 | 1,264 | +/-213 | 1,910 |
| $45,000 to $49,999 | 1,063 | +/-142 | 1,330 |
| $50,000 to $59,999 | 2,570 | +/-308 | 2,725 |
| $60,000 to $74,999 | 2,645 | +/-288 | 2,246 |
| $75,000 to $99,999 | 3,155 | +/-325 | 1,733 |

| | | | |
|---|---|---|---|
| $100,000 to $124,999 | 1,618 | +/-237 | 653 |
| $125,000 to $149,999 | 618 | +/-144 | 239 |
| $150,000 to $199,999 | 582 | +/-132 | 152 |
| $200,000 or more | 377 | +/-111 | 215 |

*Source: U.S. Census Bureau, 2006-2010 American Community Survey*
** In 2010 inflation-adjusted dollars*

Table 3-8 includes estimates of the average annual income for Allegany County in 2010 by source of income as well as family income by numbers of workers within the family. Of the total households, the average income was estimated to be $51,700, with 68.8 percent of that coming directly from earnings. This average increases to $54,387 when considering households with earnings. The second half of the table estimates average annual income by the number of workers in a family. It is not surprising that families with 3 or more workers had the highest average income ($102,954), and families with no workers had the lowest average income ($34,818).

**Table 3-8: Average Annual Income, 2010**

| Category | Total | | Mean Income (dollars)* | |
|---|---|---|---|---|
| | Estimate | Margin of Error | Estimate | Margin of Error |
| *Total households* | 28,777 | +/-584 | 51,700 | +/-1,481 |
| With earnings | 68.8% | +/-1.6 | 54,387 | +/-1,796 |
| With interest, dividends, or net rental income | 22.3% | +/-1.4 | 11,218 | +/-3,752 |
| With Social Security income | 38.3% | +/-1.3 | 15,536 | +/-472 |
| With Supplemental Security Income (SSI) | 5.5% | +/-0.8 | 8,020 | +/-634 |
| With cash public assistance income | 2.4% | +/-0.6 | 2,780 | +/-860 |
| With retirement income | 25.0% | +/-1.4 | 15,294 | +/-841 |
| **FAMILY INCOME BY NUMBER OF WORKERS IN FAMILY** | | | | |
| *Total families* | 17,734 | +/-565 | 63,256 | +/-2,220 |
| No workers | 19.4% | +/-1.6 | 34,818 | +/-2,366 |
| 1 worker | 30.1% | +/-1.9 | 48,234 | +/-4,183 |
| 2 workers, husband and wife worked | 29.8% | +/-2.0 | 84,363 | +/-4,113 |
| 2 workers, other | 9.0% | +/-1.3 | 56,669 | +/-4,551 |
| 3 or more workers, husband and wife worked | 9.9% | +/-1.4 | 102,954 | +/-9,275 |
| 3 or more workers, other | 1.8% | +/-0.5 | 85,215 | +/-15,887 |

*Source: U.S. Census Bureau, 2006-2010 American Community Survey*
** In 2010 inflation-adjusted dollars*

## 3.6 Education

Table 3-9 (next page) depicts historical and projected public school enrollment from 2001 to 2021. The data shows that as the population ages, as shown on Table 3-2, enrollment of each school grade has declined. The total enrollment for all the grades reflects this trend. The Table shows that the number of live births, while not in a steady decline, continues to fall. The total enrollment of 10,425 students in 2001 is projected to decrease by nearly 2,150 students in 2021.

**Table 3-9: Historical and Projected School Enrollment**

| School Year | Birth Year | Births[1] | Pre-K and Special Ed. | K | 1st | 2nd | 3rd | 4th | 5th | 6th | 7th | 8th | 9th | 10th | 11th | 12th | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2000-01 | 1995 | 776 | 482 | 647 | 670 | 716 | 730 | 718 | 781 | 814 | 828 | 807 | 810 | 830 | 806 | 786 | 10,425 |
| 2001-02 | 1996 | 784 | 492 | 614 | 662 | 650 | 704 | 734 | 731 | 848 | 799 | 827 | 789 | 781 | 790 | 762 | 10,183 |
| 2002-03 | 1997 | 761 | 507 | 680 | 666 | 661 | 667 | 710 | 741 | 775 | 814 | 793 | 819 | 773 | 743 | 781 | 10,130 |
| 2003-04 | 1998 | 753 | 348 | 623 | 690 | 662 | 676 | 683 | 746 | 773 | 793 | 833 | 810 | 826 | 748 | 715 | 9,926 |
| 2004-05 | 1999 | 680 | 395 | 603 | 639 | 684 | 674 | 668 | 678 | 754 | 765 | 785 | 851 | 798 | 802 | 754 | 9,850 |
| 2005-06 | 2000 | 730 | 402 | 643 | 624 | 645 | 689 | 663 | 661 | 671 | 747 | 758 | 794 | 829 | 778 | 817 | 9,721 |
| 2006-07 | 2001 | 654 | 464 | 607 | 648 | 622 | 657 | 694 | 657 | 660 | 671 | 747 | 771 | 796 | 800 | 735 | 9,529 |
| 2007-08 | 2002 | 683 | 482 | 655 | 631 | 648 | 634 | 667 | 681 | 652 | 675 | 667 | 758 | 721 | 742 | 747 | 9,360 |
| 2008-09 | 2003 | 709 | 483 | 621 | 648 | 642 | 650 | 641 | 677 | 678 | 645 | 678 | 691 | 737 | 689 | 726 | 9,206 |
| 2009-10 | 2004 | 599 | 468 | 648 | 628 | 658 | 646 | 680 | 633 | 678 | 676 | 648 | 677 | 690 | 705 | 667 | 9,102 |
| 2010-11 | 2005 | 611 | 459 | 635 | 634 | 656 | 641 | 675 | 637 | 689 | 680 | 650 | 687 | 695 | 730 | 682 | 9,150 |
| 2011-12 | 2006 | 715 | 479 | 622 | 562 | 634 | 656 | 641 | 675 | 637 | 689 | 680 | 650 | 687 | 672 | 706 | 8,990 |
| 2012-13 | 2007 | 684 | 498 | 595 | 658 | 562 | 634 | 656 | 641 | 675 | 637 | 689 | 680 | 650 | 664 | 650 | 8,890 |
| 2013-14 | 2008 | 712 | 460 | 619 | 629 | 658 | 562 | 634 | 656 | 641 | 675 | 637 | 689 | 680 | 629 | 642 | 8,811 |
| 2014-15 | 2009 | 657 | 478 | 572 | 655 | 629 | 658 | 562 | 634 | 656 | 641 | 675 | 637 | 689 | 658 | 608 | 8,751 |
| 2015-16 | 2010 | 683 | 443 | 594 | 604 | 655 | 629 | 658 | 562 | 634 | 656 | 641 | 675 | 637 | 666 | 636 | 8,691 |
| 2016-17 | 2011 | 633 | 442 | 551 | 628 | 604 | 655 | 629 | 658 | 562 | 634 | 656 | 641 | 675 | 616 | 644 | 8,597 |
| 2017-18 | 2012 | 632 | 442 | 550 | 582 | 628 | 604 | 655 | 629 | 658 | 562 | 634 | 656 | 641 | 653 | 596 | 8,491 |
| 2018-19 | 2013 | 631 | 441 | 549 | 582 | 582 | 628 | 604 | 655 | 629 | 658 | 562 | 634 | 656 | 620 | 631 | 8,432 |
| 2019-20 | 2014 | 630 | 441 | 548 | 581 | 582 | 582 | 628 | 604 | 655 | 629 | 658 | 562 | 634 | 634 | 599 | 8,338 |
| 2020-21 | 2015 | 629 | 440 | 548 | 580 | 581 | 582 | 582 | 628 | 604 | 655 | 629 | 658 | 562 | 613 | 613 | 8,276 |

[1] Births from Final State Health Department Records

[2] Projected enrollment for Pre-K and Special Education, 70% of births

[3] Projected enrollment for Kindergarten, 87% of births

[4] Projected enrollment for First Grade, 92% of births

[5] Projected enrollment includes a 3.3% average drop-out rate

[6] Based on MDP Population Projection April 2012

Projected Figures

*Source: Allegany County Division of Planning Services*

# Chapter 4
# Housing Element

Issues & Opportunities

## Housing

***The following issues and opportunities were identified during public forums held throughout the plan development.***

- Blight
  - Georges Creek, Greater Cumberland, and Flintstone planning regions
- Junk abatement
  - Georges Creek and Flintstone planning regions
- Recycling needs to be more accessible
- Need for modern and affordable housing - infill development
- Availability of multiple housing choices specifically for older generations
- Locate new housing in areas accessible to public facilities and services

Housing Element (HE) Goals were identified during the development of the Housing Element and are as follows:

> ***HE Goal 1*: *Promote and support a full range and adequate supply of housing choices that meets the needs of persons of all income levels, age groups, household size, and persons with special needs.***
> ***HE Goal 2:** Continue to maintain and upgrade current housing stock to meet modern housing quality standards.*
> ***HE Goal 3:** Increase residential development within Priority Funding Areas.*
> ***HE Goal 4:** Continue to provide senior citizens with adequate and affordable housing options.*
> ***HE Goal 5:** Define the term "blight" within the Allegany County Code and continue to identify blighted properties for demolition and/or rehabilitation.*
> ***HE Goal 6:** Focus on providing additional high density residential developments.*

Action Items and Projects that will enable the County to meet the goals identified for Housing Development are discussed at the end of this chapter.

# 4.1 Occupancy and Tenure

At the time of the 2010 Census, there were 33,311 total housing units within Allegany County. This total represents a less than one percent increase in the total housing units within the County as compared to 2000. Of these housing units, 88% were occupied and 12% were vacant in 2010. This vacancy rate is comparable, although slightly increased, to that of the 11% rate in 2000. According to the Department of Housing and Urban Development (HUD), an overall available vacancy rate of 5 percent allows for adequate housing choice among customers. However, while some (5 percent) housing vacancy allows for adequate housing choice, the vacancy rate for Allegany County is more than double this amount, which is an overall negative factor.

**Table 4-1: Occupancy and Tenure, 2000 and 2010**

| | 2000 | 2010 |
|---|---|---|
| **Housing Occupancy** | | |
| Total housing units | 32,984 | 33,311 |
| Occupied housing units | 29,322 | 29,177 |
| Vacant housing units | 3,662 | 4,134 |
| For rent | 1,013 | 775 |
| Rented or sold, not occupied | 358 | 346 |
| For sale only | 605 | 526 |
| For seasonal, recreational, or occasional use | 558 | 736 |
| All other vacants | 1,128 | 1,751 |
| Homeowner vacancy rate (percent) | 2.9 | 2.5 |
| Rental vacancy rate (percent) | 10.4 | 7.9 |
| **Housing Tenure** | | |
| Occupied housing units | 29,322 | 29,177 |
| Owner-occupied housing units | 20,575 | 20,182 |
| Population in owner-occupied housing units | 50,053 | 48,199 |
| Average household size of owner-occupied units | 2.43 | 2.39 |
| Renter-occupied housing units | 8,747 | 8,995 |
| Population in renter-occupied housing units | 18,719 | 18,964 |
| Average household size of renter-occupied units | 2.14 | 2.11 |

*Source: U.S Census Bureau, 2010 ACS*

The majority of occupied housing units, 69%, are owner occupied. This majority home-owner population is indicative of a more settled population, which makes sense for the "older" community that exists within Allegany, a notion which is explored more thoroughly in Table 3.2 in *Chapter 3: Demographics*. In contrast, the amount of renter-occupied housing units makes up a much smaller portion of the total housing stock (31%). Renters within the County are likely to be younger and less settled than their home-owner counterparts, most likely comprising a larger portion of those in their twenties with no children. This is evident by the difference in average household size between owner-occupied and renter-occupied housing units. In 2010, the average household size for homeowners was 2.39 and the average household size for renters was 2.11. While both categories decreased from 2000, owner-occupied housing units are noticeably larger, which might be explained by an increased number of children.

| Table 4-2: Year Structure Built by Tenure, 2010 | | | |
|---|---|---|---|
| | Estimate | Percent of Total | MoE |
| **Owner occupied:** | 20,371 | 100% | +/-492 |
| Built 2005 or later | 269 | 1% | +/-91 |
| Built 2000 to 2004 | 540 | 3% | +/-123 |
| Built 1990 to 1999 | 1,595 | 8% | +/-216 |
| Built 1980 to 1989 | 1,432 | 7% | +/-223 |
| Built 1970 to 1979 | 2,080 | 10% | +/-231 |
| Built 1960 to 1969 | 2,958 | 15% | +/-287 |
| Built 1950 to 1959 | 2,476 | 12% | +/-299 |
| Built 1940 to 1949 | 2,134 | 10% | +/-270 |
| Built 1939 or earlier | 6,887 | 34% | +/-410 |
| **Renter occupied:** | 8,406 | 100% | +/-511 |
| Built 2005 or later | 179 | 2% | +/-93 |
| Built 2000 to 2004 | 178 | 2% | +/-71 |
| Built 1990 to 1999 | 499 | 6% | +/-178 |
| Built 1980 to 1989 | 553 | 7% | +/-156 |
| Built 1970 to 1979 | 1,324 | 16% | +/-205 |
| Built 1960 to 1969 | 1,167 | 14% | +/-237 |
| Built 1950 to 1959 | 1,132 | 13% | +/-229 |
| Built 1940 to 1949 | 657 | 8% | +/-167 |
| Built 1939 or earlier | 2,717 | 32% | +/-285 |
| **Total** | 28,777 | - | +/-584 |

*Source: 2006-2010 ACS*

## 4.2 Rehabilitation: Age and Condition of Housing Stock

The age of housing stock within the County provides a good indicator of the overall quality and condition of said stock. The largest percentages of owner-occupied housing units, 34%, were built prior to 1939 and, overall, a total of 56% of the owner-occupied houses were built prior to 1960. A similar trend is true for rental units, with 32% of total renter-occupied houses being built prior to 1939, and a total of 53% of them being built prior to 1960. With more than half of all the housing stock being over 50 years of age, legitimate attention should be paid towards renovating units in need. The greatest problems older homes tend to face relate to energy efficiency, which are manifested in the form of older plumbing, heating, and electrical systems. In most cases, older homes can be remodeled, brought up to code, and generally made to be both modern and attractive for current home buyers/renters.

The presence or lack of kitchen and/or plumbing facilities is another potential indicator of the quality of current housing stock. Based on the estimates in Table 12, the majority of owner and renter-occupied housing stock have both kitchen and plumbing facilities available. These estimates indicate an improvement of housing stock between 2000 and 2010 as the estimated number of housing units without either type of facility has decreased. Only those housing units

| Table 4-3: Quality of Housing Stock, 2000 and 2010 | | | |
|---|---|---|---|
| | 2000 | 2010* | |
| **Kitchen Facilities** | | | MoE |
| **Owner Occupied:** | 20,569 | 20,480 | +/-1355 |
| Complete kitchen facilities | 20,506 | 20,433 | +/-1345 |
| Lack complete kitchen facilities | 63 | 47 | +/-76 |
| **Renter Occupied:** | 8,753 | 8,364 | +/-1122 |
| Complete kitchen facilities | 8643 | 8318 | +/-1109 |
| Lack complete kitchen facilities | 110 | 46 | +/-46 |
| **Total lacking, including non-occupied** | 655 | 1493 | +/-580 |
| **Plumbing Facilities** | | | |
| **Owner Occupied:** | 20569 | 20480 | +/-1355 |
| Complete plumbing facilities | 20469 | 20480 | +/-1355 |
| Lack complete plumbing facilities | 100 | 0 | +/-289 |
| **Renter Occupied:** | 8753 | 8364 | +/-1122 |
| Complete plumbing facilities | 8691 | 8364 | +/-1122 |
| Lack complete plumbing facilities | 62 | 0 | +/-289 |
| **Total lacking, including non-occupied** | 527 | 1169 | +/-571 |

*Source: 2010 ACS*
**Estimated*

that are currently unoccupied appear to be lacking either kitchen and/or plumbing facilities, which may be why they are unoccupied.

## 4.3 Workforce and Affordable Housing

**Table 4-4: Housing Costs as a Percentage of Household Income, 2010**

| | 2010 | | |
|---|---|---|---|
| | Estimate | Percent | MoE |
| **Income of Owner-occupied housing units:** | 20480 | 100 | +/-1355 |
| Less than $20,000: | 3472 | 17 | +/-660 |
| 29 percent or less | 1054 | 5 | +/-510 |
| 30 percent or more | 2418 | 12 | +/-631 |
| $20,000 to $34,999: | 4,615 | 23 | +/-822 |
| 29 percent or less | 2858 | 14 | +/-863 |
| 30 percent or more | 1757 | 9 | +/-653 |
| $35,000 to $49,999: | 2741 | 13 | +/-689 |
| 29 percent or less | 2030 | 10 | +/-800 |
| 30 percent or more | 711 | 3 | +/-407 |
| $50,000 to $74,999: | 3725 | 18 | +/-813 |
| 29 percent or less | 3393 | 17 | +/-1221 |
| 30 percent or more | 332 | 2 | +/-212 |
| $75,000 or more: | 5718 | 28 | +/-1,021 |
| 29 percent or less | 5436 | 27 | +/-1390 |
| 30 percent or more | 282 | 1 | +/-245 |
| Zero or negative income | 209 | 1 | +/-181 |
| **Income of Renter-occupied housing units:** | 8364 | 100 | +/-1122 |
| Less than $20,000: | 3374 | 40 | +/-680 |
| 29 percent or less | 342 | 4 | +/-498 |
| 30 percent or more | 3032 | 36 | +/-655 |
| $20,000 to $34,999: | 1934 | 23 | +/-667 |
| 29 percent or less | 1158 | 14 | +/-809 |
| 30 percent or more | 776 | 9 | +/-411 |
| $35,000 to $49,999: | 728 | 9 | +/-365 |
| 29 percent or less | 670 | 8 | +/-480 |
| 30 percent or more | 58 | 1 | +/-92 |
| $50,000 to $74,999: | 1085 | 13 | +/-620 |
| 29 percent or less | 1085 | 13 | +/-794 |
| 30 percent or more | 0 | 0 | +/-289 |
| $75,000 or more: | 332 | 4 | +/-306 |
| 29 percent or less | 332 | 4 | +/-306 |
| 30 percent or more | 0 | 0 | +/-289 |
| Zero or negative income | 258 | 3 | +/-207 |
| No cash rent | 653 | 8 | +/-334 |
| **Total** | 28844 | - | +/-1380 |

*Source: 2010 ACS*

Maryland provides definitions for both affordable and workforce housing within Section 4-1801 of the Workforce Housing Grant Program. According to the State, the terms are defined as follows:

"Affordable" means that housing costs do not exceed 30% of household income.

"Workforce Housing" means:

(1) rental housing that is affordable for a household with an aggregate annual income between 50% and 100% of the area median income; or

(2) homeownership housing that:

(a) is affordable to a household with an aggregate annual income between 60% and 120% of the area median income; or (b) in target areas that are recognized by the Secretary for purposes of administering the Maryland Mortgage Program, is affordable to a household with an aggregate annual income between 60% and 150% of the area median income.

As depicted in Table 3-8 of *Chapter 3: Demographics*, the estimated median household income in 2010 for Allegany was $37,747. Using this median income, as well as the definitions

provided above, it can be concluded that households in the county would be considered affordable if the occupants are not paying more than $11,324 (30% of their median income) annually on housing costs. Additionally, renter-occupied households would be characterized as "workforce" if median incomes were between $18,874 and $37,747, and owner-occupied households would be characterized as such if median incomes were between $22,648 and $45,296.

Based on the estimates depicted in Table 4-4, it appears that those households making less than $20,000 are most likely to pay more than 30% of their income on housing costs, meaning their households would not be considered affordable. Renter-occupied households making less than $20,000 and paying more than 30% of their income on housing costs seem disproportionately higher than any other income bracket, including owner-occupied; 36% for renters in this category versus 12% for homeowners. Across all income brackets, 27% of owner-occupied households are considered to be unaffordable, while nearly double, 46%, of renter-occupied households are considered unaffordable.

**Table 4-5: Median Residential Sale Price in Western Maryland by Jurisdiction, 2002 to 2010**

| | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 |
|---|---|---|---|---|---|---|---|---|---|
| **Allegany** | 64,702 | 65,000 | 67,000 | 78,355 | 85,000 | 100,000 | 102,000 | 110,450 | 110,000 |
| **Garrett** | 142,500 | 164,000 | 206,000 | 251,500 | 228,250 | 240,000 | 219,500 | 236,000 | 240,000 |
| **Washington** | 131,597 | 150,000 | 185,000 | 231,482 | 242,950 | 234,990 | 219,450 | 192,910 | 200,000 |
| **Total** | 338,799 | 379,000 | 458,000 | 561,337 | 556,200 | 574,990 | 540,950 | 539,360 | 550,000 |

*Source: Maryland Department of Planning*

Table 4-5 allows for another indication as to whether housing may be considered affordable within the County. Median residential sale price has changed from $64,702 in 2002 to $110,000 in 2010; an increase of 70%. As previously stated, housing is considered affordable if occupants are not paying more than $11,324 (30% of median income in 2010) of their income on housing costs annually, which equates to no more than $944 a month towards total housing costs. Assuming a purchase price of $110,000, a 30 year mortgage, a 20% down payment, and a 5% interest rate, the expected mortgage payment would be $847, which is well below the target maximum of $944. Therefore, based on the median residential sale price in 2010 it can be assumed that at least 50% of homes sold were below $110,000, which means they can be considered affordable.

## 4.4 New Housing

**Table 4-6: New Single Family Housing Units Authorized for Construction, 2000 to 2011**

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Allegany** | 79 | 73 | 91 | 107 | 100 | 104 | 120 | 133 | 72 | 63 | 56 | 64 |
| **Garrett** | 253 | 243 | 333 | 331 | 349 | 334 | 287 | 226 | 184 | 159 | 95 | 93 |
| **Washington** | 559 | 834 | 978 | 1001 | 1211 | 1447 | 661 | 407 | 225 | 163 | 194 | 160 |

*Source: Maryland Department of Planning*

During the period from 2000 to 2011, Allegany County approved a total of 1,062 permits for single family housing unit construction. On average, the County approves 89 of these permits per year. Comparatively, Garrett County averages 241 approved permits per year, and Washington County averages 653 approved permits per year.

**Table 4-7: New Multi-Family Housing Units Authorized for Construction, 2000 to 2011**

| | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Allegany** | - | 7 | 12 | - | 20 | 10 | - | 2 | 9 | 75 | 66 | 6 |
| **Garrett** | - | 43 | - | 3 | 6 | - | - | 30 | - | - | - | - |
| **Washington** | 162 | 152 | 257 | 104 | 157 | 498 | 247 | 20 | 92 | 2 | 62 | 8 |

*Source: Maryland Department of Planning*

During the period from 2000 to 2011, Allegany County also approved a total of 207 permits for multi-family housing unit construction. On average, the County approves 17 of these permits per year. Comparatively, Garrett County averages 7 approved permits per year, and Washington County averages 147 approved permits per year.

### 4.4.1 Priority Funding Areas

According to the Maryland Department of Planning (MDP), the following areas qualify as Priority Funding Areas:

- every municipality, as they existed in 1997;
- areas inside the Washington Beltway and the Baltimore Beltway; and
- areas already designated as enterprise zones, neighborhood revitalization areas, heritage areas and existing industrial land.

Continued development within PFAs is important because these areas receive state funding that supports growth of highways, water and sewer construction, economic development assistance, and State leases for construction of new office facilities.

**Table 4-8: Priority Funding Area New Parcel Development, 2006 to 2009**

| | Allegany County | Garrett County | Washington County |
|---|---|---|---|
| **2006 Parcels** | | | |
| Total | 137 | 345 | 1076 |
| Inside PFA | 102 | 62 | 729 |
| Outside PFA | 35 | 283 | 347 |
| % Outside PFA | 25.5% | 82.0% | 32.2% |
| **2007 Parcels** | | | |
| Total | 141 | 238 | 514 |
| Inside PFA | 98 | 51 | 302 |
| Outside PFA | 43 | 187 | 212 |
| % Outside PFA | 30.5% | 78.6% | 41.2% |
| **2008 Parcels** | | | |
| Total | 109 | 213 | 350 |
| Inside PFA | 66 | 39 | 209 |
| Outside PFA | 43 | 174 | 141 |
| % Outside PFA | 39.4% | 81.7% | 40.3% |
| **2009 Parcels** | | | |
| Total | 44 | 66 | 143 |
| Inside PFA | 23 | 8 | 82 |
| Outside PFA | 21 | 58 | 61 |
| % Outside PFA | 47.7% | 87.9% | 42.7% |

*Source: Maryland Department of Planning*

| Table 4-9: Priority Funding Area New Acreage Development, 2006 to 2009 | | | |
|---|---|---|---|
| | Allegany County | Garrett County | Washington County |
| **2006 Acres** | | | |
| Total Acres | 275 | 619 | 858 |
| Inside PFA | 98 | 25 | 159 |
| Outside PFA | 177 | 594 | 699 |
| % Outside PFA | 64.4% | 96.0% | 81.5% |
| **2007 Acres** | | | |
| Total Acres | 336 | 427 | 415 |
| Inside PFA | 73 | 23 | 93 |
| Outside PFA | 263 | 450 | 322 |
| % Outside PFA | 78.3% | 94.9% | 77.6% |
| **2008 Acres** | | | |
| Total Acres | 159 | 383 | 305 |
| Inside PFA | 34 | 16 | 48 |
| Outside PFA | 193 | 367 | 257 |
| % Outside PFA | 82.6% | 95.8% | 84.3% |
| **2009 Acres** | | | |
| Total Acres | 116 | 162 | 112 |
| Inside PFA | 17 | 11 | 47 |
| Outside PFA | 99 | 151 | 159 |
| % Outside PFA | 85.3% | 93.2% | 70.4% |

*Source: Maryland Department of Planning*

In terms of residential housing, Table 4-8 represents new parcel development from 2006 to 2009 both within and outside of PFAs. During this time period, parcel development outside of PFAs increased from 25.5% in 2006 to 47.7% in 2009. Table 4-9 depicts new acreage development both within and outside of PFAs. This table shows a similar trend as Table 4-8; the total acreage of new development within Allegany County is steadily decreasing inside of PFAs. Total development outside of PFAs has increased from 64.4% in 2006 to 85.2% in 2009. This same trend holds true for both Garrett and Washington County.

Residential development within PFAs may be decreasing due to the topographic challenge faced by all new development within Allegany County. It could simply be the case that much of the area within designated PFAs is already developed, and those areas that are designated as a PFA, but are not already developed, may be too steep for development (refer to *Chapter 8: Sensitive Areas Element*).

## 4.5 Special Topics

### 4.5.1 Senior Housing

Given the large and increasing population of persons 65 years and over within the County, (*Chapter 3: Demographics, Table 3-3)* it is vital that housing is continually made available and affordable for the

| Table 4-10: Population 65 Years and Over by Tenure, 2010 | | |
|---|---|---|
| | Number | Percent |
| **Owner-occupied housing units** | 20,182 | 100 |
| 65 years and over | 6,984 | 35 |
| 65 to 74 years | 3,514 | 17 |
| 75 to 84 years | 2,516 | 13 |
| 85 years and over | 954 | 5 |
| **Renter-occupied housing units** | 8,995 | 100 |
| 65 years and over | 1,906 | 21 |
| 65 to 74 years | 819 | 9 |
| 75 to 84 years | 706 | 8 |
| 85 years and over | 381 | 4 |

*Source: U.S. Census Bureau*

senior population. As of 2010, those 65 years and older made up 35% of total owner-occupied housing units, and 21% of total renter-occupied housing units. In total, senior citizens make up a 31% share of total occupied housing.

Presently, several housing opportunities specifically for seniors exist within Allegany County. For example, Cumberland Meadows was completed in 2011 and offers 64 housing units, with one or two bedroom options, for residents aged 62 and older. Additionally, the Cascade Apartments consist of 71 units and were completed in 2005. Traditional housing options such as the John F. Kennedy Apartments, completed in 1967, also serve as an option for the County's senior citizens.

**Table 4-11: Population 65 Years and Over by Income, 2010**

| | Estimate | MoE |
|---|---|---|
| **Householder 65 years and over** | 8,960 | +/-597 |
| Less than $10,000 | 987 | +/-439 |
| $10,000 to $14,999 | 1,256 | +/-467 |
| $15,000 to $19,999 | 720 | +/-357 |
| $20,000 to $24,999 | 1,051 | +/-406 |
| $25,000 to $29,999 | 1,201 | +/-460 |
| $30,000 to $34,999 | 980 | +/-376 |
| $35,000 to $39,999 | 533 | +/-236 |
| $40,000 to $44,999 | 495 | +/-273 |
| $45,000 to $49,999 | 197 | +/-163 |
| $50,000 to $59,999 | 467 | +/-222 |
| $60,000 to $74,999 | 320 | +/-209 |
| $75,000 to $99,999 | 421 | +/-211 |
| $100,000 to $124,999 | 262 | +/-211 |
| $125,000 to $149,999 | 0 | +/-289 |
| $150,000 to $199,999 | 70 | +/-87 |
| **Total** | 28,844 | +/-1,380 |

*Source: 2010 ACS*

A primary concern regarding senior housing is making sure it is affordable. Table 4-11 refers to income estimates for householders over 65 years of age. The majority of this population group, 58%, is making less than $30,000 annually. This is nearly 22% less than the median household income for 2010. It is important that future senior housing development takes this aspect into consideration.

### 4.5.2 Blight

Currently, Allegany County residents may call the Code Enforcement Office in order to report possible junk violations or blighted properties for inspection. Blight is not specifically defined in the Allegany County Code, although Unsafe Structures, often considered to be blighted, are defined in Chapter 475 of the Code.

The County’s Division of Public Safety is continuously in the process of enforcing the Unsafe Structure section of the Code by citing property owners for violations and, ultimately, if the violation persists, razing the unsafe structure. One such example is shown in Figure 1.

**Figure 4-1: Unsafe Structure Removal**


### 4.5.3 Residential Recycling

The Maryland Recycling Act (MRA) requires that counties with over 150,000 people are required to recycle 20% of their solid waste, and counties with a population below 150,000 are required to recycle 15%. According to the Solid Waste Management Plan, for the 2011-2012 planning period, Allegany County was recycling approximately 30% of its solid waste.

In addition, the County periodically throughout the year encourages recycling by sponsoring recycling events for white goods, electronics and tires.

Due to budgetary limitations, the County does not operate a curbside collection program but instead relies on drop-off sites to collect recyclables. These drop-off locations are strategically located throughout the County at 13 sites. Additionally, the Penn-Mar Recycling Center was opened in 2001, and its contract was renewed in 2007. This center is located near the County Office Complex and collects cardboard, newspaper, aluminum, office paper, glass bottles, white goods, antifreeze, mixed cans, used motor oil, magazines, and #1 and #2 plastic bottles.

In order to get more residential involvement in recycling, it may be necessary in the future to initiate a curb-side collection program to the County. While such a program is expensive, part of the cost could be covered through grants made available by the Environmental Protection Agency (EPA). Additionally, the County could rely on private companies to collect recyclables.

### 4.5.4 Junk Abatement

> Junk is defined as post-consumer materials such as old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste, iron, steel, or any other old or scrap or discarded material, or vehicles or other conveyances that are inoperable, dismantled, partially dismantled or deteriorated. Building materials stored on site for an active or pending construction project are not considered "Junk" under this definition.
>
> *Source: Code of Allegany County Maryland, Chapter 192: Junk Abatement*

Currently, Allegany County has a Junk Abatement Law, applicable to unincorporated areas, which allows for the removal of inoperable vehicles and/or other discarded junk materials from private or public property that is not licensed as salvage yard. County municipalities are not within County jurisdiction, but the towns of Westernport and Lonaconing have adopted the law and have agreed to allow County Codes Enforcement personnel to operate within their jurisdictions.

Owners found in violation of the code are given a 30-day notice to remove the junk from their property. If owners do not comply after 30 days, the County is able to abate the junk at the owner's expense. If this expense is not paid within another 30 days, the amount owed will become a lien on the property.

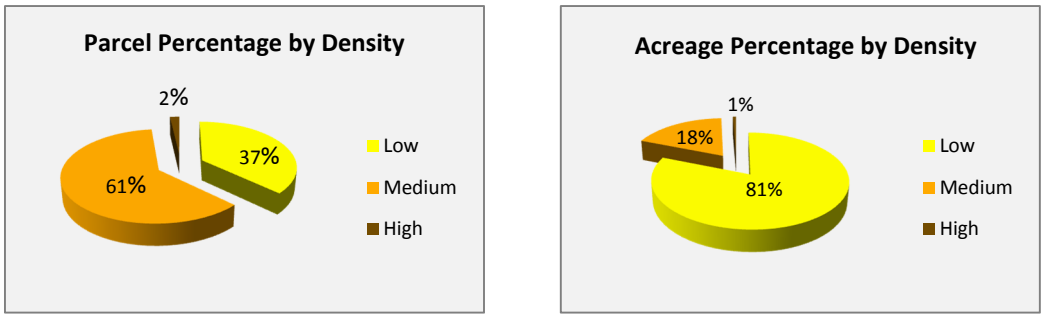
## 4.6 Housing and Existing Land Use

At present, Allegany County consists of 20,770 residential parcels of land comprised of 7,683 low density parcels, 12,707 medium density parcels, and 380 high density parcels (Figure 4-2). These residential land uses are defined by Allegany County Planning Services as:

- Low Density - No greater than 2 units per acre (0.5 acres or greater parcels);
- Medium Density - 2 to 8 units per acre (0.5 to 0.125 acre parcels); and
- High Density - 8 or more units per acre (less than 0.125 acre parcels).

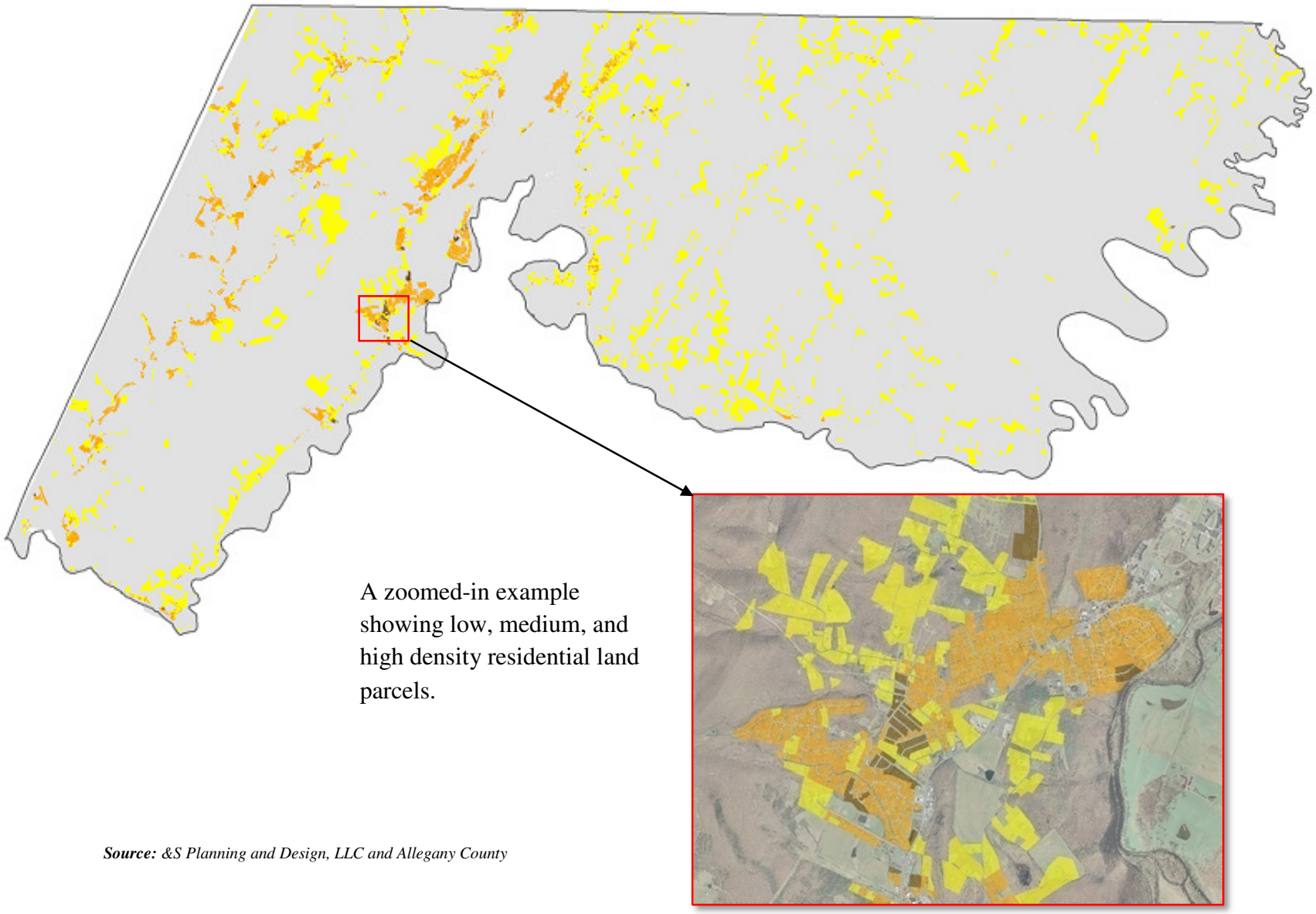
In total, these parcels represent 24,126 acres of land throughout the County. Low density accounts for 19,554 acres, medium density accounts for 4,419 acres, and high density accounts for 153 acres. These areas are depicted on Figure 4-3.

**Figure 4-2: Percentages by Density**




*Source: S&S Planning and Design, LLC and Allegany County Planning Services*

## Figure 4-3: High, Medium, Low Density Residential Parcel



A zoomed-in example showing low, medium, and high density residential land parcels.

***Source:*** *&S Planning and Design, LLC and Allegany County*

## 4.7 Goals, Objectives and Recommendations

**HE GOAL 1:** ***Promote and support a full range and adequate supply of housing choices that meets the needs of persons of all income levels, age groups, household sizes, as well as persons with special needs.***

**OBJECTIVES:**

a) Promote the development of housing to meet forecasted needs.

b) Promote an adequate supply of accessible and special needs owner occupied and rental housing for a range of all income levels.

c) Promote the development and preservation of long-term, affordable housing for low-moderate income residents within all Planning Regions.

**RECOMMENDATIONS:**

a) Develop first time homebuyer programs through strategic marketing to attract and keep young professionals in the County.

b) Explore options for home financing for special needs residents.

c) Develop information and educational material on different housing options for the aging demographic as well as other groups.

**HE GOAL 2:** ***Continue to maintain and upgrade current housing stock to meet modern housing quality standards***

**OBJECTIVES:**

a) Expand funding to encourage the rehabilitation of housing for low income and medium income households.

**RECOMMENDATIONS:**

a) Create revolving loan fund to upgrade property for low-income households.

b) Continue working with CDBG programming to maintain housing stock and healthy neighborhoods.

c) Provide information to residents detailing the benefits of restoration and enhancement of existing structures.

## HE GOAL 3: *Increase residential development within Priority Funding Areas.*

**OBJECTIVE:**

a) Encourage communities to locate housing close to employment centers and mass transit, and provide pedestrian friendly transit options.

**RECOMMENDATIONS:**

a) Identify and promote linkages between housing policies and economic development programs to educate individuals, municipalities and employers about siting mixed-use business opportunities and housing together.

## HE GOAL 4: *Continue to provide senior citizens with adequate and affordable housing options.*

**OBJECTIVE:**

a) Promote and market Allegany County for the creation of transitional senior care housing options such as assisted living communities.

b) Promote the development of intergenerational housing to support aging demographic trend.

**RECOMMENDATIONS:**

a) Support the concept senior citizens "aging in place" by promoting the maintenance and siting of important services in proximity to housing. An example would be providing targeted transit operations as discussed in the *Transportation Element*.

b) Better enable seniors to transition into appropriate housing within the County by improving access to support services for seniors "aging in place". Support services would include cleaning, shopping and basic care.

c) Increase affordable housing options for the seniors who require physical supportive services and encourage the development of additional housing units, including assisted living housing.

## HE GOAL 5: *Define the term "blight" within the Allegany County Code and continue to identify blighted properties for demolition and/or rehabilitation.*

**OBJECTIVE:**

a) Promote the maintenance and rehabilitation of existing housing stock in the County.

**RECOMMENDATIONS:**

a) Expand funding to encourage the rehabilitation of housing for low-income and medium-income households.

b) Remove blight from existing neighborhoods.

c) Create revolving loan fund to upgrade property for low-income households.

d) Continue working with CDBG programming to maintain housing stock and healthy neighborhoods.

e) Provide information to residents detailing the benefits of restoration and enhancement of existing structures.

f) Identify and utilize resources for the rehabilitation of housing stock to promote affordability for the purposes of:

   i. Reducing environmental hazards such as lead paint and asbestos;

   ii. Increasing energy efficiency.

## HE GOAL 6: *Focus on providing additional high density residential developments.*

**OBJECTIVE:**

a) Review Zoning Codes to ensure that high density development is encouraged.

**RECOMMENDATIONS:**

a) Update Zoning Codes to include additional high density development opportunities.

# Chapter 5
# Transportation Element

Issues & Opportunities

## Transportation

***The following issues and opportunities were identified during public forums held throughout the plan development.***

- Lack of signage along Interstate 68 for attractions in Cumberland
- Promotion of the North/South Corridor
- Traffic congestion along Route 220 – interim improvements and/or upgrades to Route 220
- Industrial Boulevard Corridor – traffic safety improvement
- Falling rocks along Route 51
- Increase funding opportunities for Other Public Roads (OP Roads)
- Improve linkage between developments
- Develop a consistent maintenance program for unpaved County roads
- Encourage Walkable Communities
- Encourage the development of bike paths

Transportation Element (TE) Goals were identified during the development of the Transportation Element and Background Study and are as follows:

***TE Goal 1***: *Encourage transportation infrastructure that enhances economic development.*
***TE Goal 2:*** *Support the development of trails and provide safe, convenient and efficient bicycle and pedestrian travel throughout the County.*
***TE Goal 3:*** *Provide an accessible, integrated and well-maintained multi-modal transportation network that provides for movement of people and goods in a safe and efficient manner.*
***TE Goal 4:*** *Coordinate land use and transportation plans in decision making to ensure that transportation facilities are compatible with planned development.*
***TE Goal 5:*** *Correct safety problems and provide for street and roadway continuity.*
***TE Goal 6:*** *Recognize and promote the economic benefit of transit-oriented development.*
***TE Goal 7:*** *Increase walkability on roadways in Allegany County.*
***TE Goal 8:*** *Improve flow of local traffic patterns.*
***TE Goal 9:*** *Improve transportation networks specifically at gateways leading into communities.*

Action Items and Projects that will enable the County to meet the goals identified for Transportation are discussed at the end of this chapter.

# 5.1 Modes of Transportation

All modes of transportation are viewed to be a network connecting with one another and various destination points. A network should be composed of an adequate road system, railroad, public transportation and air services, trails and sidewalks to move people and goods between residential areas, employment centers, and other facilities. The transportation network of a region influences land use, economic development, housing, agriculture and the environment.

## 5.1.1 Highway Classification System

The classification of Allegany County's highways and streets is based upon the Federal Highway Classification System. Existing highways and streets are grouped according to the functions they perform, not the systems to which they belong, nor their present widths, surface types, or conditions. Future highways and streets are to be built and maintained according to their functions regardless of administrative systems, present constructions, or conditions. The Classification System has been divided into two categories: Primary Arterial Routes and Secondary Routes. Primary Arterial Routes provide access to other counties within the State of Maryland (intrastate) as well as access to bordering states (interstate). The main function of Secondary Arterials is to provide intra-county access; road connections made for passage within the county.

### 5.1.1.1 Primary Arterial Routes

The classification system for Primary Arterial Routes includes the following categories:

- Principal Arterials;
- Major Arterials; and
- Minor Arterials.

The *Code of Allegany County – Part 1 and Part 4* provides each classification and associated function, route name or number and location. Table 5-1 includes the Principal, Major and Minor Arterials currently listed in Code Section360-109.

**Table 5-1: Allegany County Highway Classification System – Arterial Routes**

| Classification | Function | Route Name or Number | Location in Allegany County |
|---|---|---|---|
| **Principal Arterials** | The functional class "principal arterials" serve interstate and intrastate travel. Also, principal arterials serve as major truck routes. The purpose of this class is to connect Allegany County with major population centers (>50,000). | I-68 (National Highway) | Garrett County line to Washington County line |
| | | Route 220 North (McMullen Highway) | Pennsylvania State Line to I-68 |
| **Major Arterials** | The functional class "major arterials" serve interstate, intrastate and intra-county travel. Also, major arterials | Route 220 South | I-68 to West Virginia State Line |
| | | Route 36 | Alt. Rt. 40 in LaVale to Rt. 135 at Westernport |

| Table 5-1: Allegany County Highway Classification System – Arterial Routes | | | |
|---|---|---|---|
| **Classification** | **Function** | **Route Name or Number** | **Location in Allegany County** |
| **Major Arterials (continued)** | serve as truck routes.<br><br>The functional class "major arterials" serve interstate, intrastate and intra-county travel. Also, major arterials serve as truck routes. | Alternate Route 40 | Garrett County line to Willow Brook Road |
| | | Route 47 | Rt. 36 at Barrelville to Pennsylvania State Line |
| | | Route 35 | Rt. 36 at Corriganville to Pennsylvania State Line |
| | | Route 135 | Garrett County line to Rt. 220 in McCoole |
| | | Route 956 | Rt. 220 at Pinto to West Virginia StateLine |
| | | Route 51 | I-68 in Cumberland to West Virginia State Line |
| **Minor Arterials** | The functional class "minor arterials" serve intra-county travel, connecting principal and major arterials, particularly in urbanized areas. | Route 936 | Midland (Rt. 36) to Alt. Rt. 40 Frostburg |
| | | Route 55 | Rt. 36 Vale Summit to Alt. Rt. 40 at Clarysville |
| | | Midlothian Road | I-68 to Alt. Rt. 40 in Frostburg via city streets |
| | | Route 53 (Winchester Road) | Alt. Rt. 40 in LaVale to Rt. 220 in Cresaptown |
| | | Route 658 (Vocke Road-Campground Road) | Alt. Rt. 40 in LaVale to Rt. 53 in LaVale |
| | | Route 636 (Warrior Drive) | Rt. 53 to Rt. 220 in Cresaptown |
| | | Route 144 | I-68 at Naves Crossroads to I-68 at Fifteen Mile Creek |
| | | Scenic Route 40 | I-68 at Fifteen Mile Creek to Washington County Line |
| | | Route 639 (Willow Brook) Williams-Messick Rds | I-68 at Cumberland to Rt. 51 |
| | | Town Creek –Bear Hill Roads | Rt. 144 at Flintstone to Rt. 51 at Oldtown |

*Source: Code of Allegany County – Code Section360-109*

### 5.1.1.2 Primary Arterial Routes by Planning Regions

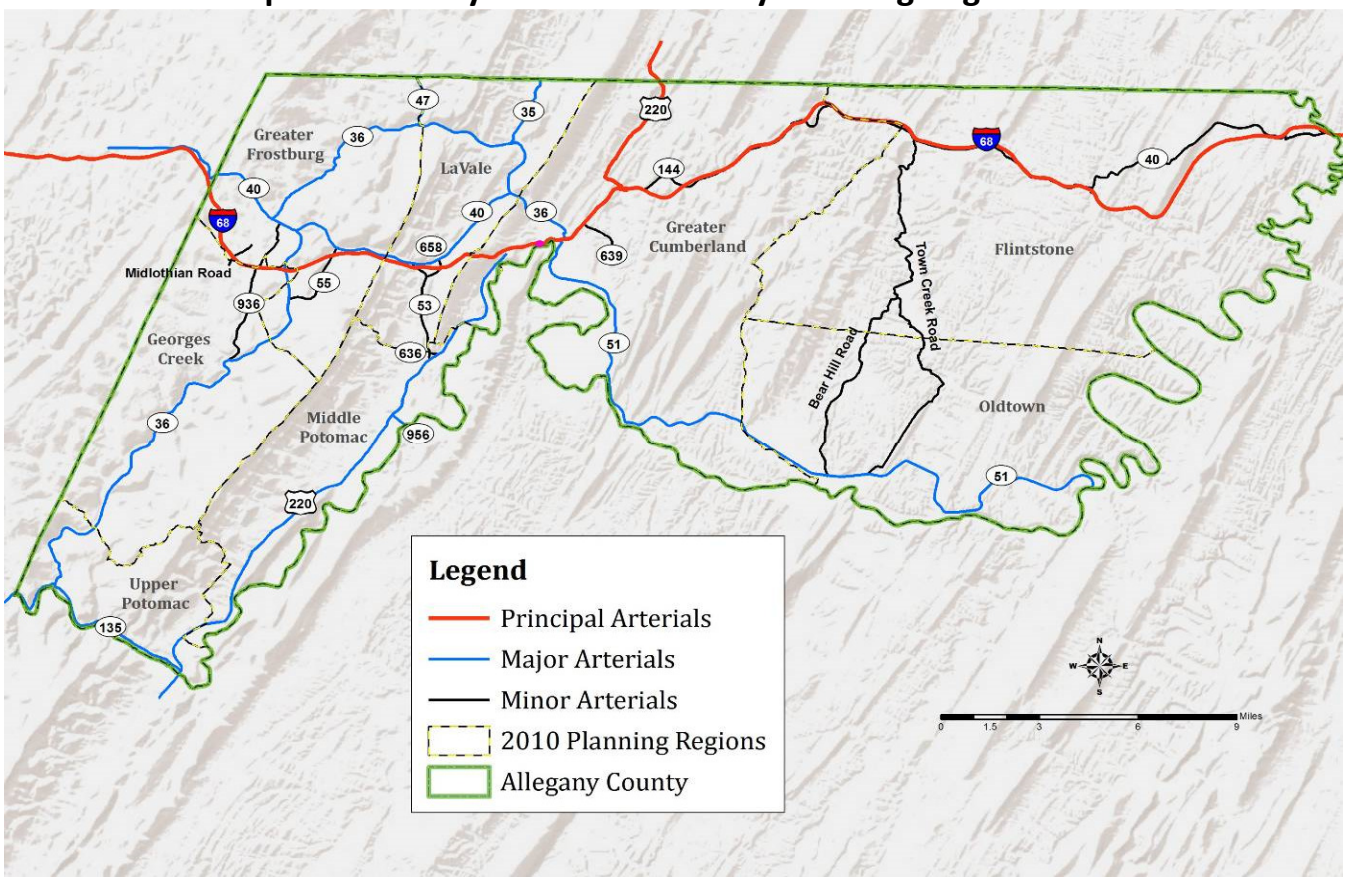
The principal arterial Interstate 68 (I-68) traverses Allegany County from east to west, which allows the connection between major population centers, not only intrastate but also interstate. I-68 flows through the Greater Frostburg, LaVale, Greater Cumberland and Flintstone Planning Regions. In addition, principal arterial U.S. 220 North provides interstate connection by traveling perpendicular from I-68 to Pennsylvania and is located within the Greater Cumberland Planning Region.

Major arterial roads provide intra-county passage as well as intra and interstate passage. Routes 47 and 35 provide interstate connections into Pennsylvania, while Routes 220 South, 36, 956 and 51 provide passage into West Virginia. Route 40 traverses the County from east to west,

traveling semi-parallel to Interstate 68. Major arterials are located within all planning regions with the exception of Flintstone, which only contains principal and minor arterials.
Minor arterials are roads that connect principal and major arterials, particularly in urbanized areas. These roads are primarily located within the Greater Cumberland and Greater Frostburg Planning Regions. The Upper Potomac Planning Region does not contain minor arterials, only major arterials.

Map 5-1 depicts the location of principal, major and minor arterial routes defined by the *Code of Allegany County – Part 1 and Part 4.* This map also illustrates the location of these primary arterial routes within each planning region.

**Map 5-1: Primary Arterial Routes by Planning Regions**




*Source: S&S Planning and Design, LLC*

### 5.1.1.3 Secondary Routes

Additional classification categories listed in the *Code of Allegany County – Part 1 § 360-2* and *Part 4 § 360-59* are considered Secondary Routes. These include:

- Connector Streets;
- Collector Streets;
- Coal-Haul Roads;
- Industrial Park Access Roads;
- Other Nonurban Routes;

- Hardsurfaced Streets; and
- Internal Streets.

These categories include roads that perform a purely local function for access to individual properties. The roads in these classification categories are not listed individually. Their functions are defined in Table 5-2.

**Table 5-2: Allegany County Highway Classification System – Secondary Routes**

| Classification | Function |
|---|---|
| **Connectors** | The function class-**connecting routes** serve intra-county travel and connect arterials and population centers primarily in the non-urban parts of the Region. The connecting routes generally connect geographically isolated areas not served by arterials. Also classified as Local Streets. |
| **Collectors** | The function class-**collector routes** serve intra-county travel by collecting residential traffic and connecting with arterial routes. Collector routes connect residential, commercial and industrial areas to arterial routes. Also classified as Local Streets. |
| **Coal-Haul Roads** | The function class-**coal haul roads** connect coal mines, preparation plants, etc., with arterials, connectors, or collectors. |
| **Industrial Park Access Roads** | The function class-**industrial park access roads** connect County industrial parks with arterials. Generally designed as loop roads. |
| **Other Non-urban Routes** | The function class-**other non-urban routes** serve intra-county travel outside the urban areas of the county and have partially controlled access. Nonurban routes connect agricultural areas, forests, parks and isolated residences. |
| **Hardsurfaced Streets** | Any road or street built to county or state standards and surfaced with asphalt, cement, bituminous concrete or tar and chips and which has been accepted for maintenance into the county- or state-maintained system. Also classified as Local Streets. |
| **Internal Streets** | A system of roads, streets or parking areas within a planned development designed to serve that development and connected to a publicly maintained road or street. Responsibility for maintenance remains with the developer or his assigns. |

*Source: Code of Allegany County – Part 1 § 360-2* and *Part 4 § 360-59*

## 5.1.2 Highway Improvement Projects

Current versions of local planning documents detail highway improvement projects for State Highways as well as local roads.

1) Cumberland Urbanized Area FY2012-2015 Transportation Improvement Program (2012-15 TIP)
2) Maryland Department of Transportation Consolidated Transportation Program: 2012-2017 (2012-17 CTP)
3) Maryland Department of Transportation Draft Consolidated Transportation Program: 2013-2018 (2013-18 CTP)
4) 2013 Allegany County Priority Letter (Priority Letter)
5) 2011 Cumberland Area Long-Range Transportation Plan (2011 LRTP)
6) Allegany County 2013 Capital Improvement Plan (2013 CIP)

Each of the six documents listed above contain lists of proposed transportation projects. They are inter-related; several of the six documents may include some of the same projects or some projects may be unique to just one of the documents. The following are projects identified within Allegany County according their associated plan.

### 1) Cumberland Urbanized Area FY2012-2015 Transportation Improvement Program

The Transportation Improvement Program is managed by the Cumberland Area Metropolitan Planning Organization (CAMPO). CAMPO members approve and amend the Transportation Improvement Plan in order to be eligible to receive funding for the County's transportation projects. The projects listed in the plan are divided into two (2) elements: Highway Element and Transit Element. Both elements provide a project name and general project descriptions. Projects identified for each element are provided in the following table.

**Table 5-3: FY2012-2015 Transportation Improvement Program Projects**

| HIGHWAY ELEMENT | |
|---|---|
| **Project Name** | **Project Description** |
| US 220/ MD 53 | Study to improve travel and provide economic development |
| Resurface and Rehabilitation | Provide specific resurfacing upgrades of auxiliary features on State Highways – specifically resurfacing and guardrail installation/replacement |
| Bridge Replacement/ Rehabilitation | Provide major upgrade and maintenance of structures on State Highways – specifically bridge paving, concrete repairs, small structure inspections and bridge inspections |
| Urban Street Reconstruction/ Rehabilitation | Provide roadway rehabilitation and streetscape improvements on State Highways in towns |
| I-68 Cumberland Viaduct Bridge | Cleaning, painting and structural repairs |
| Bridge No. A-116 Orleans Rd South over Fifteen Mile Creek | Realignment of Orleans Road South at Bridge No. A-116, replacement of Bridge No. A-116 and realignment of Orleans Road and Appel Road |
| Baltimore Avenue Access Improvements | Alignment, milling and pavement improvements; particularly in the vicinity of Goethe Street where the existing street is narrow. A portion of Henderson Avenue at Baltimore Street will be paved. |
| Baltimore Street Bridge | Rehabilitation of the existing bridge over Wills Creek |
| Amtrak Station Entryway Improvements | This project will provide an improved connection between the Cumberland Amtrak station and the Allegheny Highland Trails. This project also includes train station upgrades consisting of repaving the walkway, replacing light fixtures, increasing station signage, installing information kiosks and upgrading planters. |
| Braddock Road Access & Intersection Safety Improvements Project – Phase 3 | Design and construction of roadway safety and drainage improvements in the following area: northwest side of MD 736 from interchange #33, I-68 to point opposite of Braddock Street intersection. |
| **TRANSIT ELEMENT** | |
| **Project Name** | **Project Description** |
| Small Urban Transit System (Allegany County Transit) | Operating Assistance for transit services provided by Allegany County |
| | Capital Assistance for transit services provided by Allegany County |

*Source: Transportation Improvement Plan*

### 2) Maryland Department of Transportation Consolidated Transportation Program: 2010-2017

The Consolidated Transportation Program (CTP) is Maryland's six-year capital budget for transportation projects. The Capital Program includes major and minor projects for the Maryland Department of Transportation and various Maryland agencies. This document provides a Project Information Form (PIF) for every major project in the state. Information provided on the PIF

includes: project details, financial information, construction status, as well as a list of minor capital projects.

The following Allegany County projects are listed in the *Maryland Department of Transportation Consolidated Transportation Program: 2012-2017*.

| Table 5-4: 2012-2017 Consolidated Transportation Program Projects | |
|---|---|
| **Project Name** | **Project Description** |
| I-68, National Freeway – Interstate | Rehabilitate Bridge on I-68 over Wills Creek/CSX/Cumberland Thruway and Bridge #01092 on MD 51 |
| I-68, National Freeway – Interstate | Replace bridge deck over Kelly Road, CSXT and Patterson Avenue |
| US 220, McMullen Highway – Primary | Replace bridge over the Potomac River |
| Amtrak Station Entryway Improvement | Improvements to the entryway |

*Source: Maryland Department of Transportation Consolidated Transportation Program: 2012-2017*

The following projects listed in the 2012-2017 Consolidated Transportation Program are still under construction as of August 1, 2012.

| Project Name | Project Description |
|---|---|
| MD 36 – Mt. Savage Rd, Parkersburg Rd. to southern corporate* limits of Mt. Savage | Resurfacing and Rehabilitation of roads<br>*Clarification: Mount Savage is not an incorporated municipality and has no corporate limits |
| I-68 – National Freeway; MD 55 to MD 658 | Resurfacing roads |
| MD 936, I-68 and MD 36 | Cleaning and painting of bridges |
| I-68 EB – National Freeway | US 220 interchange; improving access onto I-68 |
| I-68 – National Freeway; east of MD 736 to west of MD 936 | Drainage improvements |
| MD 144 – Ali Ghan Road at Christie Road | Commuter improvements – ridesharing facilities |

*Source: Maryland Department of Transportation Consolidated Transportation Program: 2012-2017*

The draft *Maryland Department of Transportation Consolidated Transportation Program: 2013-2018* is available for review and consists of the projects mentioned above for Allegany County. This document also states the following major project as being completed in 2012: MD 36, George's Creek Road; Replace Bridge over Koontz Run (Allegany). Additionally, in fiscal year 2012, State Highway Administration was awarded funding for the project: SHA I-68 over Wills Creek/CSX/Cumberland Thruway & MD 51.

### 3) 2013 Allegany County Priority Letter

The Allegany County Board of Commissioners submitted a Letter of Transportation Priorities to Maryland Department of Transportation on (MDOT) 15 March 2013. Fifteen (15) prioritized transportation projects were identified and provided to MDOT for their consideration of incorporating these projects into the *Maryland Department of Transportation Consolidated Transportation Program: 2014-2019* document.

In reviewing the draft *Maryland Department of Transportation Consolidated Transportation Program: 2013-2018*, project 17 was included from the Letter of Transportation Priorities. The

fifteen (15) Allegany County proposed projects are listed in the following Table 5-5. Project descriptions for each can be found in *Appendix D: Allegany County 2013 Priority Letter.*

| Table 5-5: Allegany County Priority Transportation Projects |
|---|
| **Project Name** |
| 1. Tier Two Study of the US 220 National Highway System |
| 2. Braddock Road/MD 736 Access and Safety Improvements Project – Phase II |
| 3. MD 36 Corridor Management Project |
| 4. Greene Street (Baltimore Street to Fayette Street, Baltimore Street to End of City maintenance at US 220) Streetscape Improvements |
| 5. MD 135 Safety Improvements in Luke, Maryland |
| 6. MD 936, Grant Street Stormwater and Safety Improvements Project |
| 7. Tourist Area and Corridor (TAC) Sign Implementation for Cumberland, Maryland |
| 8. Public Transportation in Allegany County |
| 9. Baltimore Street Bridge Rehabilitation |
| 10. Intersection Improvements at Wagner Road (CO 0548) and MD 51 |
| 11. Park Street and Braddock Road Intersection and Approach Project |
| 12. MD 135 (Pratt Street) Pavement Improvements |
| 13. Bicycle/Pedestrian Improvements to Industrial Boulevard |
| 14. Maryland Avenue Improvements between Short and Lamont Streets |
| 15. Bicycle and Pedestrian Project Support |

*Source: Maryland Department of Transportation Consolidated Transportation Program: 2013-2018*

### 4) 2011 Cumberland Area Long-Range Transportation Plan

The Cumberland Area Metropolitan Planning Organization (CAMPO) not only manages the Transportation Improvement Program but also is responsible for developing and adopting a Long-Range Transportation Plan (LRTP) that addresses transportation facilities, including major roadways, transit, and other facilities for a minimum 20-year period.

The following projects are proposed improvements to major highways included in the *2011 Cumberland Area Long-Range Transportation Plan:*

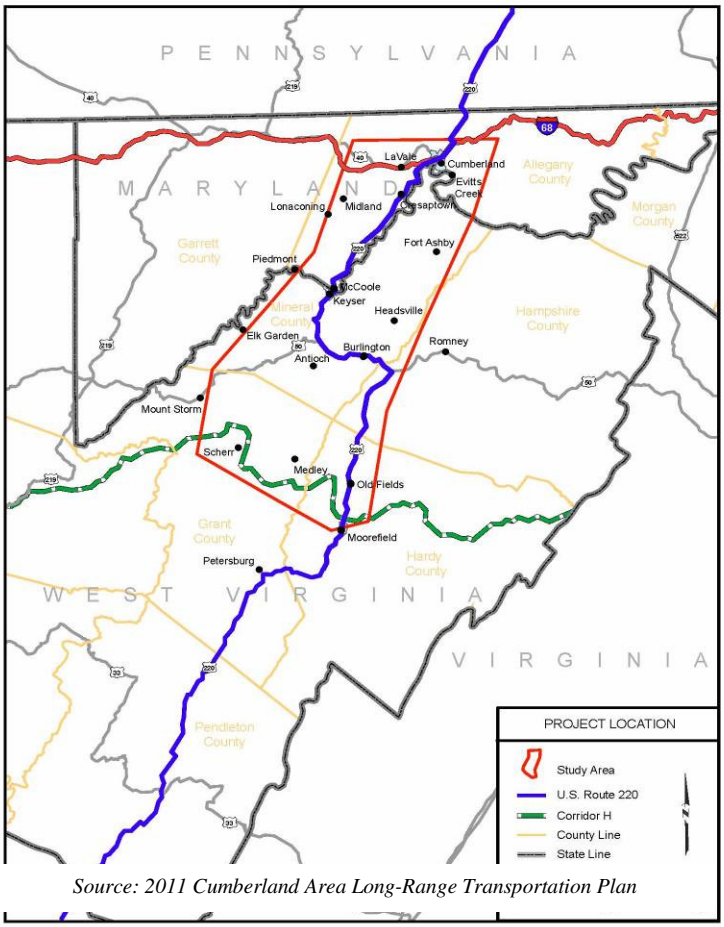
**U.S. Route 220 South**

*The U.S. Route 220 corridor south of Cumberland includes both existing U.S. Route 220 and Maryland Route 53 (Winchester Road). These highways pass through the residential areas of Winchester Road, Bowling Green, Potomac Park, Cresaptown, Bel Air, Rawlings, McCoole, and Keyser. These highways currently serve the Country Club Mall and other shopping areas in LaVale as well as the Upper Potomac Industrial Park at Bowling Green, the County Fairgrounds, the County Career Center, Barton Business Park, and the Allegany Ballistics Laboratory on Maryland Route 956 near Pinto. They also serve the Western Correctional Institute, the Allegany County Detention Center, and the new maximum security state prison near Cresaptown.*

*To ease the current conflict between local and through traffic, the State could construct a new U.S. Route 220, eventually connecting Cumberland with*

*Appalachian Development Highway System (ADHS) Corridor "H," south of Keyser. Reconfiguring U.S. Route 220 South to a multilane facility is included in the Maryland SHA list of highway needs. SHA, with the West Virginia Department of Transportation, is condu[illegible] alternatives that will improve U.S. Rout[illegible] Corridor H in West Virginia.*
(Excerpt from the Final Report of Plan cited above)

**Figure 5-1: Proposed New Route 220**




*Source: 2011 Cumberland Area Long-Range Transportation Plan*

## Maryland Route 36

Improvements are needed along Route 36 from Seldom Seen Road to Buskirk Hollow Road, between Lonaconing and Midland, and from U.S. 40 Alternate, east of Frostburg, to MD 47 west of Barrelville.

## Maryland Route 639

The MD Route 639 (Willow Brook Road) Corridor Study, conducted by SHA, proposes major improvements to Willow Brook Road and portions of Williams Road and Messick Road. The improvements would include widening Willow Brook Road to six lanes and removal of the two roundabouts installed in 2009. These improvements coincide with the future growth and annexation identified in the *2009 City of Cumberland Municipal Growth Element*.

## Long-Term Freeway Improvements

State Highway Administration's Highway Needs Inventory (HNI) identifies I-68, from MD 53 to U.S. 220 North, as a candidate for future freeway reconstruction. Due to the geometry of the road throughout the City of Cumberland, improvements may not be feasible. Therefore, a bypass may be needed either to the south or north of the City. By 2030, both a north and south bypass could be necessary to accommodate traffic and expected growth in the Potomac Valley and along Route 28 in Mineral County, West Virginia.

Additional road improvement needs identified by State Highway Administration (SHA) include:

- Reconstruction of Route 35 from Route 36 to the Pennsylvania State line;
- Upgrade Route 47 from Route 36 to the Pennsylvania State line;

- Improve Alternate Route 40 from east of Vocke Road to west limits of Cumberland;
- Upgrade Alternate Route 40 between Campground Road and Route 36, in LaVale; and
- Upgrade Route 936 between Alternate Route 40 in Frostburg and Route 36 in Midland.

The *2011 Cumberland Area Long-Range Transportation Plan* lists the following areas as having levels of congestion by the year 2035.

**Table 5-6: Levels of Congestion by 2035**

| Route Number | Location Description | Congestion Level |
|---|---|---|
| MD-36 | At George's Creek Bridge south of Midland | Moderate/Severe |
| U.S. 40 AL | 0.40 mile east MD638 (Parkersburg Road) | Moderate/Severe |
| U.S. 40 AL | 0.20 mile west of MD36 (Mt. Savage Road) | Moderate/Severe |
| U.S. 40 AL | East of MD 55 (Vale Summit Road) | Moderate/Severe |
| U.S. 40 AL | 0.40 mile west of MD36 (south) | Moderate/Severe |
| MD-49 | 0.10 mile west of Sunset Drive | Moderate/Severe |
| MD-53 | 0.10 mile north of MD636 (Warrior Drive) | Moderate/Severe |
| MD-144 | 0.20 mile east of MD 807 (Bedford Road) | Moderate/Severe |
| U.S. 220 | 0.50 mile south of MD956 | Moderate/Severe |
| U.S. 220 | 0.30 mile south of IS68 (Exit #42) | Moderate/Severe |
| U.S. 220 | 0.60 mile north of MD53 (Winchester Road) | Moderate/Severe |
| U.S. 220 | 0.10 mile north of West Virginia | Moderate/Severe |
| U.S. 220 | 0.20 mile south of MD53 | Moderate/Severe |
| MD-639 | 0.10 mile west of Country Club Road | Moderate/Severe |
| MD-942 | 0.10 mile south of Greene Street | Moderate/Severe |
| Frederick Street | 0.40 mile north of U.S. 40AL (one way) | Moderate/Severe |
| Seton Drive | 0.10 mile north of Braddock Road | Moderate/Severe |
| Virginia Avenue | 0.05 mile south of MD-51 | Moderate/Severe |
| Williams Street | 0.10 mile west of Maryland Avenue | Moderate/Severe |
| U.S. 40 AL | 0.30 mile west of Old Cash Valley Road | Mild |
| MD-61 | 0.20 mile north of West Virginia.(MD-61 is the Canal PKWY) | Mild |

*Source: 2011 Cumberland Area Long-Range Transportation Plan*

Also included within the *2011 Cumberland Area Long-Range Transportation Plan* is the location of current Park-and-Ride facilities and potential locations. A majority of the park-and-ride facilities were constructed on excess SHA land located in the vicinity of I-68 interchanges. Currently, park-and-ride lots include the following locations:

- I-68 at Maryland Route 948 in Flintstone;
- Maryland Route 36 south of Frostburg;
- U.S. Route 220 south of Cumberland;
- U.S. Route 220 and Maryland Route 144 north of Cumberland (three lots).

Potential areas where park-and-ride lots could be constructed include:

- SHA District Headquarters – LaVale, I-68, and Orleans Road;
- Maryland Route 36 near Westernport;
- U.S. Route 220 near McCoole;
- U.S. Route 220 near Maryland Route 956;
- U.S. Route 220 near Cresaptown;
- Maryland Route 51 near Mexico Farms.

**5) FY2014 Allegany County Capital Improvement Program**

The Allegany County Capital Improvement Plan for Fiscal Year 2014 was approved on June 6, 2013 and includes the following projects:

- Jeffries Road stream crossing replacement;
- Old Braddock Trail bridge replacement;
- Orleans Road South Bridge bridge replacement;
- Bridge A-008 Potomac Hollow Road bridge replacement; and
- AHT/Valley Street Bridge Safety Improvements including trail relocation.

Transportation related entries outlined in the Capital Improvement are mostly bridge replacements. The only road improvements identified were scattered paving projects.

## 5.1.3 Rail Service

Various forms of rail service are located within Allegany County; these include Rail Freight, Passenger Rail and the Western Maryland Scenic Railroad. Within the County's borders, active railways include portions of the former B&O railroad, the former C&P Railroad, the former Western Maryland Railway and CSX rail lines.

### 5.1.3.1 Rail Freight

CSX operates a Class I railroad freight line transporting goods between the Midwestern United States and the eastern seaboard. CSX carries a variety of commodities important to the economy including: consumer products, automobiles, food and agriculture products, coal and chemicals.

The CSX Corporation utilizes two main railroad lines within Allegany County. A southern route follows the Potomac River Valley from the Town of Westernport north to Cumberland. A more northwesterly route leaves Cumberland through the Narrows and travels up the Wills Creek Valley into Pennsylvania at Ellerslie. Both routes meet in Cumberland where CSX operates a major rail yard which includes the Cumberland Locomotive Shop. The one eastern CSX line travels along the county's southern and eastern Potomac River border, meandering in and out of the county and West Virginia.

The CSX Corporation is engaged in an effort to upgrade the more northern rail line that eventually connects to Chicago and the Midwestern United States to accommodate double-stacked train traffic. By upgrading to double stacking, CSX will essentially double the capacity of rail freight traffic through Allegany County. Combined with upgrades to the Port of Baltimore to become one of two east coast port capable of serving higher capacity ships expected to use the widened Panama Canal, the improvement in rail freight efficiency should present new economic development opportunities in manufacturing and distribution at railroad hub locations such as central Allegany County.

#### 5.1.3.2 Passenger Rail

Amtrak passenger service aboard the Capitol Limited is available to and from the Cumberland station at East Harrison and Queen City Streets. The Capitol Limited travels from Washington D.C. to Chicago daily. Connections can be made to other Amtrak lines serving the East Coast and the Western States.

#### 5.1.3.3 Western Maryland Scenic Railroad

In the late 1980s, the Western Maryland Scenic Railroad began operations as the Allegany Central Railroad between the former Western Maryland Station in Cumberland and the former C & P Railroad Depot at Frostburg (where the engine is turned on a turntable for the return trip). Following a number of changes in management, the Western Maryland Scenic Railroad added a steam powered locomotive in the summer of 1993.

The Western Maryland Station, C & O Canal Terminus and Canal Place are tourist destinations at the Cumberland end of the scenic railroad. Tourist amenities and attractions such as the Thrasher Carriage Museum are available at the Frostburg terminus of the line. Conservation zoning is in place to protect most of the scenic route of the line.

### 5.1.4 Air Service

The Greater Cumberland Regional Airport is located two miles south of Cumberland, Maryland, at Wiley Ford, West Virginia. The airport is two and one-half miles from Interstate 68. Commercial air service is no longer available at the airport; however, a number of locally owned and operated aircraft use the Greater Cumberland Airport as the base of operations. The Potomac Highland Airport Authority owns and manages the airport. A Maryland State Police Medevac Helicopter is also stationed at the airport.

### 5.1.5 Mass Transit

At one time, Allegany County had an extensive transit system, which was developed in conjunction with the railroad network that served the coal mining, paper and textile industries. In addition to the C&P Railroad, connecting Cumberland with Westernport via the Jennings Run and Georges Creek Valleys, an electric trolley line connected Cumberland with Frostburg and Westernport via LaVale and Eckhart along Old Route 40 and Old Route 36. By the end of World War II, the rail and trolley lines were out of operation, in terms of local passenger service. The decline of the local rail transit was attributed to the development of passenger bus systems and the increased use of the automobile.

Suburban growth of the 1950s and 1960s prompted more reliance on personal automobile and resulted in people living farther from transit lines. The changing lifestyle meant that most of the passenger bus companies failed. By the late 1960s, the Queen City Bus Lines in Cumberland was the only surviving local transit company. Within ten years their equipment had fallen into disrepair. The County purchased the remaining buses and other equipment to continue

passenger bus service in the early 1970s. Since that time, the transit system has been subsidized by local, state, and federal funding in order to maintain service.

#### 5.1.5.1 ACT Fixed Route System

In 1974, Allegany County began running the bus system under the guidance of the Allegany Transit Authority (ATA). Over the ensuing decades the Allegany Transit Authority made improvements to the fixed route system and office and garage facility in South Cumberland. The Transit Authority was dissolved during the early 1990s and the system was renamed Allegany County Transit, which eventually became a Division of the County's Department of Public Works.

The following details are derived from the *Allegany County Transit Development Plan 2012.* Allegany County Transit operates fixed bus routes and demand response services. The fixed route system operates Monday through Friday. The service consists of an early morning route (Morning Service) operating from 5:50 am to 8:30 am to get citizens to work and school in Cumberland, Frostburg, LaVale and Cresaptown. Beginning at 7:30 am and lasting to 4:00 pm the core four routes (Red Line, Blue Line, Green Line and Gold Line) provide service Cumberland, Frostburg, LaVale and Cresaptown. Evening Service begins at 3:50 pm and serves Cumberland, Frostburg and LaVale until 8:00 pm. In addition to weekday service, the Purple Line serves the communities of Georges Creek on Tuesdays and Fridays. Table 5-7 provides system route summaries.

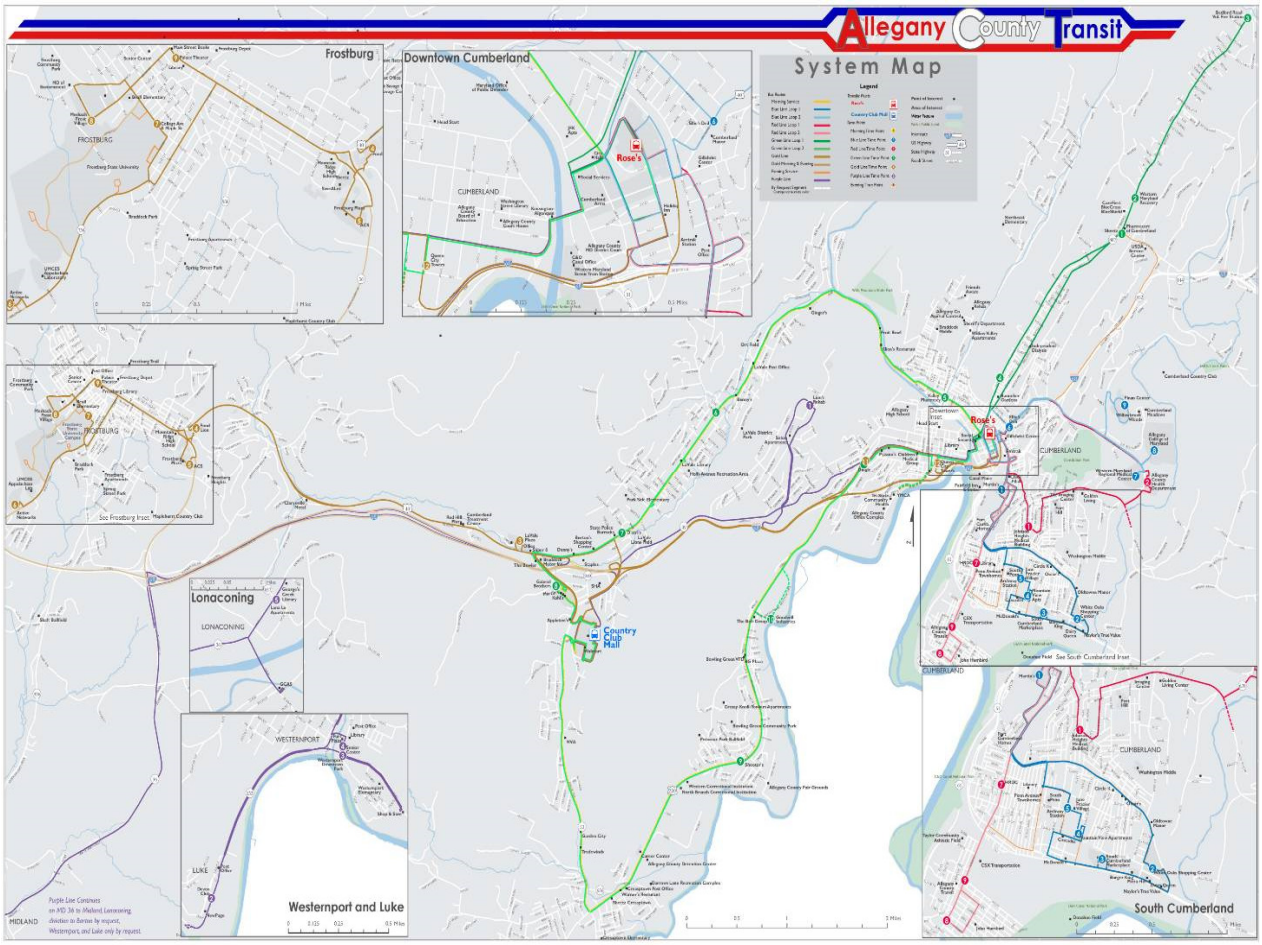
**Table 5-7: Allegany County Transit Schedule**

| Route | Days of Operation | Hours | Route Summary |
|---|---|---|---|
| Morning Service | Monday through Friday | 5:50 am - 8:30 am | South Cumberland, Downtown to Willow Brook Road, Downtown to LaVale via US 40, Walmart to Frostburg via I-68, LaVale to Cresaptown and Cumberland, Downtown Express to LaVale & Walmart |
| Red Line | Monday through Friday | 7:30 am - 4:00 pm | Loop 1 – Downtown to Willow Brook Road<br>Loop 2 – Downtown to South Cumberland |
| Green Line | Monday through Friday | 7:30 am - 4:00 pm | Loop 1 – Downtown Cumberland to Bedford Road<br>Loop 2 – Downtown Cumberland to LaVale & Country Club Mall, Country Club Mall to Cresaptown and Cumberland |
| Blue Line | Monday through Friday | 8:00 am - 4:30 pm | Loop 1 – Downtown Cumberland to White Oaks<br>Loop 2 – Downtown to Willow Brook Road |
| Gold Line | Monday through Friday | 8:00 am - 4:30 pm | From Downtown Cumberland to West Side & Dingle to Country Club Mall and Walmart. From Walmart to US 40 to Frostburg and return to Country Club Mall and Walmart, and return to Downtown Cumberland, via I-68 |
| Purple Line | Tuesdays and Friday | 8:00 am - 4:00 pm | From Downtown Cumberland to Seton Drive, Country Club Mall and Walmart. From Walmart, to I-68 to MD 36 to Luke (by request), Westernport, Lonaconing, Midland to Country Club Mall and Walmart. From Walmart return to Seton Drive, Greene Street, and return to Downtown Cumberland |
| Evening Service | Monday through Friday | 3:50 pm - 8:00 pm | From South Cumberland, From Downtown Willow Brook Road, From Downtown Cumberland to White Oaks & South Cumberland From Downtown Express to Country Club Mall and Walmart, to Frostburg, to |

| | | | |
|---|---|---|---|
| | | | LaVale and the Country Club Mall and Walmart. From Walmart, Express to Downtown Rose's |

*Source: Allegany County Transit Development Plan 2012*

**Figure 5-2: Transit Routes**




*Source: Allegany County Transit Development Plan 2012*

Allegany County Transit contracts service with Frostburg State University. The service consists of 20 minute loops around the FSU campus from 7:30 am until 2:30 pm and then travels from the Campus to Main Street to US 40 to LaVale and the Country Club Mall hourly from 2:30 pm until 10:30 pm. This service operates when FSU is in fall and spring sessions and is available to the general public. The service is free to current FSU Students and faculty with an FSU Identification Card.

### 5.1.5.2 Demand Response Service (Alltrans)

Allegany County Transit is obligated by federal requirements to provide parallel service within a ¾ mile of the Fixed Route system to provide transportation to individuals with disabilities who are unable to ride accessible fixed-route public bus service because of their disability. Program specific eligibility requirements are in place for users of the system. ACT's Alltrans program provides curb-to-curb transportation for ADA eligible persons and residents 65 and older.

Medical trips are prioritized, and other trips are provided on a space-available basis. Passenger trips are coordinated to serve as many people as possible and to use the vehicles in the most efficient manner. Since Alltrans is a parallel service, it is provided during the same days and hours as ACT's fixed-routes and has no restrictions on trip purpose.

#### 5.1.5.3 Express Medical Transporters, Baltimore, LLC – Med Trans Services

Express Medical Transporters, Baltimore, LLC provides medical transport services to residents receiving full coverage MEDICAID. Residents must have no other means for getting to appointments. Service runs Monday through Friday, 8:00 a.m. to 4:30 p.m. Eligible residents must schedule service one business day in advance for service. Express Medical Transporters, Baltimore, LLC took over operations of the County's Med-Trans in July 2010.

#### 5.1.5.4 Potomac Valley Transit Authority – Cumberland/Keyser Route

The Potomac Valley Transit Authority (PVTA) is a rural transit system serving five counties in WV, that also extends service into Allegany County. It operates a Cumberland to Keyser Route that runs along Route 220 two times a day. Service runs Monday through Friday with the following routes:

- Romney to Cumberland, twice on Thursdays,
- Along WV 28 to Canal Parkway to Downtown Cumberland and the Country Club Mall
- Cumberland to Pilgrim's Pride (Moorefield) Monday through Friday, to provide commuting options to the chicken plant workers.

#### 5.1.5.5 Greyhound Bus Service

Greyhound Bus Lines, passing through Cumberland, provides bus services westbound to Pittsburgh and eastbound to Washington/Baltimore.

#### 5.1.5.6 BayRunner Shuttle

BayRunner is an intercity transit which began in 2010. BayRunner Shuttle provides daily, scheduled, high quality transport services for connecting the c` to Baltimore-Washington International Airport or the Baltimore Greyhound Bus Terminal. BayRunner also operates a route from Baltimore to the Eastern Shore of Maryland and to Ocean City.

### 5.1.6 Trail System

Many residents and visitors have embraced the recreational aspect of biking and walking and use the C&O Canal, Great Allegheny Passage and other existing local hiking and biking trails. The County's roadways, on the other hand, are primarily used for automobiles, but there is opportunity to improve their capacity for non-motorized transportation.

In an effort to encourage alternative transportation modes in Allegany County this section of the Comprehensive Plan provides an inventory of existing and proposed trails based on the *Allegany County Bicycle and Pedestrian Master Plan of 2013*. Included are an inventory of existing and

proposed trails and a review of various local plans relating to bicycle and pedestrian access. The Bicycle and Pedestrian Master Plan reviews trail connectivity, as well as biking and pedestrian issues, and provides a vision and proposed projects to improve the conditions for biking and walking Allegany County.

#### 5.1.6.1 Existing Trails

Allegany County's existing trail systems are used by residents and visitors of Allegany County. The main systems spanning east to west in the County are the Great Allegheny Passage and the Chesapeake and Ohio Canal National Historical Park Towpath. These trails meet in Cumberland and provide a non-motorized connection from Georgetown (near Washington, DC) to Pittsburgh, Pennsylvania.

The other existing system of trails can be found in Rocky Gap State Park in the Greater Cumberland Planning Region. The system consists of four trails three of which are spurs to the main Lake Loop that follows Lake Habeeb's shore line. Green Ridge State Forest also provides 11 trails for recreation. Most trails in Green Ridge State Forest are moderately challenging hiking trails due to that State Forest's steep terrain.

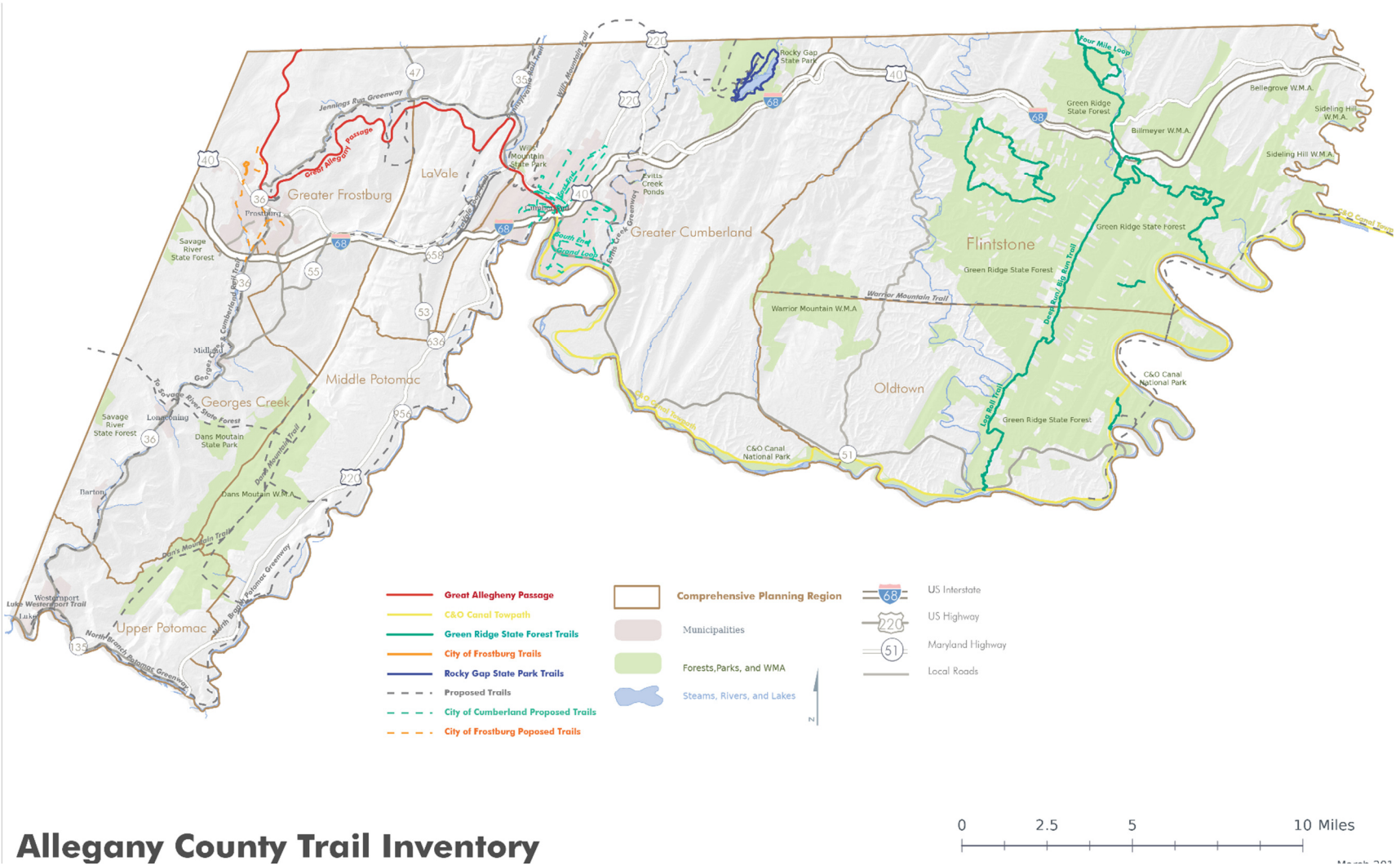
Other existing trails in Allegany County include the LaVale Loop Trail. This trail provides a loop following Braddock Run and the western side of Haystack Mountain. The trail is not regularly maintained, and connects to LaVale Recreation Center. Another example of a connecting community trail spans from the town of Luke at Mullen Avenue to Walnut Street in the Town of Westernport. This trail should be considered for improvements to provide an alternative non-motorized route connecting the communities. MD 135 also connects the communities, but is a narrow road with heavy truck traffic.

**Table 5-8: Existing Trails in Allegany County**

| Trail Name | Length *(Miles)* | Trail System | Surface | Managing Organization |
|---|---|---|---|---|
| Great Allegheny Passage | 20.4 | Allegheny Highlands Trail | Crushed Limestone | Allegheny Trail Alliance & Allegany County |
| C&O Canal Towpath | 50.0 | Chesapeake and Ohio Canal | Crushed Limestone and Packed Dirt | National Park Service |
| Canyon Overlook Nature Trail | 0.3 | Rocky Gap State Park | Natural | Maryland State DNR |
| Lakeside Loop Trail | 4.7 | Rocky Gap State Park | Natural | Maryland State DNR |
| Evitts Mountain Homesite Trail | 3.2 | Rocky Gap State Park | Natural | Maryland State DNR |
| Touch of Nature Trail | 0.4 | Rocky Gap State Park | Paved | Maryland State DNR |
| Log Roll Trail | 5.3 | Green Ridge State Park | Natural | Maryland State DNR |
| Pine Lick Hiking Trail | 6.1 | Green Ridge State Park | Natural | Maryland State DNR |
| Green Ridge Mountain Bike Trail | 11.5 | Green Ridge State Park | Natural | Maryland State DNR |
| Four Mile Loop | 4.1 | Green Ridge State Park | Natural | Maryland State DNR |
| Washington Historic Road | 0.9 | Green Ridge State Park | Natural | Maryland State DNR |
| Green Ridge Headquarters Overlook | 0.1 | Green Ridge State Park | Natural | Maryland State DNR |
| Tunnel Hill Trail | 1.5 | Green Ridge State Park | Natural | Maryland State DNR |
| Pine Lick Hiking Trail | 1.0 | Green Ridge State Park | Natural | Maryland State DNR |
| Deep Run/ Big Run Trail | 7.1 | Green Ridge State Park | Natural | Maryland State DNR |
| Long Pond Trail | 8.6 | Green Ridge State Park | Natural | Maryland State DNR |
| Long Pond Re-design | 1.7 | Green Ridge State Park | Natural | Maryland State DNR |
| Paris Glendenning Park Trail | 0.7 | City of Frostburg | Natural | |

*Source: Allegany County Planning Services*

## Figure 5-3: Allegany County Trail Inventory




*Source: Allegany County Planning Services*

#### 5.1.6.2 Proposed Trails

There have been many proposed trails in Allegany County to provide connections to the existing network. This section has been broken down into the plans which propose unique trail, bikeway and mixed-use routes.

##### 5.1.6.2.1 Allegany County Master Bicycle and Pedestrian Plan 2013

The purpose of the plan is to provide a vision for Allegany County to move forward in connecting the existing trail and communities.

**Table 5-9: Allegany County Proposed Trails**

| Trail Name | Length *(Miles)* |
|---|---|
| Mount Savage Trail Spur | 3.1 |
| Cash Valley Trail | 1.8 |
| Haystack Overlook Trail | 1.4 |
| Proposed Trail to Rocky Gap | 6.1 |
| Evitts Creek Greenway Trail | 9.4 |
| Paw Paw Overlook Trail | 0.9 |
| Luke Westernport Trail | 0.7 |
| LaVale Loop Trail | 5.3 |

*Source: Allegany County Master Bicycle & Pedestrian Plan 2013*

##### 5.1.6.2.2 City of Cumberland Trails & Bikeway Master Plan 2008

Since the C&O Canal towpath and the Great Allegheny Passage are both partially located in Cumberland, a Trails and Bikeways Master Plan was adopted in 2008 to supplement the City of Cumberland Comprehensive Plan. This Plan contains reviews of local plans, and a peer review of bike and pedestrian plans of other cities. In addition to the reviews, the Plan contains an inventory of destinations, city-wide and neighborhood physical conditions, goals and objectives for the plan, which fall in line with the State's bicycle and pedestrian goals. The Plan concludes with a potential bike network in and around the City of Cumberland, shown on Table 5-10, below. A list of objectives to complete and improve the safety of the network, suggestions and design guidelines for bike facilities, amenities, and promotions are also included in this Plan.

Since the Plan was adopted, the City of Cumberland has created the Cumberland Bicycle Advisory Committee, an active group with the task of implementing the plan and developing the proposed Cumberland bike network. Examples of their many efforts include: encouraging bicycle use throughout Cumberland, applying to the League of American Bicyclists to receive designation as a "Bicycle-Friendly City" (for which an "Honorable Mention" was received), promoting bicycle safety, and seeking to partner with Allegany College to offer a bicycling course. The group meets on the second Thursday of the Month at 4:00 pm in the Meeting Room of the Queen City Creamery.

The Cumberland Bicycle Advisory Committee (CBAC) is in the process of reviewing and adjusting these proposed routes from Cumberland's 2008 Master Trails and Bikeways Plan. The trails are intended to connect the reaches of Cumberland to downtown, other trails, and destinations in the city. The proposed trails are a mix of on-road and off-road trails. The Master Trail and Bikeways Plan makes suggestions on trail signage, bike parking, and other bike facilities.

**Table 5-10: City of Cumberland Proposed Trails**

| Trail Name | Length *(Miles)* | Trail System | Surface |
|---|---|---|---|
| Grand Loop | 7.0 | Cumberland Bike Network | On-Road |
| Business District | 3.0 | Cumberland Bike Network | On-Road |
| East End | 6.6 | Cumberland Bike Network | On-Road |
| North End | 3.5 | Cumberland Bike Network | On-Road |
| South End | 7.9 | Cumberland Bike Network | On-Road |

*Source: City of Cumberland Trails & Bikeway Master Plan 2008*

#### 5.1.6.2.3 Maryland DNR Greenways Atlas 2000

The Maryland Greenway Atlas prepared by the Maryland Greenway Commission presents several potential trail options. The following trails and are proposed in the Atlas. Figure 5-4 on the following page illustrates the existing and proposed trails discussed in the Maryland Green Atlas.

- Connecting link through Dan's Mountain Wildlife Management Area to the Big Savage hiking trail in Garrett County;
- Connecting link on the abandoned Pennsylvania Railroad right-of-way to Hyndman and a trail on Wills Mtn. to connect with Pennsylvania State Game Lands (these trails can connect in Pennsylvania);
- Connecting trail between Rocky Gap State Park and the Buchanan State Forest in Pennsylvania; and
- Creating a link between the Green Ridge Trail and the Buchanan State Forest in Pennsylvania. This trail could connect with the Mid-State Trail in Pennsylvania and eventually extend to State College, Pennsylvania.

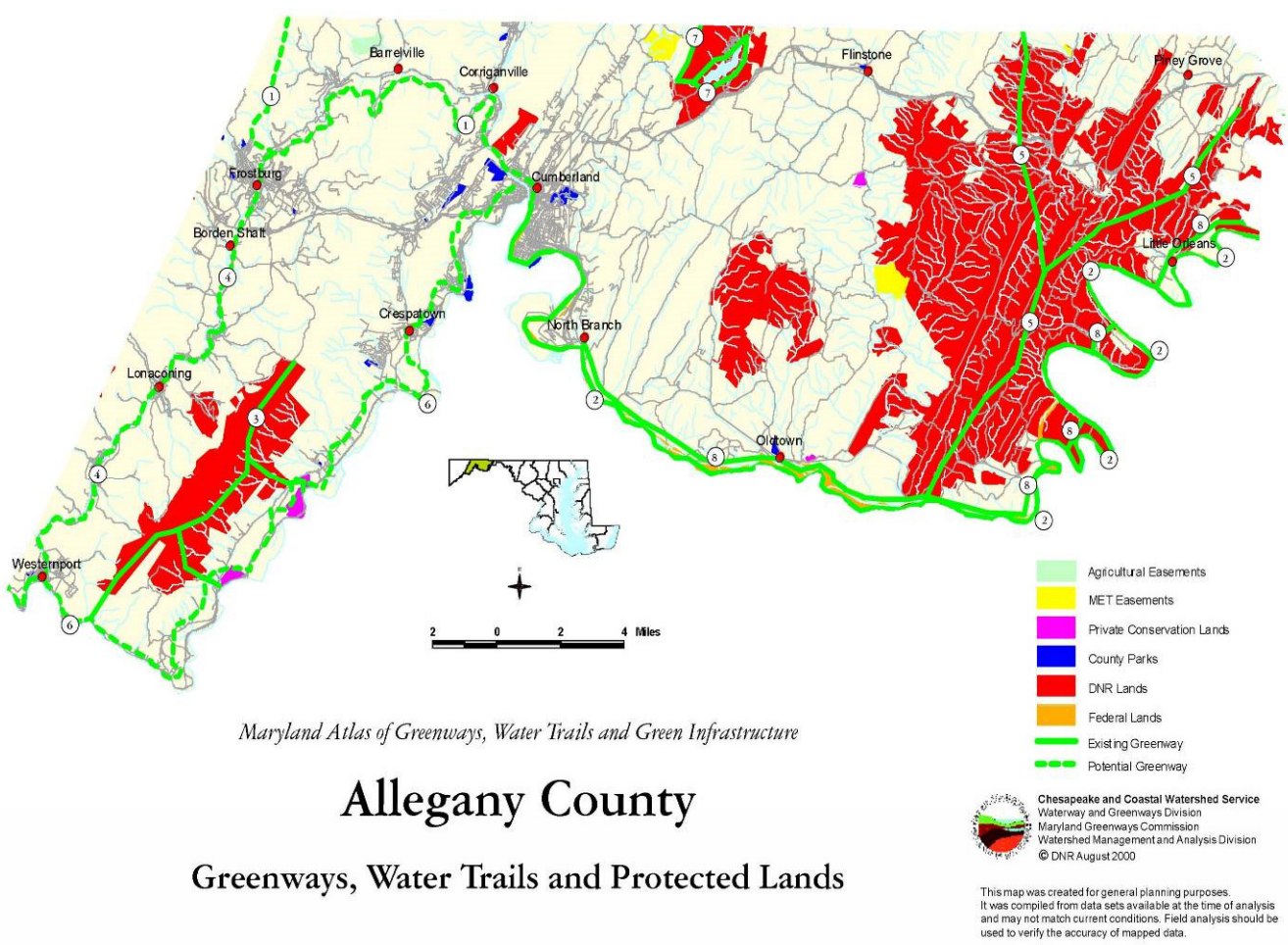
Other trail proposals more explicitly described in the Greenways Atlas are listed in Table 5-11.

**Table 5-11: DNR Proposed Trails**

| Trail Name | Length *(Miles)* | Trail System | Managing Organization |
|---|---|---|---|
| Dan's Mountain Trail | 12.5 | Ecological Greenways | Maryland DNR Greenways Atlas 2000 |
| George's Creek Greenway | 17.4 | Recreational Greenways | Maryland DNR Greenways Atlas 2000 |
| Dan's Mountain Trail | 9.5 | Recreational Greenways | Maryland DNR Greenways Atlas 2000 |
| Rocky Gap Greenways | 3.7 | Recreational Greenways | Maryland DNR Greenways Atlas 2000 |

*Source: Maryland Greenway Atlas 2000*

**Figure 5-4: Greenways, Water Trails and Protected Lands**




*Source: Maryland Greenway Atlas 2000*

### 5.1.6.2.4 City of Frostburg Comprehensive Plan 2011

The City of Frostburg completed an update of its Comprehensive Plan in 2011. In the Growth and Development narrative, there is mention of connecting neighborhoods and facilitating non-motorized transportation such as bicycling and walking. The Plan proposes corridors to connect Frostburg's neighborhoods and facilitate travel from residences to schools, businesses, and public places. Increasing such non-motorized access and transit choices lessens demand for vehicle parking supporting downtown redevelopment and making in-town development more desirable.

**Table 5-12: City of Frostburg Proposed Trails**

| Trail Name | Length *(Miles)* | Trail System | Surface |
|---|---|---|---|
| West End Loop Trail | 4.1 | Frostburg Bike Corridors | Mixed |
| East End Spur | 0.8 | Frostburg Bike Corridors | Mixed |
| Prichard Farm Spur | 0.6 | Frostburg Bike Corridors | Mixed |

| | | | |
|---|---|---|---|
| Cumberland and Pennsylvania RR | 2.0 | Frostburg Bike Corridors | Mixed |

*Source: City of Frostburg Comprehensive Plan 2011*

#### 5.1.6.2.5 Allegany County Local Land Preservation, Parks and Recreation Plan Update 2012

The *2012 Allegany County Local Land Preservation, Parks and Recreation Plan Update* promotes the development of greenways and trails throughout the County. The County's Open Space Plan suggests the creation of more networks of trails connecting existing open space sites and state and federal parks and forests by using abandoned rail lines, power lines, greenways and other types of right-of-way. The information about proposed trails shown on Table 5-13 was culled from Figure 10 of the 2012 Update referenced above.

The preservation of a different kind of trail was among the County's goals stated in the *2006 Allegany County Local Land Preservation, Parks and Recreation Plan.* The County and the City of Cumberland have been urged by local archaeological groups to acquire a surviving portion of Braddock's Trail, dating from the French and Indian War. While mostly located within the City, a convenient access point atop Haystack Mountain is within County jurisdiction.

**Table 5-13: 2012 LPPRP Proposed Trails**

| Trail Name | Length *(Miles)* |
|---|---|
| Pennsylvania Rail Trail | 4.4 |
| To Savage River State Forest | 7.2 |
| Jennings Run Greenway | 10.0 |
| Georges Creek and Cumberland Railway | 6.4 |
| North Branch Potomac Greenway | 28.5 |
| Warrior Mountain Trail | 8.5 |
| Will's Mountain Trail | 5.5 |
| Braddock Run Greenway | 2.7 |
| Western Maryland Rail Trail | 39.7 |

*Source: Allegany County LLPPR Plan Update 2012*

## 5.2 Transportation and Existing Land Use

Current Existing Land Use mapping of the unincorporated area of the County identifies 131 transportation related parcels totaling 8,011.33 acres. Transportation is divided into two (2) categories for existing land use: Rights of Way and park-and-ride facilities. Park-and-rides are also categorized as Institutional considering they are owned and operated by the State Highway Administration (SHA). On the following pages Map 5-2 depicts the location of parcels attributed to transportation, Figure 5-5 shows the percentage of them by type (right-of-way or park and rides) in terms of the number of parcels and by their acreage and Table 5-14 provides details of their size and number.

**Map 5-2: Existing Land Use - Transportation**

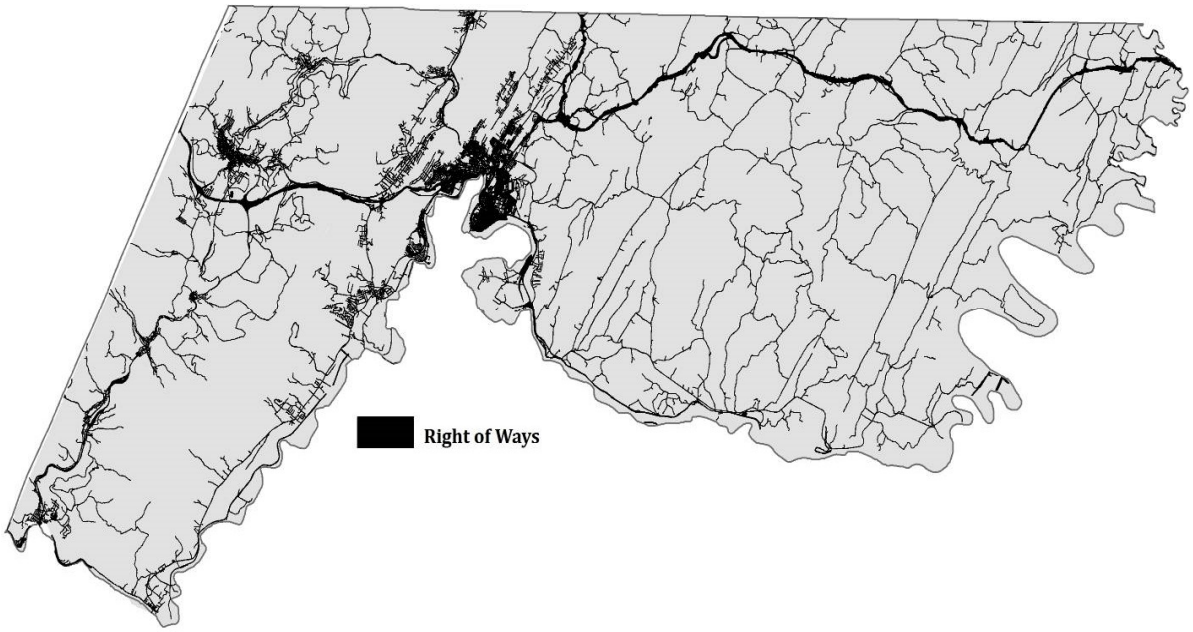
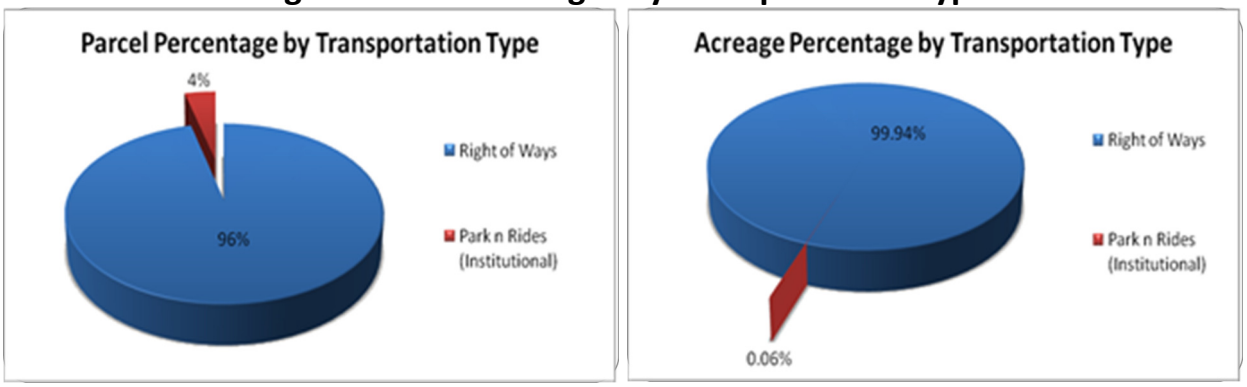



**Figure 5-5: Percentages by Transportation Type**




| Table 5-14: Existing Land Use – Transportation | | | | |
|---|---|---|---|---|
| **Transportation Type** | **Parcels** | **Parcel %** | **Acreage** | **Acreage %** |
| Rights of Way | 126 | 96% | 8,006.74 | 99.94% |
| Park-and-Rides (Institutional) | 5 | 4% | 4.56 | 0.06% |
| Totals | 131 | | 8,011.30 | |

*Source: S&S Planning and Design, LLC and Allegany County Planning Services*

## 5.3 Transportation and Future Land Use

In order to identify areas of opportunity to improve the safety and drivability of the Allegany County highway system, each project identified in the *5.1.2 Highway Improvement Projects* section has been placed on Map 5-3, below, to present a County-wide view of the proposals made in that section. Areas identified as potentially experiencing high levels of congestion in

2035 have been plotted on Map 5-3. After considering transportation concerns expressed by citizens, all components may be analyzed, resulting in the following proposals for Highway Project Enhancement. Map 5-3 also includes County Planning Regions to better understand these suggested locations for enhancing the public's safety and drivability.

## 5.3.1 Highway Project Enhancements

After analyzing Defined Highway Projects and Levels of Congestion, Project Enhancements were developed.

### 5.3.1.1 Defined Highway Projects

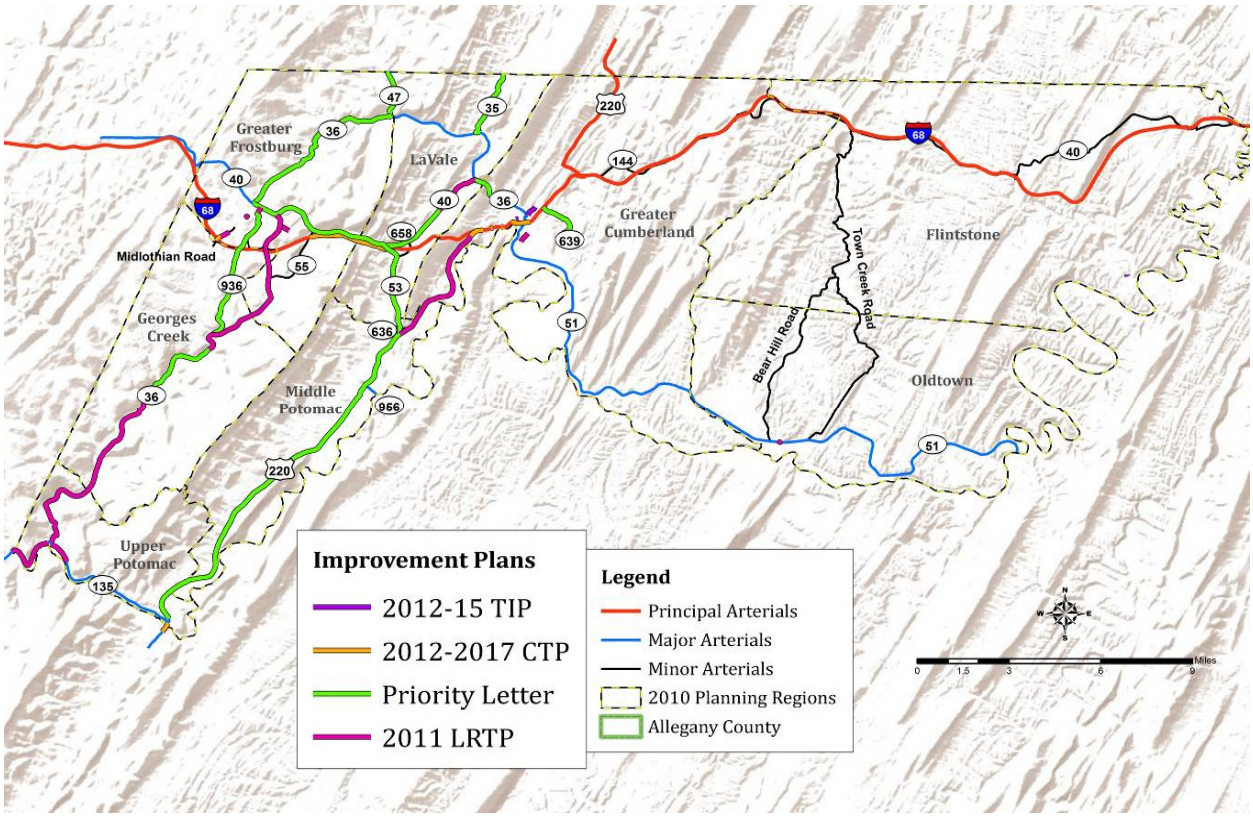
Numerous projects overlap in the various documents listed in Improvement Project section. These projects include:

- Route 220 Corridor Study
- Baltimore Street Bridge
- Route 36 Improvements
- Braddock Road Access Upgrades

However there are several projects that have only been identified once. Some of these projects include:

- Route 47 Upgrade (2011 LRTP)
- Route 35 Reconstruction (2011 LRTP)
- Maryland Route 639 Improvements (2011 LRTP)

**Map 5-3: Improvement Projects by Planning Regions**




*Source: S&S Planning and Design, LLC*

Geographically, the majority of potential projects are located within the western planning regions: Greater Frostburg, Georges Creek, LaVale, Middle Potomac, Upper Potomac, and Greater Cumberland.

### 5.3.1.2 Defined Highway Projects Overlapping Levels of Congestion

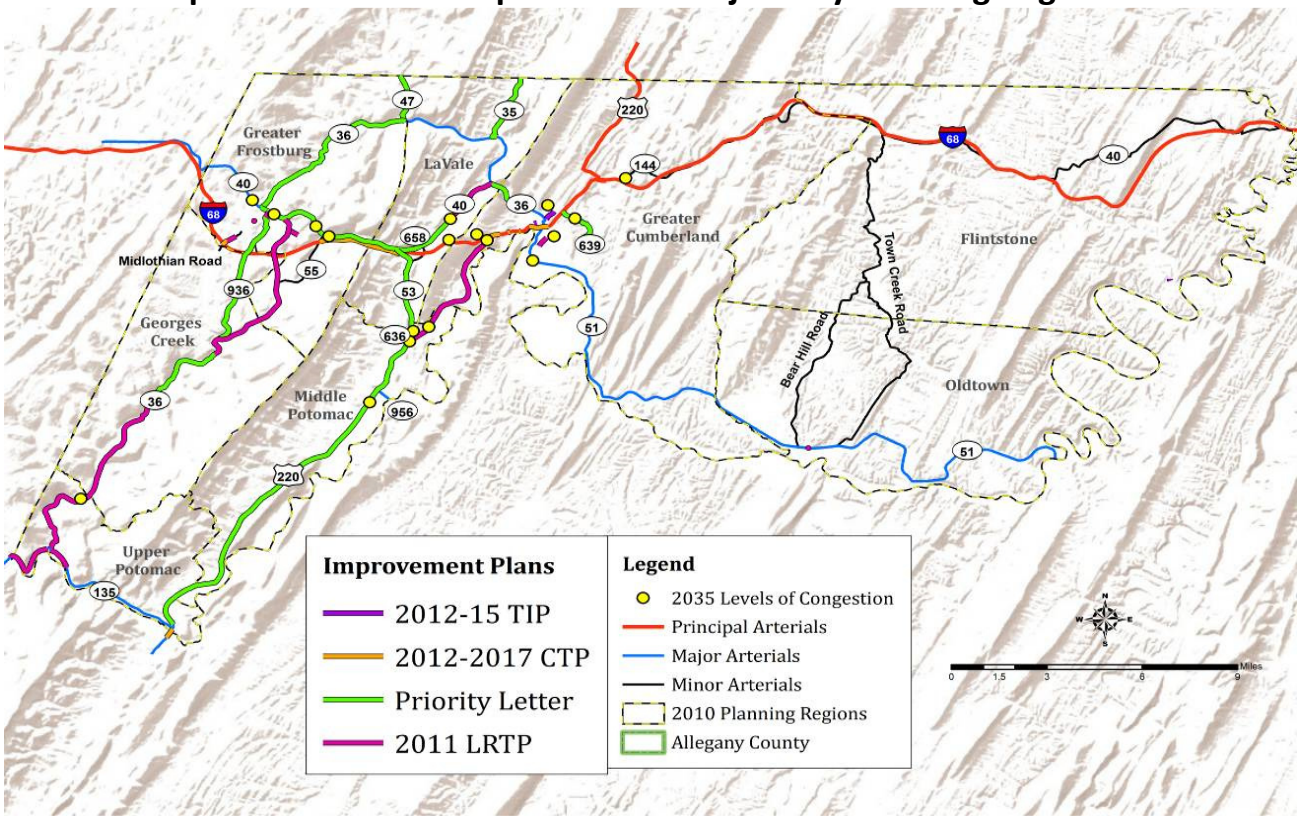
The areas identified as potentially experiencing high levels of congestion in 2035 occur in the Cresaptown (Middle Potomac Planning Region), Frostburg (Greater Frostburg Planning Region), LaVale (LaVale Planning Region), and Cumberland (Greater Cumberland Planning Region) areas. Each of these areas are employment centers for the County and therefore experience higher levels of traffic.

Map 5-4 illustrates the location of each identified route defined as a possible congested area and where each intersects with proposed projects. The following proposed projects could mitigate the congestion for these routes.

- Alt. Route 40 Upgrade (2011 LRTP) – improvements to Route 40 could possibly alleviate congestion at 4 areas
- US 220 Corridor Study (2011 LRTP) – upgrades to US 220 would ease one of the concentrated areas of congestion, Cresaptown
- MD 639 (2011 LRTP) – improvements to MD 639 (Willow Brook Road) lessen the traffic traveling to Allegany College of Maryland, Allegany County Health Department and the Western Maryland Regional Medical Center.

- Project 11: MD 36 (Priority Letter) – improvements and upgrades to Route 36 would lessen the level of congestion at the George's Creek Bridge located south of Midland.

**Map 5-4: Additional Improvement Projects by Planning Regions**




*Source: S&S Planning and Design, LLC*

There are no improvements planned or proposed at this time for the following congested areas:

- MD 49 (Braddock Road)
- Seton Drive
- Williams Street/Williams Road
- Frederick Street

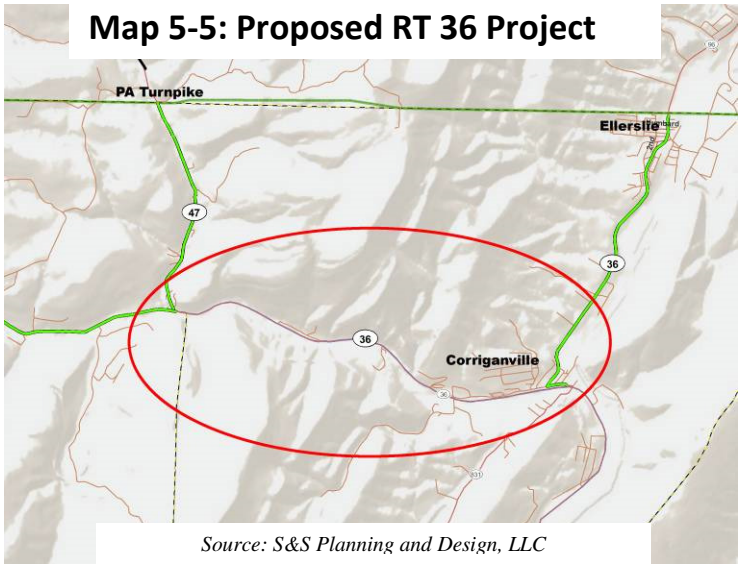
Additional analysis is warranted at these four (4) areas of congestions due to future development within the surrounding areas. Maryland 49 (Braddock Road) and Seton Drive are considered to be moderate or severely congested by 2035 due the construction of the new Allegany High School. The volume of traffic utilizing Maryland 49 and Seton Drive will increase significantly once the school is operational. Therefore, further analysis is required to determine the necessary road modifications that may be needed to mitigate congestion within these areas. Increased levels of congestion on Williams Street/Williams Road are due to the recently constructed Western Maryland Regional Medical Center. Williams Street/Williams Road is one of the two roadways which provide access to the Western Maryland Health System campus. New commercial development related to the recently opened Medical Center is also occurring in that neighborhood. Williams Street/Williams Road also provides access to Fort Hill High School, Greenway Stadium and Constitution Park. Several sections of this road cannot be widened due

to its constricted right-of-way width but minor improvements may alleviate some of the congestion. Potential congestion on Frederick Street could be the result of future development in the Naves Cross Roads area. Sheetz, Inc. completed construction of a new convenience store at the busy intersection of Naves Crossroad and Bedford Road in 2012. Additionally, businesses have expanded or relocated to the County's successful Commerce Center at Naves Crossroads. This area of congestion is also in close proximity to Interstate 68. With its potential for future development, this area warrants further analysis to ensure congestion is avoided.

### 5.3.2 Project Enhancements

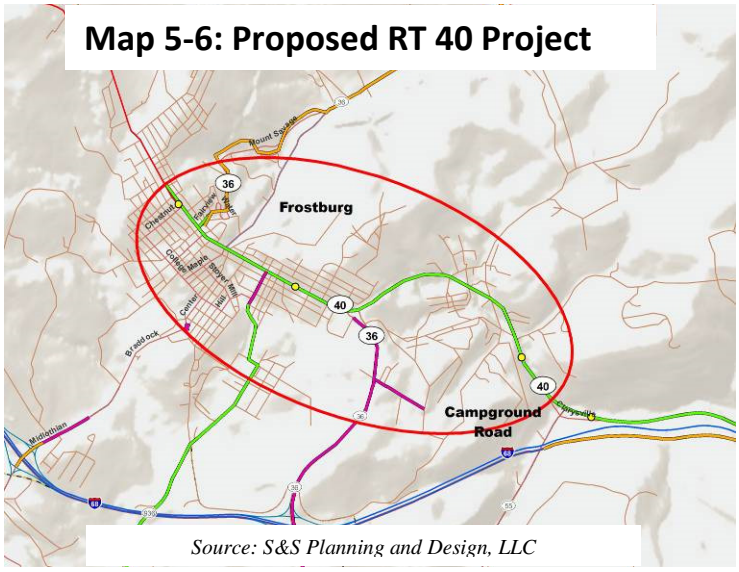
After compiling and reviewing the information in the plans discussed above, several additional projects are suggested. The first project involves expanding the Maryland Route 36 project listed in the Cumberland Area LRTP. In that Plan, road improvements are suggested from Route 40 east of Frostburg to Route 47 west of Barrelville. The LRTP also states additional State Highway Administration needs are for improvements/reconstruction of Route 35. Considering Route 36 has been listed in various documents due to the need for improvement, the Maryland Route 36 project could be extended from Route 47 to Route 35 as shown on Map 5-5, in order to improve the County's nearest connection to the Pennsylvania Turnpike; while reconstruction of Route 35 will assist in handling the volume of traffic expected in the future due to residential growth in the Corriganville/Ellerslie areas. Expanding the Route 36 project would provide an improved connection between Routes 47 and 35 and better the overall safety for citizens traveling between the two.

**Map 5-5: Proposed RT 36 Project**




*Source: S&S Planning and Design, LLC*

**Map 5-6: Proposed RT 40 Project**




*Source: S&S Planning and Design, LLC*

A second expansion project includes extending the Alternate Route 40 project listed in the 2011 LRTP. The Plan proposes upgrading Route 40 from Campground Road to Route 36 in LaVale, however if this project was expanded to include Alternate Route 40 from Campground Road to Route 36 North in Frostburg as shown on Map 5-6, several areas of projected congestion would be alleviated. This project would need

to be extended beyond Route 36 to Lemmert Alley in Frostburg to in order to alleviate all areas of congestion listed for Route 40 in this area.

Furthermore, transportation concerns were presented by Allegany County citizens during the October, 23 2012 Comprehensive Plan Kick-off Meeting. These concerns included:

- Lack of signage along I-68 for attractions in Cumberland;
- North/South US 220 Corridor;
- Traffic congestion along US 220 – interim improvements and/or upgrades needed;
- Traffic safety improvement along the Industrial Boulevard corridor; and
- Falling rocks along Route 51.

The Allegany County Priority Letter addresses all citizens concerns listed above with the exception of the falling rocks issue along Route 51. The only project proposed for Route 51 is Project 18 of the Priority Letter. Project 18 proposes improvements for the intersection of Wagner Road and Route 51. The citizens' concerns however were for areas of roadways that were cut through the mountain and have rock ledges along the shoulders of the road. Sections of Route 51 lack adequate shoulders which would prevent the falling rocks from landing on the road. Route 51 should be surveyed for sections such as these and improvements should be made.

During the Comprehensive Plan Mid-point meeting held on January 22, 2013, citizens posed additional concerns:

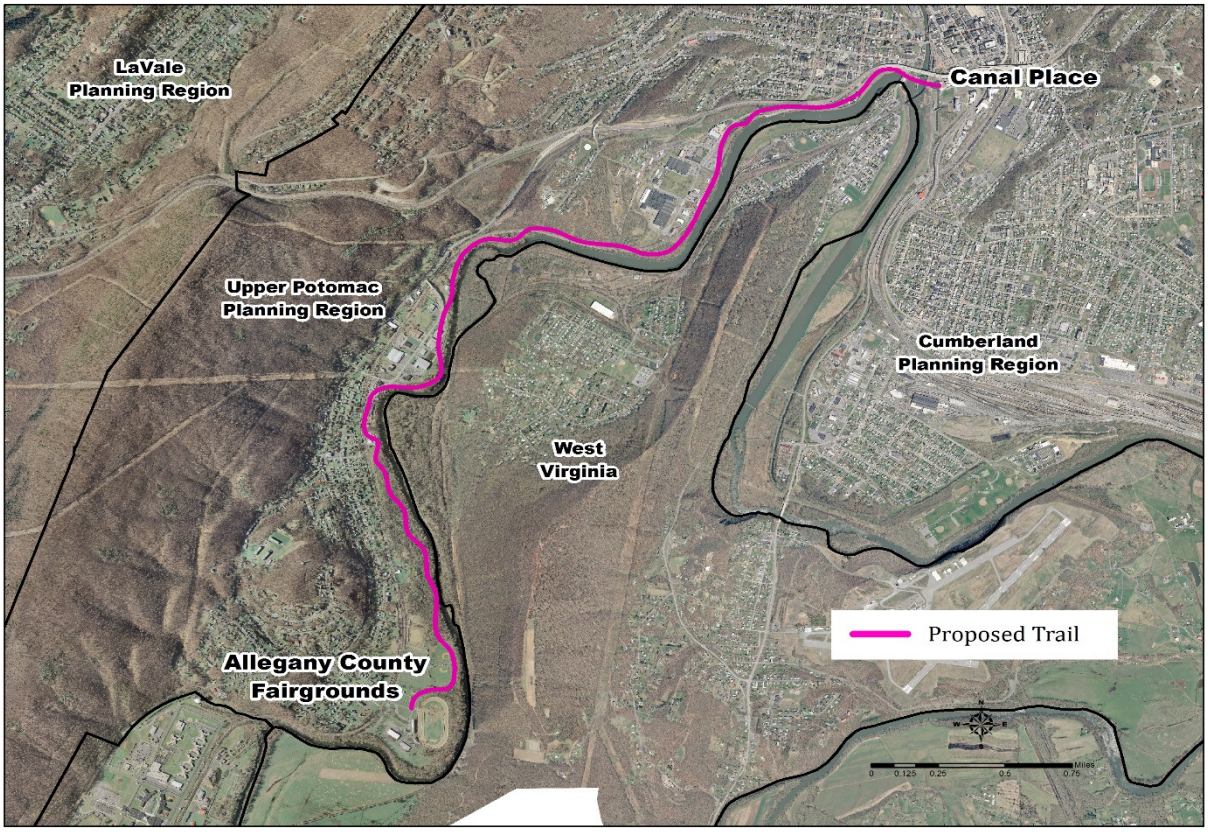
- Increasing funding opportunities for Other Public Roads (OP Roads);
- Improving linkage between developments;
- Developing a consistent maintenance program for unpaved County roads;
- Encouraging Walkable Communities; and
- Encouraging the development of bike paths.

The *2014 Allegany County Capital Improvement Plan* addressed funding for Other Public Roads (OP Roads). Funding for this type of project will be available; however, residents must apply and be willing to fund 50% of the project. In terms of improving linkage between developments and encouraging walkable communities, the County should promote Conservation Subdivisions. This type of subdivision requires a pedestrian circulation system in which sidewalks connect to other sidewalks or sidewalk trails. Trails should connect to areas qualifying as conservation areas, adjoining undeveloped parcels, or existing parks and open spaces that adjoin undeveloped parcels, or existing parks and open spaces. This concept is further discussed in *The 21st Century Land Development Code*. The development of bike paths and trails are proposed the *2012 Allegany County Bicycle and Pedestrian Master Plan* that proposes 24 bike paths and trails throughout the County.

An additional opportunity is present for developing a hiking trail which could connect the Canal Place Heritage Area to the Allegany County Fairgrounds as is shown on Map 5-7. Through the *Potomac River Project Community Conservation*, the removal of the dam under the Cumberland-

Ridgeley Bridge would allow the opportunity for a trail head to be established at the Canal Place and continue to follow the Potomac River to the Allegany County Fairgrounds. A river trail to the Allegany County Fairgrounds could assist the County's tourism performance by increasing the tourist opportunities at the Fairgrounds camping sites accessible via a link to the Great Allegheny Passage and the C&O Canal.

**Map 5-7: Proposed Trail**



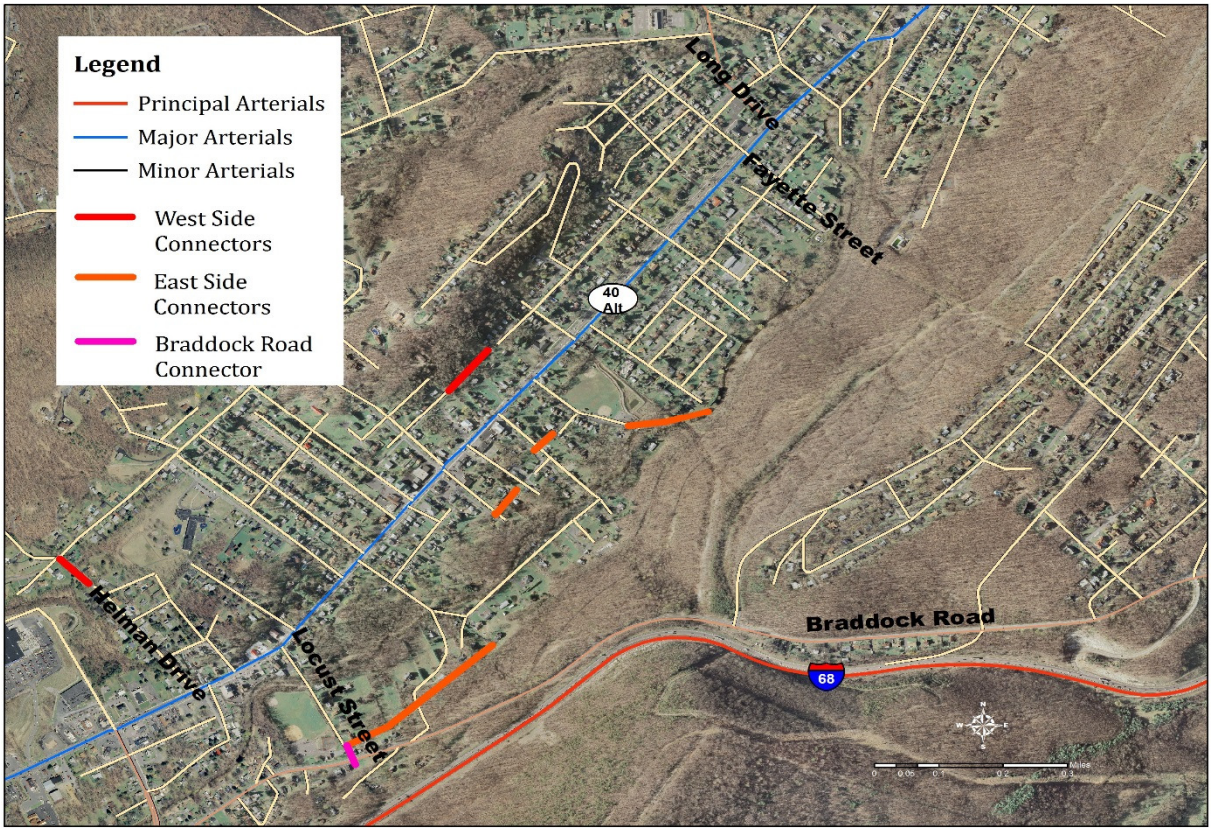

*Source: S&S Planning and Design, LLC*

Another approach to walkable communities is the complete streets concept developed by the National Complete Streets Coalition. Complete Streets are designed and operated to enable safe access for all users, including: pedestrians, bicyclists, motorists, and public transportation. Complete Streets allows users to have easy access to cross streets, walk to businesses, and bicycle to work. In order to create complete streets, transportation agencies must change their approach to community roads by adopting a Complete Streets policy. This means communities direct their transportation planners and engineers to routinely design and operate the entire right of way to enable safe access for all users, regardless of age, ability, or mode of transportation. There are several approaches to designing a Complete Street; each street is unique and responds to its community context. Roadways that are planned and designed using a Complete Streets approach may include: sidewalks, bike lanes (or wide, paved shoulders), special bus lanes, comfortable and accessible public transportation stops, frequent and safe crossing opportunities, median islands, accessible pedestrian signals, curb extensions, narrower travel lanes, roundabouts, and more. A "complete" street in a rural area will look quite different from a

"complete" street in a highly urban area, but both are designed to balance safety and convenience for everyone using the road.

A potential project for improving linkage between developments is within the LaVale Planning Region. Several developments within the Region do not contain continuous roadways. For example, central LaVale lacks connectivity, meaning that local residents must utilize National Highway (Route 40 Alt) for all excursions. By providing "through" streets on both sides of National Highway, residents may be able to reach their destination point without needing to travel on a major road. This will also provide access to the local businesses located along National Highway. An access road between Long Drive and Helman Drive would connect the residential developments on the west side of National Highway. While an access road between Fayette Street and Locust Street would connect the east side. Another opportunity to connect developments would be to construct an access road between National Highway and Braddock Road. Considering that a new high school is planned to be constructed off of Braddock Road, congestion at the intersection of National Highway and Campground Road will be significant. An access road connecting National Highway and Braddock Road will alleviate the potential congestion and volume of traffic. These proposed connections are shown on Map 5-8.

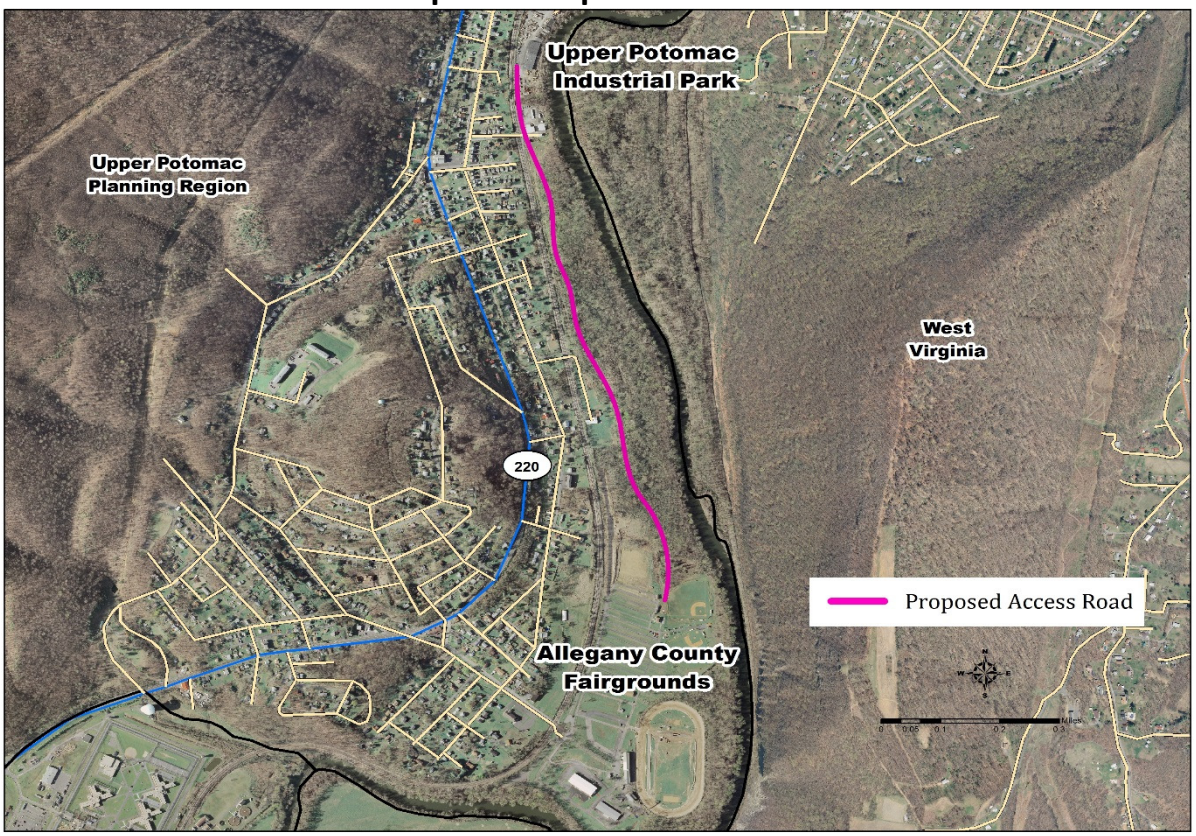
**Map 5-8: Proposed Street Connectors**




*Source: S&S Planning and Design, LLC*

The 1995 Allegany County Fairgrounds Development Plan recommended than an access road connecting the Upper Potomac Industrial Park Street and the Allegany County Fairgrounds should be built (see Map 5-9). The major rationale for such a development is to eliminate the dangerous at-grade crossing of the CSX Railroad at the Moss Street entrance into the Fairgrounds. Not only is the entrance located at a curve of the railroad, the vertical arrangement of the existing entrance regularly strands trucks serving Fairgrounds events while crossing the railroad tracks. An access road would run parallel to the eastern side of the CSX railroad tracks allowing all Fairgrounds traffic to use the Industrial Park Street bridge over the CSX. The Fairgrounds Access Road could also alleviate local traffic utilizing Route 220 before and after events. The Department of Public Works has begun the construction of the Fairgrounds end of the access road on an ad hoc basis as material has been available.

**Map 5-9: Proposed Access Road**




*Source: S&S Planning and Design, LLC*

In addition to Complete Streets, Parking Management should also be considered. Since parking is an essential component of the transportation system, convenience affects the ease of overall accessibility. Parking Management refers to policies and programs that result in more efficient use of parking resources. Several strategies are utilized to reduce the number of parking spaces while providing a variety of economic, social and environmental benefits. Benefits from parking management include: facility cost savings, improved quality of service, more flexible facility location and design, revenue generation, reduced land consumption, support of mobility

management, support of Smart Growth, improved walkability, support of transit, reduced stormwater management costs, support of equity objectives and provision of more livable communities. The *2006 Parking Management Best Practices* provides guidance on planning and implementing a comprehensive parking management program.

## 5.4 Goals, Objectives and Recommendations

**TE GOAL 1:** ***Encourage transportation infrastructure that enhances economic development.***

**OBJECTIVE:**

a) Direct the evolution of transport systems in ways to have a positive impact on the regional economy in terms of spatial specialization.

**RECOMMENDATIONS:**

a) Provide efficient transportation for industrial services that produce and serve products for regions beyond Allegany County. Through spatial specialization supported by this efficient transportation, economic productivity is promoted.

**TE GOAL 2:** ***Support the development of trails and provide safe, convenient and efficient bicycle and pedestrian travel throughout the County.***

**OBJECTIVE:**

a) Incorporate bikeway/pedestrian facilities into roadway improvement projects and new development.

b) Develop new trails to link public facilities and tourism attractions.

**RECOMMENDATIONS:**

a) Continue Allegany County's efforts to link trails as discussed in the County's Open Space Plan and Allegany County Bicycle and Pedestrian Master Plan.

b) Partner with the City of Cumberland and Canal Place Authority to establish a trail head at Canal Place and continue trail to Allegany County Fairgrounds.

c) Encourage the inclusion of pedestrian improvements in all development projects.

d) Work with Maryland State Highway Administration to incorporate provisions for bicycle and pedestrian facilities in future roadway improvement projects.

**TE GOAL 3:** ***Provide an accessible, integrated and well-maintained multi-modal transportation network that provides for movement of people and goods in a safe and efficient manner.***

**OBJECTIVE:**

a) Increase transportation mode choices while enhancing and preserving the character and livability of neighborhoods where transportation facilities are located.

b) Update and promote utilization of existing transportation Plans.

c) Work with Maryland State Highway Administration to address traffic congestion along National Highway and Campground Road.

**RECOMMENDATIONS:**

a) Seek to maintain mobility and accessibility options throughout the County by continuing the interconnection of major activity centers such as LaVale & Cumberland with a system of arterial and collector roadways, while providing for the connection of those same centers with bus service.

b) Review and expand the listing of Minor Arterials to include roads that will aid with intra-county travel.

c) Promote an access road from the Allegany County Fairgrounds to Upper Potomac Industrial Park.

**TE GOAL 4:** ***Coordinate land use and transportation plans in decision making to ensure that transportation facilities are compatible with planned development.***

**OBJECTIVE:**

a) Decisions regarding transportation should be consistent with other elements of the *Comprehensive Plan.*

**RECOMMENDATIONS:**

a) Strive to increase reliance on transit, carpooling and other travel options such as bicycling and walking, and trip reduction. Reduce the demand on the roadway network and provide mobility choices for those who do not have access to an automobile or would rather not use one.

## TE GOAL 5: *Correct safety problems and provide for street and roadway continuity.*

**OBJECTIVE:**

a) Give priority to maintaining and enhancing existing infrastructure.

b) Encourage transportation planning that addresses current safety issues.

**RECOMMENDATIONS:**

a) Participate in transportation planning activities that encourage municipal and citizen input.

b) Prioritize safety issues in all County transportation planning efforts.

## TE GOAL 6: *Recognize and promote the economic benefit of transit-oriented development.*

**OBJECTIVE:**

a) Explore the potential to expand commuter bus/van services to serve more communities throughout the County.

**RECOMMENDATIONS:**

a) Conduct public outreach throughout the Region in an effort to communicate the transportation services available to the public.

b) Expand efforts to improve transit service to shopping and commercial centers.

c) Encourage the use of incentives to increase individual transit usage.

## TE GOAL 7: *Increase walkability on roadways in Allegany County.*

**OBJECTIVE:**

a) Implement a parking management program.

**RECOMMENDATIONS:**

a) Utilize the *2006 Parking Management Best Practices* for guidance on planning and implementing a comprehensive parking management program.

b) Transportation within the Designated Growth Areas discussed in *Chapter 11: Land Use and Implementation* should be reviewed for to ensure multiple modes of transportation are available including walkability.

## TE GOAL 8: *Improve flow of local traffic patterns.*

**OBJECTIVE:**

a) Explore potential options for linking community developments.

**RECOMMENDATIONS:**

a) Conduct a feasibility study for connecting streets in the Central portion of LaVale, specifically those illustrated in Map 5-8 *Proposed Street Connectors*.

b) Acquire funding to purchase parcels that could potentially result in land locking. These parcels could prevent community linkage.

c) Improve access to the Greater Cumberland Potential Growth Area, Map 11-14 in *Chapter 11: Land Use and Implementation*, by providing an interchange at the Bealls Mill Road and Route 220 North.

## TE GOAL 9: *Improve transportation networks specifically at gateways leading into communities.*

**OBJECTIVE:**

a) Explore potential community gateways in need of improvement.

**RECOMMENDATIONS:**

a) Conduct a feasibility study for improving the gateway leading into the City of Cumberland, specifically when exiting I-68 at Exit 44 leading into East Side.

c) Explore the possibility of improving the gateways along Route 36 communities: Frostburg, Midland, Lonaconing, Barton, Westernport and Luke.

# Chapter 6
# Public Facilities Element

Issues & Opportunities

## Public Facilities

***The following issues and opportunities were identified during public forums held throughout the plan development.***

- Recycling sites – Oldtown, Flintstone – limited hours
- Recycling should be more accessible and easier for County residents
- Abandon Allconet - Microwave Link-need line of site
  - Outdated, Not expandable
  - Not available for entire County
- Address the lack of telecommuting high speed Internet in outlying areas

The Public Facilities Element (PFE) Goals were identified during the development of the Public Facilities Element and Background Study and are as follows:

> ***PFE Goal 1***: *Provide residents with adequate facilities such as: public safety, solid waste, and recycling.*
> ***PFE Goal 2:*** *Provide infrastructure and public facilities to meet existing and planned community needs.*
> ***PFE Goal 3:*** *Upgrade existing public facilities and services including schools, libraries and other government buildings as necessary, appropriate, and feasible.*

Action Items and Projects that will enable the County to meet the goals identified pertaining to Public Facilities are discussed at the end of this chapter.

## 6.1 Future Needs, Expansion and Rehabilitation of Facilities

The County owns and/or operates facilities that provide a variety of direct services, ranging from public safety and emergency management to recycling, schools and roadway maintenance.

County departments and agencies have plans in place related to community facilities. For instance, the Department of Public Works, Allegany County Library System, Board of Education, Department of Emergency Services, and Sheriff's Office have strategic and long-range plans that are regularly updated. Municipalities within the County typically provide facilities and services such as sewer service, garbage collection and street maintenance. Private organizations, both profit and non-profit, provide most healthcare and childcare facilities. The County's role in these services is to provide technical support and regulation and possibly funding, through State-operated local agencies and departments.

As population components within the County continue to shift and technology continues to evolve over the planning horizon, community needs will change and affected facilities will need to respond accordingly.

## 6.2 Capital Improvement Program

In the early 1990's the Allegany County Board of Commissioners established a Capital Improvement Program to formalize its capital planning process.

**The goals of capital improvement planning include:**

- To maintain all existing facilities and equipment in good repair, address potential liability problems, and to conform with State and Federal regulations;
- To consider long-range financing strategies for major capital projects that balance capital needs, operational needs, and fiscal responsibility in a framework that supports the establishment of priorities by policy-makers;
- To provide a basis for justifying and approving capital projects and accountability for implementation.

The Capital Improvement Program process includes distribution of capital request forms to various County departments and agencies in an effort to gather potential project information. Project information gathered is utilized for project prioritization purposes. Finally, a five-year Capital Improvement Program is developed and adopted by the Board of Commissioners annually.

### 6.2.1 Capital Improvement Program

The Capital Improvement Program (CIP) for fiscal years 2014-2018 includes projects for the following departments:

- Allegany College
- Board of Education
- Public Works-Buildings
- Public Works-Flood Mitigation
- Public Works-Roads & Bridges
- Public Works-Sewer
- Public Works-Water
- Economic Development
- Fairgrounds
- Information Technology
- Library and
- Emergency Services

Certain public works activities listed above are not included in this plan chapter. For instance, water and sewer related topics have been included in the *2011 Allegany County Water and Sewerage Plan* and the *2010 Allegany County Water Resources Element.* In addition, transportation related topics have been included in *Chapter 5: Transportation* of this plan document. Finally, recreational public facilities are included in *2012 Allegany County Local Land Preservation, Parks and Recreation Plan.*

## 6.3 Public Facilities

Public facilities are those facilities utilized by the residents of each Planning Region and include government, quasi-government and some private facilities that provide a necessary service benefitting the community. Types of public facilities include:

- Education
- Health Care
- Senior Care
- Child Care
- Libraries
- Fire and Rescue
- Police
- Government Offices
- Solid Waste & Recycling
- Telecommunications and
- High Speed Broadband & Fiber

A number of public facilities identified in the above listing are subject to specific county-wide plans that have been formally adopted by the Board of County Commissioners. In addition, municipal plans address certain public facilities within municipality boundaries town limits.

### 6.3.1 K-12 Education

Allegany County is home to fourteen public elementary schools, four public middle schools, three public high schools, one technical school, and one alternative school.

| Table 6-__ Public Schools | | | |
|---|---|---|---|
| **High Schools** | **Middle Schools** | **Elementary Schools** | |
| Allegany | Braddock | Beall | John Humbird |
| Fort Hill | Mount Savage | Bel Air | Mount Savage |
| Mountain Ridge | Washington | Cash Valley | Northeast |
| | Westmar | Cresaptown | Parkside |
| | | Flintstone | South Penn |
| | | Frost | West Side |
| | | George's Creek | Westernport |
| **Technical Schools** | Center for Career and Technical Education | | |
| **Other Schools** | Eckhart Alternative | | |

The 2014-2018 County CIP includes funding for several school projects, including the replacement of Allegany High School at the site of the former Sacred Heart Hospital site. Allegany High School was originally built in 1925, with additions built in 1933, 1940, 1957, 1982, and 1995. It is the oldest occupied high school in the State of Maryland. The Facility Study recommended "either a complete renovation or a new facility". Based upon cost effectiveness factors, the decision was made in favor of replacement. Other school related projects elsewhere in the County include roof replacements at Frost Elementary and Washington, Mount Savage and Westmar Middle Schools; paving and sidewalk improvements at Washington and Braddock Middle Schools; system wide lighting retrofits and construction of a gymnasium addition at Northeast Elementary School.

### 6.3.2 Higher Education

Frostburg State University (FSU) is located in the City of Frostburg. Originally a State Normal School for Teachers, the school evolved into a fully accredited four-year university, with programs of study at the bachelor and graduate level. FSU, part of the Maryland State University System, has a long-term plan which is subject to approval by the University Of Maryland Board Of Trustees.

Allegany College of Maryland is located in the City of Cumberland. The College had modest beginnings as Allegany Community College in the former Carver School on Frederick Street, where the first students were enrolled in September 1961. Today, the College has a "modern and spacious" campus in suburban Cumberland, Maryland. The 316-acre campus includes 15 buildings, which provide modern facilities for students.

The 2014-2018 County CIP includes funding for renovation and construction activities at the Allegany College Technologies Building. This project will accommodate growth of programs crucial to future economic development of the County.

### 6.3.3 Health Care

The Western Maryland Regional Medical Center, located in Cumberland, serves Allegany County as well as the surrounding areas. The surrounding area includes portions of three States and seven counties.

Public Health issues are addressed by the Allegany County Health Department located in Cumberland. The Health Department also coordinates Mental Health programs and associated issues.

### 6.3.4 Senior Care

Due to the increase in the proportion of residents over the age of 65, the number of senior care facilities has risen over the past several decades. These facilities include senior apartments, nursing homes, assisted living and senior centers.

### 6.3.5 Child Care

Availability of quality childcare is an important factor in the County's economy and quality of life. According to Maryland Child Care Network-Child Care Demographics 2012, the following data for Allegany County was reported:

- **Family Child Care Providers:** 73 with a capacity for 550 children
- **Child Care Centers (8-12 hours):** 17 with a capacity for 1,037 children

**Family Child Care:** The care given to a child younger than 13 years old or to a developmentally disabled person younger than 21 years old, in place of parental care for less than 24 hours a day, in a residence other than the child's residence and for which the provider is paid. Regulations allow a family child care provider to care for as many as eight children at any time.

**Child Care Center:** Child care provided in a facility that, for part or all of the day, provides care to children in the absence of the parent. Centers are licensed by the Office of Child Care (OCC).

### 6.3.6 Libraries

The Allegany County Library System operates six Branch libraries:

- Frostburg Branch
- Georges Creek Branch
- LaVale Branch
- South Cumberland Branch
- Washington Street Branch and
- Westernport Branch

The Lewis J. Ort Library, located on the campus of Frostburg State University, and the Donald L. Alexander Library, located on the campus of Allegany College of Maryland, are open to the public, as well.

The 2014-2018 County CIP includes funding for the reconfiguration and expansion of the South Cumberland Library building to meet current and future needs. In addition, the aging asbestos shingled roof of the South Cumberland Library will be replaced.

The following comment was received from the Cumberland Planning Department during the Plan review period.

> "The City of Cumberland, in compiling its 2013 Comprehensive Plan City-Wide Element, was required to assess the capacity of the two library branches within the City of Cumberland for adequacy to serve planned growth. Our assessment revealed that these two libraries fall below current state and national standards with regard to overall collection size. The combined collection at the city's two libraries currently stands at 3.03 circulation items per capita, which compares to a State standard of 4.0 circulation items per capita for communities with a population below 99,999. Since the City of Cumberland does not administer these libraries, our only option to address this situation is to recommend that Allegany County address this outstanding need."

Given the budgetary circumstances that local governments find themselves in since the Great Recession that began in 2008, it is understandable that some units of government, like the County Library System, are unable to meet standards that are based on an assumption that conditions are ideal. Should the national economy recover sufficiently to allow expansion of library collections, this Plan recommends that then the Library System strive to meet the goal of 4 circulation items per capita.

### 6.3.7 Fire and Rescue

**Fire Departments**

- Cumberland Fire Depts-Station 1&2
- Frostburg Fire Depts-Station 1&2
- LaVale Volunteer Fire Dept.
- Baltimore Pike Volunteer Fire Dept.
- Barton Hose Company
- Bedford Road Volunteer Fire Dept.
- Shaft Volunteer Fire Dept.
- Bowling Green Volunteer Fire Dept.
- Good Will Volunteer Fire Dept.
- Luke Volunteer Fire Dept.
- Midland Fire Comapany
- Potomac Volunteer Fire Dept.
- Rawlings Volunteer Fire Dept.
- Orleans Volunteer Fire Co.
- Clarysville Volunteer Co.
- Ellerslie Volunteer Fire Co.
- Corriganville Volunteer Fire Dept.
- District 16 Volunteer Fire Dept.
- Cresaptown Volunteer Fire Dept.
- Bowman's Addition Volunteer Fire Dept.

### 6.3.10 Solid Waste & Recycling

Privatization of landfill operations in Allegany County occurred in 1992 with the construction and operation of a facility by the Chambers Development Group located north of Midland. The landfill was created on the site of a former strip mine. Currently, Waste Management operates the landfill. The Mountainview Landfill should meet the County's needs for the immediate future.

The County also has a recycling program for paper, plastics, glass and cardboard. The program is administered from the County Office Complex in Cumberland. The Mountainview Landfill, shown in the photograph on the right, is a recycling collection site also.

According to the *Allegany County Solid Waste Management Plan,* under the Reduce, Reuse, Recycle, Compost and Landfill hierarchy, the County strives to maximize the recovery and utilization of both material and energy resources contained in the solid waste stream. The State's mandated goal of 20% recycling has been achieved and the County has met its own goal of 25% goal and actually recycles 31% of the waste products. The Department of Public Works coordinates the recycling program with private scrap and salvage companies at work in the County. For additional information regarding the County recycling program see Plan section 4.5.3.

### 6.3.11 Telecommunications

Since 1990, seven permits for telecommunication towers have been issued by Allegany County. Telecommunication towers located within the County include the following:

**Table 6-__ Telecommunication Towers**

| Name | | Location |
|---|---|---|
| American Tower Corp | | South of Steel Rd; East of Lonaconing |
| Garlitz | | Northeast of Furnace Hill Rd. |
| General Cellular Corp. | | End of Dan's Rock Rd. |
| Howes | | North of Lord Rd. off Klondike Rd. |
| Kitzmiller | | South end of Trigger St. Barton |
| Nextell Partners, Inc. | | Southeast side of Dan's Rock Rd. |
| United States Cellular | | Southeast side of Dan's Rock Rd. |
| WTBO Radio | | Dan's Rock |
| Chesapeake Towers | | SE of Jackson Mt. Rd. |

| | | |
|---|---|---|

## 6.3.12 High Speed Broadband & Fiber Resources

The Allegany County Division of Information Technology strives to assist and advise government agencies, private sectors and citizens with integration, implementation and usage of information technology.

**Level 3**

Level 3 Communications is an American multinational telecommunications and Internet service Provider Company headquartered in Broomfield, Colorado. It is one of only six Tier 1 Internet providers in the world and is ranked as one of the most connected Internet Service Providers (ISPs). A Level 3 Point of Presence (POP) is located in Cumberland, Maryland.

**AllCoNet**

The AllCoNet network is a joint venture by Allegany County, Allegany County Public Schools and the City of Cumberland designed to improve the availability, affordability and reliability of modern telecommunications infrastructure in Allegany County for business, residential, governmental, educational and non-profit use. AllCoNet provides carrier grade wireless broadband access to businesses, residential, government, educational and non-profit/not-for-profit customers in Allegany County, Maryland and portions of neighboring Mineral County, WV. Businesses utilizing access to AllCoNet broadband services include entrepreneurs and telecommuters as well as small businesses, health care providers, call centers and mid-to-light manufacturers. In addition to standard last mile solutions, the AllCoNet network can offer 20 and 100 Megabite (Mb) symmetrical service, custom point to point connectivity options and can provide infrastructure physical path diversity.

**One Maryland Broadband Network (OMBN)**

Deployed in 2013, Allegany County was the recipient of 54.40 miles of fiber as part of the One Maryland Broadband Network which connected 37 community anchor institutions. The Maryland Department of Information Technology (DoIT) deployed more than 1,530 miles of fiber as part of the One Maryland Broadband Network (OMBN) project. The project will link and extend three independent networks: the state-run networkMaryland; the Inter-County Broadband Network (ICBN), a 10-county consortium; and the Maryland Broadband Cooperative (MdBC), a rural non-profit carrier. Upon completion, the network will provide access to more than 1,080 community anchor institutions, including K-12 schools, public safety facilities, libraries, community colleges, and government facilities, offering speeds between 10 Megabits per second (Mbps) and 10 Gigabits per second (Gbps).

### Maryland Broadband Cooperative

The Maryland Broadband Cooperative (MDBC) is a member-owned and operated universal access, fiber optic network designed to deliver an advanced, world-class broadband network across the rural communities Eastern, Southern and Western Maryland fostering economic development and supported by its members who will provide Last Mile services. The MDBC receives funding to build the infrastructure through the Maryland Rural Broadband Coordination Board, which was formed under Senate Bill 753. MDBC Point of Presence (POP) located in Cumberland, Maryland. Point of Presence is a facility enabling Internet Service Providers to connect to the Internet through telecommunications equipment.

### Initiatives Fostering Last Mile Access

### Maryland Broadband Cooperative Fiber Optic Facility Construction & Revenue Sharing Agreement

In 2013, Maryland Broadband Cooperative (MdBC), in partnership with the Allegany County Commissioners, entered into an agreement in which the County will provide access to space for MdBC electronics to light fiber along Interstate 68. In addition, the Allegany County Commissioners approved the Fiber Optic Facility Construction and Revenue Sharing Agreement with the MdBC to extend fiber optic access for business entities near the intersection of State Route 220 South and State Route 956. Allegany County's cost will be approximately $220,000.

### AllCoNet Backbone Microwave Upgrade

The Allegany County Commissioners approved the award of the AllCoNet Backbone Microwave Upgrade Project to replace six core microwave links increasing the core backbone capacity to gigabit (GigE) speeds. The AllCoNet Partnership total cost will be approximately $300,000 with a grant match of $300,000 from the Appalachian Regional Commission for total project cost of $600k.

Allconet connects to Level 3 at Gig-E speeds, i.e., transmits ethernet frames at rates of gigabits per second. Conxx, on behalf of Allconet, negotiated the area's first access to the Level 3 POP.

## 6.4 Public Facilities and Existing Land Use

The *2012 Existing Land Use Survey* was compiled by County Division of Planning Services staff. Public facilities are included in this survey under the Land Use Category-Institutional. The Institutional Land Use Category comprises 436 parcels and 1,970.67 acres. The greatest concentration of Institutional Land Use parcels is located in the Greater Cumberland Planning Region.

# 6.5 Goals, Objectives and Recommendations

**PFE GOAL 1:** ***Provide residents with adequate facilities such as: public safety, solid waste, and recycling.***

**OBJECTIVE:**

a) Encourage Waste Management-Mountainview Landfill to become a single stream recycling site to facilitate curb-side pick-up services.

b) Establish a second compost site for the collection and processing of yard waste in the western region of the County.

c) Target demolition waste for recycling to better support LEED building process.

d) Coordinate infrastructure planning and future development to ensure the availability of a full range of cost-effective services.

e) Cooperate with municipal governments to avoid duplication of services and continue to promote the use of shared facilities and services.

**RECOMMENDATIONS:**

a) Revise County Zoning Ordinance and permit process to require that all new commercial, industrial, institutional and multi-family development require permit applicant to complete a Construction Site Waste Management Statement to identify the proposed waste collection location, both during and after construction, and any recycling facilities and/or recycling activities planned for the development.

b) Revise County Zoning Ordinance to require that all new commercial and industrial development certify that all waste and recyclables will be stored properly as to preclude these materials from becoming contaminants or nuisance.

**PFE GOAL 2:** ***Provide infrastructure and public facilities to meet existing and planned community needs.***

**OBJECTIVE:**

a) Monitor and plan for community needs as appropriate.

**RECOMMENDATIONS:**

a) Develop strategy to provide quality childcare for children between the ages of 0 and 12 at a cost not to exceed 10% of household income.

b) Acquire funding for school-based "Community Development Centers".

c) Prior to adoption of County Budget and Capital Improvement Plan, the County should review progress made in implementing the Comprehensive Plan and associated planning documents.

d) When County budget allows, increase the

**PFE GOAL 3:** ***Upgrade existing public facilities and services including schools, libraries and other government buildings as necessary, appropriate, and feasible.***

**OBJECTIVE:**

a) Sustain and implement further cooperation and coordination between agencies and disciplines.

b) Continue the development of communications network that includes voice, data, and video and provide the necessary human resources needed to maintain these networks.

c) Increase the general public's use of broadband.

d) In cooperation with the Allegany County Hazard Mitigation Plan, review action items and projects related to public facilities located in high hazard areas.

**RECOMMENDATIONS:**

a) Provide planning assistance to volunteer fire departments located in the 100 year floodplain. Work with these departments to develop grant applications to retrofit or acquire/demolish hazard-prone fire stations including: Corriganville, Potomac Fire and Baltimore Pike.

b) Provide planning assistance to the Towns of Lonaconing and Westernport. Both jurisdictions have town halls located in the 100 year floodplain and both town halls have a history of flood damage. Work with these towns to develop grant applications to retrofit or acquire/demolish hazard-prone structures. This recommendation has been made in the Town of Lonaconing Comprehensive Plan and the Town of Westernport Comprehensive Plan.

- Flintstone Volunteer Fire Dept.
- Oldtown Volunteer Fire Dept.
- Mt. Savage Volunteer Fire Dept.

**Rescue Squads**

- Ellerslie Ambulance Service
- Tri-Towns Rescue Squad
- LaVale Rescue Squad
- Frostburg Area Ambulance Service
- Georges Creek Rescue Squad
- New Page (Company Owned)

Allegany County is served by both volunteer and career fire departments and rescue squads. In addition, the Allegany County Special Response Team responds to incidents throughout the County. Advanced life support is provided by 12 of the 13 ambulance companies and basic life support is provided by the remaining one. There are also two commercial ambulance companies serving Allegany County.

The Maryland State Police "Medevac" helicopter, Trooper 5, is stationed at the Cumberland Regional Airport in nearby Wiley Ford, West Virginia and provides advanced life support. The area is served by the Western Maryland Regional Medical Center, the designated area wide trauma center, located in Cumberland.

The Allegany County Department of Emergency Services has requested funding within the County CIP for the replacement of radio consoles at the 9-1-1 Center that will cease to be vendor supported as of 2016.

### 6.3.8 Police

- Allegany County Sheriff's Office
- Allegany County Detention Center
- Department of Natural Resources Police
- Maryland State Police LaVale Barracks
- City of Cumberland Police
- Frostburg State University Police
- City of Frostburg Police

The 2014-2018 County CIP includes funding for a new 6,000 square feet Sherriff's Office recently constructed next to the County Office Complex in Cumberland.

### 6.3.9 Government Offices

The majority of County offices are located in the County Seat of Cumberland. The County Office Complex, the District Court and the County Court House (housing Land Records and Circuit Courtrooms) are located in Cumberland. Other government offices located in Cumberland include the Human Resources Development Commission, Department of Social Services, Maryland Comptroller's Office and the Department of Assessment and Taxation.

Other than the school, library and Sheriff's building projects described above, the other government building projects found the County's 2014-2018 CIP are funding to replace the outdated HVAC equipment at the County Office Complex and the Frostburg Depot , new restrooms at the Frostburg Depot and construction of a northern restroom and a caretaker's house at the County Fairgrounds.

# Chapter 7
# Mineral Resources Element

Issues & Opportunities

## Mineral Resources

***The following issues and opportunities were identified during public forums held throughout the plan development.***

- There is a need for detailed mapping of Marcellus shale leaseholds.
- Attention should be drawn to the fact that only 40-50% coal mining sites are restored into forest land use.
- Proper reclamation techniques need to be utilized
- Acid mine drainage issues need to be addressed

Mineral Resources Element (MRE) Goals were identified during the development of the Mineral Resources Element and Background Study and are as follows:

***MRE Goal 1:*** *Provide protection to prime mineral producing areas outside of existing urban lands.*
***MRE Goal 2:*** *Promote the use of best practices for reclamation activities.*
***MRE Goal 3:*** *Mitigate past mining activities that pose a flooding and land movement hazard.*
***MRE Goal 4:*** *Mitigate the effects of Acid Mine Drainage to waterways.*
***MRE Goal 5:*** *Promote the restoration of mineral extraction sites other than coal.*
***MRE Goal 6***: *Promote the exploration of natural gas in the Marcellus Shale formation.*

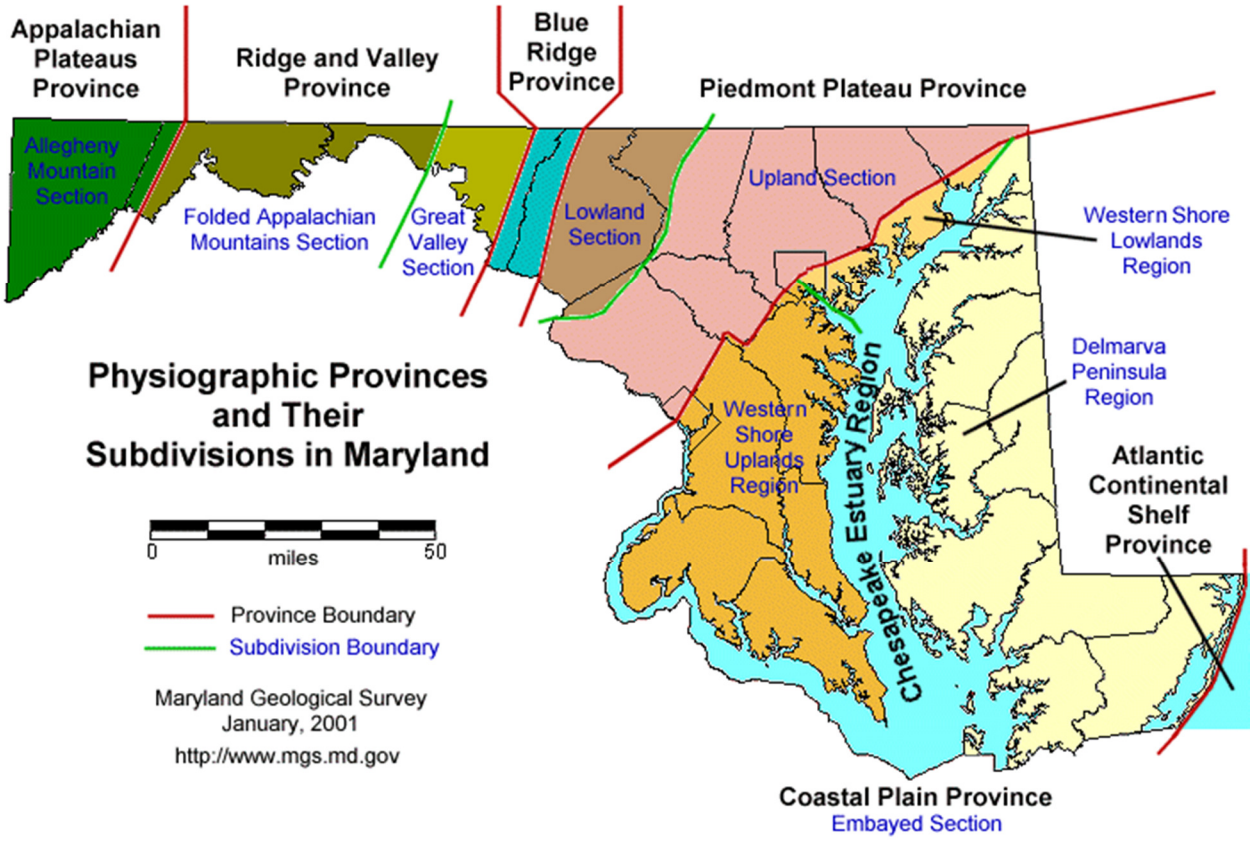
Action Items and Projects that will enable the County to meet the goals identified for Mineral Resources are discussed at the end of this chapter.

# 7.1 Geology and Physiography

## 7.1.1 Physiographic Province

Figure 7-1, below, shows the Physiographic Provinces of the State of Maryland. Allegany County is mostly part of the Ridge and Valley Province where the landscape is dominated by folded Appalachian Mountains. The westernmost section of Allegany County is part of the Appalachian Plateau physiographic province with Dans Mountain serves as the dividing line between the Allegheny Plateau and the Ridge and Valley province to the east. The landscape west of Dans Mountain is generally higher than that to the east, with elevation ranging up to 2900' on the higher summits.

**Figure 7-1: Physiographic Provinces**




*Source: Maryland Geological Survey 2001*

## 7.1.2 Geology Structure

The bedrock of the Appalachian Plateau physiographic province consists principally of gently folded shale, siltstone, and sandstone. Folding has produced elongated arches across the region which exposes Devonian rocks at the surface. Most of the natural gas fields in Maryland are associated with these anticlinal folds in the Appalachian Plateau. In the intervening synclinal basins, coal-bearing strata of Pennsylvanian and Permian ages are preserved. The Ridge and Valley Province contains strongly folded and faulted sedimentary rocks.

### 7.1.3 Rock Types and Geologic Time Table

The rock types which outcrop in the Allegany County range from Permian to Pennsylvanian age and include the Dunkard, Monongahela, Conemaugh, and Allegheny/Pottsville formations as shown on following Table 7-1.

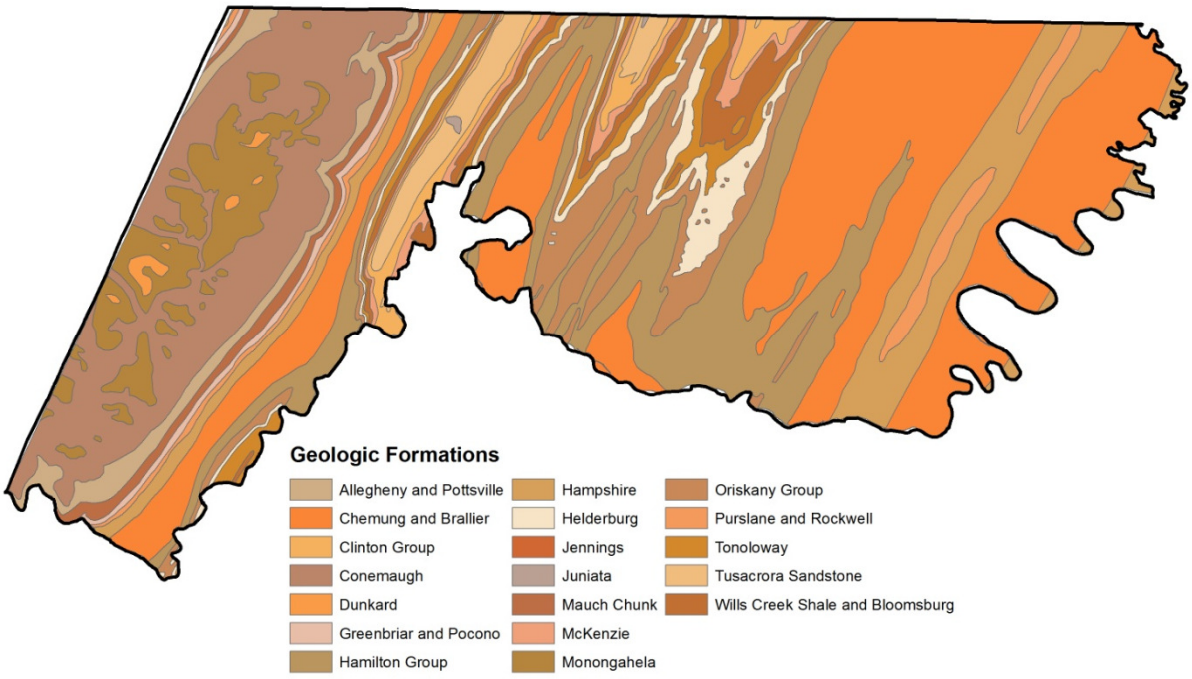
**Table 7-1: Rock Formation Details**

| Period | Rock Unit | Approximate Thickness | Consistency | Major Minerals |
|---|---|---|---|---|
| **Permian** | Dunkard Group (Pd) | 200 feet | Shale, Sandstone | Some impure coal |
| **Pennsylvanian** | Monongahela Group (Pm) | 240-375 feet | Shale, Sandstone | Bituminous coal, clay |
| | Conemaugh Group (Pc) | 825-925 feet | Sandstone, Shale | Bituminous coal, clay |
| | Allegheny/Pottsville Formation (Pap) | 60-440 feet | Massive Sandstone | Bituminous coal |
| **Mississippian** | Mauch Chunk Formation (Mmc) | 500-800 feet | Red Shale, Sandstone | Shale |
| | Greenbrier Formation (Mg) | 200-300 feet | Grey to Red | Limestone |
| | Pocono Group (Mp) | 250-1700 feet | Grey to White Sandstone | Impure Coal, Sandstone |
| **Devonian** | Hampshire Formation (Dh) | 1600-2400 feet | Red Shale, Sandstone | Some Sandstone |
| | Chemung & Brallier Formation (Dch) | 3000-4800 feet | Shale with Sandstone at top | Some Sandstone |
| | Hamilton Group (Dhn) | 350-1660 feet | Shale | Shale |
| | Oriskany Group (Do) | 300-350 feet | Sandstone | Sandstone |
| | Helderberg Formation/Keyser Limestone (DShk) | 20-350 feet | Limestone | Limestone |
| **Silurian** | Tonoloway Foramtion (Stl) | 400-600 feet | Limestone | Limestone |
| | Wills Creek/ Bloomsburg Formation (Swb) | 20-600 feet | Shale, Limestone | Limestone |
| | McKenzie Formation (Sm) | 240-300 feet | Shale, Limestone | Shale, Limestone |
| | Clinton Group (Sc) | 550-600 feet | Sandstone | Sandstone, Limestone |
| | Tuscarora Sandstone (St) | 60-400 feet | White Sandstone | Quartz Sand, Limestone |
| **Ordovician** | Juniata Formation (Oj) | 180-500 feet | Red Shale, Sandstone | Shale |

*Source: Maryland Bureau of Mines*

Other rock units, including Devonian and Silurian formation lie beneath the Pottsville formation and range in age from 323-490 million years ago. All of these units are exposed in the Ridge and Valley physiographic province east of Dans Mountain. The generalized geology map 7-1, illustrates the rock units located within Allegany County.

**Map 7-1: Geologic Formations**

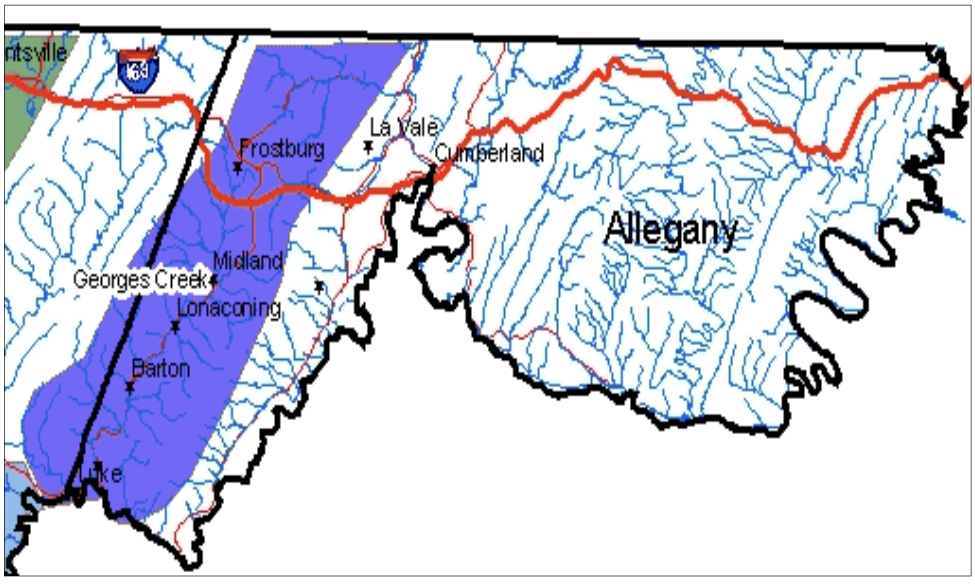



*Source: S&S Planning and Design, LLC*

## 7.2 Coal

The Greater Frostburg, Georges Creek and Upper Potomac Planning Regions contain an abundance of Mineral Resources, foremost of which is coal. These Planning Regions lie within the Georges Creek Coal Basin. The Georges Creek Coal Basin is shown in purple on Figure 7-2.

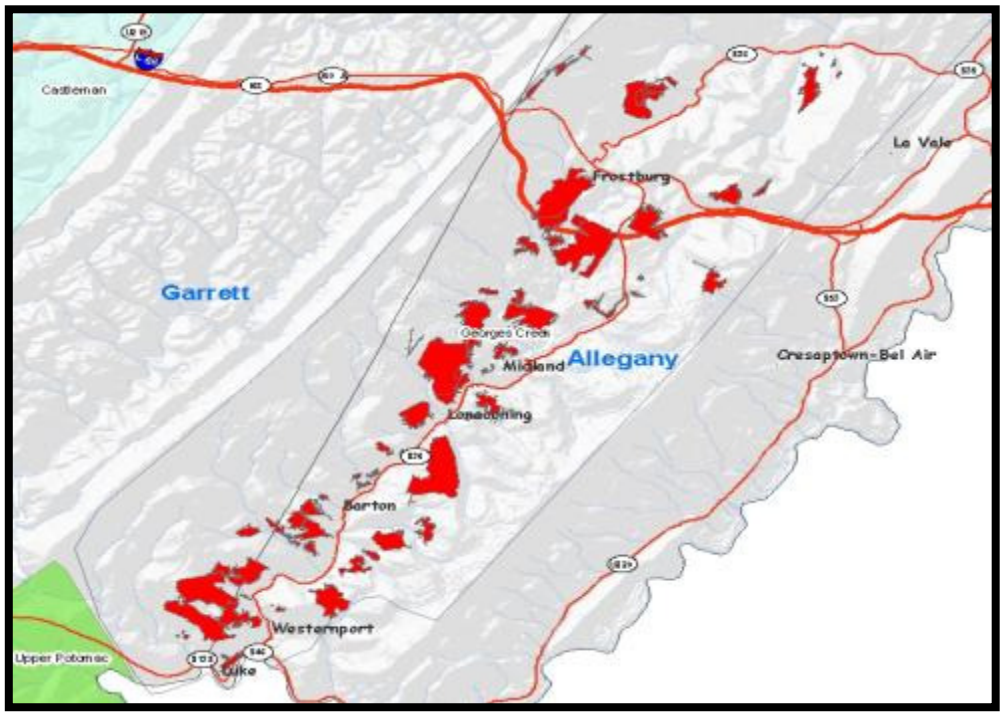
**Figure 7-2: Georges Creek Coal Basin**



*Source: Maryland Coal Mapping Project; Maryland Department of Environment, Frostburg State University, Maryland Department of Natural Resources*

According to Maryland Bureau of Mines, the area between Big Savage Mountain on the west and Dans Mountain on the east constitutes the Georges Creek Coal Basin. According to the Coal Mapping Project produced by the Maryland Department of Environment, Frostburg State University, and the Maryland Department of Natural Resources, the Georges Creek Coal Basin is about 21 miles long and 5 miles wide. The Wellersburg Coal Basin is to the north of the Georges Creek Coal Basin while the Savage River Basin lies to the west and the Upper Potomac Basin lays to the south. About three-fourths of the Georges Creek Basin lies in Allegany County with the remaining portion in Garrett County. Most of the "deep mining" production in Maryland took place in this basin between the 1840s and 1940s. The areas shown in red on Figure 7-3 represent former subsurface mines.

**Figure 7-3: Deep Mine Locations**



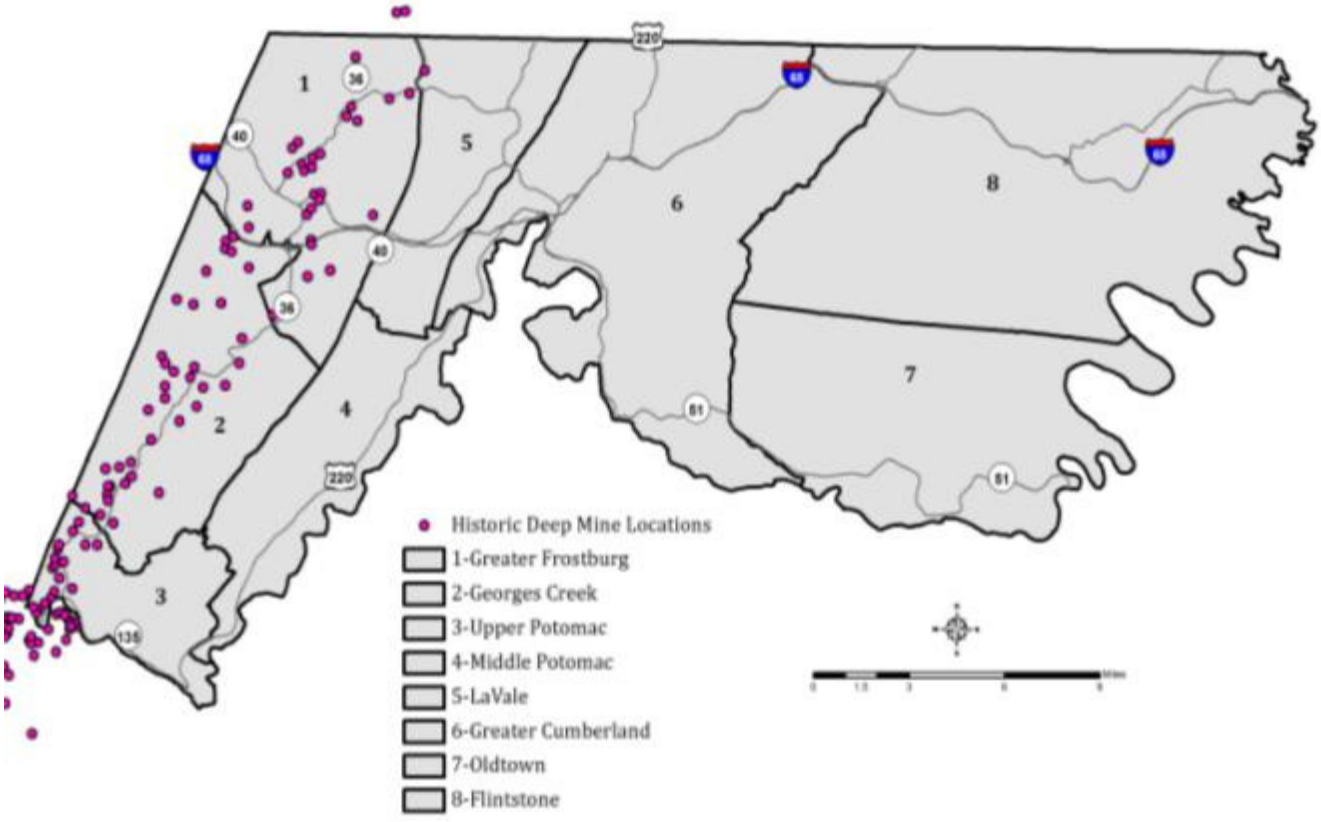

*Source: Maryland Department of Environment*

## 7.2.1 Deep Mining

Maryland COMAR 26.20.01.02 defines "deep mining" as removal of the mineral being mined without the disturbance of the surface, as distinguished from surface mining.

*McDonald and Ocean No. 10 Mine*
*Source: Western Maryland RC&D*

**Map 7-2: Historic Deep Mine Locations**




*Source: S&S Planning and Design, LLC*

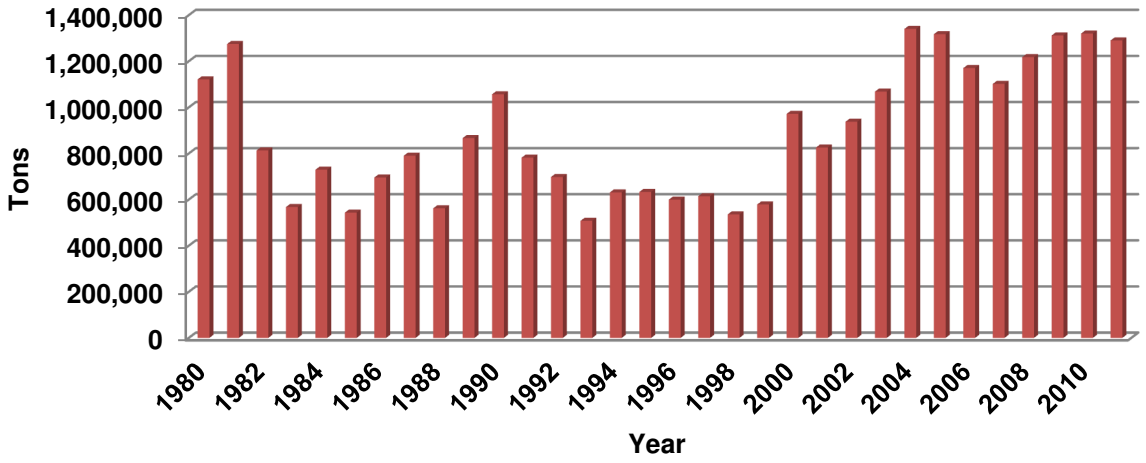
## 7.2.2 Surface Mining

Maryland COMAR 26.20.01.02 defines "surface coal mining operations" as activities conducted on the surface of lands in connection with a surface coal mine or surface operations and surface impacts incident to an underground coal mine. These activities include excavation for the purpose of obtaining coal, including such common methods as contour, strip, auger, mountaintop removal, box cut, open-pit, and area mining, the use of explosives and blasting, and in situ distillation or retorting, leaching or other chemical or physical processing, and the cleaning, concentration, or other processing or preparation, loading of coal at or near the

*Surface Mine located west of Rt. 36, north of Midland.*

mine-site, including extraction of coal from coal refuse piles.

**Figure 7-4: Surface Mining Production**




*Source: Maryland Bureau of Mines*

The primary coal reserves in the County occur within the Monongahela, Conemaugh, and Allegheny/Pottsville formations as shown on Map 7-3, page 7-8. These formations, coal seams and estimated reserves are shown below in Table 7-2.

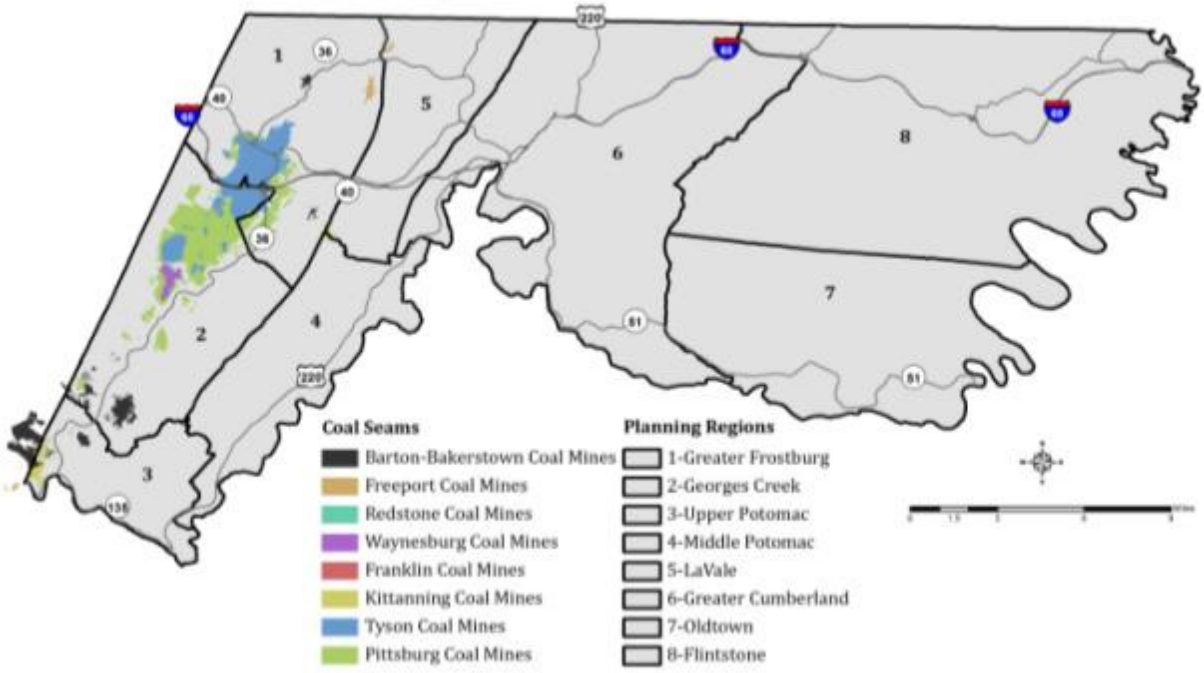
**Table 7-2: Major Coal Seams**

| Formation | Major Coal Seam | Approximate Thickness | Estimated Recovered Resources MD Geological Survey 1974[1] | Estimated Total Resources US Bureau of Mines 1949 | General Location |
|---|---|---|---|---|---|
| Monongahela | Waynesburg | 3 to 6 feet | 4,100,000 | | Hilltops near Lonaconing and Frostburg |
| | Sewickley | Up to 6 feet | 6,000,000 | | Primarily between Frostburg and Midland. |
| | Pittsburgh | Up to 14 feet | 3,000,000 | | |
| Conemaugh | Franklin | Up to 9 feet | 45,000,000 | | Primarily on lower slopes of Big Savage and Dans Mountain and in the Mt. Savage-Barrellville, |
| | Barton | Up to 3 feet | 23,000,000 | 59,716,000 | |
| | Harlem | 1 ½ to 2 feet | | 15,980,000 | |
| | Upper Bakerstown | Up to 3 feet | 64,000,000 | 79,435,000 | |
| | Lower Bakerstown | Up to 3 feet | 80,000,000 | 112,800,000 | |

| | | | | | |
|---|---|---|---|---|---|
| | Mahoning | 3 feet | | 6,482,000 | and Westernport areas (underlies upper coal beds) |
| Allegheny/Pottsville | Upper Freeport | 3 to 6 feet | 73,000,000 | 119,809,000 | Primarily on upper slopes of Big Savage, Dans, Piney and Little Allegheny Mountains and in Westernport areas (underlies other coal beds) |
| | Lower Freeport | 2 ½ feet | | 3,042,000 (measured in Mt. Savage area only) | |
| | Upper Kittanning | 2to 3 feet | | | |
| | Middle to Lower Kittanning | Up to 6 feet | 33,000,000 | 71,295,000 | |
| | Brookville | Up to 6 feet | 23,000,000 | 30,223,000 (in Westernport area) | |
| **Total Reserves** | | | 354,100,000 | 492,300,000 | |

*Source: Maryland Bureau of Mines*

## Map 7-3: Coal Seams




*Source: S&S Planning and Design, LLC*

# 7.3 Coal Production

## 7.3.1 History

Katherine Harvey, in her history of the Georges Creek Valley entitled "The Best Dressed Miners", wrote that coal outcrops in the Georges Creek and adjacent Jennings Run Valleys were ''discovered'' in the mid to late 1700s by hunters, trappers, and people travelling through the back country. A map prepared by Thomas Jefferson's father Peter, in 1755, shows the words "Coal Mine" near Georges Creek. In 1789 an unknown traveler from Virginia noticed coal along the mouth of Georges Creek "from which place we saw them carrying coal for the nail manufactory in Hagerstown." According to Harvey, this is the first written report of coal from Georges Creek being used commercially. By 1820 small individual operators were digging along outcrops and shipping coal downstream by rafts during high water on the Potomac. In 1828 the first incorporated coal company was created in Maryland with the intent to use the C&O Canal and the B&O Railroad for coal transport when such transportation was available eastward from Cumberland. The portion of an 1842 map of the area north or Frostburg, shown below, depicts mine openings operating at that time. By 1850 there were 30 coal or iron companies incorporated in the State and many privately operated mines. The Town of Lonaconing was developed in 1835 as a "company town" owned by the Georges Creek Coal and Iron Company. Incorporation of the town did not occur until 1890.

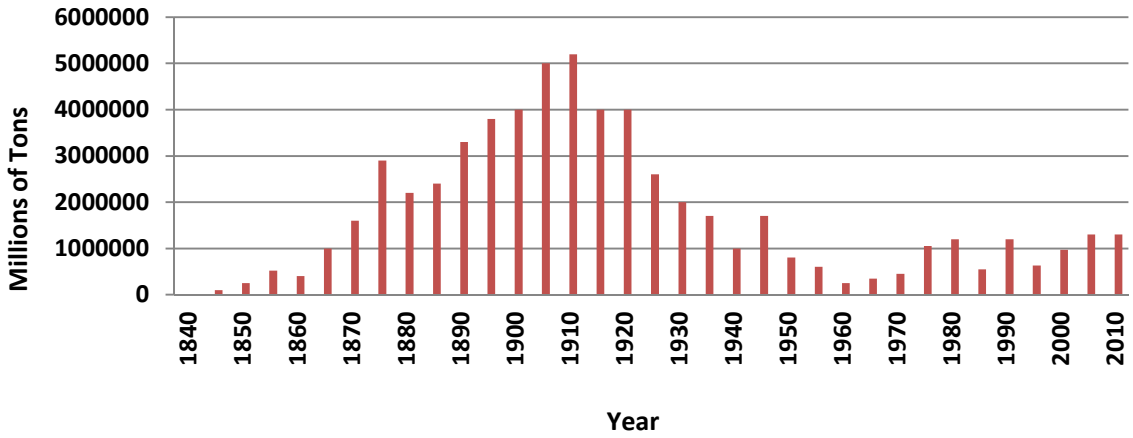
### 7.3.2 Coal Reserves

Ms. Harvey stated in her history that scientific interest in the coal "measures" of Maryland led to the establishment of the Maryland Geological Survey in 1833 and the first reports on the coal region were published in 1836 and 1840. In 1854 estimates of the "Big Vein" or Pittsburgh coal seam in the Georges Creek Coal Basin (this term includes the area between Frostburg and Mount Savage as well) and two lesser veins (the Six Foot Vein and the Four Foot Vein) was more than 1.2 billion tons and the total for all coal seams in the basin were more than 4 billion tons. By 1891 more than 64 million tons had been mined in the Georges Creek Coal Basin, most of which came from the "Big Vein."

### 7.3.3 Production and Employment

As depicted in Figure 7-5, the Historic Coal Production graph, peak production of coal in the Georges Creek Basin occurred during the period from 1895 to 1920 with more than 5.5 million tons removed in 1907. During the same time period the number of miners employed in the Georges Creek Coal Basin increased from 140 in 1840 to 2,700 in 1870 and to 5,800 in 1910 (according to the U.S. Census). By 1930 production was down to 2.0 million tons per year and employment in the mine industry was less than 2,500. While production was nearly stable until the end of World War II, the number of miners continued to decline so that by 1945 only 1,000 miners were employed in the Georges Creek Basin.

**Figure 7-5: Historic Coal Production**




*Source: Maryland Bureau of Mines Annual Report*

By 1950 coal mining production had dropped to nearly 0.5 million tons and the conversion to surface mining had begun. By 1960 surface mining accounted for two-thirds of coal production and the number of miners had declined to less than 300. Production increased again during the oil shortage of the 1970s to more than 1 million tons per year and has fluctuated between 0.5 million and 1.3 million since that time. Due to improved coal removal technology, employment in the mining industry had decreased until 2005 when production was 1,317,372 tons. Production has remained stable with 1,320,083.75 tons of coal produced in 2010. Since then a modest increase in mining employment has occurred possibly spurred by the use of Allegany County coal at the AES Cogeneration plant at the Mexico Farms Industrial Park. Table 7-3 illustrates Coal Basin Employment below.

**Table 7-3: Coal Basin Employment**

| Year | Tonnage | Employees |
|---|---|---|
| **1970** | 424,971 | Not Available |
| **1975** | 949,802 | Not Available |
| **1980** | 1,122,817 | 278 |
| **1985** | 543,960 | 201 |
| **1990** | 1,056,810 | 247 |
| **1995** | 633,185 | 165 |
| **2000** | 971,636 | 91 |
| **2005** | 1,317,372 | 139 |
| **2010** | 1,320,083 | 154 |

*Source: Maryland Bureau of Mines Annual Report*
**Does not include office, supervising or independent haulers.**

## 7.4 Reclamation

According to Code of Maryland (COMAR) 26.20.01.02, "reclamation" refers to those activities taken to restore mined land as required by the regulatory program to a post-mining use approved by the Maryland Bureau of Mines.
The Surface Mining Control and Reclamation Act (SMCRA) of 1977 established a program for the regulation of surface mining activities and the reclamation of coal-mined lands, under the administration of the Office of Surface Mining, Reclamation and Enforcement, in the Department of the Interior. Title IV of the Surface Mining Control and Reclamation Act of 1977 authorized the Office of Surface Mining (OSM) to collect fees from operators on active mining operations. The fees collected are deposited into an interest bearing Abandoned Mine Reclamation Fund (AMR Fund) that is used to fund reclamation of land and water resource damage resulting from pre-1977 coal mining practices. The OSM's fee collection authority terminated September 30, 2004, however was extended through FY 2021 by amendment to the SMCRA of 1977 on December 20, 2006. Table 7-4 shows the distribution of AMR funds.

**Table 7-4: Maryland AMR State Share Distribution**

| Year | MD State Share Distribution |
|---|---|
| 2007 | $257,856 |
| 2008 | $181,803 |
| 2009 | $179,324 |
| 2010 | $276,326 |
| 2011 | $312,348 |
| 2012 | $389,801 |
| 2013 | $321,488 |

*Source: Maryland Bureau of Mines Annual Report*

When coal production increased in the 1970s, the State of Maryland began an effort to reclaim abandoned strip mines and to assure reclamation of new mining sites as production ended.

Reclamation laws pertaining to current surface mining operations require that topsoil be removed and reapplied on spoiled surface during re-grading of the land. This practice has aided in mine reclamation. However, mine spoils derived from sandstone and shale that are present in the Georges Creek Planning Region have a low water-holding capacity. These soils tend to form crusts and thus create a water-impermeable layer. The majority of reclaimed topsoil in the Georges Creek Planning Region has a lower fertility and thus requires extensive fertilization for reclamation and seeding establishment.

Due to the un-reclaimed mining that has occurred in the Georges Creek Coal Basin, water quality is impaired by acid mine drainage in the Greater Frostburg, LaVale, Georges Creek and Upper Potomac Planning Regions. This is documented in MDE's *2008 Integrated Report of Surface Water Quality*. Laura Michael, Environmental Research Associate with Western Maryland Resource Conservation

*Discharge from the McDonald mine.*

and Development Council, Inc. (WMRC&D), states that there are approximately 400 or more mine openings found throughout the Georges Creek Coal Basin. Mine openings are problematic due to the discharge of polluted water into the Georges Creek watershed stream system.

In the Georges Creek Coal Basin area, backfilling strip mined sites was historically the prevailing reclamation method. Due to topography and mining heritage, the Georges Creek Planning Region has a history of destructive riverine and steep slope flooding. To protect land and water resources of the Region, proper land reclamation is imperative.

**Table 7-5: Reclamations (Acres)**

| Year | Stripped | Backfilled | Revegetated |
|---|---|---|---|
| 1980 | 390 | 298.07 | 304.80 |
| 1981 | 391 | 320 | 359.10 |
| 1982 | 373.70 | 386.10 | 421.70 |
| 1983 | 137.80 | 227.80 | 261.50 |
| 1984 | 224.20 | 348.80 | 293.90 |
| 1985 | 388.30 | 297.60 | 288.10 |
| 1986 | 112.30 | 146.20 | 146.20 |
| 1987 | 176.40 | 143.50 | 136.50 |
| 1989 | 129.20 | 153.00 | 150.00 |
| 1990 | 102.50 | 94.00 | 93.50 |
| 1991 | 114.20 | 128.00 | 115.50 |
| 1992 | 53.50 | 90.00 | 80.00 |
| 1993 | 84.00 | 110.00 | 129.00 |
| 1994 | 77.50 | 104.00 | 96.00 |
| 1995 | 82.80 | 135.00 | 134.00 |
| 1996 | 61.00 | 116.00 | 115.00 |
| 1997 | 67.50 | 49.50 | 68.00 |
| 1998 | 61.00 | 104.00 | 101.50 |
| 1999 | 228.50 | 139.00 | 116.00 |
| 2000 | 45.50 | 92.50 | 97.50 |
| 2001 | 115.00 | 97.00 | 69.00 |
| 2002 | 235.00 | 177.50 | 191.50 |
| 2003 | 178.50 | 61.00 | 37.00 |
| 2004 | 132.00 | 47.00 | 40.00 |
| 2005 | 73.00 | 79.00 | 53.00 |
| 2007 | 188.00 | 48.00 | 58.00 |
| 2007 | 285.50 | 65.00 | 65.00 |
| 2008 | 130.00 | 121.00 | 150.00 |
| 2009 | 137.50 | 136.00 | 136.00 |
| 2010 | 151.00 | 50.00 | 49.00 |
| 2011 | 281.00 | 229.00 | 235.00 |
| **TOTAL** | **5,207.40** | **4,593.57** | **4,591.30** |

*Source: Maryland Bureau of Mines Annual Report*

Table 7-5 shows that since 1980, 5,207.4 acres of land has been permitted by the Maryland Bureau of Mines and mined for coal in the Georges Creek Coal Basin. After mining was completed, 4,593.57 acres have been backfilled and 4,591.3 acres have been revegetated. The State has also cleaned up old abandoned sites and newly permitted areas through regulatory practices. Other projects include reclaimed gob piles (a pile of waste material such as rock or mine refuse on the surface from old deep mines) and sealed or treated mine drainage sites.

Land that has been reclaimed can be identified utilizing the *2009 Allegany County Soils Survey*. Reclaimed soils are identified as distinct soil types within the survey and are easily depicted over land parcel mapping. Building on reclaimed lands is possible; however geotechnical studies must be completed in order to ascertain proper placement and building techniques.

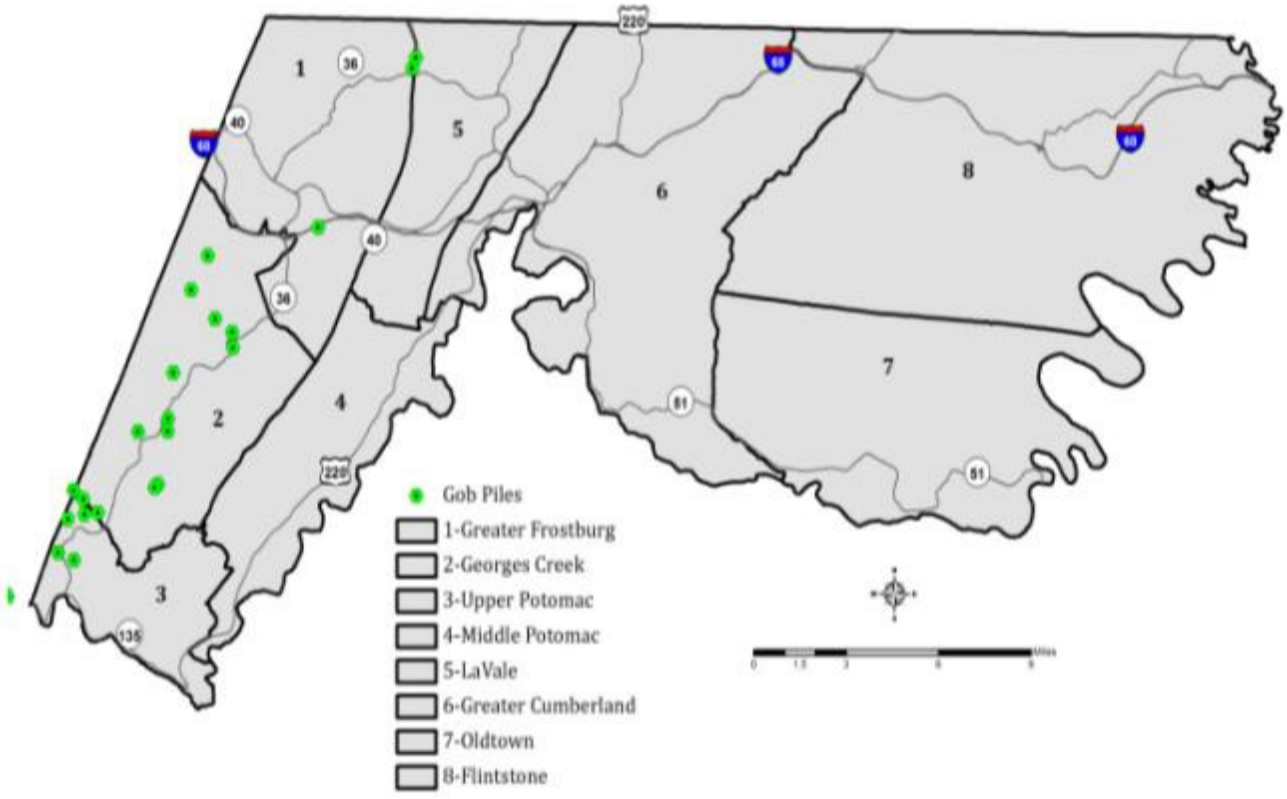
## 7.5 Gob Piles

The "gob pile" is refuse from a long abandoned coal mine. Dr. Daniel L. Welsch, while working with Frostburg State University, studied gob piles in Western Maryland. The term "gob" stands for "garbage of bituminous." Primarily made up of shale, pyrite and other minerals mixed with coal, these piles sometimes leak an acid substance. Welsch indicates that "acid wells up from forgotten mine shafts near the heaps or piles, turning streams into lifeless ditches." Although a number of gob piles have been removed in Western Maryland, at least 40 gob piles remain in Allegany and Garrett Counties. The worst problems existing in the Greater Frostburg, Georges Creek and Upper Potomac Planning Regions are from old mines that were closed before 1977. Map 7-4, below, illustrates the gob piles that were surveyed in 2010 by the Western Maryland Regional GIS Center.

*Gob Pile near homes located in Midland*

*Source: WMRC&D*

**Map 7-4: Gob Pile Locations**




*Source: S&S Planning and Design, LLC*

## 7.6 Other Mineral Resources

Mineral Resources found in various quality and thicknesses throughout Allegany County include: sandstone, limestone, shale beds and iron ore. Additionally, clay usually associated with the coal beds in the Allegheny/Pottsville formation can be found in the Georges Creek Coal Basin. The minerals have been utilized in the past for lime, brick and iron production in the Greater Frostburg and Georges Creek Planning Regions; however, not all are currently in commercial operations. Quarrying for sandstone and limestone is in demand for industrial and private use in the LaVale and Flintstone Planning Regions.

### 7.6.1 Sandstone and Limestone

Sandstone is a sedimentary rock composed mainly of sand-size mineral or rock grains, consisting primarily of quartz and/or feldspar. Some sandstones are resistant to weathering yet are easy to work with, making sandstone a common building and paving material. Within certain sandstone

formations, water percolates through porous surfaces, creating large quantities of stored water. These subsurface water storage areas are valuable aquifers.

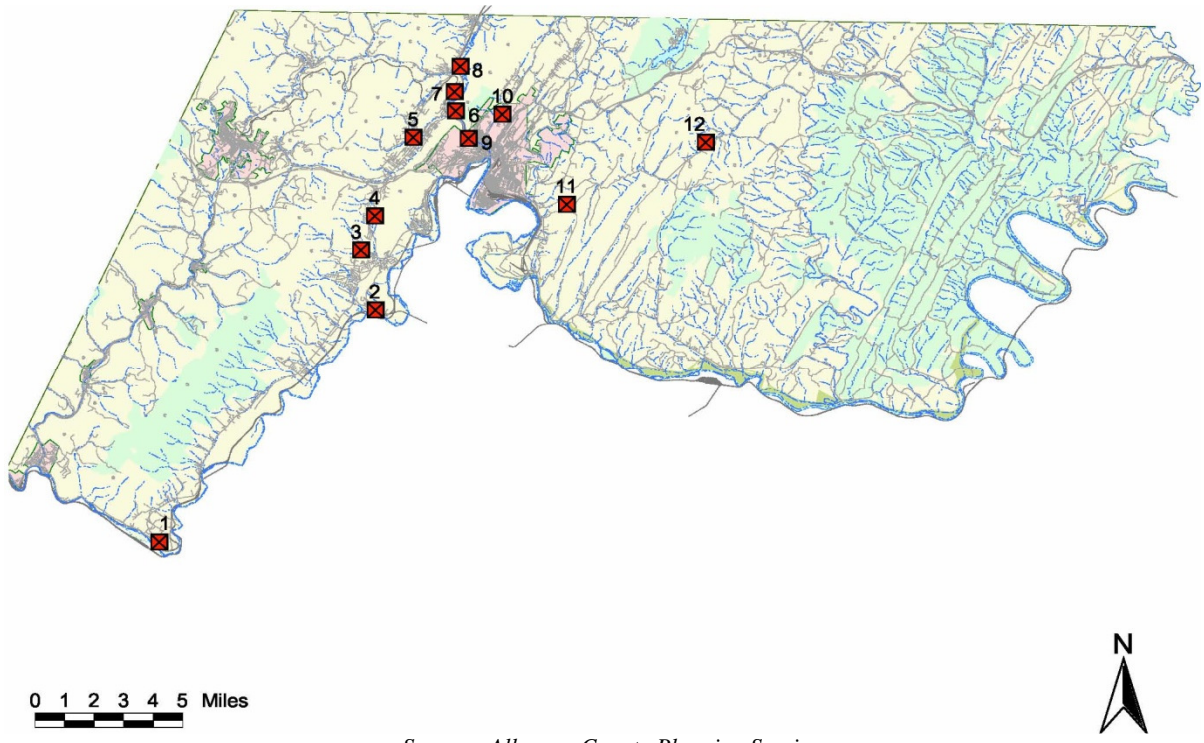
Limestone is partially soluble, especially in hydrochloric acid, and therefore is associated with highly eroded landforms in humid climates. These include limestone pavements, pot holes, centos, caves and gorges. Caves developed from this process are typically found in the Flintstone Planning Region. Limestone is less resistant to water than sandstone in a humid area, but tends to be more resistant than most other sedimentary rocks in dry areas with other sedimentary rocks, typically shale and sandstone.

Among the typical uses for limestone are: cement and mortar, pulverized limestone for soil conditioner to neutralize acidic soil conditions, paper, plastics, paint, tiles, and other materials. Limestone is used both as a white pigment and an inexpensive filler in toothpaste and is added to bread and cereals as a source of calcium. Limestone is used in suppression of methane explosions in underground coal mines,

*An abandoned limestone quarry located near Cresaptown.*
*Source: Allegany County Division of Planning services*

Sandstone has been quarried in the LaVale Planning Region on the west side of Wills Mountain near Motor City. This quartz sand is of varying quality and is no longer in active production. Limestone was also mined near Corriganville at Rock Cut for many years, but is no longer in active production. In the past, limestone deposits in the Valley Road area and on the West Side of Cumberland had also been quarried. Limestone and sandstone quarrying of the 19th and early 20th centuries have left their marks on the landscape. Abandoned quarries pose serious problems for future use of that land, and unlike surface mining of coal, may not be reclaimable. Often associated with the cement industry, limestone quarries are numerous in Allegany County. Figure 7-6 shows locations of some of the more prominent ones.

## Figure 7-6: Sandstone and Limestone Quarrying Sites




*Source: Allegany County Planning Services*

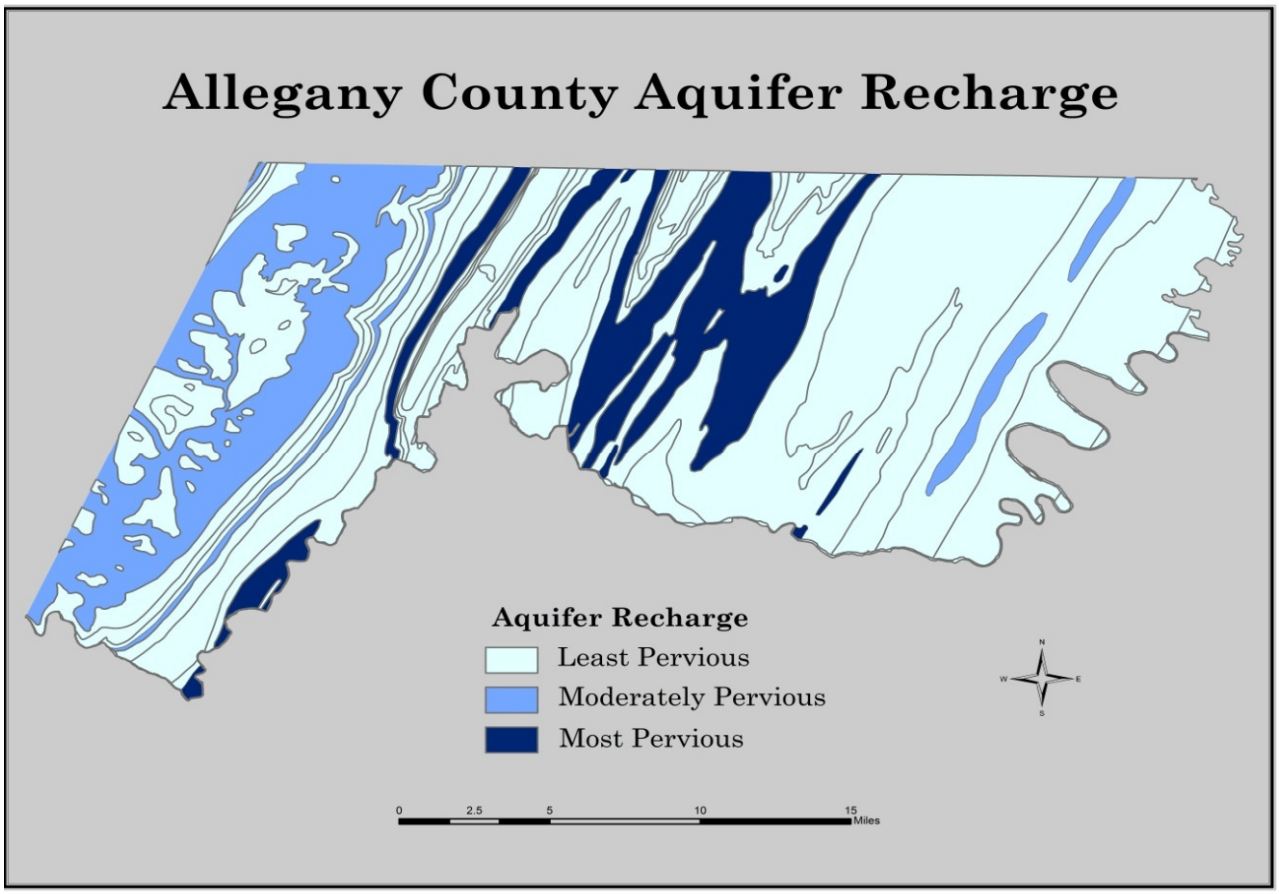
Quarrying, like coal mining, is regulated by the State and the Federal government. COMAR 26.08.03.01 and 26.08.04.01, regulations pursuant to Maryland's Annotated Code; require a permit for discharge to State waters of any quantity of wastewater and for discharges. This permit is required for almost any discharge associated with mineral mines, quarries, borrow pits, concrete and asphalt plants. Mineral mines are addressed in two sections of the federal regulations: 40CFR 436, which describes effluent quality requirements from mine dewatering and from processing of the mineral, and 122.26.40 CFR 436, which identifies storm water associated with industrial activity.

Allegany Aggregates, Inc. is the tri-state area's largest crushed limestone producer and has been in operation since 1991. Allegany Aggregates, Inc. furnishes material for West Virginia, Maryland and Pennsylvania Department of Transportation projects, as well as for industrial jobsites and private developers. Allegany Aggregates, Inc. has two locations**:** Bedrock Quarry in Flintstone, MD and Short Gap Quarry & Concrete in Short Gap, WV**.**

Additionally, as discussed in the Allegany County 2010 Water Resources Element, the most productive aquifers consist of sandstone; however, local limestone formations yield significant volumes of water, as well. The groundwater sources for Allegany County community water systems are confined to the fractured-rock aquifers of the Appalachian Plateaus and the Ridge

and Valley physiographic provinces. Typically most of the aquifer recharge areas in the County are not highly pervious; some of the sandstone and limestone units are capable of producing limited domestic and commercial water supplies through groundwater appropriations. Aquifers are found in three rock formations: Pocono, Conemaugh and the Greenbrier formations as shown on Figure 7-7.

**Figure 7-7: Allegany County Aquifer Recharge**




*Source: Allegany County 2010 Water Resources Element*

The planning regions that are the most pervious for aquifer recharge are the Greater Cumberland and Flintstone. In addition, moderately pervious areas that may allow for producing limited domestic and commercial water supplies are in the Greater Frostburg and Georges Creek Planning Regions.

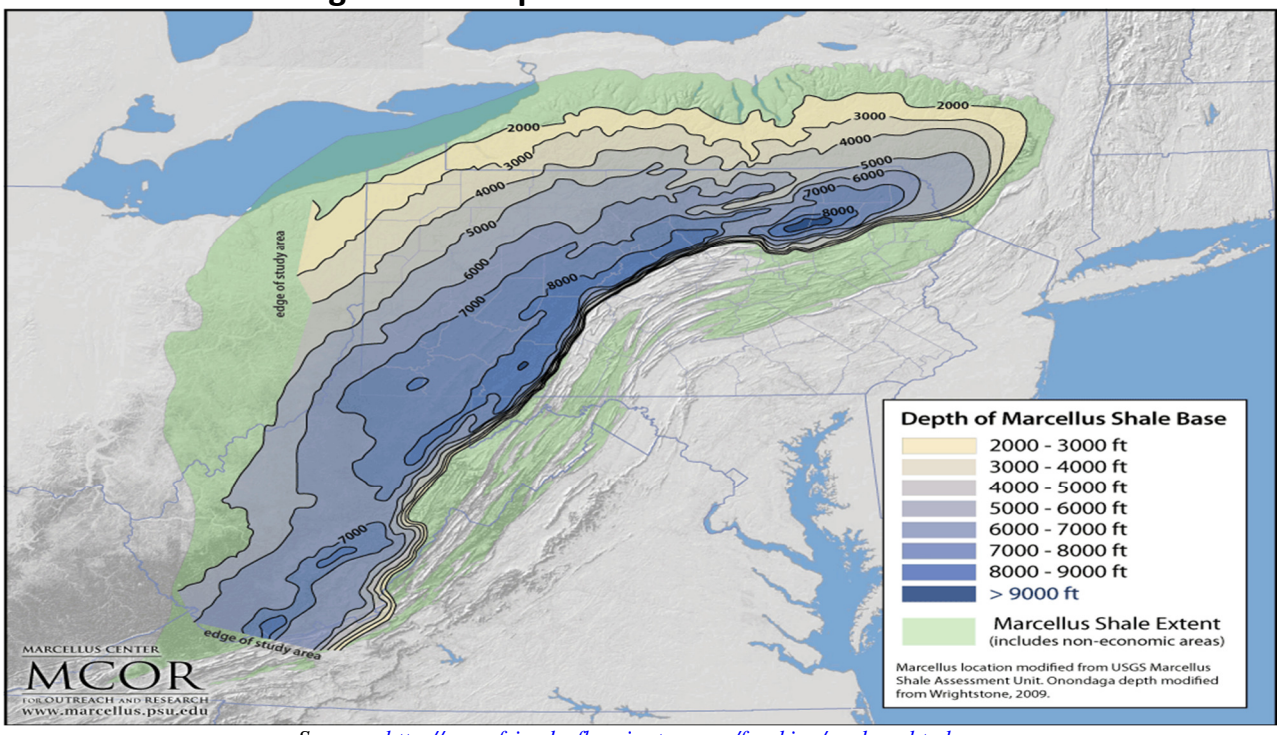
### 7.6.2 Marcellus Shale

At some depth, generally one mile or more beneath the surface of the Georges Creek Syncline, the Marcellus Shale in the Marcellus formation may contain marketable quantities of natural gas. (See Figure 7-8 on the following page) This shale formation is exposed east of Dan's Mountain and was being explored and exploited using a horizontal drilling technology in the northern part of the Appalachian Plateau. This drilling method differs from the typical vertical drilling method

(Figure 7-9 on the following page ) where natural gas migrates toward the top of anticline or dome structures.

According to Geology.com, the Marcellus Shale is a Middle Devonian-age (354-417 million years ago) black, low density, carbonaceous (organic rich) shale found within the subsurface of the Appalachian Plateau. Natural gas occurs three ways in shale: 1) within the pore spaces of the shale; 2) within vertical fractures that break through the shale; and, 3) absorbed on mineral grains and organic material. Most of the recoverable gas is contained in the pore spaces. Due to the tiny and poorly connected pore spaces in the Marcellus Shale, gas has more difficulty escaping from shale and migrating to the top of anticline structures than from other rock types.

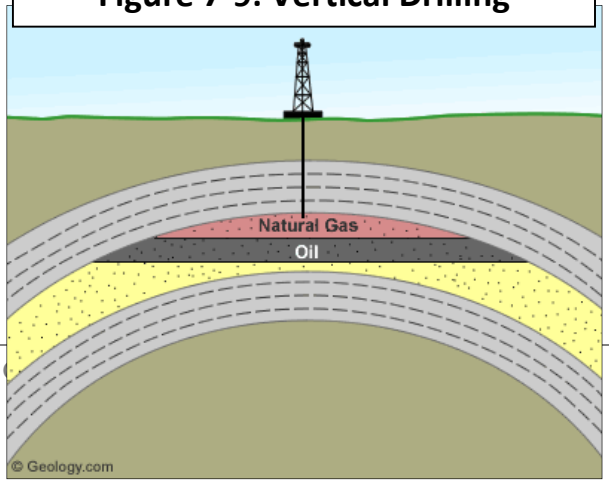
**Figure 7-8: Depth of Marcellus Shale Base**




*Source: http://www.friendsofbarrington.com/fracking/geology.html*

To date, horizontal drilling has been the most efficient method for extraction. Fractures within the Marcellus Shale are vertical, subsequently a vertical borehole would be expected to intersect very few of the fractures. However, a horizontal well drilled perpendicular to the most common fracture orientation would intersect a maximum number of fractures. Due to the new technology of horizontal drilling method, a high yield from the Marcellus Shale has been gained using the horizontal drilling technique. Initial flows suggest that these shales are capable of yielding millions of cubic feet of gas per day, making them some of the most productive gas wells in the eastern United States. (See Figure 7-10 on the following page)

**Figure 7-9: Vertical Drilling**



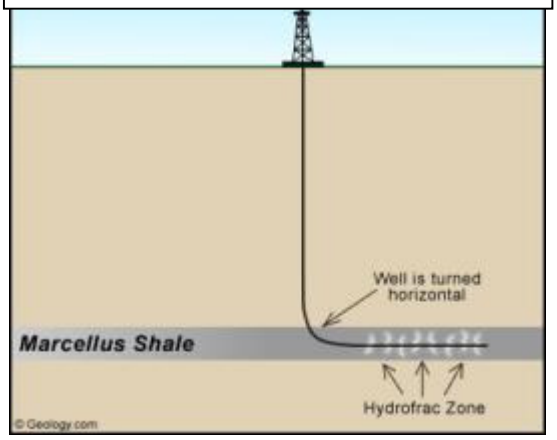
Geology.com describes as follows a second method utilized for increasing the well productivity by increasing the number of fractures in a well by using a technique known as "hydraulic fracturing" or "hydrofracking". This method uses high-pressure water or a gel to induce fractures in the rock surrounding the well bore. The high pressure fractures the rock and pushes the fissures open and then sand is pumped into the well forcing the sand grains into the fractures to keep them partially propped open and allowing for a permeable surface.

However, since the technology and the drilling methods for the Marcellus Shale are quite expensive, extraction of this natural gas has been limited. One concern with the drilling of Marcellus Shale is the treatment of the approximately three (3) million gallons of water that is pumped back out of the well after hydraulic fracturing is completed.

Natural gas exploration and extraction is currently being conducted within Marcellus Shale formations throughout Western Pennsylvania. It was anticipated that these activities will follow the Marcellus formation into Western Maryland and West Virginia. However, due to a decrease in price for natural gas, companies are withdrawing their permits. Additionally, political opposition to the “hydrofracking” process has resulted in a state-wide moratorium. As of March 2013, all drilling permits for Maryland had been withdrawn.

A Marcellus Shale Safe Drilling Initiative Advisory Commission has been developed to assist State authorities with determining if and how gas production can be accomplished without causing the risk of adverse impacts to public health, safety, the environment and other natural resources. The initiative is administered jointly by the Maryland Department of the Environment and the Department of Natural Resources. Allegany County Commissioner William Valentine is currently a member of the Advisory Commission.

**Figure 7-10: Horizontal Drilling**

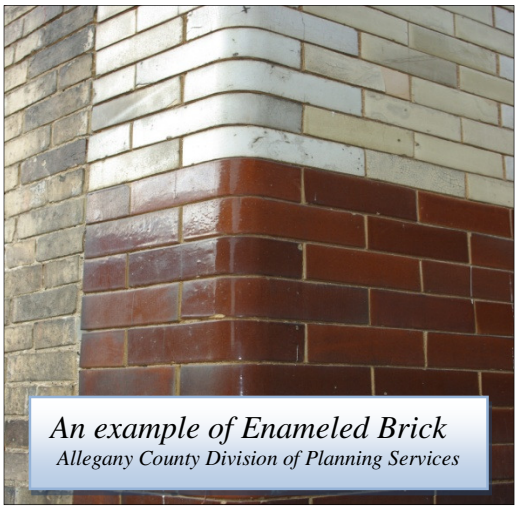



### 7.6.3 Clay

The Mineral Information Institute defines clay minerals as hydrous aluminum phyllosilicates. Clay minerals are common weathering products (including weathering of feldspar) and low temperature hydrothermal alteration products. Clay minerals are very common in fine grained sedimentary rocks such as shale, mudstone and siltstone and in fine grained metamorphic slate and phyllite.

Clays are common all over the world, with the United States both importing and exporting clays and clay products at an estimated rate of about 37.6 million tons of clays each year. Clays have a variety of uses such as: pottery, pet litter to absorb liquids, industrial applications such as the "pelletizing" of iron ore, construction materials such as bricks, cement, and lightweight aggregates, pesticides and pesticide-related products and an ingredient in the production of high quality paper and some refractory porcelain.

In the Georges Creek Planning Region, one type of clay present is Fire clay. There are two properties that make Fire clay important: high purity and ratio of silica to alumina, which allows it to swell slightly during the heating of the brick. Fire Clay is also a type of clay that consists of mineral properties that allow it to withstand high temperature; therefore, it is utilized in fireplaces and furnaces.



*An example of Enameled Brick*
*Allegany County Division of Planning Services*

Historically, the manufacturing of fire brick has been a successful industry in the Greater Frostburg Planning Region. Fire clay deposits located on the eastern side of Big Savage Mountain supported brick manufacturing in both Zihlman and Mount Savage. Gravity powered tram-roads were used to deliver the clay to refractories in both towns. The clay bed out-crops along the summit of the mountain and runs northeast to southwest. On top of the clay is an eight inch bed of coal and below it lies three to four feet of shale. The top layer of coal was used to power the kilns. The bed of clay ranges from eight to twenty feet deep and consists of two intermixed varieties of hard and soft. This brick is still shipped to almost half of the states in the U.S. every month. Specialty bricks manufactured in Mount Savage and Ellerslie were produced in various shapes and colors, including a brick with a white enameled face that can be seen in the chimneys of the region. (see photo above)

### 7.6.4 Iron Ore

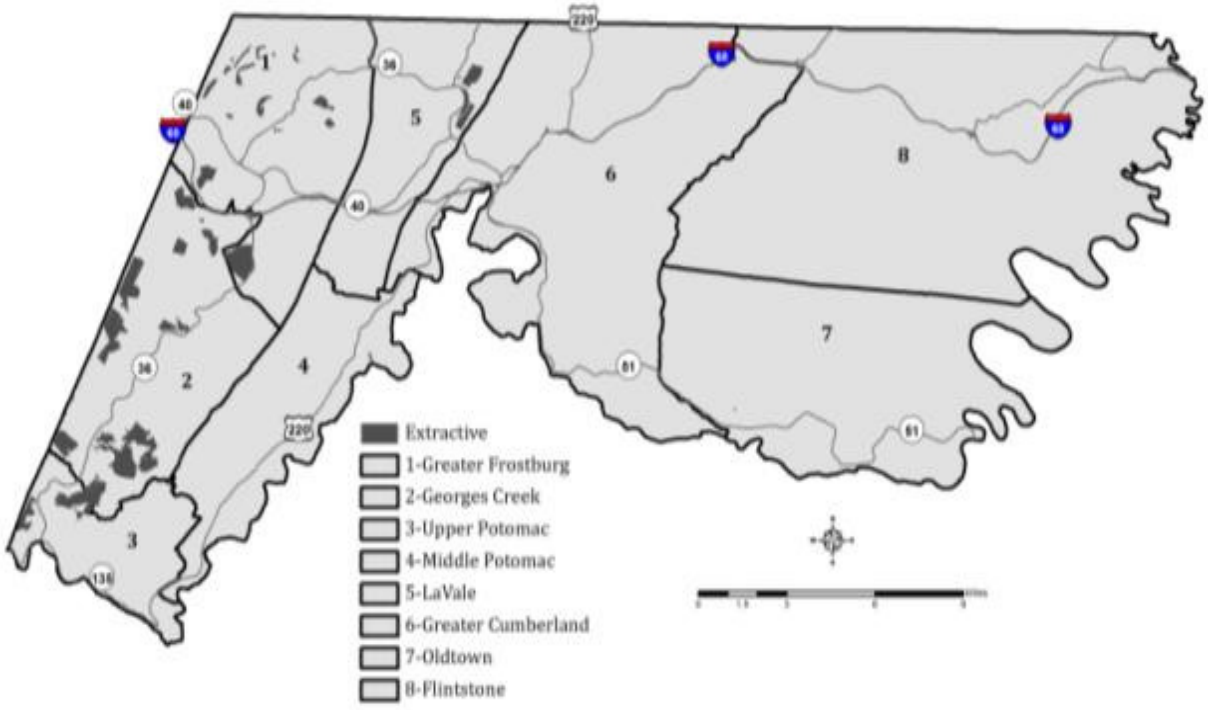
Iron ores are minerals from which metallic iron can be economically extracted. The ores are usually rich in iron oxides and vary in color from dark grey, bright yellow, deep purple, to rusty red. Iron ore is the raw material used to make pig iron, which is one of the main raw materials to make steel. Ninety-eight percent of the mined iron ore is used to make steel.

*Lonaconing's Iron Furnace*
S&S Planning and Design

The "Iron Furnace" in Lonaconing is well known for being utilized by the Georges Creek Coal & Iron Company in 1800s as the first successful manufacturer of iron from coke, a form of coal. Iron produced in Mount Savage was used to manufacture the first iron rails made in the nation, in 1844. Unfortunately, the iron ores found in the Georges Creek Region were not of a high quality and production fell rapidly in the latter 19$^{th}$ century as new sources were found in Michigan and Minnesota.

## 7.7 Mineral Resources and Existing Land Use

**Map 7-6: Existing Land Use - Extraction**




*Source: S&S Planning and Design, LLC*

The Extractive Land Use Category is located within four of the eight Planning Regions; LaVale, Greater Frostburg, Georges Creek and the Upper Potomac (see Map 7-6, above). Extractive land use occurs on 108 parcels which total 5,236 acres of land. The majority of mining operations occur within the Georges Creek Coal Basin which is primarily located within the Greater Frostburg and Georges Creek Planning Regions.

Most of the extractive mineral uses are located in areas zoned A (Agricultural) or C (Conservation). The land uses permitted in all zones located within the recommended Surface Overlay Zone (other than in R or G zones) should be clarified to permit both surface and subsurface mineral extraction uses which comply with the requirements of the Surface Mining Overlay Zone

## 7.8 Goals, Objectives and Recommendations

**MRE Goal 1:** *Provide protection to prime mineral producing areas outside of existing urban lands.*

**OBJECTIVE:**

a) Clearly define and depict existing and future urban lands and usable mineral deposits in relation to one another.

b) Provide protection to prime mineral deposit lands from urbanization.

**RECOMMENDATIONS:**

a) Review current zoning, particularly in relation to future and past mineral resource extraction activities.

b) Implement the Surface Mining Overlay Zone that was recommended in the Georges Creek Regional Comprehensive Plan. (See Appendix "H" attached to this Plan)

**MRE Goal 2:** *Promote the use of best practices for reclamation activities.*

**OBJECTIVE:**

a) Support activities that enhance technical skills that will improve reclamation programs to effectively implement the *Federal Surface Mining Control and Reclamation Act.*

b) Utilize Best Management Practices for reclamation purposes.

**RECOMMENDATIONS:**

a) Review locations of reclamation sites for possible rezoning to industrial use or other more intensive uses.

b) Encourage a partnership between the County and the Maryland Bureau of Mines.

c) Courage use of alkaline soil during reclamation to increase alkalinity.

d) Encourage the use of the Forest Reclamation Approach where loose topsoiling material is dumped on the backfill rather than being spread with heavy equipment. This limits compaction and promotes woody stem growth

e) Suggest approved soil amendment is applied and subsequent disking is conducted during reclamation activities.

**MRE Goal 3:** *Mitigate past mining activities that pose a flooding and land movement hazard.*

**OBJECTIVE:**

a) Encourage the Maryland Bureau of Mines to continue identifying potential hazard sites such as: gob piles, slope slippage at steep mine sites, sources of acid mine drainage and any opening from past deep mining activities.

b) Define re-vegetation as it relates to reclamation to include woody vegetation.

**RECOMMENDATIONS:**

a) Remove gob piles, specifically those located near streams or buildings.

**MRE Goal 4:** *Mitigate the effects of Acid Mine Drainage to waterways.*

**OBJECTIVE:**

a) Consider importing limestone materials to add to topsoil during reclamation of surface mine sites.

**RECOMMENDATIONS:**

a) Treat acid mine drainage utilizing best practices (practices that are proven to be safe and effective).

b) Close hazardous deep mining openings to ensure public safety.

**MRE Goal 5:** *Promote the restoration of mineral extraction sites other than coal.*

**OBJECTIVE:**

a) Identify and map abandoned quarry sites, borrow pits and fire clay mines.

**RECOMMENDATIONS:**

a) Provide incentives to land owners to restore abandoned mineral extraction sites.

**MRE Goal 6**: *Promote the exploration of safe and effective removal of natural gas in the Marcellus Shale formation.*

**OBJECTIVE:**

a) Encourage policymakers and regulators to engage in the Marcellus Shale Safe Drilling Initiative Advisory Commission.

**RECOMMENDATIONS:**

a) Extend meeting invitations to key policymakers and regulators.

# Chapter 8
# Sensitive Areas Element

Issues & Opportunities

## Sensitive Areas

***The following key issues and opportunities were identified during public forums held throughout the plan development.***

- Viewsheds & Ridge Tops
- Endangered Species
- Protect Tier II Watersheds/Streams
    - Acknowledge Protections

Sensitive Areas Element (SAE) Goals were identified during public forums for the development of the Sensitive Areas Element and are as follows:

***SAE Goal 1***: *Establish & regulate sufficient stream buffers for Sensitive Areas.*
***SAE Goal 2:*** *Undertake land preservation and other methods to preserve existing and establish new open space and "greenways" to ensure habitat diversity and corridors throughout Allegany County.*
***SAE Goal 3:*** *Protect non-tidal wetland areas from development impacts.*
***SAE Goal 4:*** *Protect scenic vistas and geologic features within Allegany County.*
***SAE Goal 5:*** *Continue flood mitigation activities throughout Allegany County by monitoring and regularly updating Flood Buyout list as funds are available.*
***SAE Goal 6:*** *Restrict urban development above areas that historically flood due to steep slopes, specifically in the Georges Creek Planning Region.*
***SAE Goal 7:*** *Protect existing urban development by limiting activities on higher land surfaces, such as strip mining and timbering activities that drain down over steep slopes, specifically in the Georges Creek Planning Region.*

Action Items and Projects that will enable the County to meet the goals identified for Sensitive Areas are discussed at the end of this chapter.

# 8.1 Introduction

Allegany County has natural constraints that impact the use of resources and affect the County's settlement pattern. These constraints include steep slopes, poorly drained (and in some cases highly erodible) soils, narrow, swift flowing streams, floodplain areas, and threatened and endangered species habitat. Over time the development of mineral and renewable resources and the urban development associated with the extraction or use of these resources have in many cases upset the delicate natural balance that was in place prior to settlement. Additional sensitive areas within Allegany County include: non-tidal wetlands, hydric soils, trout streams, scenic vistas, and unique geologic features.

Impacts to sensitive areas throughout Allegany County include: commercial and residential development, acid mine drainage (AMD), floodplain encroachments, slope failure, and stormwater runoff from timbering, mining, and agricultural activities. These impacts have contributed to stream pollution, flood damage, soil depletion and disruption of scenic view sheds.

## 8.1.1 Economic Growth, Resource Protection and Planning Act of 1992

In response to decades of environmental damage to State resources, the State of Maryland in 1992 passed the Economic Growth, Resource Protection, and Planning Act of 1992, which required each county to adopt a Sensitive Areas Element to be added to existing and future comprehensive plans. This element was designed to address the protection of the following sensitive areas:

- Steep Slopes
- 100 Year Floodplain
- Streams, Rivers, & Buffers and,
- Threatened and Endangered Species Habitat

The Allegany County Code of Public Laws includes regulations designed to protect Sensitive Areas. These regulations have been enacted throughout the years to protect designated areas and to mitigate and minimize future impacts.

Following the passage of the Planning Act of 1992 the Maryland Office of Planning and the Department of Natural Resources developed standards and policies to protect Sensitive Areas. This effort included the preparation of a rationale for the protection of each of the four (4) types of state mandated Sensitive Areas. Applicable parts of this rationale are included in the Allegany County Sensitive Areas Plan Element to provide consistency with the State guidelines.

Additionally, the following sensitive areas are discussed for Allegany County:

- Highly Erodible Soils
- Non-Tidal Wetlands
- Vernal Pools

- Hydric Soils
- Trout Stream Watersheds and,
- Scenic Vistas and Unique Geologic Features

## 8.2 Steep Slopes

Steep slopes as defined by both the State of Maryland and Allegany County are areas with gradient greater than 25%. In Allegany County development is prohibited in areas with slopes greater than 25%.

Slopes provide an environment for movement of soil and pollutants when land disturbance occurs. While soils have varying degrees of erodibility, all soils are subject to movement, increasingly so as the slope of the land increases. Control of that erosion potential is usually achieved in the context of land use regulation, where environmental protection is focused on those areas where soil movement is most likely to be a problem – on "steep" slopes.

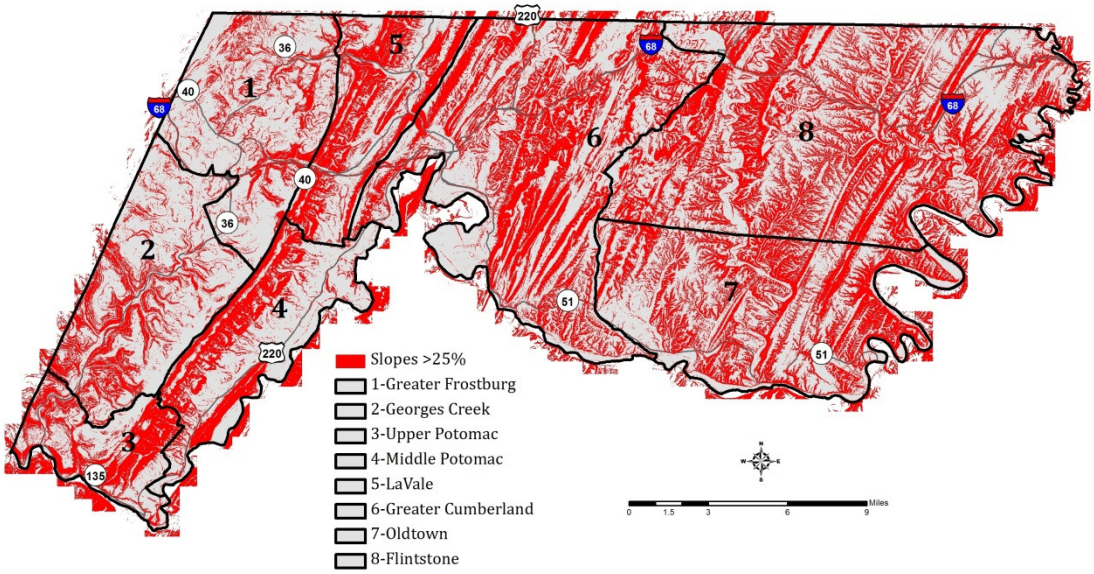
The Maryland Planning Act of 1992 expresses multiple reasons for protecting steep slopes. Preservation of steep slopes adjacent to watercourses is especially important because of the potential harm to water quality and aquatic habitat. Communities pay the economic cost associated with loss of water quality, as well as hazards such as flooding and landslides and other problems caused by disturbances to steep slopes. The identification and protection of steep slopes within a community helps protect the community (and downstream communities) from these hazards. Protection also provides aesthetically pleasing open space and maintains local biodiversity found on these slopes.

### 8.2.1 Steep Slopes within Allegany County

Map 8-1, below, shows that all of the planning regions of Allegany County contain steep slope areas that limit development. Allegany County has several mountain ridges, oriented in a northeast southwest direction, spaced across the County. Typically, the side slopes along these ridges are steeper than 25 percent. In many planning regions, linear development patterns follow stream valley corridors and are limited by the steep slopes that serve as the stream corridor boundaries.

Current Allegany County regulations prohibit development in areas with slopes greater than 25 percent. Additional engineering and analyses, such as soil stability analysis, may be required for proposed development on slopes greater than 15 percent.

**Map 8-1: Steep Slopes 25% & Greater**




*Source: S&S Planning and Design, LLC*

## 8.3 100-Year Floodplains

The historical reasons for floodplain protection have been to guard against injury to people and to prevent destruction of property. In the context of sensitive areas protection under the Maryland Planning Act of 1992, relatively undisturbed floodplains serve a variety of additional functions having important purposes and benefits.

Floodplains, the products of natural floods, moderate and store floodwaters, absorb wave energy, and reduce erosion and sedimentation. Wetlands found within floodplains help maintain water quality, recharge groundwater, protect fisheries and provide habitat and natural corridors for wildlife. Stream buffers found within floodplains also help to maintain water quality.

The Maryland Department of the Environment (MDE) defines non-tidal 100-year floodplains as an area along or adjacent to a stream or body of water that is capable of storing or conveying floodwaters during a 100-year frequency storm event. A 100-year flood is a flood level which has a 1% chance of being equaled or exceeded in any given year.

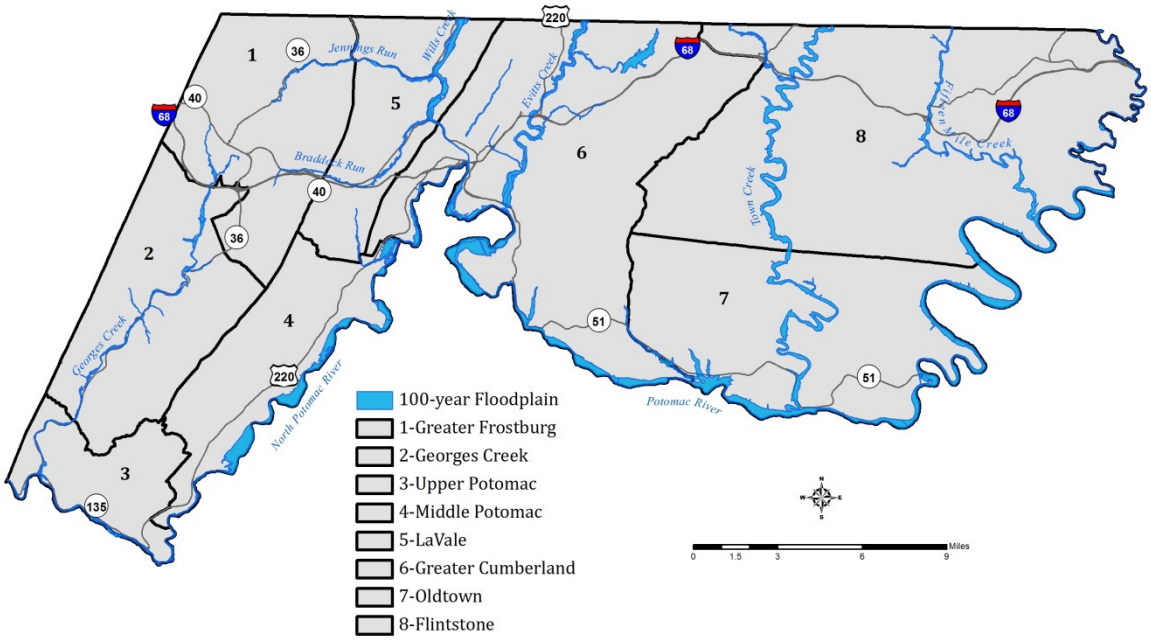
Safeguarding the many natural functions performed by floodplains benefits adjoining and downstream communities. It does this by minimizing the risks (and costs) associated with the loss of life and property; and by contributing to the maintenance of water quality and quantity which may directly affect drinking water supplies and recreational opportunities. Ultimately, floodplain protection helps restore the health of the Chesapeake Bay – a goal which will benefit the entire public.

### 8.3.1 100-Year Floodplains within Allegany County

Mapped 100-year floodplains comprise a small percentage (5%) of the total land area of Allegany County. In several planning regions, such as Georges Creek, much of the urban development has historically been located in close proximity to stream and river systems and within 100-year floodplains of rivers and their tributaries. (See Map 8-2 below) The majority of this development occurred prior to 1940 when no regulatory mechanisms were in place to limit construction or regulate development in floodplain areas. The development of the County's transportation system typically followed river and stream corridors, leading to urban development occurring there as well. The limited developable ground within narrow stream valleys results in urban development within 100-year floodplains.

Since 1970, Allegany County and its municipalities have adopted floodplain regulations. Although these regulations could not effectively reduce the risk of flooding for areas that were developed prior to their adoption, they have reduced redevelopment of flood prone properties. As a result, devastating floods in the 1980s and 1990s affected most of the urban communities situated along primary and secondary tributaries. Subsequent to these major floods, several areas throughout the County have experienced localized flooding events during severe thunderstorms.

**Map 8-2: Mapped 100-Year Floodplain**



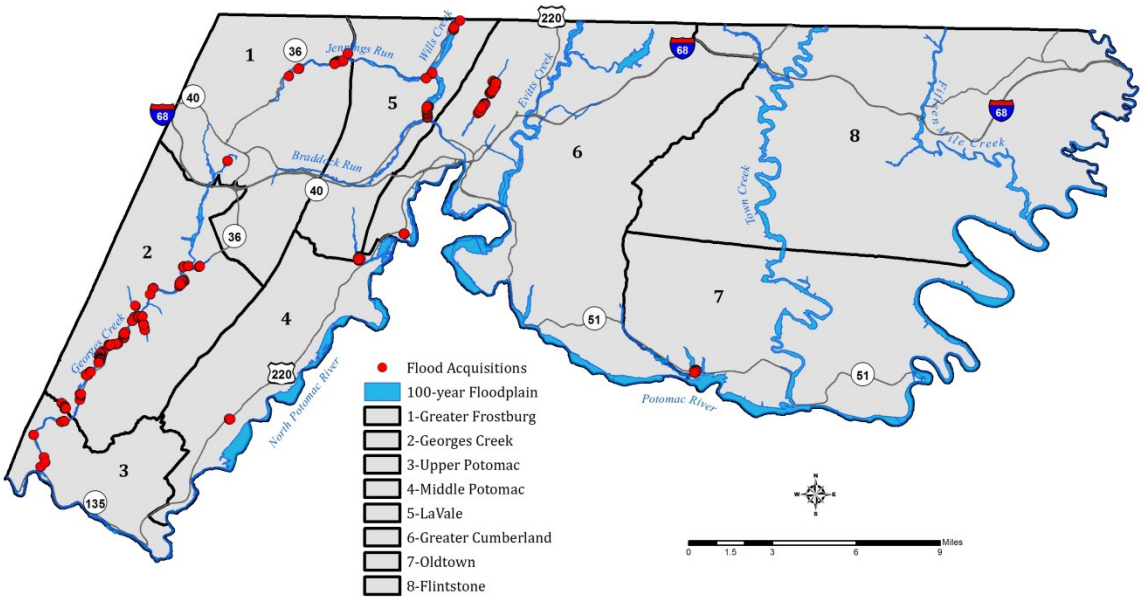

*Source: S&S Planning and Design, LLC*

### 8.3.2 Allegany County Flood Acquisition Program

Following severe flooding in the Wills Creek valley in 1984, Allegany County initiated a flood acquisition program in the Locust Grove community west of Cumberland. This acquisition program was voluntary in nature and utilized funding provided by the State of Maryland. In the aftermath of the 1996 flood event, Allegany County embarked on an even larger acquisition program, particularly in the Georges Creek Planning Region. This acquisition program was funded through a combined effort by the Federal Emergency Management Agency (FEMA), the Maryland Emergency Management Agency (MEMA), the Maryland State Highway Administration (MD-SHA) and Allegany County.

The *2012 Allegany County Hazard Mitigation Plan Update* states that 180 structures were razed between 1987 and 2010. Additionally, the County's flood buyout records show that fourteen (14) properties were purchased between 2005 and 2011. A new list of more than 70 flood-prone properties was generated by the County's Division of Land Development Services and Department of Public in February 2014. At that time grant applications were submitted to MEMA and the State's Department of Housing and Community Development to fund acquisition of eight additional flood-prone properties.

**Map 8-3: Flood Acquisitions**




*Source: S&S Planning and Design, LLC*

### 8.3.3 Severe Repetitive Loss Properties

The National Flood Insurance Act of 1968 provided funding to reduce or eliminate the long-term risk of flood damage. In 2004, the Bunning-Bereuter-Blumenauer Flood Insurance Reform Act amended the National Flood Insurance Act of 1968. The Reform

Act authorized the Severe Repetitive Loss (SRL) grant program, to address severe repetitive loss structures insured under the National Flood Insurance Program (NFIP).

According to the Federal Emergency Management Agency (FEMA), a severe repetitive loss property is defined as a **residential property** that is covered under an NFIP flood insurance policy and

> (a) Has at least four NFIP claim payments (including building and contents) over $5,000 each, and the cumulative amount of such claims payments exceeds $20,000; or,
>
> (b) For which at least two separate claims payments (building payments only) have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building.

For both (a) and (b) above, at least two of the referenced claims must have occurred within any ten-year period, and must be greater than 10 days apart.

According to the *2012 Allegany County Hazard Mitigation Plan Update,* as of November 18, 2011, nineteen (19) repetitive properties are located in the following areas of the County:

- Kreigbaum Road, Corriganville
- National Pike, Flintstone
- Temperance Row, Barton
- Canal Road, Cumberland
- National Highway, LaVale
- Church Street, Westernport (4)
- Red Rose Lane, Barton
- Rockville Street, Lonaconing
- (2) Baltimore Pike, Cumberland
- Lower Georges Creek Road, Lonaconing
- Cedar Knoll Lane, Cumberland
- Cliffside Drive, Mount Savage
- Broadway Street, Midland
- Main Street, Westernport
- Cumberland

*Note: No commercial repetitive loss structures exist in Allegany County.*

## 8.4 Streams, Rivers & Buffers

According to the Maryland Department of Environment, stream buffers include the stream, stream bank, and all lands lying within 50 feet, measured from the top of each normal bank, of any perennial or intermittent stream.

The Maryland Planning Act of 1992 was partially based on the premise that streams and their buffers are valuable to people and vital to our natural resources. Streams provide drinking water for local communities, and crop-saving irrigation for farmers during droughts. Streams support recreational fishing and serve as spawning areas for commercial fish stock. Streams attract many outdoor enthusiasts such as hunters, bird-watchers, and nature photographers. Without adequate and sustained cooling water in streams and rivers,

industries and power plants would pass higher costs on to consumers. Development near stream areas subject to flooding could result in the loss of life and property.

Streams and their buffers are home to countless species of animals and plants. Streams serve as lifelines to the Chesapeake Bay, transporting valuable nutrients, minerals, and vitamins to the Chesapeake. The floodplains, wetlands, and wooded slopes along streams are very important parts of the stream ecosystem, and in many ways determine the diversity and health of a stream.

As development activity becomes more intense and consumes larger amounts of land, forests and natural vegetation along streams are diminished. The cumulative loss of large amounts of open space and natural land reduces the ability of remaining land along streams to buffer the effects of such intrusions resulting in high stream flow and pollution. Many Maryland streams have lost part of their "immune system" and are now more vulnerable to harsh conditions and pollution stress than ever before.

Maintaining and/or establishing stream buffers is a crucial "best management technique" that reduces sediment, nitrogen, phosphorous, and other runoff pollutants by acting as a filter, thus minimizing damage to streams. The effectiveness of buffers depends on their width (which should take into account such factors as contiguous or nearby steep slopes, soil erodibility, and wetlands), the type of vegetation within the buffer (some plants are more effective at nutrient uptake than others), and maintenance of the buffer (natural, un-mowed vegetation is preferable).

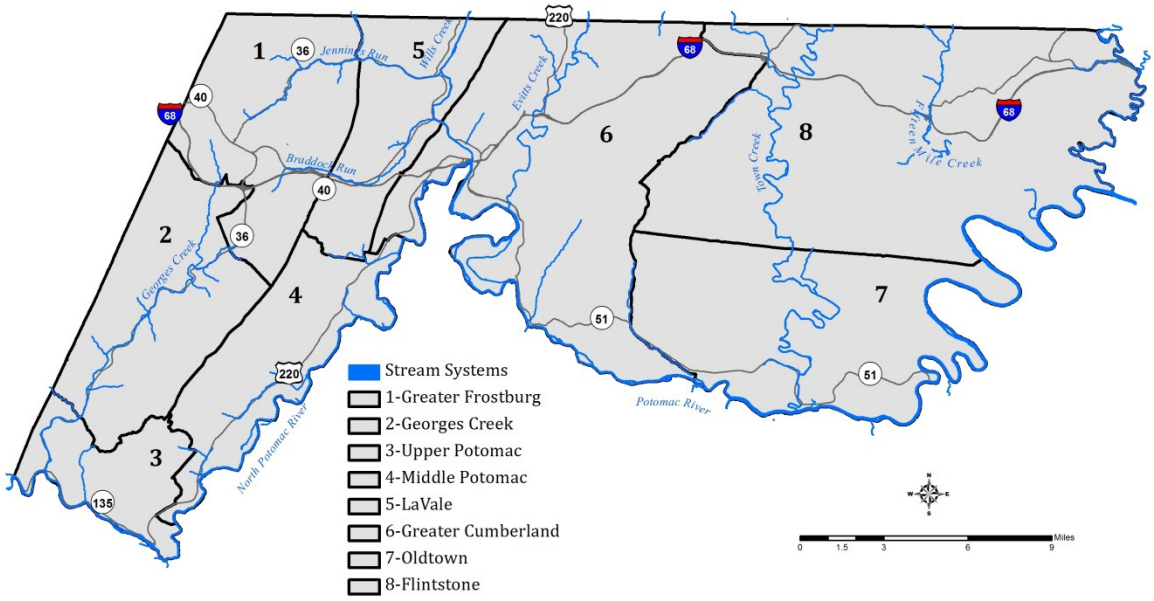
### 8.4.1 Rivers, Streams & Their Buffers in Allegany County

As discussed in *Section 8.3: 100-Year Floodplains*, many of the areas adjacent to Allegany County's streams and rivers have been developed for urban uses since the beginning of intensive settlement in the 1840s. The North Branch of the Potomac River is the County's southern boundary from Garrett County to where the South Branch and the North Branch of the river join at Oldtown. From that confluence, the Potomac River forms Allegany County's southern boundary as it travels eastward to Washington County. Primary tributary watersheds flowing into the North Branch and the Potomac River downstream of the confluence of the North and South Branches within Allegany County include Georges Creek, Wills Creek, Evitts Creek, Town Creek, Fifteen Mile Creek, and Sideling Hill Creek. (See Map 8-4, below) Each of these primary tributaries has their own network of contributing tributaries and stream valleys, many of which contain urban development. In some stream corridors, such as the Georges Creek valley, very little stream buffering is present due to the combination of urbanization and the confines of the valley.

Allegany County Land Use Regulations require a stream setback for new construction and development; however, in some stream valleys the effectiveness of setbacks as a preventative measure is likely negligible unless more specific measures are adopted, such as woody vegetation installation within stream buffer areas. Establishing vegetative

stream buffers with native riparian species will significantly improve the water quality of Allegany County's streams and rivers.

**Map 8-4: Significant River & Stream Systems**




*Source: S&S Planning and Design, LLC*

## 8.5 Threatened & Endangered Species Habitat

Habitats occupied by threatened or endangered species are determined and listed by the Maryland Department of Natural Resources Wildlife and Heritage Service.

A Council of Environmental Quality report (referenced in the Maryland Planning Act of 1992) stated that some 500 plants and animals have disappeared from North America since European settlement commenced after 1492. The Federal endangered species list numbers 1,357 plants and animals; another 53 species are proposed and 252 other species are candidates for listing as being endangered.

The materials and chemicals produced by plants and animals are a largely unresearched storehouse for products beneficial to people. More than half of all medicines in use today can be traced to wild organisms. Plant chemicals are the sole or major ingredient in 25% of all prescriptions written in the United States each year. Only about 5% of the world's plants have been investigated to pharmaceutical use. Agriculture depends on the development of new varieties of crops to fend off pests and diseases. Many of these strains are created by crossbreeding with wild relatives of crop species. Biological engineering may create the ability to improve crops by transferring genes from wild

strains, allowing the development of drought-resistant crops or crops with built-in pesticides.

There are also ethical and cultural reasons for stemming the loss of species. When a species is driven to extinction by the current generation of humans, all future generations must bear the cost. The well-being of future generations is the social responsibility of the present generation. Support is growing for an ethic that recognizes that every form of life warrants respect regardless of its worth to humans. Finally, the plants and animals that make up "nature" have considerable abstract value, playing significant roles in art and many religions.

### 8.5.1 Threatened & Endangered Species Habitat in Allegany County

In Maryland, Threatened and Endangered Species are listed by County rather than by stream basin. While certain species may only be located in specific locations within the County, the listing does not specify where in Allegany County each species is found. More than 30 species have been added to the listing since 1994, including the Northern Goshawk, the Roundleaf Serviceberry and the Glade Fern. During the same time period, the Black Bear, Long Tailed Shrew and the Shellbark Hickory have been removed from the listing. Appendix E provides the most current listing for Allegany County. New additions added since August 1994 are highlighted.

## 8.6 Highly Erodible Soils

### 8.6.1 Highly Erodible Soils Relationship to Steep Slopes

The presence of steep slopes is not in itself proof that an area or site is subject to severe erosion or flooding, but when found in conjunction with the presence of highly erodible soils, steep slopes can be a very limiting factor for timbering, mining, road building or general urban development. Highly erodible soils are defined as those soils having a soil erodibility Factor (K Factor) of 0.35 or greater. This represents both susceptibility of soil to erosion and the rate of runoff. Normally, soils high in clay content have a low K value and are more resistant to erosion because clay particles are not easily detached from one another. Sandy soils also have a low K value because of a low rate of runoff. Soils having high silt content are the most erodible because they are easily detached and produce high rates of runoff.

### 8.6.2 Highly Erodible Soils within Allegany County

Stormwater flooding on highly erodible soils in steep slope areas is a concern throughout Allegany County because much of the densely settled area in the region lies within the down slope of steep and sometimes unstable slopes. The recently completed Soil Survey of the County (USDA 2008) shows large areas of highly erodible soils throughout Allegany County. Although not confined to steep slope areas, these soils tend to

exacerbate stormwater runoff, erosion and flooding when found in conjunction with steep slopes. As shown on Table 8-1 and Map 8-5, below, highly erodible soils, particularly on steep slope areas, need to be considered in forming the County's future land use policy.

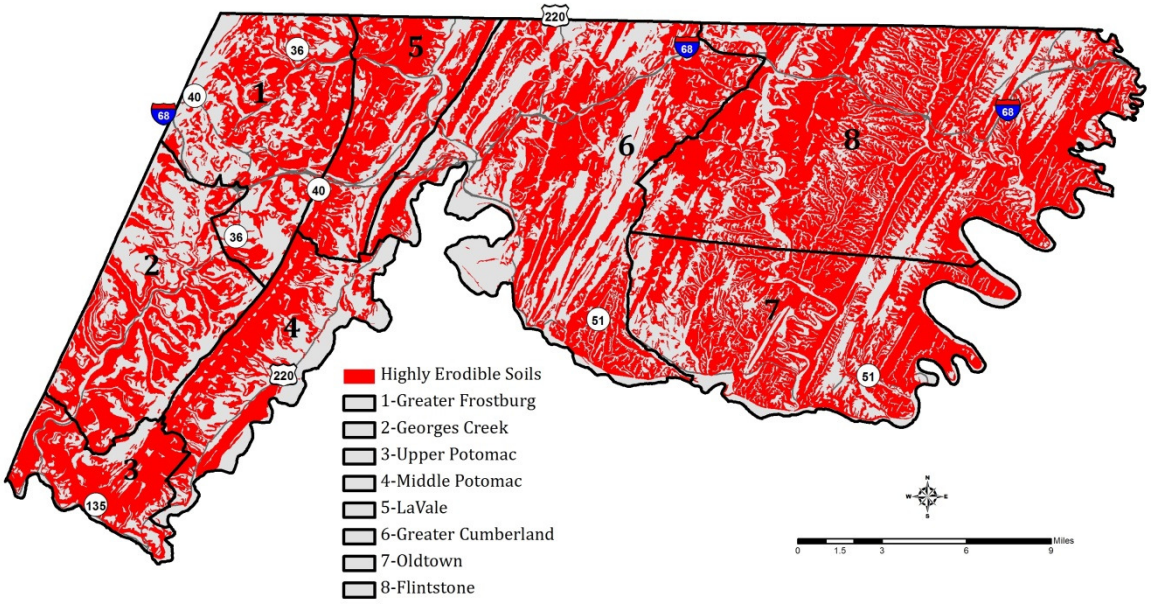
**Table 8-1: Hazard of Erosion Suitability for Roads & Trails on Forestland**

| Map Symbol and Soil Name | Slopes | Hazard of off-road or off- trail erosion | Hazard of erosion on roads and trails |
|---|---|---|---|
| BuD: Buchanan | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| BvD: Buchanan | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| BwD: Buchanan | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| CgD: Cedarcreek | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| CgE: Cedarcreek | 25 – 45% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| CgF: Cedarcreek | 45 – 65% | Very severe Slope/Erodibility | Severe Slope/Erodibility |
| DcE: DeKalb | 25 – 45% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| DeD: DeKalb | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| DeF: DeKalb | 45 – 65% | Very severe Slope/Erodibility | Severe Slope/Erodibility |
| DeG: DeKalb | 65 – 80 % | Very severe Slope/Erodibility | Severe Slope/Erodibility |
| DoD: Dormont | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| DoE: Dormont | 25 – 45% | Severe Slope/Erodibility | Severe Slope/Erodibility |
| ErD: Ernest | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| EsD: Ernest | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| EsE: Ernest | 25 – 45% | Severe Slope/Erodibility | Severe Slope/Erodibility |
| EuD: Ernest | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| FaD: Fairpoint | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| FaE: Fairpoint | 25 – 45% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| FaF: Fairpoint | 45 – 65% | Very severe Slope/Erodibility | Severe Slope/Erodibility |
| GbD: Gilpin | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| GbE: Gilpin | 25 – 45% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| GcD: Gilpin | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| GcE: Gilpin- | 25 – 45% | Moderate | Severe Slope/Erodibility |

| | | | |
|---|---|---|---|
| | | Slope/Erodibility | |
| GmD: Gilpin | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| GmE: Gilpin | 25 – 45% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| GmF: Gilpin | 45 – 65% | Very Severe Slope/ Erodibility | Severe Slope/Erodibility |
| GuD: Gilpin | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| HfE: Hazleton | 25 – 45% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| RaD: Rayne | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| ReD: Rayne | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| ReE: Rayne | 25 – 45% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| SsE: Sideling | 25 – 45% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| WrD: Wharton | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |
| WtD: Wharton | 15 – 25% | Moderate Slope/Erodibility | Severe Slope/Erodibility |

*Source: S&S Planning and Design, LLC*

## Map 8-5: Highly Erodible Soils




*Source: S&S Planning and Design, LLC*

## 8.7 Additional Sensitive Areas

The protection of a broad array of sensitive area categories will enhance the environmental quality of Maryland's counties and municipalities. The resulting cleansing of the State's water quality and natural habitats will improve and reinforce the quality of life for all citizens. Protection of a wide array of sensitive areas will have an effect on Maryland's economy. Protecting landscapes and resources and maintaining the natural environmental are measures that attract corporations and businesses seeking new locations. The resulting improved quality of life also helps the State retain existing employers and their employees.

The U.S. Army Corps of Engineers Wetland Delineation Manual defines a non-tidal wetland is an area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, commonly known as hydrophytic vegetation.

## 8.8 Non-Tidal Wetlands

The health of the Chesapeake Bay ecosystem is inextricably link to the abundance and condition of wetlands, both tidal and non-tidal, in the Bay watershed. Many species of wildlife, particularly amphibians, reptiles, and many species of birds use non-tidal wetlands for breeding, wintering, and migrating. Valuable fur bearers such as muskrats and beavers also inhabit non-tidal wetlands. Species dependent on wetlands include a large number of Maryland's endangered species. When critical reproductive areas are filled for development or choked by pollution and excessive nutrients, populations of these species will decline.

The aquatic food chain is dependent upon wetlands to provide nourishment for the many fish, shellfish, and smaller organisms that spend periods of their lives in the wetland habitat. Organic material, or food, is produced in the water by breakdown of wetland plant leaves and stems. Wetland plants are very effective in reducing or eliminating stream bank erosion. Because they have extensive and complex root systems, these plants are especially efficient at holding soil in place and thus reducing sedimentation. Sedimentation in streams and estuaries severely impacts reproduction and survival of aquatic life.

Nontidal wetlands are the transition zones between open water or aquatic environments and uplands. They are inland, freshwater areas and are not subject to tidal influence. It is typical of these areas that the water table is at or near the surface, or the land is covered by shallow water. These areas contain distinct biological and chemical characteristics. The term "nontidal wetlands" encompasses a variety of environments such as marshes and swamps, bottomland hardwood forests, wet meadows, vernal pools, inland bogs, and the shallow areas of lakes and ponds.

### 8.8.1 Protection of Non-Tidal Wetlands

The Maryland Non-Tidal Wetlands Protection Act of 1989 regulates activities in the State's non-tidal wetlands, including the placement of fill, grading, excavation, and building structures. This Maryland Act closely parallels the Federal regulatory program under Section 404 of the Clean Water Act, but also stipulates a 25-foot buffer zone around wetlands or 100-feet around any non-tidal wetlands of Special State Concern. The Act also regulates any alteration of wetland vegetation or hydrology and seeks to achieve 'no net loss' of wetland acreage and to maintain the functional quality of Maryland's non-tidal wetlands.

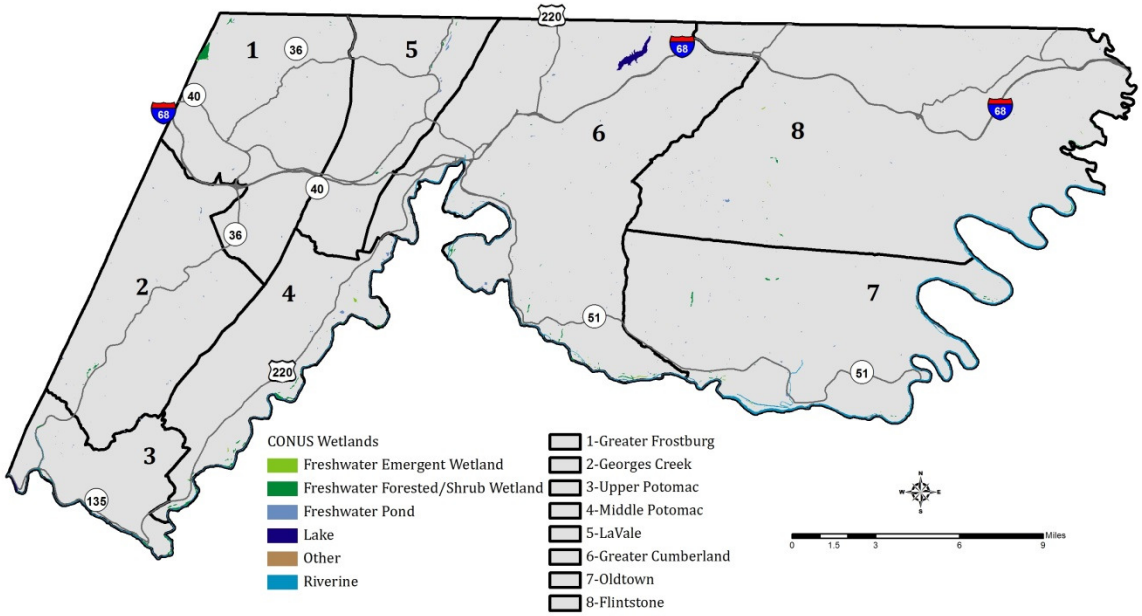
Additionally, House Bill 1141, passed by the Maryland House of Delegates in 2006 requires local governments to incorporate a Water Resources Element to their Comprehensive Plans. This legislation also added a requirement that non-tidal wetlands be added to a local government's Sensitive Areas Element.

### 8.8.2 Non-Tidal Wetlands & Vernal Pools in Allegany County

For many years, the U.S. Fish and Wildlife Service National Wetland Inventory (NWI) Program and the Maryland Department of National Resources maintained statewide wetland maps by county that utilized the USGS 1:24,000 scale quadrangle maps as a base. Wetland data has been digitized and made available online for download to be used in GIS applications. Additionally, the Allegany County GIS Office has wetland mapping layers derived from the NWI information. The wetland mapping data available is not all-inclusive, as many wetlands delineated for private projects do not get included into the wetland database. Map 8-6 shown on the following page shows wetlands locations.

Many wetlands within the County are associated with, and located in, floodplain areas of the County's streams and rivers. In addition, Allegany County has areas containing hydric soils that are conducive to wetland formation. Proposed projects should be evaluated for the presence or absence of jurisdictional wetlands by a wetland professional. Development projects that impact wetlands are subject to plan review and permitting measures by the Maryland Department of the Environment and the U.S. Army Corps of Engineers. Wetland mitigation measures are determined by these reviewing agencies based on the total type, location, and quantification of the proposed impacts.

**Map 8-6: Mapped Non-Tidal Wetlands**




*Source: S&S Planning and Design, LLC*

### 8.8.3 Vernal Pools

Vernal pools are a specialized category of non-tidal wetlands that are water-filled from early winter through mid-summer, but offer terrestrial habitat for the remainder of the season. Typically, these wetlands are not in contact with free-flowing groundwater, but exist as small, discrete water tables perched atop clay deposits. Vernal pools are dependent on rainfall or melt water, and all drainage is inward, with little or no outflow. As defined in the Maryland non-tidal wetland regulations, a vernal pool is "a non-tidal wetland in a confined depression that has surface water for at least two consecutive months during the growing season, and: a) is free of adult fish populations; b) provides habitat for amphibians; and c) lacks abundant herbaceous vegetation." Although there are examples of Vernal pools in Allegany County, they are not mapped.

## 8.9 Hydric Soils

### 8.9.1 Hydric Soils Relationship to Wetlands & Vernal Pools

The presence of hydric soils is not in itself proof of the existence of wetlands or vernal pools. Hydric soils are one indicator that a site may be a potential area where wetlands or

vernal pools exist. Usually onsite investigation by a soil scientist or wetland professional is necessary to determine whether a site containing Hydric soils should be defined as a wetland or vernal pool.

Hydric soils, as defined by the National Technical Committee for Hydric Soils, are soils that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part of the soil profile. These soils, under natural conditions, are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

### 8.9.2 Hydric Soils in Allegany County

The Soil Survey of Allegany County (US Department of Agriculture, 2008) indicates concentrations of hydric soils throughout Allegany County (See Map 8-7 on the following page). These soils tend to be clustered in floodplain areas and along tributaries. In some areas, hydric soils are located at higher elevations and typically correspond to hillside seep wetlands and natural springs. Parent material (sandstone), slope (moderate) and climate (cool and wet) have influenced the development of these upland hydric soils. Hydric soils are a factor to be recognized in the future land-use in the County. Most of the Hydric Soils in the County are listed as 2B3 under the Hydric Criteria column of Table 8-2, below. These soils are either poorly or very poorly drained and have a water table at a depth of one foot or less during the growing season when permeability is less than six inches per hour in any soil layer within a depth of 20 inches. Soils listed as 3 or 4 in the same column are frequently ponded for long duration during the growing season; these soils are highlighted in Table 8-2.

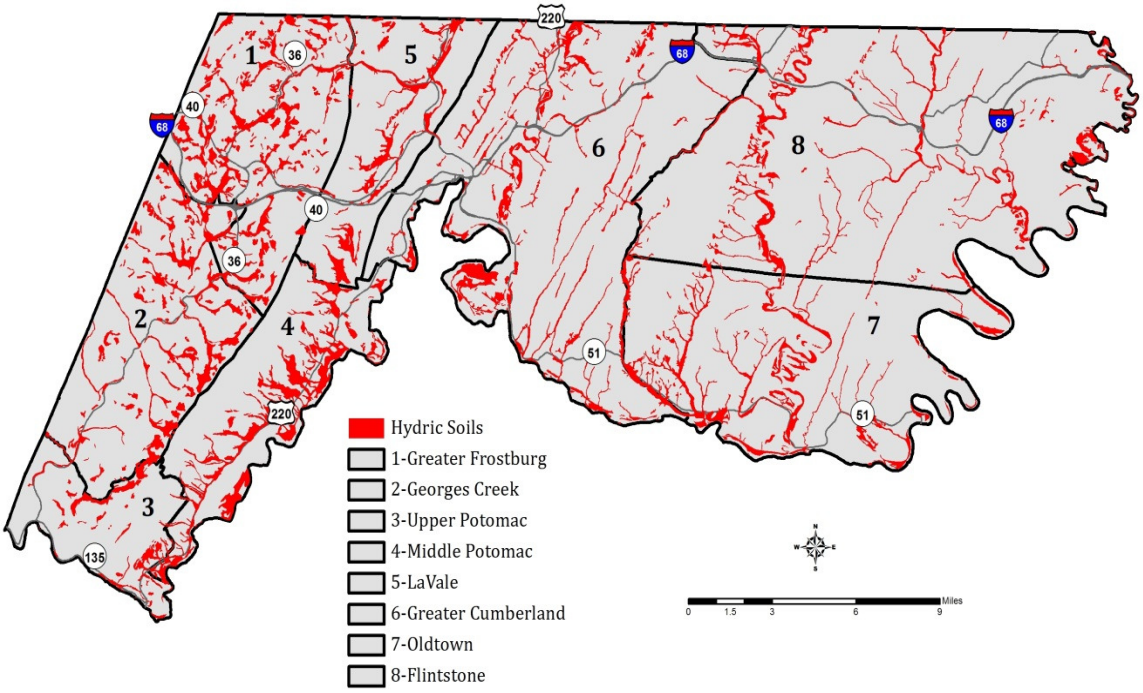
**Table 8-2. Hydric Soils in Allegany County**

| Map symbol and map unit name | Component | Landform | Hydric criteria |
|---|---|---|---|
| CsB: Craigsville cobbly fine sandy loam, 3 to 8 percent slope, very stony, occasionally flooded | Atkins | Backswamps | 2B3, 3, 4 |
| ErB: Ernest silt loam, 3 to 8 percent slopes | Brinkerton | Hillslopes | 2B3 |
| ErC: Ernest silt loams, 8 to 15 percent slopes | Brinkerton | Hillslopes | 2B3 |
| EsB: Ernest silt loam, 3 to 8 percent slopes, very stony | Brinkerton | Hillslopes | 2B3 |
| EsC: Ernest silt loam, 8 to 15 percent slopes, very stony | Brinkerton | Hillslopes | 2B3 |
| EuB: Ernest-Urban land complex, 0 to 8 percent slopes | Brinkerton | Hillslopes | 2B3 |
| EuC: Ernest-Urban land complex, 8 to 15 percent | Brinkerton | Hillslopes | 2B3 |

| | | | |
|---|---|---|---|
| slopes | | | |
| AtA:<br>Atkins slit loam, 0 to 3 percent slopes, frequently flooded | Atkins | Backswamps | 2B3, 3, 4 |
| BuB:<br>Buchanan gravelly loam, 3 to 8 percent slopes | Brinkerton | Hillslopes | 2B3 |
| BuC:<br>Buchanan gravelly loam, 8 to 15 percent slopes | Brinkerton | Hillslopes | 2B3 |
| BvB:<br>Buchanan gravelly loam, 3 to 8 percent slopes, extremely stony | Brinkerton | Hillslopes | 2B3 |
| BvC:<br>Buchanan gravelly loam, 8 to 15 percent slopes, extremely stony | Brinkerton | Hillslopes | 2B3 |
| BwB:<br>Buchanan gravelly loam, 3 to 8 percent slopes, very rubbly | Brinkerton | Hillslopes | 2B3 |
| BwC:<br>Buchanan gravelly loam, 8 to 15 percent slopes, very rubbly | Brinkerton | Hillslopes | 2B3 |
| BxB:<br>Buchanan-Urban land complex, 0 to 8 percent slopes | Brinkerton | Hillslopes | 2B3 |
| BxC:<br>Buchanan-Urban land complex, 8 to 15 percent slopes | Brinkerton | Hillslopes | 2B3 |
| CsA:<br>Craigsville cobbly fine sandy loam, 0 to 3 percent slopes, very fine stony, occasionally flooded | Atkins | Backswamps | 2B3, 3, 4 |

*Source: S&S Planning and Design, LLC*

## Map 8-7: Hydric Soils




*Source: S&S Planning and Design, LLC*

## 8.10 Trout Stream Watersheds

Wild trout are an indicator species for the State's highest quality coldwater streams. Trout are very sensitive to habitat degradation, having strict temperature requirements and a need for high quality stream substrate for feeding and reproduction. The presence of self-sustaining trout populations in coldwater streams indicates healthy watershed ecosystems. In addition, trout fishing is an important component of outdoor recreational opportunities for tourism in Maryland. Economic studies are available that analyze the economic benefits of recreational fishing at statewide and the local community level.

One species of trout, the Brook Trout (*Salvelinus fontinalis*), is native to the cold waters of the eastern United States. Two other species have been introduced, the Brown Trout (*Salmo trutta*) from Europe and the Rainbow Trout (*Oncorhynchus mykiss*) from the western United States. Stream habitat conditions required by these species include a consistent source of cool, well oxygenated water, and a gravel stream bottom with little sediment.

Trout streams and rivers and their tributaries are protected in Maryland by water quality regulations. These streams are designated as Use III (Natural Trout) waters and are clearly identified by location and description in the Code of Maryland Regulations for Water Quality. The Fisheries Service of Maryland Department of Natural Resources conducts surveys and prepares reports on the streams which support self-sustaining trout populations in Maryland. These streams and their watersheds are considered to be significant fishery resources by the Maryland Department of Natural Resources, with high priority set on the protection of water quality.

The Code of Maryland Regulations (COMAR 26.08.02) also provides location information on streams that are identified as Use IV waters. These waters are suitable for stocking with hatchery raised trout, although the trout generally cannot survive year round.

### 8.10.1 Trout Stream Watersheds in Allegany County

Allegany County's stream and rivers are located within two six-digit sub-watershed basins: 02-14-05 – Upper Potomac River, and 02-14-10 – North Branch Potomac River. According to COMAR, Table 8-3 provides the Use III and IV stream use designations within Allegany County for both sub-watershed basins.

**Table 8-3. Use III & IV Trout Stream Watersheds**

| | |
|---|---|
| **Upper Potomac River Basin (02-14-05)** | |
| **Use III-P** | Town Creek Tributaries |
| **Use IV-P** | Town Creek |
| | Fifteen Mile Creek & All Tributaries |
| | Sideling Hill Creek & All Tributaries |
| **North Branch Potomac River Basin (02-14-10)** | |
| **Use III-P** | All MD Tributaries to the North Branch Potomac River, except those listed as Use I-P and IV-P |
| **Use IV-P** | Wills Creek |
| | Evitts Creek |

*Source: Maryland Department of Environment*

According to the Maryland DNR Spring Trout Stocking Schedule for the 2013 season, the fisheries service will stock 48,800 trout into Allegany County's stream, rivers, lakes, and ponds.

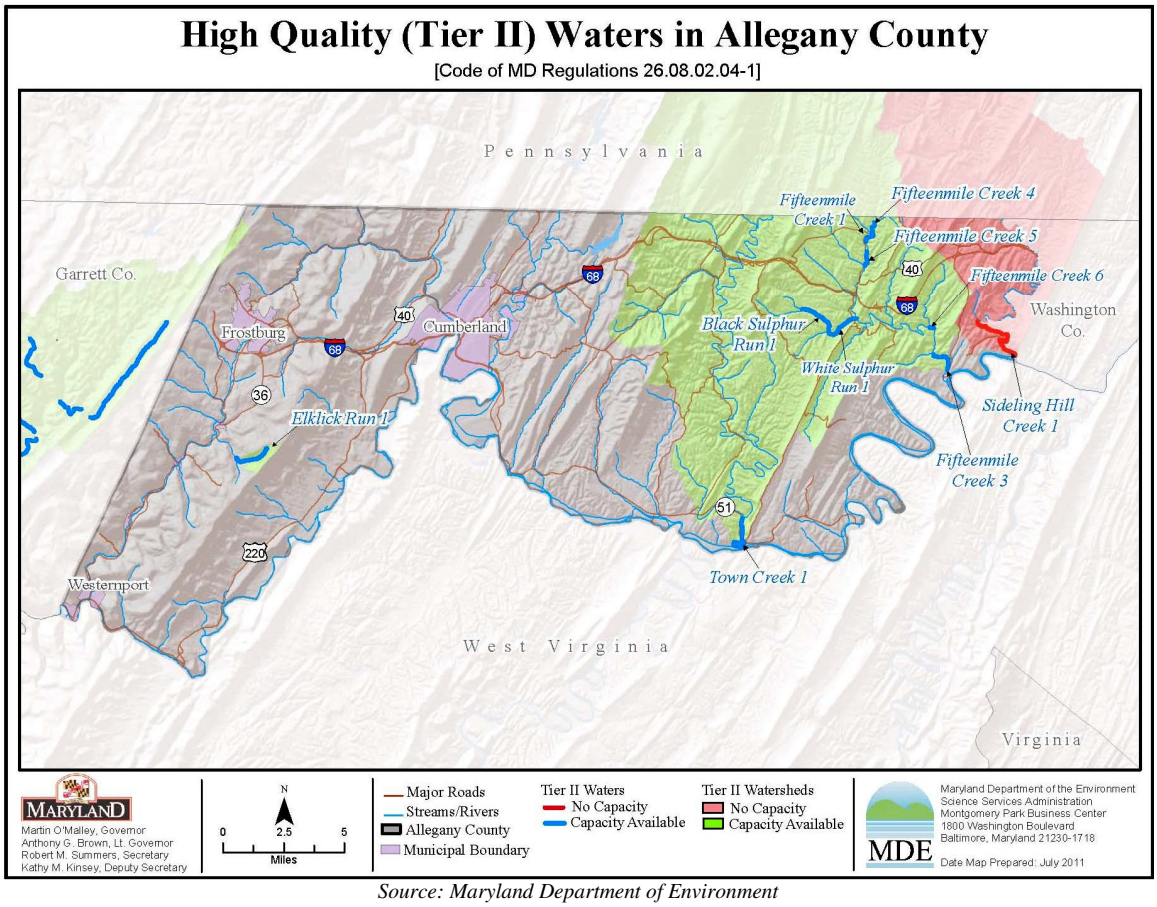
### 8.10.2 Tier II Streams & Watersheds

Maryland water quality standards are defined with numeric criteria specified in COMAR 26.08.02 and are designed to protect, maintain and improve the quality of Maryland's surface waters. Maryland's High Quality Waters are designated as Tier II and regulations were established to provide additional, mandatory protection for waters exceeding the minimum federal water quality standards. The Anti-Degradation provisions of the Clean Water Act require that any discharge permits, water/sewer plan amendments, development activities, and other activities in a Tier II watershed must not impact the existing level of water quality. If impacts are unavoidable, special exemptions must be established through the legal process with the Maryland Department of the Environment.

The Tier II designation can be applied to specific lengths of stream called ''stream reaches''. In Allegany County, ten (10) stream reaches are identified as having sufficient water quality standards to meet the Tier II designation. The stream systems that contain identified Tier II reaches include Black Sulphur Run, Elklick Run, Fifteen Mile Creek (5

identified reaches), Sideling Hill Creek, Town Creek, and White Sulphur Run. Development activities within these watersheds or near Tier II streams should be designed to avoid impacts that could potentially degrade these water quality standards. Figure 8-1, below, was developed and published in a cooperative effort by both DNR and MDE, shows that nine of the ten high quality, or Tier II, stream reaches in Allegany County are located in the Flintstone Planning Region.

**igure 8-1: Tier II Waters**




*Source: Maryland Department of Environment*

## 8.11 Scenic Vistas & Geologic Features

Scenic vistas are important as attractions for tourists, vacationers, naturalists, and hiking-biking enthusiasts. They are also often associated with many features of landscapes that society values for their beauty, rarity, and historic significance. There is a general acceptance that features such as a very old tree, a historic church, or a battlefield are worth protecting for these values. A rock outcrop or other geologic feature may also be of value for beauty, rarity and the close association of the geology with the history of a region. Geologic features of regional interest may include a scenic waterfall, serpentine barrens, a barrier island, or an outcrop rich in fossils (e.g., Bone Cave in Allegany County or Calvert Cliffs in Calvert County). Geologic features that are worthy of protection often overlap with biological claim to protection, yet they are of geologic interests as well.

Scenic vistas are distant views seen from an elevated point or through an opening-such as between stands of forest, or between buildings, which reveal dramatic natural scenery. For the purpose of comprehensive land use planning, vistas should be associated with views from key public vantage points – such as parks, highways and rest areas, or the acquisition or designation of these viewing places as public places. Geologic features are defined as either a natural or manmade exposure of a geologic formation that is worth protecting for its rarity, historical interest, educational, aesthetic, or recreational values.

### 8.11.1 Scenic Vistas and Unique Geologic Features in Allegany County

The eastern boundary of the Georges Creek Region is the escarpment, or ridgeline, of the Allegheny Front, locally known as Dan's Mountain. This formation is composed of the Allegheny and Pottsville sandstone that has been folded upward as it trends away from the Georges Creek Syncline which has its axis in the center of the Georges Creek Valley. Included among the numerous outcrops along the Allegheny Front is Dans Rock, with an elevation of 2,898', making it the highest point in the Region and possibly the best view point along the Allegheny Front in Maryland. Other notable ridges include Wolf Rock, which is accessible via the Dan's Mountain WMA, the Narrows in the Greater Cumberland Planning Region, the ridge-tops of Polish and Martin's Mountains, and Town Hill.

To address concerns that scenic vistas and unique geologic features are worth protecting and to enhance future tourism opportunities, the County would be wise to consider a ridge-top protection mechanism to prevent any adverse impacts to the County's viewshed resources. Measures such as an overlay zone or acquired or donated conservation easements could be used to preserve the views that make Allegany County somewhat unique in the State of Maryland.

The Scenic Viewshed looking westward from Dans Rock is impaired by unconsolidated communication tower placement.
*S&S Planning and Design*

## 8.12 Goals, Objectives and Recommendations

**SAE Goal 1***: Establish and regulate sufficient stream buffers for Sensitive Areas.*

**OBJECTIVE:**

a) Regulate and promote the establishment of vegetative stream buffers using native woody vegetation in order to improve water quality with Allegany County's streams and rivers.

**RECOMMENDATIONS:**

a) Develop and maintain a list of approved woody vegetation species that can be utilized to establish vegetative stream buffers.

b) Partner with the Allegany County Soil Conservation District to promote vegetative buffer establishment and plan review.

c) Develop stream buffer regulations in the Allegany County Code to ensure that stream buffer establishment is included in the development plan review process.

d) Provide a stream buffer monitoring protocol to ensure that vegetative stream buffers, once implemented, are successful and become established.

e) Increase stream buffer setbacks for Use III and Tier II waters.

**SAE Goal 2***: Undertake land preservation and other methods to preserve existing and establish new open space and "greenways" to ensure habitat diversity and corridors throughout Allegany County.*

**OBJECTIVE:**

a) Create, maintain, improve, and increase the quantity and quality of open space and greenways within Allegany County to facilitate and preserve wildlife habitat corridors and preserve the scenic aesthetics of Allegany County.

**RECOMMENDATIONS:**

a) Develop partnerships between Allegany County, the City of Cumberland, and other municipalities to create seamless transitions and increase public awareness of the importance of open space and greenway infrastructure. An example, although not complete, would be the County, City of Cumberland and States' efforts to preserve the scenic view of the Narrows.

b) Research and map potential feasible areas and corridors where land preservation instruments, such as perpetual easements, can be implemented for future greenway development.

c) Provide incentives to private landowners to dedicate property for the development of open space and greenways.

**SAE Goal 3***: Protect non-tidal wetland areas from development impacts.*

**OBJECTIVE:**

a) Facilitate additional wetland and buffer protection from development impacts and promote interagency coordination regarding wetland permits and mapping applications.

**RECOMMENDATIONS:**

a) Develop revisions to Allegany County Code to include wetland protection provisions in concert with State and Federal regulations.

b) Develop a system where proposed developments may provide private wetland delineation data that can be added to the Allegany County wetland GIS database.

c) Work with private landowners, developers, and regulatory agencies to research, acquire and develop potential wetland mitigation bank locations.

d) Create a requirement that hydric and/or highly erodible soils be shown on plans and identified for review of new development projects.

**SAE Goal 4***: Protect scenic vistas and unique geologic features within Allegany County.*

**OBJECTIVE:**

a) Provide long-term protection of Allegany County's scenic vistas and unique geologic features.

**RECOMMENDATIONS:**

a) Create a mapping overlay database that identifies specific scenic vistas and unique geologic features that are protected from adverse impacts.

b) Develop revisions to Allegany County Code to provide protection to identified scenic vistas and geologic features. Protection measures should be carefully drafted and reviewed to not preclude development; however, any proposed impacts to the viewshed should be evaluated for aesthetic and intrinsic value.

c) Initiate a public awareness campaign to educate and elevate the general public's knowledge of the importance of Allegany County's viewshed and geologic features.

**SAE Goal 5***: Continue flood mitigation activities throughout Allegany County, including the flood buyout program and methods to mitigate flood damage other than acquisition.*

**OBJECTIVE:**

a) To minimize and reduce flood-related impacts to residents, property, and infrastructure within Allegany County.

**RECOMMENDATIONS:**

a) In concurrence with the 2012 Allegany County Hazard Mitigation Plan, prioritize the acquisition, demolition, and return to open space the nineteen (19) repetitive loss properties identified therein.

b) Create a map overlay zone and database of properties located within the 100-year floodplain to identify potential properties for flood mitigation buyout.

c) Maintain and continue grant applications and funding sources that serve to facilitate flood mitigation activities.

**SAE Goal 6***: Restrict urban development above areas that historically flood due to steep slopes, specifically in the Georges Creek Planning Region.*

**OBJECTIVE:**

a) To reduce steep slope flooding issues due to inadequate stormwater management in areas separated by steep slopes.

**RECOMMENDATIONS:**

a) Develop regulations that recognize and mitigate the potential resultant flooding impacts associated with land uses separated by steep slope areas.

b) Ensure that adequate stormwater management measures are implemented so that post-development runoff is equal to or less than pre-development runoff when stormwater is released into steep slope areas. I may be required consideration and implementation of measures more stringent than the current Stormwater Management Ordinance.

**SAE Goal 7***: Protect existing urban development by limiting activities on higher land surfaces, such as strip mining and timbering activities, that drain down over steep slopes, specifically in the Georges Creek Planning Region.*

**OBJECTIVE:**

a) To minimize flooding issues for existing development due to steep slope flooding caused by temporal land use changes.

**RECOMMENDATIONS:**

a) Develop provisions and regulations giving Allegany County the authority to review mining and timbering plans in concert with Maryland DNR and/or Bureau of Mines in order to evaluate potential adverse impacts to existing development located down-gradient of the proposed activity.

b) Develop regulations and Best Management Practices (BMPs) to control runoff of mining and timbering activities that has the potential to adversely affect existing urban development.

# Chapter 9
# Agriculture, Forestry, & Non-Mineral Natural Resources Element

Issues & Opportunities

## Agriculture, Forestry & Non-Mineral Natural Resources

***The following key issues and opportunities were identified during public forums held throughout the plan development.***

- Retain Forests as Forests through Ecosystem Services
- Make improvements Along Rails, Trails, & Canal
- Preserve and Protect Streams for Outdoor Recreation
  - Adequate Stream & Riparian Buffers
  - Stormwater Management
- Develop/Enhance the Narrows as a Scenic Site
- Promote Forest Stewardship
- Preserve Agricultural Lands
- Promote Community Gardens – Local Food Source

Agriculture, Forestry and Non-Mineral Natural Resource Element Goals are identified below and were developed public forums during the development of the Element:

***AFE Goal 1***: *Promote continuing agricultural uses on Prime Agricultural Land.*
***AFE Goal 2:*** *Minimize erosion and stormwater runoff from agriculture and timber operations.*
***AFE Goal 3:*** *Promote Best Management Practices for Sediment & Erosion Control;*
***AFE Goal 4:*** *Encourage property owners to participate in the Maryland Agricultural Land Preservation Program.*
***AFE Goal 5:*** *Develop and promote additional Greenways, Open Space, and Trail connections.*
***AFE Goal 6:*** *Promote additional participation in the Maryland Rural Legacy Program's Mountain Ridge Rural Legacy Area and pursue the development of an additional RLA in the eastern portion of the County.*

Action Items and Projects that will enable the County to meet the goals identified for Agriculture, Forestry & Non-Mineral Natural Resources are discussed at the end of this chapter.

## 9.1 Introduction

Allegany County contains an abundance of renewable resources, including agricultural land, vast timber stands, wildlife habitat, and open space land. The resource base is a result of the interaction of favorable climatic conditions and a wide variety of soil types. State Forests, Parks and Wildlife Management Areas and the C&O Canal National Historical Park effectively preserve almost 75,000 acres of forest, comprising 27.5% of the County's land area. Additionally, agricultural and timber land loss due to accelerated development that has occurred in the central part of the State of Maryland has generally not occurred in Allegany County.

This element identifies agricultural and forested land along with large parcels of open space land. Agricultural land within Allegany County has changed over time. The subsistence farming of early settlers evolved into raising of cash crops and dairy production. In recent times, grazing and silage operations have emerged as the primary agricultural activities. Forest resources are abundant within Allegany County and have gradually increased over the years (in contrast with the Maryland Department of Natural Resources surveys for the State). Timbering operations for pulpwood and forest clearing for surface mining have occurred; however, large tracts of forested land, both public and private, provide wildlife habitat and open space conditions and opportunities.

## 9.2 Agriculture

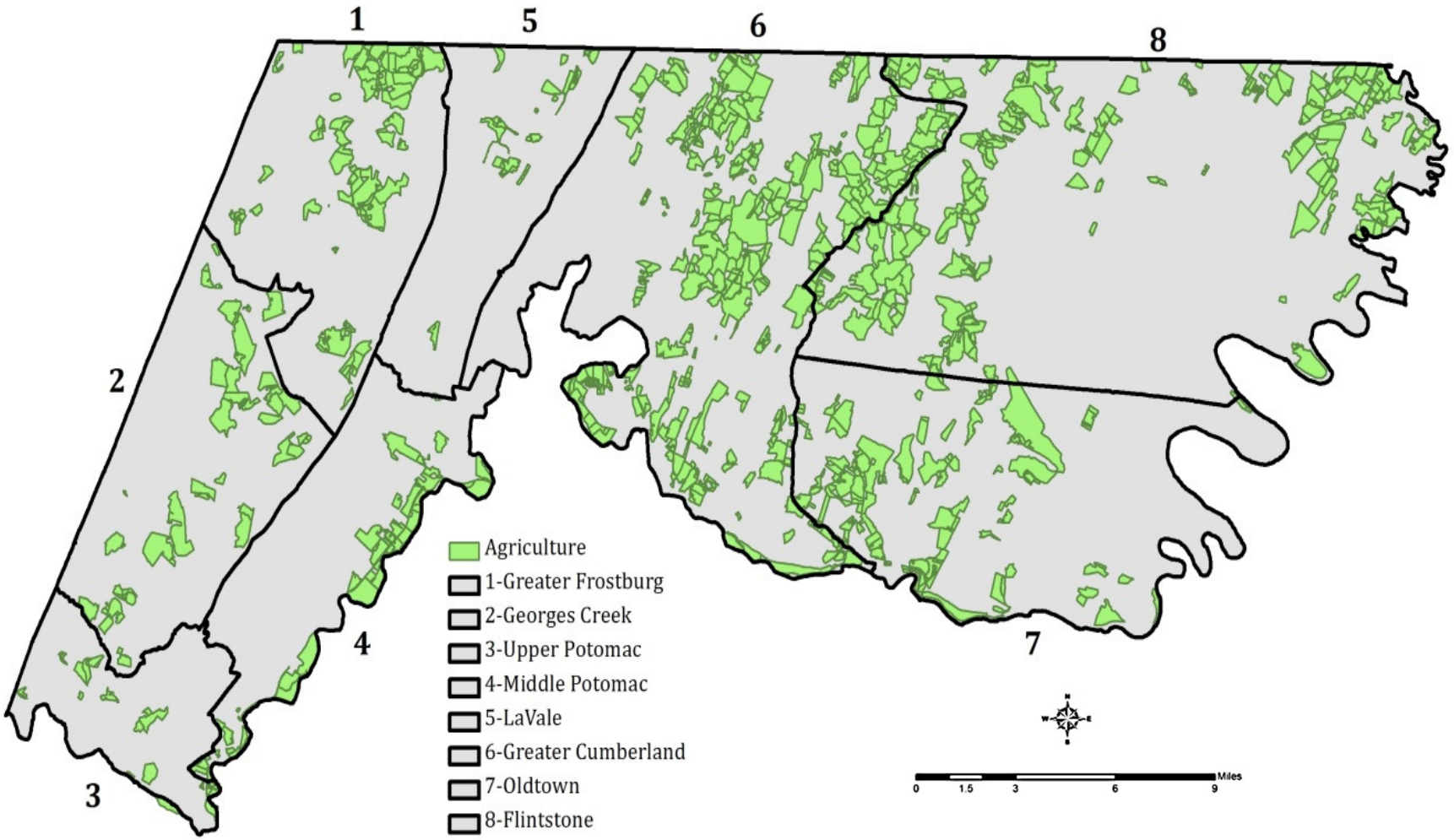
A Land Use Survey for Allegany County was recently completed. Parcels are designated as Agricultural if 50% or more of the parcel was utilized for agricultural purposes. Map 9-1 depicts all parcels designated as agricultural land – a total of 45,629.8 acres.

While several regions of the County are primarily noted for Mineral Resource development, such as coal in the Georges Creek Planning Region, Allegany County also has a long history of agriculture and timberland development. For example, prior to the advent of strip mining of coal in the 1940s, much of the land between Frostburg and Midland was in active agricultural production, primarily cash crops and dairy operations. The central and eastern portions of the County also have large areas of agricultural land. Before 1940 most of the agriculture crops were distributed locally to retailers who, in turn sold these products throughout the County. Today, while agricultural land can be found throughout the County, the majority of agricultural land use occurs in the Greater Cumberland, Flintstone, and Oldtown Planning Regions. Map 9-1 illustrates the countywide distribution of agricultural land parcels as identified by the existing land use survey completed in December 2012 by the Division of Planning Services.

The Allegany County Natural Resources Conservation District aids farmers by providing technical assistance and securing financial aid from a variety of State and Federal programs. These funds are used to install protective Best Management Practices (BMPs) on their farms. The following are examples of the assistance and financial aid programs:

- Maryland Agricultural Water Quality Cost-Share Program
- Maryland's Conservation Reserve Enhancement Program
- Low Interest Loans for Agricultural Conservation
- Maryland's Manure Transport Program
- Maryland Income Tax Subtraction Modification for Conservation Equipment
- USDA Environmental Quality Incentives Program and,
- USDA Wetland Reserve Program

## Map 9-1: Agricultural Land by Parcel




*Source: S&S Planning and Design, LLC*

The 2007 Census of Agriculture published by the USDA is the most recent agricultural census. According to this census, Maryland has more than 2,000,000 acres of land in farms, while Allegany County has 36,600 acres devoted to agriculture. Farms in Allegany County average 121 acres in size, and have an average value of $534,000 or $4,402/acre. This is the lowest average/acre value of agricultural land in the state of Maryland and reflects, in part, the lack of development pressure in rural parts of the County, and show the effect of steep slopes and less than optimal soil conditions. Less than one third of farm land in Allegany County is utilized for crops (12,479 acres) and the bulk of crop land (8,720 acres) is in hay or silage. Of crops harvested in 2007, more than 925 acres were planted in corn, 94 acres in wheat, 171 acres in barley, 52 acres in vegetables, and 52 acres in orchards. The USDA is currently collecting survey data for the 2012 Census of Agriculture; this census is scheduled to be available in February of 2014.

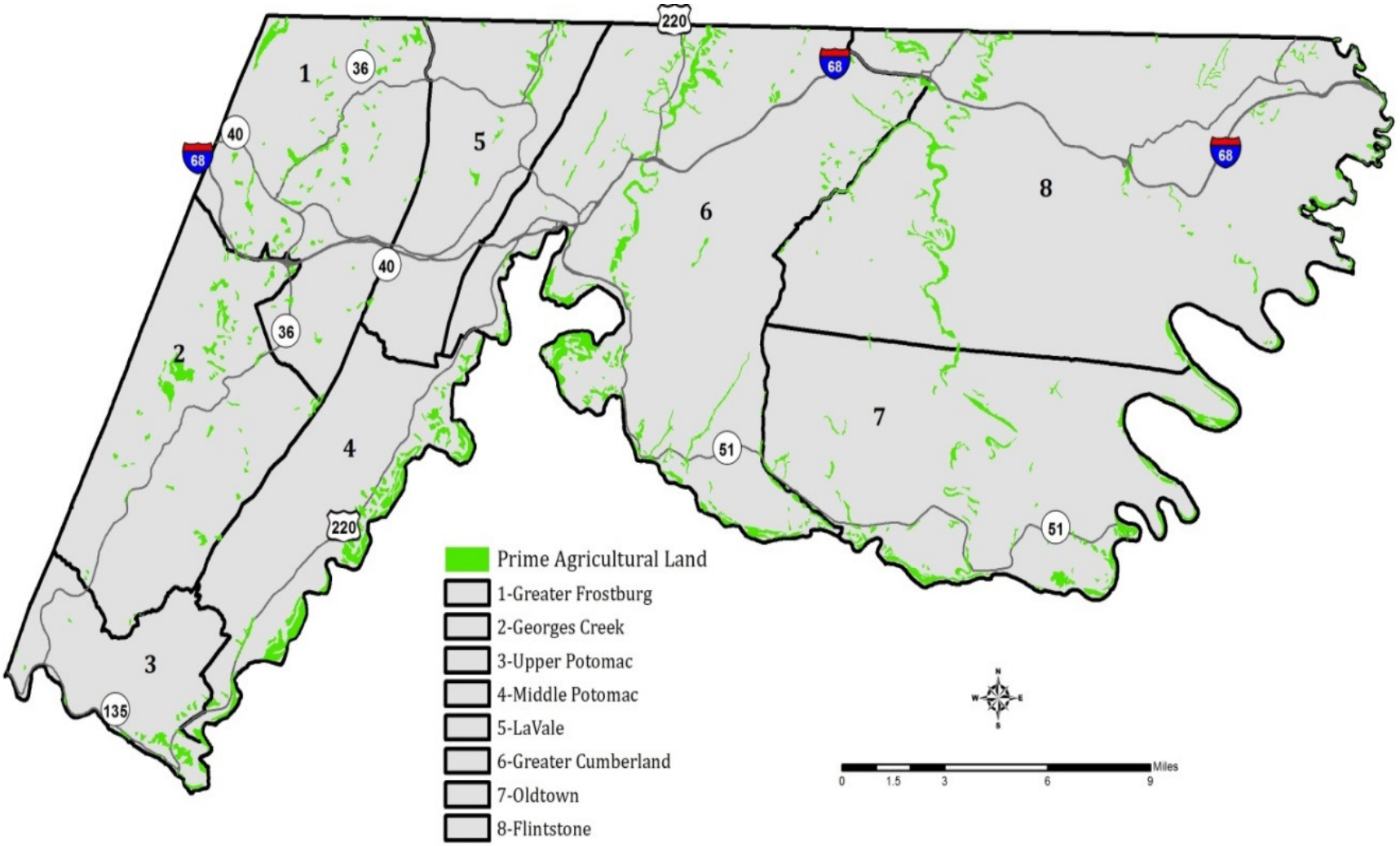
> The Census of Agriculture is the leading source of facts and figures about American agriculture. Conducted every five years, the Census provides a detailed picture of U.S. farms and ranches and the people who operate them. It is the only source of uniform, comprehensive agricultural data for every state and county in the United States.

### 9.2.1 Prime Agricultural Land and Agricultural Lands of State Importance in Allegany County

The 2008 USDA – Natural Resources Conservation Service Soil Survey classifies Prime Agricultural Lands and Agricultural Lands of State Importance based upon soil types and slopes. Prime Agricultural Land could be cultivated land, pastureland, forestland or other land, other than urban or other developed land or water area. Conditions of soils, water supply and the growing season must be favorable for these lands to economically produce sustained high yields of crops when acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature range and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods and it is either protected from flooding, or not frequently flooded during the growing season. Slope ranges mainly from 0-6 percent. Map 9-2 shows the extent of NRCS Prime Agricultural Land. Note that the Prime Agricultural Land is predominantly located in floodplains or along stream and river corridors.

> According to the U.S. Department of Agriculture "Prime Agricultural Land" is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oilseed crops and is available for these uses.

## Map 9-2: NRCS Prime Agricultural Land




*Source: S&S Planning and Design, LLC*

In addition to the climatic or chemical criteria necessary to be categorized as prime agricultural land, certain soil types, shown on Table 9-1, are associated with prime agricultural land and are necessary for land to be categorized as prime agricultural land.

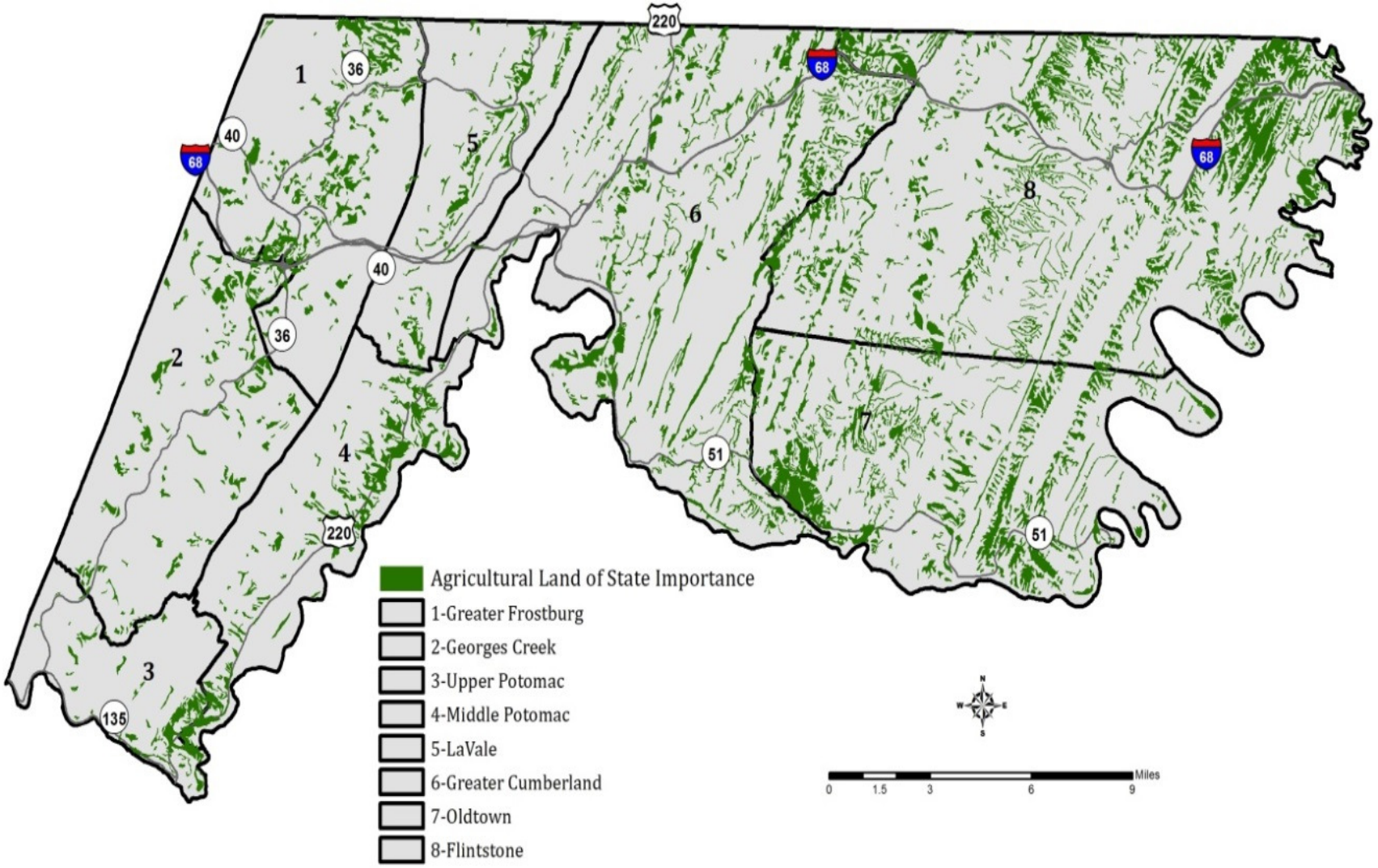
**Table 9-1: NRCS Prime Agricultural Land Soils**

| Map Symbol | Soil Type | Acreage |
|---|---|---|
| Allegheny | AeA, AeB | 28.30 |
| Basher | BaA | 24.94 |
| Buchanan | BuB | 96.95 |
| Clymer | CmA, CmB | 27.30 |
| Combs | CoA | 70.45 |
| Downsville | DvA, DvB | 99.52 |
| Edom | EdB | 16.38 |
| Huntington | HtA | 11.83 |
| Hustontown | HuB | 33.53 |
| Lindside | LnA | 172.13 |
| Lobdell | LuA | 0.17 |
| Lowell | LwA, LwB | 8.73 |
| Monongahela | MnA | 65.62 |
| Murrill | MuB | 6.44 |
| Philo | PhA | 183.36 |
| Pope | PoA | 85.17 |
| Rayne | RaB | 8.17 |
| Wharton | WrA, WrB | 82.67 |
| **Total** | | **1,021.66** |

*Source: 2008 Soil Survey*

In conjunction with Prime Agricultural Land, the State of Maryland also identifies Agricultural Lands of State Importance. These lands do not meet the criteria for "prime" agricultural land and have slopes ranging from 0-15%. As shown on Map 9-3, most of the large areas of Agricultural Land of State Importance in Allegany County occur in the Flintstone and Oldtown Planning Regions. According to the recently completed Soil Survey of Allegany County (USDA, 2008), Allegany County contains 1,021.66 acres of Prime Agricultural Land and 3,540.83 acres of Agricultural Land of State Importance.

## Map 9-3: NRCS Agricultural Land of State Importance




*Source: S&S Planning and Design, LLC*

### 9.2.2 Natural Resources and Existing Land Use

The 2012 Allegany County Land Use Survey utilizes a land use category entitled ''Natural Resources'' that encompasses agriculture, forest, and wetland land uses. Many parcels surveyed as "Agriculture" also contain timber land, land that was surface mined for coal and reclaimed with a grass land cover, and/or much of the hay and silage cropland. The Land Use Survey identified a much larger area of agricultural land than the Prime Agricultural Lands and Agricultural Lands of State Importance. This is due to the methodology used in determining the use of a particular parcel and the fact that not all farms and/or parcels are located on prime agricultural soils. The Survey indicates that agriculture land in the County amounts to approximately 45,600 acres or approximately 21% of the land included in the Natural Resources land use category. Table 9-2 provides a breakdown of the agricultural, forested and wetland land uses within the Natural Resources land use category.

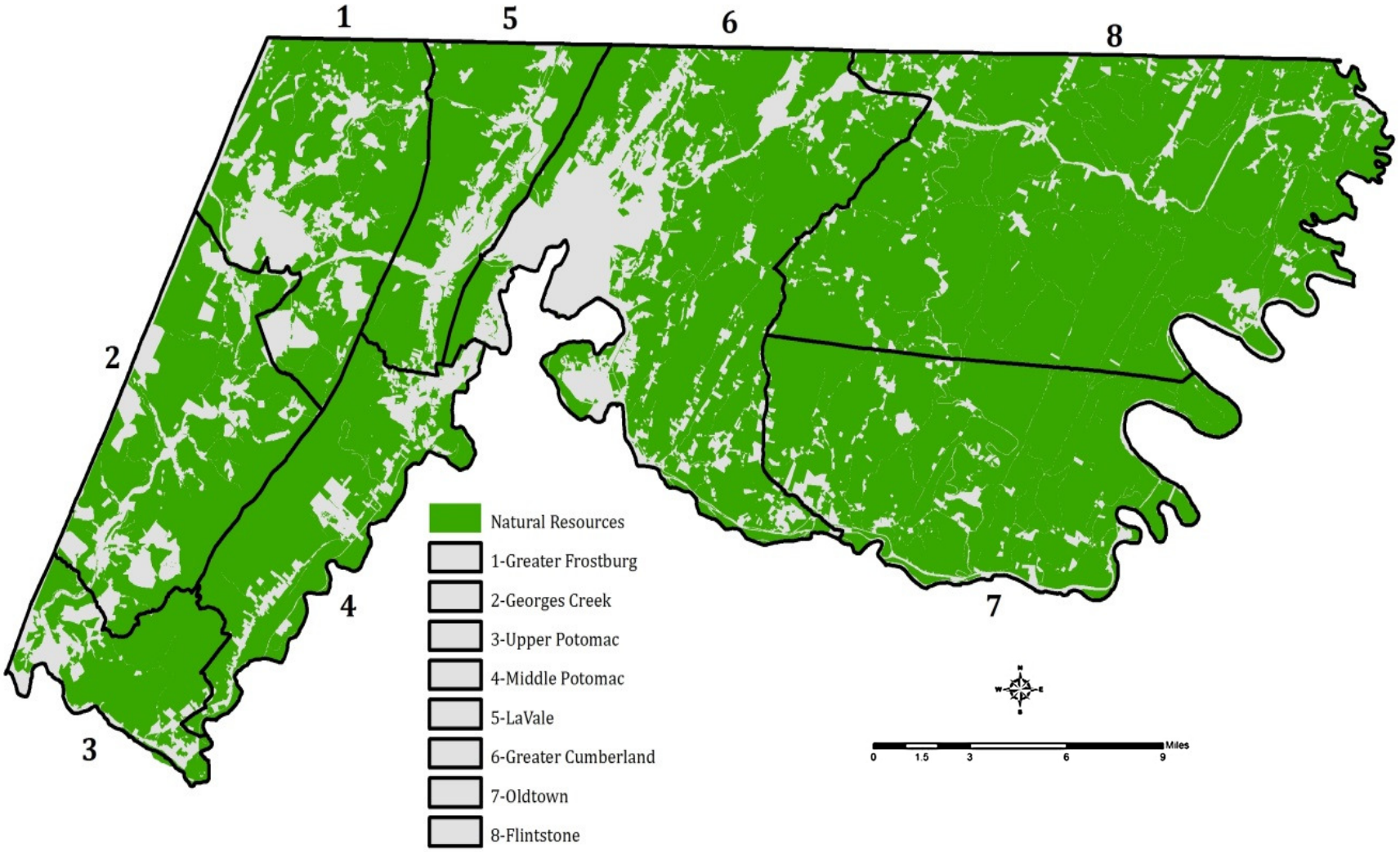
**Table 9-2. Natural Resources: Agriculture, Forest & Wetland Parcels**

| Natural Resources | Parcels | Parcel % | Acreage | Acreage % |
|---|---|---|---|---|
| Agriculture | 1072 | 13.32% | 45,629.80 | 20.98% |
| Forest | 6968 | 86.56% | 171,811.45 | 79.01% |
| Wetland | 10 | 0.12% | 17.37 | 0.01% |
| Totals | 8050 | 100.00% | 217,458.62 | 100.00% |

*Source: S&S Planning and Design, LLC*

Map 9-4 depicts the extent of the Natural Resources land use category across the County. From an agricultural and/or forest land preservation viewpoint, it is unfortunate that much of the County's Natural Resources are either underlain by mineral deposits, or are well suited for urban development due to mild slope characteristics. Due to the limited amount of developable land the historical trend of converting these lands to residential, commercial, or industrial uses will likely continue into the future.

## Map 9-4: Existing Land Use – Natural Resources




*Source: S&S Planning and Design, LLC*

### 9.2.3 Maryland Agricultural Land Preservation Program

The Maryland Agricultural Land Preservation Foundation (MALPF) was established by the Maryland General Assembly in 1977 and is part of the Maryland Department of Agriculture. The Foundation purchases agricultural preservation easements that forever restrict development on prime farmland and woodland. MALPF settled on its first purchased easement in October 1980. By the end of the 2010 fiscal year, MALPF will have helped landowners permanently protect from development more than 280,000 acres on approximately 2,100 farms. The Foundation has preserved farmland in all of Maryland's 23 counties. Today, the Foundation manages a public investment of over $600 million in permanently preserved land. According to the USDA Natural Resources Conservation Service, the Maryland Agricultural Land Preservation Program is one of the most successful programs of its kind in the country. The State of Maryland, with the work of the Foundation and its State and local partners, has preserved in perpetuity more agricultural land than any other state in the country.

The mission of the Maryland Agricultural Land Preservation Foundation is:

- To preserve productive farmland and woodland for the continued production of food and fiber for all Maryland citizens (statutory goal)
- To curb the expansion of random urban development (statutory goal)
- To help curb the spread of urban blight and deterioration (statutory goal)
- To help protect agricultural land and woodland as open space (statutory goal)
- To protect wildlife habitat (ancillary goal)
- To enhance the environmental quality of the Chesapeake Bay and its tributaries (ancillary goal)

A statutory requirement for county participation in the MALPF Program is that the County adopts regulations permitting *at minimum* the following uses of MALPF-preserved properties:

- Any farm use;
- The operation at any time of any machinery used in farm production or primary processing of agricultural products; and,
- All normal agricultural operations performed with good husbandry practices that do not cause bodily injury or directly endanger human health, including but not limited to, sale of farm products produced on the farm where such sales are made.

In 2002 the Allegany County Commissioners approved a new definition of "Agricultural Operation" in Part 4 "Zoning" of Chapter 360 "Land Development" of the County Code. The extensive definition shown below

In Allegany County, four (4) parcels in the Greater Frostburg Planning Region, encompassing 306.63 acres, and two (2) parcels in the Flintstone Planning Region, encompassing 157.68 acres, are participating in the MALPF Program.

embodies most tenets of Maryland's "right to farm" legislation, guaranteeing the right for farm owners to continue agricultural operations especially when in competition with neighboring urban land uses.

> *Includes, but is not limited to, all matters set forth in the definition of "operation" in the Maryland Code, Courts and Judicial Proceedings, Article 5-403(c) to be known as the "Allegany County Right to Farm," including cultivation and tillage of the soil; dairying, the spreading of manure, lime, fertilizer and the like; composting; spraying; producing; irrigating, protecting from frost, cultivating, growing, harvesting and processing of any agricultural crops or commodities; including viticulture, horticulture, timber or apiculture, raising fish or poultry and other fowl; production of eggs; production of milk and dairy products; production of livestock, including pasturage; fur-bearing animals, production of bees and their products; production of fruit, vegetables and other horticultural crops; production of aquatic plants; agriculture; production of timber; and any commercial agricultural practices or procedure performed as incident to or in conjunction with such operations, including preparation for market, delivery to storage or to market or to carriers for transportation to market; usage of land in furtherance of educational and social goals (including, but not limited to 4-H Clubs and Future Farmers of America), agro-tourism and alternative agriculture enterprises; and the like. Operation at any time of machinery used in farm production or the primary processing of agricultural products is included. Storage of farm equipment, machinery or agricultural products is also included. Normal agricultural operations performed in accordance with generally accepted agricultural management practices which are authorized by various governmental agencies such as the Cooperative Extension Service and the Allegany County Soil District are permitted along with activities which may produce normal agricultural related noise and odors. The remainder of the current "agricultural" definition continues in place: raising, storage and processing of crops, plants, produce, animals, animal products, poultry and poultry products, and forest products. On lots less than two acres in size in the R District, animal and poultry husbandry are considered nonconforming uses. Agriculture does not include the location of dwelling units on a parcel unless the requirements of Part 1 of this chapter, Subdivision Regulations, are met. Feeding swine, cattle or poultry in a building, feed lot or other facility holding more than 500 animals or 10,000 birds is not considered a normal agricultural use, but is considered to be a concentrated animal feeding operation.*

### 9.2.4 Maryland's Rural Legacy Program

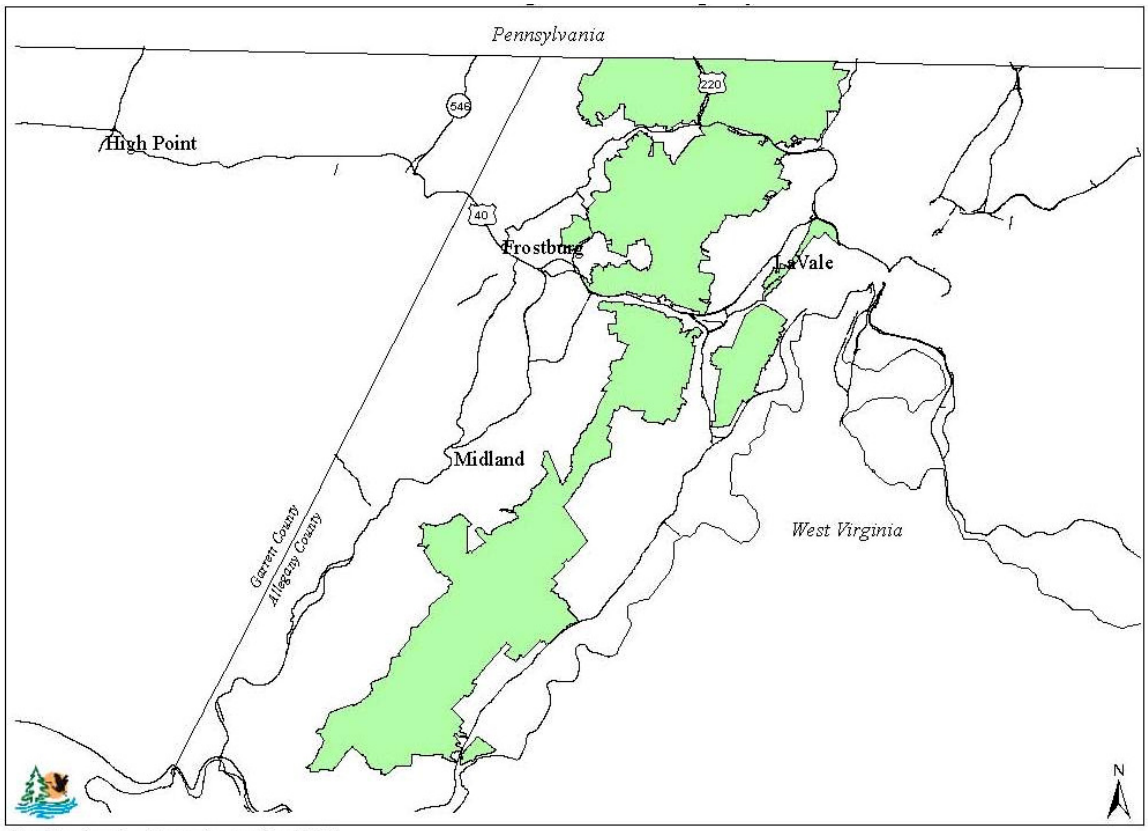
Lands that produce food and provide scenic open space, wildlife habitat and clean water are increasingly at risk from urban sprawl and rural subdivisions. According to an American Farmland Trust (AFT) study, every state in the nation is losing irreplaceable agricultural resources to urban sprawl, converting more than one million acres a year to development. Annually, Maryland is converting a combined total of 25,000 acres of

agricultural and forest lands to development. By the year 2020, one million additional people will call Maryland their home.

The Rural Legacy Program provides the focus and funding necessary to protect large, contiguous tracts of land and other strategic areas from sprawl development and to enhance natural resource, agricultural, forestry and environmental protection through cooperative efforts among state and local governments and land trusts.

Situated within the Ridge & Valley Physiographic Province where it meets the Allegheny Front, the first rural legacy area in Allegany County, the Mountain Ridge Rural Legacy Area, includes large blocks of unbroken forest, pristine ecologically significant areas and historic sites. It includes exemplary plant and wildlife habitat, an important migration corridor and perhaps the most significant golden eagle flyway in the state. The Area is delineated around 10,163 acres of existing protected lands which may be further connected and consolidated, forming a greenway potentially linking ridge-tops in West Virginia with Pennsylvania, as well as westward into the Allegheny Plateau. Figure 9-1 shows the original boundaries of the Mountain Ridge Rural Legacy Area in western Allegany County.

**Figure 9-1: Mountain Ridge Rural Legacy Area**




Map Production Date: September 2010

*Source: Maryland Department of Natural Resources*

# 9.3 Forestry

> A forest stand is a contiguous group of trees sufficiently uniform in species composition, arrangement of age classes and condition to be a distinguishable, homogeneous unit.
>
> *Source: USDA Forest Service*

The Maryland Forest Conservation Act, enacted in 1991, defines a "forest" as a biological community dominated by trees and other woody plants that covers an area of 10,000 square feet or greater. Forests include: (1) areas that have at least 100 trees per acre with at least 50% of those trees having a two-inch or greater diameter at a height of 4.5 feet above the ground and (2) wooded areas that have been cut but not cleared. By definition, forest does not include orchards. The Forest Conservation Act is designed to protect high quality forest resources and provide a framework for developments to conserve those resources. The Forest Conservation Act states that Allegany County must maintain more than 200,000 acres of forested land to remain exempt from the Act's requirements. If the County's forested acreage drops below that threshold the requirements of the Forest Conservation Act will be implemented by the County. The Department of Natural Resources states in correspondence that their computation of forest cover is based on work completed by the University of Maryland using high resolution LiDAR and the National Agricultural Imagery Program (NAIP) data from 2011 with a resolution of 1 meter and using the definition of forest used by the US Forest Service. In its response to this Plan the DNR updated their review of the County's forest cover and reported that as of 2014, the County includes 209,828.79 acres of forested land within its boundaries.

## 9.3.1 Forestry Resources in Allegany County

Forestry resources are abundant in Allegany County. According to the Maryland Department of Natural Resources, the State is losing forest land at a rate of 7,200 acres ayear, primarily to urban development. However, this trend is not noticeable in Allegany County, where more than 77% of the County's 272,460 acreage is still forested. In fact, according to the DNR calculations, the amount of forest land in Allegany County gradually increased from 163,832 acres in 1916 (Besley, Area Wooded by County) to 209,828 acres in the 2014 DNR survey. Green Ridge State Forest, located Flintstone and Oldtown Planning Regions, accounts for approximately 40,000 forested acres. The Department of Natural Resources indicates the dominant forest community types are Oak-Hickory associations, which are considered climax forest communities.

Throughout the deep mining era, timbering occurred on the upper slopes of Dans Mountain and on Big Savage Mountain in the western portion of the County. Lumber was utilized for construction, mine props and for pulpwood after the establishment of the West Virginia Pulp and Paper Mill at Luke. Even though timber in the County had been harvested several times by 1950, many upland areas were still primarily in a forested condition. Today, the largest contiguous tracts of forest include Green Ridge State

Forest, Warrior Mountain Wildlife Management Area, Rocky Gap State Park, and Dan's Mountain Wildlife Management Area. Additionally, large tracts of forested land are owned by private landowners and corporations such as coal companies.

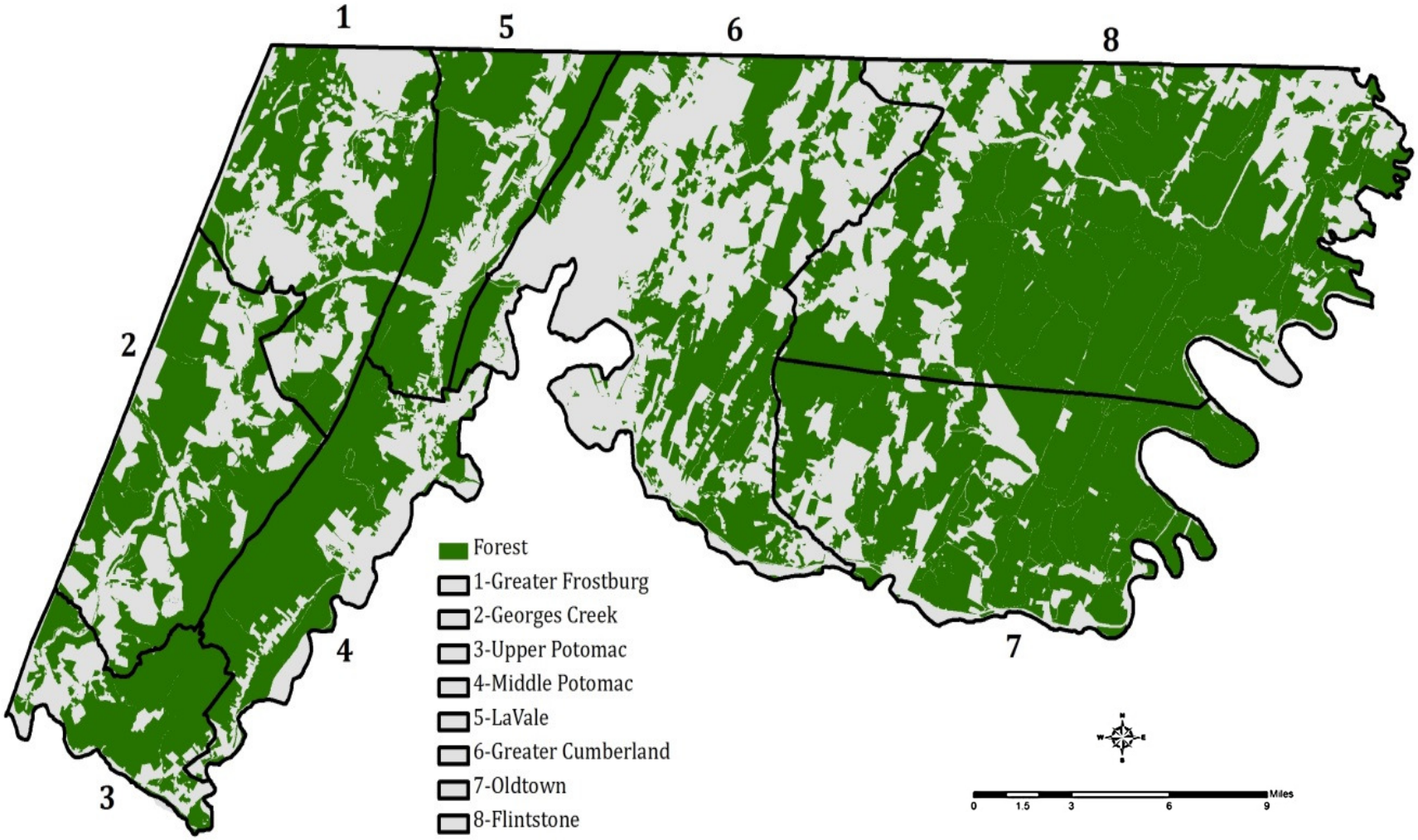
The Land Use Survey performed by Allegany County indicates that approximately 62.5% or 171,811 acres of the land area within Allegany County is forested. Map 9-5 illustrates the extent of the forest resources within Allegany County.

It should be noted that DNR's calculation of forest land differs from the methods employed in finding acreage of the different land uses in the Existing Land Use Survey. The results of the two studies are not comparable as the acreage in the Land Use Survey is attributed to the principal use, such as low density residential, while a large percentage of the subject parcel may be forested.

The Department of Natural Resources prepared the following statement promoting Forest Stewardship:

> *Thousands of individual landowners can contribute to the future environmental quality and economic stability of Maryland by managing forestland according to a resource conservation plan. Private woodland owners own 90% of Maryland's forestland. Forestland is one of our greatest natural resources and if taken care of can offer long-term benefits for everyone. Private landowners are encouraged to practice forest stewardship and leave the land and its resources in better condition for future generations. Managing forest resources ensures the continuation of many forest benefits*
> *including improved water quality, wildland species and habitat diversity, recreation, timber, aesthetics and air quality. A well thought out resource conservation plan helps landowners identify and recognize the value of their forestland and better predict the effects of any resource activity. Private and public forestland can be certified as sustainable, recognizing and rewarding good stewardship. Lands certified as sustainable forests are eligible for green forest products markets and emerging ecosystem services*
> *markets." There are 3,923 private forestland parcels over 5 acres in size in Allegany County, Maryland. The rest of the forest landownership ownership is in state holdings. Currently, there are approximately 570 landowners involved in the Forest Stewardship program under the DNR Forest Service Forest Stewardship programs. This accounts for about 56,300 acres of land under forest stewardship management.*

## Map 9-5: Forested Land




*Source: S&S Planning and Design, LLC*

### 9.3.2 Timber Operations in Allegany County

As noted earlier, Allegany County contains large forest reserves, with a majority being regrowth. A significant amount of pulpwood size timber is cut and shipped to the NewPage paper mill at Luke. Forest harvesting also occurs in preparation for surface mining activities.

In responding to this Plan the Resource Policy Division of the Department of Natural Resources provided the following narrative describing Timber Operation in Allegany County:

> *A USDA report entitled "Maryland Timber Industry: An Assessment of Timber Product Output and Use 2008" indicates that timber harvested from Allegany County represent 6% of Maryland's total harvest, or over 5.6 million board feet (I-1/4). Green Ridge State Forest reports that they harvest an average of 687,892 board feet of saw timber per year over the past 10 years.*
>
> *Slash generated from timber harvests in Allegany County accumulated 428,000 cubic feet of unused woody material. This is a significant quantity of wood (equivalent to more than 20 million tons) suitable for use as commercial boiler fuel and mulch to the extent it could be economically feasible for collection and distribution.*
>
> *In four years, 2010 through 2013, the forest industry purchased timber from 85 Allegany County landowners to harvest timber from 4,844 acres. On an average basis, this is 21 harvests per year and totals 1,211 acres. The average tract size harvested is 57 acres, and 70% of these acres are selectively harvested while 20% are clear-cut. The remaining 10% of harvesting are improvement thinnings designed to accelerate the growth to the best trees in the forest.*
>
> *Economic impacts of the forest industry to Allegany County are significant. NewPage Paper Mill in Luke contributes $200 million annually to the region's economy and employs over 800 citizens, many of whom are residents of Allegany County.*
>
> *American WoodMark opened a state-of-the-art kitchen cabinet assembly and finishing plant in Cumberland in 2004, employing 500 people with high paying manufacturing jobs.*
>
> *Additionally, headquartered in Allegany County are:*
> - *4 sawmills*
> - *31 logging companies*
> - *21 firewood operators*

### 9.3.3 Timber Harvesting on Steep Slopes & Highly Erodible Soils

Since the majority of the forest resources within Allegany County are located on slopes above the valley floor, there is a concern on the part of down-slope residents to ensure

that timber operations minimize erosion and stormwater runoff. State Erosion and Sediment Control Regulations address this concern in the process of planning for timber operations. However there appears to be a disconnect between planning and oversight of timber harvesting operations that has contributed to erosion and stormwater problems in some regions, such as the Georges Creek Planning Region. Best Management Practices for timbering operations should be implemented to minimize erosion impacts to residents and Allegany County waterways.

In 2005, several State agencies, including MDE and DNR, met with the State Soil Conservation Committee to prepare a draft of *Soil Erosion and Sediment Control Standards and Specifications for Forest Harvest Operations*. Although these standards and specifications were never adopted by the State, they appear to lend themselves to timber operations within the County where steep slopes, narrow stream valleys and highly erodible soils are predominant natural features. The following excerpt from the draft proposal provides the State's rationale for considering these regulations.

> *In an undisturbed forest, energy is dissipated from raindrops as they hit the ground. Forest litter, organic matter and roots absorb this energy and prevent soil particles from being detached and transported to streams. An undisturbed, litter-covered forest floor and root mat serve to absorb rainfall energy that otherwise could erode the land and pollute streams. The forest floor, with a root system intact, covered by litter and forest debris is the best protection against erosion and resulting sedimentation. However, disturbance of the forest litter later exposes mineral soil and compaction reduces infiltration. This results in an increased potential for erosion.*
>
> *Because of exposed mineral soil, erosion problems arise from logging road and skid trail systems and from the removal of residual forest material during site preparation. Under these conditions, rainfall energy is not absorbed by the bare mineral soil. Research indicates that rain falling on scattered small patches of bare soil will not deliver sediment to streams unless these patches form unbroken pathways over long downhill distances. Correct silvicultural practices prevent formation of these unbroken pathways.*
>
> *Anytime the intended harvest results in a disturbance to the litter covered forest floor and root mat, the natural erosion and sediment control measures are no longer adequate. The logger is responsible for installing alternative erosion and sediment control measures (structural and/or procedural) to protect water of the State from logging site runoff.*
>
> *On logged forest land the highest erosion rates are most likely to occur on improperly located and maintained haul roads and skid trails. The expense of establishing a well-designed road system pays off by providing an adequately drained road with moderate grade. Hauling time and the cost of equipment wear and repair are reduced. A well planned*

> *permanent road system enhances land value by providing easy access for recreation, fire suppression, and forestry and wildlife management activities. By increasing accessibility, the system will lower cost of future timber sales.*
>
> *The first step in reducing erosion rates is informing the landowner and logger of measures that will reduce erosion and sedimentation from forestry activity. A well planned, permanent access system is a sound method of reducing erosion in areas that require frequent access.*

*Source: Maryland State Soil Conservation Committee "Soil Erosion and Sediment Control Standards and Specifications for Forest Harvest Operations"*

Should the proposed standards and specifications in the 2005 Draft be adopted for Allegany County, the following standards would apply: a minimum 100-foot buffer would be maintained around all waterways or wetlands; cutting would be allowed in the landward (outermost) 50 feet of the buffer if the area can be selectively cut; the buffer would be maintained in natural vegetation, but could include planted vegetation where necessary to protect, stabilize, or enhance the stream bank; roads and skid trails would not be constructed in the buffer, even if the outer, landward 50 feet is being cut.

Under certain circumstances, buffers could also be expanded and tree cutting prohibited; the buffer would be expanded where sensitive areas such as steep slopes (over 15%), undrained hydric soils, or highly erodible soils are in the area to be harvested; for slopes over 15%, the buffer would be expanded to the top of the slope; for highly erodible soils, the buffer would be expanded to the edge of the erodible soil map unit or to where the slope is less than 5%.

### 9.3.4 Timber Harvesting in Non-Tidal Wetlands

Although Allegany County has few documented wetlands, it does have significant land areas that are underlain by Hydric Soils. Current State Regulations allow timbering in non-tidal wetlands and hydric soils, although care must be taken in harvesting wet areas to avoid irreparable damage.

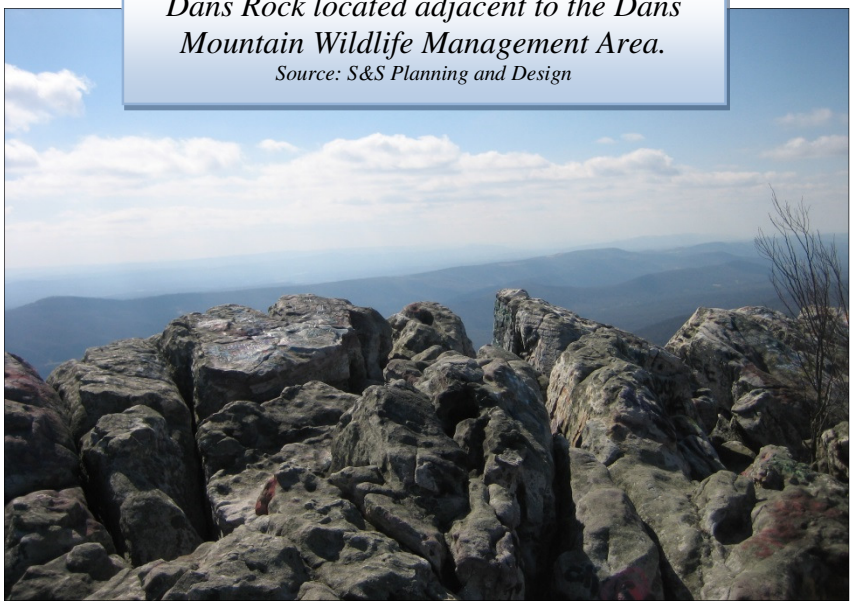
According to the current State (Maryland Department of Natural Resouces) regulations, the following criteria must be met in Timbering Harvest Plans:

1. At least a 25-foot buffer is to be maintained around non-tidal wetlands.
2. Minimize disturbances to the surface and subsurface flow of water of non-tidal wetlands.
3. A wetlands mitigation plan must be prepared and carried out. The harvest or associated activity such as road building must be of substantial economic benefit and the impacts to the wetlands must be unavoidable and necessary. The mitigation plan must outline measures to provide water quality benefits and plant and wildlife habitat equivalent to the wetlands destroyed or altered.

The wetlands mitigation plan must be part of the Timber Harvest Plan submittal to the Soil Conservation District. The Best Management Practices will be implemented through the Erosion and Sediment Control Plan for Forest Harvest Operations.

# 9.4 Non-Mineral Natural Resources

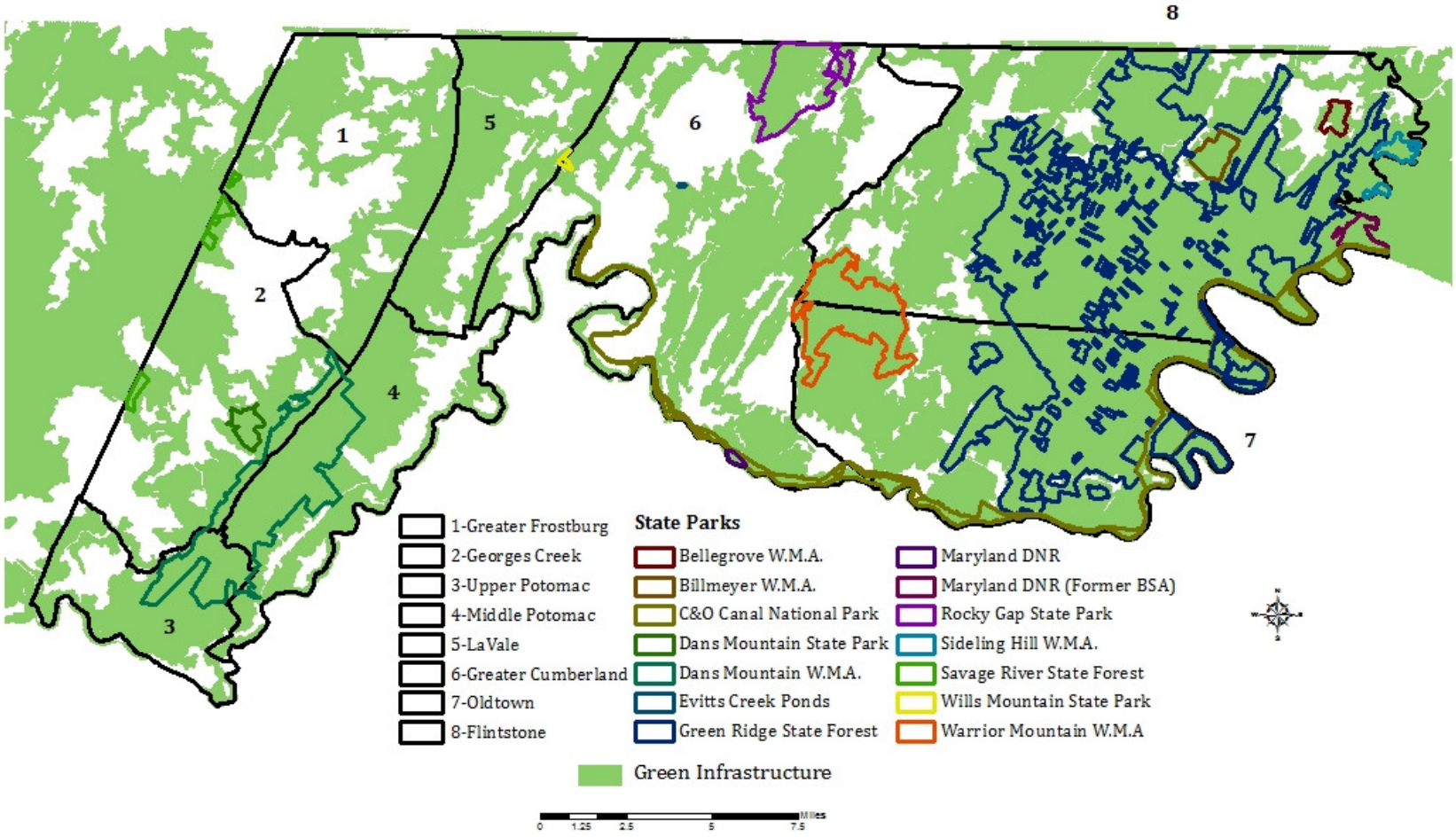
## 9.4.1 Non-Urban Open Space & Green Infrastructure



*Dans Rock located adjacent to the Dans Mountain Wildlife Management Area.*
*Source: S&S Planning and Design*

Allegany County contains several large tracts of publicly-owned open space land including Dans Mountain Wildlife Management Area, Dans Mountain State Park, portions of the Savage River State Forest, Green Ridge State Forest, C&O Canal National Historic Park, Warrior Mountain Wildlife Management Area, and Rocky Gap State Park. These Open Space lands are used for wildlife habitat and are also popular for hunting, hiking and other forms of outdoor recreation. The Department of Natural Resources Green Infrastructure Land Cover Map shows that much of the publicly owned upland areas of state forests and wildlife management areas would be considered "hubs" of Green Infrastructure, while privately-owned forest between the public lands would provide the connecting corridors. Allegany County, in cooperation with DNR, could utilize recreation and conservation programs to potentially prioritize these areas for preservation or acquisition. Additionally, the Mountain Ridge Rural Legacy Program could be used to facilitate additional connectivity. The Narrows, located just to the west of Cumberland, is a unique geologic feature that could be promoted and developed as an additional open space and scenic attraction. Map 9-6 shows the existing green infrastructure in Allegany County.

## Map 9-6: Green Infrastructure




*Source: S&S Planning and Design, LLC*

| Table 9-3: Allegany County Open Space | |
|---|---|
| **State of Maryland Open Space Land** | **Acreage** |
| C&O Canal National Park | 33,23 |
| Dans Mountain Wildlife Management Area | 9,012 |
| Dans Mountain State Park | 484 |
| Evitts Creek Ponds | 11 |
| Savage River State Forest *(Allegany County portion)* | 611 |
| Sidling Hill Wildlife Management Area | 442 |
| Green Ridge State Forest | 47,560 |
| Rocky Gap State Park | 3,000 |
| Warrior Run Wildlife Management Area | 4,400 |
| Belle Grove Wildlife Management Area | 355 |
| Billmeyer Wildlife Management Area | 710 |
| Wills Mountain State Park | 405 |
| Maryland DNR | 76 |
| Maryland DNR (Former BSA) | 508 |

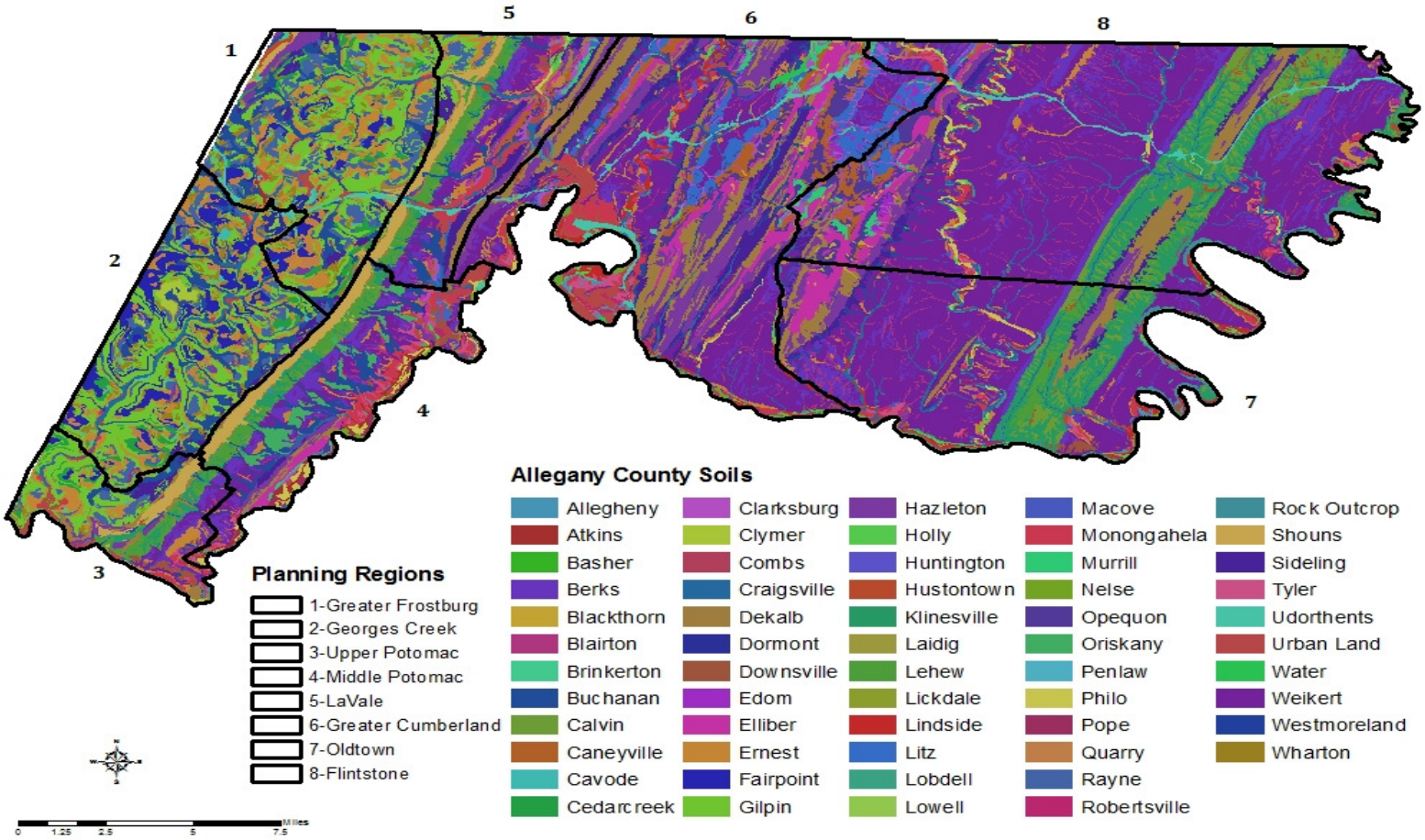
*Source: Maryland Department of Resources & Allegany County Planning Services*

## 9.4.2 Soils within Allegany County

The Soil Survey for Allegany County published by the USDA in 1977 classified soils by Association, which normally consists of one major soil and at least one minor soil. In 2008 a new Soil Survey was completed by USDA which modified the older soil classification and in some cases recognized new soil types based on more in-depth soil analysis. The new survey recognized at least two new soil types, Cedarcreek and Fairpoint, which have been found on reclaimed surface mined land. A complete listing of the soils identified in the 2009 survey located within Allegany County is located in Appendix F. Map 9-7 provides an illustration of the soils within Allegany County. For more detailed soil information, the 2009 Soil Survey can be obtained at www.websoilsurvey.nrcs.usda.gov/app/HomePage.htm.

The U.S. Department of Agriculture defines soil as a natural three dimensional body of the earth's surface that supports plant life and has properties resulting from the integrated effect of climate and living matter acting on earthy parent material, as conditioned by relief over periods of time. Soil is further defined as the upper part of a soil profile above the parent material, in which the processes of soil formation are active.

## Map 9-7: Soil Associations




*Source: S&S Planning and Design, LLC*

### 9.4.3 Climate

Although climate is not specifically a natural resource, it does affect the types of vegetation found in an area and can have a profound influence on soil development, ground and surface water resources, and on society's ability to use and/or conserve these resources. According to the Climatic Classification System first developed by Dr. Vladimir Koppën in 1918 and revised periodically since then, Allegany County is on the border of two climatic zones, the Humid Subtropical and the Humid Continental zones. Frostburg tends to be in the Humid Continental zone, which has at least one month per year with an average temperature below the freezing point of water. This is primarily because of its elevation at 2000 feet above sea level. On the other hand, Cumberland is in the Humid Subtropical zone at an elevation of approximately 625 feet. The essential climatic differences between the two regions are the average temperature (which averages 5-6 degrees cooler in Frostburg year round), and the total amount of annual snowfall, (with the Frostburg region receiving approximately three times the amount of snow). See Table 9-4.

**Table 9-4: Allegany County Climate Data**

| | Frostburg Region | | | Cumberland Region | | |
|---|---|---|---|---|---|---|
| | Mean Temp. (F) | Mean Precip. (in.) | Avg. Snowfall (in.) | Mean Temp. (F) | Mean Precip. (in.) | Avg. Snowfall (in.) |
| January | 24.5 | 3.57 | 28.0 | 30.3 | 2.89 | 12.7 |
| February | 27.3 | 3.10 | 19.5 | 33.9 | 2.43 | 6.9 |
| March | 35.3 | 3.84 | 16.7 | 42.7 | 3.30 | 6.2 |
| April | 45.9 | 3.97 | 3.4 | 52.9 | 3.16 | 0.3 |
| May | 56.2 | 4.76 | 0.0 | 62.2 | 3.97 | 0.0 |
| June | 64.2 | 3.84 | 0.0 | 70.2 | 3.12 | 0.0 |
| July | 68.5 | 3.91 | 0.0 | 74.5 | 3.42 | 0.0 |
| August | 67.2 | 3.82 | 0.0 | 72.9 | 3.53 | 0.0 |
| September | 60.3 | 3.62 | 0.0 | 65.8 | 3.18 | 0.0 |
| October | 49.3 | 3.21 | 0.4 | 53.9 | 2.69 | 0.0 |
| November | 39.1 | 3.76 | 7.4 | 43.6 | 2.91 | 1.5 |
| December | 29.5 | 3.16 | 17.1 | 34.2 | 2.61 | 4.2 |
| **Annual** | **47.3** | **3.71** | **92.5 (Total)** | **53.1** | **3.10** | **31.8 (Total)** |

*Source: Natural Resources Conservation Service National Water and Climate Center, 1971-2000*

For much of each year, Allegany County has varying weather conditions brought about by the clash of warm and cold air masses along the polar front as this front migrates south in winter and north in summer. Because of its higher elevation, Frostburg on average receives more rainfall than Cumberland on an annual basis and significantly more snowfall. The higher ridges in western Allegany County within the Georges Creek and Greater Frostburg Planning Regions sometimes receive over 100 inches of snow per year. In general, the climate of Allegany County can be summarized as having warm summers with cool evenings and differential heating that spawns occasional thunderstorms. Winters are cold with occasional stormy periods, while spring tends to be a time of

fluctuating temperatures with frontal rainfall. Autumns tend to be cool and sunny with occasional frontal storms.

Climate change is expected to have consequential impacts on inland areas like Allegany County. Increasing intensity and frequency of storm events will require more attention on water management strategies and protecting communities and infrastructure from flooding. The County could prepare for these events by taking the following steps suggested by the Department of Natural Resources:

a. Ensure long-term safe and adequate water supply for humans and ecosystems by enhancing planning and coordination within the water resource community. Encourage water suppliers to evaluate water supply demands and plan. Promote demand management and water conservation practices. Assess, target and protect high-quality water recharge areas.

b. Reduce the impacts of flooding and stormwater by preserving and restoring natural features, such as wetlands and forests buffers, that can improve water infiltration and storage, and slow down stormwater runoff.

## 9.5 Goals, Objectives and Recommendations

**AFE GOAL 1:** *Promote continuing agricultural uses on Prime Agricultural Land.*

**OBJECTIVE:**

a) Minimize the amount of prime agricultural land converted from agricultural use to accommodate permitted non-farm development.

**RECOMMENDATIONS:**

a) Implement fees and other financial mechanisms to support prime agricultural land preservation efforts and create a disincentive for unnecessary conversion of prime agricultural land.

b) Support and continue services offered by the Allegany Soil Conservation District.

c) Continue to educate landowners on the availability of State and Federal agricultural programs. Target prime agricultural landowners for direct mailings.

d) Obtain agricultural certification for Allegany County to provide a continuing funding source for conservation activities. This will allow the County to keep a greater share of the agricultural transfer fees that would otherwise go the State.

**AFE GOAL 2:** *Minimize erosion and stormwater runoff resulting from agriculture and timber operations.*

**OBJECTIVE:**

a) Review proposed standards and specifications in the 2005 Draft Soil Erosion and Sediment Control Standards for Forest Harvest Operations.

**RECOMMENDATIONS:**

a) Encourage the adoption of proposed standards and Specifications in the 2005 Draft Soil Erosion and Sediment Control Standards for Forest Harvest Operations.

b) Maintain a minimum 100-foot buffer around all waterways & wetlands.

c) Expand buffers and/or prohibiting tree cutting in Sensitive Areas such as steep slopes.
d) Install of alternative erosion and sediment control measures.

e) Increase standards for the installation and maintenance of haul roads and skid trails.

**AFE GOAL 3:** *Promote Best Management Practices for Sediment and Erosion Control.*

**OBJECTIVE:**

a) Utilize Highly Erodible Soils Map, Steep Slopes Map and Land Use Map to designate areas near urbanized communities and/or waterways that should not be disturbed.

**RECOMMENDATIONS:**

a) Limit soil disturbance in identified areas above urbanized communities.

**AFE GOAL 4***: Encourage properties owners to participate in the Maryland Agricultural Land Preservation Program.*

**OBJECTIVE:**

a) Provide long-term protection of Allegany County's agricultural and forested land resources.

**RECOMMENDATIONS:**

a) Seek assistance of media to more thoroughly promote this program.

**AFE GOAL 5:** *Develop and promote additional Greenways, Open Space, and Trail connections.*

**OBJECTIVE:**

a) To increase the connectivity and use of Allegany County's greenways in order to preserve habitat corridors and boost economic development through the appreciation of natural resources.

**RECOMMENDATIONS:**

a) Seek assistance of media to more thoroughly promote this program.

b) Pursue funding for additional trials and trail enhancements.

**AFE GOAL 6:** *Promote additional participation in the Maryland Rural Legacy Program's Mountain Ridge Rural Legacy Area and pursue the development of an additional RLA in the eastern portion of the County.*

**OBJECTIVE:**

a) To increase the connectivity and use of Allegany County's greenways in order to preserve habitat corridors and boost economic development through the appreciation of natural resources.

**RECOMMENDATIONS:**

a) Seek assistance of media to more thoroughly promote this program.

# Chapter 10
# Economic Development Element

Issues & Opportunities

## Economic Development

***The following issues and opportunities were identified during public forums held throughout the plan development.***

- Prioritize Economic Development as the top goal for the County
- Improve Public School System – specifically programs and quality of education
- Improve Health Status
- Emphasize Higher Education
- Utilize current ecosystem services

Economic Development Element (EDE) Goals were identified during the development of the Economic Development Element and Background Study and are as follows:

***EDE Goal 1***: *Offer a prosperous business environment for new and existing businesses.*
***EDE Goal 2:*** *Maintain an aggressive park and facilities management program.*
***EDE Goal 3:*** *Increase and improve appropriate infrastructure development to open new areas of the County for housing and business development.*
***EDE Goal 4:*** *Utilize Allegany County's natural resources as an economic advantage.*
***EDE Goal 5:*** *Create small business and workforce development opportunities in the County.*
***EDE Goal 6:*** *Assist in maintaining Allegany County's sound financial health.*
***EDE Goal 7:*** *Expand tourism opportunities in Allegany County.*
***EDE Goal 8:*** *Enhance the image of each community in Allegany County to encourage business development.*

Action Items and Projects that will enable the County to meet the goals identified for Economic Development are discussed at the end of this chapter.

## 10.1 Economic Development for the 21st Century

Allegany County has maintained an aggressive program of economic development for more than thirty years. More recently, the County has developed a new emphasis on industry sectors, companies and jobs that pay higher salaries/wages but concurrently

require higher skill levels. The Mission Statement for the County's Economic Development Program places new emphasis on the quality of the companies and jobs being sought after by the County.

A "Quality Company" is one with the following attributes:

- Is part of an industry sector that has demonstrated growth in sales, number of firms and number of public companies;
- Has had company growth in Sales and Profits during the last five years;
- Has multiple active sources of capital;
- Has an active Work Force Training Program and;
- Is advancing all aspects of the company through advanced technology.

A "Quality Job" is one with the following attributes:

- Provides regular opportunities for advancement tied to training programs;
- Pays wages/salaries at or above the industry average;
- Offers comprehensive benefits for the employee and their family and;
- Requires higher skills for all levels, including entry level positions.

## 10.2 Employment

### 10.2.1 Major Employers

There are sixty-seven entities within the Allegany County that employ fifty or more employees as listed on Table 10-1. Each major employer listed on Table 10-1 has a designated NAICS Sector. The NAICS Sector Industries providing the most employment in Allegany County are Health Care & Social Services, Education Services and Manufacturing.

The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy.

| Table 10-1: Major Employers in Allegany County | | | |
|---|---|---|---|
| **Employer** | **Number of Employees** | **Planning Region** | **2012 NAICS Sector** |
| **ACS** | 564 | Greater Frostburg | Information |
| **Active Network** | 485 | Greater Frostburg | Information |
| **AES Warrior Run** | 59 | Greater Cumberland | Utilities |
| **Allegany College of Maryland** | 641 | Greater Cumberland | Education Services |
| **Allegany County Government** | 453 | Greater Cumberland | Public Administration |
| **Allegany County Health Department** | 313 | Greater Cumberland | Health Care & Social Assistance |
| **Allegany Health Nursing & Rehab** | 120 | Greater Cumberland | Health Care & Social Assistance |
| **American Woodmark Corporation** | 292 | Middle Potomac | Manufacturing |
| **Appalachian Environmental Lab** | 60 | Greater Frostburg | Education Services |
| **Applebee's** | 62 | LaVale | Accommodation & Food Service |
| **Archway Station** | 125 | Greater Cumberland | Health Care & Social Assistance |
| **Berry Plastics** | 175 | Greater Cumberland | Manufacturing |
| **Bill Miller Equipment Sales. Inc.** | 94 | Greater Frostburg | Retail Trade |
| **Board of Education-Allegany County** | 1,307 | Greater Cumberland | Education Services |
| **Bob Evans** | 95 | LaVale | Accommodation & Food Service |
| **Bon Ton** | 75 | LaVale | Retail Trade |
| **Care First BlueCross/BlueShield** | 176 | Greater Cumberland | Finance & Insurance |
| **Carl Belt-Belt Group** | 157 | Greater Cumberland | Construction |
| **CBIZ** | 125 | Greater Cumberland | Finance & Insurance |
| **Chick-Fil-A** | 58 | Greater Cumberland | Accommodation & Food Service |
| **Cintas** | 90 | Greater Cumberland | Other Services |
| **CSX Transportation** | 900 | Greater Cumberland | Transportation & Warehousing |
| **Cumberland Post Office** | 120 | Greater Cumberland | Transportation & Warehousing |
| **Cumberland Times News** | 120 | Greater Cumberland | Information |
| **D'Atri's Restaurant** | 53 | LaVale | Accommodation & Food Service |
| **Denny's Restaurant** | 56 | LaVale | Accommodation & Food Service |
| **Egle Nursing Home** | 85 | Georges Creek | Health Care & Social Assistance |
| **Fairfield Inn & Suites** | 50 | Greater Cumberland | Accommodation & Food Service |
| **Federal Bureau of Prisons** | 292 | Greater Cumberland | Public Administration |
| **FEMA** | 59 | Greater Cumberland | Public Administration |
| **Friends Aware** | 227 | Greater Cumberland | Health Care & Social Assistance |
| **Frostburg State University** | 933 | Greater Frostburg | Education Services |
| **Frostburg Village** | 171 | Greater Frostburg | Health Care & Social Assistance |
| **Golden Living Center** | 164 | Greater Frostburg | Health Care & Social Assistance |
| **Hamilton Relay** | 65 | Greater Frostburg | Health Care & Social Assistance |
| **Holiday Inn** | 57 | Greater Cumberland | Accommodation & Food Service |
| **Horizon-Goodwill** | 91 | Greater Cumberland | Other Services |
| **HRDC** | 160 | Greater Cumberland | Other Services |
| **Hunter Douglas** | 485 | Greater Cumberland | Manufacturing |
| **InfoSpherix** | 488 | Greater Frostburg | Information |
| **JC Penney** | 70 | LaVale | Retail Trade |
| **Kohl's Department Store** | 112 | LaVale | Retail Trade |
| **Lowes Home Improvement** | 150 | LaVale | Retail Trade |
| **M&T Bank** | 54 | Greater Cumberland | Finance & Insurance |
| **Martin's-Giant Foods-Cumberland** | 150 | Greater Cumberland | Retail Trade |
| **Martin's-Giant Foods-LaVale** | 150 | LaVale | Retail Trade |
| **Maryland MVA** | 97 | LaVale | Public Administration |
| **McDonald's-Cumberland** | 100 | Greater Cumberland | Accommodation & Food Service |
| **McDonald's-LaVale** | 54 | LaVale | Accommodation & Food Service |
| **Moran Manor** | 180 | Upper Potomac | Health Care & Social Assistance |
| **New Page** | 870 | Upper Potomac | Manufacturing |
| **North Branch Corrections Institution** | 556 | Middle Potomac | Public Administration |

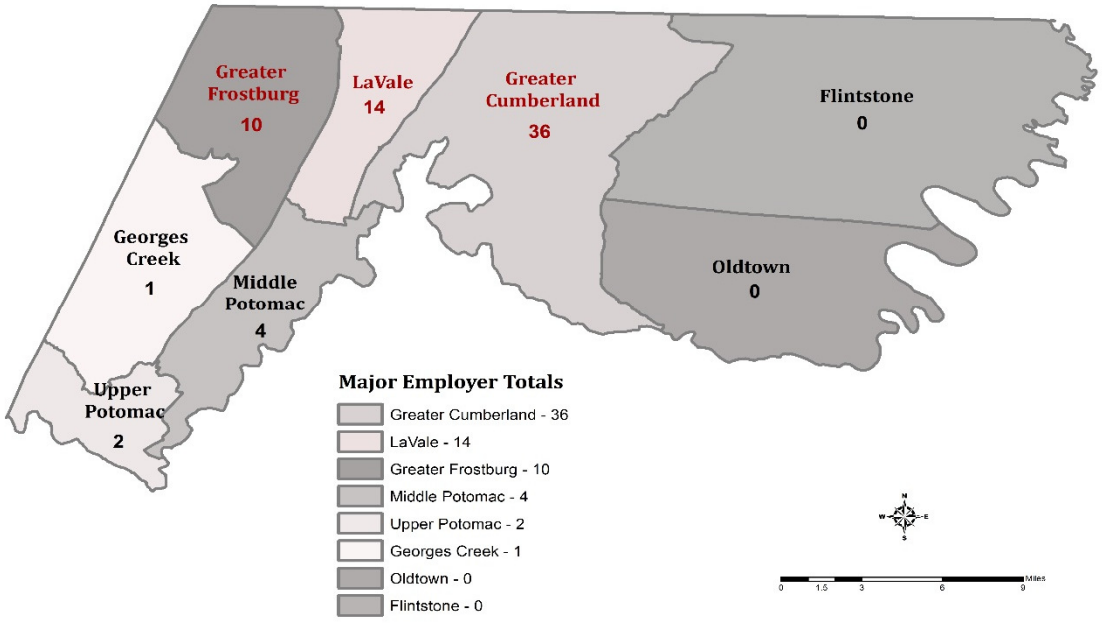
| | | | |
|---|---|---|---|
| **PharmaCare Network** | 150 | Greater Cumberland | Health Care & Social Assistance |
| **Pitt Ohio Trucking** | 80 | Greater Cumberland | Transportation & Warehousing |
| **Potomac Farms Dairy** | 70 | Greater Cumberland | Manufacturing |
| **Quest Industries. LLC.** | 80 | Greater Frostburg | Manufacturing |
| **Rocky Gap Lodge & Resort** | 206 | Greater Cumberland | Accommodation & Food Service |
| **Ruby Tuesday Restaurant** | 76 | LaVale | Accommodation & Food Service |
| **Schroeder Industries** | 70 | Greater Cumberland | Manufacturing |
| **Sears** | 137 | LaVale | Retail Trade |
| **Sheetz (2 locations)** | 71 | Greater Cumberland | Retail Trade |
| **United Parcel Service** | 96 | Greater Cumberland | Transportation & Warehousing |
| **Wal-Mart** | 501 | LaVale | Retail Trade |
| **Walter Yoder & Sons** | 90 | Middle Potomac | Construction |
| **Western Corrections Institution** | 506 | Middle Potomac | Public Administration |
| **Western Maryland Health System** | 2,150 | Greater Cumberland | Health Care & Social Assistance |
| **Y-Riverside Recreation Center** | 151 | Greater Cumberland | Art, Entertainment & Recreation |

*Source: Allegany County Brief Economic Facts Major Employers 2011; Maryland Department of Business & Economic Development, 2012 Allegany County Economic Development Plan*

## 10.2.2 Major Employers by Planning Regions

As shown on Map 10-1, the Greater Cumberland, Greater Frostburg and LaVale Planning Regions contain the highest concentration of major employers in the County. Not surprisingly, these are the same three Planning Regions having the highest residential population as shown on *Map 3-1. Population by Planning Regions, 2010.*

### Map 10-1: Major Employers by Planning Regions




*Source: S&S Planning and Design, LLC*

### 10.2.3 Hourly Wage Rates

As indicated on Table 10-2, hourly wage rates in Western Maryland are the highest in the following selected occupations:

- Industrial Engineers;
- Computer System Analysts;
- Network Administrators; and
- Accountants.

The NAICS Industry Sectors that correspond respectively to these occupations include:

- Manufacturing;
- Information; and
- Finance & Insurance.

Attracting businesses within these NAICS Industry Sectors would likely increase the number of quality jobs within the County.

**Table 10-2: Hourly Wage Rates (2011)**

| Selected Occupations | Median | Entry | Experienced |
|---|---|---|---|
| Accountants | $25.00 | $18.00 | $34.00 |
| Book Keeping-Clerk | $17.00 | $11.50 | $20.50 |
| Computer Systems Analyst | $33.25 | $25.00 | $40.25 |
| Customer Service Representative | $11.29 | $9.50 | $14.50 |
| Electronic Engineering Technicians | $27.50 | $25.75 | $28.75 |
| Freight, Stock, Material Movers, hand | $13.00 | $10.00 | $15.50 |
| Industrial Engineers | $37.75 | $27.50 | $41.75 |
| Industrial Truck Operators | $16.75 | $12.75 | $19.75 |
| Machinists | $17.50 | $14.50 | $19.00 |
| Maintenance Workers, Machinery | $23.00 | $12.50 | $23.75 |
| Mixing, Blending Machine Operations | $16.00 | $13.25 | $18.75 |
| Network Administration | $28.75 | $21.50 | $32.50 |
| Packaging, Filling Machine Operations | $11.00 | $10.25 | $11.75 |
| Secretaries | $15.00 | $11.25 | $18.00 |
| Shipping/Receiving Clerks | $13.25 | $9.50 | $17.00 |
| Team Assemblers | $16.00 | $12.00 | $18.75 |
| Wages are an estimate of what workers might expect to receive in Western Maryland (Allegany, Garrett and Washington counties) and may vary by industry, employer and locality | | | |

*Source: Allegany County Brief Economic Facts Major Employers 2011; Maryland Department of Business & Economic Development*

## 10.3 Business & Industrial Property

### 10.3.1 Industrial Parks

Currently there are eight industrial/business parks located in and around the Cumberland and Frostburg areas.

- Allegany Business Center at Frostburg State University
- Barton Business Park
- Commerce Center
- Frostburg Business Park
- North Branch Industrial Park
- Riverside Industrial Park
- Upper Potomac Industrial Park
- Westernport Industrial Park

## 10.3.2 Land & Building Availability

In terms of land and building availability, the Allegany County Department of Economic Development's website, AlleganyWorks.org, contains current information on land and building availability for existing commercial and industrial properties. See Table 10-3.

**Table 10-3: Land and Building Availability (2012)**

| Name | Land Area (acres) | Building Area (sq. ft) |
|---|---|---|
| 11700 Mexico Farms Road (Rent) | - | 525,000 |
| 11700 Mexico Farms Road (Sale) | - | 525,000 |
| 19 Frederick Street | - | 17,172 |
| 308 Virginia Ave | - | 8,600 |
| 9 North Centre | - | 5,228 |
| Allegany Business Center @ Frostburg State University | 40 | - |
| Barton Business Park | 100 | - |
| Commerce Center | 0.85 | - |
| Frostburg Business Park | 27 | - |
| McMullen Building | - | 60,000 |
| Memorial Ave (Formerly WMHS - Memorial Campus) | 3 | - |
| North Branch Industrial Park | 21 | - |
| Riverside Building 26 | - | 106,515 |
| Riverside Building 42-27 | - | 148,862 |
| Riverside Industrial Park | 9 | - |
| Schwab Building | - | 65,000 |
| South Cumberland Market Place | 9 | 40,000 |
| Upper Potomac Industrial Park | - | 67,324 |

*Source: Allegany County Economic Development Department*

## 10.3.3 Market Profile Data

Industrial and office land parcels per acre as well as rental rates per square foot are extremely competitive in Allegany County. The County's Market Profile Data is shown on Table 10-4.

**Table 10-4: Market Profile Data**

| | Low | High | Average |
|---|---|---|---|
| **Land**-cost per acre | | | |
| Industrial and Office | $30,000 | $50,000 | $37,000 |
| **Rental Rates**-per square foot | | | |
| Warehousing/Industrial | $2.00 | $4.70 | $2.40 |
| Flex/R&D/Technology | $7.00 | $18.00 | $14.00 |
| Class A Office | $12.00 | $20.00 | $15.00 |

*Source: Allegany County Economic Development Department*

# 10.4 Existing Industrial & Commercial Land Use

The Existing Land Use Survey, completed by the County Division of Planning Services in 2012, categorized commercial and industrial activities into sub-categories as follows: Local Commercial, Major Commercial, Industrial, Office/Professional, Residential Office and Transportation. The results are shown on Table 10-5.

**Table 10-5: Commercial and Industrial Land Use**

| Major Commercial | Local Commercial | Industrial | Office/ Professional | Residential Office | Transportation |
|---|---|---|---|---|---|
| Banks | Corner Grocery Store | Manufacturing Facilities | Real Estate | Tax | Rail Yard |
| Shopping Plazas | Small Retail Store | Assembly Plants | Accountants | Dental | |
| Car Dealerships | Barbershop | Processing Plants | Insurance Agencies | Hair Salon | |
| Wholesale Stores | Hair Salon | Slaughter-houses | Doctor/Dentist | Photography | |
| Retail Stores | Printing Shops | Railroad Yards | | | |
| Motels | Restaurants | Truck Warehouses | | | |
| Hotels | Car Washes | Leasing Equipment | | | |
| Bowling Alleys | | Construction Equipment | | | |
| Auto/Truck Repair | | | | | |
| Nurseries | | | | | |
| Trailer Sales | | | | | |
| Landscaping Companies | | | | | |
| Large Grocery Stores | | | | | |
| Construction Companies | | | | | |
| Movie Theaters | | | | | |

*Source: S&S Planning and Design, LLC & Allegany County Planning Services*

Within Allegany County, excluding municipalities, the parcels designated as Local Commercial, Major Commercial, Industrial, Office/Professional, Residential Office and Transportation have been quantified in Table 10-6 as follows:

**Table 10-6: Commercial and Industrial Land Use by Parcels and Acreage**

| Land Use | Number of Parcels | Acreage |
|---|---|---|
| Major Commercial | 400 | 1067 |
| Local Commercial | 455 | 359 |
| Industrial | 186 | 917 |
| Office/Professional | 54 | 45 |
| Residential Office | 8 | 9 |
| Transportation | 26 | 67 |

*Source: S&S Planning and Design, LLC & Allegany County Planning Services*

There are 1,129 parcels and 2,464 acres currently utilized for economic activities within Allegany County; excluding municipalities.

## 10.5 Future Industrial & Commercial Land Use

In order to accommodate the County's anticipated long-term industrial and business facilities needs, the Cumberland Allegany County Industrial Foundation (CACIF) completed the *Allegany County Industrial Site Search* in May 2012. This was the first Industrial Site Selection Report completed for Allegany County that utilized Spatial Analyst tools using Environmental System Research Institute's (ESRI) computer mapping software. Note: the sites selected in the report are in addition to those sites in the County currently in place as identified in section *10.3.2 Land and Building Availability* of this Plan Element.

Selection criteria used by CACIF included ten separate items for scoring. Each site was given a score anywhere from 0-10 points for each criteria category, with a total possible score of 100, based on the following categories:

- Site access;
- Existing Zoning and permitted use;
- Location in relation to Priority Funding Area;
- Topography;
- Water supply capacity;
- Sewer availability;
- Adequate electric services available;
- Adequate gas pressure;
- Natural features and/or constraints; and
- Proximity to primary transportation arterials.

The results of the search yielded twenty-five sites, of which nine scored eighty-five points or higher. These nine sites have been labeled Industrial within the Future Land Use Map Plan shown in Plan Section 11.6 *Designated Growth Areas and Future Land Use* and comprise a total of 618.5 acres.

Commercial land use activities may be an option for many of the sites selected in the 2012 CACIF Report, as well. Given the limited availability of usable large parcels within the County, particularly parcels without natural feature constraints, these parcels may be considered for future land use change.

As shown on Map 10-1 employment opportunities are severely limited in the Flintstone and Oldtown Planning Regions. To enhance the possibility of employment opportunities in rural eastern Allegany County and other non-urban areas of the County, small-scale product development and technological innovation enterprises should be considered. The Planning and Zoning Commission will consider establishing Development Standards to adequately protect neighboring parcels.

## 10.6 Business Retention & Attraction

There are both favorable and limiting factors that impact the retention and attraction of business and industry in Allegany County as shown below in Table 10-7.

**Table 10-7: Favorable and Limiting Factors for Business/Industry Retention and Attraction**

| FAVORABLE FACTORS | LIMITING FACTORS |
|---|---|
| ✓ Adequate Public Water & Sewer | × Limited Local Investment Capital |
| ✓ Adequate Transportation Network | × Blighted Properties |
| ✓ Higher Education Opportunities | × Majority of Housing Stock Built Prior to 1950 |
| ✓ Outdoor Recreation | × Limited Number of Families with Children Moving to Area |
| ✓ Scenic Vistas & Viewsheds | |
| ✓ Moderate Climate | |
| ✓ Significant Natural Resources | |
| ✓ Land Development Opportunities | |
| ✓ Commercial Land & Building Availability | |
| ✓ Family Environment | |
| ✓ Low-Cost of Living | |
| ✓ Wireless & High-Speed Internet Access | |
| ✓ Interstate Highway System | |

*Source: S&S Planning and Design, LLC*

Although ample favorable factors exist in Allegany County, a few limiting factors could outweigh them prompting prospective businesses to choose another area. By focusing on mitigating these limiting factors the County can enhance its economic development potential.

# 10.7 Economic Development Opportunities

## 10.7.1 Gateway Initiative

Gateways are the roads and highways leading from the outskirts of a community into business districts. For instance, in Allegany County, Route 36 is the main connecting route that provides the "Gateways" into local regional business districts in the Georges Creek Planning Region. In the Cumberland Planning Region, the first "Gateway" into the City of Cumberland is the Interstate 68-Exit 44 Baltimore Avenue corridor. Gateway programs enhance the image of a community, which may encourage business development. Program activities may include physical improvements and land use controls.

In fact, physical improvements are necessary to the gateways mentioned above where blighted properties, lack of sidewalks, signage and lighting negatively impact the image of the area. Land use controls and removal of trash and blighted buildings will improve the image perceived by potential developers.

## 10.7.2 Business Retention and Expansion

Business retention and expansion strategies focus on satisfying the needs of existing businesses in the County. A positive relationship between existing employers and local government aids in the compilation of information that may be utilized to reduce business costs, improve competitiveness, increase markets and provide opportunities for infrastructure enhancement. Implementing business retention and expansion strategies are typically the most cost-effective and flexible strategies in economic development.

Retaining and expanding businesses, such as the three major employers groups within Allegany County is a top priority. These include Health Care & Social Services, Education Services and Manufacturing.

## 10.7.3 Business Attraction

The process of business attraction is to focus on identifying companies outside of the County and enticing them to locate their business or parts of their business within the County. The goal of this process is securing new jobs and investments and replacing closed businesses. Business closure is part of the economic cycle, however those closed businesses need to be maintained and improve the overall health of the community.

Targeting specific types of businesses that correspond with the overall character of the County is important. These targeted types would include businesses that serve or relate to industries in place. A good example would be a business that would serve one of the eight existing nursing homes in the County or provide transitional care that the existing

business may not offer. Considering the fact that 31% of householders within the County are 65 years or older, additional senior care housing options are needed. See Table 4-10.

### 10.7.4 Tourism

Tourism encompasses various business types such as: hotels, restaurants, gas stations, shops, museums, campgrounds and rental car agencies. These businesses are interdependent upon one another. Tourism and travel are among the leading industries according to the U.S. Census.

**TYPES OF TOURISM**

| | |
|---|---|
| Outdoor Recreation | Historic and Cultural Activities |
| Sightseeing and Architecture | Hunting, Fishing, Wildlife Watching |
| Entertainment/ Spectator Sports | Retreat and Weekend Workshops |
| Community Events & Festivals | Personal Business |
| Business Conventions & Conference | Shopping |
| Visits by Relatives & Friends | Passing Through Communities |

In Allegany County plenty of opportunities for the expansion of tourism exist. For instance, the linkages between Dans Mountain Wildlife Management Area, Dans Mountain State Park, and existing and potential trails could promote eco-tourism. The expansion of hiking, biking, and other outdoor recreation areas would continue to promote the County and its natural features.

Allegany County possesses unique assets that enhance the chances of a thriving tourism industry. The County's mountains and forests provide opportunity for outdoor recreation and sightseeing. The remnants of the County's transportation heritage have left railroad beds for the Western Maryland Scenic Railroad and the Great Allegheny Passage (GAP). The C&O Canal has attracted cyclists for decades and is the setting of Canal Place. The National Road has become a linear tourism destination for travelers nationwide, and the Cumberland area, being the origin of the road may be its premier attraction. The area's former isolation and slower rate of growth have had the effect of preserving historic architecture that is an attraction for a sector of the tourism industry.

An indication of an area's tourism success is found in the performance of its lodging industry. The "Maryland Lodging Monitor", a product of the Maryland Office of Tourism, shows that in 2012, room demand in Allegany County grew at an annual rate of 3.1%, the fifth best among Maryland's counties and the City of Baltimore. The western region of the State outperformed all other regions with 7.1% annual growth in room demand while offering the lowest average room statewide rate at $78.85 per night.

The County long ago realized the benefits of tourism and has supported festivals, museums and activities since the 1960s. Lately, the County Commissioners have acted on more "big ticket" items by acquiring and managing the County Fairgrounds, supporting the scenic railroad and constructing and managing the Maryland portion of the GAP. The County Department of Tourism maintains a promotional presence in social

media, including webpage, Facebook and smart phone "syncing" and publishing an annual booklet "The Mountain Side of Maryland", also the name of the webpage.

#### 10.7.4.1 Participation Rates and Economic Impact

Unlike other industries, tourism does not have an overt physical presence, yet the economic benefits of successful tourism enterprises may permeate the overall fiscal well-being of the region. Tourists pay for services of the County's hotels, restaurants, gas stations, shops, museums, campgrounds and rental car agencies. When it comes to income derived from tourists, these businesses are interdependent upon one another.

The State's Department of Natural Resources Forests, Wildlife Management Areas and State Parks and the C&O Canal National Historical Park occupy more than 27% of the County's area. Due to the size of these parks and the informal way in which they may be used, it is difficult to gauge their participation rates. The Rocky Gap Resort has been reconfigured as a casino bringing more visitors to the State Park. The National Park Service operates a Visitor Center at the Canal Terminus in Cumberland and reports that "average annual park visitation at Cumberland Terminus area, based on actual counts in [the] Visitor Center…is 100,000 visitors a year." This influx of tourists would include bikers and hikers on the Great Allegheny Passage and visitors to the Canal Place Heritage Area and park special events.

The Western Maryland Scenic Railroad reports that 39,008 riders took the trip from Cumberland to Frostburg in 2012.

The Great Allegheny Passage uses optical counters to generate a user count. In 2012, Allegany Trail Alliance reported that 75,000 people utilized the Maryland portion of the trail. Using a "Trail Town Economic Impact Study" that analyzed the spending habits of both day-users and those who spend the night, the Allegany Trail Alliance conservatively estimates an annual economic impact of $1,475,000 in Allegany County that is derived from trail users.

The Allegany County Fairgrounds is the County's premier regional that park draws attendees from the County and the immediate surrounding area. Some events attract attendees from nearby states and central Maryland. Fairgrounds personnel estimate 2012 attendance of 130,000 persons for all events. DelFest is one annual musical event that attracts participants from a much wider area; the 2012 event was attended by approximately 35,000 music lovers, most of them camped on the property over a four day span in May. The annual County Fair attracts approximately 40,000 attendees.

Tourism does have a County-wide economic impact that is greater than what is generated by the main attractions mentioned above. The cities of Cumberland and Frostburg have annual events that attract crowds of participants. The smaller towns along Georges Creek and unincorporated communities throughout the County also have annual events and festivals that contribute to the overall success of the County's tourism efforts.

# 10.8 Economic Trends and Analysis

In order to better understand which types of employment to retain and attract, it is necessary to know which industries are thriving at a local level. The shift-share analysis in this section provides such a glimpse and reveals those employment sectors in which the County has a competitive advantage. Economic trends at the national and local level will be analyzed first in order to provide a clearer framework for the shift-share analysis.

## 10.8.1 National and Local Growth Trends

Table 10-8 depicts the percent employment change between consecutive years for the 2001 to 2011 time period. Data in this table was derived from total national employment figures for each NAICS Sector that is represented. These national trends allow for a more complete understanding of the national growth component, which is explained further in Section 10.8.2.

At the national level, growth is fairly steady for the majority of industries. Some notable exceptions include the Mining, Construction, and Manufacturing industries, likely because they are more prone to ups and downs due to demand. The 2008-2009 column, highlighted in yellow, shows the negative effects of the 2008 recession on most industries, with the exception of Health Services, Education, Utilities, and Public Administration; all of which continued to grow during the economic downturn.

**Table 10-8: National Growth Trend, 2001 to 2011**

| NAICS Sector | 2001-2002 | 2002-2003 | 2003-2004 | 2004-2005 | 2005-2006 | 2006-2007 | 2007-2008 | 2008-2009 | 2009-2010 | 2010-2011 |
|---|---|---|---|---|---|---|---|---|---|---|
| Agriculture, Forestry, Fishing and Hunting | -1.3% | 0.0% | -0.1% | 0.7% | -0.3% | 0.4% | 0.3% | -2.3% | 0.4% | 1.1% |
| Mining, Quarrying, and Oil and Gas Extraction | -5.5% | -1.2% | 4.0% | 7.9% | 10.0% | 7.0% | 8.1% | -10.1% | 1.6% | 12.0% |
| Utilities | 0.1% | -1.6% | -1.2% | -1.6% | -0.4% | 0.9% | 0.7% | 0.6% | -1.7% | -0.4% |
| Construction | -1.3% | -0.2% | 3.5% | 4.9% | 4.4% | -0.5% | -5.7% | -16.1% | -7.6% | -0.4% |
| Manufacturing | -7.2% | -4.9% | -1.5% | -0.5% | -0.6% | -2.0% | -3.2% | -11.7% | -2.7% | 1.9% |
| Wholesale Trade | -2.0% | -0.5% | 1.0% | 2.0% | 2.3% | 1.7% | -0.5% | -6.6% | -1.7% | 1.5% |
| Retail Trade | -1.1% | -0.6% | 0.9% | 1.3% | 0.7% | 0.9% | -1.3% | -5.0% | -0.4% | 1.3% |
| Transportation and Warehousing | -3.3% | -1.5% | 0.8% | 1.6% | 1.8% | 1.5% | -0.5% | -6.1% | -1.9% | 1.7% |
| Information | -6.0% | -5.3% | -2.4% | -1.3% | -0.4% | -0.3% | -1.2% | -5.8% | -3.7% | -1.1% |
| Finance and Insurance | 0.6% | 1.8% | 0.5% | 1.7% | 1.6% | -0.2% | -2.2% | -4.0% | -2.3% | 0.4% |
| Real Estate and Rental and Leasing | -0.3% | 0.8% | 1.5% | 2.2% | 1.2% | -0.1% | -2.0% | -6.5% | -2.8% | -0.3% |
| Prof., Scientific, and | -2.8% | -0.4% | 2.1% | 4.1% | 4.6% | 3.2% | 2.3% | -4.2% | -0.2% | 2.9% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Technical Services** | | | | | | | | | | |
| **Management of Companies and Enterprises** | -1.2% | -2.1% | 2.2% | 2.8% | 2.4% | 3.0% | 3.0% | -2.1% | 0.0% | 3.2% |
| **Administrative and Support and Waste Management and Remediation Services** | -1.9% | -0.4% | 3.6% | 3.1% | 2.7% | 1.1% | -4.6% | -10.4% | 3.4% | 4.1% |
| **Educational Services** | 2.5% | 1.4% | 1.1% | 1.5% | 1.3% | 1.6% | 1.6% | 0.6% | -0.2% | -0.4% |
| **Health Care and Social Services** | 3.0% | 2.2% | 2.0% | 2.3% | 2.3% | 2.9% | 2.8% | 1.9% | 1.8% | 1.6% |
| **Arts, Entertainment, and Recreation** | 1.2% | 1.2% | 2.1% | 1.0% | 1.5% | 2.7% | 1.4% | -2.4% | -1.0% | 0.6% |
| **Accommodation and Food Services** | 1.0% | 1.6% | 2.6% | 2.5% | 2.3% | 2.3% | 0.4% | -2.9% | 0.2% | 2.4% |
| **Other Services** | 2.1% | 0.3% | 0.7% | 0.9% | 0.9% | 1.7% | 1.1% | -2.6% | -0.4% | 1.2% |
| **Public Administration** | 1.4% | 0.1% | -0.4% | 0.4% | 1.1% | 1.1% | 1.6% | 0.6% | 0.9% | -2.9% |
| **Total** | -1.0% | -0.3% | 1.1% | 1.8% | 1.7% | 1.2% | -0.4% | -4.6% | -0.6% | 1.2% |

*Source: U.S. Bureau of Labor Statistics*

The local growth trends depicted in Table 10-9 are much more variable than the national trends, which makes sense as they are more affected by local business cycles and development that is not readily apparent at a national level aggregation. Most local industries experience some sort of boom and bust period, including Mining, Construction, and Manufacturing; a trend which was evident at the national level as well. Health Care and Social Services, Educational Services, Utilities, and Public Administration were the only local industries that did not experience negative growth during the economic downturn period between 2008 and 2009. This suggests that these industries may be "recession-proof" in that they are resistant towards severe economic shifts, given the nature of the services they provide.

**Table 10-9: Allegany County Growth Trend, 2001 to 2011**

| NAICS Sector | 2001-2002 | 2002-2003 | 2003-2004 | 2004-2005 | 2005-2006 | 2006-2007 | 2007-2008 | 2008-2009 | 2009-2010 | 2010-2011 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Agriculture, Forestry, Fishing and Hunting** | 21.7% | 42.9% | -32.5% | 29.6% | -62.9% | -- | -- | -12.5% | -42.9% | -25.0% |
| **Mining, Quarrying, and Oil and Gas Extraction** | -0.9% | 8.6% | 16.7% | 10.5% | -12.9% | 2.3% | -16.0% | -23.6% | 16.7% | 29.6% |
| **Utilities** | -4.0% | 0.0% | 4.2% | 1.6% | 0.8% | 0.8% | 2.3% | -0.8% | -8.4% | -- |
| **Construction** | 7.6% | -3.4% | -2.6% | 5.5% | -2.2% | 5.2% | -5.8% | -15.1% | 4.5% | -4.8% |
| **Manufacturing** | -4.1% | -6.6% | 0.5% | -0.1% | -11.3% | -10.2% | -8.4% | -3.0% | 3.5% | 0.9% |
| **Wholesale Trade** | 2.9% | 10.1% | 4.2% | 3.8% | 3.1% | 0.0% | 1.3% | -5.8% | -10.1% | -- |
| **Retail Trade** | -2.9% | -5.6% | -4.4% | 3.3% | -0.2% | -1.3% | -1.0% | -3.8% | 2.0% | -0.8% |
| **Transportation and Warehousing** | -5.4% | 12.5% | -2.4% | -6.6% | 2.1% | 16.5% | 4.3% | -19.2% | -2.0% | 4.4% |
| **Information** | 5.8% | -11.9% | 48.2% | -0.4% | -0.4% | 4.5% | -6.2% | -6.4% | 13.5% | -7.1% |
| **Finance and Insurance** | -1.0% | -0.5% | 10.4% | -15.5% | 2.3% | 2.6% | 1.7% | -1.8% | -4.9% | 29.9% |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Real Estate and Rental and Leasing** | -5.7% | 6.6% | -47.2% | -2.5% | 2.0% | 16.7% | -5.5% | 3.1% | -16.9% | -16.1% |
| **Prof., Scientific, and Technical Services** | 2.0% | -1.6% | 2.2% | 0.0% | 2.0% | 8.7% | 7.0% | -4.8% | -- | -- |
| **Management of Companies and Enterprises** | 1.3% | 6.7% | -9.8% | 1.7% | -8.9% | 1.4% | -4.1% | 3.8% | -- | -- |
| **Administrative and Support and Waste Management and Remediation Services** | 5.5% | 11.5% | -3.4% | 5.1% | 3.0% | -0.2% | -6.1% | -1.3% | -1.7% | -3.5% |
| **Educational Services** | 1.1% | 0.9% | 0.3% | -1.2% | -0.1% | -0.7% | 0.4% | 1.6% | 2.7% | -0.8% |
| **Health Care and Social Services** | 1.4% | 3.0% | 2.8% | 4.7% | -0.3% | -1.7% | 0.1% | 2.3% | 6.0% | -2.9% |
| **Arts, Entertainment, and Recreation** | 14.3% | 4.3% | 4.1% | -0.4% | -7.6% | -1.3% | 3.9% | -1.7% | 1.3% | -4.6% |
| **Accommodation and Food Services** | 1.0% | -14.4% | 8.6% | 12.3% | -0.5% | -7.5% | -0.1% | 0.5% | 2.2% | 3.1% |
| **Other Services** | 3.2% | -4.0% | -2.7% | -2.3% | -0.1% | -4.6% | 5.7% | 6.4% | -5.8% | -5.2% |
| **Public Administration** | -1.0% | -1.0% | -1.6% | -1.4% | 0.4% | -1.0% | 6.7% | 4.6% | -1.8% | -2.6% |
| **Total** | 0.1% | -1.8% | 0.3% | 2.4% | -1.5% | -1.7% | -0.6% | -1.4% | -1.2% | -2.9% |

*Source: U.S. Bureau of Labor Statistics*
(--) Data unavailable at this level of analysis.

## 10.8.2 Shift-Share Analysis

The shift-share analysis technique is based on the assumption that local growth can be explained via three components (defined below): national share, industrial mix, and competitive share. By applying shift-share, one can determine how much each of these components contributes to local economic growth. Additionally, this technique can be used to identify competitive industries in a local economy. Competitive industries are defined as those that outperform their counterparts at the national level.

- National Share - Measures how much total employment in a local area increased because of growth in the national economy during the period of analysis.
- Industrial Mix - Identifies fast or slow growing industrial sectors in a local area based on the national growth rates for individual industry sectors. This component is found by calculating the percent growth rate for an economic sector at the national level and then subtracting the national growth component.
- Competitive Share - The remaining employment change that is left over after accounting for the national and industrial mix components. Competitive share highlights a local area's leading and lagging industries. A leading industry is one where the industry's local area growth rate is greater than the U.S. growth rate, while a lagging industry is the opposite.

*Overview*

This analysis takes into consideration employment changes that occurred between two different time periods: 1990 to 2010 and 2001 to 2011. Overall, employment increased from 1990 to 2010, but decreased from 2001 to 2011. This information describes very general trends, and as such, raises many questions. Has the growth been steady or unpredictable? What parts of the economy have gained or lost employees? These questions, among others, are better answered by the data presented in Tables 10-10 through 10-13.

**1990-2010**

Table 10-10 depicts the eleven high-level aggregate sectors chosen for this analysis, as defined by the Bureau of Labor Statistics (BLS), and ranks them by total employment per sector in Allegany County for 2010. These high-level aggregates were chosen for the 1990-2010 time period due to the unavailability of NAICS two-digit sector data for some years. The top three industry sectors with the highest total employment were: (1) Education and Health Services, (2) Trade, Transportation, and Utilities, and (3) Leisure and Hospitality. The three industry sectors displaying the greatest percentage of growth are highlighted in yellow and consist of: (1) Education and Health Services, (2) Public Administration, and (3) Professional and Business Services. The remaining eight industries had very minimal growth, or negative growth. The three industry sectors displaying the greatest negative growth were: (1) Natural Resources and Mining, (2) Manufacturing, and (3) Financial Activities.

**Table 10-10: Employment Changes, 1990 to 2010**

| NAICS Sector | Employment | | Change | Percent Growth |
|---|---|---|---|---|
| | 1990 | 2010 | | |
| Education and Health Services | 4351 | 10175 | 5824 | 133.9 |
| Trade, Transportation, and Utilities | 5969 | 5240 | -729 | -12.2 |
| Leisure and Hospitality | 3085 | 3143 | 58 | 1.9 |
| Public Administration | 1164 | 2703 | 1539 | 132.2 |
| Manufacturing | 4682 | 2488 | -2194 | -46.9 |
| Professional and Business Services | 929 | 2136 | 1207 | 129.9 |
| Construction | 1490 | 1159 | -331 | -22.2 |
| Other Services | 1169 | 1093 | -76 | -6.5 |
| Financial Activities | 1199 | 757 | -442 | -36.9 |
| Information | 461 | 463 | 2 | 0.4 |
| Natural Resources and Mining | 202 | 101 | -101 | -50.0 |
| Total | 24701 | 29458 | 4757 | - |

*Source: U.S. Bureau of Labor Statistics' Census of Employment and Wages*

**Table 10-11: Shift-Share Analysis, 1990 to 2010**

| NAICS Sector | National Growth Component | | Industrial Mix Component | | Competitive Share Component | |
|---|---|---|---|---|---|---|
| | Percent | Jobs | Percent | Jobs | Percent | Jobs |
| Education and Health Services | 17.7 | 769 | 37.2 | 1618 | 79.0 | 3437 |
| Public Administration | 17.7 | 206 | 0.7 | 8 | 113.8 | 1325 |
| Professional and Business | 17.7 | 164 | 41.0 | 381 | 71.3 | 662 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Services** | | | | | | |
| **Information** | 17.7 | 82 | -19.5 | -90 | 2.2 | 10 |
| **Natural Resources and Mining** | 17.7 | 36 | -14.9 | -30 | -52.8 | -107 |
| **Other Services** | 17.7 | 207 | 7.7 | 90 | -31.9 | -372 |
| **Construction** | 17.7 | 263 | -12.4 | -184 | -27.5 | -410 |
| **Manufacturing** | 17.7 | 828 | -53.3 | -2496 | -11.2 | -526 |
| **Financial Activities** | 17.7 | 212 | -9.2 | -110 | -45.4 | -544 |
| **Leisure and Hospitality** | 17.7 | 545 | 21.7 | 669 | -37.5 | -1157 |
| **Trade, Transportation, and Utilities** | 17.7 | 1055 | -10.0 | -597 | -19.9 | -1187 |
| **Total** | | 4367 | | -741 | | 1131 |

*Source: U.S. Bureau of Labor Statistics Census of Employment and Wages*

## Results 1990-2010

*The National Growth Component*

This component measures the growth or contraction of the United States economy during the selected study period. In this case, the nation's employment grew by 17.7 percent between 1990 and 2010. Table 10-11, above, indicates the amount of jobs created within the county, in each industry, that can be attributed to the national growth component. For example, the Trade, Transportation, and Utilities sector had the highest national growth component. That is, the national growth component of 17.7 percent led to 1,055 jobs being created in this sector. In total, the national growth component was responsible for creating 4,367 jobs in Allegany County.

*The Industrial Mix Component*

This component measures how well an industry has grown in an area based on the national growth rates for individual industries. The industry with the highest industrial mix component, as shown on Table 10-11, above, was Professional and Business Services with 41 percent and it was responsible for creating 381 jobs within the county. By adding up all eleven sectors, it becomes clear that the industrial mix component was responsible for decreasing employment by 741 in Allegany County from 1990 to 2010. Because this component has caused an overall decrease in jobs, it can be concluded that Allegany County has a concentration of employment in industries that are decreasing at the national level. Of the decreasing industries, Manufacturing has shown the greatest decline (53.3 percent) and is responsible for a loss of 2,496 jobs in the area during the time period.

*The Competitive Share Component*

This component accounts for the remaining changes in employment after considering the national and industrial mix components. Generally, if a sector has a positive competitive share then it has a local advantage in promoting economic growth. For example, as shown on Table 10-11, above, the Education and Health Services sector showed the largest percentage growth (133.9 percent) during the study time period. The national growth component accounted for 17.7 percent of the growth, while the industrial mix

component accounted for 37.2 percent of the growth. This means that the remaining 79 percent of growth can be attributed to the competitive share component. In terms of the Education and Health Services sector, 3,437 jobs can be attributed to the competitive share. In total, the competitive share component accounts for an increase of 1,131 jobs within the county. This positive number indicates that the study area is, overall, competitive in securing additional employment.

**2001-2011**

This study period was selected in order to provide a more recent analysis of economic development within the county. Furthermore, because this analysis excludes years prior to 2000, it more accurately represents changes caused by the 2008 economic decline. Table 10-12 depicts the twenty-one sectors chosen for this analysis, as defined by the Bureau of Labor Statistics (BLS), and ranks them by the total change in employment per sector in Allegany County for the study period. The top five industry sectors with the highest total employment were: (1) Health Care and Social Services, (2) Educational Services, (3) Accommodation and Food, (4) Public Administration and (5) Manufacturing. The five industry sectors displaying the greatest percentage of growth are highlighted in yellow and consist of: (1) Information, (2) Mining, (3) Finance, (4) Professional, Scientific, and Health Services, and (5) Health Care and Social Services. The five industry sectors displaying the greatest negative growth were: (1) Agriculture, Forestry, Fishing and Hunting, (2) Real Estate, (3) Manufacturing, (4) Retail Trade, and (5) Construction.

**Table 10-12: Employment Changes, 2001 to 2011**

| NAICS Sector | Employment | | Change | Percent Growth |
|---|---|---|---|---|
| | 2001 | 2011 | | |
| Information | 325 | 430 | 105 | 32.3 |
| Mining, Quarrying, and Oil and Gas Extraction | 106 | 127 | 21 | 19.8 |
| Finance and Insurance | 617 | 734 | 117 | 19.0 |
| Professional, Scientific, and Technical Services | 493 | 571(2009) | 78 | 15.8 |
| Health Care and Social Services | 5594 | 6466 | 872 | 15.6 |
| Arts, Entertainment, and Recreation | 203 | 226 | 23 | 11.3 |
| Educational Services | 2060 | 2260 | 200 | 9.7 |
| Wholesale Trade | 443 | 480(2010) | 37 | 8.4 |
| Administrative and Support and Waste Management and Remediation Services | 1282 | 1385 | 103 | 8.0 |
| Accommodation and Food Services | 2918 | 2997 | 79 | 2.7 |
| Transportation and Warehousing | 828 | 824 | -4 | -0.5 |
| Utilities | 125 | 120(2010) | -5 | -4.0 |
| Management of Companies and Enterprises | 237 | 216(2009) | -21 | -8.9 |
| Public Administration | 2895(2003) | 2633 | -262 | -9.1 |
| Other Services | 1149 | 1036 | -113 | -9.8 |
| Construction | 1264 | 1103 | -161 | -12.7 |
| Retail Trade | 4435 | 3809 | -626 | -14.1 |
| Manufacturing | 3778 | 2510 | -1268 | -33.5 |
| Real Estate and Rental and Leasing | 384 | 161 | -223 | -58.1 |
| Agriculture, Forestry, Fishing and Hunting | 23 | 3 | -20 | -87.0 |
| Total | 28819 | 27716 | -1103 | - |

*Source: U.S. Bureau of Labor Statistics' Census of Employment and Wages*
** (1234) Indicates a different starting or ending year due to incomplete data*

| Table 10-13: Shift-Share Analysis, 2001 to 2011 | | | | | | |
|---|---|---|---|---|---|---|
| NAICS Sector | National Growth Component | | Industrial Mix Component | | Competitive Share Component | |
| | Percent | Jobs | Percent | Jobs | Percent | Jobs |
| Health Care and Social Services | 0.23 | 13 | 11.3 | 619 | 4.1 | 240 |
| Information | 0.23 | 1 | -24.5 | -80 | 56.6 | 185 |
| Finance and Insurance | 0.23 | 1 | -2.3 | -16 | 21.1 | 131 |
| Administrative and Support and Waste Management and Remediation Services | 0.23 | 3 | -0.3 | -7 | 8.1 | 107 |
| Construction | 0.23 | 3 | -18.9 | -242 | 6.0 | 78 |
| Educational Services | 0.23 | 5 | 6.0 | 119 | 0.3 | 76 |
| Professional, Scientific, and Technical Services | 0.23 | 1 | 2.6 | 12 | 13.0 | 65 |
| Wholesale Trade | 0.23 | 1 | -4.6 | -21 | 12.8 | 57 |
| Arts, Entertainment, and Recreation | 0.23 | 0 | 8.5 | 17 | 2.6 | 6 |
| Utilities | 0.23 | 0 | -4.1 | -5 | -0.1 | 0 |
| Mining, Quarrying, and Oil and Gas Extraction | 0.23 | 0 | 36.4 | 38 | -16.8 | -18 |
| Agriculture, Forestry, Fishing and Hunting | 0.23 | 0 | -0.9 | 0 | -86.3 | -20 |
| Management of Companies and Enterprises | 0.23 | 1 | 8.1 | 19 | -17.2 | -40 |
| Transportation and Warehousing | 0.23 | 2 | 13.1 | 107 | -13.8 | -112 |
| Other Services | 0.23 | 3 | 5.9 | 65 | -15.9 | -181 |
| Manufacturing | 0.23 | 9 | -28.5 | -1085 | -5.3 | -189 |
| Real Estate and Rental and Leasing | 0.23 | 1 | -6.4 | -25 | -51.9 | -198 |
| Accommodation and Food Services | 0.23 | 7 | 13.0 | 373 | -10.5 | -300 |
| Public Administration | 0.23 | 7 | 2.5 | 67 | -11.9 | -335 |
| Retail Trade | 0.23 | 10 | -3.4 | -161 | -10.9 | -475 |
| Total | | 66 | | -246 | | -938 |

*Source: U.S. Bureau of Labor Statistics Census of Employment and Wages*

## Results 2001-2011

*The National Growth Component*

This component measures the growth or contraction of the United States economy during the selected study period. In this case, the nation's employment grew by 0.23 percent between 2001 and 2011. Table 10-13 indicates the number of jobs created within the

county, in each industry, that can be attributed to the national growth component. For example, the Healthcare and Social Services sector had the highest national growth component. That is, the national growth component of 0.23 percent led to thirteen jobs being created in this sector. In total, the national growth component was responsible for creating 66 jobs in Allegany County.

*The Industrial Mix Component*

This component measures how well an industry has grown in an area based on the national growth rates for individual industries. The industry with the highest industrial mix component was Mining, Quarrying, and Oil and Gas Extraction with 36.4 percent and it was responsible for creating 38 jobs within the county. By adding up all eleven sectors, it becomes clear that the industrial mix component was responsible for decreasing employment by 246 in Allegany County from 2001 to 2011. Because this component has caused an overall decrease in jobs, it can be concluded that Allegany County has a concentration of employment in industries that are decreasing at the national level. Of the decreasing industries, Manufacturing has shown the greatest decline (28.5 percent) and is responsible for a loss of 1,085 jobs in the area during the time period.

*The Competitive Share Component*

This component accounts for the remaining changes in employment after considering the national and industrial mix components. Generally, if a sector has a positive competitive share then it has a local advantage in promoting economic growth. For example, the Information sector showed the largest percentage growth (32.3 percent) during the study period. The national growth component accounted for 0.23 percent of the growth, while the industrial mix component accounted for -24.5 percent of the growth. This means that the remaining 56.6 percent of growth can be attributed to the competitive share component. In terms of the Information sector, 185 jobs can be attributed to the competitive share. In total, the competitive share component accounts for a decrease of 938 jobs within the county. This negative number indicates that the study area is, overall, not competitive in securing additional employment.

**Recommendations**

Based on the analyses, Allegany County should focus on retaining and recruiting for jobs that are part of industry sectors considered to be competitive. An industry sector is considered to be competitive if, at the local level, that sector outperforms the same sector at the national level. For a local sector to possess a competitive advantage in terms of shift-share, it needs to have a positive competitive share component (Table 10-11 and 10-13). For the 1990-2010 study, the following industry sectors are considered competitive: (1) Education and Health Services, (2) Public Administration, (3) Professional and Business Services, and (4) Information. By comparison, the 2001-2011 study indicates the following industry sectors as being competitive: (1) Health Care and Social Services, (2) Information, (3) Finance and Insurance, (4) Administrative and Support and Waste

Management and Remediation Services, (5) Construction, (6) Educational Services, (7) Professional, Scientific, and Technical Services, (8) Wholesale Trade, and (9) Arts, Entertainment, and Recreation. Because these sectors already have an advantage within Allegany County, officials should focus on creating incentives to increase employment in these sectors.

**Limitations of Shift-Share Analysis**

While useful for identifying industries that may provide significant future growth opportunities, shift-share analysis is only a descriptive tool. Because shift-share provides a static look at two different points in time (the starting year and ending year), it is unable to explain the impacts of the business cycle and other economic features that may be unique to a region. In order to determine a region's true economic potential, this analysis should be combined with other studies.

*Shift-share methodology contained in Appendix C-1. Raw numbers for the Economic Trends analysis are located in Appendix C-2.

## 10.9 Goals, Objectives and Recommendations

**EDE Goal 1***: Offer a prosperous business environment for new and existing businesses.*

**OBJECTIVE:**

a) Maintain and support a prosperous business environment by evolving the business retention, expansion and attraction (BRE) program as well as continue marketing and utilizing Federal, State and Local resources and programs to incentivize new companies to locate in Allegany County.

**RECOMMENDATIONS:**

a) Maintain and expand the number of BRE visits to existing businesses.

b) Use existing resources and incentives to create new techniques to maintain and increase the number of active prospects underway or developing.

c) Work in partnership with the Allegany County Chamber of Commerce to develop a County-wide plan for charting future growth and development opportunities in Allegany County.

d) Continue development of a prospect database and keep current all available data about the County to identify targeted industries based on current employment and demographic data.

e) Focus on retaining and expanding businesses in sectors which are considered to have a local advantage as determined by the Shift-Share Analysis completed in Plan Section 10.8.1 of *Chapter 10 Economic Development*.

**EDE Goal 2***: Maintain an aggressive park and facilities management program.*

**OBJECTIVE:**

a) Develop, redevelop, maintain and market the County's current business/industrial parks and buildings by utilizing the County's Revolving Building Fund and facilitating the continued use of public/private partnerships for new economic development projects.

**RECOMMENDATIONS:**

a) Develop new marketing techniques to unite current County economic development assets with potential new public/private construction and redevelopment of existing facilities.

b) Meet regularly with developers to discuss current projects and determine ways to leverage County and developer assets to create more economic development projects in the County.

c) Adopt a new building plan to open new opportunities for the County to offer a variety of options, and offset the fact that County owned building stock is nearly fully leased, for potential businesses to locate in Allegany County.

**EDE Goal 3***: Increase and improve appropriate infrastructure development to open new areas of the County for housing and business development.*

**OBJECTIVE:**

a) Maintain existing programs and relationships with federal and state funding partners to ensure continued use of those dollars to increase water and sewer development and service to the citizens of Allegany County.

**RECOMMENDATIONS:**

a) Inventory existing industrial/business parks and assess future needs for development potential in each park based on existing infrastructure.

b) Develop an inventory list showing water, sewer, road and broadband needs for each industrial/business park and construct a needs assessment of where future infrastructure development areas are a priority for business and community development.

c) Continue utilizing existing funding sources at the Federal, State and Local levels as well as pursue new, creative funding options to develop infrastructure where needs assessment shows a lack of resources to promote development.

d) Work in conjunction with other County departments to secure funding and provide upgraded water and sewer service as well as housing options for the communities of Allegany County and its residents.

## EDE Goal 4: *Utilize Allegany County's natural resources as an economic advantage.*

**OBJECTIVE:**

a) Position Allegany County as a leader in natural resource development by looking for opportunities to utilize our land and water as key economic drivers.

**RECOMMENDATIONS:**

a) Develop and support efforts to permit future exploration of tapping Marcellus Shale resources as an alternative energy source and work to help make Maryland a Best Practice example for the industry.

b) Make coal a viable economic industry and support legislation for continuing tax credits and education of clean coal technologies by using local companies as examples.

c) Maintain a close working relationship with the Bureau of Mines by having a staff person hold a position on the State of Maryland's Land Reclamation Committee.

d) Develop new strategies to utilize our streams, lakes and rivers as clean and natural alternatives for sporting and recreation uses.

## EDE Goal 5: *Create small business and workforce development opportunities in the County.*

**OBJECTIVE:**

a) Construct new and redevelop workforce training opportunities with Allegany College of Maryland (ACM) and Frostburg State University (FSU) by assessing which programs or work skills are needed and/or lacking for existing businesses in the County.

**RECOMMENDATIONS:**

a) Determine skills lacking in existing workforce that current employers need by assessing this through increased business retention visits.

b) Meet regularly with ACM and continuing education and workforce training staff to assess their needs, resources and programs, and continue to redevelop as needs change or increase.

c) Coordinate needs of unemployed into training programs by working more closely with Maryland One Stop Job Center and DLLR.

d) Offer shared office space and resources to allow the Western Region Small Business Development Center (SBDC) to have a small business consultant work out of the County Economic and Community Development office to streamline the delivery of small business assistance into the community.

e) When rewriting Land Use Code add to the Permitted Uses in A and C zoning districts "small-scale product development and technological innovation enterprises".

## EDE Goal 6: *Assist in maintaining Allegany County's sound financial health.*

**OBJECTIVE:**

a) Utilize creative techniques in funding economic development projects by continued capitalization of the Revolving Building Fund and accepting grants to develop infrastructure to support future growth.

**RECOMMENDATIONS:**

a) Continue aggressive marketing of Allegany County's existing assets and pursue development of new businesses that will create job growth and in increased tax base.

b) Procure various Federal grants through the Community Development Block Grant program and the Appalachian Regional Commission that can develop infrastructure and expand educational opportunities and resource development at a higher level.

c) Support training opportunities to increase knowledge of existing staff in current and new areas related to economic and community development to allow for delivery of new services to prospective and current businesses.

## EDE Goal 7: *Expand tourism opportunities within Allegany County.*

**OBJECTIVE:**

a) Market Allegany County as a unique destination for recreation, culture and historical attractions.

**RECOMMENDATIONS:**

a) Maintain a well-planned effort to utilize hotel/motel funds as a key method to fund various agencies that promote visitation to Allegany County.

b) Continue improving the ability of Allegany County Tourism leaders and potential customers to utilize the internet and other new technologies to help potential visitors plan extended visits to Allegany County.

c) Develop an ad-hoc committee to have stakeholders work with Tourism staff to have a coordinated effort that benefits all affiliated parties and access the best method for delivery of services by the Tourism department.

d) Increase access to the Great Allegheny Passage, starting with an access point and parking in the LaVale area.

e) Add roadside signage for local attractions along I-68 in an effort to increase visibility of the Great Allegheny Passage trail.

**EDE Goal 8***: Enhance the image of each community within Allegany County to encourage business development.*

**OBJECTIVE:**

a) Make the County a more attractive location for business development by improving its image.

**RECOMMENDATIONS:**

a) Continue the timely removal of blighted properties throughout the County.

b) Support and encourage community organizations, such as Beautify Cumberland, to sponsor regular cleanups and related activities.

# Chapter 11
# Land Use & Implementation Element

Issues & Opportunities

## Land Use

***The following issues and opportunities were identified during public forums held throughout the plan development.***

- Promote economic development as a number one priority in Allegany County
- Preserve Allegany County's Natural Resources
- Ensure adequate housing and transportation networks to meet existing development and future growth

Land Use Element (LUE) Goals were identified during the development of the Land Use Element and Background Study and are as follows:

***LUE Goal 1***: *Strive for a balance of development and conservation.*
***LUE Goal 2:*** *Maintain a proper balance of land uses in order to provide a balanced tax base for the future.*
***LUE Goal 3:*** *Accommodate existing and projected development and ensure that opportunities exist for future development.*
***LUE Goal 4:*** *Prioritize future new development in or around established urban areas.*
***LUE Goal 5:*** *Re-institute pattern based development through zoning code.*
***LUE Goal 6:*** *Maintain Comprehensive Planning efforts through regular updates and review of overall County comprehensive planning.*
***LUE Goal 7:*** *Improve the delivery of planning services, decision-making ability and communication within County government and between and among municipalities.*
***LUE Goal 8:*** *Ensure that industrial development sites are designed in a manner that is aesthetically pleasing as possible.*
***LUE Goal 9:*** *Provide flexible site design in order to allow developers to preserve open space and natural resources.*

Action Items and Projects that will enable the County to meet the goals identified for Land Use are discussed at the end of this chapter.

# 11.1 Land Use

The Land Use Element consists of the land use category descriptions, an existing land use map and a mapped future land use plan. The future land use map identifies Allegany County's potential or likely future land uses for a planning horizon of 30 years. The land use categories utilized in the Land Use Element are derived from the 2012 Land Use Survey completed by Allegany County Planning Services. The Land Use Survey excluded municipalities as they are subjects of their own planning documents. Forecasting potential land use includes determining the need for new growth through population projections and economic activity. The potential land use map plan details areas where alternate land uses could occur. The land use map plan is not a zoning document, but rather a guide to future development, redevelopment and preservation.

The Land Use Element and Background were completed at the end of the planning process, thereby providing the opportunity for other Plan Elements to influence the Land Use Element, assuring comprehensive plan integration.

# 11.2 Existing Land Use

## 11.2.1 Allegany County Land Use Survey

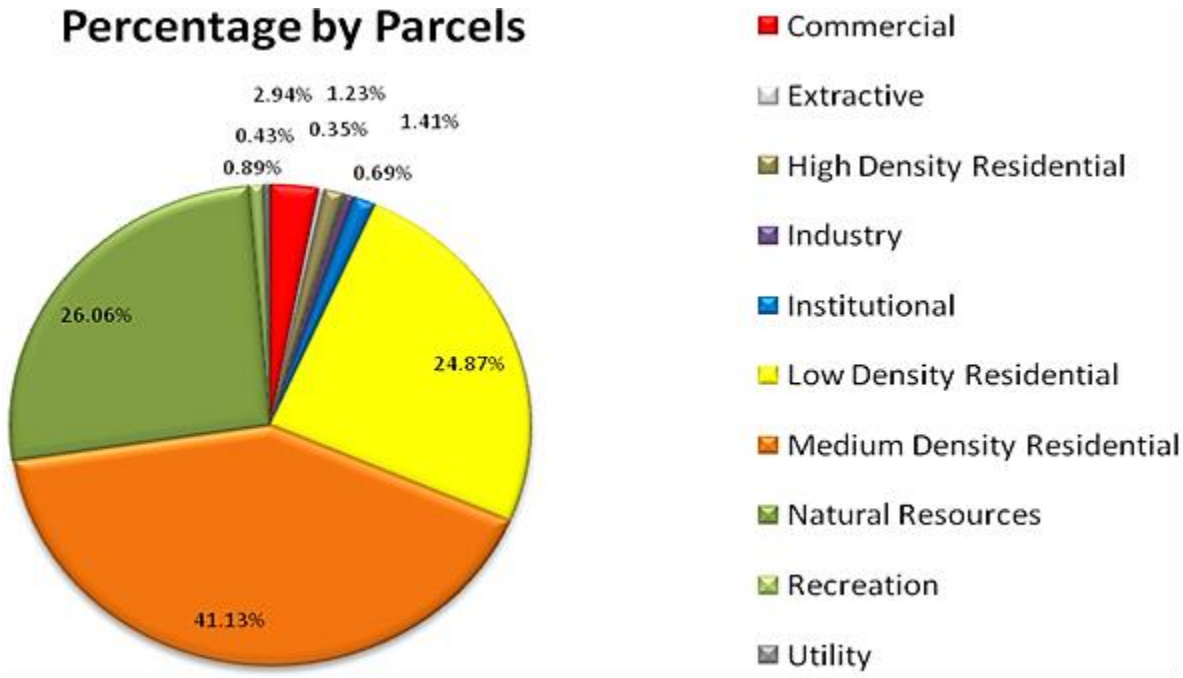
In 2008, Allegany County Planning Services staff conducted an Existing Land Use Survey. The survey was completed on a parcel basis, with each parcel assigned a land use category on the Existing Land Use Map Plan. In an effort to update the 2008 Existing Land Use Survey, Planning Services staff along with their consultant reviewed the existing land use survey and made updates as appropriate. Permit data provided by Allegany County Land Development Services, as well as new field survey data was included in the update process. The Updated Existing Land Use Survey was completed in December, 2012. Additional information pertaining to the development of the Land Use Survey may be found in *Appendix B-Land Use Methodology.*

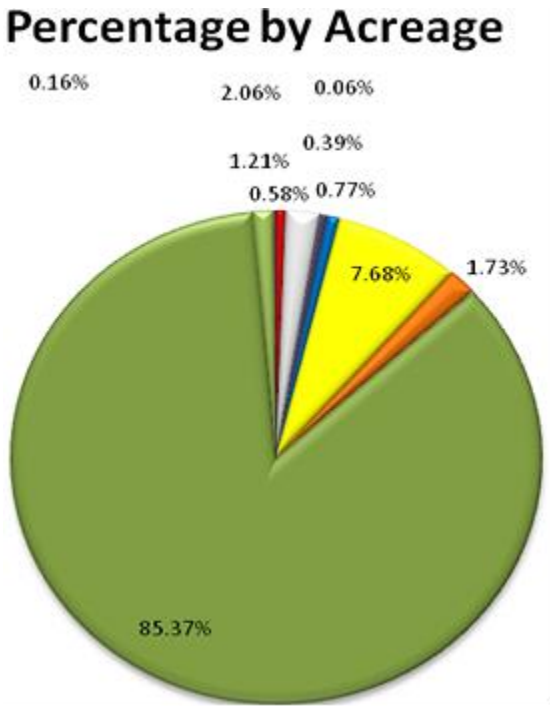
**LAND USE CATEGORY DEFINITIONS:**

**Low Density Residential-**
No greater than 2 units per acre (0.5 acres or greater parcel)
**Medium Density Residential-**
2-8 units per acre (0.5 to 0.125 acres parcels)
**High Density Residential-**
8 or more units per acre (less than 0.125 acres parcels)
**Natural Resources**
50% or more land use activity is agricultural or forest land
**Extractive-**
50% or more of land use activity is mining,
**Recreation-**
Golf courses, ball parks, and golf driving ranges
**Commercial-**
Local commercial, major commercial and office/professional
**Industry-**
Industrial and/or Warehousing

Results of the 2012 Land Use Survey, specifically concerning the number of parcels per land use category, indicates that Medium Density Residential and Natural Resources constitute the largest number of parcels within Allegany County, closely followed by Low Density Residential land use. See Figure 11-1.

## Figure 11-1: Existing Land Use

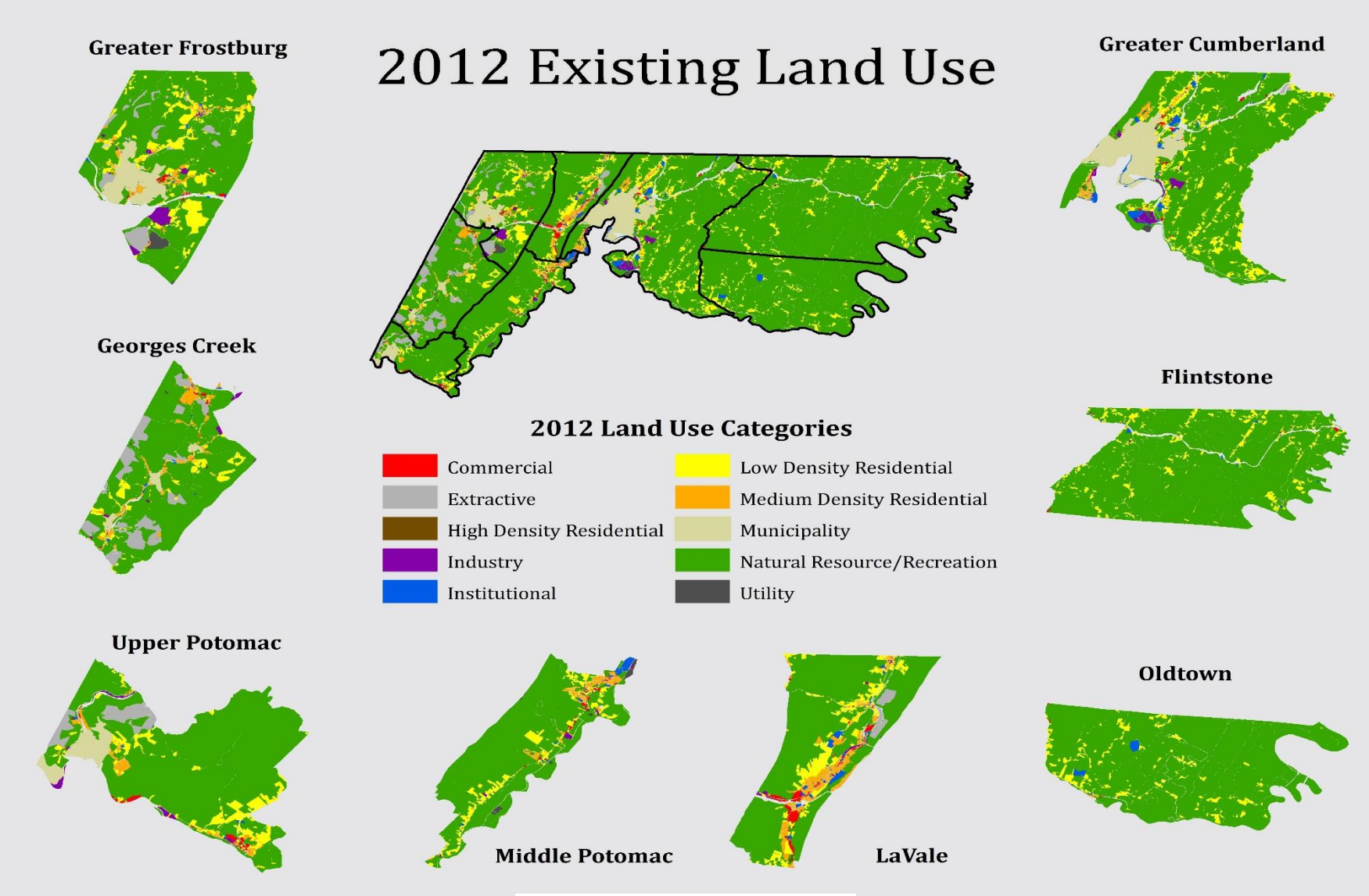



Results of the 2012 Land Use Survey, specifically concerning the acreage of each land use category, indicate that Natural Resources land use comprises the most acreage in Allegany County at 85.3%, as is shown in Figure 11-1. Table 11-1 on page 11-5, provides information per land use category in more detail. With 8,050 parcels of land and 217,458.61 acres identified as Natural Resources, it is safe to say that Allegany County's land is mainly in a forested condition or is being utilized for agricultural purposes as discussed in *Chapter 9: Agriculture, Forestry and Non-Mineral Resources*. Map 11-1, below, depicts existing land use by Planning Region.

*Source: 2012 Allegany County Land Use Survey; Allegany County Planning Services Staff and S&S Planning and Design,*

## Map 11-1: Allegany County 2012 Existing Land Use




*Source: S&S Planning and Design*

| Table 11-1. Existing Land Use | | | | |
|---|---|---|---|---|
| **Land Use Category** | **Parcels** | **Parcel %** | **Acreage** | **Acreage %** |
| **Commercial** | 909 | 2.94% | 1,470.96 | 0.58% |
| **Extractive** | 108 | 0.35% | 5,236.21 | 2.06% |
| **High Density Residential** | 380 | 1.23% | 153.36 | 0.06% |
| **Industry** | 212 | 0.69% | 983.82 | 0.39% |
| **Institutional** | 436 | 1.41% | 1,970.67 | 0.77% |
| **Low Density Residential** | 7683 | 24.87% | 19,554.03 | 7.68% |
| **Medium Density Residential** | 12,707 | 41.13% | 4,418.93 | 1.73% |
| **Natural Resources** | 8050 | 26.06% | 217,458.61 | 85.37% |
| **Recreation** | 274 | 0.89% | 3,074.25 | 1.21% |
| **Utility** | 134 | 0.43% | 409.49 | 0.16% |
| **TOTALS** | 30,893 | | 254,730.32 | |

*Source: 2012 Allegany County Land Use Survey; Allegany County Planning Services Staff and S&S Planning and Design, LLC.*

## 11.3 Urban Development

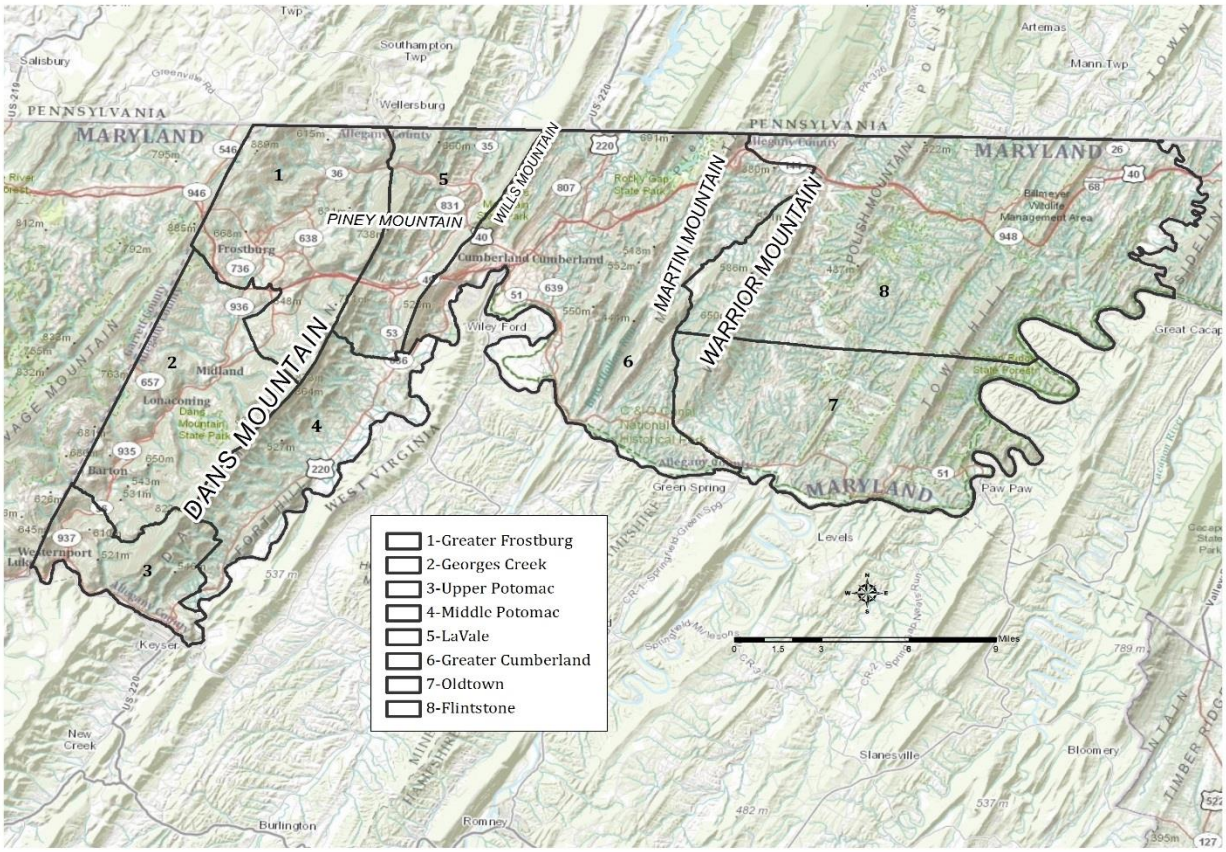
Transportation routes and economics have historically decided American development patterns. Urban development is necessarily defined by space, blocks and connectivity to local and regional traffic. In urban areas, intensive development is centered around a prime value intersection. A discernible feathering pattern occurs from the more intense center to less intense development on the periphery. Past development in and around urban centers of Cumberland and Frostburg, particularly those areas prior to the 1960's, were typically arranged in city blocks having traffic connectivity and patterns.

With post World War II development, these connections have been somewhat lost in the pursuit of larger lot size, small subdivisions, use of cul-de-sacs, strip malls, and leap-frog development. These trends have resulted in subdivisions with limited street networks and a lack of connectivity that forces traffic and pedestrians onto one major road. In some locales, Allegany County's Ridge and Valley physiology dictates a linear development pattern. An example is in the LaVale area. Local streets in and around National Highway lack both pattern and connectivity. Lacking multiple access points, local residents are forced to rely on the National Highway for any travel. Residents who live just a few streets from a community elementary school, Parkside, must utilize National Highway as opposed to local residential streets. This is true for other community facilities as well, such as the Library, LaVale Swim Club, and recreational ball fields and playgrounds.

### 11.3.1 Development Trends

The County's ridge and valley geology has determined the area's development pattern. Development in Allegany County has been concentrated in the stream valleys surrounding Dans, Wills and Piney Mountains, as well as in the broader valley of the North Branch of the Potomac River.

## Map 11-2: Allegany County Topography




*Source: S&S Planning and Design and ESRI Base Maps*

Nineteenth century growth in the County was concentrated in the cities of Cumberland and Frostburg, and in Mount Savage and the scattered mining towns of the Georges Creek coal region. Beginning in the early twentieth century, suburban growth slowly spread through transportation corridors outside of the two cities. Future growth is projected to remain in this general pattern and redevelopment is projected to occur in Cumberland, Frostburg, Mt. Savage, Cresaptown, Westernport and the Georges Creek Communities.

### 11.3.2 Land Suitability Analysis

A Land Suitability Analysis was conducted by Allegany County in 2007 to identify land suitable for urban development. The analysis, depicted on Map 11-3, used Geographic Information Systems (GIS) to develop a Land Suitable for Urban Development Map. Data for various landscape limitations (slope, floodplain soils and wetlands) and infrastructure constraints (water service, sewer service, roads and schools) were collected. The analysis of the data showed the resulting land in the County deemed suitable for urban development.

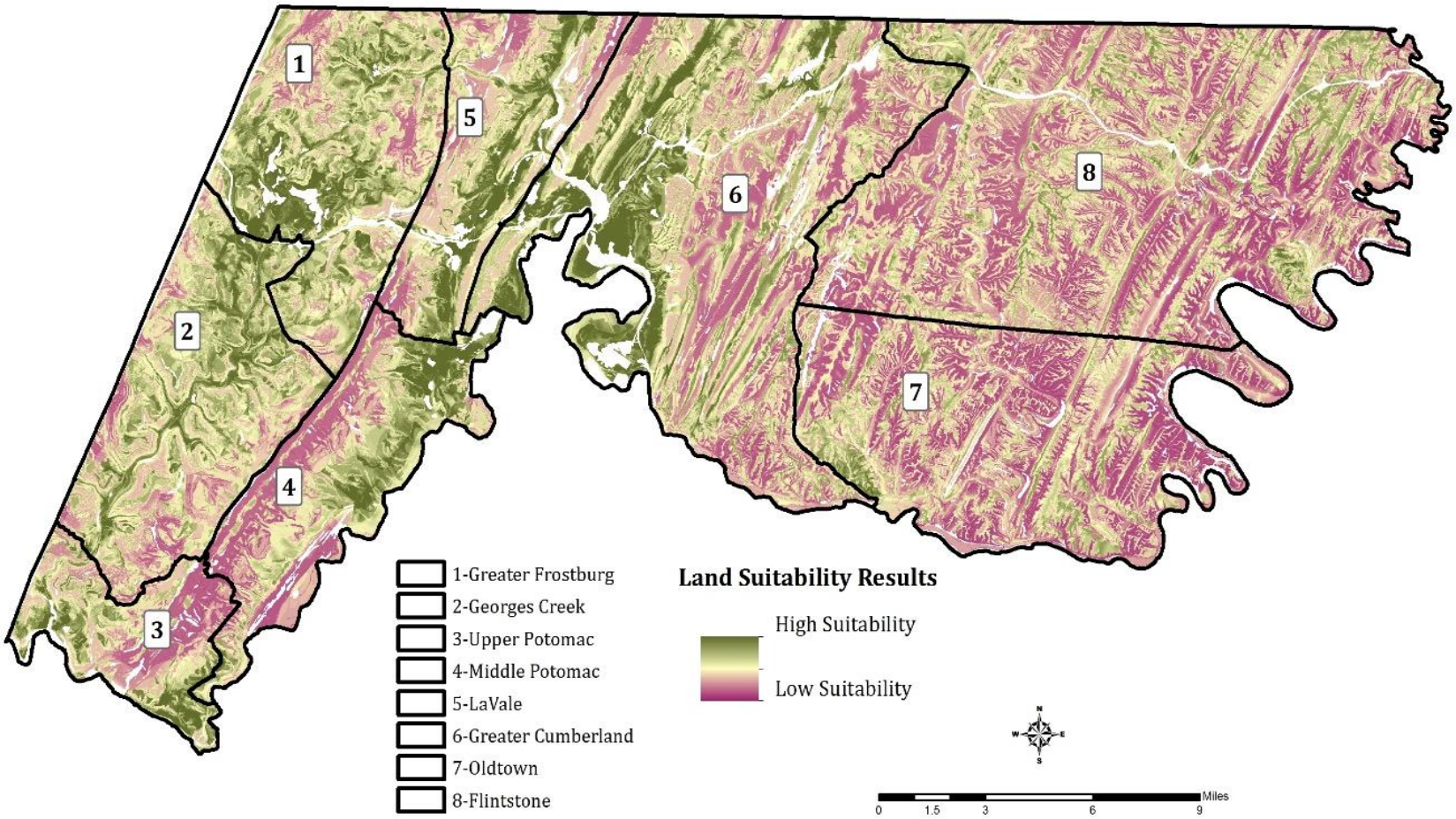
Prime land suitable for development is limited in Allegany County due to both landscape limitations and infrastructural constraints. To quote the study:

> *The analysis considered the land capability and land suitability in Allegany County. Land capability is a measure of the physical capacity of the land, whereas land suitability incorporates the land capability in addition to the economic feasibility of development based on the location of existing infrastructure.*

It is important to note that the analysis incorporated infrastructural constraints, which do not prevent development from occurring, but the increased cost of the necessary infrastructure does negatively impact the feasibility of development.

The Planning Regions that display the largest percentages of prime land include Greater Frostburg, Middle Potomac, LaVale and Greater Cumberland.

## Map 11-3: Land Suitability Analysis Results




*Source: S&S Planning and Design and 2007 Allegany County Land Suitability Analysis*

# 11.4 Zoning

## 11.4.1 Legislative Purpose

The following excerpts from the Code of Allegany County-Part 4. *Zoning* §360-58 *Legislative Purpose* describe the purpose, authority and jurisdiction of Allegany County Zoning Code.

> *This [zoning code] is intended to regulate land use, the size of lots and the location, size and use of buildings and other structures for the purpose of providing sufficient and appropriate amounts of land for business and industry, residential use, public and private institutions, agriculture, open space and other purposes, and to ensure that these uses are consistent with the policies and recommendations of the Allegany County Comprehensive Plan and to provide for the harmonious and orderly development of the County in a manner which preserves the natural environment and the quality of life of its citizens.*
>
> *This Part 4-Zoning is adopted under the authority of and in compliance with the provisions of Article 66B of the Annotated Code of Maryland.*
>
> *This Part 4 Zoning applies to the unincorporated area of Allegany County, excluding LaVale.*

It is noteworthy that Article 66B of the Annotated Code of Maryland has been recodified as the Land Use Chapter of the Annotated Code of Maryland. Although LaVale was originally excluded from County Zoning jurisdiction and is subject to a separate zoning code contained in County Code §131, since November 2004 the LaVale zoning district has been included within County zoning jurisdiction.

## 11.4.2 Zoning Code

Part 4 Zoning provides Definitions of Terms and Word Usage, Zoning Map, Zoning District Boundaries, Permit Procedures, Lot Size and Setback Requirements. The Allegany County Division of Land Development Services implements the zoning ordinance through the County inter-agency permits process. Enforcement of the ordinance is the purview of the Division of Public Safety's Codes Enforcement office.

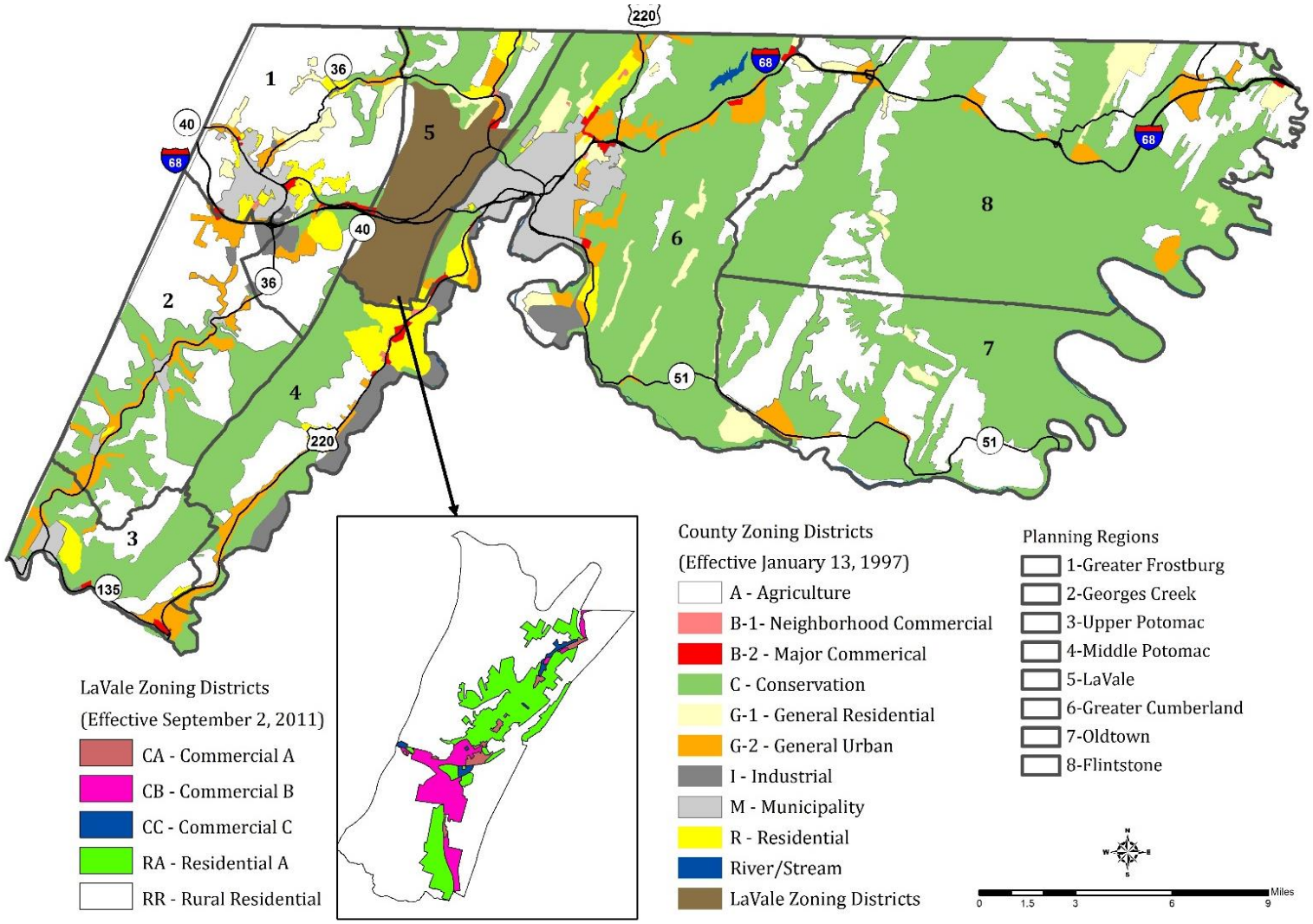
The Zoning District Map (Map 11-4) provides a County-wide view of zoning districts by Planning Region. Both urban and nonurban districts are established under the code as follows:

- Urban Districts:
  - R Residential
  - B-1 Neighborhood
  - B-2 Major Business
  - I Industrial

G-1 General Residential District
G-2 General Urban District

- Nonurban Districts:
  - A Agriculture, Forestry and Mining
  - C Conservation

## Map 11-4: Zoning Districts




*Source: S&S Planning and Design*

### 11.4.3 Designation of Overlay Zones

An overlay zone is a mapped zone that imposes use regulations that supplement or modify those of the underlying zoning district. Such zones are typically applied when there is a specific public interest in a geographic area such as steep slopes, floodplains, wetlands, ridgelines, habitat protection, cultural resources, scenic vista and geologic features.

**Critical Area Overlay Zone**

Areas that exhibit multiple constraints such as steep slopes, floodplains, highly erodible soils, and wetlands in a concentrated area are in need of protection. These areas are "Critical Areas". Designation of these areas would ensure that no development of any kind would occur, specifically regions such as Georges Creek, Upper Potomac and Flintstone Planning Regions.

Large parcels containing designated "Critical Areas" could be sub-divided to protect critical lands while providing opportunities for other suitable land uses.

**Scenic Vistas & Geologic Features Overlay Zone**

As discussed in *Chapter 8: Sensitive Areas,* Georges Creek, Greater Frostburg and Greater Cumberland Planning Regions contain both scenic vistas and unique geologic features. These areas may require additional protection measures.

**Surface Mining Area Overlay Zone**

As discussed in *Chapter 7: Mineral Resources*, surface mining primarily occurs in the Georges Creek Planning Regions. The Georges Creek Regional Comprehensive Plan adopted by the County in 2012 included a Surface Mining Area Overlay Zone (SMOZ). The purpose of the SMOZ is to eliminate duplicative review processes and streamline the approval process. Although the Plan was adopted the SMOZ has not been implemented. See Appendix H.

## 11.5 Development Capacity & Future Growth

In May 2012, Senate Bill 236 – Sustainable Growth and Agricultural Preservation Act of 2012 was passed. The purpose of the legislation is to decrease future nutrient pollution to the Chesapeake Bay and other water resources and to reduce the amount of forest and agricultural land developed by large lot developments. This is accomplished by limiting major residential subdivisions served by onsite septic systems.

Senate Bill 236 (SB236) allows counties and municipalities the option to adopt a growth tier map which identifies the location of possible major and minor residential subdivisions and the type of sewerage system that may serve them. The lack of an adopted tier map was to result in local jurisdictions not being able to authorize a major

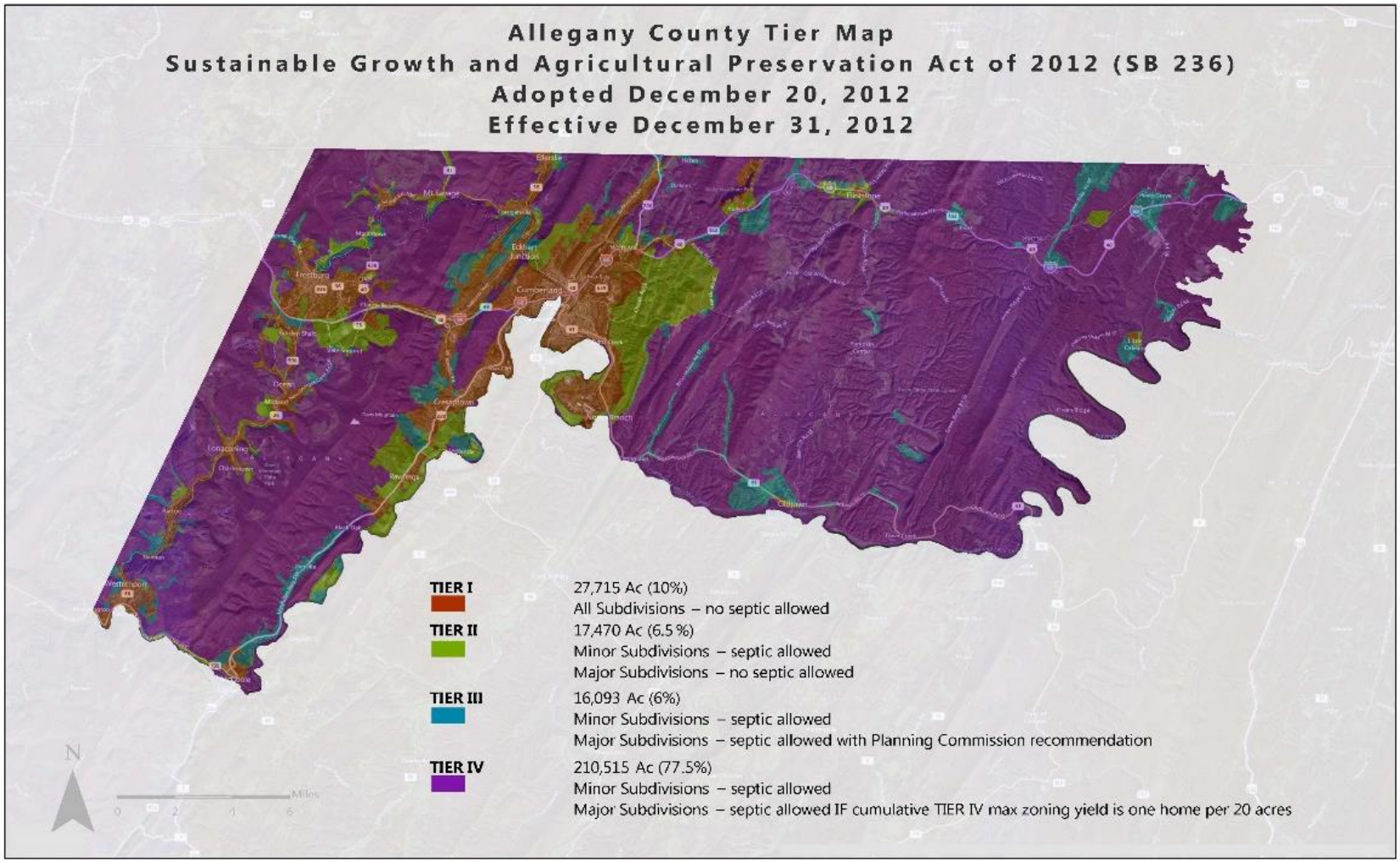
residential subdivision to be served by on-site septic systems, community systems or shared systems. Four tiers are defined in SB236 and are as follows:

- Tier I – Areas are currently served by sewage systems;
- Tier II – Areas are planned to be served by sewerage systems;
- Tier III – Areas are not planned to be served sewerage systems. These are areas where growth on septic systems can occur; and
- Tier IV – Areas are planned for preservation and conservation and prohibit residential major subdivisions.

Figure 11-2, below, is Allegany County's adopted Tier Map. A majority of the County is defined as Tier IV due to sensitive areas, making Allegany County distinctly different from other counties of the state. As discussed in various Plan chapters, developable land is limited in the County and decisions regarding land use must be viewed from this point-of-view.

In order to satisfy the requirements of SB236, Allegany County modified the definition of "minor subdivision". Code Home Rule Bill No. 8-12 "Minor Subdivisions", adopted in December 2012, revised the maximum number of lots in a minor subdivision from five (5) lots to seven (7) lots. Allegany County was one of sixteen counties within the State to modify their minor subdivisions to allow the maximum of seven (7) lots.

## Figure 11-2: Tier Map




*Source: Allegany County GIS Department*

Areas defined as Tier I and II are aligned with the Designated Growth Areas (DGA) depicted in each Planning Region's Future Land Use maps in the following Plan Section 11.6. Developable parcels located within the DGA were categorized as Mixed Use Residential, Mixed Use Commercial or Residential Estates. Table 11-2 provides dwelling unit totals for the Development Capacity within the DGA.

**Table 11-2: Allegany County DGA Development Capacity**

| Planning Regions | Total Acreage | Capacity Applying Smart Growth Density - 3.5 Dwelling Units/Acre | Development for Residential Estates Land Use Category – 1 Dwelling Unit/2 Acres |
|---|---|---|---|
| **Greater Frostburg** | 1,351 | 4,728.5 | -- |
| **Georges Creek** | 1,431 | 5,008.5 | -- |
| **Upper Potomac** | 128 | 448 | -- |
| **Middle Potomac** | 8,190 | 8,190 | 370 |
| **LaVale** | 1,323 | 4,116 | 74 |
| **Oldtown** | 11 | 38.5 | -- |
| **Flintstone** | 1,074 | 3,759 | -- |
| **Greater Cumberland** | 3,283 | 7,315 | 815.5 |
| **TOTAL** | **9,540** | **31,864.5** | **218** |

In reviewing the Land Suitability along with the Tier Mapping and DGA Development Capacity, locations of proposed future land uses are adequately defined. A majority of the proposed development is along transportation corridors or in the vicinity of population centers such as municipalities or major employment centers. In Plan Section 11.6 Designated Growth Areas (DGA) were defined and designated for each planning region. The review and analysis completed during the planning process resulted in Table 11-2: Allegany County DGA Development Capacity. Detailed information for each planning region including future land use, development capacity and proposed zoning amendments are discussed.

## 11.6 Designated Growth Areas & Future Land Use

Designated Growth Areas (DGA) developed for the 2013 Comprehensive Plan coincide by and large with the Priority Funding Areas (PFA's). Directing future growth in and around existing urban development areas that are served by public infrastructure is one of the primary goals of the Plan.

Future Land Use categories designate the land use that the County has determined to be the most desirable for a particular area. Future land use is meant to guide future development and re-development.

The 1997 Priority Funding Areas Act capitalizes on the influence of State expenditures on economic growth and development. This legislation directs State spending to Priority Funding Areas. Priority Funding Areas are existing communities and places where local governments want State investment to support future growth.

Growth-related projects covered by the legislation include most State programs that encourage or support growth and development such as highways, sewer and water construction, economic development assistance and State leases or construction of new office facilities.

The Future Land Use Map Plan limits changes to existing land use to the DGA. The areas outside the DGA remain the same, however "Natural Resources, Recreation" existing land use category has been changed to either "Preservation" or" Preservation Agriculture". These designations are consistent with the current Zoning District labeled as "C-Conservation" on the Zoning District Map 11-4.

The Future Land Use Map Plan includes mixed use land use categories. Mixed use refers to areas that contain a variety of different uses. Offices, retail, and other types of commercial businesses are combined with residences, institutions and government uses and civic places in the development area. Walkability is more possible in mixed use areas and should be incorporated into all new development and redevelopment designs. More compact mixed use development, with increased road connectivity, shorter blocks and sidewalks, allow residents to walk to work, school, commercial centers and other destinations. Buildings should align with each other along the street with parking to the side or rear. Roads should be designed, and in some cases redesigned, to provide for the safety of walkers, bicycles and automobiles. Future Land Use categories that have been added to Existing Land Use categories include:

- Mixed Use Commercial: includes High, Medium, and Low Density Residential Housing, as well as, Major and Minor Commercial.
- Mixed Use Residential: includes High, Medium, and Low Density Residential Housing, as well as, Minor Commercial.
- Residential Estate: intended for lower residential densities with larger lot areas than other residential land use categories. Frequently located near or adjacent to natural features and open space areas at the outer limits of the DGA.

- Preservation: Limited uses such as recreation and fishing that do not have adverse effects on wetlands and natural resources. Other uses may be allowed with certain restoration requirements.
- Preservation Agriculture: Limited use such as agriculture, recreation and low residential densities of one unit per two acres.

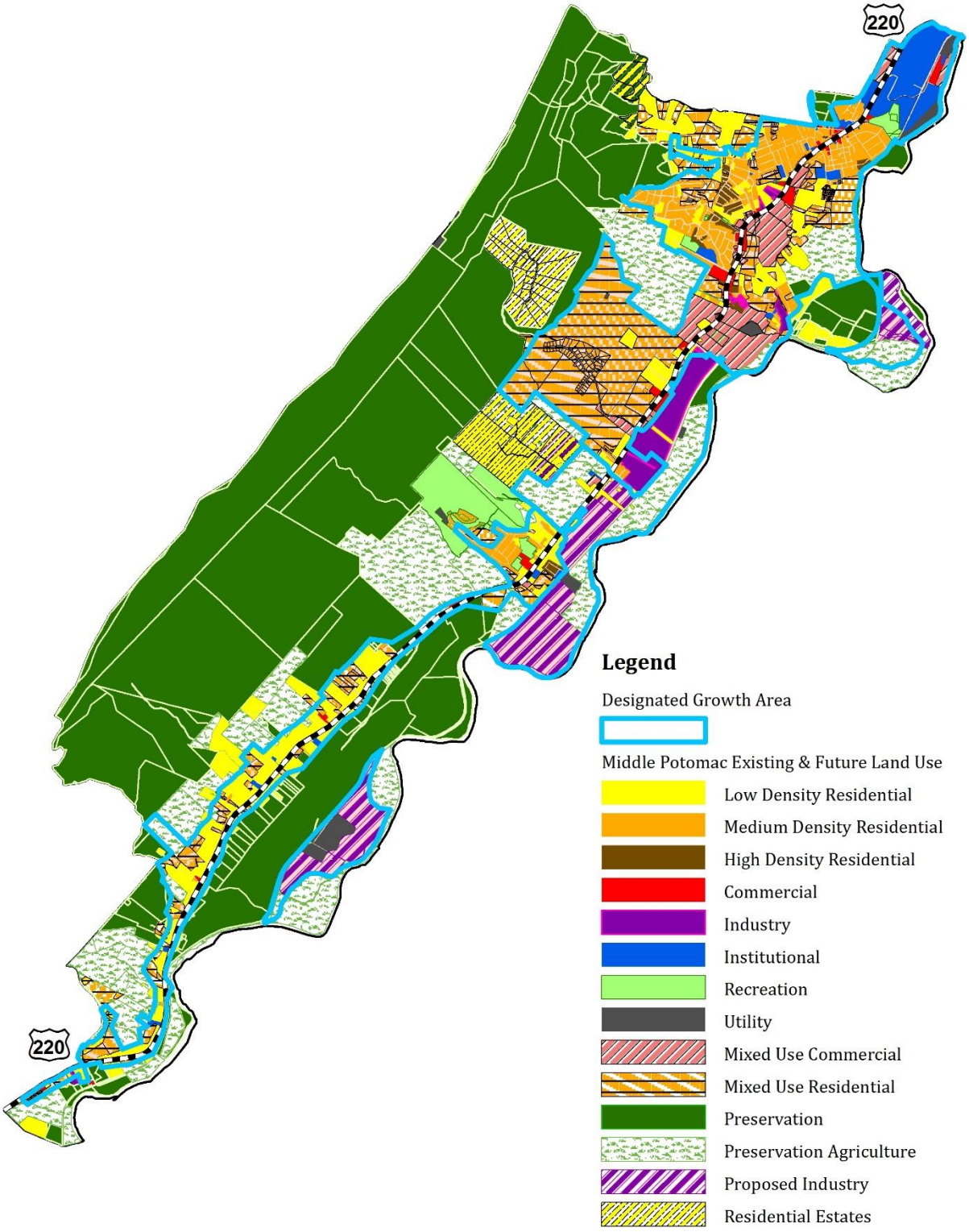
Public infrastructure, including sewer and water, has been analyzed for each Planning Region based upon proposed Future Land Use. Development pressure is not an issue in Allegany County at this time nor is it anticipated to become a future issue due to the lack of abundant suitable land. Each Planning Region's Future Land Use Map Plan has been developed independently to reflect the conditions and/or constraints of each individual Region.

### 11.6.1 Middle Potomac Planning Region

The Designated Growth Area (DGA) primarily follows the Priority Funding Area in the Middle Potomac Planning Region; following a linear pattern along the US Route 220 transportation corridor. There are a few exceptions to this linear pattern, which are two parcels designated as "Proposed Industry" on the mapped Future Land Use Plan. These parcels were identified in the *Chapter 10: Economic Development* as potential industrial sites.

The mapped Land Use Plan for the Middle Potomac Region limits changes to existing land use to the DGA. Larger parcels that straddle the DGA have been split to reflect proposed land use changes within the DGA area only. The areas outside the DGA remain in the same existing land use category with the exception of the property formerly known as the Barton Farm. This property has been granted a Special Exception for a Residential Planned Development by the County Board of Zoning Appeals. The property has been partially subdivided and a master plan to continue development is forecasted to be completed. The Barton Farm Development area outside of the DGA currently consists of subdivided lots larger than 2 acres that have been designated on the mapped Future Lane Use Plan as Residential Estate.

# Map 11-5: Middle Potomac Future Land Use




*Source: S&S Planning and Design*

Development capacity within the DGA for the Middle Potomac Planning Region has been calculated for Future Land Use Categories: Mixed Use Commercial and Mixed Use Residential. In addition, the Barton Farm Development area outside the DGA has been included as shown on the Table 11-3, below.

**Table 11-3: Middle Potomac DGA Development Capacity**

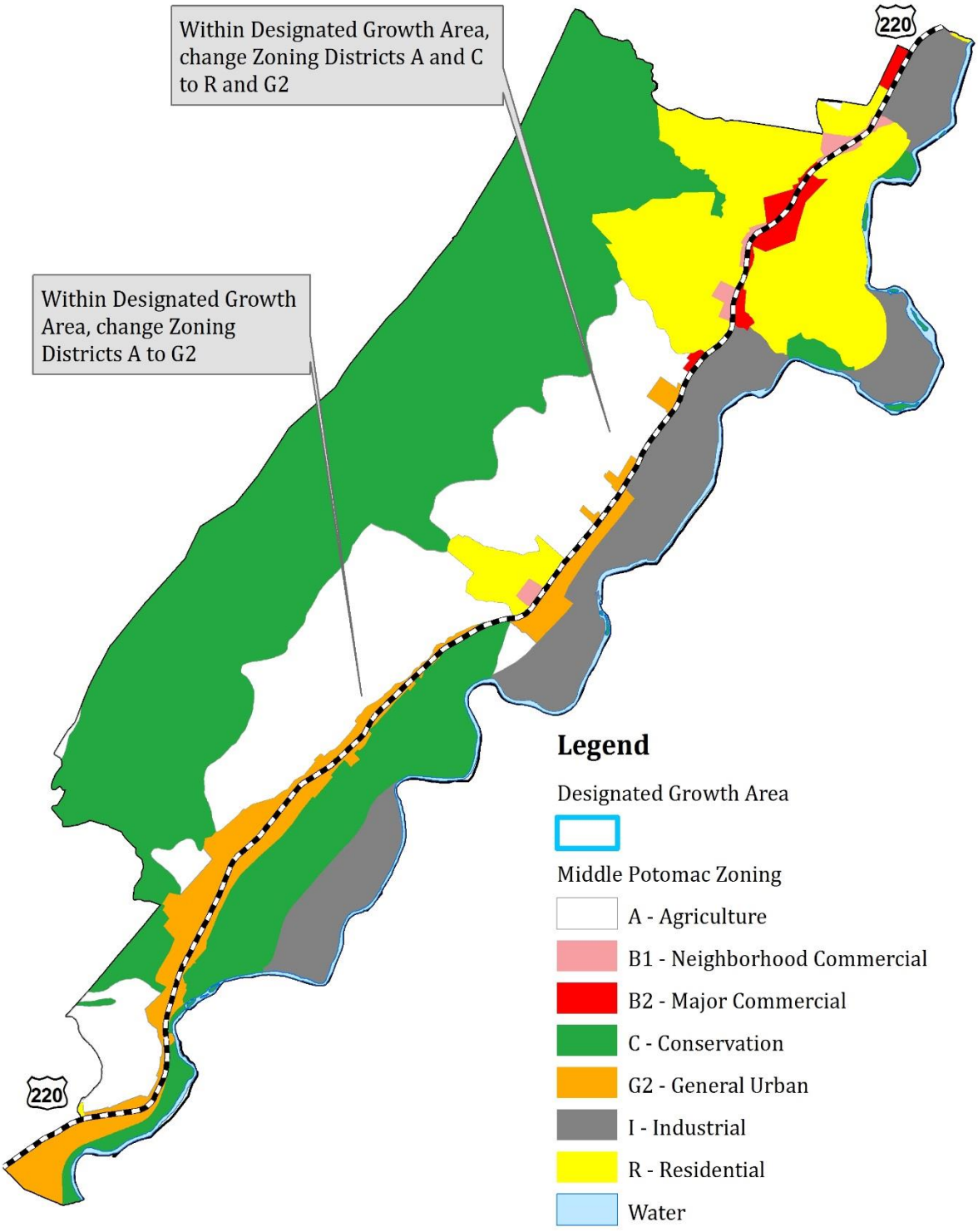
| Future Land Use Category | Total Acreage | Capacity Applying Smart Growth Density - 3.5 Dwelling Units/Acre | Development for Residential Estates Land Use Category – 1 Dwelling Unit/2 Acres |
|---|---|---|---|
| **Mixed Use Residential** | 1,896 | 6,636 | -- |
| **Mixed Use Commercial** | 444 | 1,554 | -- |
| **Residential Estates** | 740 | -- | 370 |
| **TOTAL DWELLING UNITS: 8,560** | | | |

Zoning Districts within the Middle Potomac Planning Region include:

- R Residential
- B1 Neighborhood Commercial
- B2 Major Commercial
- G2 General Urban Development District- includes residential and neighborhood commercial
- A Agriculture, Forestry and Mining
- C Conservation

In order to update the zoning in the Middle Potomac Planning Region, amendments specific to zoning districts labeled on Map 11-6 are suggested.

# Map 11-6: Middle Potomac Proposed Zoning Amendments



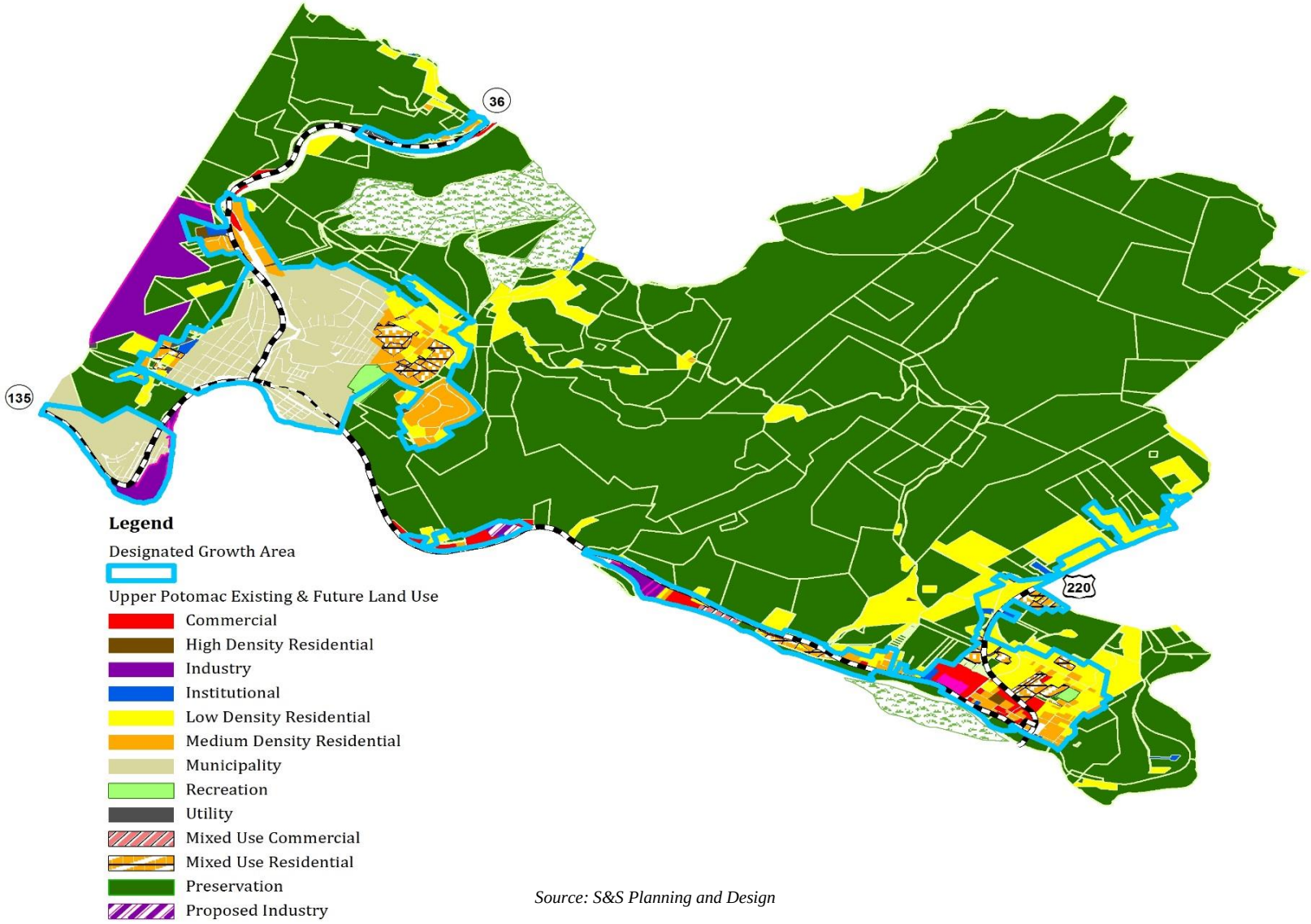

*Source: S&S Planning and Design*

### 11.6.2 Upper Potomac Planning Region

The Designated Growth Area (DGA) primarily follows the Priority Funding Area in the Upper Potomac Planning Region; following a linear pattern along the US Route 220 and Maryland Rt. 135 and Rt. 36 transportation corridors. The parcel designated as "Proposed Industry" on the Map 11-7. Upper Potomac Future Land Use was identified in the *Chapter 10: Economic Development* as potential industrial sites.

In addition, one of the parcels identified as "Extractive" on *Map 11-1: Existing Land Use* has been designated as "Industry" on *Map 11-7: Upper Potomac Future Land Use*. Due to the finite nature of mining operations, once the mineral has been extracted the site is converted to another use. These mining sites are typically large parcels that have been cleared and are level. A large parcel on the western side of Westernport has the potential to be used for industrial activities. Large level parcels are not unlimited in Allegany County. Any development on these sites would require a geotechnical analysis.

## Map 11-7: Upper Potomac Future Land Use




*Source: S&S Planning and Design*

Development capacity within the DGA for the Upper Potomac Planning Region has been calculated for Future Land Use Categories: Mixed Use Commercial and Mixed Use Residential.

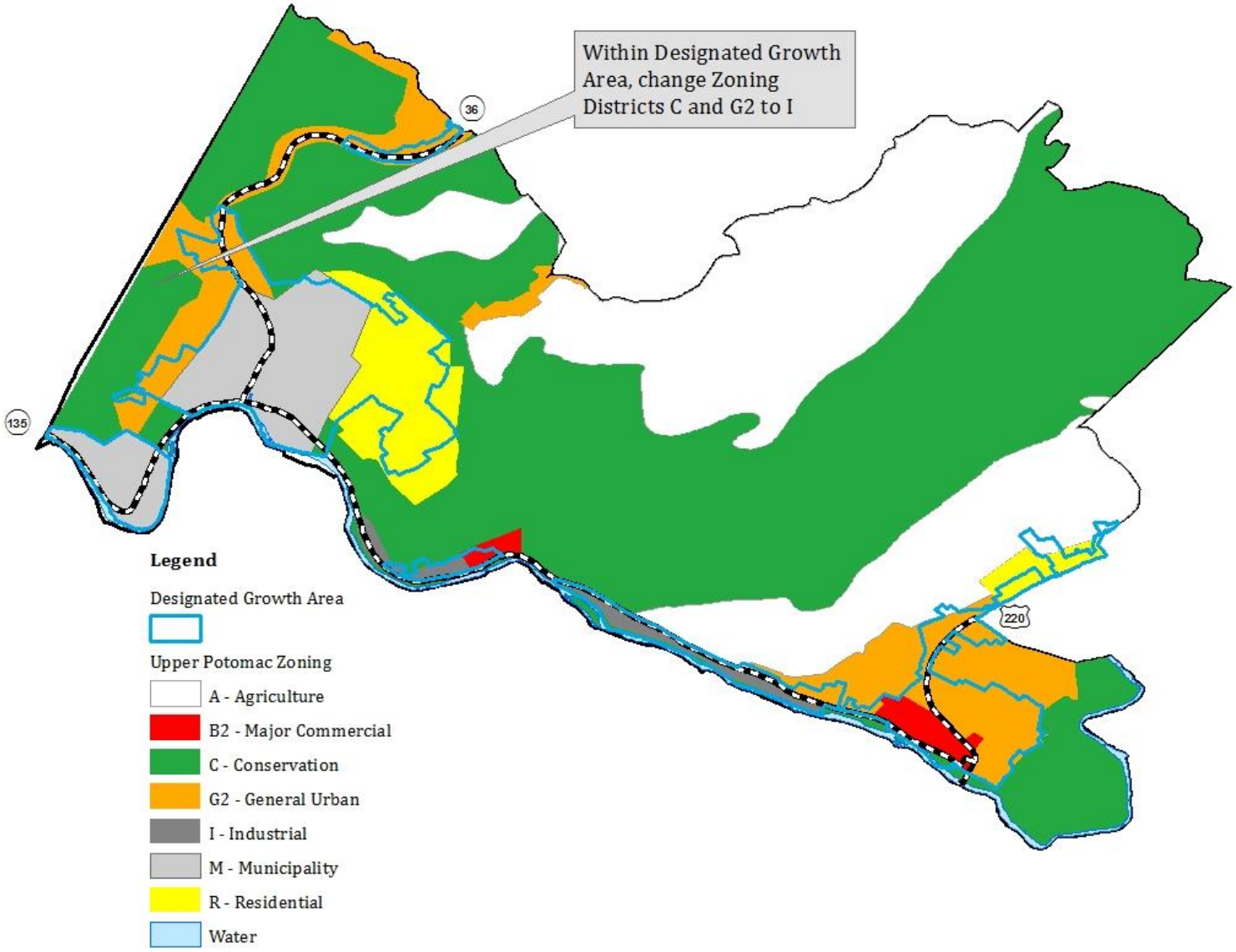
| Table 11-4: Upper Potomac DGA Development Capacity | | | |
|---|---|---|---|
| **Future Land Use Category** | **Total Acreage** | **Capacity Applying Smart Growth Density - 3.5 Dwelling Units/Acre** | **Development for Residential Estates Land Use Category – 1 Dwelling Unit/2 Acres** |
| **Mixed Use Residential** | 119 | 416.5 | -- |
| **Mixed Use Commercial** | 9 | 31.5 | -- |
| **Residential Estates** | -- | -- | -- |
| **TOTAL DWELLING UNITS: 448** | | | |

Zoning Districts within the Upper Potomac Planning Region include:

- R Residential
- B2 Major Commercial
- G2 General Urban Development District- includes residential and neighborhood commercial
- A Agriculture, Forestry and Mining
- C Conservation
- I Industrial
- M Municipality

In order to update the zoning in the Upper Potomac Planning Region, amendments specific to zoning districts are suggested and labeled on Map 11-8.

## Map 11-8: Upper Potomac Proposed Zoning Amendments




*Source: S&S Planning and Design*

### 11.6.3 Georges Creek Planning Region

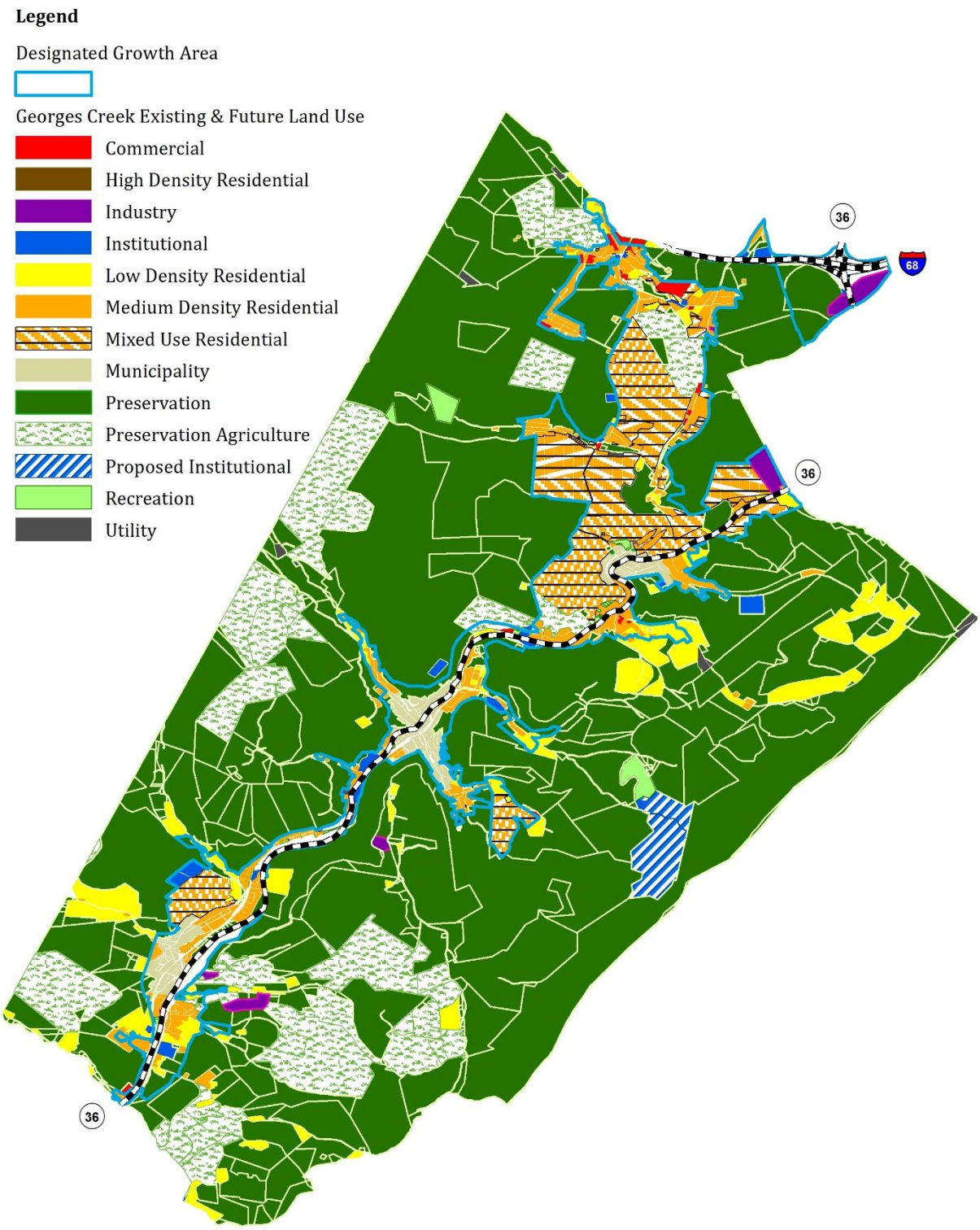
The Designated Growth Area (DGA) primarily follows the Priority Funding Area in the Georges Creek Planning Region; following a linear pattern along the Route 36 transportation corridor. However, the DGA was expanded to include existing development and parcels identified as Municipal Growth Areas in Comprehensive Plans for the Towns of Barton, Midland, and Lonaconing. The potential annexation parcels in the Municipal Growth Elements were shown on *Map 11-9: Georges Creek Future Land Use* as Mixed Use Residential land use. The DGA was drawn to include areas north of Midland identified for urban development in the *2012 Georges Creek Regional Comprehensive Plan* and were categorized as Mixed Use Residential on the *Map 11-9: Georges Creek Future Land Use*.

Changes from existing to future land use designations were made to parcels within the DGA deemed to be sensitive, as discussed in *Chapter 8: Sensitive Areas Element* or as extractive, as discussed in *Chapter 7: Mineral Resources Element* of this plan document. Parcels within the DGA that are not suitable for urban development due to sensitive areas were categorized as Preservation. Extractive parcels within the DGA were categorized as either Mixed Use Residential or Mixed Use Commercial based upon adjacent parcel(s) land use. Due to the finite nature of mining operations, once the mineral has been extracted the site is converted to another use. These mining sites are typically large, level parcels that have been cleared and may have the potential to be used for industrial activities. Large level parcels are not unlimited in Allegany County. Any development proposed for reclaimed sites would require a geotechnical analysis.

The pair of parcels designated as Proposed Institutional on the *Map 11-9: Georges Creek Future Land Use* were identified in the *2012 Georges Creek Regional Comprehensive Plan* as potential additions to the Dans Mountain State Park and Wildlife Management Area to provide a publicly owned connecting corridor for Green Infrastructure and recreation activities.

Finally, there are parcels in the Georges Creek Planning Region subject to repetitive flooding that were acquired by the County utilizing hazard mitigation grant funding. These properties will remain as open space in perpetuity and have been categorized as Preservation on *Map 11-9: Georges Creek Future Land Use*.

# Map 11-9: Georges Creek Future Land Use




*Source: S&S Planning and Design*

Development capacity within the DGA for the Georges Creek Planning Region has been calculated for Future Land Use Categories: Mixed Use Residential.

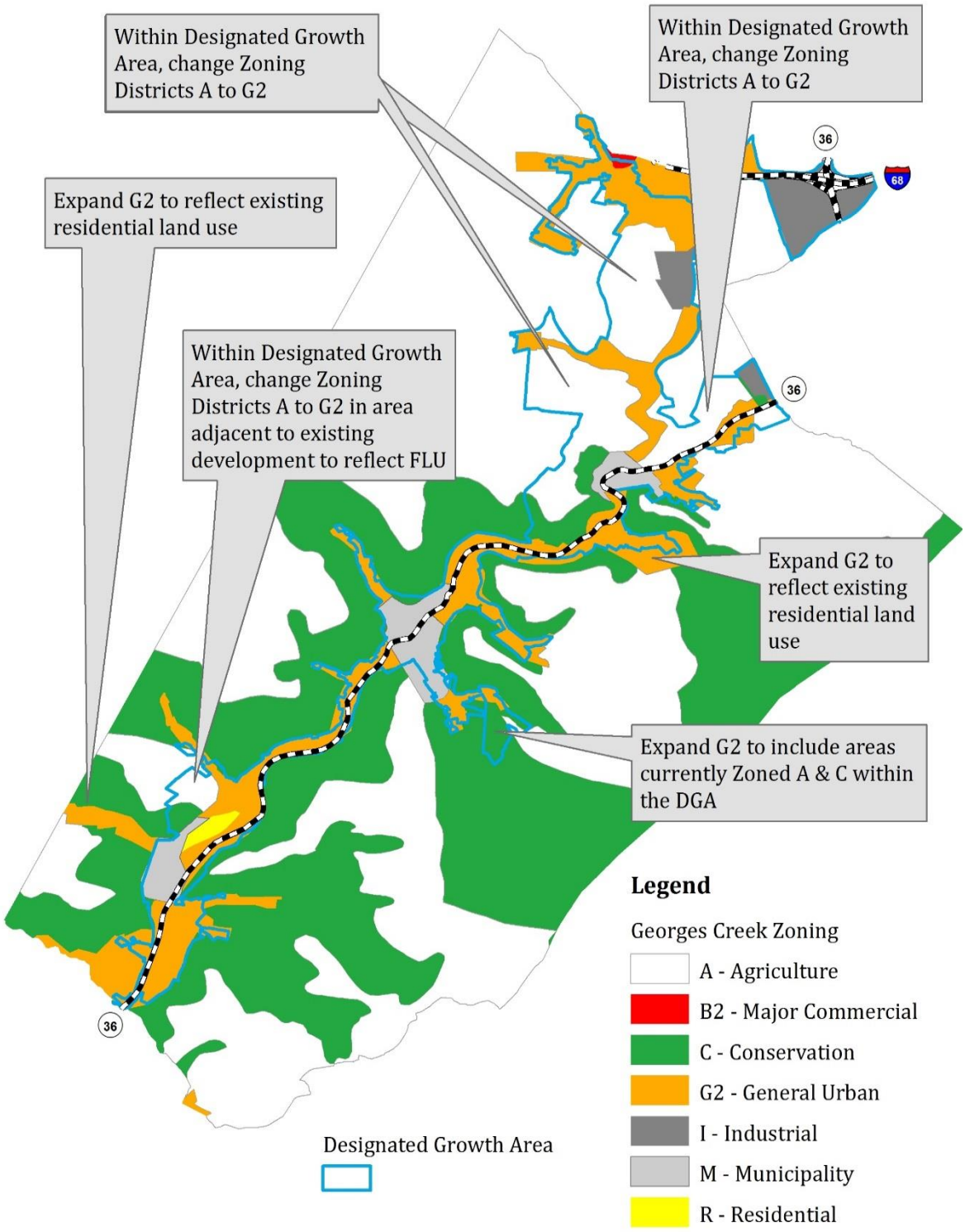
| Table 11-5: Georges Creek DGA Development Capacity | | | |
|---|---|---|---|
| **Future Land Use Category** | **Total Acreage** | **Capacity Applying Smart Growth Density - 3.5 Dwelling Units/Acre** | **Development for Residential Estates Land Use Category – 1 Dwelling Unit/2 Acres** |
| **Mixed Use Residential** | 1,431 | 5,008.5 | -- |
| **Mixed Use Commercial** | -- | -- | -- |
| **Residential Estates** | -- | -- | -- |
| **TOTAL DWELLING UNITS: 5,008.5** | | | |

Zoning Districts within the Georges Creek Planning Region include:

- R Residential
- B2 Major Commercial
- G2 General Urban Development District- includes residential and neighborhood commercial
- A Agriculture, Forestry and Mining
- C Conservation
- I Industrial
- M Municipality

In order to update the zoning in the Georges Creek Planning Region, amendments specific to zoning districts are suggested and labeled on Map 11-10.

# Map 11-10: Georges Creek Proposed Zoning Amendments




*Source: S&S Planning and Design*

### 11.6.4 Greater Frostburg Planning Region

Designated Growth Areas (DGA) primarily follows the Priority Funding Areas in the Greater Frostburg Planning Region; in a linear pattern along the Route 36 and National Highway corridors. However, the DGA does diverge from the PFA in areas in and around existing development. Along the Route 36 corridor, there are gaps in the PFA. Parcels located in these non-contiguous areas along the transportation corridor were assessed for land suitability. Parcels that were adjacent to existing water and sewer services areas and those that did not contain or had limited steep slopes and/or floodplains were designated for future land use as Mixed Use Commercial, Mixed Use Residential or Proposed Industrial and were included within the DGA.

The DGA was expanded based upon growth areas slated for future urban development and potential annexations listed the *2012 Georges Creek Regional Comprehensive Plan* and the *2011 Frostburg Comprehensive Plan,* respectively. The identified annexation parcels included on *Map 17 Municipal Growth Areas and Boundaries* within the *2011 Frostburg Comprehensive Plan* were included in the Greater Frostburg Planning Region DGA on *Map 11-11: Greater Frostburg Future Land Use* of this plan. Two of the parcels designated as Municipal Growth Areas 1 & 2 on Map 17 of the Frostburg Plan were designated as Mixed Use Commercial on Map 11-11, while Municipal Growth Area 3 was designated as Mixed Use Residential on Map 11-11.

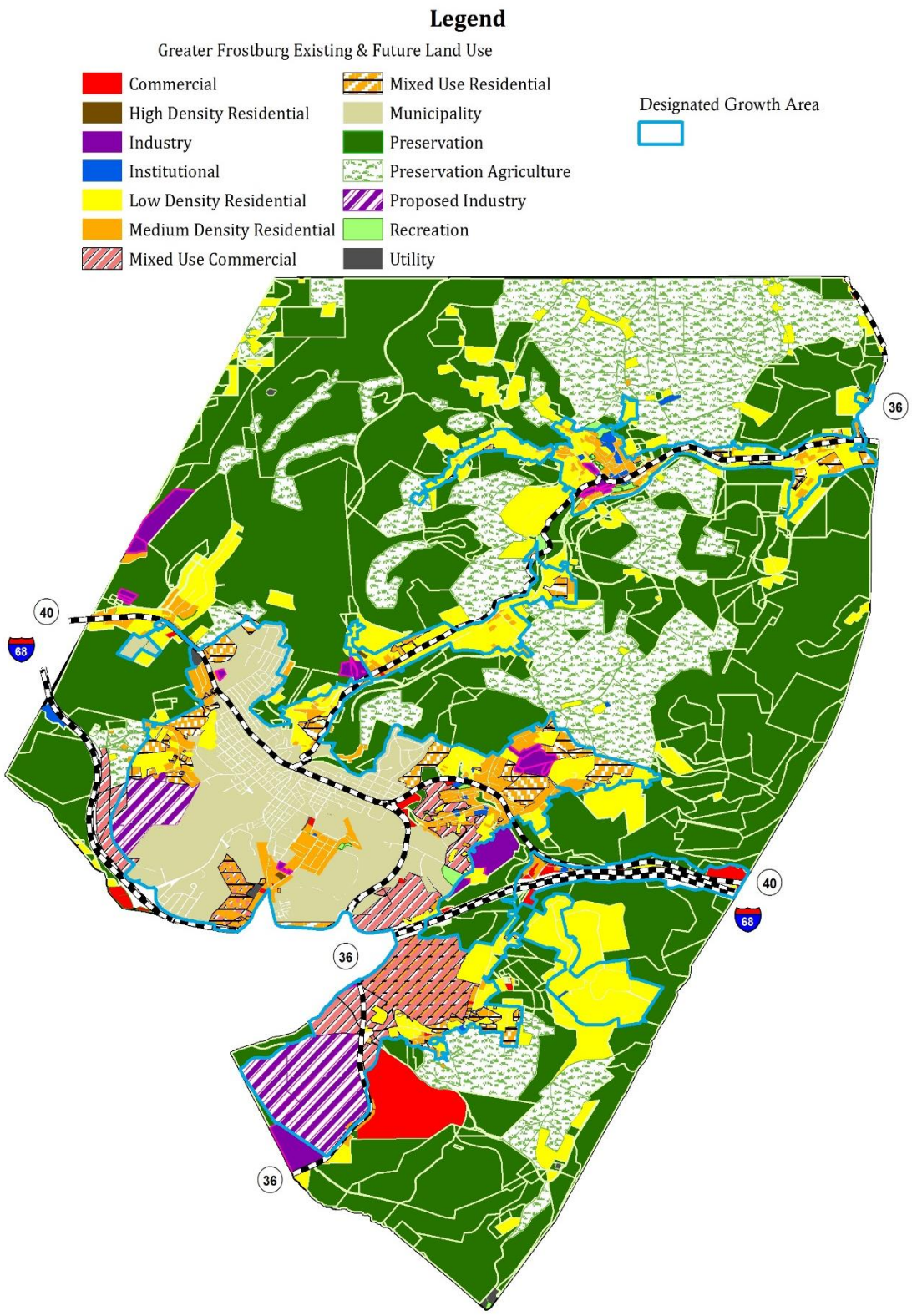
Changes that were made to parcels within the DGA included parcels that were deemed as sensitive, discussed in *Chapter 8: Sensitive Areas Element* of this plan document. Parcels within the DGA that are not suitable for urban development due to sensitive areas were categorized as Preservation.

Existing land use parcels shown on *Map 11-1: Allegany County 2012 Existing Land Use* that were categorized as Natural Resources/Agriculture or Extractive located outside of the DGA were classified as Preservation Agriculture on *Map 11-11: Greater Frostburg Future Land Use.* Additionally, existing land use parcels categorized as Natural Resources/Forest on Map 11-1. Allegany County 2012 Existing Land Use were classified as Preservation on *Map 11-11: Greater Frostburg Future Land Use*.

The two parcels designated as Proposed Industrial on the *Map 11-11: Greater Frostburg Future Land Use* were identified in the *2012 Georges Creek Regional Comprehensive Plan* as a potential parcels for industrial land use.

Finally, there are parcels in the Greater Frostburg Planning Region subject to repetitive flooding that were acquired by the County utilizing hazard mitigation grant funding. These properties will remain as open space in perpetuity and have been categorized as Preservation on *Map 11-11: Greater Frostburg Future Land Use*.

# Map 11-11: Greater Frostburg Future Land Use




*Source: S&S Planning and Design*

Development capacity within the DGA for the Greater Frostburg Planning Region has been calculated for Future Land Use Categories: Mixed Use Commercial and Mixed Use Residential.

**Table 11-6: Greater Frostburg DGA Development Capacity**

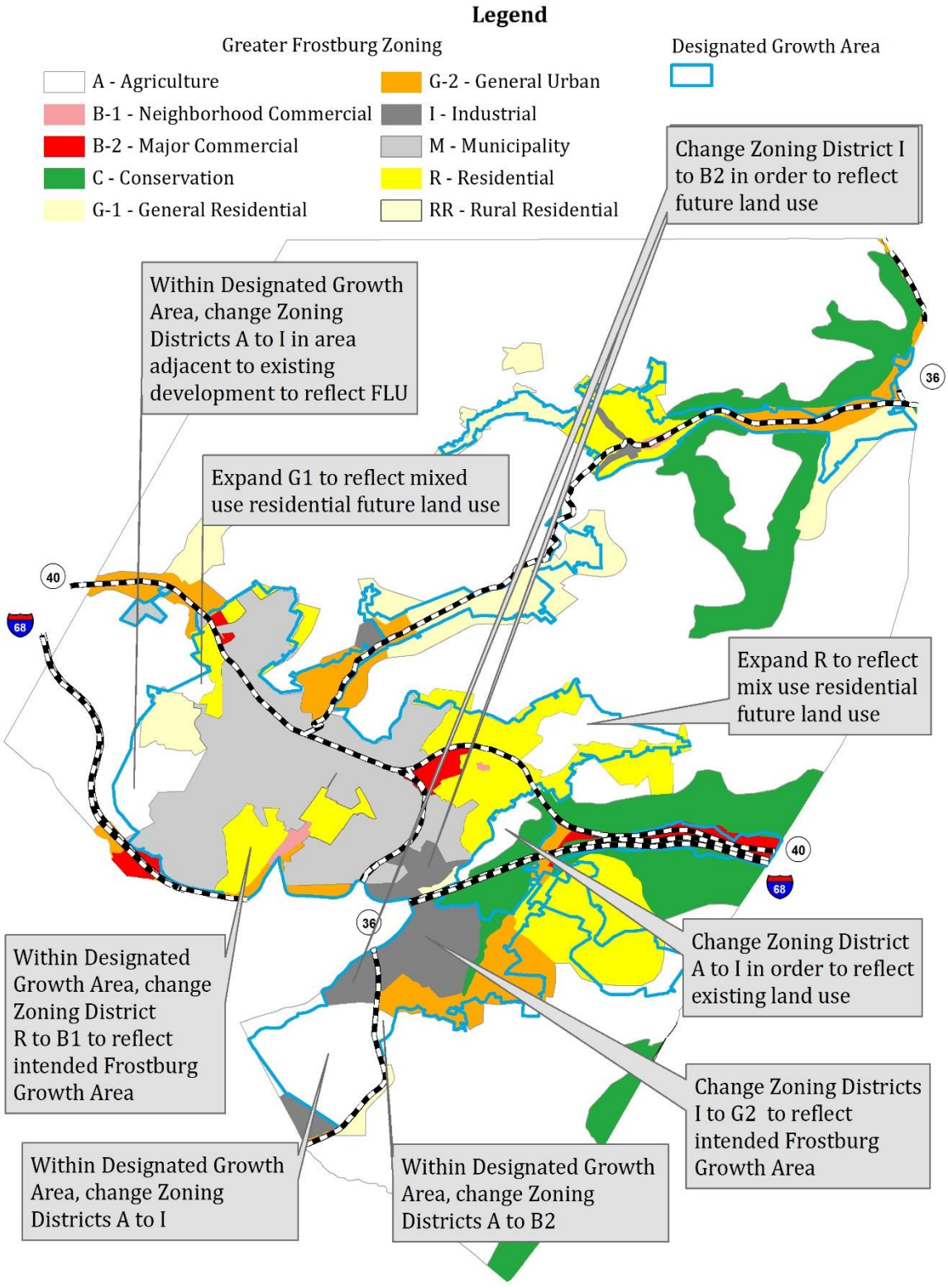
| Future Land Use Category | Total Acreage | Capacity Applying Smart Growth Density - 3.5 Dwelling Units/Acre | Development for Residential Estates Land Use Category – 1 Dwelling Unit/2 Acres |
|---|---|---|---|
| **Mixed Use Residential** | 571 | 1,998.5 | -- |
| **Mixed Use Commercial** | 780 | 2,730 | -- |
| **Residential Estates** | -- | -- | -- |
| **TOTAL DWELLING UNITS: 4,728.5** | | | |

Zoning Districts within the Greater Frostburg Planning Region include:

- R Residential
- RR Rural Residential
- B1 Neighborhood Commercial
- B2 Major Commercial
- G1 General Residential
- G2 General Urban Development District- includes residential and neighborhood commercial
- A Agriculture, Forestry and Mining
- C Conservation
- I Industrial
- M Municipality

In order to update the zoning in the Greater Frostburg Planning Region, amendments specific zoning districts are labeled on Map 11-12.

# Map 11-12: Greater Frostburg Proposed Zoning Amendments




*Source: S&S Planning and Design*

### 11.6.5 Greater Cumberland Planning Region

The Designated Growth Area (DGA) primarily follows the Priority Funding Area in the Greater Cumberland Planning Region. However, minor adjustments were made in designating areas in and around existing development containing or adjacent to existing water and sewer services areas part of the DGA. Other areas designated as part of DSG were those areas where steep slopes were not present or where limited steep slopes were present. These areas include: the west side of Bedford Road; the vicinity of Winifred Road; and the eastern side of the North 220 corridor. Additionally, areas along Interstate 68 that are currently zoned G2 General Urban and B2 Major Commercial were included within the DGA.

Changes that were made to parcels within the DGA included parcels that were deemed as sensitive, discussed in *Chapter 8: Sensitive Areas Element* of this plan document. Parcels within the DGA that are not suitable for urban development due to sensitive areas were categorized as Preservation.

Existing land use parcels shown on *Map 11-1: Allegany County 2012 Existing Land Use* that were categorized as Natural Resources/Agriculture or Extractive located outside of the DGA were classified as Preservation Agriculture on *Map 11-13: Greater Cumberland Future Land Use.* Additionally, existing land use parcels categorized as Natural Resources/Forest on Map 11-1 were classified as Preservation on Map 11-13.

Several parcels located outside of the DGA in the southeastern portion of the Greater Cumberland Planning Region, were categorized as Mixed Use Residential. These parcels are within the Pomona Farms Subdivision and are permitted lots for development.

Properties proposed for industrial uses on the *Map 11-13: Greater Cumberland Future Land Use* were identified in *Chapter 10: Economic Development Element* of this plan document as potential parcels for industrial land use.

Parcels acquired in the Greater Cumberland Planning Region utilizing hazard mitigation grant funding included repetitive flood loss properties. These properties will remain as open space in perpetuity. Therefore, flood acquisition properties have been categorized as Preservation on *Map 11-13: Greater Cumberland Future Land Use*.

There are parcels in the Greater Cumberland Planning Region subject to repetitive flooding that were acquired by the County utilizing hazard mitigation grant funding. These properties will remain as open space in perpetuity and have been categorized as Preservation on *Map 11-13: Greater Cumberland Future Land Use*.

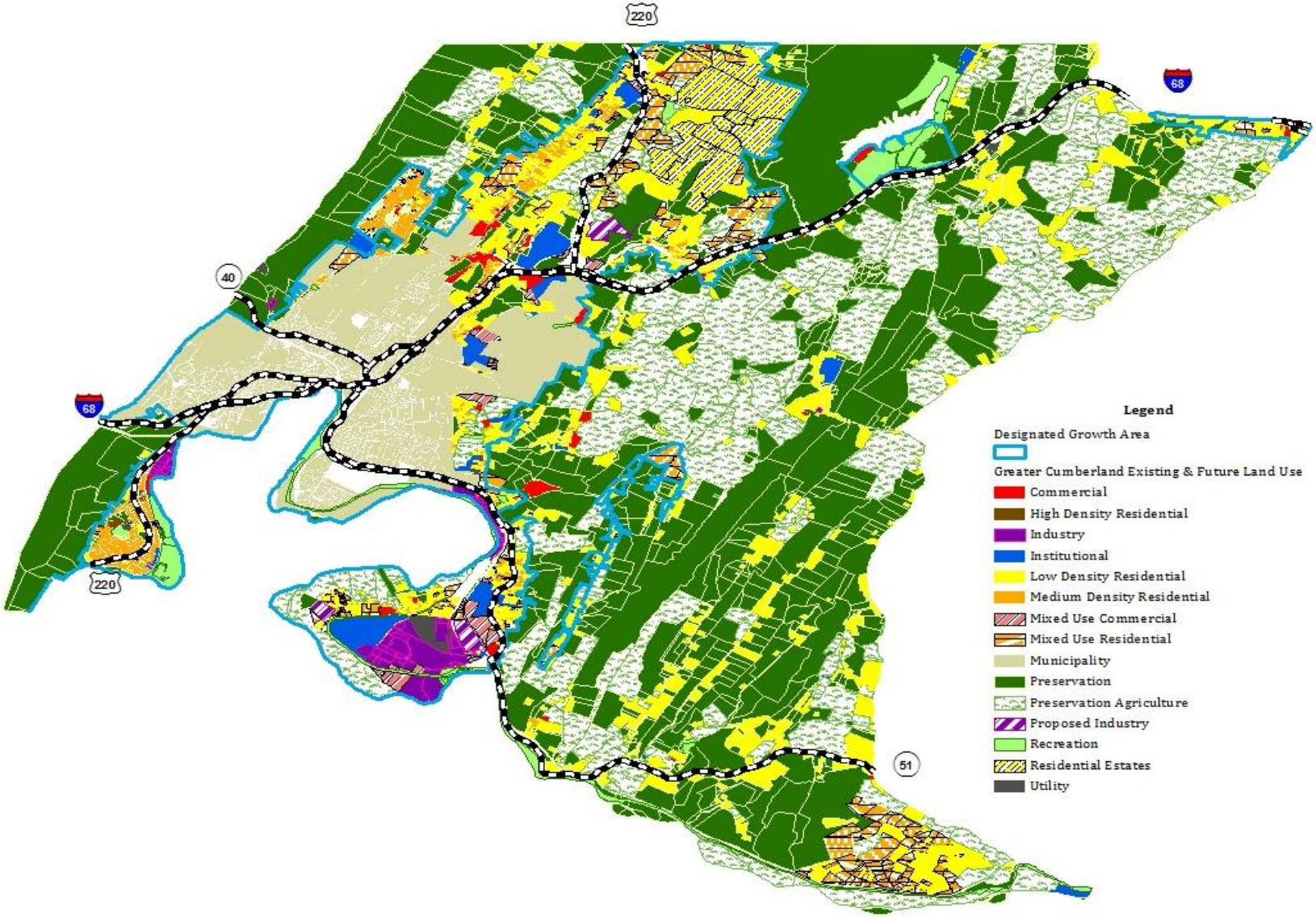
In reviewing this Plan the City of Cumberland requested that County future land use mapping reflect the City's designation of the Willow Brook Road Medical Corridor between I68 and Williams Road as a growth area. The City's recommendation was that properties within that corridor should be zoned either Mixed Use Residential or Mixed Use Commercial to be compatible with the City's zoning designation of Professional

Commercial. The few parcels of land within the corridor, with the exception of the mostly floodplain parcel on the eastern side of Willow Brook Road at the Williams Road intersection have been designated Mixed Use Commercial. The cluster of parcels at the end of Old Willow Brook Road have been designated Mixed Use Residential that allows minor commercial uses. An appropriate zoning recommendation appears on Map 11-16.

Finally, a contiguous growth area located on the northeastern side of Cumberland is depicted on *Map 11-14: Greater Cumberland Potential Growth Area*. This area is primarily located between two (2) major transportation corridors: Interstate 68 and Route 220 North. In addition, the Greater Cumberland Planning Region has historically been a growth area and in order to prevent urban sprawl, designation of potential growth areas steers development in and around existing development that is appropriate and sustainable.

The City of Cumberland's Municipal Growth Area is illustrated on *Map 11-15: City of Cumberland Municipal Growth Area*. This growth area is discussed in the City's *2013 Comprehensive Plan: City-Wide Element*.

## Map 11-13: Greater Cumberland Future Land Use




*Source: S&S Planning and Design*

A potential growth area within the Greater Cumberland Planning Region is located along the eastern side of Route 220 North. The DGA has been expanded beyond the PFA to connect and provide continuity in and around existing development. Currently both water and sewer service areas are located within the DGA, however water and sewer service areas are not contiguous and will need to be linked together in order to accommodate the growth area.

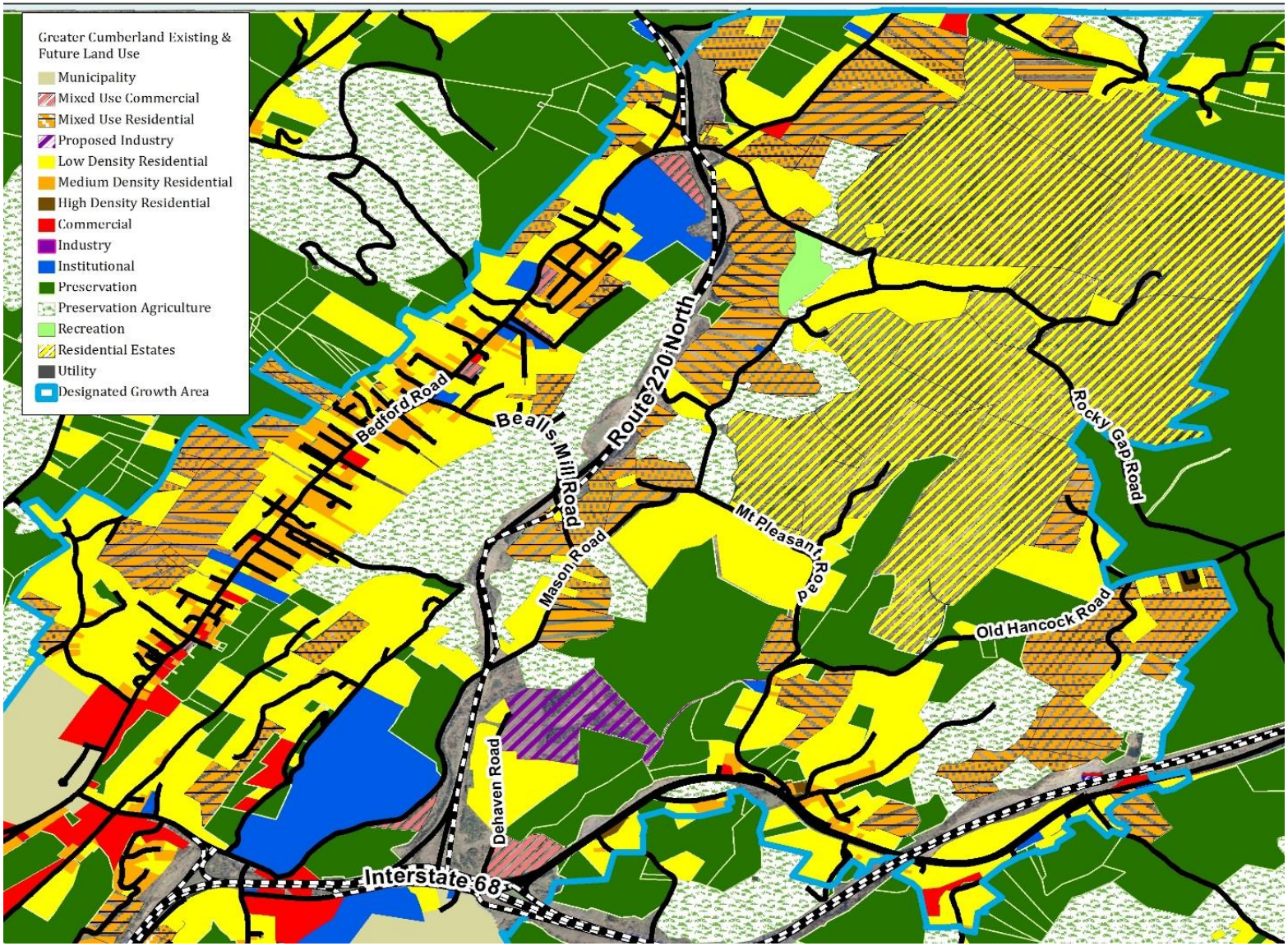
Existing Natural Resource/Forest land use parcels, as depicted on Map 11-1, which are not affected by sensitive areas were categorized as Mixed Use Residential on Map 11-14. The majority of Mixed Use Residential designated parcels are located along the principal arterial road Route 220 North and connector and collector streets within the DGA. The remaining existing land use parcels affected 90% or more by sensitive areas were categorized as Preservation on Map 11-14.

Existing Natural Resource/Agriculture land use parcels, as depicted on Map 11-1, which are affected 90% or more by sensitive areas were categorized as Preservation Agriculture on Map 11-14. Existing Natural Resource/Agriculture land use parcels not affected by sensitive areas were categorized as Mixed Use Residential on Map 11-14. Parcels greater than 20 acres were designated Residential Estates, however these areas could be used for a planned conservation subdivision in the future.

Proposed Industrial on *Map 11-14 Greater Cumberland Potential Growth Area* was identified in *Chapter 10: Economic Development Element* of this plan document as a potential parcel for industrial land use. This parcel is located on Dehaven Road on Map 11-14 and is in close proximity to both Route 220 North and Interstate 68.

An interchange on Route 220 at Bealls Mill Road is also proposed to provide connectivity between Mason Road and Route 220 North. Bealls Mill Road currently provides connectivity from Mason Road to Bedford Road. Old Mount Pleasant Road connects to Mason Road and Old Hancock Road.

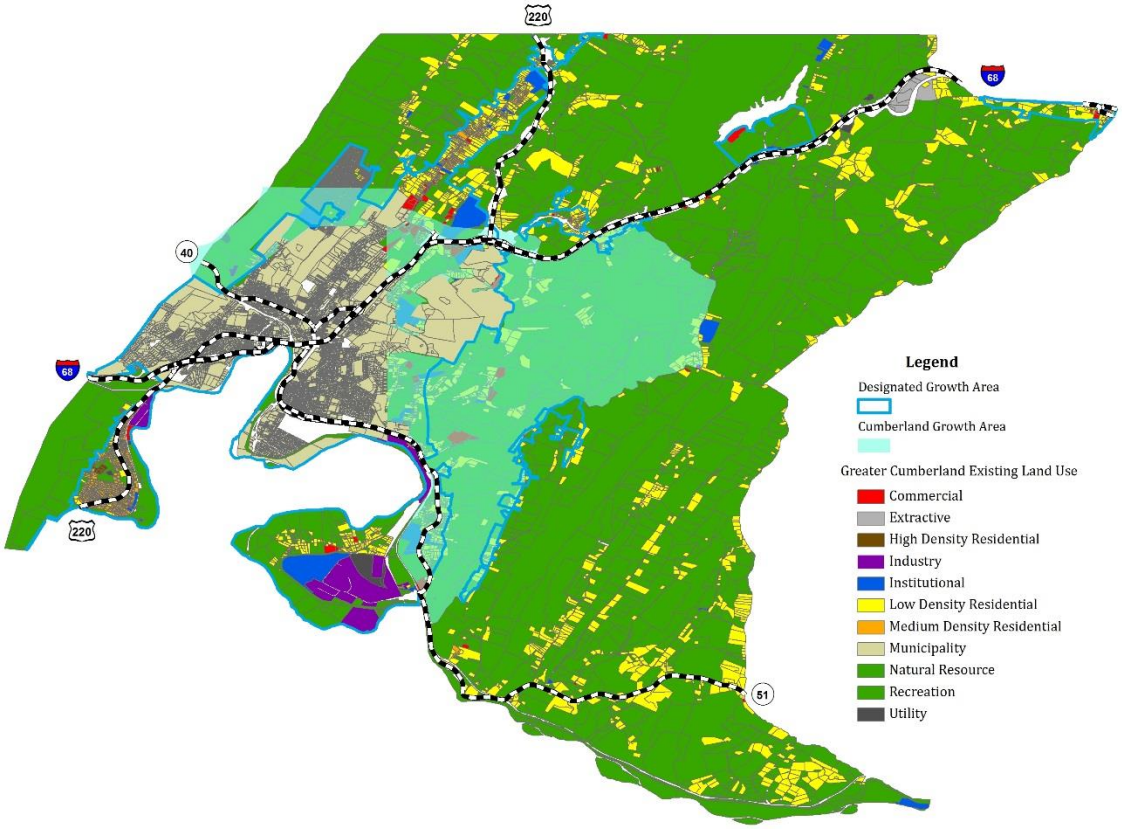
## Map 11-14: Greater Cumberland Potential Growth Area




*Source: S&S Planning and Design*

The City of Cumberland's *2013 Comprehensive Plan: City-Wide Element* outlined the City's Municipal Growth Area. The identified Growth Area is displayed as transparent blue on *Map 11-15: City of Cumberland Municipal Growth Area*.

## Map 11-15: City of Cumberland Municipal Growth Area




*Source: S&S Planning and Design and Allegany County GIS Department*

The County's Future Land Use was assigned to parcels located within the Municipal Growth Area considering the City recognized the fact that only portions of land may be annexed. According to the *2013 City of Cumberland Comprehensive Plan: City-Wide Element:*

> *"The city acknowledges that it may never be able to annex many developed parcels within the defined future growth area that are closest to the current city limits for any or all of the reasons outlined above. Therefore, the city has defined its future growth and annexation areas broadly enough to encompass lands that could be annexed to satisfy its future development needs, even though it is recognized that only a portion of the lands within those boundaries may eventually be annexed."*

Therefore, the Future Land Use for these parcels were defined and categorized accordingly.

Development capacity within the DGA for the Greater Cumberland Planning Region has been calculated for Future Land Use Categories: Mixed Use Commercial and Mixed Use Residential.

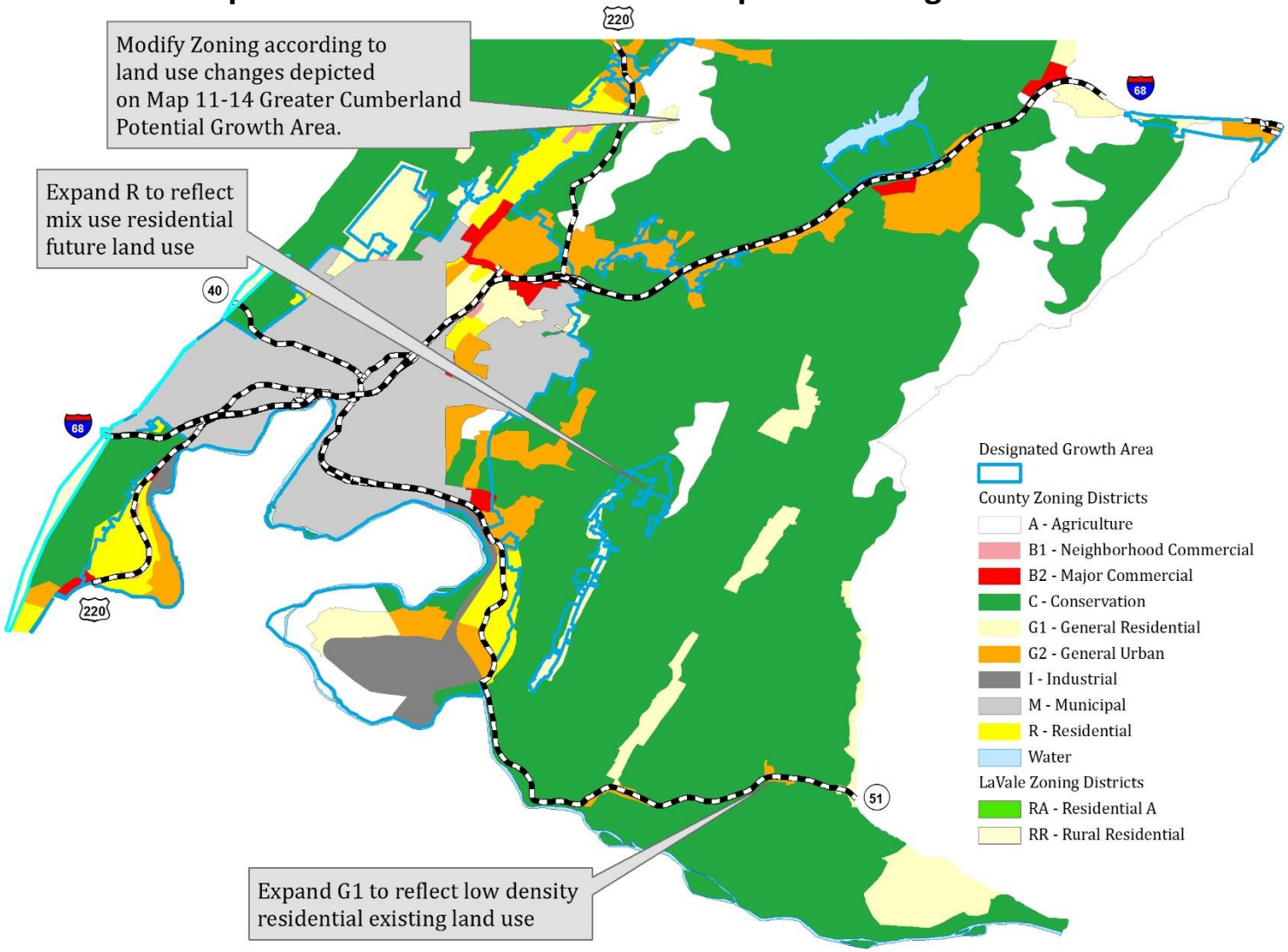
| Table 11-7: Greater Cumberland DGA Development Capacity | | | |
|---|---|---|---|
| **Future Land Use Category** | **Total Acreage** | **Capacity Applying Smart Growth Density - 3.5 Dwelling Units/Acre** | **Development for Residential Estates Land Use Category – 1 Dwelling Unit/2 Acres** |
| **Mixed Use Residential** | 1,857 | 6,499.5 | -- |
| **Mixed Use Commercial** | 233 | 815.5 | -- |
| **Residential Estates** | 1,175 | -- | 587.5 |
| **TOTAL DWELLING UNITS: 7,902.5** | | | |

Zoning Districts within the Greater Cumberland Planning Region include:

- R Residential
- RR Rural Residential-Includes Agriculture
- RA Residential A-General Residential
- B1 Neighborhood Commercial
- B2 Major Commercial
- G1 General Residential
- G2 General Urban Development District- includes residential and neighborhood commercial
- A Agriculture, Forestry and Mining
- C Conservation
- I Industrial
- M Municipality

In order to update the zoning in the Greater Cumberland Planning Region, amendments specific to zoning districts labeled on Map 11-16 are suggested.

## Map 11-16: Greater Cumberland Proposed Zoning Amendments




*Source: S&S Planning and Design*

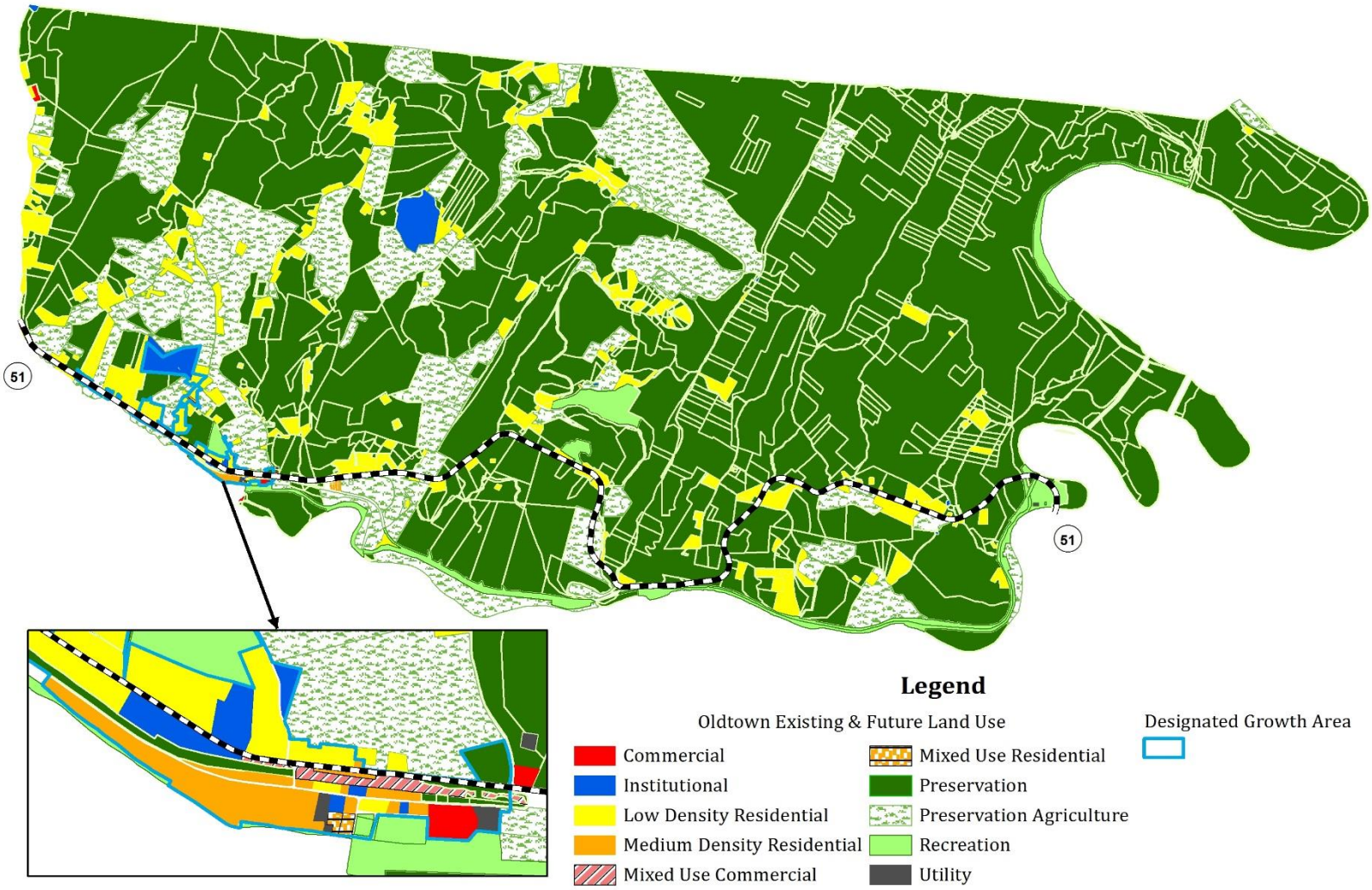
### 11.6.6 Oldtown Planning Region

The Designated Growth Area (DGA) reflects the Priority Funding Area in the Oldtown Planning Region. Parcels within the DGA that are not suitable for urban development due to the presence of sensitive areas, as discussed in Chapter 8: Sensitive Areas, were categorized as Preservation. Additional changes made within the DGA included parcels along the transportation corridor in the Route 51 and Opessa Street area. These parcels do not include sensitive areas and are within existing development including current water/sewer services areas.

Existing land use parcels shown on *Map 11-1: Allegany County 2012 Existing Land Use* that were categorized as Natural Resources/Agriculture or Extractive located outside of the DGA were classified as Preservation Agriculture on *Map 11-17: Oldtown Future Land Use*. Additionally, existing land use parcels categorized as Natural Resources/Forest on *Map 11-1: Allegany County 2012 Existing Land Use* were classified as Preservation on *Map 11-17: Oldtown Future Land Use*.

Finally, there are parcels in the Oldtown Planning Region subject to repetitive flooding that were acquired by the County utilizing hazard mitigation grant funding. These properties will remain as open space in perpetuity and have been categorized as Preservation on *Map 11-17: Oldtown Future Land Use*.

# Map 11-17: Oldtown Future Land Use




*Source: S&S Planning and Design*

Development capacity within the DGA for the Oldtown Planning Region has been calculated for Future Land Use Categories: Mixed Use Commercial and Mixed Use Residential.

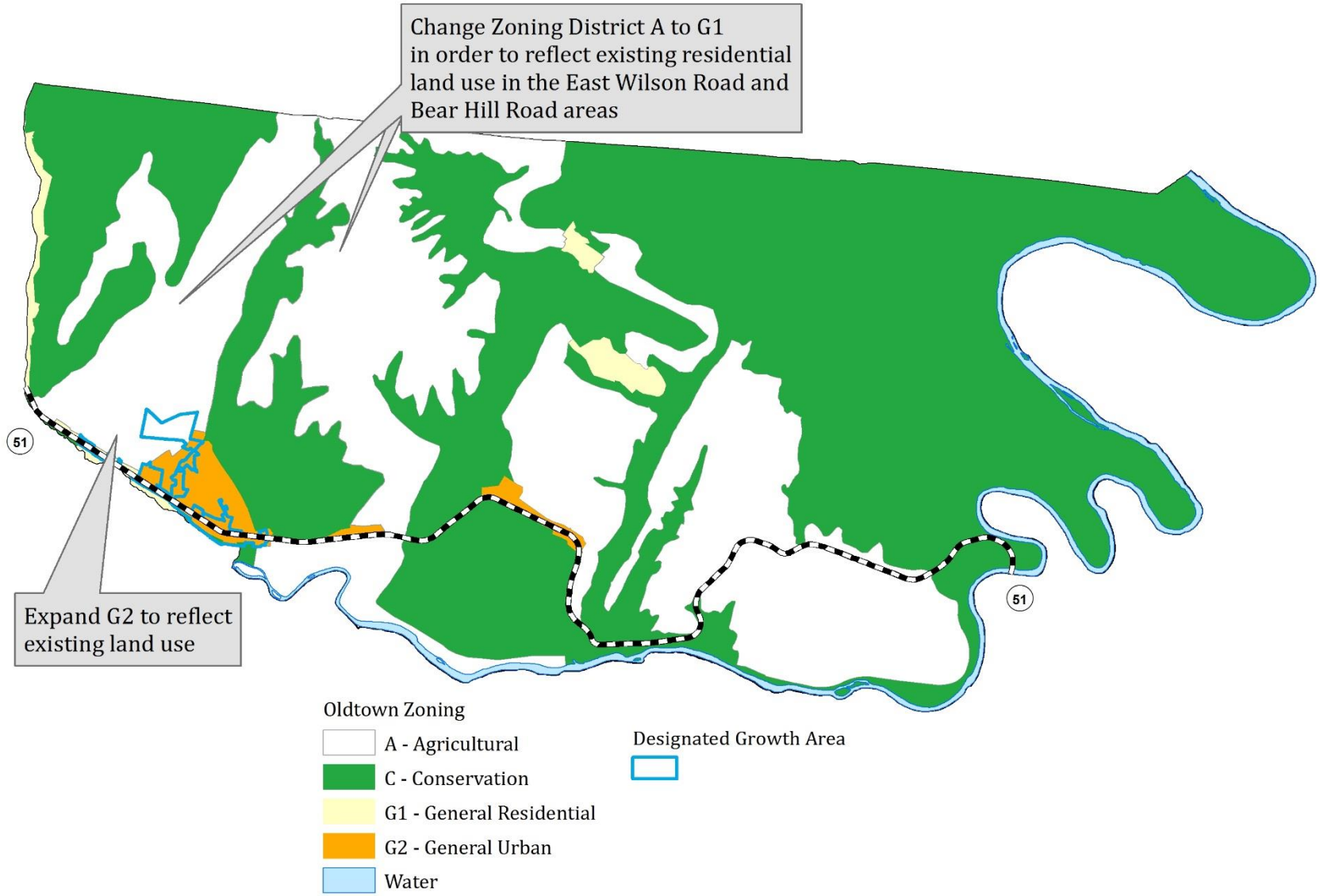
| Table 11-8: Oldtown DGA Development Capacity | | | |
|---|---|---|---|
| **Future Land Use Category** | **Total Acreage** | **Capacity Applying Smart Growth Density - 3.5 Dwelling Units/Acre** | **Development for Residential Estates Land Use Category – 1 Dwelling Unit/2 Acres** |
| **Mixed Use Residential** | 6 | 21 | -- |
| **Mixed Use Commercial** | 5 | 17.5 | -- |
| **Residential Estates** | -- | -- | -- |
| **TOTAL DWELLING UNITS: 38.5** | | | |

Zoning Districts within the Oldtown Planning Region include:

- G1 General Residential
- G2 General Urban Development District- includes residential and neighborhood commercial
- A Agriculture, Forestry and Mining
- C Conservation

In order to update the zoning in the Oldtown Planning Region, amendments specific to zoning districts labeled on Map 11-18 are suggested.

## Map 11-18: Oldtown Proposed Zoning Amendments



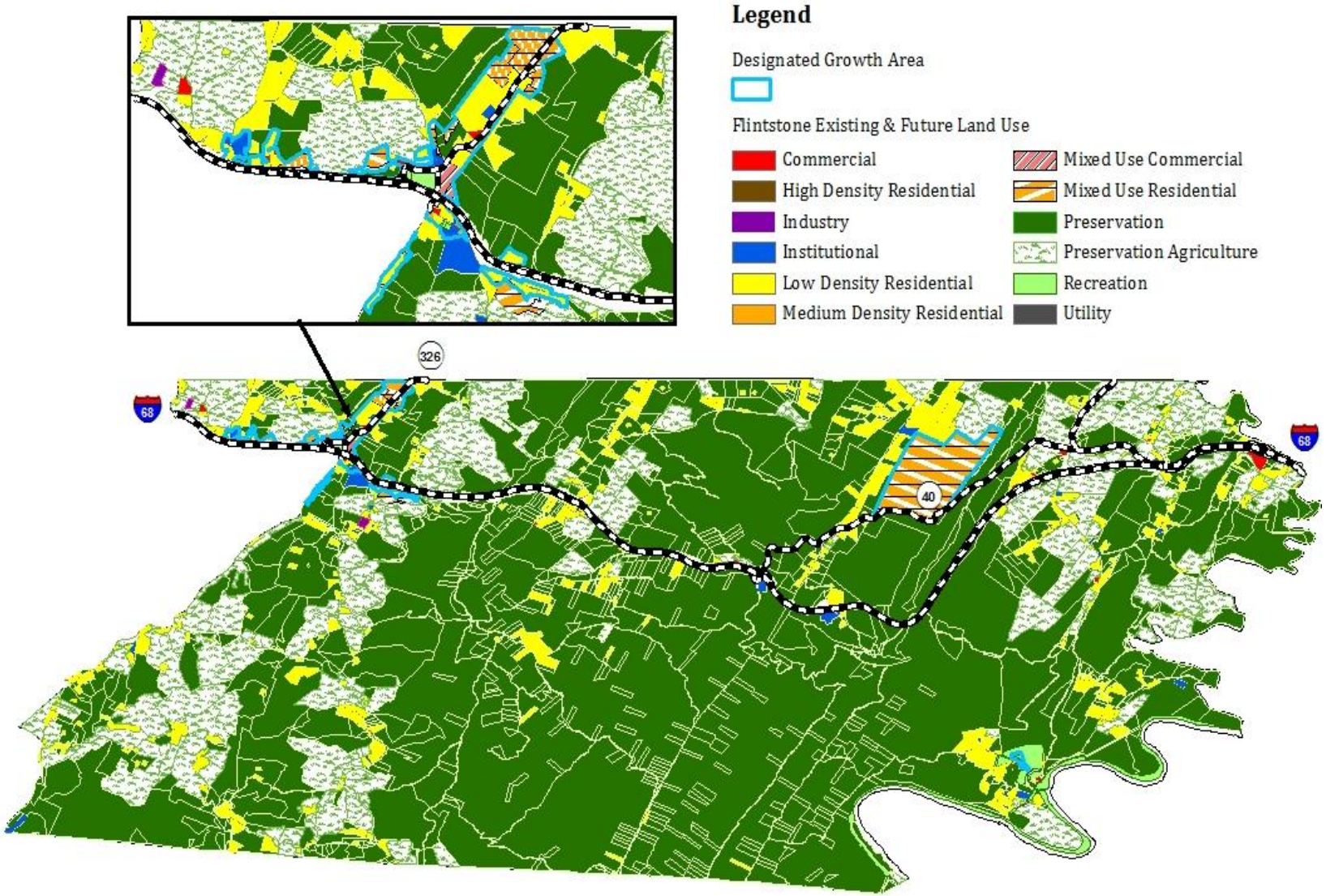

*Source: S&S Planning and Design*

### 11.6.7 Flintstone Planning Region

The Designated Growth Area (DGA) primarily follows the Priority Funding Areas and transportation corridors in the Flintstone Planning Region. Extensions made to the DGA included the Black Valley Road corridor, which currently contains low density housing. Vacant parcels within the extended DGA were categorized mixed use residential for future land use. An additional extension to the DGA was made in the area along Interstate 68 westbound between Rock Point Road and Dry Ridge Road; two vacant parcels were categorized as mixed use commercial for future land use within the extended DGA. The final extension of the DGA was made to reflect the Terrapin Run Development. This Residential Planned Development (RPD) was approved by the Allegany County Board of Zoning Appeals for 4,300 residential units. This area is not currently supported by an existing of water supply system. During the review and approval of the 2007 Master Water & Sewer Plan, the Planning and Zoning Commission reduced the scope of this development by nearly 80 percent (from 4,300 to 920 units) as stated in the current adopted plan. Furthermore, any development to the site would be phased, not to exceed 360 units within the first 10 years. Additionally, any units constructed would be subject to MDE issuing a groundwater appropriation permit for the community production wells. *Map 11-19: Future Land Use* depicts the DGA in blue outline and both existing and future land use.

Existing land use parcels shown on *Map 11-1: Allegany County 2012 Existing Land Use* that were categorized as Natural Resources/Agriculture located outside of the DGA were classified as Preservation Agriculture on *Map 11-19: Flintstone Future Land Use*. Additionally, existing land use parcels categorized as Natural Resources/Forest on *Map 11-1: Allegany County 2012 Existing Land Use* was classified as Preservation on *Map 11-19: Flintstone Future Land Use*.

# Map 11-19: Flintstone Future Land Use




*Source: S&S Planning and Design*

Development capacity within the DGA for the Flintstone Planning Region has been calculated for Future Land Use Categories: Mixed Use Commercial and Mixed Use Residential.

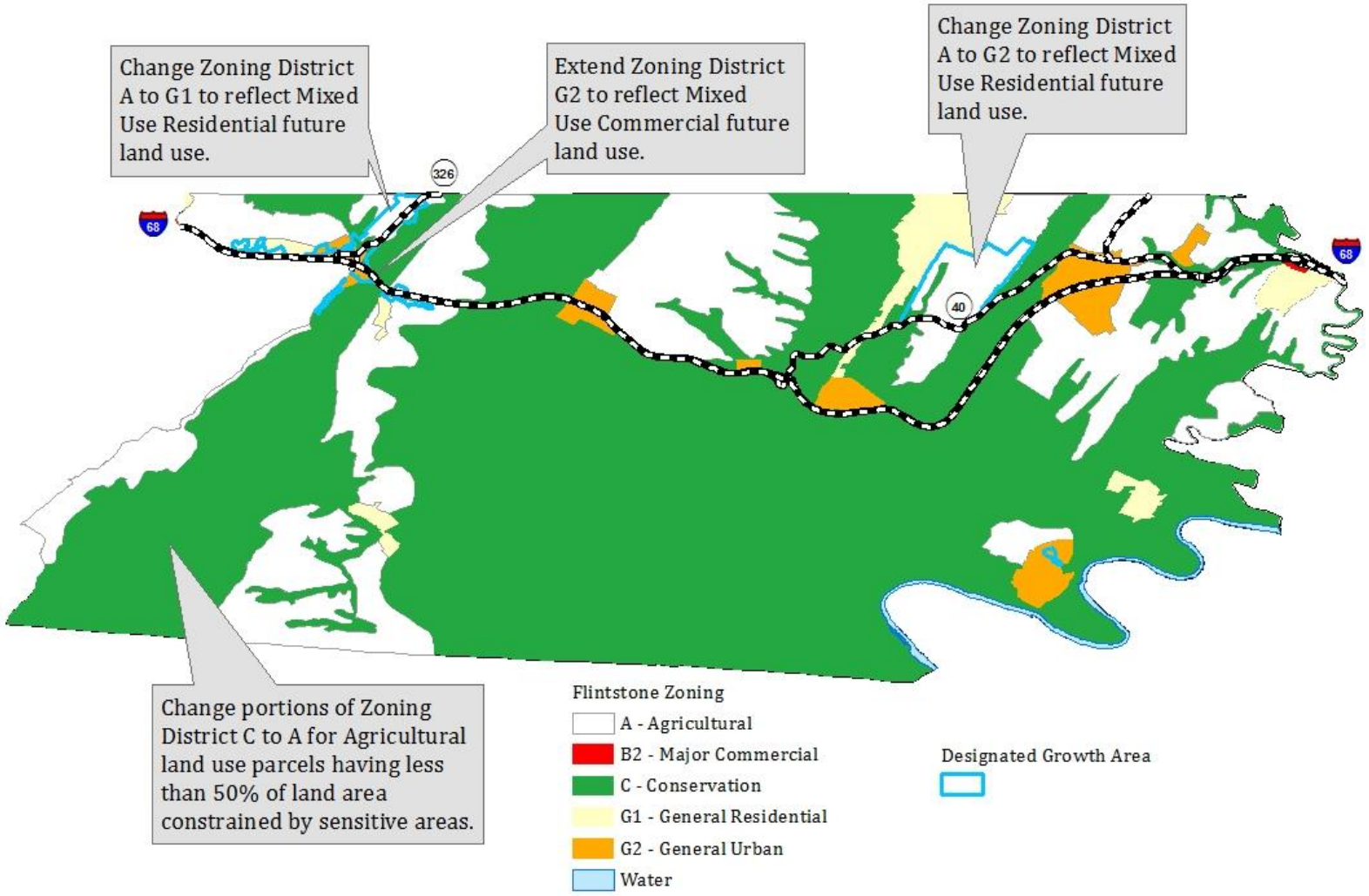
| Table 11-9: Flintstone DGA Development Capacity | | | |
|---|---|---|---|
| **Future Land Use Category** | **Total Acreage** | **Capacity Applying Smart Growth Density - 3.5 Dwelling Units/Acre** | **Development for Residential Estates Land Use Category – 1 Dwelling Unit/2 Acres** |
| **Mixed Use Residential** | 1,052 | 3,682 | -- |
| **Mixed Use Commercial** | 22 | 77 | -- |
| **Residential Estates** | -- | -- | -- |
| **TOTAL DWELLING UNITS: 3,759** | | | |

Zoning Districts within the Flintstone Planning Region include:

- B2 Major Commercial
- G1 General Residential
- G2 General Urban Development District- includes residential and neighborhood commercial
- A Agriculture, Forestry and Mining
- C Conservation

In order to update the zoning in the Flintstone Planning Region, amendments specific to zoning districts labeled on Map 11-20 are suggested.

## Map 11-20: Flintstone Proposed Zoning Amendments




*Source: S&S Planning and Design*

### 11.6.8 LaVale Planning Region

Designated Growth Areas (DGA) primarily follows the Priority Funding Areas in the LaVale Planning Region; following a linear pattern along the Routes 35, 36, 40, 47 and 53 transportation corridors and the Cash Valley Road corridor. Parcels that were slated for development and sub-divided in existing developed areas and other areas where steep slopes and/or floodplains were not present were designated for future land use as Mixed Use Commercial, Mixed Use Residential, or Residential Estate and were included within the DGA.

Parcels inside the DGA categorized as Agriculture in and around existing development on *Map 11-1: Allegany County 2012 Existing Land Use*, were reviewed for sensitive areas, adjacent existing uses and water/sewer service. Parcels that were deemed suitable for development using the aforementioned review criteria were categorized as Mixed Use Residential, Mixed Use Commercial, or Residential Estate on the LaVale Future Land Use on *Map 11-21: LaVale Future Land Use*. Parcels outside of the DGA categorized as Agriculture on *Map 11-1: Allegany County 2012 Existing Land Use* were categorized as Preservation Agriculture on *Map 11-21: LaVale Future Land Use*.

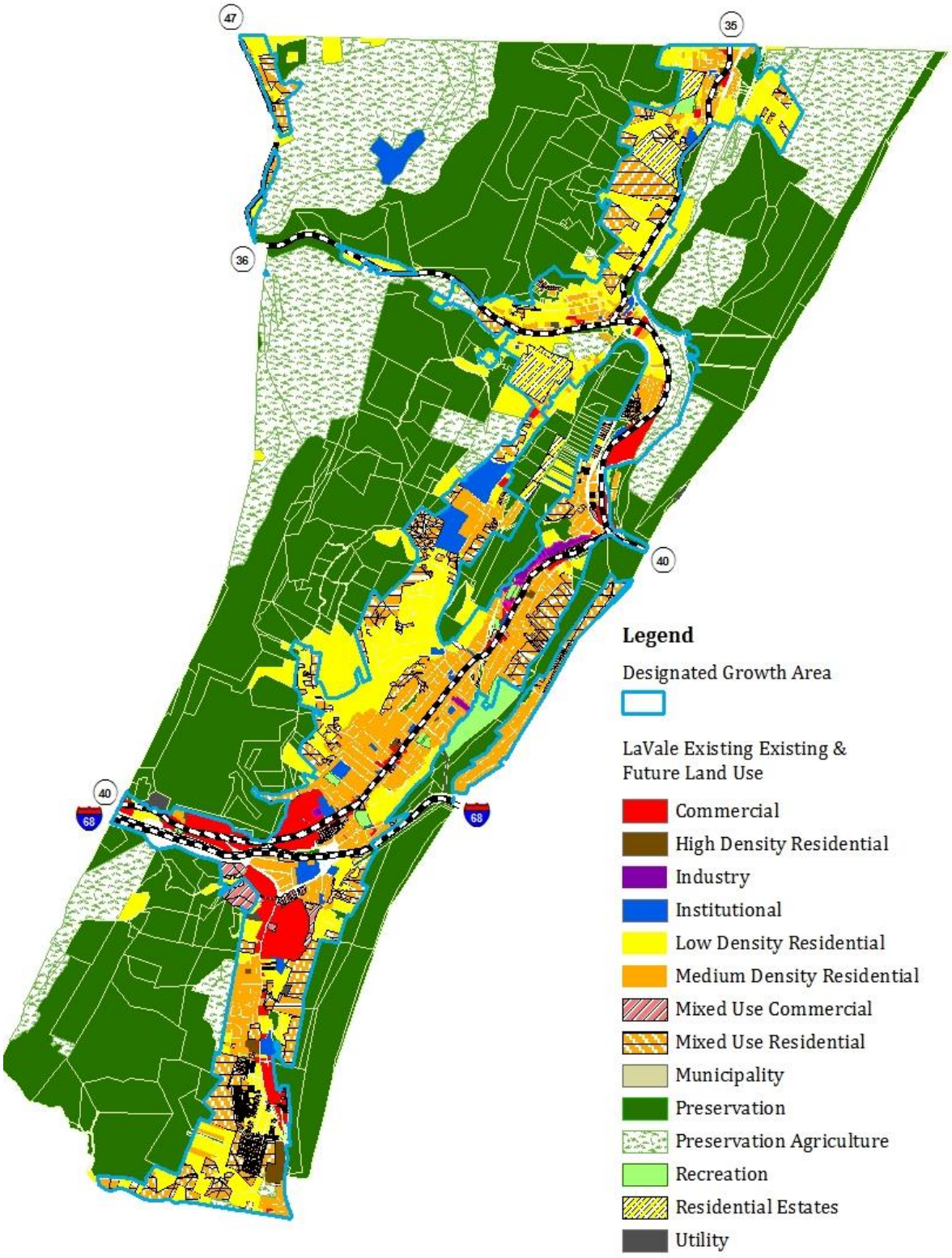
Changes that were made to parcels within the DGA included parcels that were deemed as sensitive, discussed in *Chapter 8: Sensitive Areas Element* of this plan document. Parcels within the DGA that are not suitable for urban development due to sensitive areas were categorized as Preservation on Map 11-21.

Parcels shown on *Map 11-1: Allegany County 2012 Existing Land Use* that were categorized as Natural Resources/Agriculture or Extractive located outside of the DGA were classified as Preservation Agriculture on *Map 11-21: LaVale Future Land Use*. Additionally, existing land use parcels categorized as Natural Resources/Forest outside of the DGA on *Map 11-1: Allegany County 2012 Existing Land Use* were classified as Preservation on *Map 11-21: LaVale Future Land Use*, with the exception of those parcels adjacent to the DGA having existing water/sewer services which were reviewed for suitability. The parcels that were deemed suitable for development were categorized as either Residential Estate of Mixed Use Residential on the *Map 11-21: LaVale Future Land Use*.

Vacant parcels on *Map 11-1: Allegany County 2012 Existing Land Use* that were categorized as Natural Resources/Agriculture inside of the DGA and were previously sub-divided lots of record were primarily assigned Mixed Use Residential in the southern portion of the planning region, and along the Winchester Road and Cash Valley Road areas on Map 11-21.

Finally, there are parcels in the LaVale Planning Region subject to repetitive flooding that were acquired by the County utilizing hazard mitigation grant funding. These properties will remain as open space in perpetuity and have been categorized as Preservation on *Map 11-21: LaVale Future Land Use*.

# Map 11-21: LaVale Future Land Use




*Source: S&S Planning and Design*

Development capacity within the DGA for the LaVale Planning Region has been calculated for Future Land Use Categories: Mixed Use Commercial, Mixed Use Residential and Residential Estates.

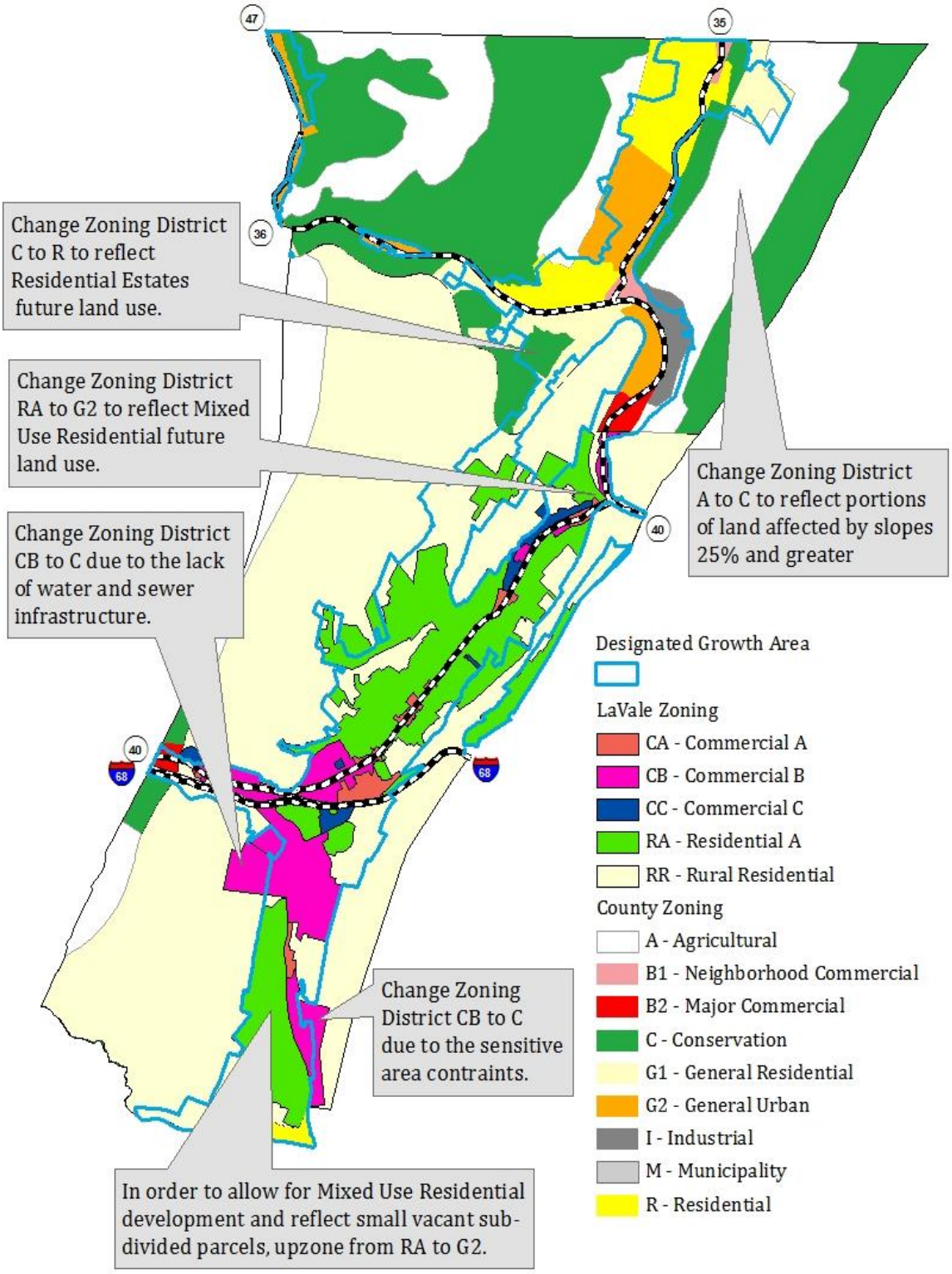
| Table 11-10: LaVale DGA Development Capacity | | | |
|---|---|---|---|
| **Future Land Use Category** | **Total Acreage** | **Capacity Applying Smart Growth Density - 3.5 Dwelling Units/Acre** | **Development for Residential Estates Land Use Category – 1 Dwelling Unit/2 Acres** |
| **Mixed Use Residential** | 1,098 | 3,843 | -- |
| **Mixed Use Commercial** | 78 | 273 | -- |
| **Residential Estates** | 147 | -- | 74 |
| **TOTAL DWELLING UNITS: 4,190** | | | |

Zoning Districts within the LaVale Planning Region include:

- R Residential
- B1 Neighborhood Commercial
- B2 Major Commercial
- G1 General Residential
- G2 General Urban Development District- includes residential and neighborhood commercial
- A Agriculture, Forestry and Mining
- C Conservation
- I Industrial
- M Municipality
- CA Commercial A
- CB Commercial B
- CC Commercial C
- RA Residential A
- RR Residential Rural

In order to update the zoning in the LaVale Planning Region, amendments specific zoning districts are labeled on Map 11-22.

# Map 11-22: LaVale Proposed Zoning Amendments




*Source: S&S Planning and Design*

## 11.7 Infill Development

Infill development is development on vacant, undeveloped or underutilized parcels within an area that is already characterized by development such as existing cities, towns and neighborhoods. Lots of record in subdivisions and unimproved lots of record within the Priority Funding Area have been calculated to determine the potential number of dwelling units through infill development.

**Table 11-11: Residential Parcels within PFA**

| Residential Parcels | Total Parcels | Total Acreage |
|---|---|---|
| **Countywide** | 30,535 | 35,322.15 |
| **Residentially Zoned*** | 20,294 | 34,059 |
| **Parcels with Capacity*** | 5,537 | 7,944 |

**NOTE: Municipalities excluded* *Source: Allegany County Planning Services*

### Methodology

In order to determine Infill Development, the first step included identifying existing residentially zoned parcels. Residential zones include: R (Residential), G1 (General Residential), G2 (General Urban), RA (Residential A) and RR (Rural Residential). Next, parcels subjected to the following constraints were excluded:

- Tax exempt;
- 100-year floodplain;
- Slopes greater than 25%;
- Parcels within the sewer service area with less than 20,000 square feet; and
- Parcels outside the sewer service area within the Priority Funding Area with less than 1.5 acres or 65,340 square feet.

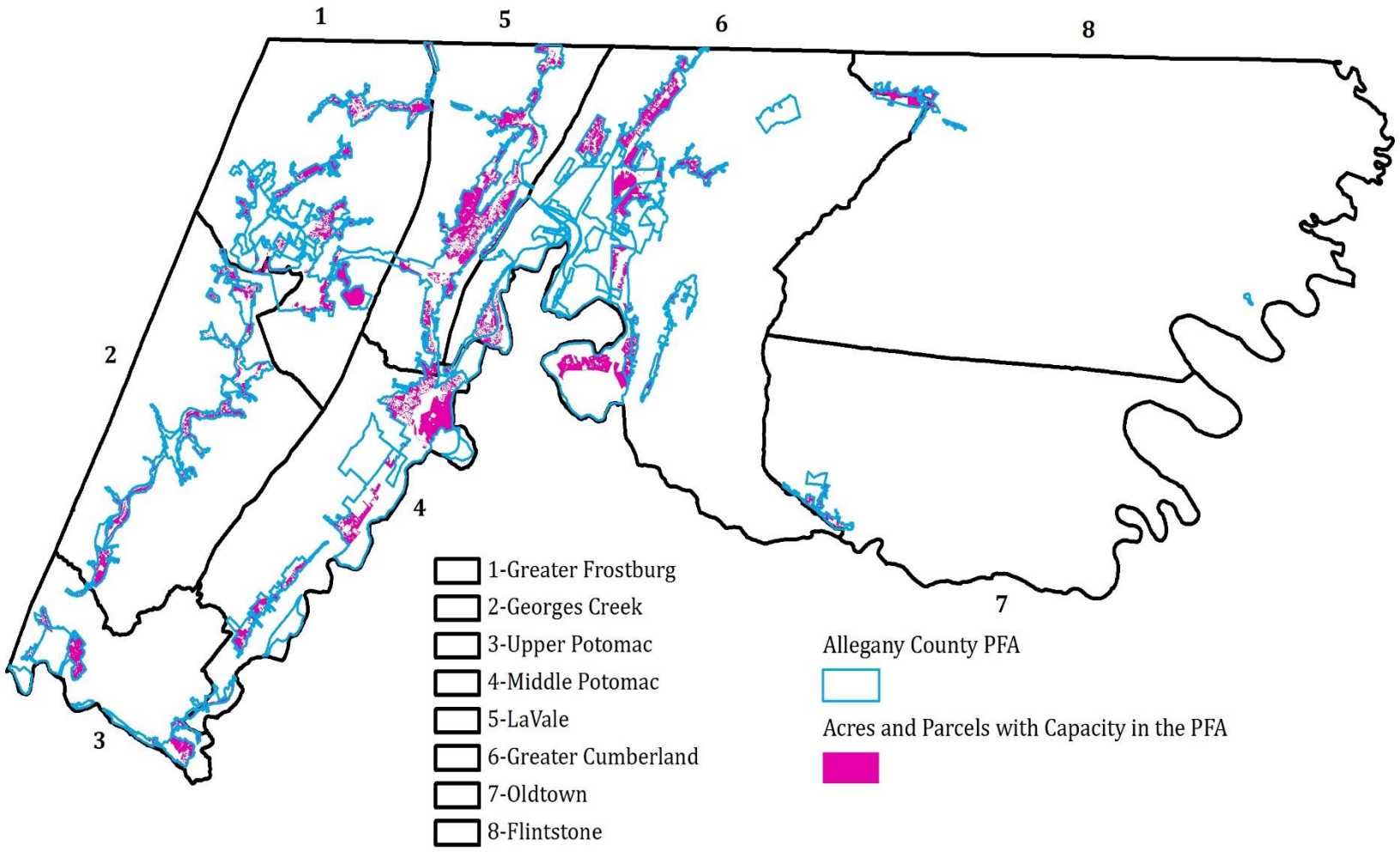
The remaining parcels may be considered suitable for infill development, as shown on Table 11-12.

**Table 11-12: Allegany County Infill Development within PFA**

| Planning Regions | Total Parcels | Total Acreage |
|---|---|---|
| **Greater Frostburg** | 1,000 | 1,344 |
| **Georges Creek** | 662 | 791 |
| **Upper Potomac** | 365 | 467 |
| **Middle Potomac** | 610 | 1,261 |
| **LaVale** | 1,381 | 1,662 |
| **Oldtown** | 54 | 88 |
| **Flintstone** | 61 | 127 |
| **Greater Cumberland** | 1,404 | 2,204 |
| **TOTAL** | **5,537** | **7,944** |

*Source: S&S Planning and Design & Allegany County Planning Services*

## Map 11-23: Infill Development




*Source: S&S Planning and Design& Allegany County Planning Services*

## 11.8 21st Century Zoning Implementation

Implementing Flexible Zoning allows for mixed uses and specific development standards within existing zoning districts. This is a departure from more traditional zoning methods, which impose inflexible standards on land use within districts. Flexible Zoning includes: plan unit development, overlay zoning, cluster development and performance standard and incentive zoning.

Providing flexibility in site design allows developers to preserve open space and natural resources. Open space design features often times improves marketability of development and protects property values.

Allegany County may consider the adoption of conservation subdivisions. The conservation subdivision should be permitted in most zoning districts, however exclusions such as industrial and major commercial properties may apply. Characteristics of a conservation subdivision include but are not limited to the following:

- Lots within a conservation subdivision are not subject to minimum lot size, minimum coverage, or minimum lot width requirements of the zoning district
- Lots that provide undivided open space for direct views and access, at least 40 percent of the lots within a conservation subdivision shall abut a conservation area
- Lots with direct pedestrian access to the open space from all lots not adjoining the open space shall be provided through a continuous system of sidewalks and trails
- Lots within 100 feet of a primary or secondary conservation area shall front on a conservation access street. Lots shall not front on a collector or higher-order street and
- Lots may be arranged in various patterns

Areas designated as conservation areas with the subdivision include:

- Wetlands
- Woodlands
- Sensitive aquifer recharge features
- All floodway, flood fringe and 100-year floodplain
- Steep slopes
- Stream buffer areas
- Significant wildlife habitat areas
- Areas of highly preamble soils and those subject to slumping
- Prime farmland
- Scenic views into property from existing public roadway and
- Historic, archaeological or cultural features

Neighborhood centers feature buildings that align the street, short blocks and pedestrian scale, as opposed to conventional commercial centers that feature front-loaded parking, long blocks and a lack of architectural detail. Neighborhood centers help to promote:

- Walkability
- Compact land development in designated growth areas
- Mixed use – permitting residential uses within commercial and employment centers and/or
- Within walking distance of residential areas

Typically, neighborhood centers are permitted in a wider variety of zoning districts and situations, however they are subject to stringent design standards that prohibit strip development and encourage walkable streetscapes. Including neighborhood centers within the County's land development code will improve flexibility within current zoning districts.

# 11.9 Goals, Objectives and Recommendations

**LUE Goal 1:** *Strive for a balance between development and conservation.*

**OBJECTIVE:**

a) Improve sustainability and reduce negative environmental and aesthetic impacts of both residential and non-residential developments.

**RECOMMENDATIONS:**

a) Investigate the use of incentives for preserving sensitive areas within designated areas of mixed use.

b) Designate as preservation, when appropriate, the undeveloped public land that is owned by the County and State to protect the County's rural character.

c) Utilize *Appendix H: Surface Mining Overlay Zone*. Implement the overlay zone when necessary.

**LUE Goal 2:** *Maintain a proper balance of land uses in order to provide a balanced tax base for the future.*

**OBJECTIVE:**

a) Create a cost of growth that is allocated in a fair and balanced manner between existing development and new growth through appropriate fiscal tools and policies.

**RECOMMENDATIONS:**

a) Make the most efficient use of taxpayer dollars for infrastructure by allowing resources to build on past investments.

b) Encourage the development of new mixed-income communities that support the economic tax base of the County.

c) Increase the quantity of housing opportunities near employment centers.

d) Utilize the 2013 Tax Increment Financing (TIF) law which leverages the increase in property tax values from new development in order to pay for public improvements.

**LUE Goal 3*:*** *Accommodate existing and projected development and ensure that opportunities exist for future development.*

**OBJECTIVE:**

a) Emphasize flexibility within the Future Land Use Maps for each Planning Region while building within the existing land use patterns.

**RECOMMENDATIONS:**

a) Review land use within Designated Growth Areas (DGA) depicted on Existing and Future Land Use Maps. Utilize vacant parcels within DGA where water and sewer are available for infill development and continue to encourage redevelopment.

b) Encourage new growth, emphasizing location and availability of infrastructure and services.

c) Review the Designated Growth Area in each Planning Region for potential modification in the Priority Funding Area.

d) Review and where appropriate amend the County Water and Sewerage Plan to reflect propose growth in the *2014 Allegany County Comprehensive Plan*.

**LUE Goal 4*:*** *Prioritize future new development in or around established urban areas.*

**OBJECTIVE:**

a) Review the current County zoning and ordinances for consistency with the 2012 Land Use Inventory and Future Land Use Maps by region.

**RECOMMENDATIONS:**

a) Amend the County zoning and ordinance in accordance with each Planning Region's Proposed Zoning Maps to accurately reflect existing and future land uses.

b) Integrate the LaVale Zoning Ordinance into the existing Allegany County Zoning Ordinance to create a county-wide zoning ordinance.

c) Ensure that new development is compatible with the surrounding neighborhoods' character ensuring physical, financial and aesthetic improvement to the community.

**LUE Goal 5:** *Re-institute pattern based development through zoning code.*

**OBJECTIVE:**

a) Amend the zoning code to promote high quality and diverse land use patterns, including mixed use residential and mixed use commercial.

**RECOMMENDATIONS:**

a) Develop design standards and modifications to the zoning code and ordinance for mixed use zones. Consider incorporating form-based zoning, thereby creating a hybrid zoning ordinance.

**LUE Goal 6:** *Maintain Comprehensive Planning efforts through regular updates and review of overall County comprehensive planning.*

**OBJECTIVE:**

a) Update the County Comprehensive Plan every six (6) years as required by the Maryland Department of Planning.

**RECOMMENDATIONS:**

a) Review the plan's goals, objectives and recommendations progress annually. Make amendments to the Plan as necessary.

b) Standardize land use data collection methods. Ensure land use data collections are conducted prior to plan update.

c) Complete overall comprehensive planning by reviewing and incorporating Municipal Comprehensive Plans, when necessary, in order to provide an adequate overall vision for Allegany County.

**LUE Goal 7:** *Improve the delivery of planning services, decision-making ability and communication within County government and between and among municipalities.*

**OBJECTIVE:**

a) Review the strengths and weaknesses of the separation between the County's Planning Services, Permits, Land Development, GIS Department and Municipalities.

**RECOMMENDATIONS:**

a) Consider restructuring following the strengths and weaknesses analysis and recommendation process.

b) Coordinate developments with affected municipalities and seek opportunities to improve planning with Allegany County.

**LUE Goal 8:** *Ensure that industrial development sites are designed in an aesthetically pleasing manner as possible.*

**OBJECTIVE:**

a) Review existing industrial district zoning and ordinances. Encourage industrial development to utilize aesthetically pleasing design principles.

**RECOMMENDATIONS:**

a) Draft and implement detail site design requirements for industrial development. Include appropriate set-back requirements, attractive entrance design and specific vegetative screening requirements.

**LUE Goal 9:** *Provide flexible site design in order to allow developers to preserve open space and natural resources.*

**OBJECTIVE:**

a) Protect existing and future developments by avoiding surface and groundwater pollution, contaminated run-off and urban heat islands which are the result of replacing natural resources with pavement.

b) Protect and preserve sensitive areas discussed in Chapter 8. These areas include: wetlands, streams, lakes, steep slopes, etc.

c) Reduce infrastructure and housing costs through the reduction of engineering and construction costs produced by conventional subdivision designs. Such designs require stream crossings, grading, additional pavement and landscaping maintenance.

d) Allow open space design features to enhance the development's marketability and protect property values.

**RECOMMENDATIONS:**

a) Develop and enact conservation subdivisions, which may be permitted in various zoning districts. This type of planned development procedure provides design flexibility.

b) Develop and incorporate neighborhood center development guides into existing zoning code and ordinances.

# Table of Contents

# Appendix

# Tables

# Figures

# Maps