

CHAPTER 8
COMMUNITY PLANNING AREAS



A Master Plan for the Next Generation



COMMUNITY PLANNING AREAS

Communities are defined by shared educational, cultural, civic, recreational, commercial facilities and activities, natural features, and common interests. The importance of these may vary among communities – and even among different groups within one community – but the location of these facilities helps to reinforce the “sense of place” that residents feel. Strong communities and the preservation of their “community character” are essential to the County’s future.

Recognizing this, a Community Areas section was first introduced in the 1996 Land Use Element Plan. HarfordNEXT continues to stress the importance of our communities as the foundation of the master plan. The Community Areas differ from the reconstituted Community Advisory Boards (CAB) that were created by the Administration in 2015. Several Community Areas were combined in an effort to streamline the document and avoid unnecessary redundancy and duplication. The areas were combined based on similar geographic and demographic attributes.

The purpose of this section is to help ensure that each of the areas remain attractive, with livable communities that offer community residents the quality of life they desire. HarfordNEXT and the Community Areas also stress the importance of resilience and adapting to an ever changing socio-economic climate.

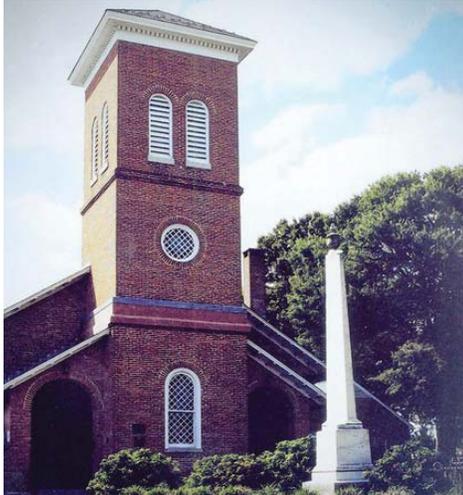
To achieve this, the Community Areas section of the Plan emphasizes the following:

- Protection and enhancement of existing neighborhoods;
- Provision of a balance of residential, commercial and employment opportunities;
- Ensuring that neighborhoods are sustainable and resilient;
- Provision of multimodal transportation connections that are sensitive to community character;
- Provision of opportunities for a healthy lifestyle;
- Protection of natural, historical, and cultural resources; and
- Protection of rural areas

Each of the Community Area narratives provides information on existing population and growth trends. A description of each community’s character along with a land use plan for the area is included. Variations exist among the descriptions, but this reflects the uniqueness of each area. Detailed implementation strategies have been derived from the principle explored in the six overarching themes in the conclusion of each Community Area. The plans presented in this document will serve as a guide for development of the area and to encourage community groups and residents within each Community Area to work with planning staff in the future to develop detailed Community Plans.

Community Planning Areas





CHURCHVILLE/CRESWELL

LAND USE CHARACTERISTICS

This area contains 22,121 acres, or 9.5 percent of Harford's total land area.

Agricultural land uses comprise the majority of this area with 63.1 percent or 13,957 acres.

Residential land uses make up 20.8 percent (4,618 acres).

Other major land uses are parks/open space (4.3 percent, 948 acres); institutional (4.0 percent, 876 acres); transportation/utilities (1.3 percent, 293 acres); industrial & commercial (1.3 percent, 287 acres).

TRENDS AND KEY ISSUES

The MD 22 Multimodal Corridor Study, which was completed in 2012, identified a range of improvements for the MD 22 corridor. One short-term improvement identified in this study was the MD 22 / Prospect Mill Rd / Thomas Run Rd intersection. This SHA project has an estimated cost of 3 million dollars and is scheduled for construction in 2016.

Employment

Harford Community College is the largest employer (999) in the area.

DEMOGRAPHIC PROFILE

Population

Population: 12,967

Median Age: 42.2

Age Composition: 31% of residents are between the ages of 45 and 64.

Housing

Total Households: 4,362

Median Home Value: \$317,552

Monthly Median Rent: \$1,278

Tenancy: Owner occupied 87 percent. Renter occupied 13 percent.

Income

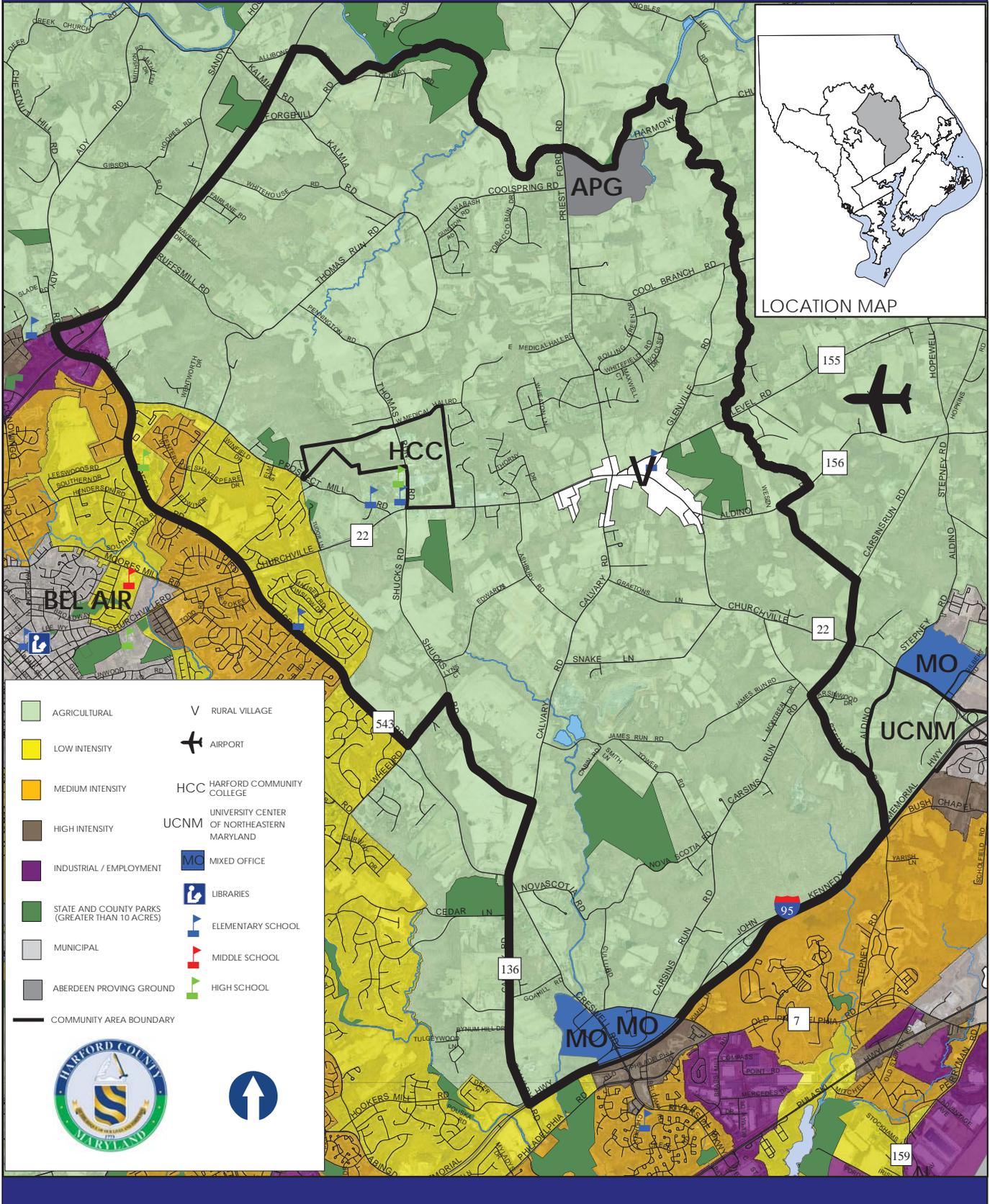
Median Household Income: \$96,471

Employment

Total Jobs: 4,757

Total Labor Force: 7,332

CHURCHVILLE/CRESWELL



Location and Context

The Churchville/Creswell Community Area is located in the central portion of Harford County. The terrain closest to the southern portion of the community area is gently sloping, with the hills slowly increasing in size and steepness through the northern area. Along the Deer Creek, valley slopes are steep and wooded. The Community Area is predominately agricultural and rural residential single family housing. Business and industrial uses are limited and are found mainly in clusters along the MD 22 corridor at Churchville and Campus Hills, and in the northwestern part of the community in the Hickory area, along US 1. The Churchville rural village supports the surrounding community with mixed use businesses.

The continuation of agriculture remains important to the community, and is supported by nearby agricultural businesses. The northern portion of the community area is in the Deer Creek Valley Rural Legacy Area and the County's Priority Preservation Area. Limited commercial development exists in the Churchville rural village, with more intensity located around the Harford Community College. These uses should continue to support local residents, students, and the farming industry.

Development and Infill Potential

Opportunities for the redevelopment and expansion of existing businesses are supported in the Churchville rural village, as long as the development is compatible with surrounding development and the agricultural character of the area.

There is a Mixed Office designation adjacent to I-95 and MD 543 which was designed to accommodate corporate offices, research and development facilities, and high-tech services, that is currently underutilized. Finding the appropriate employment use to anchor the MO, along with providing other supportive uses, will help transform this part of the community area into a regional commercial center.

Community Assessment

Public input was gathered as part of the planning process for HarfordNEXT and an analysis of opportunities and challenges was performed for the Churchville Creswell Community Area, in order to provide a baseline for prioritizing goals and objectives. Ultimately, the community will play a critical role in determining the most effective strategies for implementation. Some opportunities for the Churchville Creswell Community Area include the Harford Community College, Mixed Office designation, and the Churchville rural village. The college can be a partner with many of the initiatives proposed in HarfordNEXT. The Churchville rural village can be enhanced by targeting redevelopment and streetscape beautification efforts. Some of the challenges for the Churchville Creswell Community Area include traffic along MD 22, limiting sprawl development patterns that threaten agricultural preservation strategies, and establishing riparian forest buffers along streams and wetlands. These tasks can be viewed as priorities for new policy initiatives, planning studies, and innovative programs. Each of the themes developed in HarfordNEXT provide implementation strategies that can be addressed with greater detail when looking at the community level.

GROW WITH PURPOSE

Grow With Purpose aims to address how the Churchville Creswell Community Area can grow and evolve sustainably over time. Decisions will need to be made about how the community functions and where it focuses infill development efforts within the MD 22 corridor, Mixed Office designation, and the Churchville rural village. In order to help further preserve the rural landscapes throughout the community area clustering provisions for new subdivisions should be promoted.

CPA 1.1: Maintain and Enhance Public Facilities and Infrastructure

(a) Expand programming at different community facilities, like the Churchville Recreation Center. Offer programs related to business development, continuing education, and fitness classes, and make the spaces available for community events.

CPA 1.2: Strengthen Communities

(a) Develop accessible community gathering spaces, like those at the Schucks Road Regional Sports Complex, which provide people a place for social interaction and to promote a healthy community.



Parks provide a place for social interaction and promote healthy communities.

ECONOMIC VITALITY

Economic Vitality recognizes that a diverse and vibrant economy is an integral component of making the Churchville Creswell Community Area a successful community. Additional farm stands should also be created throughout the community area.

CPA 1.3: Revitalize Existing Communities

(a) Support small business development that fills retail gaps and revitalizes the Churchville rural village. Update the Rural Village Study, to assess Churchville's specific conditions and needs.

(b) Investigate a grant program where citizen groups can apply for infrastructure improvements to enhance their respective neighborhoods.

CPA 1.4: Ensure and Promote a Skilled Workforce That Will Attract Businesses

(a) Partner with the Harford Community College and faculty to establish educational programs that meet local employment market demands.

In 2014, Harford Community College offered more than 70 affordable degree and certificate programs to nearly 2,000 full-time and 7,500 part-time students. An additional 11,000 noncredit students attended continuing education courses at the college.

(b) The Harford Technical School should continue to be used as an asset to provide partnerships between students entering the workforce and local businesses.

ENVIRONMENTAL STEWARDSHIP

Environmental Stewardship includes developing Small Watershed Action Plans for

the Gray's Run and James Run watersheds. It also includes protecting the forested hubs and corridors in the southern portion of the community area, through the development of a Green Infrastructure Plan. Since the area is predominantly agricultural, best management practices for soil and water conservation plans will be critical to helping maintain the quality of life of the citizens in this community area.

CPA 1.5: Protect and Restore Environmentally Sensitive Areas

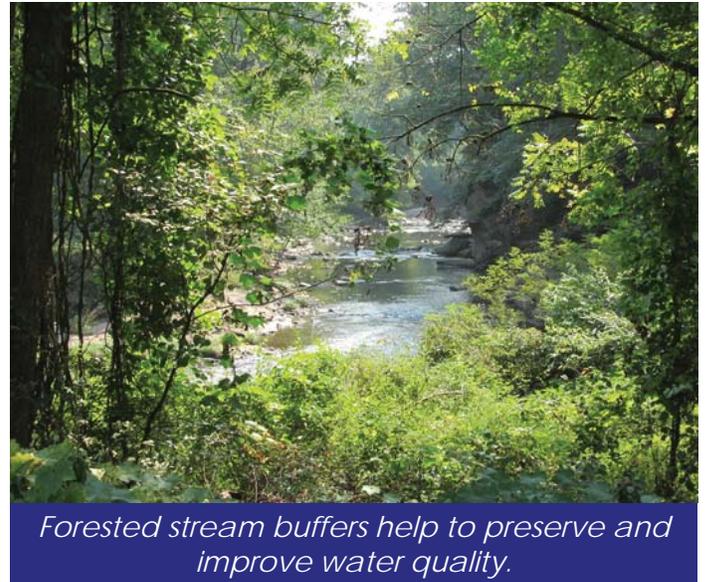
(a) Prepare a Green Infrastructure Plan and identify the main components of the system, such as Deer Creek, Grays Run, and James Run watersheds. The plan will help provide policy direction to minimize the impacts of new development, as well as, focus restoration efforts.

(b) Require the use of innovative designs and best management practices for development within Tier II watersheds, the highest quality waters in the state. The northern half of the Community Planning Area drains to Deer Creek, which is a Tier II watershed, and is also a State-designated targeted ecological area (diverse high-quality habitat area). Grants should be used to preserve high value land in this area, and incentives created for homeowners to reforest and restore their properties. Water quality improvement projects identified in the Deer Creek Water Resource Action Strategy should also continue to be implemented in this area.

(c) Improve outreach to homeowners with rare, threatened, or endangered species on their properties, and encourage the development of cooperative management plans.

CPA 1.6: Preserve Water Resources

(a) Connect septic system areas, where they would be better served by public sewer, and prioritize Bay Restoration Funds for new and replacement best available technology septic systems that are located within either 1,000 feet of perennial streams or the Green Infrastructure Network.



Forested stream buffers help to preserve and improve water quality.

CPA 1.7: Adequate Stormwater Management

(a) Increase the tree canopy throughout the community area. Partner with various agencies, public and private, to increase the tree canopy in appropriate open spaces.

(b) Increase water quality monitoring by training citizen or school groups. Focus on measuring the effectiveness of local restoration practices.

(c) Partner with Harford Community College and other institutions, such as Prospect Mill Elementary School, to create demonstration projects of storm water best management practices.

CPA 1.8: Natural Resource Management

(a) Improve outreach and incentives for farmers to create riparian forest buffers along streams and wetlands.

(b) Foster the innovative use of alternative energy sources at community facilities, such as the Churchville Recreation Center, ensuring the applications are also sensitive to the environment.

PRESERVING OUR HERITAGE: HISTORIC PRESERVATION

Preserving Our Heritage supports the promotion and preservation of the agricultural industry within the Churchville Creswell Community Area. Historic preservation is geared towards deciding what's important, figuring out how to protect it, and preserving an appreciation of what is saved for future generations.

CPA 1.9: Protect Historic and Cultural Resources

(a) Identify and address where possible threatened or endangered historical and/or cultural resources deemed to be of exceptional value and significance to the community.

(b) Develop educational programs to help increase awareness and appreciation of the community's significant historic and/or cultural resources.

(c) Develop marketing strategies for the historic tax credit program and highlight demonstration projects that can be an effective economic stimulant in the community area.

CPA 1.10: Educate and Connect With Broader Audiences

(a) Support heritage tourism initiatives throughout the Community Area, promoting

heritage areas, parks, rural view sheds, and greenways.

PRESERVING OUR HERITAGE: LAND PRESERVATION

CPA 1.11: Protect Agricultural and Natural Resources

(a) Promote more agricultural easements in the southern portion of the community area.

(b) Develop workshops and increase marketing strategies to facilitate agricultural business.

(c) Work with the US Army's easement program to preserve land close to APG's Churchville Test Area.

CPA 1.12: Educate and Connect With Broader Audiences

(a) Conduct workshops on the adaptive reuse and educational values of barns, gristmills, and other significant structures.

MOBILITY AND CONNECTIVITY

Mobility and Connectivity seeks to establish ways in which to create a strong sense of community by focusing on integrating transportation planning with housing, land use, economic development, and environmental goals. It includes recognizing all the users of streets, such as bicyclists and pedestrians, as well as, farm equipment and commuter cars, and creating shared use paths along high volume roads. These sorts of enhancements, coupled with traffic calming techniques and innovative development practices within the Churchville rural village, can help to improve citizen's quality of life.

CPA 1.13: Adopt A Holistic Approach To Transportation Planning

(a) Identify road corridors for right-of-way preservation, such as MD 22, and develop a corridor capacity management program for widening or construction of parallel shared use paths.

(b) Develop signage that encourages drivers to safely share the road with agricultural machinery.

(c) Work with MDOT to implement the pertinent recommendations from the MD 22 Study.

CPA 1.14: Integrate Transportation With Land Use Planning

(a) Provide greenways to connect communities to nearby parks and schools.

(b) Support streetscape beautification projects within the Churchville rural village.

CPA 1.15: Expanded Network of Safe Bicycle And Pedestrian Facilities

(a) Enter into agreements with state agencies and utility companies to allow rights-of-way under their control to be used for trails.

(b) Partner with the Harford Community College to showcase “Car-free events” and bike sharing programs.

PROMOTING HEALTHY COMMUNITIES

Promoting Healthy Communities aims to improve the physical and social environments found throughout the community area. It includes working with local institutions such as the Community Advisory Board, Harford Community College, and churches, to help address particular health issues of concern. The goal is to maintain the health, safety, and welfare of the citizens in the Churchville Creswell Community Area.

CPA 1.16: Foster Healthy Lifestyles and Active Living For All Harford County Residents

(a) Work with schools to encourage more walkable school sites.

(b) Consider development standards to encourage social interaction within the Churchville rural village.

(c) Use traffic calming techniques such as refuges and street trees, to improve street safety and access within the Churchville rural village.

CPA 1.17: Provide Access To Healthy Food Choices For All Harford County Residents

(a) Identify appropriate sites for farmer’s markets, encourage community-supported agriculture (CSA), and prioritize those uses in the appropriate locations.

(b) Partner with Healthy Harford and the schools to promote the importance of farms and eating locally sourced foods.

(c) Support strategies that capitalize on the mutual benefit of connections between rural economies as food producers and urban economies as processors and consumers. The Churchville Creswell Community Area should seek to connect their food producers with the local food markets within the more urbanized areas of the region, such as the Harford Community College.



TRENDS AND KEY ISSUES

Growth Trends

The population of the area is projected to grow by 6 percent between 2013 and 2040.

Employment

Kohl's E-Fulfillment Center is the largest employer (1,255) in the area.

Housing

39 percent of Edgewood area homeowners' spend 30 percent or more of their household income on housing costs in 2013 compared to 28 percent in the County overall.

EDGEWOOD

LAND USE CHARACTERISTICS

This area contains 5,516 acres, or 2.4 percent of Harford's total land area.

Residential land uses make up 20.8 percent (1,631 acres).

Other major land uses are parks/open space (13.1 percent, 725 acres); industrial (8.0 percent, 445 acres); commercial (7.4 percent, 410 acres); transportation/utilities (5.4 percent, 300 acres); institutional (5.2 percent, 286 acres).

DEMOGRAPHIC PROFILE

Population

Population: 23,981

Median Age: 32.9

Age Composition: 35 percent of residents are between the ages of 20 and 44.

Housing

Total Households: 8,622

Median Home Value: \$182,473

Monthly Median Rent: \$852

Tenancy: Owner occupied 64 percent. Renter occupied 36 percent.

Income

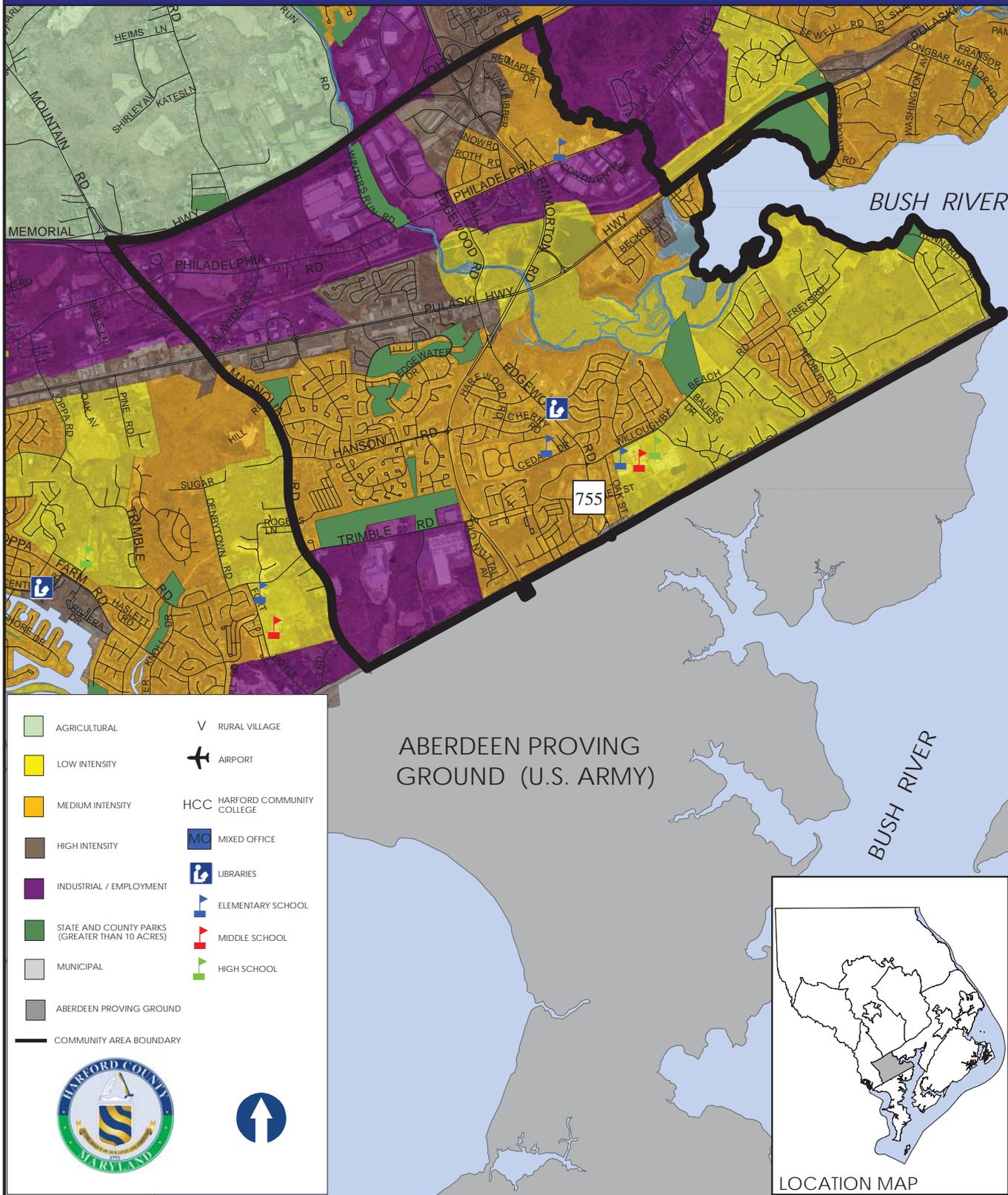
Median Household Income: \$53,505

Employment

Total Jobs: 6,440

Total Labor Force: 13,658

EDGEWOOD



Location and Context

Edgewood is located in the southwestern portion of Harford County. Historically, the village of Edgewood evolved from a railroad stop at the “edge of the woods.” Edgewood has grown in response to the 1917 opening of the large army post, the Aberdeen Proving Ground. The community is well connected regionally with easy access to I-95, US 40 and the MARC train. Edgewood is entirely located within Harford County’s Development Envelope and the area contains multiple parcels for potential future development to occur.

A diverse range of housing types exist in the community, including single family detached homes, townhouses, condos, and apartments. Major employment centers are located along the MD 7 corridor, and other commercial corridors are found along US 40 and MD 755. The Edgewood Neighborhood Overlay District was established to provide enhanced design guidelines and development incentives for the area. This designation, along with others such as Enterprise Zones, Sustainable Communities, and the Chesapeake Science and Security Corridor (CSSC), is facilitating revitalization and expansion of the businesses in Edgewood.

The waterfront within this community area is located in the Chesapeake Bay Critical Area (CBCA), which includes all land within 1,000 feet of the shoreline. Goals of the CBCA program are to minimize adverse impacts on water quality, enhance wildlife habitat, and establish land use policies for development. The Edgewood area also contains the Otter Point Creek Marsh, which are sensitive tidal and nontidal wetlands designated as a State Natural Area and National Estuarine Research Reserve, and they are monitored and studied on a national scale.

Development and Infill Potential

There are a number of opportunities for infill development throughout the Community Area, particularly in targeted redevelopment areas along the US 40 and MD 755 corridors. The County can prioritize infrastructure upgrades in these areas, to support infill and mixed use development.

Community Assessment

Public input was gathered as part of the planning process for HarfordNEXT and an analysis of opportunities and challenges was performed for the Edgewood Community Area, in order to provide a baseline for prioritizing goals and objectives. Ultimately, the community will play a critical role in determining the most effective strategies for implementation. Some opportunities for the Edgewood Community Area include its access and educational value along the waterfront of the Otter Point Creek Marsh and Bush River, redevelopment funding availability along the US 40 corridor, and proximity to APG. These situations can be viewed as strengths that can be built upon to enhance citizen’s quality of life. Some of the challenges for the Edgewood Community Area include potential sea level rise, retrofitting outdated storm water management facilities, and softening the footprint of existing development. These tasks can be viewed as priorities for restoration activities and focusing volunteer efforts. Each of the themes developed in HarfordNEXT provide implementation strategies that can be addressed with greater detail when looking at the community level.

GROW WITH PURPOSE

Grow with Purpose aims to address how the Edgewood Community Area can redevelop and evolve sustainably over time. Infill development opportunities exist along the US 40 and MD 755 corridors. The Chesapeake Science and Security Corridor (CSSC) designation brings additional development incentives to this community area.

CPA 2.1: Livable Communities

- (a) Create a mixed use center along I-95 near MD 24, and include form-based codes to enhance the design of the development.
- (b) Partner with the Community Advisory Board, and other interested community groups, to update the Edgewood Community Plan, if the community so desires.



The Edgewood Library is an anchor point for the community, providing a range of services.

CPA 2.2: Strengthen Communities

- (a) Foster redevelopment in target areas, such as US 40, MD 24, and MD 755. Incentivize mixed use projects and assist property owners with land assemblage.
- (b) Create a neighborhood indicators tracking system for tracking the health and

stability of various neighborhoods in the community area.

CPA 2.3: Maintain and Enhance Public Facilities and Infrastructure

- (a) Develop a redevelopment strategy for Washington Court.
- (b) Create a Transit Oriented Development Overlay District at the Edgewood Train Station.

CPA 2.4: Ensure A Range Of Housing Opportunities For All Citizens

- (a) Expand homeownership programs that support a variety of owner-occupied housing and develop programs to assist property owners with external property renovations.
- (b) Adopt policies to promote the creation of live-work units and accessory dwelling units within the US 40 corridor.
- (c) Foster inclusive communities free from barriers that restrict access to opportunities based on protected characteristics.

ECONOMIC VITALITY

Economic Vitality recognizes that a diverse and vibrant economy is an integral component of making the Edgewood Community Area a successful community. Infrastructure improvements, design guidelines, and mixed use developments, can help to stimulate economic activity in the targeted redevelopment areas along the MD 755 and US 40 corridors.

CPA 2.5: Grow Economic Opportunities and Competitiveness

- (a) Create a tiered incentive program that provides incentives for developers who choose to utilize innovative development practices.

CPA 2.6: Revitalize Existing Communities

- (a) Perform a study of the commercial centers and corridors throughout the community area, to assess their specific conditions and needs.
- (b) Partner with the Route 40 Business Association to create a Business Improvement District from MD 152 to MD 24.
- (c) Explore commercial revitalization programs that provide grants or low interest rate loans for façade improvements and interior renovation.
- (d) Encourage public-private partnerships at the two Park and Ride facilities that allow a business to operate a retail establishment, in return for maintaining the facility.
- (e) Inventory vacant and underutilized land to find opportunities for property assembly along the US 40 corridor.

ENVIRONMENTAL STEWARDSHIP

Environmental Stewardship includes implementing the pertinent recommendations of the Small Watershed Action Plan for Sam’s Branch, to help protect and improve the quality of the water before draining into the Otter Point Creek Marsh. It also includes softening the footprint of existing development by considering conservation landscaping techniques and rain gardens to help treat storm water runoff at the source, in places such as the Edgewood Train Station or along US 40.

CPA 2.7: Protect and Restore Environmentally Sensitive Areas

- (a) Prepare a County Green Infrastructure Plan and identify the main components of the system within the community area, such as Willoughby Woods and the Otter Point

Creek Marsh. The plan will help provide policy direction to minimize the impacts of new development, as well as, focus restoration efforts.

- (b) Investigate grants to help protect public infrastructure from flood damage, which includes seven different sewage pumping stations in the community area.
- (c) Implement projects identified in the 2012 Sam’s Branch Small Watershed Action Plan, and consider new studies.
- (d) Identify and preserve ecologically rich land, such as the Otter Point Creek Marsh, and focus appropriate restoration management strategies where necessary.



The Otter Point Creek Marsh is one of the largest freshwater tidal marshes in the region.

CPA 2.8: Adequate Stormwater Management

- (a) Reduce parking requirements, particularly large retail along US 40, MD 24, and MD 755, and require more landscaping with native plants to soften the development footprint in the landscape.
- (b) Partner with various public and private agencies to increase the tree canopy throughout the community area, with a

particular emphasis on open spaces.

CPA 2.9: Outreach and Education

(a) Engage citizens about sustainability efforts, including outreach to Edgewood middle and high schools, and home and business owners.

(b) Support community gardening efforts and recreational groups, to encourage outdoor physical activity and improve citizen's sense of community and environmental ethic.

CPA 2.10: Natural Resource Management

(a) Foster the innovative use of alternative energy sources (i.e. wind, solar, and geothermal) at community facilities, ensuring the applications are also sensitive to the environment.

(b) Implement coastal resiliency strategies and hazard mitigation opportunities. Identify forests, wetlands, and aquatic resources for future wetland migration, to help mitigate the potential impacts of sea level rise.

PRESERVING OUR HERITAGE: HISTORIC PRESERVATION

Preserving Our Heritage supports the promotion of the agricultural industry within the Edgewood Community Area. Efforts should be made to continue the marketing campaigns of County grown agricultural and natural resource products, and additional farmer's markets at accessible locations, such as along the MD 755 or US 40 commercial corridors. Likewise, historic preservation is geared towards deciding what's important, figuring out how to protect it, and preserving an appreciation of what is saved for the future generations.

CPA 2.11: Protect Historic and Cultural Resources

(a) Identify and address where possible, threatened or endangered historical and/or cultural resources, deemed to be of exceptional value and significance to the community.

(b) Develop educational programs to help increase awareness and appreciation of the community's significant historic and/or cultural resources.

CPA 2.12: Educate and Connect With Broader Audiences

(a) Support heritage tourism initiatives throughout the Community Area, promoting heritage areas, parks, and greenways.

MOBILITY AND CONNECTIVITY

Mobility and Connectivity establishes strategies that promote the integration of transportation planning with sound land use decisions. HarfordNEXT emphasizes accessibility to alternate modes of transportation, such as walking, bicycling, and transit, as a means of managing traffic on our roadways while improving air quality and promoting healthy lifestyles.

CPA 2.13: Adopt A Holistic Approach To Transportation Planning

(a) Identify road corridors for right-of-way preservation and develop a corridor capacity management program for widening or construction of parallel shared use paths throughout the community area.

CPA 2.14: Integrate Transportation With Land Use Planning

(a) Prioritize streetscape beautification projects in the commercial corridors along US 40, MD 24, and MD 755.

(b) Partner with APG to require walkability and

bicycling designs as part of the development review process, to ensure walking/biking is a safe and convenient option, and provide connections to transit wherever possible.

(c) Acquire easements for greenways to connect neighborhoods to nearby parks and schools, and partner with other public agencies and utility companies to use their easements.

CPA 2.15: Expanded Network of Safe Bicycle And Pedestrian Facilities

(a) Prioritize the creation of pedestrian links for new or reconstructed sidewalks.

(b) Require developers to establish bicycle and pedestrian facilities, including bicycle parking within nonresidential developments.

(c) Explore new crossing opportunities across I-95 for bicyclists and pedestrians.

CPA 2.16: Safe, Efficient, and Convenient Transit Services

(a) Provide amenities at bus stops to make them inviting as a mode choice. Bus stops should be accessible and include signage, lighting, landscaping, and benches.

(b) Connect the US 40 commuter route with Harford Transit.



Alternative transportation choices help to relieve congestion on county roadways.

(c) Partner with Harford Transit to perform a ridership improvement study to prioritize future outreach efforts and bus stop locations within the community area.

(d) Provide bicycle lanes along Trimble Road and Willoughby Beach Road, and extend Harford Transit, to better serve the Edgewood MARC Train Station.

CPA 2.17: Expand Transportation Demand Management (TDM)

(a) Encourage mixed use development in designated locations and prioritize infrastructure upgrades that support infill development.

(b) Continue to pursue funding for the Safe Routes to School Program and work to implement a program for each elementary and middle school in the community area. Encourage these schools to provide educational programs that support walking and its health benefits.

(c) Attract APG shuttle service to connect commuters from the Edgewood Train Station to APG.

The Penn Line has a daily ridership of 24,000 passengers. The Edgewood Station has the potential to capitalize on this amount of traffic, by transforming the vicinity into a high density mixed use center.

PROMOTING HEALTHY COMMUNITIES

Promoting Healthy Communities aims to improve the physical and social environments found throughout the community area. It includes working with institutions such as the Community Advisory Boards, schools, and churches to help address particular health issues of concern. The goal is to maintain the health, safety, and welfare of the citizens and enhance their quality of life.

CPA 2.18: Foster Healthy Lifestyles and Active Living For All Harford County Residents

community.

(a) Encourage the schools to make their campuses more walkable.

(b) Perform walkability audits to identify inconvenient or dangerous routes to schools and recreational facilities, and prioritize the necessary infrastructure improvements.

(c) Use traffic calming techniques such as medians, refuges, street trees, and on-street parking to improve street safety and access, and require developers to build these facilities as part of new development or redevelopment.

(d) Reduce parking requirements for developments that locate near transit and establish bicycle and pedestrian facilities.

CPA 2.19: Provide Access To Healthy Food Choices For All Harford County Residents

(a) Identify potential community garden sites. Work with Parks and Recreation and other community groups to provide classes on gardening and composting.

(b) Promote grocery store access in the appropriate places and coordinate with local transit agencies to develop routes that connect residents to health service facilities.

CPA 2.20: Support Efficient and Effective Delivery of Health and Social Services Throughout Harford County

(a) Target new affordable housing developments for existing residents to maintain neighborhood continuity.

(b) Support community policing, neighborhood watch, and walking/biking police patrols that engage residents of this



TRENDS AND KEY ISSUES

Growth Trends

The population of the area is projected to grow by 11 percent between 2013 and 2040.

Education

42.2 percent of the population aged 25 years and older have a bachelor's degree or higher compared to 32.6 percent for the County as a whole.

Housing

The Fallston area has the lowest median rent (\$779) of all community areas though rental opportunities are limited as only 5 percent of all households are renter-occupied.

FALLSTON

LAND USE CHARACTERISTICS

This area contains 24,078 acres, or 10.4 percent of Harford's total land area.

Agricultural land uses comprise the majority of this area with 43.5 percent or 10,473 acres.

Residential land uses make up 38.2 percent (9,217 acres) with rural density residential uses comprising 70 percent (6,705 acres) of the residential use.

Other major land uses are parks/open space (10.0 percent, 2,417 acres); institutional (1.5 percent, 367 acres); commercial (1.4 percent, 254 acres).

DEMOGRAPHIC PROFILE

Population

Population: 18,610

Median Age: 44.7

Age Composition: 33 percent of residents are between the ages of 45 and 64.

Housing

Total Households: 6,260

Median Home Value: \$383,210

Monthly Median Rent: \$779

Tenancy: Owner occupied 95 percent. Renter occupied 5 percent.

Income

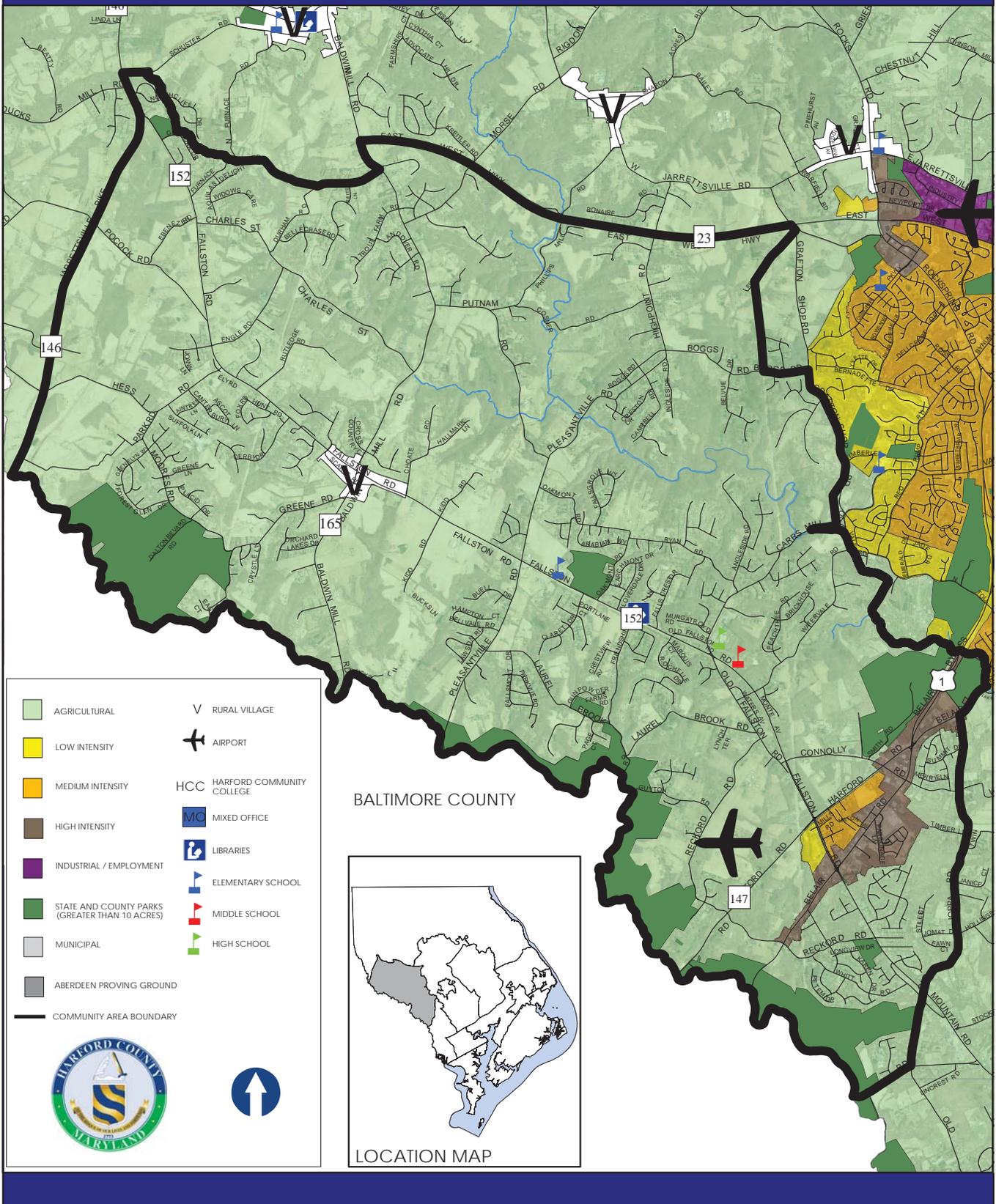
Median Household Income: \$112,146

Employment

Total Jobs: 4,801

Total Labor Force: 10,726

FALLSTON



Location and Context

The Fallston Community Area is located on the western edge of Harford County. The area has grown considerably since the establishment of Old Fallston. Today, Fallston is characterized by a mix of agricultural and residential uses. The rural heritage of Fallston is still evident in the community area.

Only four percent of the community area is located within the County's Development Envelope and is served by the County's public water and sewer system.

Over the past 50 years, Fallston has experienced considerable rural residential development. Residential development is predominantly single-family dwellings on large lots of two acres or greater. There are also older well established communities with lots of 1 acre or less. Commercial development within the Community Area is located within the Development Envelope along the US 1 corridor from Reckord Road to Winters Run, as well as at crossroads such as MD 152 and Pleasantville Road, and MD 152 at MD 165, which is designated as a Rural Village. A wide range of retail and service uses are found within the commercial areas of Fallston.

Development and Infill Potential

There are a limited number of opportunities for infill development in this Community Area, as Upper Crossroads is the only rural village, and the predominant land uses remain low density residential and agricultural.

Community Assessment

Public input was gathered as part of the planning process for HarfordNEXT and an analysis of opportunities and challenges was performed for the Fallston Community Area, in order to provide a baseline for prioritizing goals and objectives. Ultimately, the community will play a critical role in determining the most effective strategies for implementation. Some opportunities for the Fallston Community Area include the Little Gunpowder Falls State Park, Ladew Topiary Gardens, and the Chenoweth Activity Center. These institutions can be viewed as strengths that can be enhanced by providing additional community events and spaces for social interaction, to improve citizen's quality of life and to promote a healthy community. Some of the challenges for the Fallston Community Area include providing adequate drinking water supply, traffic along MD 152, and redevelopment along the US 1 corridor. These tasks can be viewed as priorities for new policy initiatives, planning studies, and innovative programs. Each of the themes developed in HarfordNEXT provide implementation strategies that can be addressed with greater detail when looking at the community level. The Fallston Volunteer Fire and Ambulance Company provides the fire and emergency services to the area. The community is encouraged to support the local volunteer fire service.

GROW WITH PURPOSE

Grow With Purpose aims to address how the Fallston Community Area can grow and evolve sustainably over time. Decisions will need to be made about how the community functions and where it focuses infill development efforts within the US 1 corridor, and Upper Crossroads rural village, and explore the options to develop a new rural village at the Pleasantville Road area in the community. Clustering provisions should be required for new subdivisions, in order to help further preserve the rural landscapes throughout the community area. Development in the community shall not be approved until the Adequate Public Facility and the Fallston Sanitation Sub-district Sewer Capacity Studies have been reviewed.

CPA 3.1: Strengthen Communities

(a) Develop accessible community gathering spaces such as parks, plazas, and farmers markets, which provide people a place for social interaction and to promote a healthy community.

(b) Foster redevelopment in target areas, such as US 1, from MD 152 to MD 147, and support small business development and revitalization of vacant buildings to fill retail and office gaps in the community area.

(c) Encourage the community to become involved and participate with local volunteer organizations such as the local volunteer fire company.

(d) Encourage local businesses to advertise, support, and/or sponsor local events in the community area such as sporting and school events, community meetings, and fire company activities.

(e) Structure future development in the community area with regard to single family

homes with low intensity development.

ECONOMIC VITALITY

Economic Vitality recognizes that a diverse and vibrant economy is an integral component of making the Fallston Community Area a successful community. It's important to maintain consistent economic development initiatives with groups like the Fallston Community Advisory Board, in order to coordinate infrastructure improvements that can help to stimulate economic activity in strategic areas of the community area. Additional farm stands should also be created throughout the community area.

CPA 3.2: Grow Economic Opportunities and Competitiveness

(a) Continue to improve transportation and utilities infrastructure, including streetscape beautification projects; that support the needs of existing businesses, in places like the Upper Crossroads rural village.

(b) Partner with community groups for maintaining consistent economic development initiatives and encourage businesses to work with local schools in the community area.

CPA 3.3: Revitalize Existing Communities

(a) Support small business development that fills retail gaps and revitalizes all retail areas of the community.

(b) Update the Rural Village Study, to assess the Upper Crossroads and Pleasantville Road areas to research specific conditions and needs.

ENVIRONMENTAL STEWARDSHIP

Environmental Stewardship includes developing management strategies

within the Winters Run watershed and Little Gunpowder Watershed to help protect and improve the quality of the drinking water and to provide well head protection for some of the neighborhoods within the community area. It also includes protecting the three state designated trout streams, noted for their high quality water and pristine wildlife habitat, through the development of a Green Infrastructure Plan. Since the area is predominantly agricultural, best management practices for soil and water conservation plans will be critical to helping maintain the quality of life of the citizens in this community area.

CPA 3.4: Protect and Restore Environmentally Sensitive Areas

(a) Prepare a Green Infrastructure Plan and identify the main components of the system within the community area, such as Winters Run and Little Gunpowder Falls. The plan will help provide policy direction to minimize the impacts of new development, as well as, focus restoration efforts.

(b) Require the use of innovative designs and best management practices for development within Tier II watersheds, such as Winters Run and Little Gunpowder Falls. These are the highest quality waters in the State of Maryland.

(c) Identify and preserve high value land, and create incentives for homeowners to reforest and restore their property.

(d) Improve outreach to homeowners with rare, threatened, or endangered species on their properties, and encourage the development of cooperative management plans.

Fallston has three state designated trout streams that all feed into the Little Gunpowder Falls.

CPA 3.5: Preserve Water Resources

(a) Implement the pertinent recommendations of the Source Water Protection Plan for the Bel Air, Maryland Public Water System within the Winters Run watershed.

(b) Connect septic system areas, where they would be better served by public sewer, and prioritize Bay Restoration Funds for new and replacement BAT septic systems that are located within either 1,000 feet of perennial streams or the Green Infrastructure Network.

(c) Implement the pertinent recommendations from the Fallston Sanitation Sub-district Sewer Capacity Study.

CPA 3.6: Adequate Stormwater Management

(a) Increase the tree canopy throughout the community area. Partner with various agencies, public and private, to increase the tree canopy in appropriate open spaces.

(b) Increase water quality monitoring by training citizen or school groups. Focus on measuring the effectiveness of local restoration practices.

CPA 3.7: Natural Resource Management

(a) Improve outreach and incentives for farmers to create riparian forest buffers along streams and wetlands.

(b) Foster the innovative use of alternative energy sources at community facilities, ensuring the applications are also sensitive to the environment.

PRESERVING OUR HERITAGE: HISTORIC PRESERVATION

Preserving Our Heritage supports the promotion and preservation of the agricultural

industry within the Fallston Community Area. Efforts should be made to connect food producers with the local food markets and local schools within the more urbanized areas of the region, as well as, create additional farm stands throughout the community area. Likewise, historic preservation is geared towards deciding what's important, figuring out how to protect it, and preserving an appreciation of what is saved for the future generations.

CPA 3.8: Protect Historic and Cultural Resources

(a) Identify and address where possible, threatened or endangered historical and/or cultural resources, deemed to be of exceptional value and significance to the community.

(b) Develop educational programs to help increase awareness and appreciation of the community's significant historic and/or cultural resources.



The Little Falls Meetinghouse is listed on the National Register of Historic Places.

(c) Promote the historic tax credit program and highlight demonstration projects that can be an effective economic stimulant in the community area.

CPA 3.9: Educate and Connect With Broader Audiences

(a) Support heritage tourism initiatives throughout the community area, promoting heritage areas, parks, rural view sheds, and greenways.

PRESERVING OUR HERITAGE: LAND PRESERVATION

CPA 3.10: Protect Agricultural and Natural Resources

(a) Investigate expanding the Priority Preservation Area and Rural Legacy Areas, to acquire more easements in the northern portion of the community area.

CPA 3.11: Educate and Connect With Broader Audiences

(a) Conduct workshops on the adaptive reuse and educational values of barns, gristmills, and other significant structures.

(b) Expand the marketing program to support locally grown agricultural products.

MOBILITY AND CONNECTIVITY

Mobility and Connectivity seeks to establish ways in which to create a strong sense of community by focusing on integrating transportation planning with housing, land use, economic development, and environmental goals. It includes recognizing all the users of streets, such as bicyclists and pedestrians, as well as, farm equipment and commuter cars, and creating shared use paths along high volume roads. These sorts of enhancements, coupled with traffic calming techniques and innovative development practices within the Upper Crossroads rural village, can help to improve citizens quality of life.

CPA 3.12: Adopt A Holistic Approach To Transportation Planning

(a) Consider public transportation service to

and from the Chenoweth Activity Center.

(b) Develop signage that encourages drivers to safely share the road with agricultural machinery.

CPA 3.13: Integrate Transportation With Land Use Planning

(a) Provide greenway trails to connect communities to nearby parks and schools.

(b) Implement the pertinent recommendations of the Maryland Scenic Byway Management Plan, as the community area is traversed by the Horses and Hounds Scenic Byway. MD 146 can become a focal point for greenways and other streetscape beautification projects in the future.

CPA 3.14: Expanded Network of Safe Bicycle And Pedestrian Facilities

(a) Enter into agreements with state agencies and utility companies to allow rights-of-way under their control to be used for trails.

PROMOTING HEALTHY COMMUNITIES

Promoting Healthy Communities aims to improve the physical and social environments found throughout the community area. The goal is to maintain the health, safety, and welfare of the citizens in the Fallston Community Area.

CPA 3.15: Foster Healthy Lifestyles and Active Living For All Harford County Residents

(a) Work with schools to encourage more walkable school sites.

CPA 3.16: Provide Access To Healthy Food Choices For All Harford County Residents

(a) Identify appropriate sites for farmer’s markets, encourage community-supported

agriculture (CSA), and prioritize those uses in the appropriate locations.

(b) Partner with Healthy Harford and Harford County Public Schools to promote the importance of farms and eating locally sourced foods.

(c) Support strategies that capitalize on the mutual benefit of connections between rural economies as food producers and urban economies as processors and consumers. The Fallston Community Area should seek to further connect their food producers with the local food markets within the more urbanized areas of the region.



GREATER BEL AIR/EMMORTON/FOREST HILL

LAND USE CHARACTERISTICS

This area contains 30,400 acres, or 13.1 percent of Harford’s total land area.

Residential land uses make up 38.8 percent (11,784 acres)

Other major land uses are parks/open space (14.6 percent, 4,442 acres); commercial (3.5 percent, 1,077 acres); institutional (2.9 percent, 882 acres); transportation/utilities (1.0 percent, 293 acres); industrial (0.5 percent, 178 acres).

TRENDS AND KEY ISSUES

Transportation

The US 1 / MD 22 Multi-modal Corridor Study was completed in July, 2015 and proposes a range of bicycle-pedestrian, roadway, and intersection improvements that will enhance safety and traffic movement in this area.

The MD 924 Corridor Study, currently underway, is expected to be completed in 2016 and will generate a range of recommendations from signage to intersection improvements in the greater Bel Air area road network.

Employment

Upper Chesapeake Health System is the largest employer (3,129) in the area and the second largest employer in Harford County.

DEMOGRAPHIC PROFILE

Population

Population: 92,158

Median Age: 39.6

Age Composition: 31 percent of residents are between the ages of 20 and 44.

Housing

Total Households: 33,832

Median Home Value: \$289,016

Monthly Median Rent: Median Monthly Rent \$1,024

Tenancy: Owner occupied 84 percent. Renter occupied 16 percent.

Income

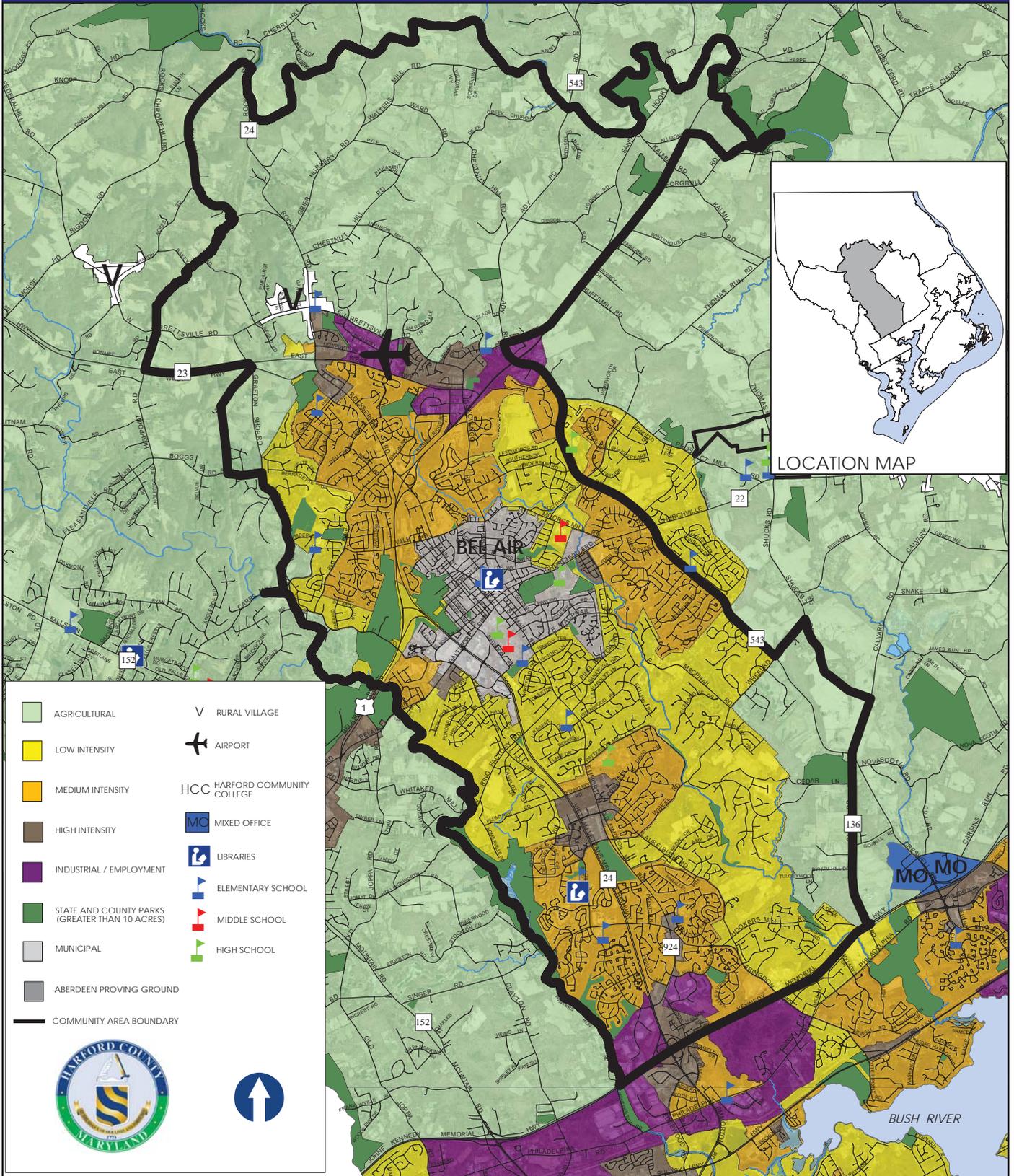
Median Household Income: \$89,770

Employment

Total Jobs: 38,589

Total Labor Force: 52,857

GREATER BEL AIR



Location and Context

The Greater Bel Air Community Area forms the heart of Harford County. It has a mix of land uses and is generally higher in intensity, except for the northern portion near Deer Creek, which is primarily agricultural. The area has developed outward from the Town of Bel Air into a number of suburban developments and includes the distinct communities of Forest Hill, Emmorton, and Abingdon. Some of the County's well known historic landmarks are found in Bel Air, such as the County Courthouse and the Liriodendron, which is part of the Heavenly Waters Park system. Future growth in this community area will be primarily limited to redevelopment.

Over 60% of the community area is located within the County's Development Envelope. Forest Hill began as rural crossroad community that grew with the construction of the Ma and Pa railroad. The railroad station, which is still visible today, is a historic landmark that accentuates the character of the rural village of Forest Hill. During the latter half of the 20th Century, Forest Hill experienced significant residential and commercial growth, especially along the MD 24 corridor and Jarrettsville Road with the development of the Forest Hill Industrial Airpark.

Emmorton started as a rural village in the 1800's, but given its location within the core of the Development Envelope, now includes a mix of housing types and retail centers. The Emmorton Recreation Center includes the main tennis facility for the County and offers a diversity of programs for neighborhood residents to participate in. The recent development of the Boulevard at Box Hill provides a regional retail center that attracts shoppers from all corners of the County and beyond.

Development and Infill Potential

There are a number of opportunities for infill development throughout the Community Area, and these will help to further define the sense of the Greater Bel Air community. The County can prioritize infrastructure upgrades that support infill and mixed-use development.

Community Assessment

Public input was gathered as part of the planning process for HarfordNEXT and an analysis of opportunities and challenges was performed for the Greater Bel Air Community Area, in order to provide a baseline for prioritizing goals and objectives. Ultimately, the community will play a critical role in determining the most effective strategies for implementation. Some opportunities for the Greater Bel Air Community Area include its centralized location, attractive gateways into the Town of Bel Air, and the popular Ma and Pa Trail. These factors can be viewed as strengths that can be built upon to enhance citizen's quality of life. Some of the challenges for the Greater Bel Air Community Area include retrofitting outdated storm water management facilities, providing adequate drinking water supply, and softening the footprint of existing development. These tasks can be viewed as priorities for restoration activities and focusing volunteer efforts. Each of the themes developed in HarfordNEXT provide implementation strategies that can be addressed with greater detail when looking at the community level.

GROW WITH PURPOSE

Grow With Purpose aims to address how the Greater Bel Air Community Area can redevelop and evolve sustainably over time. Decisions will need to be made about how the community functions and where it focuses infill development efforts, with the ultimate goal of locating or enhancing infrastructure improvements in well-designed neighborhood centers and commercial corridors. In the community, no development shall be constructed until the Adequate Public Facility report has been consulted.

CPA 4.1: Livable Communities

(a) Create a mixed use center along I-95 near MD 24, and include form-based codes to enhance the design of the development.

CPA 4.2: Maintain and Enhance Public Facilities and Infrastructure

(a) Expand programming at different community facilities, like the McFaul Activity Center. Offer programs related to business development, continuing education, and fitness classes, and make the spaces available for community events.

(b) Work with key property owners to develop redevelopment strategies on gateway properties into this community area.

ECONOMIC VITALITY

Economic Vitality recognizes that a diverse and vibrant economy is an integral component of making the Greater Bel Air Community Area a successful community. Being the central location for Harford County, this community has the potential to become the region's "food hub". Infrastructure improvements, design guidelines, and mixed use developments, can help to stimulate economic activity in strategic areas of the community.

CPA 4.3: Grow Economic Opportunities and Competitiveness

(a) Provide infrastructure improvements, such as streetscape beautification projects, in order to help stimulate economic development in select job centers and corridors, and support the needs of existing and potential businesses.

CPA 4.4: Revitalize Existing Communities

(a) Work with MTA to create public-private partnerships at the four Park and Ride facilities that allow a business to operate a retail establishment, in return for maintaining the facility.

(b) Perform a study of the commercial centers and corridors throughout the community area, to assess their specific conditions and needs.

(c) Provide incentives for good design by creating a grant program where citizen groups can apply for building and infrastructure improvements to enhance their respective neighborhoods.

ENVIRONMENTAL STEWARDSHIP

Environmental Stewardship includes developing management strategies within the Winters Run watershed to help protect and improve the quality of the drinking water for the Town of Bel Air and other neighborhoods within the community area. It also includes softening the footprint of existing development by considering conservation landscaping techniques and rain gardens to help treat storm water runoff at the source, particularly the commercial centers that contain large areas of impervious surface.

CPA 4.5: Protect and Restore Environmentally Sensitive Areas

(a) Implement projects identified in the 2008

Wheel Creek and 2011 Plumtree Run Small Watershed Action Plans, and consider new studies.

(b) Identify and preserve ecologically rich land, and focus appropriate restoration management strategies where necessary.



Stormwater projects at Hickory Elementary School are vital to improving water quality.

CPA 4.6: Preserve Water Resources

(a) Implement the pertinent recommendations of the Source Water Protection Plan for the Bel Air, Maryland Public Water System.

CPA 4.7: Adequate Stormwater Management

(a) Evaluate parking requirements and provide incentives for reducing parking, particularly large retail along MD 24, MD 924, US 1, and MD 22. Require more landscaping with native plants to soften the development footprint in the landscape.

(b) Partner with various public and private agencies to increase the tree canopy throughout the community area, with a particular emphasis on open spaces.

(c) Inspire and empower citizen groups to

acquire grants for installing demonstration projects related to stormwater best management practices, such as rain barrels, rain gardens, and conservation landscaping. Partner with Parks and Rec, DPW, and HCPS to create demonstration projects as well. Establish a rain barrel incentive program.



Arbor Day tree planting events engage and educate citizens on the benefits of trees.

CPA 4.8: Outreach and Education

(a) Engage citizens about sustainability efforts, including outreach to Bel Air middle and high schools, and home and business owners.

CPA 4.9: Natural Resource Management

(a) Partner with the Town of Bel Air to foster the innovative use of alternative energy sources at community facilities, while ensuring the applications are sensitive to the environment.

PRESERVING OUR HERITAGE: HISTORIC PRESERVATION

Preserving Our Heritage supports the promotion of the agricultural industry within the Greater Bel Air Community Area. Efforts should be made to continue the marketing campaigns of County grown agricultural and natural resource products. Likewise, historic

preservation is geared towards deciding what's important, figuring out how to protect it, and preserving an appreciation of what is saved for the future generations.

CPA 4.10: Protect Historic and Cultural Resources

(a) Identify and address where possible, threatened or endangered historical and/or cultural resources, deemed to be of exceptional value and significance to the community.

(b) Develop educational programs to help increase awareness and appreciation of the community's significant historic and/or cultural resources.

CPA 4.11: Educate and Connect With Broader Audiences

(a) Support heritage tourism initiatives associated with the Ma and Pa Trail. Promote heritage areas, parks, greenways, and rural view sheds in the northern portion of the community area.

MOBILITY AND CONNECTIVITY

Mobility and Connectivity seeks to establish ways in which to create a strong sense of community by focusing on integrating transportation planning with housing, land use, economic development, and environmental goals. It includes recognizing all the users of streets, such as bicyclists, pedestrians, and transit riders, in addition to cars, and creating streetscape beautification projects where appropriate. These sorts of enhancements, coupled with traffic calming techniques and innovative development practices, can help lead to a decrease in traffic congestion.

CPA 4.12: Adopt A Holistic Approach To Transportation Planning

(a) Identify road corridors for right-of-way

preservation and develop a corridor capacity management program for widening or construction of parallel shared use paths throughout the community area.

(b) Implement the pertinent recommendations of the MD 924 and the Business US 1 & MD 22 Corridor Studies.

CPA 4.13: Integrate Transportation With Land Use Planning

(a) Prioritize streetscape beautification projects in the commercial centers and corridors throughout the community area. Partner with the Town to establish standards for streetscape amenities, which include crosswalks, pedestrian scaled lighting, benches, planter boxes, street trees, kiosks, trash receptacles, bicycle parking, public art, uniform building facades, wayfinding signage, and awnings where appropriate.

(b) Require walkability and bicycling designs as part of the development review process, to ensure walking/biking is a safe and convenient option, and provide connections to transit wherever possible.

(c) Acquire easements for greenways to connect neighborhoods to nearby parks and schools, and partner with other public agencies and utility companies to use their easements.



Roads designed to accommodate all users, including bicyclists and pedestrians are an asset to the community.

CPA 4.14: Expanded Network of Safe Bicycle And Pedestrian Facilities

- (a) Prioritize the creation of pedestrian links for new or reconstructed sidewalks.
- (b) Require developers to establish bicycle and pedestrian facilities, including bicycle parking within nonresidential developments.
- (c) Explore new crossing opportunities across I-95 for bicyclists and pedestrians.

CPA 4.15: Safe, Efficient, and Convenient Transit Services

- (a) Provide amenities at bus stops to make them inviting as a mode choice. Bus stops should be accessible and include signage, lighting, landscaping, and benches.
- (b) Provide bus service to and from key commercial centers.
- (c) Improve intermodal connectivity by providing bus service to the four Park and Ride lots found in the community area.
- (d) Partner with MDOT to identify a location for a new Park and Ride facility within the MD 924 corridor. Consider a location within an existing shopping center with a surplus of parking spaces.
- (e) Partner with Harford Transit to perform a ridership improvement study to prioritize future outreach efforts and bus stop locations within the community area.

CPA 4.16: Expand Transportation Demand Management (TDM)

- (a) Continue to pursue funding for the Safe Routes to School Program and work to implement a program for each elementary and middle school in the community area. Encourage these schools to provide educational programs that support walking and its health benefits.

PROMOTING HEALTHY COMMUNITIES

Promoting Healthy Communities aims to improve the physical and social environments found throughout the community area. It includes working with institutions such as the Community Advisory Boards, schools, and churches to help address particular health issues of concern. The goal is to maintain the health, safety, and welfare of the citizens in the Greater Bel Air Community Area.

CPA 4.17: Foster Healthy Lifestyles and Active Living For All Harford County Residents

- (a) Encourage the schools to make their campuses more walkable as to appeal to the community to use them.
- (b) Perform walkability audits to identify inconvenient or dangerous routes to schools and recreational facilities, and prioritize the necessary infrastructure improvements.
- (c) Use traffic calming techniques such as medians, refuges, street trees, and on-street parking to improve street safety and access, and these facilities as part of new development or redevelopment.
- (d) Reduce parking requirements for development near major transit hubs.

CPA 4.18: Provide Access To Healthy Food Choices For All Harford County Residents

- (a) Identify potential community garden sites on existing parks. Establish a community garden program with the Town of Bel Air.



ABERDEEN/BUSH RIVER/ HAVRE DE GRACE

LAND USE CHARACTERISTICS

This area contains 32,225 acres, or 13.9 percent of Harford’s total land area.

Agricultural land uses comprise the majority of this area with 35.9 percent or 11,557 acres.

Residential land uses make up 18.8 percent (6,736 acres)

Other major land uses are parks/open space (15.6 percent, 5,018 acres); industrial (6.5 percent, 2,099 acres); transportation/utilities (5.6 percent, 1,812 acres); commercial (2.7 percent, 883 acres), and institutional (2.4 percent, 767 acres).

TRENDS AND KEY ISSUES

Population

The population of the area is projected to grow by 38 percent between 2013 and 2040.

Employment

Aberdeen Proving Ground is the single largest employer in Harford County with over 24,000 employees.

The total employment for the Aberdeen/Bush River/Havre de Grace area and APG combined contains 44 percent of all Harford County jobs.

DEMOGRAPHIC PROFILE

Population

Population: 54,552

Median Age: 38.5

Age Composition: 34 percent of residents are between the ages of 20 and 44.

Housing

Total Households: 21,422

Median Home Value: \$239,867

Monthly Median Rent: \$835

Tenancy: Owner occupied 72 percent. Renter occupied 28 percent.

Income

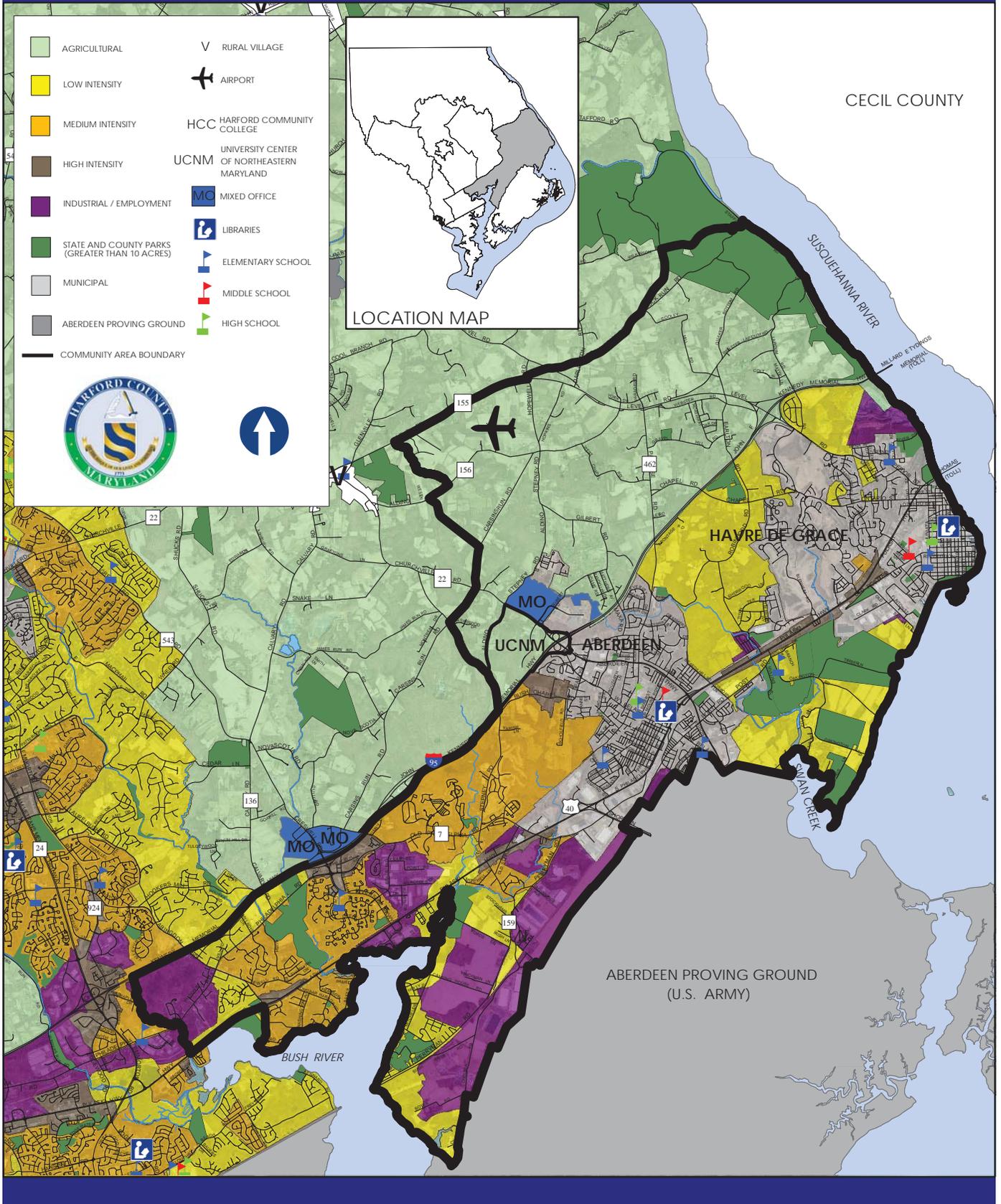
Median Household Income: \$66,494

Employment

Total Jobs: 24,680 and an additional 24,403 jobs located on Aberdeen Proving Ground (APG).

Total Labor Force: 31,421

ABERDEEN/BUSH RIVER/HAVRE DE GRACE



Location and Context

The Greater Aberdeen/Bush River/Havre de Grace Community Area is primarily located along the waterfront in Harford County. It has a mix of land uses and is generally higher in intensity. The area has developed outward from the Cities of Havre de Grace and Aberdeen into a number of suburban developments. Most of the community area is located inside the Development Envelope. However, agriculture (35.9%) and Parks/Open Space (15.6%) make up the primary land uses.

Havre de Grace came of age during the nation's Federalist Era and includes many fine examples of the early architectural building styles. Virtually the entire downtown area is listed as a historic district on the National Register of Historic Places. Aberdeen's origins can be traced back to the mid-19th century with the advent of the canning industry. Abundant fertile farmland and access to the railroad allowed the canning industry to flourish into the early 20th century. The era of the canning industry came to an end with the federal government's acquisition of thousands of acres in the area for the development of the Aberdeen Proving Ground military base. In Bush River, the Perryman Peninsula has a rich history dating back to the 1600s and was noted for its corn and tomato canning. Riverside was built as a planned mixed use development on The Bata Shoe Company land at Belcamp, and has residential, commercial, and industrial components.

Development and Infill Potential

Opportunities for infill development exist throughout this community area, particularly along the US 40 corridor, the MD 22 corridor, the MD 7 corridor, and within the Perryman Peninsula. The Aberdeen Train Station and the neighborhood adjacent to it have been designated by the State of Maryland as a Transit Oriented Development area. In addition, the US 40 corridor is part of the designated Chesapeake Science and Security Corridor. The Greater Aberdeen/Havre de Grace Enterprise Zone includes land adjacent to the US 40 corridor, as well as land in Perryman, within the municipalities, and at the I-95 interchanges with MD 22 and MD 155.

Community Assessment

Department staff solicited public input in order to develop an analysis of opportunities and challenges for the Greater Aberdeen/Bush River/Havre de Grace Community Area. The Area residents and business owners will play a critical role in determining the most effective implementation strategies to realize the goals for their community. These specific goals can be determined through a partnership between the Department of Planning and Zoning and the community to develop a Community Area Plan.

There are many opportunities along the US 40 corridor to target redevelopment and revitalization efforts. The Lower Susquehanna Heritage Greenway also presents numerous opportunities to expand recreation and tourism in the area. This Community Area also faces challenges such as potential sea level rise, traffic congestion, disinvestment along the US 40 corridor, and aging infrastructure. The themes within HarfordNEXT provide a variety of implementation strategies to address these challenges.

GROW WITH PURPOSE

Grow With Purpose aims to address how the Greater Aberdeen/Bush River/Havre de Grace Community Area can redevelop and evolve sustainably over time. Infill development opportunities exist along the US 40, MD 22, and MD 7 corridors. The County should ensure that all new development adequately addresses traffic concerns. The Chesapeake Science and Security Corridor (CSSC) designation brings development incentives to this community area.

CPA 5.1: Livable Communities

(a) Create mixed-use centers at the I-95/MD 22 interchange and the I-95/MD 155 interchange, with designs based on form-based code.

CPA 5.2: Maintain and Enhance Public Facilities and Infrastructure

(a) Expand programming at different community facilities, like the Havre de Grace Activity Center. Offer programs related to business development, continuing education, and fitness classes, and make the spaces available for community events.

(b) Ensure that technological demands are met within this community area including broadband network expansion, reliable high speed cellular data, and improved cellular communication.

CPA 5.3: Strengthen Communities

(a) Target US 40 and Perryman for redevelopment/revitalization with façade improvements, streetscape improvements, land banking, and mixed-use developments.

(b) Create a neighborhood indicators tracking system for tracking the health and stability of various neighborhoods in the community area.

(c) Initiate a US 40 Corridor Plan targeting economic development opportunities which improve access to employment and housing.

(d) Identify areas with high rates of vacant buildings and create strategies for their reuse.

(e) Reuse accessible vacant lots as community gardens, pocket parks, plazas, and farmer's markets.

CPA 5.4: Ensure A Range Of Housing Opportunities For All Citizens

(a) Adopt policies for this community area which promote the creation of live-work units and accessory dwelling units within the US 40 corridor.

(b) Foster inclusive communities free from barriers that restrict access to opportunities based on protected characteristics.

ECONOMIC VITALITY

Economic Vitality recognizes that a diverse and vibrant economy is an integral component of making the Greater Aberdeen/Bush River/Havre de Grace Community Area a successful community. This area continues to grow due its convenient access to jobs and transportation facilities such as the MARC line. Recognizing the advantageous location and redevelopment opportunities along the US 40 Corridor, the County's Office of Economic Development initiated the Ground Floor, which is a collaborative workspace designed for community entrepreneurs and start-up businesses. Growth within this area has been focused around the municipalities and within the Development Envelope. Infrastructure improvements, design guidelines, and mixed-use developments, should continue to be focused on the redevelopment of the US 40 corridor, whose long-term health and viability are critical to the economic success of the County.

CPA 5.5: Grow Economic Opportunities and Competitiveness

(a) Provide infrastructure improvements, such as streetscape beautification projects, in order to help stimulate economic development in select job centers and corridors, and support the needs of existing and potential businesses.

(b) Land bank available land within this community area for future commercial development.

(c) Create a tiered incentive program that provides incentives for developers who choose to utilize innovative development practices.

CPA 5.6: Revitalize Existing Communities

(a) Create public-private partnerships at the five Park and Ride facilities that allow a business to operate a retail establishment, in return for maintaining the facility.

(b) Perform a study of the commercial centers and corridors throughout the community area, such as US 40, MD 22, and MD 7, to assess their specific conditions and needs.

(c) Establish and implement PUD (planned unit development) zoning within targeted redevelopment areas within the community area.

(d) Support small business development within this community area that fills retail gaps and revitalizes neighborhoods.

(e) Inventory vacant and underutilized land to find opportunities for property assembly along the US 40 corridor.

(f) Explore commercial revitalization programs that provide grants or low interest rate loans for façade improvements and renovation.

CPA 5.7: Ensure and Promote a Skilled Workforce That Will Attract Businesses

(a) Partner local businesses with Aberdeen and Havre de Grace middle and high schools and the University Center of Northeastern Maryland, to develop comprehensive job readiness programs that aim to prepare students to enter the workforce.



The Harford Community College and Towson 2+2 program and University Center of Northeastern Maryland will train the next generations workforce.

ENVIRONMENTAL STEWARDSHIP

Environmental Stewardship includes planning for potential sea level and managing shoreline erosion related to storm surges. The Perryman Wellfield supplies about one-quarter of the County's public drinking water supply. This resource should continue to be protected from potential sources of groundwater contamination.

CPA 5.8: Protect and Restore Environmentally Sensitive Areas

(a) Prepare a Green Infrastructure Plan and identify the main components of the system, such as the Oakington Peninsula, Grays Run, and Swan Creek watersheds. The plan will help provide policy direction to minimize the impacts of new development, as well as, focus restoration efforts.

(b) Investigate grants to help protect public infrastructure from flood damage, which includes 16 sewage pumping stations and the Sod Run Waste Water Treatment Plant in the community area.

(c) Implement projects identified in the 2014 Declaration Run and 2014 Riverside Area Small Watershed Action Plans, and consider new studies.

(d) Identify and preserve ecologically rich land, and focus appropriate restoration management strategies where necessary.

CPA 5.9: Preserve Water Resources

(a) Connect septic system areas, where they would be better served by public sewer, and prioritize Bay Restoration Funds for new and replacement BAT septic systems that are located within either 1,000 feet of perennial streams or the Green Infrastructure Network.

CPA 5.10: Adequate Stormwater Management

(a) Evaluate parking requirements and provide incentives for reducing parking, particularly large retail along US 40, MD 22, MD 7, and MD 155. Require more landscaping with native plants to soften the development footprint in the landscape.

(b) Partner with various public and private agencies to increase the tree canopy throughout the community area, with a particular emphasis on open spaces.

CPA 5.11: Outreach and Education

(a) Engage citizens about sustainability efforts.

(b) Engage school aged children through outreach at Havre de Grace and Aberdeen middle and high schools.

CPA 5.12: Natural Resource Management

(a) Partner with the Cities of Havre de Grace and Aberdeen to foster the innovative use of alternative energy sources at community facilities, while ensuring the applications are sensitive to the environment.

(b) Explore coastal resiliency strategies and hazard mitigation opportunities. Identify forests, wetlands, and aquatic resources for future wetland migration, to help mitigate the potential impacts of sea level rise.



Concord Point Lighthouse is a landmark that continues to stimulate tourism in Havre de Grace.

PRESERVING OUR HERITAGE: HISTORIC PRESERVATION

Preserving Our Heritage supports the agricultural industry within the Greater Aberdeen/Bush River/Havre de Grace Community Area. Even with two municipalities and the location of this community area being mostly inside the County's Development Envelope, the land use remains mostly agricultural. Efforts should be made to connect food producers with the local food markets within the more urbanized areas of the region, as well as, create additional farm stands throughout the more rural portions of the community area. Likewise, historic

preservation is geared towards deciding what's important, figuring out how to protect it, and preserving an appreciation of what is saved for future generations.

CPA 5.13: Protect Historic and Cultural Resources

(a) Identify and address where possible, threatened or endangered historical and/or cultural resources, deemed to be of exceptional value and significance to the community.

(b) Develop educational programs to help increase awareness and appreciation of the community's significant historic and/or cultural resources.



The preservation of historic resources such as the Rock Run Grist Mill provide a direct link to the County's past.

CPA 5.14: Educate and Connect With Broader Audiences

(a) Support heritage tourism initiatives associated with the Lower Susquehanna Heritage Greenway. Promote heritage areas, parks, greenways, and rural view sheds in the northern and waterfront portions of the community area.

PRESERVING OUR HERITAGE: LAND PRESERVATION

CPA 5.15: Protect Agricultural and Natural Resources

(a) Work with the US Army's easement program to preserve land close to APG.

(b) Acquire more agricultural easements in the northern portion of the community area.

(c) Preserve the historic canning factory buildings in Perryman and Aberdeen. Prioritize these structures for adaptive reuse and help to secure grant funding.

MOBILITY AND CONNECTIVITY

Mobility and Connectivity seeks to create a strong sense of community by focusing on integrating transportation planning with housing, land use, economic development, and environmental goals. The community area is a transportation hub for Harford County and is served by the MARC train, Amtrak, an MTA commuter bus, Harford Transit LINK, five park and ride lots, a state designated bicycle route, and the Lower Susquehanna Heritage Greenway. Continuing to recognize all the users of streets, such as bicyclists, pedestrians, and transit riders, in addition to cars, and creating streetscape beautification projects where appropriate, will help to improve citizen's quality of life.

CPA 5.16: Adopt A Holistic Approach To Transportation Planning

(a) Preserve existing Right-of-Way along major roadways such as US 40, MD 22, MD 7 and MD 155, for future expansion or separated shared use facilities.

(b) Continue to implement the pertinent recommendations from the MD 22 Corridor Study, such as the HOV lane from MD 132 to APG.

(c) The Community Area contains the most industrial land in Harford County. Therefore, it is important that the safe and efficient movement of freight is prioritized. Construct the freight traffic road in Perryman with a connection to MD 715, as a safer and more efficient movement of truck traffic, taking into account the sensitive environmental resources in the area.

(d) Work with MDOT to locate overnight truck parking at the existing Riverside Park and Ride Lot on MD 7 at MD 543, near the I-95 interchange.

CPA 5.17: Integrate Transportation With Land Use Planning

(a) Prioritize streetscape beautification projects and implement the pertinent recommendations of the MD 22 Corridor Study and the US 40 Green Boulevard adjacent to the Aberdeen Train Station.

(b) Acquire easements for greenways to connect neighborhoods to nearby parks and schools, and partner with other public agencies and utility companies to use their easements. Construct sidewalks and bike lanes to improve access to transit.

(c) Improve access to the waterfront throughout this community area and continue making the regional connections for the Lower Susquehanna Heritage Greenway.

(d) Promote green building standards and infill development along the US 40 corridor and install EV charging stations at the five Park and Ride facilities within this community area.

CPA 5.18: Expanded Network of Safe Bicycle And Pedestrian Facilities

(a) Require developers to establish bicycle and pedestrian facilities, including bicycle

parking within nonresidential developments, and implement the street connectivity policy in the subdivision code.

(b) Work with the Cities of Havre de Grace and Aberdeen to identify locations to create seasonal car-free zones as pedestrian malls, bicycle boulevards, and cyclovía events. Cyclovía events are also referred to as “Open Streets”, where major streets are temporarily closed to car traffic and are converted into safe, open, car-free environments for families to run, bike, play, and be well together.

CPA 5.19: Safe, Efficient, and Convenient Transit Services

(a) Partner with Harford Transit to perform a ridership improvement study to prioritize future outreach efforts and bus stop locations within the community area.

(b) Implement the pertinent recommendations of the Aberdeen TOD Master Plan.

(c) Operate express bus service between the municipalities and install queue jump lanes on US 40 and MD 22.

(d) Improve the Aberdeen bus circulator and provide a fixed route circulator in Havre de Grace. Provide amenities at bus stops to include signage, lighting, landscaping, and benches.

(e) Provide additional MARC and MTA Commuter Bus Service to Aberdeen, a reverse commute service from Baltimore with a direct connection to APG, and work with MTA to establish an I-95 Commuter Bus Route originating at the MD 155 Park and Ride Lot with stops at the I-95/MD 22 Park and Ride and the Riverside Park and Ride lot.

CPA 5.20: Expand Transportation Demand Management (TDM)

(a) Continue to pursue funding for the Safe Routes to School Program and work to implement a program for each elementary and middle school in the community area. Encourage these schools to provide educational programs that support walking and its health benefits.

(b) Implement car-sharing and bike-sharing programs within the cities of Havre de Grace and Aberdeen, as well as, at APG.

(c) Attract APG shuttle service to connect commuters from the Aberdeen Train Station to APG.

PROMOTING HEALTHY COMMUNITIES

Promoting Healthy Communities aims to improve the physical and social environments found throughout the community area. It includes working with institutions such as the Community Advisory Boards, schools, churches, and the cities of Havre de Grace and Aberdeen, to help address particular health issues of concern. The goal is to maintain the health, safety, and welfare of the citizens and enhance their quality of life.

CPA 5.21: Foster Healthy Lifestyles and Active Living For All Harford County Residents

(a) Encourage the schools to make their campuses more walkable.

(b) Perform walkability audits to identify inconvenient or dangerous routes to schools and recreational facilities, and prioritize the necessary infrastructure improvements to ensure connectivity.

(c) Use traffic calming techniques such as medians, refuges, street trees, and on-street parking to improve street safety and access, and require developers to build these facilities as part of new development

or redevelopment.

CPA 5.22: Provide Access To Healthy Food Choices For All Harford County Residents

(a) Identify potential community garden sites on existing parks, public easements, schools, and churches. Establish a community garden program with the cities of Havre de Grace and Aberdeen. Work with the Department of Parks and Recreation and other community groups to provide classes on gardening and composting.

(b) Encourage creation of farmers markets and community-supported agriculture (CSA) and offer gardening and composting classes for residents.

(c) Promote grocery store access in the appropriate places and coordinate with local transit agencies to develop routes that connect residents to health service facilities.

CPA 5.23: Support Efficient and Effective Delivery of Health and Social Services Throughout Harford County

(a) Target new affordable housing for existing residents to maintain neighborhood continuity.

(b) Support community policing, neighborhood watch, and walking/biking police patrols that engage residents of this community.



JOPPA/JOPPATOWNE

LAND USE CHARACTERISTICS

This area contains 10,005 acres, or 4.3 percent of Harford's total land area.

Residential land uses make up 34.9 percent (3,495 acres) with rural density residential uses comprising 60 percent (2,110 acres) of the total residential uses.

Agricultural land uses comprise 29.2 percent of the area with 2,925 acres.

Other major land uses are parks/open space (16.6 percent, 1,665 acres); institutional (4.0 percent, 404); commercial (3.3 percent, 327 acres) industrial (1.6 percent, 160); transportation/utilities (2.6 percent, 260 acres).

TRENDS AND KEY ISSUES

Growth Trends

The population of the area is projected to grow by 23 percent between 2013 and 2040.

Housing

26.6 percent of area renters' spend 50 percent or more of their household income on housing costs in 2013 compared to 22.2 percent for the County as a whole.

DEMOGRAPHIC PROFILE

Population

Population: 15,559

Median Age: 40.7

Age Composition: 33 percent of residents are between the ages of 20 and 44.

Housing

Total Households: 6,074

Median Home Value: \$260,649

Monthly Median Rent: \$1,053

Tenancy: Owner occupied 85 percent. Renter occupied 15 percent.

Income

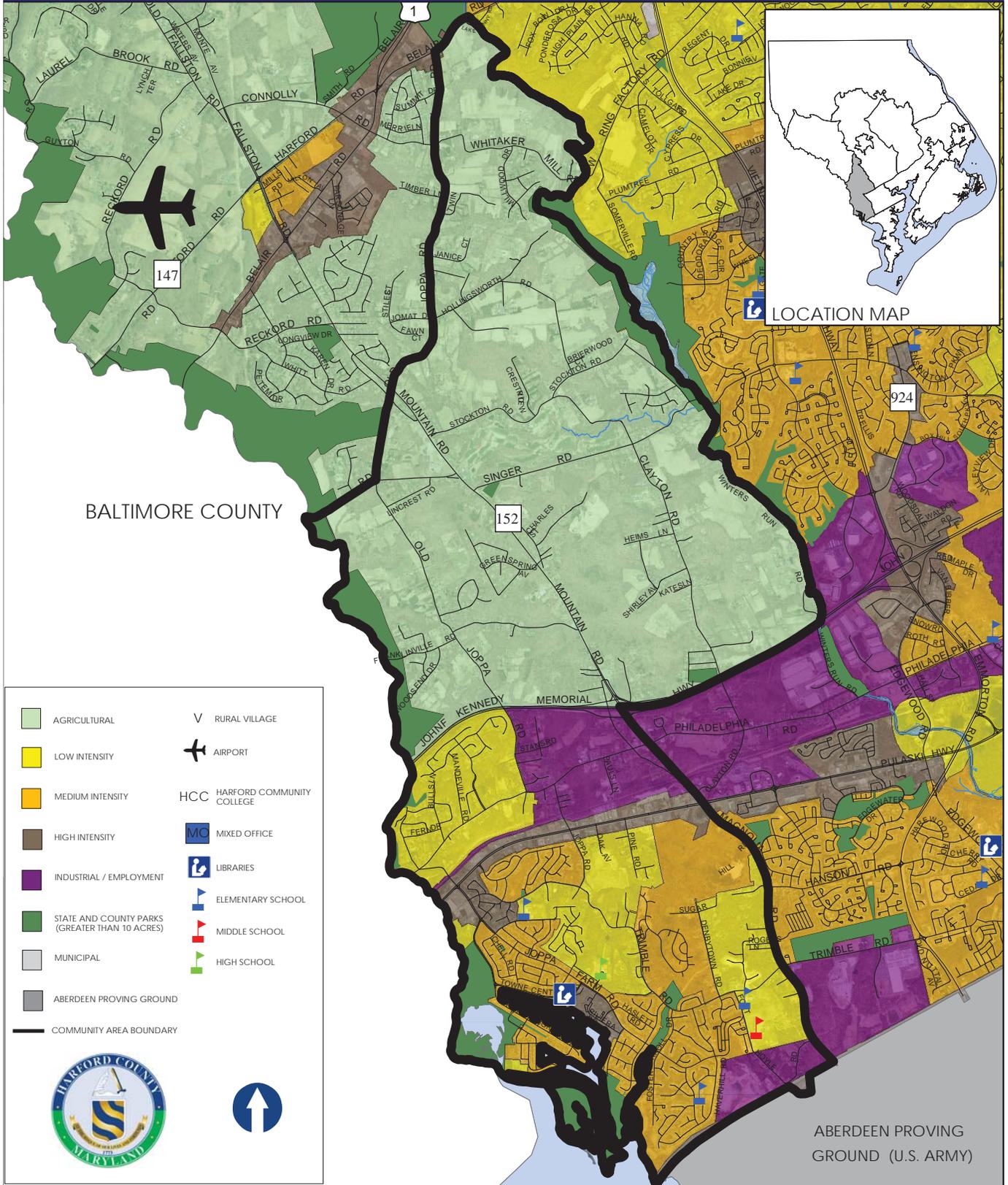
Median Household Income: \$73,958

Employment

Total Jobs: 2,517

Total Labor Force: 8,995

JOPPA/JOPPATOWNE



	AGRICULTURAL		RURAL VILLAGE
	LOW INTENSITY		AIRPORT
	MEDIUM INTENSITY		HARFORD COMMUNITY COLLEGE
	HIGH INTENSITY		MIXED OFFICE
	INDUSTRIAL / EMPLOYMENT		LIBRARIES
	STATE AND COUNTY PARKS (GREATER THAN 10 ACRES)		ELEMENTARY SCHOOL
	MUNICIPAL		MIDDLE SCHOOL
	ABERDEEN PROVING GROUND		HIGH SCHOOL
	COMMUNITY AREA BOUNDARY		

Location and Context

The Joppa Joppatowne Community Area is located in southwestern Harford County. It has a mix of land uses and is generally higher in intensity. The area originally developed around the Colonial port of Joppa, as well as, the villages associated with the many mills located along the banks of the Little Gunpowder Falls. In 1962, Joppatowne, one of the first planned unit developments in the nation, was established.

The Joppa Joppatowne Community Area is divided by I-95, with areas south of the highway located within the Development Envelope, and areas north of the highway, outside of the Development Envelope. Within the Development Envelope, there is a mix of single family, duplex, townhouse and multi-family housing communities, with the highest densities located in the Joppatowne area along the Little Gunpowder Falls. Along US 40 are various commercial retail and service businesses serving local and regional citizens. A small cluster of commercial activities can be found at the intersection of MD 7 and MD 152. Future growth in this portion of the community area will be primarily limited to infill development.

In the more rural area of Joppa, which is located outside of the Development Envelope and to the north, the primary land use designation is agricultural, with larger lot single-family housing, small farmsteads, and minimal commercial activity. Agricultural preservation efforts in this area have helped to maintain some of the area's rural character. All of the shoreline within this community area is located within the Chesapeake Bay Critical Area (CBCA). Goals of the CBCA program are to minimize adverse impacts on water quality, enhance wildlife protection, and establish land use policies for development.

Development and Infill Potential

There are a number of opportunities for infill development throughout the southern portion of the community area, particularly targeted redevelopment areas along the US 40 and MD 7 corridors.

Community Assessment

Public input was gathered as part of the planning process for HarfordNEXT and an analysis of opportunities and challenges was performed for the Joppa Joppatowne Community Area, in order to provide a baseline for prioritizing goals and objectives. Ultimately, the community will play a critical role in determining the most effective strategies for implementation. Some opportunities for the Joppa Joppatowne Community Area include its waterfront along the Gunpowder River, redevelopment funding availability along the US 40 corridor, and proximity to APG. These situations can be viewed as strengths that can be built upon to enhance citizen's quality of life. Some of the challenges for the Joppa Joppatowne Community Area include potential sea level rise, retrofitting outdated storm water management facilities, and softening the footprint of existing development. These tasks can be viewed as priorities for restoration activities and focusing volunteer efforts. Each of the themes developed in HarfordNEXT provide implementation strategies that can be addressed with greater detail when looking at the community level.

GROW WITH PURPOSE

Grow With Purpose aims to address how the Joppa Joppatowne Community Area can redevelop and evolve sustainably over time. Infill development opportunities exist along the US 40 and MD 7 corridors. The Chesapeake Science and Security Corridor (CSSC) designation brings development incentives to this community area.

CPA 6.1: Livable Communities

(a) Create a mixed use center along I-95 near MD 152, and include form-based codes to enhance the design of the development.

(b) Partner with the Community Advisory Board, and other interested community groups, to update the Joppa Joppatowne Community Plan, if the community so desires.

(c) Seek property for and establish a Youth and Senior Activity Center in Joppatowne.

CPA 6.2: Strengthen Communities

(a) Seek grant funding to foster redevelopment in target areas, such as US 40 and MD 7. Incentivize mixed use projects and assist property owners with land assemblage.

CPA 6.3: Maintain and Enhance Public Facilities and Infrastructure

(a) Expand programming at different community facilities, like Joppatowne Library. Offer programs related to business development, continuing education, and fitness classes, and make the space available for community events.

CPA 6.4: Ensure A Range Of Housing Opportunities For All Citizens

(a) Expand homeownership programs that support a variety of owner occupied housing and develop programs to assist property

owners with external property renovations.

(b) Adopt policies to promote the creation of live-work units and accessory dwelling units within the US 40 corridor.

(c) Foster inclusive communities free from barriers that restrict access to opportunities based on protected characteristics.

ECONOMIC VITALITY

Economic Vitality recognizes that a diverse and vibrant economy is an integral component of making the Joppa Joppatowne Community Area a successful community. Infrastructure improvements, design guidelines, mixed use developments, and institutional development, can help to stimulate economic activity in targeted redevelopment areas, such as the US 40 and MD 7 corridors.

CPA 6.5: Grow Economic Opportunities and Competitiveness

(a) Provide infrastructure improvements, such as streetscape beautification projects, in order to help stimulate economic development along US 40, and support the needs of existing and potential businesses.

CPA 6.6: Revitalize Existing Communities

(a) Perform a study of the commercial centers and corridors throughout the community area, to assess their specific conditions and needs.

(b) Partner with the Route 40 Business Association to create a Business Improvement District from the Baltimore County line to MD 152.

(c) Explore commercial revitalization programs that provide grants or low interest rate loans for façade improvements and interior renovation.

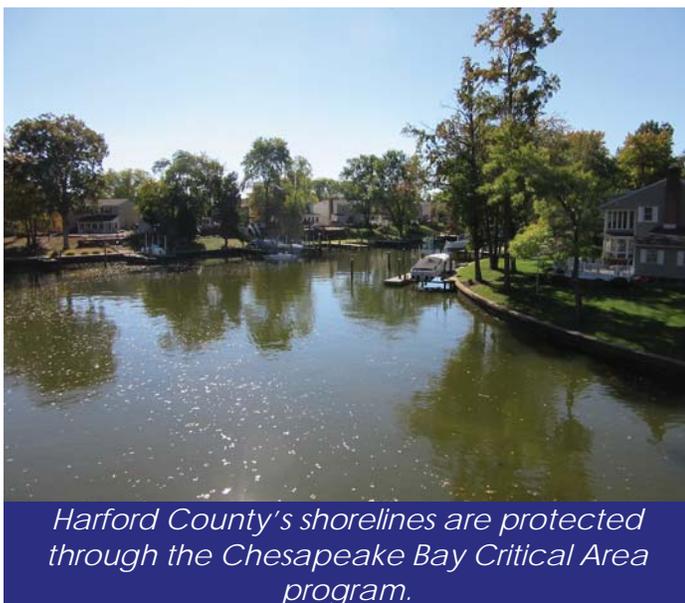
(d) Inventory vacant and underutilized land to find opportunities for property assembly along the US 40 corridor.

CPA 6.7: Ensure and Promote a Skilled Workforce That Will Attract Businesses

(a) Partner local businesses with Magnolia middle and Joppatowne high schools, to develop comprehensive job readiness programs that aim to prepare students to enter the workforce.

ENVIRONMENTAL STEWARDSHIP

Environmental Stewardship includes developing management strategies within the Winters Run watershed to help protect and improve the quality of the drinking water for some of the neighborhoods within the community area. It also includes softening the footprint of existing development by considering conservation landscaping techniques and rain gardens to help treat storm water runoff at the source, in places such as Rumsey Island or along US 40.



Harford County's shorelines are protected through the Chesapeake Bay Critical Area program.

CPA 6.8: Protect and Restore Environmentally Sensitive Areas

(a) Prepare a Green Infrastructure Plan and

identify the main components of the system within the community area, such as Winters Run and Little Gunpowder Falls. The plan will help provide policy direction to minimize the impacts of new development, as well as, focus restoration efforts.

(a) Investigate grants to help protect public infrastructure from flood damage, which includes twenty different sewage pumping stations and the Joppatowne Waste Water Treatment Plant in the community area.

(b) Implement projects identified in the 2012 Foster Branch Small Watershed Action Plan, and consider new studies.

(c) Identify and preserve ecologically rich land, and focus appropriate restoration management strategies where necessary.

CPA 6.9: Preserve Water Resources

(a) Connect septic system areas, where they would be better served by public sewer, and prioritize Bay Restoration Funds for new and replacement BAT septic systems that are located within either 1,000 feet of perennial streams or the Green Infrastructure Network.

CPA 6.10: Adequate Stormwater Management

(a) Evaluate parking requirements and provide incentives for reducing parking, particularly large retail along US 40 and MD 152. Require more landscaping with native plants to soften the development footprint in the landscape.

(b) Partner with various public and private agencies to increase the tree canopy throughout the community area, with a particular emphasis on open spaces.

CPA 6.11: Outreach and Education

(a) Engage citizens about sustainability

efforts, including outreach to Magnolia middle and Joppatowne high schools, and home and business owners.

CPA 6.12: Natural Resource Management

(a) Foster the innovative use of alternative energy sources (i.e. wind, solar, and geothermal) at community facilities, while ensuring the applications are sensitive to the environment.

(b) Incorporate coastal resiliency strategies and hazard mitigation opportunities, such as along Rumsey Island and Foster Branch. Identify forests, wetlands, and aquatic resources for future wetland migration, to help mitigate the potential impacts of sea level rise.

PRESERVING OUR HERITAGE: HISTORIC PRESERVATION

Preserving Our Heritage supports the promotion of the agricultural industry within the Joppa Joppatowne Community Area. Efforts should be made to continue the marketing campaigns of County grown agricultural and natural resource products and to create additional farm stands throughout the northern portion of the community area. Likewise, historic preservation is geared towards deciding what's important, figuring out how to protect it, and preserving an appreciation of what is saved for the future generations.

CPA 6.13: Protect Historic and Cultural Resources

(a) Identify and address where possible, threatened or endangered historical and/or cultural resources, deemed to be of exceptional value and significance to the community.

(b) Develop educational programs to help

increase awareness and appreciation of the community's significant historic and/or cultural resources.

CPA 6.14: Educate and Connect With Broader Audiences

(a) Support heritage tourism initiatives at Jerusalem Mill, promoting heritage areas, parks, and greenways throughout the community area.

PRESERVING OUR HERITAGE: LAND PRESERVATION

CPA 6.15: Protect Agricultural and Natural Resources

(a) Acquire more agricultural easements in the northern portion of the community area.

(b) Conduct workshops on the adaptive reuse and educational values of barns, gristmills, and other significant structures.

CPA 6.16: Educate and Connect With Broader Audiences

(a) Enhance the Grow Local Program by expanding both the products being sold and the markets processing and buying them.

MOBILITY AND CONNECTIVITY

Mobility and Connectivity seeks to establish ways in which to create a strong sense of community by focusing on integrating transportation planning with housing, land use, economic development, and environmental goals. It includes recognizing all the users of streets, such as bicyclists, pedestrians, and transit riders, in addition to cars, and creating streetscape beautification projects where appropriate. These sorts of enhancements, coupled with traffic calming techniques and more mixed use developments, can help lead to a decrease in traffic congestion.

CPA 6.17: Adopt A Holistic Approach To Transportation Planning

(a) Identify road corridors for right-of-way preservation and develop a corridor capacity management program for widening or construction of parallel shared use paths throughout the community area.

CPA 6.18: Integrate Transportation With Land Use Planning

(a) Prioritize streetscape beautification projects in the commercial corridors along US 40 and MD 152. Establish standards for streetscape amenities, which include crosswalks, medians, pedestrian scaled lighting, benches, planter boxes, street trees, kiosks, trash receptacles, bicycle parking, public art, uniform building facades, wayfinding signage, and awnings where appropriate.

(b) Acquire easements for greenways to connect neighborhoods to nearby parks and schools, and partner with other public agencies and utility companies to use their easements.

CPA 6.19: Expanded Network of Safe Bicycle And Pedestrian Facilities

(a) Prioritize the creation of pedestrian links for new or reconstructed sidewalks.

(b) Require developers to establish bicycle and pedestrian facilities, including bicycle parking within nonresidential developments.

(c) Work with Baltimore County and SHA to identify safe crossing opportunities across the Little Gunpowder Falls in the vicinity of Route 40 for bicyclists and pedestrians.

CPA 6.20: Safe, Efficient, and Convenient Transit Services

(a) Provide amenities at bus stops to make them inviting as a mode choice. Bus stops should be accessible and include signage, lighting, landscaping, and benches.

(b) Improve intermodal connectivity by providing bus service to the Park and Ride lot along MD 152 at I-95.

(c) Partner with Harford Transit to perform a ridership improvement study to prioritize future outreach efforts and bus stop locations within the community area.

CPA 6.21: Expand Transportation Demand Management (TDM)

(a) Encourage mixed use development in designated locations and prioritize infrastructure upgrades that support infill development.

(b) Continue to pursue funding for the Safe Routes to School Program and work to implement a program for each elementary and middle school in the community area. Encourage these schools to provide educational programs that support walking and its health benefits.

PROMOTING HEALTHY COMMUNITIES

Promoting Healthy Communities aims to improve the physical and social environments found throughout the community area. It includes working with institutions such as the Community Advisory Board, schools, and churches, to help address particular health issues of concern. The goal is to maintain the health, safety, and welfare of the citizens and enhance their quality of life.

CPA 6.22: Foster Healthy Lifestyles and Active Living For All Harford County Residents

(a) Encourage the schools to make their

campuses more walkable.

(b) Perform walkability audits to identify inconvenient or dangerous routes to schools and recreational facilities, and prioritize the necessary infrastructure improvements.

(c) Use traffic calming techniques such as medians, refuges, street trees, and on-street parking to improve street safety and access, and require developers to build these facilities as part of new development or redevelopment.

(d) Reduce parking requirements for developments that locate near transit and establish bicycle and pedestrian facilities.

CPA 6.23: Provide Access To Healthy Food Choices For All Harford County Residents

(a) Identify potential community garden sites on existing parks, such as Mariner Point, public easements, schools, and churches. Work with Parks and Recreation and other community groups to provide classes on gardening and composting.

Mariner Point Park in Joppatowne has over 6,500 linear feet of paved walkways, much of which is located along either the Gunpowder River or Foster Branch

(b) Work with Economic Development to promote grocery store access in the appropriate places and coordinate with local transit agencies to develop routes that connect residents to health service facilities.

CPA 6.24: Support Efficient and Effective Delivery of Health and Social Services Throughout Harford County

(a) Target new affordable housing developments for existing residents to maintain neighborhood continuity.

(b) Support community policing, neighborhood watch, and walking/biking police patrols that engage residents of this community.



NORTHERN TIER

LAND USE CHARACTERISTICS

This area contains 107,540 acres, or 46.3 percent of Harford's total land area.

Agricultural land uses comprise the majority of this area with 70.9 percent or 76,273 acres.

Residential land uses make up 18.6 percent (20,090 acres) with rural density residential uses comprising 92 percent (18,457 acres) of the total residential uses.

Other major land uses are parks/open space (5.7 percent, 6,187 acres); transportation/utilities (1.2 percent, 1,275 acres)

TRENDS AND KEY ISSUES

Growth Trends

The population of the area is projected to grow by 19.8 percent between 2013 and 2040.

Population

The Northern Tier community area's median age (45.4) has the highest median age of any community area

Land Preservation

There are 33,350 acres of land preserved through the local and state preservation programs.

DEMOGRAPHIC PROFILE

Population

Population: 26,499

Median Age: 45.4

Age Composition: 35 percent of residents are between the ages of 45 and 64.

Housing

Total Households: 9,492

Median Home Value: \$347,439

Monthly Median Rent: \$817

Tenancy: Owner occupied 88 percent. Renter occupied 12 percent.

Income

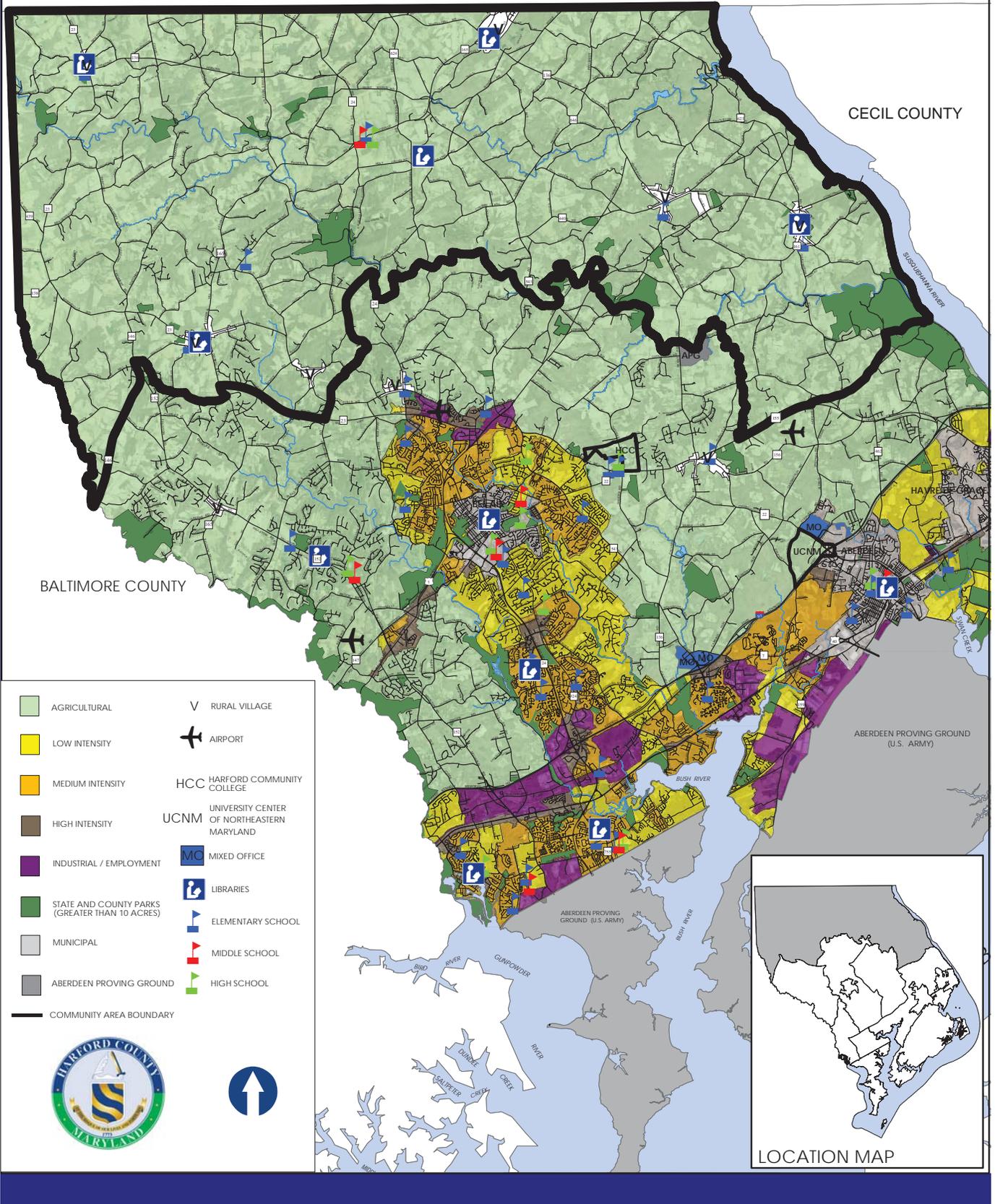
Median Household Income: \$85,019

Employment

Total Jobs: 5,017

Total Labor Force: 15,597

NORTHERN TIER



Location and Context

The Northern Tier Community Area can generally be described as all those areas and communities north of Forest Hill; including the rural villages of Coopstown, Jarrettsville, Norrisville, Whiteford, Dublin, and Darlington. The Northern Tier Community Area is predominantly agricultural with fragmented areas of rural residential development. The Rural Villages have generally maintained their character as small crossroads communities with minimal new development. The majority of the Priority Preservation Area (PPA) is located within this Community Area. The County's goal is to preserve a total of 75,000 acres within the PPA. There are currently over 33,000 acres permanently preserved within easement programs in the Northern Tier.

Efforts to concentrate the amount of preserved land in this area are also consistent with the recommendations of the Deer Creek Watershed Restoration Action Strategy (WRAS). Completed in 2007, this plan prioritizes subwatersheds and stream systems that are in need of restoration, and those resources that are of high quality and worthy of additional protection measures. Based on Deer Creek's conditions, the restoration priorities are focused on agricultural best management practices, riparian buffer plantings, land preservation, and outreach.

Development and Infill Potential

There are a number of opportunities for infill development, specifically within the six rural villages. These areas can evolve to provide accessible community gathering spaces such as parks, plazas, and farmers markets, which provide people a place for social interaction.

Community Assessment

Public input was gathered as part of the planning process for HarfordNEXT and an analysis of opportunities and challenges was performed for the Northern Tier Community Area, in order to provide a baseline for prioritizing goals and objectives. Ultimately, the community will play a critical role in determining the most effective strategies for implementation. Some opportunities for the Northern Tier Community Area include its rural heritage, high quality waters, and establishing an Agricultural Research and Exposition Center. These circumstances can be viewed as strengths that can be built upon to enhance citizen's quality of life. Some of the challenges for the Northern Tier Community Area include revitalizing the six rural villages, limiting sprawl development patterns that threaten agricultural preservation strategies, and establishing riparian forest buffers along streams and wetlands. These tasks can be viewed as priorities for new policy initiatives.

Each of the themes developed in HarfordNEXT provide implementation strategies that can be addressed with greater detail when looking at the community level.

GROW WITH PURPOSE

Grow With Purpose aims to address how the Northern Tier Community Area can grow and evolve sustainably over time. Decisions will need to be made about how the community functions and where it focuses infill development efforts within the six rural villages. Clustering provisions should be required for new subdivisions, in order to further help preserve the rural landscapes throughout the community area.

CPA 7.1: Maintain and Enhance Public Facilities and Infrastructure

(a) Expand programming at different community facilities, like the Norrisville Library and Recreation Center. Offer programs related to agricultural business development, continuing education, and fitness classes, and make the spaces available for community events.

CPA 7.2: Strengthen Communities

(a) Develop accessible community gathering spaces such as parks and farmers markets, which provide people a place for social interaction and to promote a healthy community.

ECONOMIC VITALITY

Economic Vitality recognizes that a diverse and vibrant economy is an integral component of making the Northern Tier Community Area a successful community. It's important to maintain consistent economic development initiatives with groups like the Mason Dixon Business Association, in order to coordinate infrastructure improvements that can help to stimulate economic activity in strategic areas of the six rural villages. Additional farm stands and food hubs should also be created throughout the community area.

CPA 7.3: Grow Economic Opportunities and Competitiveness

(a) Provide infrastructure improvements, such as streetscape beautification projects, in order to help stimulate economic development in the six rural villages.

(b) Continue to partner with the Mason Dixon Business Association to maintain consistent economic development initiatives.

CPA 7.4: Revitalize Existing Communities

(a) Create a public-private partnership at the Pylesville Park and Ride facility, which allows a business to operate a retail establishment, in return for maintaining the facility.

(b) Support small business development that fills retail gaps and revitalizes the six rural villages.

(c) Update the Rural Village Study, to assess the community's six rural villages' specific conditions and needs.

ENVIRONMENTAL STEWARDSHIP

Environmental Stewardship includes developing management strategies within the Deer Creek watershed to help protect the high quality waters and pristine wildlife habitat such as native trout species. It also includes studying other watersheds, such as Broad Creek. Since the area is predominantly agricultural, best management practices for soil and water conservation plans will be critical to helping maintain the quality of life of the citizens in this community area. Conservation landscaping will also be critical in residential areas, as this can help to support the biological hubs and corridors of a green infrastructure network.

CPA 7.5: Protect and Restore Environmentally Sensitive Areas

(a) Implement projects identified in the Deer

Creek Water Resource Action Strategy. This plan was produced in 2007 and includes improvement projects related to stormwater retrofits, citizen stewardship, and forest conservation.

(b) Perform a Watershed Assessment for the Broad Creek Watershed.

(c) Require the use of innovative designs and best management practices for development within Tier II watersheds, such as Deer Creek, which has the third highest water quality ranking in the State of Maryland.

(d) Improve outreach to homeowners with rare, threatened, or endangered species on their properties, and encourage the development of cooperative management plans.

CPA 7.6: Preserve Water Resources

(a) Implement the recommendations of the Source Water Protection Plan for the Bel Air, Maryland Public Water System within the Winters Run watershed.

(b) Provide adequate facilities for the Whiteford Sewer Service Area, which is a joint venture between the County and the Borough of Delta in Pennsylvania.

(c) Prioritize Bay Restoration Funds for new and replacement BAT septic systems that are located within either 1,000 feet of perennial streams or the Green Infrastructure Network.

CPA 7.7: Adequate Stormwater Management

(a) Increase the tree canopy in the six rural villages found throughout the community area. Partner with various agencies, public and private, to increase the tree canopy in appropriate open spaces.

(b) Increase water quality monitoring by

training citizen or school groups. Focus on measuring the effectiveness of local restoration practices.

(c) Partner with Parks and Rec, DPW, and HCPS to create demonstration projects of stormwater best management practices.

CPA 7.8: Outreach and Education

(a) Improve public access to the water, such as a canoe/kayak launch along Deer Creek.

CPA 7.9: Natural Resource Management

(a) Pursue grants for implementing projects identified in the Deer Creek WRAS.

(b) Improve outreach and incentives for farmers to create riparian forest buffers along streams and wetlands.

(c) Foster the innovative use of alternative energy sources at community facilities, ensuring the applications are also sensitive to the environment.

PRESERVING OUR HERITAGE: HISTORIC PRESERVATION

Preserving Our Heritage supports the promotion and preservation of the agricultural industry within the Northern Tier Community Area. Efforts should be made to connect food producers with the local food markets within the more urbanized areas of the region, as well as, create additional farm stands throughout the community area. Likewise, historic preservation is geared towards deciding what's important, figuring out how to protect it, and preserving an appreciation of what is saved for the future generations.

CPA 7.10: Protect Historic and Cultural Resources

(a) Identify threatened or endangered resources deemed to be of exceptional

value and significance to the community.

(b) Identify highly desirable Historic Landmarks in the community for developing educational programs to help increase awareness and appreciation.

(c) Develop marketing strategies for the historic tax credit program and highlight demonstration projects that can be an effective economic stimulant in the six rural villages.

(d) Develop educational programs to help increase awareness and appreciation of the community's significant historic and/or cultural resources.



The restored Hosanna School demonstrates the value of rehabilitation.

CPA 7.11: Build Capacity For Preservation

(a) Create design guidelines and rehabilitation techniques for the rural villages, historic districts, and structures found throughout the Northern Tier Community Area.

(b) Consider increasing the amount offered by the County's historic tax credit program to help protect significant resources and spur economic development opportunities within the rural villages.

CPA 7.12: Educate and Connect With Broader Audiences

(a) Support heritage tourism initiatives throughout the Northern Tier Community Area, promoting heritage areas, parks, rural viewsheds, and greenways.

PRESERVING OUR HERITAGE: LAND PRESERVATION

CPA 7.13: Protect Agricultural and Natural Resources

(a) Investigate expanding the Priority Preservation Area and Rural Legacy Areas, to acquire more easements throughout the community area.

The Northern Tier has over 33,350 acres of preserved farm land. The County has a goal to preserve 75,000 acres Countywide by 2040.

CPA 7.14: Educate and Connect With Broader Audiences

(a) Conduct workshops on the adaptive reuse and educational values of barns, gristmills, and other significant structures.

CPA 7.15: Educate and Connect With Broader Audiences

(a) Explore the establishment of an Agricultural Research and Exposition Center, to stay connected to the latest agricultural and natural resource research and educational programs. Partner with the Future Farmers of America, and local colleges, to ensure local youth remain committed to the agricultural industry. Consider including a native plants nursery at the Center, to be used to improve water quality and enhance wildlife habitat at community facilities throughout the County.

(b) Enhance the Grow Local Program by expanding both the products being sold and the markets processing and buying them.

MOBILITY AND CONNECTIVITY

Mobility and Connectivity seeks to establish ways in which to create a strong sense of community by focusing on integrating transportation planning with housing, land use, economic development, and

environmental goals. It includes recognizing all the users of streets, such as bicyclists and pedestrians, as well as, farm equipment and commuter cars, and creating shared use paths along high volume roads. These sorts of enhancements, coupled with traffic calming techniques and innovative development practices within the six rural villages, can help to improve citizens quality of life.

CPA 7.16: Adopt A Holistic Approach To Transportation Planning

(a) Develop signage that encourages drivers to safely share the road with agricultural machinery

CPA 7.17: Integrate Transportation With Land Use Planning

(a) Provide greenways to connect communities to nearby parks and schools. For example, acquiring an easement alongside MD 165 for a shared use path or reusing a portion of the abandoned Ma and Pa railroad line, can connect Whiteford to North Harford High School.

(b) Partner with both the Lower Susquehanna Heritage Greenway and the East Coast Greenway in identifying a safe bicycle and pedestrian Susquehanna River crossing.

(c) Implement the pertinent recommendations of the Maryland Scenic Byway Management Plan, as the community area is traversed by the Mason Dixon, Horses and Hounds, and Lower Susquehanna Scenic Byways. These roads can become focal points for greenways and other streetscape beautification projects in the future.

CPA 7.18: Expanded Network of Safe Bicycle And Pedestrian Facilities

(a) Provide shared use paths with signage adjacent to high volume roads, such as MD 165.

(b) Enter into agreements with state agencies and utility companies to allow rights-of-way under their control to be used for trails.

PROMOTING HEALTHY COMMUNITIES

Promoting Healthy Communities aims to improve the physical and social environments found throughout the community area. It includes working with institutions such as the Community Advisory Boards, schools, and churches to help address particular health issues of concern. The goal is to maintain the health, safety, and welfare of the citizens in the Northern Tier Community Area.

CPA 7.19: Foster Healthy Lifestyles and Active Living For All Harford County Residents

(a) Work with schools to encourage more walkable school sites.

(b) Use the appropriate traffic calming techniques such as medians, refuges, street trees, and on-street parking, to improve street safety and access within the six rural villages.

CPA 7.20: Provide Access To Healthy Food Choices For All Harford County Residents

(a) Identify appropriate sites for farmer's markets, encourage community-supported agriculture (CSA), and prioritize those uses in the appropriate locations.

(b) Partner with Healthy Harford and the schools to promote the importance of farms and eating locally sourced foods.

(c) Support strategies that capitalize on the mutual benefit of connections between rural economies as food producers and urban economies as processors and consumers. The Northern Tier Community Area should seek to connect their food producers with the local food markets within the more urbanized areas of the region.