

TOWN OF EMMITSBURG MARYLAND

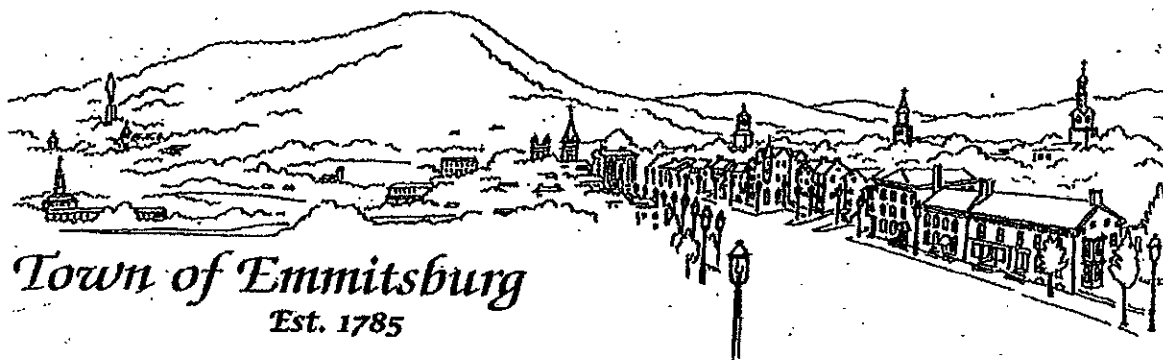
2015 Comprehensive Plan

Adopted
November 16, 2015

Town of Emmitsburg
300A So. Seton Avenue
Emmitsburg, MD 21727



www.emmitsburgmd.gov



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Clifford Sweeney, Board Liaison

Steven Starliper, Alternate

Town Staff

David L. Haller, Town Manager

Susan H. Cipperly, AICP

Town Planner

Assistance Provided by

Department of Planning & Development Review
Frederick County Community Development Division

1. The first part of the paper is devoted to the study of the properties of the function $f(x)$ defined by the equation

$$f(x) = \int_0^x \frac{1}{1+t^2} dt$$

$$f(x) = \arctan x$$

It is well known that the function $f(x)$ is odd and that

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It is also known that the function $f(x)$ is continuous and that

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TABLE OF CONTENTS

	Page
Executive Summary	
Introduction	A-1
Emmitsburg Overview	A-2
Legislative & Planning Context	B-1
State of Maryland Laws Relative to Comprehensive Planning	B-1
Regional Context	B-2
Other Plans and Designations	B-4
Town of Emmitsburg Comprehensive Planning History	B-5
2015 Comprehensive Plan Update Process	B-5
 THE TWELVE VISIONS 	
Sustainability and Quality of Life	1-1
2009 Comprehensive Plan Goals	1-2
Planning for Sustainability	1-4
Green Initiatives	1-6
Quality of Life – Community Services	1-8
Education	1-8
Parks and Recreation	1-10
Safety/Emergency Services	1-11
Social Well-being	1-12
Accomplishments	1-14
Goals	1-15
Sustainability–Fiscal Health	1-16
Public Participation	2-1
Growth Areas & Zoning	3-1
Existing Land Use	3-1
Land Use Plan	3-1
Municipal Growth Element	3-3
Emmitsburg Growth Area	3-3
2015 Emmitsburg Growth Area Map	3-5
Frederick County Growth Area	3-6
Zoning	3-7
Community Design	4-1
Historic Core Design	4-2
Gateways	4-2
Focal Points	4-3
Scenic Views	4-3
Scenic Byways	4-3
Heritage Management Areas	4-4
Historic Structures and Districting	4-4
Architectural Guidelines	4-6

Town Square Revitalization Strategy	4-6
Clustered Development	4-7
Connectivity	4-7
Accomplishments & in-progress projects	4-7

Infrastructure and Water/Sewer	5-1
Water & Sewer	5-1
Wastewater Treatment	5-1
Water System	5-3
Existing and Future Demand	5-5
Recent and Ongoing Plans & Projects	5-7

Transportation & Circulation	6-1
Street and Road Classifications	6-1
Local Circulation	6-2
Regional and County Transit Access	6-4
Sidewalks/Trails	6-5
Alternative Transportation	6-5
Accomplishments	6-6
Goals	6-7

Demographics & Housing	7-1
Population	7-1
Age and Gender	7-2
Housing Tenure	7-6
Age-Restricted Housing	7-8

Economic/Community Development	8-1
2009 Goals / Accomplishments	8-1
Visitation volume	8-3
Eco-Tourism/Recreational	8-3
Local Employment	8-5
Charts & Tables	8-6

Environmental Protection	9-1
Natural Environment	9-1
Chesapeake Bay Restoration	9-2
Water Resources	9-2
Geology and Soils	9-5
Steep Slopes	9-6
Environmental Corridors	9-6
Accomplishments	9-7
Goals	9-8

Resource Conservation	10-1
Stewardship	11-1
Guidelines & Implementation	12-1
Maps & Appendices	

LIST OF MAPS

- 1** -- Locations in Maryland within 50 and 75 Miles of Emmitsburg
- 2** -- Emmitsburg Subdivisions and Major Uses
- 3** -- Emmitsburg Environmental & Sensitive Areas
- 4** -- Slope Analysis by Percent
- 5** -- Emmitsburg Soils Map
- 6** -- Community Design Features
- 7** -- Emmitsburg Growth Boundary with Suggested Land Use Designations
 - *Existing*
 - *Proposed*
- 8** -- Emmitsburg Land Use Designations
 - *Existing*
 - *Proposed*
- 9** -- Zoning Districts
 - *Existing*
 - *Proposed*

APPENDICES

- A** Land Use & Zoning Considerations/Recommendations
- B** Historic District Map & Description
- C** 2012 Town Board Resolution amending 2009 Comp Plan to include Heart of the Civil War Heritage Area Management Plan
- D** State Highway Administration Traffic Count Map – 2013
- E** Frederick County School System Capacity – December 2014
- F** Frederick County Comprehensive Plan & Growth Boundary for Emmitsburg Area
- G** Frederick County Zoning Districts in Emmitsburg Area
- H** Chesapeake Bay Watershed and Monocacy River Watershed Maps
- I** State Highway Administration – US 15 Business at MD 140 Community Safety and Enhancement Project information
- J** Frederick County TransIT route map (TransIT@FrederickCountyMD.gov)
- K** MD Chapter of American Planning Association newsletter article regarding revitalization of the square
- L** Emmitsburg Town Board resolution 2015-02R adopting the 2004 US15 Catoclin Mountain National Scenic Byway Plan as part of the 2015 Comprehensive Plan

EXECUTIVE SUMMARY

The Town of Emmitsburg is a community of 2,814 residents situated on the northern Maryland border, in Frederick County. The 2015 Comprehensive Plan update represents the combined efforts of the Planning Commission, Town Council, and Town staff. The 2015 format follows the Twelve Visions developed by the Maryland Department of Planning, which are required to be addressed in the comprehensive plan. Material from the 2009 Plan is incorporated extensively in the update. The major points expressed in this plan, which will guide the growth of the Town until 2030, are:

1. Sustainability is paramount when considering land use issues, particularly in a small town such as Emmitsburg. This includes environmental, quality of life, employment, infrastructure, and town fiscal considerations.
2. The town needs to maximize the benefit generated from the use of town resources such as land, water supply, and wastewater management. Ultimately, sewer capacity will likely be the determining factor governing further growth of the town.
3. The historical character of Emmitsburg's Main Street is a valued asset for the town, and will be conserved, as well as serve as a model for newer development and architectural character. Extensive efforts to revitalize the town square and restore the integrity of buildings in the village core area have been possible due to grant assistance from the State of Maryland.
4. Emmitsburg is a Priority Funding Area, designated by the State of Maryland to be a development area. It is essentially an urbanized area, with an established development pattern which should guide future land use development.
5. Infill growth should be encouraged.
6. Growth by annexation should occur in areas adjacent to the town, rather than leaving gaps between the existing town and new development. Any annexation proposals will have to demonstrate that they have something of value to offer the town.
7. New residential and/or mixed use development will occur in a clustered development pattern, to conserve open space, minimize impervious surfaces, and minimize infrastructure.
8. Natural resources will be conserved to enhance recreational opportunities, protect the town water supply, improve water quality in local streams and ultimately, the Chesapeake Bay.
9. Pedestrian and bicycle linkages between the various areas of town will be improved, and provided within new developments.
10. Environmentally responsible and progressive techniques, such as Low Impact Development, LEED building standards, Best Management Practices, stream buffers, landscaping and reforestation, will be either required or encouraged, as appropriate.
11. Zoning ordinance and map change decisions will be based on water supply capacity, wastewater treatment capacity, compatibility of land uses, and benefit to the community resulting from proposed changes.
12. The Town will continue active pursuit of economic development opportunities, with assistance of Frederick County Office of Economic Development and the Tourism Council.

PURPOSE OF THE 2015 COMPREHENSIVE PLAN UPDATE

The 2015 Comprehensive Plan Update builds on the 2009 Comprehensive Plan relative to policies governing growth, development, and conservation in Emmitsburg. It documents accomplishment of goals set in the 2009 plan, and sets goals for the next 20-25 years.

Range: The plan addresses Emmitsburg's near-future needs, as well as projections until the year 2030. It reflects the growing emphasis on sustainability at both the local and state level.

General: The plan does not focus on matters of detail, which can distract from important policies and proposals. Instead, it focuses on the broader aspects of land use, transportation, community facilities and services, sensitive environmental areas, water resources, infrastructure capability, municipal revitalization and growth, fiscal health, and quality of life.

Comprehensive: The plan describes relationships between local and regional factors that impact local economic and community development, as well as conservation of local natural resources.

This Comprehensive Plan expresses community goals along with valuable information regarding local and regional conditions, policies, and opportunities -- providing a context for making future land use and development decisions. It can serve as a resource document for preparing grant applications and other beneficial endeavors.

This document -- its text, maps, and illustrations -- provides the basis for making changes to zoning, subdivision, and other regulations that govern land use and infrastructure development.

REPORT ORGANIZATION

The 2015 Comprehensive Plan is organized into sections which reflect the Twelve Visions established by the State of Maryland, each being a vital part of the overall Comprehensive Plan. Additional sections provide information important to the consideration of the plan. Maps and other reference documents are located in a separate section following the text.

EMMITSBURG OVERVIEW

LOCATION

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

- Nearby Major Population Centers relative to Emmitsburg: Baltimore, MD 57 miles southeast; Harrisburg, Pennsylvania 49 miles northeast; Washington, D.C. 78 miles southeast.
- Proximity to Regional Population Centers: Frederick (the Frederick County Seat) 24 miles south; Hagerstown MD, 27 miles west (in Washington County); Thurmont MD, 7 miles south; and Gettysburg, PA, 12 miles north.
- Proximity to Pennsylvania: Emmitsburg has both challenges and opportunities related to its location on the Maryland – Pennsylvania border.
- Regional Geography: Emmitsburg is situated at the eastern edge of the Catoclin Mountain Range, which provides recreational and scenic opportunities. The Town has acquired much of the land on College Mountain to the west of town, for protection of the water supply and to preserve the views that it provides for the town.
- Monocacy River Watershed: Emmitsburg is located in the upper portion of the Monocacy River Watershed, which is a subwatershed of the Potomac River and Chesapeake Bay watersheds.
- Regional historical sites: Emmitsburg lies in the midst of a state-designated Civil War Heritage Area, and is at the intersection of the Catoclin Mountain/Journey through Hallowed Ground National Scenic Byway (Seton Avenue/US15) and Maryland Main Streets State Scenic Byway (MD 140). It is also within 10 miles of the Gettysburg National Military Park in Pennsylvania.
- Emmitsburg is home to, and in close proximity to, several major religious, cultural, educational, and national security entities, which are described elsewhere in this plan.

COMMUNITY

Emmitsburg is a small town, with a population of 2,814 as of the 2010 census. It has a higher percentage of senior citizens, a lower median income, and a greater percentage of residents who commute to employment than most of the towns in Frederick County. It is hard to quantify small town community character, which is one of Emmitsburg's strengths. There are multi-generational families living in the town, who provide support not only for their relatives, but for the larger community. This is reflected in the all-volunteer fire company that has been in operation since 1844, as well as several local churches and community service organizations.

STATE OF MARYLAND LAWS RELATIVE TO COMPREHENSIVE PLANNING

Article 66B of the Annotated Code of Maryland was replaced in 2012 by the **Land Use Article, Division I**, which enables jurisdictions to implement planning, zoning and subdivision. To exercise zoning and development review authority, municipalities must have a comprehensive plan.

The Twelve Visions. During the 2009 Legislative session, Maryland's then-eight existing planning visions were replaced with 12 new visions that address a broader spectrum of significant issues of relevance to all Marylanders. These new planning visions are the State's land use policy, and a local jurisdiction is required to include the visions in the local comprehensive plan and implement them through zoning ordinances and other regulations. The 12 Visions are described on the Maryland Department of Planning website as follows:

1. Quality of Life and Sustainability:

A high quality of life is achieved through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment.

2. Public Participation:

Citizens are active partners in the planning and implementation of community initiatives and are Sensitive to their responsibilities in achieving community goals.

3. Growth Areas:

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

4. Community Design:

Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

5. Infrastructure:

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

6. Transportation:

A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers;

7. Housing:

A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;

8. Economic Development:

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

9. Environmental Protection:

Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;

10. Resource Conservation:

Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;

11. Stewardship:

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



12. Implementation:

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

REGIONAL CONTEXT

Frederick County Community and Corridor Planning Process

(excerpt from Fred. Co. document)

The 2010 County Comprehensive Plan, adopted on September 12, 2012, established a new planning process that will allow for plan updates to occur at three levels: County Plan, Community Plans, and Corridor Plans. Another update process will involve coordination with municipal plan updates, which may result in amendments to the County Comprehensive Plan. This process replaces the region plan updates, which has been practiced since 1984.

Relationship with the County Plan

The County Comprehensive Plan as a whole would be updated on a regular cycle consistent with the State requirement, which is currently every ten (10) years. It is not expected that plans for all of the communities and corridors will be prepared between updates of the County Plan. The community and corridor plans will produce a stand alone plan document that would result in amendments to the County Plan. The amendments may include revisions to the land use plan map and/or zoning map in addition to revisions to the text document.

Purpose and Benefits of Community and Corridor Plans

- Explore in greater detail physical plans, design concepts, redevelopment opportunities, and development staging.
- Address the issues and opportunities identified in the County Comprehensive Plan
- Allow for revisions to the community growth boundaries, land use plan designations, and zoning
- Allow for greater community involvement
- Identify recommendations and action items to implement the plan

What will a Community/Corridor Plan Look Like?

This process will produce a stand alone plan document. Since these plans will focus on smaller geographic areas they will be able to look at much greater detail than the County Comprehensive Plan. While these plans will still address the traditional elements of a plan including the land use plan designations, growth boundaries, and zoning they will also allow the county to prepare physical plans, which would apply the Community Development Principles described in the County Comprehensive Plan. A physical plan may include the following elements:

- Circulation – address new street connections including local streets; detailed pedestrian and bicycle access; intersection improvements; and transit access.
- Development scenarios – address at a parcel level of detail opportunities or for infill/redevelopment and new development; would address density and an appropriate mix of land uses; application of transit oriented development
- Community Design – address issues related to streetscape/pedestrian improvements; how to maintain compatibility between existing and new development; integration of public and civic spaces and uses such as schools, libraries and parks.

Community Plans

The county will be involved with two types of community plans, for municipal growth areas and for unincorporated growth areas.

Municipal Growth Areas

The process and schedule for Municipal Growth Areas would be determined by the respective municipality and would be coordinated with the County. Generally, the municipalities will update their plans on a ten (10) year cycle as currently required by the State. It is anticipated that once a municipal plan update has progressed to the municipality's elected officials the County would initiate a County Plan amendment process. Any changes to the community growth boundary and/or land use designations adopted as part of the municipal plan update would be reviewed by the County Planning Commission and Board of County Commissioners and adopted as an amendment to the County Comprehensive Plan.

OTHER PLANS AND DESIGNATIONS

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

Heart of the Civil War Heritage Area (HCWHA). The HCWHA Management Plan recognizes the potential for conservation and preservation, plus economic vitality through heritage tourism. The hope is to expand the appeal of the heritage area beyond a core Civil War audience, to involve a broad spectrum of interests. The HCWHA recognizes the importance of sacred historic places, scenic landscapes, and historic town centers. Beginning in 2012, the Town of Emmitsburg was the recipient of grants through the Heart of the Civil War Heritage Area/MD Heritage Areas Authority, which focused attention on the revitalization of the central square and Main Street historic district. Under the first grant, a charrette process was undertaken to elicit public input to the concept plan, followed by a second grant which would provide funding for construction design. The Maryland State Highway Administration has been an active partner in bringing ideas expressed in the concept plan to fruition. The construction phase of the revitalization project is likely to begin in 2017.

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

2004 Catoctin Mountain Scenic Byway Corridor Management Plan – The Catoctin Mountain National Scenic Byway follows the route of US 15 from the Pennsylvania state line to the Potomac River. In 2003, the corridor was designated a State Scenic Byway and as a National Scenic Byway in 2005. The Management Plan provides a description of the intrinsic qualities (historic, recreational, natural, cultural, etc.) of the corridor as the basis for understanding the important resources along the Corridor, and details strategies for conserving the intrinsic qualities and managing improvements and changes. The Catoctin Mountain Scenic Byway became part of The Journey through Hallowed Ground National Heritage Area in May 2008. The Plan was adopted by Frederick County on May 18, 2004 to promote US 15 Corridor tourism. The town has been involved in meetings regarding both JTHG and the Catoctin Mountain Scenic Byway, usually coordinated by the Tourism Council of Frederick County, Inc., with the goal of increasing tourism for the towns along the US15 corridor.

TOWN OF EMMITSBURG COMPREHENSIVE PLANNING HISTORY

Emmitsburg has had a Comprehensive Plan in place for over 30 years. The 2009 Comprehensive Plan, adopted on November 2, 2009, updated Emmitsburg's 1998 Comprehensive Plan. The 1998 plan had updated the 1974 Comprehensive Plan, which sought to preserve the unique character of Emmitsburg. The 1974 plan goals focused on the appearance of the Town, creating balance in land use, and improving community facilities and accessibility for all residents. The 2015 Plan will continue the refinement of goals to incorporate the priorities set by the State of Maryland, as well as via public input, the Planning Commission, and elected officials of the Town.

2015 COMPREHENSIVE PLAN UPDATE PROCESS

The Emmitsburg 2015 Comprehensive Plan update will follow the process specified in the MD Dept. of Planning Guidelines document entitled "Revisiting the Comprehensive Plan: The Six Year Review":

1. Planning Commission (with staff) identification of update needs, and communication to the Emmitsburg Board of Commissioners regarding the need for revision.
2. With concurrence of the Board regarding the need for updating the plan, the Planning Commission and Planner continue to work on updating information, and setting goals for the future. Public input is not legally required, but is strongly recommended in order to achieve ownership and support for the goals of the plan.
3. Once a draft deemed acceptable to the Planning Commission is completed, it is sent to the MD Dept. of Planning to provide a review coordinated with all appropriate agencies – at least 60-days prior to the Planning Commission's scheduled public hearing.
4. The Planning Commission considers input from the public hearing, makes any adjustments needed based on state comments, then forwards the plan by resolution to the Mayor and Board of Commissioners.
5. The Mayor and Board of Commissioners would then consider the Planning Commission's recommendation at a regularly scheduled meeting and adopt the plan in whole or in part, as submitted by the PC, or return the plan to the PC for further consideration.
6. If the PC recommends that no revisions are necessary, they forward a letter to the Mayor and Board of Commissioners stating that after a thorough review, they have concluded that the comp plan as drafted needs no changes.
7. The Mayor and board would review the recommendations and adopt a resolution stating that they have reviewed the comp plan and the PC recommendation, and has determined that no revisions are needed. Then it would be forwarded to MDP.

Sustainable development: "development that seeks to meet the need of the present without compromising the ability of future generations to meet their needs."

-- Bruntland Commission, *Our Common Future: Report of the World Commission on Environment and Development* (Oxford University Press, 1987)

The 2009 Comprehensive Plan expressed goals for Emmitsburg as shown below, which were the result of public input, and were supported by accepted planning principles. They reflected concern about the local quality of life, environmental quality, and the long term viability of the community. In the years since the 2009 plan, this type of thinking has become increasingly referred to as "sustainability", and incorporated into a broad range of planning efforts -- with an increasing emphasis on consideration of environmental impacts. Sustainability is a complex term that has been defined and interpreted in many ways and across a wide range of professions and fields since the definition above was first coined. The following excerpt is from the MD Dept. of Planning *Planning Commission, Planning Boards and Boards of Appeals Education Course Module Four: Planning 201: Environment, Green Development, Housing and Transportation*. It gives some background regarding the green development and sustainability movements.

U.S. Green Building Council

Sustainability has a champion in the U.S. Green Building Council (USGBC). This national non-profit organization has emerged over the past 20 years as the leader in the promotion of sustainable, or Green development practices, first for buildings, now for sites and whole neighborhoods and in the future for whole new towns and retrofitting existing communities. . . USGBC consists of a community of leaders working to transform the way buildings and communities are designed, built and operated. They envision an environmentally responsible, healthy and prosperous environment that improves the quality of life.

The USGBC developed a rating system called LEED (Leadership in Energy and Environmental Design) which is a voluntary, consensus-based system for the design, construction, and operation of high performance green buildings. LEED can be applied to every building type and phase of building lifecycle, and coming out in 2010 -- to Neighborhood Development (LEED ND). There is a Maryland chapter of the USGBC, which advocates for more than 600 member businesses to expand the state's green building initiatives. Maryland Green Building Council The General Assembly created the Maryland Green Building Council in 2007 to report annually to the Governor.

Incorporating sustainability into comprehensive planning is now recognized by the State of Maryland as one of the twelve visions. A discussion of sustainability-oriented accomplishments and 2015 goals for Emmitsburg follows later in this section.

2009 Goals

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

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

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

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

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

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

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

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

Quick and safe access to all areas of town as well as out-of-town destinations is essential and local commuters and businesses depend on the efficiency of highway travel. The mobility afforded to residents by the close proximity to US 15 comes at the cost of the regional use of town streets for commuting and interstate truck traffic,

since North and South Seton Avenues, and Main Street (MD 140) are all State roads with regionally-generated traffic volumes.

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

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

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

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

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

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

Ensure that public facilities are adequate to accommodate growth.

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

Community facilities and services sustain and strengthen towns as population grows provided their capacity, quality, and accessibility are taken into account. A Town

provides its residents with essential public services and community facilities. Proper stewardship over these resources and the Town's investments require that a Town grows within the confines of its infrastructure and services while expanding these services as necessary. Existing Town residents should not suffer a reduction in the quality of services or bear the financial burden of new development.

Foster the economic growth of Emmitsburg

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

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

Recognize and participate in regional/interstate opportunities

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

Planning for Sustainability

The American Planning Association (APA) established a task force in 2010 to undertake a multiyear, multifaceted program to define the role of comprehensive planning in addressing the sustainability of human settlement." In its report, it stated that

Planning for sustainability is the defining challenge of the 21st century. Overcoming deeply ingrained economic and cultural patterns that result in resource depletion, climate instability, and economic and social stress requires holistic problem solving that blends the best scientific understanding of existing conditions and available technologies with the public resolve to act. Planning processes allow communities to look past immediate concerns, evaluate options for how best to proceed, and to move towards a better future. The Comprehensive Plan has the legal authority to act as the vehicle for guiding community development, the scope to cover the necessary functions and facilities, and history of practice to inspire public acceptance of its policies. Planning can provide the necessary analysis, the requisite communitywide reflection and education, and the momentum required to respond to these monumental challenges. (Godschalk and Anderson 2012)

The APA task force reviewed existing comprehensive plans and recognized the following six principles that must be recognized in comprehensive plans in order to address sustainability.

1. Livable built environment

Ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure, work together to provide sustainable, green places for living, working, and recreation, with a high quality of life.

2. Harmony with Nature

Ensure that the contributions of natural resources to human well-being are explicitly recognized and valued and that maintaining their health is a primary objective.

3. Resilient Economy

Ensure that the community is prepared to deal with both positive and negative changes in its economic health and to initiate sustainable urban development and redevelopment strategies that foster green business growth and build reliance on local assets.

4. Interwoven Equity

Ensure fairness and equity in providing for the housing, services, health, safety, and livelihood needs of all citizens and groups.

5. Healthy community

Ensure that public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice, and safe neighborhoods.

6. Responsible regionalism

Ensure that all local proposals account for, connect with, and support the plans of adjacent jurisdictions and the surrounding region.

The APA guidelines above correlate with the State of Maryland's Twelve Visions described in the Legislative section, which are required by law to be incorporated into the comprehensive plan, and which form the structure of this document. Within each Visions section, there is background information, an update of accomplishments since the 2009 Plan, and future goals relative to that Vision.

Sustainable Energy

The Town of Emmitsburg has undertaken significant municipal infrastructure projects to promote environmental sustainability, and has been at the forefront of green initiatives within the state of Maryland. The town is involved in several state programs intended to encourage energy savings and other environmentally beneficial endeavors.

Maryland Energy Administration Sustainable Communities grant program recognizes three areas of energy savings; electrical efficiency, renewable energy, and fuel efficiency. Each program has specific five goals in terms of percentage savings.

Emmitsburg is currently participating in two elements of this program; electrical efficiency and renewable energy.

The program goal for electrical efficiency is a fifteen percent reduction in electrical use over five years. To date, with the installation of LED lights, the Town has reduced its overall electrical use by 9.5%. The Town is currently discussing additional efficiency technologies which will increase this percentage in order to meet the goal well in advance of the five year timeline.

The renewable energy program goal is to increase the jurisdiction's share of renewable energy up to twenty percent of its total energy use within the five year time frame. With the installation of the one megawatt solar array on the Waste Water Treatment Plant site, the Town of Emmitsburg municipal electrical accounts are supplied with renewable energy for well over ninety five percent of their energy needs, meeting the program goal well in advance of the five year time frame.

MD Energy Administration awarded the Town energy grant money during 2014, of which about \$22,000 went to the LED project and \$8,000 went to prepare the Solar Array site for construction. It was hoped that the town could get an additional grant for a new power saving technology from Europe, but the MEA was unwilling to commit funding to a new technology unproven in the US. It is hoped that this opportunity might be funded in the future.

LED Lights

In 2013 the existing conventional bulbs in street lights throughout town were replaced with high efficiency LED light bulbs. This change decreased the total amount of kilowatt hours used in street lighting by 40%. Table 1.1 shows the cost savings for each year, which increased to 40% savings in 2014, when the LED light replacements were completed and a full year of comparison was possible.

Based on the accounting for the fiscal years from 2011 to 2014,

**Table 1.1 LED Light Cost Savings for
FY 2013 – 2014**

Fiscal Year	Annual Cost*	Difference	% Change vs 2011
2011	\$51,228	--	--
2012	\$47,231	\$3,997	8%
2013	\$42,795	\$8,433	16%
2014	\$30,533	\$20,695	40%

***Acct. code 617 (street lights)**

Solar Power

In 2014, the Town began drawing power from a 1.1 megawatt solar field which was built on a former overland flow area for the Emmitsburg Waste Water Treatment Plant. It is operated by a third party (UGI) through a Power Service Agreement. This facility serves the Town government's nineteen largest electrical accounts and the Vigilant Hose Company. The Town government facilities are now approximately 95% served by renewable energy.

An additional solar field generating 1 megawatt is planned to be online in mid 2015. This second field is being built to solely serve the Town's new Waste Water Treatment Plant and is sized to provide 100% of the facility's anticipated electrical need.

In recognition of the above projects, in 2014, the Town of Emmitsburg was named a Smart Energy Community by the Maryland Energy Administration.

In February of 2015, Emmitsburg made application and was approved as a member of the Maryland Green Registry. For more information see <http://mde.maryland.gov/marylandgreen/Pages/LeadershipWinners.aspx>

Sustainable certification/green team

The Town has formed a Green Team in order to facilitate the application for recognition as a "Certified Maryland Sustainable Community". The team consists of three local citizens, the Mayor and a member of the Town staff. The Team is well along the path to achieving certification. A Community Assessment Survey, was sent out in April 2015, the results of which will be used as the basis for our Three Year Action Plan. Once the assessment is complete, the town will be able to apply for and obtain certification as a Maryland Sustainable Community by October, 2015.

Community Services

The quality of life for residents of Emmitsburg is dependent on the natural and built environment. It is also enhanced by the facilities and services available for education, social well-being, recreation, emergency services, and government functions. The Town of Emmitsburg, Frederick County, volunteer organizations, and other local and regional organizations combine to provide these services, as described below.

Education

Public Schools

The Frederick County Board of Education operates the public school system attended by Emmitsburg residents. Table 1.2 shows the public schools that serve Emmitsburg residents, along with the 2009 and 2014 enrollment and capacity statistics. Emmitsburg Elementary School also houses a pre-kindergarten program. Enrollment in each school is below state rated capacity. Emmitsburg Elementary School has two portable classrooms in use as of 2015.

**Table 1.2 School Enrollment Capacity:
June 2009 vs 2014**

School	Enrollment	% of capacity
Emmitsburg Elementary		
2009	285	85%
2014	294	91%
Thurmont Middle School		
2009	710	79%
2014	572	64%
Catoctin High School		
2009	933	82%
2014	900	79%

Source: Frederick County Public Schools Enrollment and Capacity Report, June 2009 and Dec. 2014

Mother Seton Elementary

Mother Seton Elementary School is located adjacent to Creamery Road. This private Catholic school teaches children from pre-kindergarten through grade eight. Enrollment for Mother Seton Elementary in the Spring of 2008 was 388 students and in Spring of 2015 it was 295. The Maryland Association of Environmental and Outdoor Education (MAEOE) has certified Mother Seton School as a Maryland Green School for the past two years (2013-2014). This certification signifies that the school has made a commitment to developing stewards of the earth and reducing the environmental impact of the school.

Higher Education

Mount Saint Mary's University

Mount Saint Mary's University and Seminary lies outside of the growth boundary of Emmitsburg. However, the University is just 2 miles from the center of town, and offers classes, programs, and services that are a resource for Emmitsburg residents. Overall student enrollment for both the Emmitsburg and Frederick campuses in 2015 was 2,125 which includes undergrad and grad students at the Emmitsburg campus. The Frederick campus also offers an Adult Accelerated program, which had 180 enrollees during 2015.

Frederick Community College

Frederick Community College serves more than 17,000 students in the academic and continuing education & workforce development divisions. Started in 1957 as an evening school, FCC moved from Frederick High School to 520 North Market Street, and finally, in 1970, to its permanent home on Opossumtown Pike. The college is a resource within Frederick County committed to providing quality education, superior student resources, and affordable tuition.

Hood College

Hood College is a private co-educational liberal arts college serving 2,422 students, 1,434 of whom are undergraduates. Located on Rosemont Ave. in the City of Frederick, it presents an educational opportunity either on a commuting or resident basis.

Parks and Recreation Facilities

The recreational needs of Emmitsburg are met through the following parks and trails combined with additional parks found within residential subdivisions.

- **Emmitsburg Community Center:** This facility is owned by Frederick County and includes an indoor gymnasium which provides recreational use for various non-profit recreational entities. The building also contains the Emmitsburg Town Office, Frederick County Library, Head Start, Senior Center, and other county programs, e.g. health-related.
- **Emmitsburg Community Park:** This 55-acre park includes two baseball diamonds, two tennis courts, a multi-use court, playground equipment, swimming pool with a kiddy splash area, picnic pavilions, barbeque sites, bandstands, horseshoe pits, restrooms, walking paths with exercise equipment, and parking facilities. It is located behind the Community Center.
- **Emmitsburg Memorial Park:** This six-acre park includes playground equipment, a T-ball diamond, three baseball/softball diamonds, (all baseball diamonds have dugouts and bleachers) a picnic area, barbeque sites, a seasonal snack bar, restrooms, a pavilion, and parking. It is located off Chesapeake Avenue.
- **Emmit Gardens Area:** This town-owned land is located in the Emmit Gardens residential subdivision, and is slated for future development consideration after construction of the new Town water treatment facility (design complete) on the same parcel.
- **Silo Hill:** This one acre-park contains playground equipment, which was enhanced in 2014. It is located in the Silo Hill residential subdivision. Additional town-owned land located in between the houses and Flat Run is suitable for passive recreation only due to slopes and other site characteristics.
- **Northgate:** This private, one-acre park contains playground equipment. It is located near the entrance to the Northgate residential subdivision, and is maintained by the Homeowners Association.
- **The Emmitsburg Multi User Trails** features thirteen miles of professionally designed and constructed natural surface trails. The trail network, situated on Town owned property near Rainbow Lake, is comprised of three challenging loops which are suitable for mountain biking, hiking and trail running. An additional trail crosses the heavily wooded College Mountain, connecting the mountain trails with Annandale Road.

Table 1.3 Recreation/Parks Facilities in Emmitsburg	Acres	Public or Private
Community Center	Gym	Public
Community Park	55	Public
Memorial Park	6	Public
Emmit Gardens	± 1 acre for park	Public, undeveloped
Silo Hill	1	Public
Northgate	1	Private - HOA
Multi-User trail	13 miles	Public

The town-owned parks and open spaces within the town provide a recreation standard of about 24 acres per 1,000 residents of Emmitsburg. In addition, on the 1300 acres of College Mountain properties owned by the town, there is fishing at Rainbow Lake, hunting, and 13 miles of bike, hiking/running trails. There are also recreational opportunities and open spaces on school sites.

Fire and Police Protection

The Vigilant Hose Fire Company located at 25 West Main Street provides fire protection to the Town of Emmitsburg. The service area of the fire station encompasses 44 square miles, and includes a portion of Pennsylvania. The fire company is staffed and run entirely with volunteers. In 2009 Vigilant Hose Company celebrated its 125th year of service to Emmitsburg. The fire company ran 494 calls in 2014, 143 were medical assist, 34 were structure assignments, 11 brush fires, 52 service calls, 11 Hazardous Materials responses and 243 miscellaneous. Of these 494 calls 109 were mutual aide responses.

The 2015 ISO Protection Class Grade report for the Emmitsburg Fire District showed that the ISO grading was improved from 5/9 to 4/4Y. This is a one grade increase within the Town of Emmitsburg and an upgrade outside the hydrant area to a semi-protected class from rural protected. This will have the effect of decreasing insurance rates for commercial uses, in particular.

The County Sheriff provides police services for Emmitsburg. The service area for the County Sheriff includes much of Northern Frederick County and can remove personnel from the Town for long periods. Therefore, the Town supplements the County Sheriff with two deputies on contract service at a satellite office located in a town-owned building at 22 East Main Street.

The Frederick County Emergency Communications Center has a somewhat different coding system for incidents. They show Vigilant Ambulance 919 calls, Vigilant Fire 525 calls, and Emmitsburg Ambulance 58 calls during 2014.

Emergency Services

Ambulance Company 26 of Emmitsburg

Ambulance Company 26 of Emmitsburg provides emergency pre-hospital care to residents of Emmitsburg and surrounding areas. A special response unit serves the Town with two ambulances. During 2014, Emmitsburg Ambulance participated in 58 calls. Both volunteer and paid personnel run and operate the Ambulance Company. An emergency refuge area for residents is housed in the Ambulance Company's headquarters at 17701 Creamery Road.

Hospitals

There are several regional hospitals available to Emmitsburg residents. The nearest is Gettysburg Hospital in Pennsylvania, which is approximately 12 miles away. Frederick County Memorial Hospital, Washington County Hospital, and Carroll County Hospital are all within 20-30 miles. Washington County Hospital, in Hagerstown, contains a trauma center.

Social Well-being

Child Care

Child Care facilities include after-school programs located at Mother Seton School and at the Town of Emmitsburg, plus the federal Head Start Program, which is located in the Community Center. These programs enhance the lives of the children involved, provide a needed service for working parents. There is transportation provided to Head Start, and pick-up at the elementary school for the program located nearby in the Community Center.

Catoctin Pregnancy Center and Emmitsburg Food Bank

Located conveniently in the building at 502 East Main Street are:

- The non-profit Catoctin Pregnancy Center, which serves families with children 5 years old and under by providing free pregnancy testing, donated clothing and equipment, and other support services. There are no geographic restrictions to qualify for services.
- Emmitsburg Food Bank – Provides food to those who are in need. Geographic restrictions do apply.

Community Center

The Emmitsburg Community Center located at 300-A South Seton Avenue is a former school building that is owned by Frederick County. It now houses the Town Office and other organizations described briefly here.

Town of Emmitsburg Office

The Town of Emmitsburg administrative offices are located at the Community Center on South Seton Avenue. This includes offices of the Town Manager, Town Clerk, Planning and Zoning and support staff, as well as the Mayor's office and Town Board office. The Town meeting room is equipped with broadcasting capability and utilizes a local community channel to broadcast meetings.

Emmitsburg Branch Library

The Emmitsburg Branch Library, part of the Frederick County Public Library system, is located in the Emmitsburg Community Center. Professional library staff provide information and literacy services for all ages. Public access computers, a wide variety of print materials as well as popular films and audio books plus the latest editions of popular magazines and local newspapers are always available to card holders. Community partners offer tax and job assistance at the library and local artists host regular exhibits. A large Community Meeting Room is available to the public for booking. Children's and teen programming and other special programs are a regular part of the library's mission and ELLA, the Emmitsburg Library Literacy Area is stocked with iPads and other activities for children. Wi-Fi is always available at the library. The Friends of the Emmitsburg Library provide financial support to the branch and new members are always welcomed. For information, call 301-600-6329 or visit the library website at www.fcpl.org.

Frederick County Programs

The Frederick County Parks and Recreation Department holds adult and youth activities in the Community Center gymnasium. Other services are provided periodically through county social services and health departments.

Head Start Classroom

The federal Head Start Program is a preschool program for children from low-income families. Children's educational, social, and health needs are cared for through this program while the children are prepared for kindergarten.

Senior Center

The Emmitsburg Senior Center provides programs, social activities, and weekday lunches for independent adults over 60 years of age.

ACCOMPLISHMENTS

In response to requests and recommendations from the public and from the town Parks Committee, the following improvements were made to town-owned parks.

- 1. 2011 Loop trail installed at southern end of Community Park offers one mile of asphalt-surfaced trail for walking and biking.**
- 2. 2012 Exercise stations added to the loop trail, including handicap accessible.**
- 3. 2013 Splash park at Community Pool for younger-aged children. Provides activities that are more accessible and safer for small children.**
- 4. 2014 Improved sidewalk connection to Community Park.**
- 5. 2014 Memorial Park: handicap accessible playground area.**
- 6. 2014 Community Park: handicap accessible playground area.**
- 7. 2014 Silo Hill Park: handicap accessible playground area.**
- 8. 2014 Community Park: paved pathway through portion of park where walking in the road was the only previous option. Serves to enhance safety of pedestrians.**
- 9. 2014 Community Park: resurfaced basketball court and tennis court. Replaced high chain link fence around tennis court and basketball court.**
- 10. 2013 – ongoing. The multi-user trail on College Mountain has been developed primarily through volunteer efforts and grants through mountain-biking entities. It provides a recreational opportunity as well as spin-off economic benefit when users visit local businesses.**

GOALS

1. Continue improvement of recreational facilities.
2. Install tree plantings in park to help satisfy Chesapeake Bay storm water program once the program requirements have been identified. This could also provide shade for park activities. (See Environmental Protection section).

Fiscal Health/Sustainability

It is important to consider the effects of land use decisions on the fiscal health of a town. For instance, residential properties have historically been considered to cost more for a municipality to support than non-residential properties. An overview of major revenue sources for the town is shown below. It is noted that 12% (121) of the taxable properties are non-residential, but they contribute 20.5% of the property tax revenue. Nearly one-third (31%) of the assessed value in town lies with properties that are exempt from taxes. Given the relatively limited remaining water/sewer capacity and land area appropriate for development, fiscal aspects should be a consideration when considering future development options and the sustainability of the town in the long term.

Table 1.4 Tax Revenue as of FY2015

Real Estate taxes	# of properties	% of all properties	Total Tax Revenue \$\$ Amount	Average tax per property
Residential	862	85%	\$484,397	\$562
Non-Residential	121	12%	\$124,915	\$1,032
Total taxable	983		\$609,312	
Exempt properties	33	3%	\$278,018 if taxes were levied on these properties	
Total Properties	1,016		\$887,330 assessed value total	

- 31% of the assessment value of properties in town is exempt from taxes
- 20.5% of property tax revenue is generated from 121 commercial properties (12% of taxable properties)

Table 1.5 Other Revenue Sources

Personal Property Tax	--	\$ 66,108
Local Income Tax Sharing		\$217,385
State Highway Use Tax		\$ 24,216
State Aid Police		\$ 16,305
County Tax Equity		\$372,491
Grants	POS (Project Open Space)	\$ 20,832
	Other grant sources comb.	\$ 167,488

Data Source: Town of Emmitsburg Accounting Office

Sustainable Communities Program – Community Legacy grants

The Town provides grant administration services as an in-kind contribution for a façade and building restoration program funded by the MD Dept. of Housing and Community Development. Grants provide 50% matching of private funds, and town fiscal system serves as a pass-through for the money. The town has secured grants of \$50,000 each year for FY2013, 2014, and 2015, and has completed FY2013, committed 80% of FY2014 funds, and has begun the application review process for FY2015 projects. These funds are not considered revenue, so do not show as a revenue item.

Water/Sewer – Enterprise fund

The water and sewer system is run as an enterprise fund, which is a separate entity from General Fund and serves the w/s system exclusively.

Revenues from water/sewer user fees are set by Town Board based on the recommendation of the Town Manager. By state law the fees may only reflect the cost of producing the water, maintaining the system, cost of items such as the new wastewater treatment plant.

New construction or expansion of existing facilities are subject to a **Water/Sewer capacity fee ("tap" fee)** – based on cost of providing one unit of service within the system (250 gpd). Essentially this is buying a share of the system based on predicted use. Residential units are considered to need one tap, while for commercial use the number of taps required is based on fixture counts, as stated in the town code §13.04.041 and §13.08.111.

Cost of tap established as of April 2012: Water \$8,200 Sewer \$8,000

Subscriber is responsible for the cost of the meter.

Water and sewer capacity considerations relative to land use are described in Section 5 – Infrastructure.

The land use designations and growth boundary recommended by this plan are shown on the 2021 Land Use Map found in the Map's section. The map reflects minor changes made as a result of the 2009 Plan, including one area on East Main (MD 140) where a change to the Town Commercial land use category is recommended, a change to the zoning classification of 17381 North Seton Avenue from R-1 to R-2 is recommended, a change to the zoning classifications of 17319, 17307, and 17308 North Seton Avenue from R-1 to B-1 is recommended, and the addition of 17443 and 17439 Irishtown Road & 05-172233 (no assigned address) to the growth boundary. Zoning changes for properties located outside of the town boundary would occur as part of the annexation process.

Existing Land Use

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

2021 Land Use Plan

The general plan for land use within the Emmitsburg Town boundary, through 2030, is shown on the 2021 Land Use Map. The recommended land use categories are described below. These categories in themselves are not zoning districts, but land use designations. There could be more than one zoning district within the bounds of any land use designation.

1. Suburban residential: Areas presently developed or developing within this designation are generally characterized by conventional suburban patterns; curvilinear streets, cul-de-sacs, large setbacks from the street, etc. They include subdivisions such as Pembroke, Brookfield, and Northgate. The Plan recommends that these areas remain in this type of use. This Plan recommends requiring clustered development, maximizing open space, and a potential mix of housing types in future development in these areas.
2. Town Residential: Includes existing traditional neighborhood areas north of Main Street, as well as the South Seton area south of the Community Center. These areas are more likely to exhibit a rectilinear development pattern with smaller lot areas than the suburban residential. They are located within reasonable walking distance to town services, community, and educational facilities. To the north of Main Street, this area is bounded by a tributary to Flat Run, which essentially divides Town Residential from Suburban Residential. This land use designation can include a range of residential densities and housing types.

"The Citizen's Role

Although it is not a legal requirement to engage the public in the comprehensive plan process in Maryland, it is in the planning commission's/board's best interest to do so because public interest in, and understanding of, the plan helps to establish public trust and support for the comprehensive plan, and ultimately makes implementation of the plan easier." [MDP Planning Commission online Education Course]

Past Public Input

The 2009 Plan process held workshops for public input, resulting in the following objectives for the town. Some of these turned into goals in the 2009 Plan, which have been accomplished, and others are multi-jurisdictional items that will not likely come to fruition.

- ❖ Conservation / preservation of a "green belt" around the Town
- ❖ Invest in making downtown a vibrant center for economic activity.
- ❖ Future development should provide for a mix of uses to reduce the amount and distance new residents will have to travel to do everyday errands.
- ❖ Environmental protection is an essential aspect of planning. Future development, including neighborhoods and shopping centers, should meet higher standards.
- ❖ Efforts should be devoted to encourage small and home-based businesses to locate and remain in Town.
- ❖ A bypass route around downtown to reduce congestion due to commuters from Pennsylvania.
- ❖ Overpasses are planned along US 15 so that motorists can get from one side of US 15 to the other, where at-grade intersections now exist.
- ❖ Libraries, schools, community centers, and downtown should always be accessible from any part of town by walking or biking.
- ❖ The churches and institutions (civic, business, religious, educational, social, recreational, and governmental) of Emmitsburg continue to contribute to human development and understanding.

Revitalization of the Square. In 2012, the Town conducted a charrette process during a revitalization project for the town square. Responses by participants included specific items related to the physical aspects of the square, along with broader topics of town identity, traffic congestion and traffic signal timing, pedestrian safety, bicycle traffic, aesthetics, parking, and connections to other parts of town via pedestrian and bicycle routes, rather than predominantly by motorized

vehicles. Once again, quality of life issues were expressed by residents and business owners.

These, plus additional goals identified during the 2015 process, can help provide a basis for future planning.

2015 Public Participation

The 2015 update of the Comprehensive Plan involved opportunities for the public to participate at the Planning Commission meetings, as well as at the Town Meetings when the plan was an agenda item. The update process commenced on April 27, 2015 at the Planning Commission meeting, with notice in local papers, the town website, and local community TV channel 99.

A Public hearing was advertized and held at the July 27, 2015 Planning Commission meeting. Issues and goals expressed by the public were:

- Concern about the single access point for the Northgate subdivision being impassable on occasions when the adjacent tributary to Flat Run floods onto the roadway. Encouraged continued attention to finding solutions that would at least provide alternate emergency access to Northgate.
- Support for the proposed zoning change involving 4 parcels on East Main (MD 140) that would change zoning from R-1 Residential to B-1 Neighborhood Commercial.

The land use designations and growth boundary recommended by this plan are shown on the 2021 Land Use Map found in the Map's section. The map reflects minor changes made as a result of the 2009 Plan, including one area on East Main (MD 140) where a change to the Town Commercial land use category is recommended, a change to the zoning classification of 17381 North Seton Avenue from R-1 to R-2 is recommended, a change to the zoning classifications of 17319, 17307, and 17308 North Seton Avenue from R-1 to B-1 is recommended, and the addition of 17443 and 17439 Irishtown Road & 05-172233 (no assigned address) to the growth boundary. Zoning changes for properties located outside of the town boundary would occur as part of the annexation process.

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

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

9. Agriculture. There are no lands within the town designated agricultural land use; although there are lands being utilized for the growing of hay until demand for another use occurs. There is an area within the growth boundary that is designated Agriculture (east of US 15 at Welty Ave.)

Municipal Growth Element (MGE)

Emmitsburg has utilized the criteria put forth by the Maryland Office of Planning publication entitled Sizing and Shaping Growth Areas (1998) to establish the growth boundary –

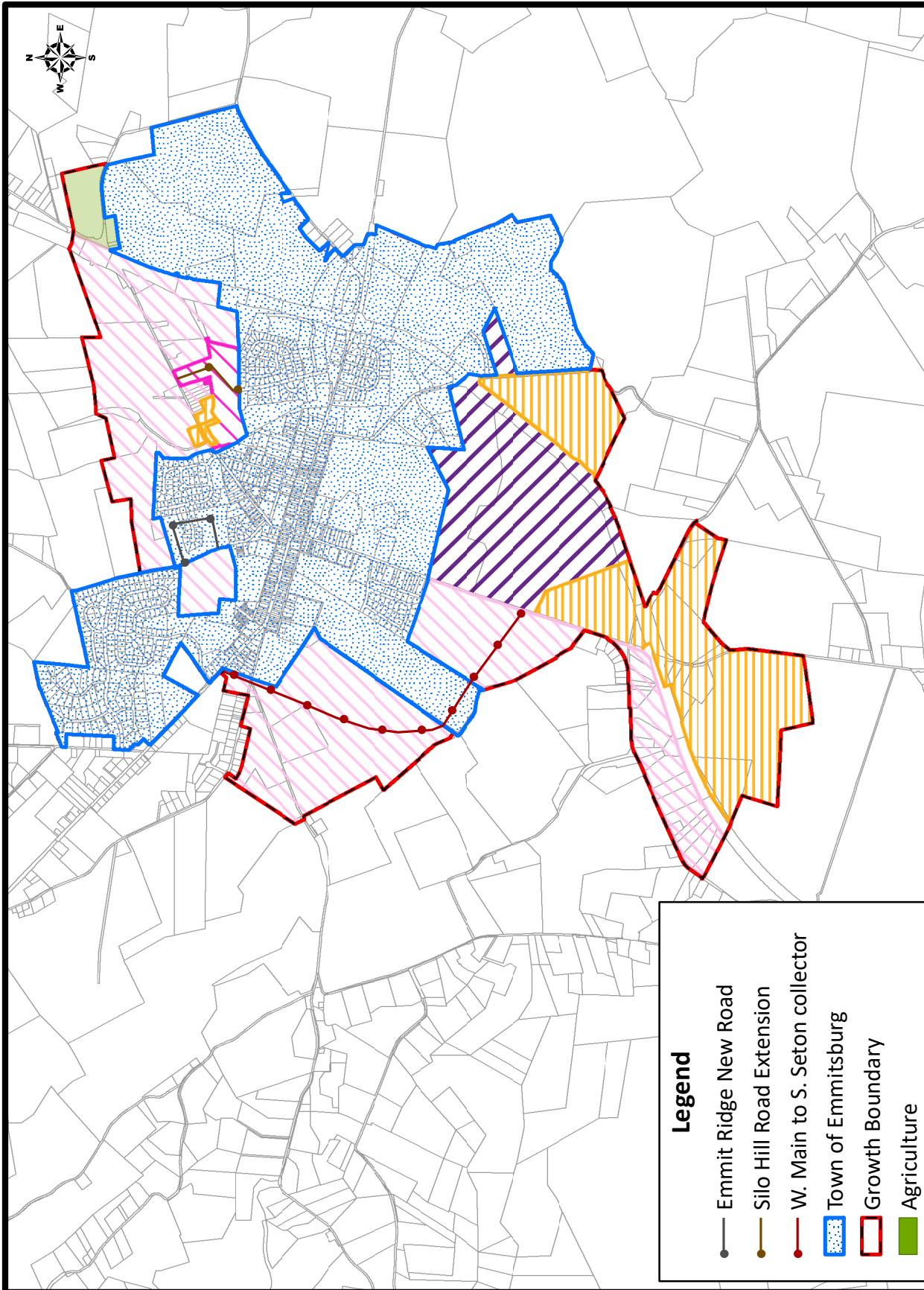
“...the size, and shape of growth areas, the location of boundaries, and the effectiveness of the boundaries are a function of the following factors....”, which can be summarized as:

- Purpose – Growth boundaries, for example, can serve to separate areas planned for growth versus rural protection, or guide extension of public infrastructure, or a combination of several goals.
- Time frame – The growth boundary should relate to the planning period covered within the Comprehensive Plan. It should reflect a reasonable expectation of potential growth and infrastructure capabilities within that time period.
- Characteristics of the land – The growth boundary should relate to the existing pattern of development, consider infill and redevelopment, natural features such as slopes, environmental elements, existing and planned infrastructure, and political boundaries.
- Forces of growth – Elements such as perceived demand for housing, trends in community design, densities, population growth projections, etc.
- Supportive techniques and growth management practices – initiatives to control growth outside the boundary and to encourage growth within the boundary, to prescribe the design and character of development inside the boundary, to target growth-related project funding inside the growth area and protection-related funding outside the growth area.

Emmitsburg Growth Boundary

As a result of considering the State-issued criteria, the growth boundary was pulled in significantly in the 2009 Emmitsburg Comprehensive Plan, compared to the 1998 Emmitsburg Comprehensive Plan. An effort to match the Frederick County growth boundary map as much as possible also influenced which properties were included in the town growth area. The 2021 Growth Boundary map – Figure 3-1, is similar to the 2009 map, with the exception of changing the Open Space designation to Institutional to reflect the current land uses within those areas, a change to the zoning classification of 17381 North Seton Avenue from R-1 to R-2, a change to the zoning classifications of 17319, 17307, and 17308 North Seton Avenue from R-1 to B-1, and the addition of 17443 and 17439 Irishtown Road & parcel 05-172233 to the growth boundary.

Lands designated Low-Density Residential on the Growth Boundary map, and where the proposed use would likely be new residential, constitute approximately 395 acres, including a few small existing single family lots. Current land use on these areas is agricultural.



**Figure 3-1 2021 Emmitsburg Growth Boundary
Suggested Land Use Designations
& Proposed New Roads**

March 2021

Legend

- Emmet Ridge New Road
- Silo Hill Road Extension
- W. Main to S. Seton collector
- Town of Emmitsburg
- Growth Boundary
- Agriculture
- Commercial
- Institutional
- Low Density Residential
- Medium Density Residential

0 2,400 4,800 Feet

Lands designated Medium Density Residential on the growth boundary map, and where the proposed use would likely be new residential, constitute approximately 23 acres. Current land use on this area is agricultural.

Institutional designations within the growth boundary total approximately 168 acres. These properties are already developed, including Daughters of Charity, and FEMA/NETC, so would not have an impact on water/sewer capacity. They have been included in the growth boundary to create continuity for proposed annexations of adjacent properties, and to match the County growth area map.

Commercial designations comprise approximately 255 acres, including vacant land owned by Mount St. Mary's (MSM) and the Daughters of Charity, a gas station, two restaurants, Mountain Manor rehabilitation center, a Potomac Edison property, an auto service garage, a former auction, and small vacant parcels. Mount St. Mary's operates its own water/sewer system, and Mountain Manor is connected to that system, so it does not seem likely that MSM vacant lands developed in the future would need Emmitsburg water and sewer services. The Frederick County Water and Sewerage Plan contains information regarding the Mount St. Mary's water/sewer system.

There is a stretch of Low Density Residential designation along Old Emmitsburg Road, comprising approximately 54 acres. This area is mostly developed with single-family residential, and was included within the boundary to match the County plan and provide a connection to MSM.

Other aspects and considerations to note relative to the growth area map are:

1. **Silo Hill connector.** A collector road connection from North Seton Avenue to Silo Hill Road would help provide some relief relative to traffic traveling through the Square, and make local trips more convenient for some residents.
2. **Old Emmitsburg Road past South Seton.** The Town plan does not include the existing rural residential area on the west side of Old Emmitsburg Road in the growth area. The Town should not extend water and sewer to additional rural residential areas. The Town has included some Mount St. Mary's properties in the growth areas to allow any future collaborations on facilities and infrastructure to occur.
3. **Mountain View Road Rural Residential.** There are properties along Mountain View Road that are served by Town water and sewer, but are not within the town boundary. There would be no benefit created for the town by annexing this area, so it is *not* included in the growth boundary.
4. **Collector Road.** The 2009 Town Comp Plan perceived the need for a collector road extending from West Main (Rte. 140) to South Seton to accommodate traffic circulation

needs generated by any future development, as well as the likely increase in commuter traffic from outside of Emmitsburg. A conceptual route is shown on the plan.

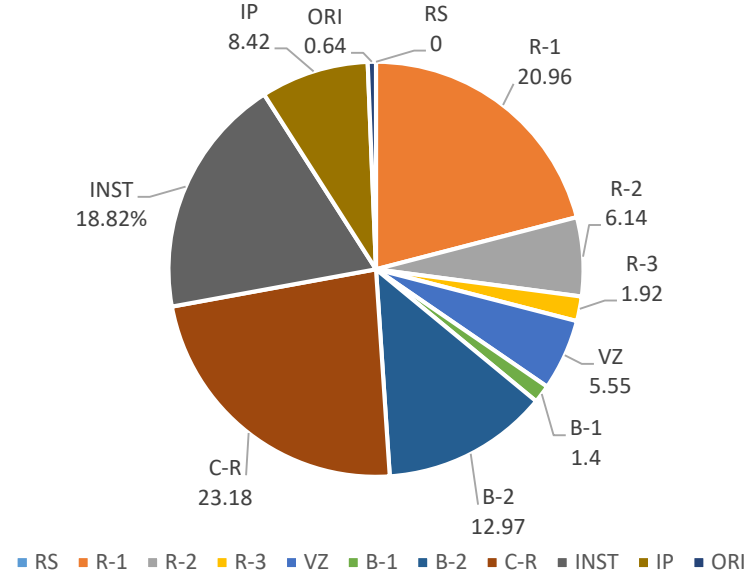
5. **Northgate to Irishtown Road.** There is only one entrance/exit to the Northgate subdivision, which is prone to flooding during major rain events. Realizing that a second access point would be beneficial, the Town has investigated options to provide a connection to Irishtown Road; however, this is not likely to occur until land along Irishtown Road is developed and a road created as part of the development.

Future zoning and development decision-making must be consistent with the adopted land use plan for Emmitsburg. It will be extremely important to evaluate proposed development against infrastructure capacity, as well as other sustainability criteria as described in other sections.

ZONING

The current zoning of Emmitsburg can be seen on the Emmitsburg Zoning Map in the Map's section. There are 11 zoning designations currently established in the zoning ordinance, and they are described below. The approximate number of acres of land in each zoning category as of March 2021 is shown in figure 3-2.

Figure 3.2. Percentage of Total Acreage by Zoning District



Grouping the zoning districts by more general types of use allowed yields the following information:

Type	Acres	%	Allowed uses
Commercial	131.72	14.37	Retail, hotels, office
Cons./Rec.	212.51	23.18	Parks, open space, reserve
IP/ORI	86.04	9.06	Job centers
Residential	266.03	29.02	Residential – all types
Institutional	177.19	18.82	Schools, churches, government
Village Zone	50.8	5.55	Mixed residential & Retail, Office
TOTAL	924.29	100	838.92 total acres before 2021 amendment
Roads and ROW	107.03	---	---

The zoning districts currently listed in the Town of Emmitsburg Code are described below. one of the districts is not currently applied to any area in Emmitsburg, as evidenced by the number of acres listed.

Residential Zoning

Residential Suburban (RS): 0 acres. This residential zone allows for lower density development on large lots in outlying areas beyond the core of Emmitsburg. The minimum lot size is 20,000 square feet, with a minimum lot width of 100 feet. It requires a minimum front yard setback of 35', side yard setback of 12 feet and rear setback of 30 feet. This district allows for single-family homes and community facilities.

Low-Density Residential (R-1): 192.11 acres. This residential zone allows for single-family residential units characterized by larger lots and green space. The minimum lot size is 12,000 square feet, with a minimum lot width of 85 feet. It requires front yard setback of 35 feet, side yard setback of 12 feet and rear setback of 30 feet. This district allows for single-family homes, planned-unit developments, community facilities, and certain business uses of historic structures.

Medium-Density Residential (R-2): 56.32 acres. This residential zone encourages compact development that maintains green space – potentially for recreational use – and avoids floodplains, steeper slopes, and other areas inappropriate for development. The minimum lot size is between 6,000 and 8,000 square feet, with a minimum front yard setback of 35 feet, side yard setback of 10 feet and rear setback of 30 feet. This district allows for all uses permitted in the low-density residential zone as well as duplexes and town houses. Town houses have a special set of regulations, which allow a density of 7.26 units per acre. Generally, front yard setbacks for town homes are 25 feet and rear yard setbacks are 35 feet.

High-Density Residential (R-3): 17.6 acres. This residential zone seeks to provide a range of housing types which provide access to street networks and activity centers, while encouraging creation of green space. The minimum lot size is between 6,000 and 8,000 square feet, with a minimum front yard setback of 35 feet, side yard setback of 10 feet and rear yard setback of 30 feet. This district allows for all uses permitted in medium density districts as well as multifamily dwellings. Town houses are also allowed in this zoning category at a density of 7.26 units per acre.

Mixed-Use Zoning

Village Zone (VZ): 50.86 acres. This district allows for a mix of residential, small business, civic, religious, emergency services and government service uses in an effort to maintain the character of Emmitsburg, create a place for community, and strengthen the local economy. Allowable uses in this district include; medium to high-density residential uses, community facilities, lodging, medical centers, churches, neighborhood retail, business and professional offices, banks, fire and rescue, etc.

Commercial Zoning

Neighborhood Commercial District (B-1): 12.82 acres. This district allows for a mix of pedestrian-scaled retail and service businesses. Allowable uses include; lodging; major retail; food, drug, and beverage; specialty shops; service and recreation; and business and professional uses as defined in Section 20.020 of the Emmitsburg Zoning Ordinance.

General Commercial District (B-2): 118.90 acres. This district allows for the grouping of shopping, service, office, and entertainment uses with requirements for vehicular accessibility and pedestrian safety. Allowable uses include all those uses allowable in the Neighborhood Commercial District as well as; banks, repair services, service stations, restaurants, funeral homes, vehicle service centers, and car washes.

Conservation-Recreation (C-R): 212.51 acres. This district was created during the 2010 rezoning. It is intended to conserve public and private land for the protection of natural resources, stream corridors, recreation, and agricultural or silvicultural use through minimal development and low-impact uses. In general, uses specified in this district do not require additional water capacity, and/or lands in this district do not currently have access to water and sewer infrastructure required to undertake development of uses allowed in other zoning districts. Town parks, some stream corridors, and private lands where development may occur in the future, if conditions at some future time warrant a zoning change, and resources are available. It is not intended to have permanent preservation as its purpose.

Institutional Zoning

Institutional (INST): 172.47 acres. This district is intended to accommodate civic, educational, and cultural uses, such as libraries, meeting halls, schools, fire

And rescue stations, post offices, government buildings, memorials, museums, places of worship, and similar facilities.

Industrial Zoning

Industrial Park (IP): 77.21 acres. This district is intended for the location of both heavy commercial and light industrial uses which are basically similar in nature and too few in number to warrant separate districts. These uses are of such size and character as to deem them inappropriate for other commercial and industrial districts. This district is intended for their location in a manner that would make them least offensive to one another and to adjacent land use districts.

Office, Research, Industrial (ORI): 5.83 acres. This district is intended to provide for the development of office, research, and limited manufacturing uses in high visibility locations along major highways. Development in this district shall be characterized by an absence of nuisances in a clean and aesthetically attractive setting. This district shall permit limited

manufacturing, fabrication, or assembly operations which would, by nature of the product or magnitude of production, be compatible with research, professional, or business offices.

During the Comprehensive Rezoning following the 2009 Plan, recommendations made in the 2009 Plan were implemented. Generally, this included consolidating various commercial/office designations, such as H-S, B-2, and ORI into more usable areas designated as B-2, General Commercial, and eliminated split-zoned parcels.

The Antique Mall property in the downtown area was changed from IP (Industrial) to VZ (Village Zone) in order to eliminate a potentially incompatible future use, and to expand the mixed-use commercial/residential zoning for the village core.

Zoning Incompatibilities

There do not appear to be any zoning conflicts under the current zoning. The 2010 rezoning effort mentioned above sought to eliminate any potential zoning incompatibilities. The Town Board adopted buffer ordinances 20-08 & 20-09 on October 5, 2020 to provide screening for non-residential zones that are adjacent to residential zones.

Zoning Issues to Consider

- Complete the Cluster Development ordinance during 2016 so that fiscal, environmental, and quality of life aspects of any new development are considered, and conservation of resources is accomplished.

Historic Core Design

The historic core of Emmitsburg has a unique character stemming from the layout of the streets and the design element contributed by the historic buildings. The core contains both a vertical and horizontal mix of residential and commercial uses, restaurants, gathering places, professional and non-professional services, and religious and civic uses. The basis for the existing structure of Main Street was the 60-foot wide right of way depicted in an 1808 map by Andrew Smith. The integrity of the basic streetscape has survived because the buildings are generally intact, and many reflect the period of rebuilding following the fire of 1863, when over one-third of the structures in the town were damaged or destroyed. Principal town design characteristics in the historic core of Emmitsburg include the following features:

- Buildings fronting directly on the sidewalk are predominant in the Main Street core and contribute to the historic character of the streetscape.
- Prominent three and four story historic buildings with distinctive architectural styles are centrally located at the intersection of Main Street and Seton Avenue.
- Two story townhouse/row house and detached housing along the Main Street corridor
- A residential density exceeding ten units per acre.
- Rear alley access to structures that front on Main Street. Some uses have begun to utilize Lincoln Avenue (alley that parallels Main Street on the south) as a second access to their business or office.
- On-street parking along Main Street with no front yard parking.
- Pedestrian access through the Main Street and Seton Avenue corridors and complete¹ pedestrian mobility at the Main Street and Seton Avenue signalized intersection.
- Commercial operations geared to both resident and visitor needs.
- Residential neighborhoods adjacent to the village center.
- Civic open spaces convenient to the Main Street corridor and rural open spaces at the periphery of town.
- Streets scaled to accommodate both pedestrians and vehicular traffic including street trees, sidewalks, and pedestrian scale signs and buildings.

Gateways

There are four gateways into Emmitsburg's historic village center. Each provides different views and has other visual characteristics that serve to welcome residents and visitors to this central place. The uniqueness of these visual characteristics helps to define the Town of Emmitsburg, creating a source of enjoyment for visitors and pride for the Town. The Emmitsburg Design Features Map identifies these gateways.

South Seton Avenue from points south.

East side - After vehicles pass over Tom's Creek, they pass a series of major buildings in campus-type settings, including the Federal Emergency Management Administration (FEMA) and the Daughters of Charity complex, which is comprised of Saint Joseph's Ministries, and the National Shrine of St. Elizabeth Ann Seton. Willow Rill marks the boundary of the Town's Memorial Park, followed by the US Post Office, single family residences, and small businesses. This transition in scale, combined with the natural features present, provide a progressively more developed entrance into Emmitsburg's historic village center.

West side - The Seton Center (former private elementary school now providing day care and social services) is located just outside the town boundary, followed by a row of classic houses and a doctor's office. The Emmitsburg Community Center marks the beginning of a mixed civic, residential and commercial zone which transitions to the downtown center.

North Seton Avenue – from points north

For travelers from the north, North Seton Avenue (US 15 Business) is the first road into the first town in Maryland. Views of farm fields, a classic barn, and the Catoctin Mountains greet the motorist, followed by a mixed small-commercial and residential area. Once across a tributary to Flat Run, one sees the church steeples and more dense residential use within the Emmitsburg town line, until reaching the intersection with Main Street – the town square.

West Main (MD 140)

The western gateway begins at Tract Road and MD 140, with new, low density developments to the north, rural vistas to the south, and the historic Village Center increasingly visible to the east. Upon entering the town, MD Route 140 and Frailey Road form a Y intersection funneling traffic into town, where MD 140 is called West Main Street. The historic Emmit House is located at the fork formed by these two roads, with a WWI Doughboy Monument in the triangular island in front of the Emmit House.

East Main

Travelling west toward town on MD Route 140 from points east, as well as from the US 15 exit at MD 140, the gateway is located at the signalized intersection of East Main Street (MD 140) and Silo Hill Road. This eastern gateway is characterized by a shopping center, hotel, and highway services on the north and low-density residential development on the south side of MD 140.

All of these gateways provide views of the Town's steeples, panoramic mountains, and village center.

Focal Points

Emmitsburg's main focal point is at the intersection of Main Street and Seton Avenue in its historic downtown. This intersection opens up to form a relatively compact Town Square area characterized by buildings set back from Main Street. These setbacks currently provide for parking in front of the buildings. Formerly, this area was the location of the Town's well and later, a decorative fountain graced the center of the Square. The fountain was removed to allow room for increasing vehicular and truck traffic. Residents and visitors still identify with the location as a central focus of the Town. This focal point and the community center - a gathering place for the Emmitsburg community and service providers, are identified on the Emmitsburg Design Features Map. (See Section 8 for information about the square revitalization efforts.)

Scenic Views

Some of Emmitsburg's most impressive features are the views of the surrounding natural and built environment. Many locations throughout the Town provide excellent views of the adjacent Catoclin Mountain range. Emmitsburg is also home to churches with tall steeples that provide visual interest and meaning. Many of Emmitsburg's scenic views are identified on the Emmitsburg Design Features Map.

Scenic Byways

U.S. Route 15 and Seton Avenue (US 15 Business) are both Nationally Designated Scenic Byways. These two roads are part of the Catoclin Mountain Scenic Byway. Additionally, Emmitsburg is an 'Old Main Streets Scenic Byway' as designated by the State of Maryland. MD 140 (Taneytown Road), and Seton Avenue are the routes on this byway. Strategies recommended by the State Highway Administration to enhance scenic byways are:

- Implementation of Corridor Management Plan for the Catoclin Mountain/Journey Through Hallowed Ground National Scenic Byway.

- Use of the SHA Context Sensitive Solutions for Scenic Byways guide to diminish the visual, environmental, historical, and experiential impact of any new transportation infrastructure with the byway corridors.
- Enhance the corridor through roadway landscaping and plantings using native species.
- Provision of wayfinding and tourist-oriented destination signs. (Generally requires SHA involvement within Emmitsburg corridors, due to state roads)
- Prohibit billboards and regulate on-site signs so that they do not detract from scenic views.
- Use bio-retention and other storm water best management practices in the alteration of existing contours and to preserve important vegetative features along the highway.
- Protect the hillsides by limiting development on steep slopes and along ridge lines. (Minimal areas within Emmitsburg affected.)
- Consider the provision of parallel shared-use paths along scenic byway corridors to enhance recreational access.

Heritage Management Areas

Emmitsburg's Historic District is a stopping point of interest within the Journey Through Hallowed Ground National Heritage Area (JTHGNHA), which extends through parts of Pennsylvania, Maryland, Virginia, and West Virginia. JTHGNHA is an interstate partnership that seeks to encourage resource preservation, environmental stewardship, and economic development through the conscious protection and appreciation of historic and natural resources related to the Civil War. The Heritage area is an interstate partnership that brings national, state, and local partners together to protect nationally important places centered on the US Route 15 corridor.

Emmitsburg is also located within the Heart of the Civil War Heritage Area (HCWHA). This is a state program that seeks to promote resource conservation and economic development through heritage tourism. The HCWHA recognizes the unique role that Frederick County, Carroll County, and Washington County played in the Civil War and seeks to protect and promote the towns, roads, battlefields, and natural resources within its boundaries. Emmitsburg is eligible to receive capital and non-capital grants for preservation, tourism, and community development projects that support the Heritage Area's goals. The Town amended the 1998 Comprehensive Plan to adopt the HCWHA Plan and passed a resolution to continue support for implementation of the HCWHA Plan on February 20, 2012.

Historic Structures and Districting

The historic structures and the nature of Main Street are the most important elements in the town center character. The existing buildings, a program of installing period-style street lamps, and the fact that utilities are in the rear of Main Street properties provide a unique experience for residents and visitors. Log structures dating as early as 1785 still exist under subsequent exterior sidings. Churches established in the late 1700's still worship in buildings constructed at that

time, such as Elias Evangelical Lutheran Church on North Alley, which was built in 1797. Construction of most of the existing church buildings dates prior to 1850.

Emmitsburg's historic district was listed on the National Register of Historic Places in March 1992. The historic district extends along Main Street between Mountain View Cemetery on the west and Creamery Road on the east, including part of North and South Seton Avenue. There are 216 structures included in Emmitsburg's Historic District, with most considered to be a contributing resource of either high or exceptionally high level of integrity and historic and/or architectural significance. Figure 4-1 shows the extent of the Emmitsburg Historic District. A more detailed map and description of the historic district is included in the Appendix.

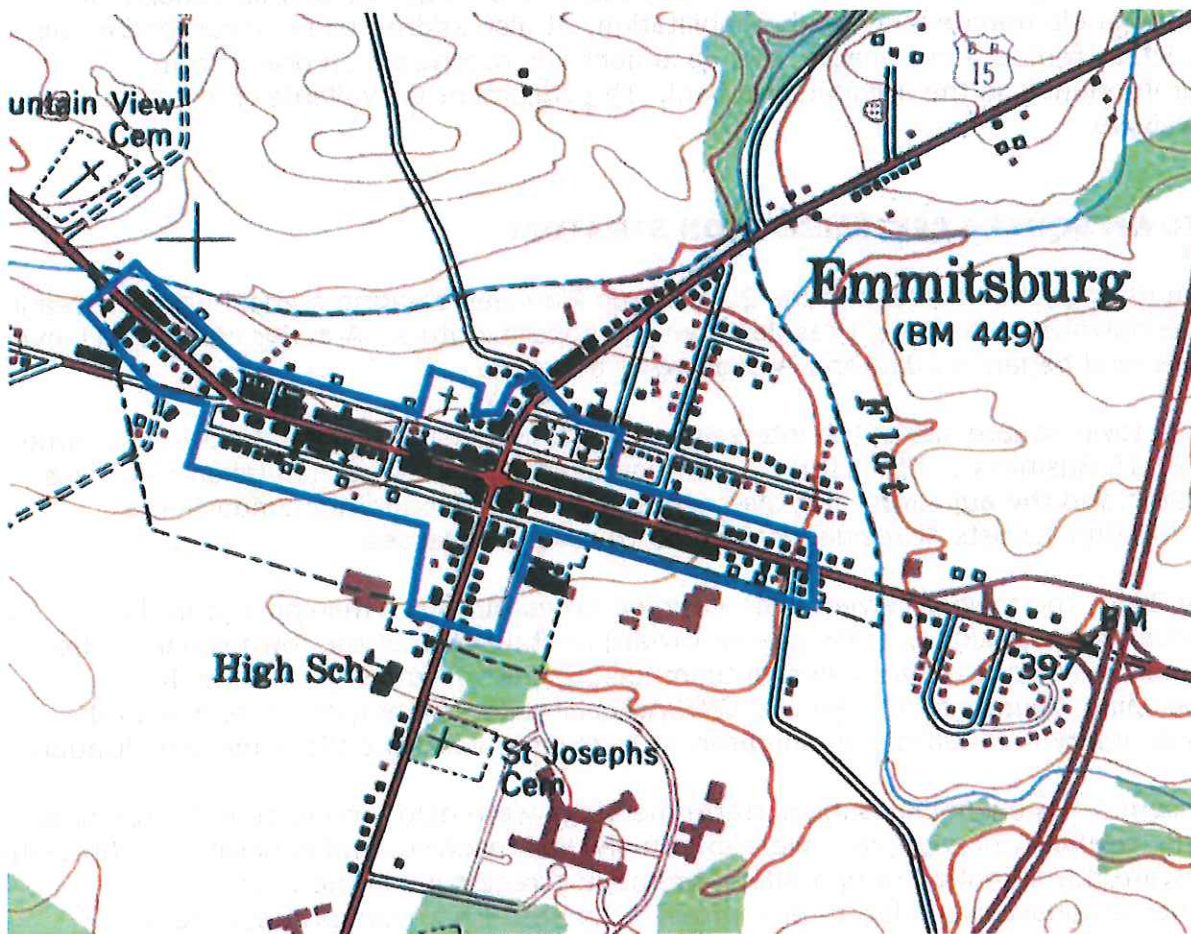


Figure 4-1 Emmitsburg National Register Historic District

Source: Maryland Historic Trust website www.marylandhistoricaltrust.net

The Maryland Historic Trust (MHT) has determined that within Emmitsburg, and immediately adjacent, there are two sites/structures eligible for listing on the National Register of Historic Places: St. Joseph's College (now on FEMA property) & Mother Seton Shrine, and the St. Euphemia's School and Sisters' House on DePaul Street. MHT has determined that each meets the criteria necessary for formal listing on the National Register. There are also a number of historic schoolhouses, farms, bridges, and Mason-Dixon milestones that are located in the Emmitsburg vicinity.

ARCHITECTURAL GUIDELINES

One goal expressed in the 2009 Plan was to create an architectural guidelines document primarily focusing on the historic district, but with the intent that when new structures are built, they will have a reference for design that will be compatible with the historic character of the existing buildings.

In 2012, Keith Suerdieck, a local resident who is a retired architect, undertook a volunteer effort to create the Town of Emmitsburg Architectural Guidelines. The document was adopted by the town board of commissioners on March 19, 2012. The document contains a thorough inventory of the architectural styles present in Emmitsburg, describes their characteristics, and provides recommendations for compatible maintenance and rehabilitation. It also addresses neighborhood items such as fences and signage. The document has received high praise from professionals in the architectural field. The document is available on the town website.

TOWN SQUARE REVITALIZATION STRATEGY

Another goal of included in the 2009 Comp Plan was creating a vital business area in the downtown, to benefit residents and to attract visitors. A major effort to achieve this goal began in 2012 and is ongoing at this time.

The town square sits at the intersection of Main Street (MD 140) and Seton Avenue (US 15 Business). The last time any renovation to the street had taken place was 1987, and the appearance of the square was run down and not conducive to attracting tourists or residents to the downtown businesses.

In 2012, the town received a MD Heritage Areas Authority matching grant to undertake a design process geared toward revitalization of the town square. The funds were used to hire a design team lead by Seth Harry & Associates, Inc., including Townscape Design and CMS Associates for the purpose of engaging the community in a public planning process to explore various options for revitalization.

A series of stakeholder and charrette meetings were held, and were well-attended. The resulting concept plans were extremely well received, and generated enthusiasm toward the potential for upgrading the major streetscape in the town. Much emphasis was placed on improving the pedestrian experience, in terms of safety and creating a more vibrant space. Because Main Street and Seton Avenue are state roads, the State Highway Administration (SHA) has taken on the engineering design, which is anticipated to be completed in the Fall of 2016, with construction planned for May 2017. The SHA will also fund the majority of the construction, with the town paying for aesthetic aspects. A 4-sided clock was donated in 2014 by Mount St. Mary's, and others have offered to contribute to the project when the needs and costs are determined. The final report for the Revitalization Strategy can be found on the town website.

CLUSTERED DEVELOPMENT

The 2009 Plan implementation strategy included "Create new, and/or revise existing land development ordinances to reflect the goals and objectives of this plan, with reference to storm water and environmental issues, plus fiscal aspects of development, in terms of minimizing infrastructure via clustered development." This concept was referenced in several different sections of the 2009 Plan.

A draft Cluster Development ordinance was developed in the Fall of 2014, was discussed at one Planning Commission meeting. Comments received are currently under further consideration by staff, and will be presented to the Town Board as a future agenda item.

The basic concepts of the cluster development ordinance are to maximize open space for environmental benefit, minimize the amount of impervious surfaces, consolidate infrastructure to decrease initial development cost and long-term maintenance cost to the town, offer a variety of housing unit types, plus recreational opportunities. This ordinance would apply to any residentially-zoned land currently within the town boundary, and any future annexations.

CONNECTIVITY

As described in the Transportation and Circulation Accomplishments section, and listed below, multiple projects have been completed by the town and the state to improve shortcomings related to pedestrian mobility that were cited in the 2009 Plan.

- 1. 2012 Completed North Seton Ave. sidewalk connection to Northgate subdivision to allow for safer pedestrian use of No. Seton to access the downtown area, and to encourage daily activity.**
- 2. 2013 West Lincoln Ave. sidewalk connection between School Lane and the Community Park Drive. This provides a safer route to the public elementary school, Community Park and the pool, as well as completing a loop used by walkers for exercise.**
- 3. 2015 (planned) East Lincoln Ave. connection to Creamery Road from Chesapeake Ave. will provide safer route to both Mother Seton School and Emmitsburg Elementary School, as well as safe walking for residents.**
- 4. 2015 (planned) South side of Chesapeake Street to So. Seton Ave. will connect commercial areas to additional parking, as well as improve access to businesses on Chesapeake. Memorial Park, site of town ballfields and picnic/playground areas, can also be more safely accessed via the sidewalk.**

County and State Roads – planning phase

1. *Old Emmitsburg Rd, connection from end of FEMA/NETC sidewalk to Mt. Saint Mary's, is outside of the town, but the town is involved in the planning/funding process, along with Frederick County and SHA. Would provide a safe multi-modal route for MSM students, joggers, and bicyclists. Must be installed to federal standards in order to utilize federal money for trails.*

Maryland State Highway Administration projects

These will all construct new or enhance existing pedestrian routes.

1. **Route 140 Flat Run Bridge reconstruction. Project #FR536_2110
construction planned Spring 2016**
2. **Route 140/Bus15 Square reconstruction. Project #FR171_2110
construction planned Spring 2017**
3. **Route 140 Sidewalk construction (W Main St) Project #FR111_23
construction planned Spring 2016**
4. **Route 904F Sidewalk Construction (E Main St) Project #FR111_23
construction planned Spring 2016**

FUTURE GOALS

Continue working on:

1. Cluster development ordinance.
2. Connectivity throughout the town. Develop plan for multi-user sidewalk and trail system, including access to potential annexation areas.
3. Revitalization efforts.

Community facilities and services described in this section are essential to support both the existing development and any future growth in the town. The comprehensive plan needs to show that there is a balance between any proposed changes in land use and the capacity of the water and sewer facilities. For the foreseeable future, the capacity of the waste water treatment plant will determine the finite nature of growth for the town. Government regulations regarding limits on discharge of treated water, combined with prohibitive expense would likely preclude construction of a new plant with increased capacity.

Emmitsburg Wastewater Treatment

A major new wastewater treatment plant (WWTP) designed to meet the new, more stringent standards required by the State of Maryland -- in response to concerns about **the health of the State's rivers and the Chesapeake Bay** -- is slated to go online in July 2015. The new plant includes the newest technology available for creating a system of Enhanced Nutrient Removal. The system will include new headworks, biolac lagoons, clarifies, disinfection and denitrification systems, sludge thickening and dewatering filters; all carefully designed to greatly reduce the flow of nitrogen, potassium and **other minerals into the State's waters. The existing outfall into Tom's Creek will be** retained. There is no upgrade in treatment capacity amount or average daily flow associated with this improvement. The design capacity is 750,000 gallons per day (gpd) with an allowable capacity of 800,000 gpd. In 2014, the average total discharge of wastewater in Emmitsburg was 488,000 gpd.

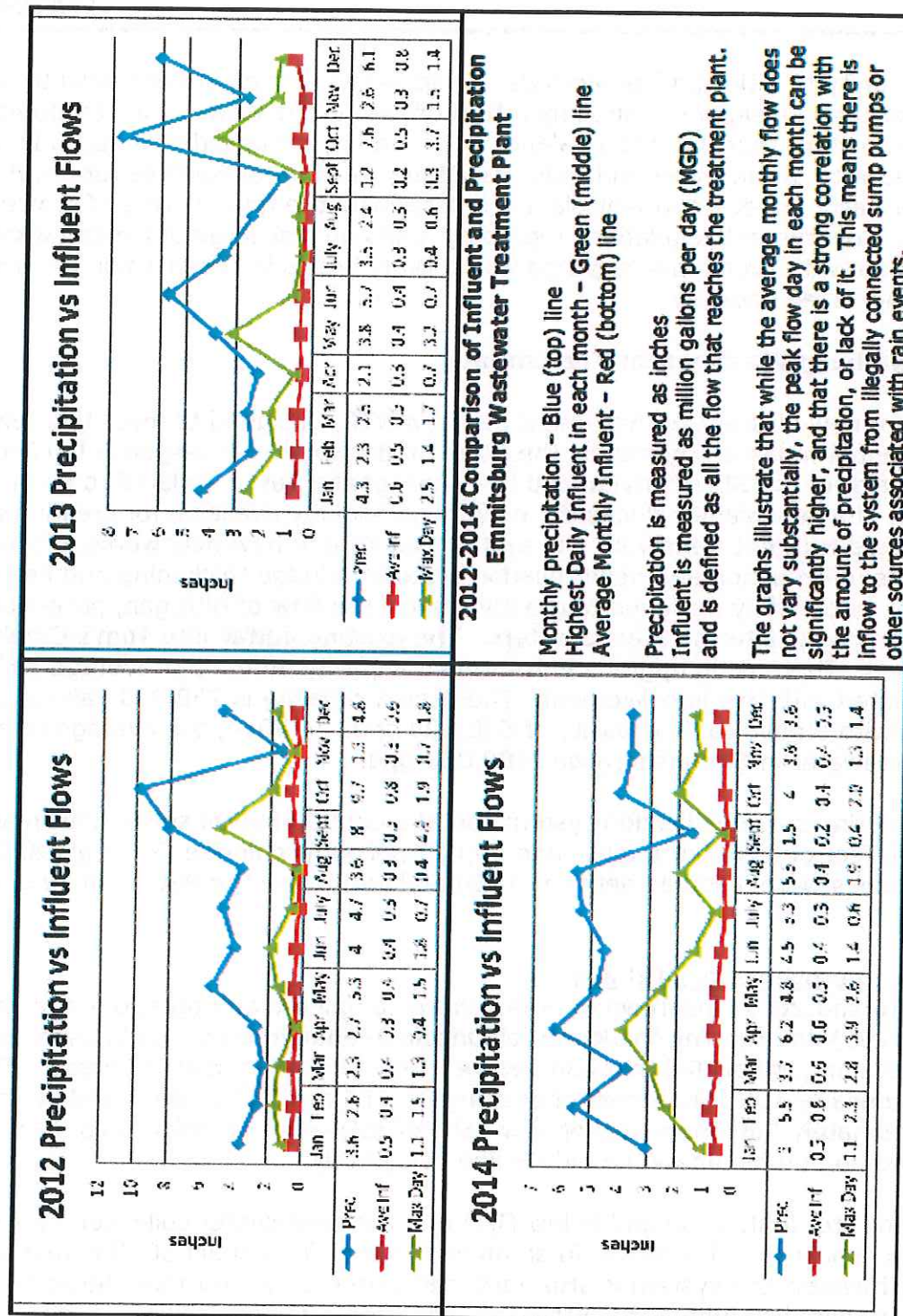
The existing sewer collection system contains 50,000 feet of sewer lines made up of 30,000 feet of terra cotta pipes and 20,000 polyvinyl chloride (PVC) pipes. The terra cotta pipes were installed between 1930 and 1950, and the PVC beginning around 1980.

Sewer Improvements / I&I actions

In 2010 and 2011, the Town of Emmitsburg completed an upgrade to the sanitary sewer (SS) line running the length of Lincoln Avenue in order to eliminate an older 15" SS line along Willow Rill that had severe inflow and infiltration problems. The upgrade relined nearly 1500 linear feet of existing 8", 10" and 15" SS lines and added approximately 500 linear feet of new 15" PVC/SDR pipe in order to complete the connection and eliminate the old SS line completely.

Groundwater infiltration and inflow (I/I) into the wastewater collection system has been a concern, and is typical in an older system. The impact of I/I is that in addition to wastewater, the system is also burdened with stormwater that should be handled by storm sewers or other storm water facilities, instead of the sewer system.

Improvements to the system have been undertaken, which decreased the amount of I/I somewhat; however, efforts to decrease I/I will need to continue through both infrastructure improvement and system management. Precipitation is closely related to the amount of I/I, as shown in the graphs on the following page.



2012-2014 Comparison of Inflow and Precipitation Emmitsburg Wastewater Treatment Plant

Monthly precipitation - Blue (top) line
Highest Daily Inflow in each month - Green (middle) line
Average Monthly Inflow - Red (bottom) line

Precipitation is measured as inches
Inflow is measured as million gallons per day (MGD)
and is defined as all the flow that reaches the treatment plant.

The graphs illustrate that while the average monthly flow does not vary substantially, the peak flow day in each month can be significantly higher, and that there is a strong correlation with the amount of precipitation, or lack of it. This means there is inflow to the system from illegally connected sump pumps or other sources associated with rain events.

Figure 5-1. Comparison of Inflow and Precipitation - Emmitsburg Wastewater Treatment Plant

Emmitsburg Water System

The Emmitsburg Water System (MD0100010) currently serves an estimated in-town population of 2,814 persons, plus fewer than 100 County households located outside the town boundary. (1327 units, total). The present Emmitsburg Water Treatment facility has been on-line since 2003. The treatment system - located on College Mountain near the intersection of Hampton Valley Road-Crystal Fountain Road - consists of a 432,000 gallon per day treatment plant, a 500,000 gallon steel storage tank, and a 120,000 gallon glass-lined tank. The water treatment system has the capability of treating up to 600,000 gallons per day if needed. Once it is treated, the water is stored in the two tanks until distributed via mains of various sizes, as described below. The entire system is gravity fed.

The Emmitsburg water system utilizes both surface and well water supplies. The primary source of raw water supply is 33 million gallon Rainbow Lake, a 13-acre impoundment located along Hampton Valley Road approximately one mile west of the water treatment facility. Rainbow Lake, at elevation 870.0 (msl) forms the headwaters of Turkey Creek. The town owns 700 acres of land within the Rainbow Lake watershed. It also owns 600 acres of land adjoining the watershed, downstream from the lake, that are held under a conservation easement and provide wellhead protection area for wells along Turkey Creek. A second reservoir (called Reservoir 3) impounds three million gallons of water and is currently not in use.

In addition to surface water, the water supply system includes seven wells, as shown in Table 5.1. Wells No. 1 and No. 2 pump directly to the treatment facility, where they are adjusted for ph and chlorinated. Water from Wells No. 3, 4, and 5 is injected into the main raw water transmission line from Rainbow Lake to the treatment plant, where it is filtered, ph adjusted, and chlorinated. Well No. 6 is an emergency supply. These wells are capable of outputs ranging from 28 gallons per minute up to 100 gallons per minute for Wells No. 2 and 3. Once the water is treated, it is stored in the two storage tanks adjacent to the treatment plant.

Table 5.1

Emmitsburg Ground/Surface Water Sources			
Aquifer/location	Permit Average GPD	Permit Max GPD	Permit No. (FR)
Turkey Creek Rainbow Lake	168,000	350,000	1976S014
Catoctin Metabasalt Wells 1 & 2	168,000	252,000	1975G011
Catoctin Metabasalt Wells 3 & 5	87,000	131,000	1976G114
Catoctin Metabasalt Well #4	40,000	60,000	1997G032
Catoctin Metabasalt Well #6 Emergency supply	10,000	29,000	1976G214

The Town also has two additional wells that are not presently in use. Well 7, Permit FR20026020(1) has a Permit Average GPD of 83,000 and Permit Max GPD of 109,000. Well "J", Permit FR2007G014(01) has been granted an allocation of 66,000 GPD and 92,000, maximum GPD.

From the treatment and storage facilities located on College Mountain, the distribution system begins as a ten-inch transmission main. It splits into a ten-inch and an eight-inch transmission main. These two water mains continue down the mountain, the ten-inch along Hampton Valley Road, the eight-inch along Turkey Creek. The ten-inch line continues into Emmitsburg where it once again splits into two ten-inch waterlines which serve as the Town's primary distribution lines. One branch of these two ten-inch lines goes down Main Street. The eight-inch line along Turkey Creek is connected to the 10" line just west of Town and serves to reinforce the primary distribution lines and to provide a backup system during emergencies. Additionally, a six-inch line connects Mount St. Mary's University to the Town's system to act primarily as an emergency water supply at this time, but it could be used for domestic supply in the future. The Town has a contract extending until 2040 with Mt. St. Mary's University, to purchase on demand up to 100,000 gallons of water per day. Water can also flow from Emmitsburg to the University via the 6-inch pipe connecting the two systems, if needed. This water supply could be utilized for fire suppression as well as domestic water supply.

The "downtown" distribution systems consist of a network of 4 in., 6 in., 8 in. and 10-inch waterlines. An eight-inch line extends the Town's system east of US Rt. 15 to

serve the wastewater treatment facility and a portion of the in-town land zoned for development on the east side of US 15.

Some of the County households referenced above are served off the eight- and ten-inch transmission mains while others along Mt. View Road, Waynesboro Road and Gettysburg Road are served by branches off the "downtown" distribution network. A major ten-inch branch extends south along South Seton Avenue to serve the Town's two major water users - St. Joseph's Ministries/Daughters of Charity and the National Emergency Training Center. Seton Village, with 43 units of apartment living owned by Homes for America, is also fed from this line. With only a few exceptions, all distribution lines are looped to eliminate dead ends.

Existing & Future Demand

The Emmitsburg water system currently serves an estimated population of 2,814 persons plus fewer than 100 County households (1327 units served). The system serves the National Emergency Training Center (16,000 students annually) as well as St. Joseph's Ministries/Daughters of Charity, in addition to the typical residential and commercial uses. An analysis of current and projected water system capacity is shown below.

TABLE 5.2 WATER SYSTEM CAPACITY		
CURRENT SYSTEM (2015)	<i>Excess capacity</i>	43,173 GPD ÷ 250GPD per tap
		173 taps available
FUTURE <i>Well J and Well 7 brought on line w. plant</i>		60,827GPD÷250GPD per tap 243 tap equivalent (included in 468 new taps for Phase I)
Emmit Gardens Treatment Plant Phase I	Treatment capacity equivalent to	468 new taps
Emmit Gardens Treatment Plant Phase II <i>(provided for in design of Phase I, no predictable time frame)</i>	Treatment capacity equivalent to	240 new taps
TOTAL CAPACITY OF CURRENT & POTENTIAL WATER SYSTEM		881 total taps Existing + future capacity

Source: Town of Emmitsburg 2015

TABLE 5.3 SANITARY SEWER CAPACITY	
Treatment Plant Design/Permitted Capacity	750,000 GPD
minus Average Daily Inflow	- 488,000 GPD
Minus 10% safety margin	- 48,800 GPD
Remaining Average Capacity	213,200 GPD
213,500 GPD ÷ 250 GPD per tap =	853 taps available

Source: Town of Emmitsburg 2015

Based on the information in the Tables above, it is possible to see that if the water treatment facilities were built as envisioned, the number of water taps would ultimately balance with the capacity available at the sewage treatment plant. The 853 additional taps capacity at the sewage treatment plant represents the limit of the plant's design as of July 2015, and permitting relative to treatment capability and discharge standards. There is no time frame associated with the ultimate build-out of the Emmit Gardens Water Treatment Facility. Design work is complete; however, there is no commitment to construction of the facility at this time.

TABLE 5.4 LAND AVAILABILITY & WATER DEMAND		
Non-residential vacant land		Potential Future Water Demand (taps)
General Business District – B2		255
Industrial Park - IP		52
Conservation – Recreation – C-R		0
Total		307
Residential		
Existing approved lots		54
Residential-zoned potential development	R-3	45
	R-2	42
		141
TOTAL WATER DEMAND, PRESENT & FUTURE Based on current approved lots & zoning		448
Town of Emmitsburg - April 2015		

As shown above, water treatment capacity currently available could provide 173 taps, and full build-out of the Emmit Gardens treatment facility would bring on 708 more, for a total of 881 potential taps of water capacity. This balances out well with the 853 taps of sewer capacity that will be the ultimate limit to growth for the town.

This plan will need to evaluate any requests for rezoning in terms of water capacity, and consider the best way to invest this limited commodity.

RECENT AND ONGOING PLANS AND PROJECTS

Public Infrastructure Investments

The following projects have been either recently completed or are in planning or construction phases.

Sewer Improvements / I&I actions

In 2010 and 2011, the Town of Emmitsburg completed an upgrade to the sanitary sewer line running the length of Lincoln Avenue in order to eliminate an older 15" SS line along Willow Rill that had severe inflow and infiltration problems. The upgrade relined nearly 1500 linear feet of existing 8", 10" and 15" SS lines and added approximately 500 linear feet of new 15" PVC/SDR pipe in order to complete the connection and eliminate the old SS line completely.

Water Improvements:

Creamery Court ext. Phase 3,
Waybright ext., 2005 IP;
Lincoln Ave. improvements with SS contract

Town staff is currently embarking on a major effort to identify and repair major leaks in the water distribution system.

A 10" water line extension to the FEMA property has been constructed along South Seton Avenue by FEMA to serve the campus. The older connection through the Daughters of Charity property will be disconnected from the campus.

Waste Water Treatment Plant upgrade

The Town of Emmitsburg is currently completing the final stages of a major new WWTP facility designed to meet the new, more stringent standards required by the State of Maryland. The new plant includes the newest technology available for creating a **system of Enhanced Nutrient Removal; required to improve water quality in the State's rivers and the Chesapeake Bay.** The system will include new headworks, biolac lagoons, clarifiers, disinfection and denitrification systems, sludge thickening and dewatering filters; all carefully designed to greatly reduce the flow of nitrogen, potassium and other minerals into the State's waters. The existing outfall in Tom's Creek will be retained. There is no upgrade in treatment capacity amount or average daily flow associated with this improvement. The system is expected to be operational by July, 2015

Maryland Energy Administration; Smart Energy Communities Program

Emmitsburg applied for grant money in 2013 through the MEA Smart Energy Communities Program.

The Town passed policies regarding energy efficiency and alternative energy use. The goals of 15% reduction in electricity usage and a minimum of 20% alternative energy usage were met through the installation of LED lights in all the Town streetlights and

the construction of a solar energy array in conjunction with the new Waste Water Treatment Plant. The final award amounts for each goal were \$21,400 and \$8,600, respectively.

Sidewalks Constructed

Connection to Northgate from S. Seton Avenue
West Lincoln Avenue sidewalk connection from Community Drive to School Lane

Sidewalks Planned

Potomac Avenue, connection from S Seton to Memorial Park
East Lincoln Ave, connection from S Seton to Creamery Road
Old Emmitsburg Rd, connection from Town to Mount Saint Mary's

Maryland State Highway Administration projects

- MD 140 Flat Run Bridge reconstruction Project #FR536_2110
 - construction planned Spring 2016
- MD 140/Bus15 Square reconstruction Project #FR171_2110
 - construction planned Spring 2017
- MD 140 Sidewalk construction (W Main St) Project #FR111_23
 - construction planned Spring 2016
- MD 904F Sidewalk Construction (E Main St) Project #FR111_23
 - construction planned Spring 2016

Private Development Projects

There are currently two residential development projects with available building lots in Emmitsburg. One is Southgate, located at the end of Cedar Avenue, south of the Community Center. Southgate will include 35 single-family residences when completed. Single-family homes have been built on 28 of these lots; leaving seven lots available. The other project is Brookfield, located on the northwest end of Town off of Timbermill Run and Irishtown Road. As of February 2015, 47 lots remain available in Brookfield, out of the 145 that were approved. Thus, there are a total of 54 approved single-family buildings lots remaining within the town.

TRANSPORTATION AND CIRCULATION

Transportation and circulation includes varying types of roads, plus sidewalks and transit opportunities. The Town of Emmitsburg's existing road network is comprised of a system of highways, streets, and alleyways. Emmitsburg's Functional Road Classification, as designated by the Maryland State Highway Administration (SHA) in 2005, is shown on the Emmitsburg Streets and Highways Map. It is based on daily traffic volume, characteristics, purpose, and location of the road. (*Federal Highway Functional Classification, Frederick County, MD 2005*)

Streets and roads form a network of routes that facilitates the movement of residents and non-residents, as well as goods and services. Road networks have two major functions: 1) providing access for vehicular movement from origin to destination and 2) between adjacent developed areas.

Street and Road Classifications

Principal Arterials

Principal arterials link large population and employment centers. They range from expressways to two-lane roadways. Access to principal arterials should be limited to intersections with public streets and controlled by establishing distance between **points of access**. Under SHA's 2005 Functional Road Classification, US 15 and MD 140 are designated as Principal Arterials. US 15 links Pennsylvania, Maryland, and connects with I-70 to Baltimore, and I-270 to Washington, D.C. MD 140 - whose Frederick County section is a two-lane rural road, becomes PA 16 at the state line, and connects Baltimore, Maryland with Waynesboro, Pennsylvania (west of Emmitsburg).

Minor Arterials

Minor Arterials provide a lower level of mobility while placing a greater emphasis on access points. They provide links to the collector roadway system and connect small population centers to the overall arterial system. Access should be controlled by establishing local connections between adjacent developments, establishing distance between points of access, and preventing private/individual driveway connections. SHA classifies Harney Road and MD 140 west of Town (including West Main Street) as Minor Arterials.

Collectors

Collectors provide for land access and vehicular movement within residential, commercial, industrial, or agricultural areas. Access should be controlled by establishing distance between points of access; local connections between adjacent developments; and prevention of private/individual driveway connections. South Seton Avenue is classified as a Major Collector by SHA. It connects US 15 to MD 140 and thus represents a critical link in the road network. Other Emmitsburg area

roads that serve as Minor Collectors are Annandale Road, Tract Road, and North Seton Avenue.

Local Streets

The local network provides direct access to adjoining residential areas, and is not intended to carry through traffic. Streets in this category include residential streets, cul-de-sacs, loop streets, and alleyways. Emmitsburg's traditional road network is laid out in grid form in the center of Town. However, curvilinear street designs have become common in newer suburban neighborhoods, north of the town center, in particular.

Local Circulation

Within the downtown area, MD 140 is called Main Street. In addition to local traffic, Main St./MD 140 facilitates the movement of traffic between Pennsylvania and Maryland. Annandale Road connects Mount St. Mary's University with the town. At the Town boundary, it becomes Frailey road, which connects to Main Street (MD 140) on the west end of Town.

Because of its location on the Pennsylvania, Maryland, and Washington, D.C. commuting corridors, Emmitsburg has seen an increase in regional commuter traffic on its network of streets, alleyways, and highways. Since Main Street is the sole east-west through street, it tends to be very congested at peak traffic hours, in particular. There has been an increasing tendency for motorists to utilize alleyways to circumvent the gridlock on Main Street. As a result, alleyways that were constructed primarily for loading and service access are now used for general traffic purposes. Figure 6-1 illustrates the street and alleyway system in downtown Emmitsburg. Some of the alleyways are actually pedestrian-only walkways connecting Main Street to neighborhoods, which are an asset to providing a pedestrian-friendly environment.

The fact that Main Street is a principal arterial (as classified by SHA) with commuter and truck traffic, presents a challenge for achieving the Town's goals for its historic commercial and residential center. Public input for the 2009 Comp Plan and for the Square Renovation charrettes in 2012 cited trucks, noise, speeding, commuters from Pennsylvania, and safety, as concerns. A persistent thought by some is that a bypass should be built in Pennsylvania for commuters and truck traffic, but that is not likely to occur.

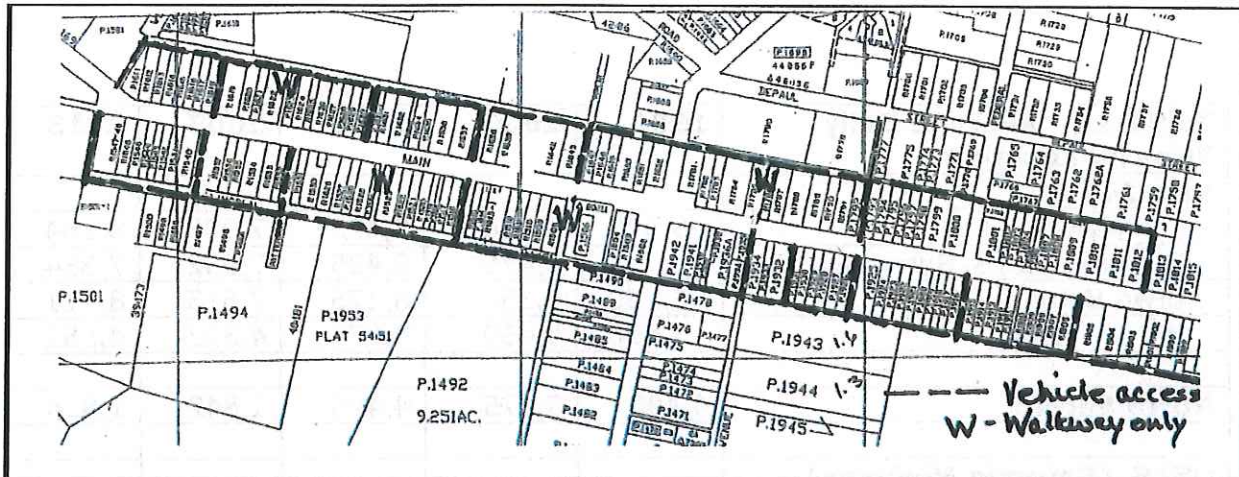


Figure 6 -1 -- Downtown Alleyways

Emmitsburg Planning Office

The Town's traffic volume data since 1990, shown in Table 6.1, generally indicates an increase in traffic on the major roads in the Emmitsburg area. The exception is North Seton, where access to US 15 for this at-grade intersection was changed to southbound only, so traffic has decreased.

Actual traffic counts are generally performed by the State Highway Administration on a triennial basis, with estimated volumes based on growth data generated in the years in between actual counts. The counts represent the daily total of traffic on a particular segment, so a commuter using the same route to and from work would equal two trips. The information is useful in looking at commuter patterns – for instance, MD 140 shows 8,711 between the square and US 15, which is not surprising because of commercial and commuter traffic, but South Seton (US 15 Business) is a significant commuter route with 7,584 daily trips. Some of these trips would be to large local employers such as FEMA/NETC and the Daughters of Charity facility, however; others would be travelling to destinations south on US 15, such as Frederick and beyond.

The SHA traffic count map for 2013 is included in the Appendices.

Table 6.1 Average Daily Trips by Location	1990	2000	2005	2008	2013
<i>Rte. 140 at</i>					
Pennsylvania line	5,575	9,650	8,475	7,903	8,164
Business 15 (S. Seton Ave.)		7,475	8,425	7,952	7,584
Btwn Seton & US 15	6,750	9,150	8,175	7,613	8,711
Harney Road	3,500	5,450	4,675	4,363	4,551
<i>North Seton*</i>	4,400	3,575	4,425	1,842	1,814
<i>US15 (Catoclin Highway)</i>					
Pennsylvania line	10,700	15,175	17,125	18,202	19,781
North of 140/15 interchange	10,100	13,775	14,525	17,032	19,051
South of 140/15 interchange	10,500	15,175	16,825	18,042	19,661
At South Seton intersection	13,700	17,075	20,425	20,682	21,401
<i>*Reduction due to change to southbound entrance only onto US15</i>					
Source: MD State Highway Administration http://www.sha.state.md.us/	The information included in this chart represents a combination of actual counts and estimates based on growth data.				

Regional and County Transit Access

Frederick County is served by TransIT, a department within the Citizens Services Division of the Frederick County Government, which provides scheduled public transit, paratransit, and commuter assistance to County residents. Information regarding the route and schedule for the shuttle serving Emmitsburg is included in this section. It is possible to transfer to several other routes within the TransIT system from Transit Central. The current schedule does not appear conducive to use for full-time employment beyond Frederick. Nonetheless, there were 5,419 passenger trips in 2014. Additional schedule options is one item that could be pursued, especially after the SHA Park & Ride is completed in the southeast quadrant of the US15/SR140 intersection.

TransIT-Plus is a county-wide specialized transportation service that provides services for senior citizens and persons with disabilities within Frederick County. TransIT-Plus provides commuter information on other regional transportation services, such as MARC commuter rail, regional commuter buses, and ride-sharing (computerized carpool/vanpool matching).

Sidewalks/Trails

The Town of Emmitsburg circulation network includes a sidewalk system in the village center. Some sections of the existing sidewalks, especially on Main Street, are partially obstructed by encroaching building stairways, and street trees. These elements prevent two pedestrians from walking abreast along some sections of the street.

In the 2009 Plan, it was noted that there were locations throughout the town where there were disconnects of varying length between areas that had sidewalk and those that did not. In new subdivisions, some portions of sidewalk have been constructed while others have not. This is due to sidewalks not being required to be completed in front of a lot until a house is constructed on that lot. Newer subdivisions were generally not connected by sidewalk to Main Street and North Seton Avenue. The sidewalk along the east side of South Seton Avenue is continuous from Emmitsburg's village center to the southern end of the FEMA/NETC facility property, providing access to the Daughters of Charity property, a few businesses, and residences. However, on the west side of South Seton, there is no sidewalk in place. These examples illustrate the concerns of the citizens who voiced their frustration at not being able to navigate throughout the town on foot, and thought improved pedestrian access should be a goal for improvement.

Alternative Transportation

There are currently no locally designated bikeways within the town. The confined nature of the two-lane Main Street, with parking on both sides, does not encourage bicycling except for experienced riders, and bicycling is not allowed on sidewalks. There is interest in bicycling in the area, however. The Town undertook a feasibility study regarding development of Town and Mount St. Mary's lands primarily on College Mountain (outside of the town). The task force report (November 2008) was favorable in regard to the potential trail system. This particular trail has not come to fruition; however, in 2014 the town began working with Mount St. Mary's, Frederick County, and SHA on creating a trail connection between the University and the end of the existing sidewalk on the east side of So. Seton Ave./ US 15 Business. This effort would also include Old Emmitsburg Road (County) and is in progress at the time of preparing this plan.

Park and Ride

SHA is currently designing a 100-space park-and-ride lot at MD 140 (Taneytown Pike) and US 15. The project is currently funded for design, but is unfunded for construction at this time.

US 15 Interchanges

The Emmitsburg Land Use Map indicates that it would be preferable to have a new, safer interchange instead of at-grade crossings at the US 15/Welty Road intersection, as well as at the US 15/US 15 Business intersection. If this ever were to be considered by the State Highway Administration, access for development opportunities should be considered, in addition to safety. The MD 140/US 15 interchange was designed primarily with safety in mind, rather than also providing access for future development. This has been problematic for development of properties at that interchange, where they would generally tend to be proposed.

ACCOMPLISHMENTS

Since the 2009 Plan identified connectivity as an issue within the town, several projects have been completed by the town or have been scheduled by the State Highway Administration that will serve to connect the major areas of the town via roads and sidewalks. These will enhance mobility, encourage safe pedestrian activity, and provide associated health benefits.

Town Initiatives

- 1. Dec. 2011 Opened Brookfield Drive onto Irishtown Road (County) with a right-turn-only exit in order to reduce vehicle distance and increase ease of mobility for residents of Brookfield and Pembroke, in particular.**
- 2. 2012 Completed North Seton Ave.(US 15 Bus.) sidewalk connection to Northgate subdivision to allow for safer pedestrian use of No. Seton to access the downtown area, and to encourage daily activity.**
- 3. 2013 West Lincoln Ave. sidewalk connection between School Lane and the Community Park Drive. This provides a safer route to the public elementary school, Community Park and the pool, as well as completing a loop used by walkers for exercise.**
- 4. 2015 (planned) East Lincoln Ave. sidewalk connection to Creamery Road from Chesapeake Ave. will provide safer route to both Mother Seton School and Emmitsburg Elementary School, as well as safe walking for residents. Eventually planned to extend to So. Seton.**
- 5. Potomac Street from So. Seton Ave. to Chesapeake Ave. sidewalk will connect commercial areas to additional parking, as well as improve access to businesses on Chesapeake. Memorial Park, site of town ballfields and picnic/playground areas, can also be more safely accessed via the sidewalk.**

County and State Roads – planning phase

- 1. South Seton (US 15 Bus.), Old Emmitsburg Rd.(County) connection from Town to Mount Saint Mary's, is in planning/funding process by town, county and state. Would provide a safe multi-modal route for MSM students, plus other walkers, joggers, and bicyclists.**

Maryland State Highway Administration projects

- 1. MD 140 Flat Run Bridge reconstruction. Project #FR536_2110 construction planned Spring 2016**
- 2. MD 140/US 15 Business -- Square reconstruction. Project #FR171_2110 construction planned Spring 2017**
- 3. MD 140 Sidewalk construction (W Main St) Project #FR111_23 construction planned Spring 2016**
- 4. MD 904F Sidewalk Construction (Emmit Gardens Drive)Project #FR111_23 construction planned Spring 2016**
- 5. MD 140 State Highway Park and Ride 100-space lot in design phase.**
- 6. MD 15 Business sidewalk retrofit project in initial stages.**

A map showing the SHA sidewalk projects is included in the Appendices.

Future Goals:

- 1. Continue efforts to provide safe pedestrian opportunities along existing streets, working with MD State Highway Administration when state roads are involved.**
- 2. Develop a plan for multi-user trails connecting the existing areas of the town, extending through new subdivisions within the town, and potential development areas within the growth boundary. The plan would include recommendations for design, funding options, and maintenance responsibility, and would be used to develop policies and code requirements. This would also be a useful tool for potential funding applications – showing a coordinated approach toward providing a community amenity.**
- 3. Plan for safe bicycle mobility where possible within the town, and coordinate with Frederick County and the State Highway Administration in efforts to connect Emmitsburg to other areas within the region, including Pennsylvania.**

4. A study of potential bicycle routes on existing streets within the town should be undertaken to determine the feasibility of creating a bike-friendly system, paying special attention to engineering, construction and safety issues within the town.
5. Past subdivision plans for the property between Northgate and Irishtown Road have not come to fruition and have expired. The Town should continue to evaluate any proposed potential connections to the Northgate subdivision from Irishtown Road.
6. The Emmitsburg Land Use Map indicates that it would be preferable to have a new, safer interchange instead of at-grade crossings at the US 15/Welty Road intersection, as well as at the US 15/US 15 Business intersection. If this ever were to be considered by the State Highway Administration, access for development opportunities should be considered, in addition to safety. The MD 140/US 15 interchange was designed primarily with safety in mind, and does not lend itself to development of properties at that interchange, where they naturally tend to be proposed.

Demographics and housing information are strongly interrelated, so will be presented together in this section. The 2009 Plan provided information which is incorporated within this update, as appropriate. There are comparisons over time for Emmitsburg, as well as comparisons to other municipalities and/or Frederick County. New census information allows comparisons between the 2000 and the 2010 census figures for Emmitsburg.

It should be noted that an error was made by the Census' American Community Survey which affected the information used for "between years" population estimates and projections. Information for Mount St. Mary's University was included in Emmitsburg Town estimates, which skewed growth rates severely. The ACS shows a 10.3% growth rate for Emmitsburg between 2010 and 2013 – making it the third fastest-growing municipality in the state of Maryland, when no new building permits for single family homes have been issued since 2009. The ACS is now aware of this error and has said they will fix it when they calculate 2015 estimates.

Population

According to US Census data and Frederick County Division of Planning calculations, Emmitsburg grew by 921 residents - at an average annual rate of 1.22 percent - between 1960 and 2000. Much of this growth occurred over the 10-year period **between 1990 and 2000 in which the Town's population increased by 22.5 percent from 1,870 to 2,290.** Emmitsburg's estimated population in 2005 was 2,355, reflecting an average annual growth rate of 0.6 percent between 2000 and 2005. This growth rate is low when compared with the 2.5 percent growth per year for Frederick County in the same five-year period.

The 2000 US Census population was 2,290, and Census 2010 showed 2,814, showing an increase of 524 residents. This was a 23% growth rate for that period, due primarily to two major new subdivisions – Pembroke and Brookfield – built on land annexed into the northwest corner of the town. A smaller subdivision called Southgate also began building during this time. The average annual growth rate between 2000 and 2010 was 2.3%. The average annual growth rate for Frederick County between 2000 and 2010 was 2.0%. The building boom of the mid-2000's then died, and 47 approved lots remain in Brookfield and 7 in Southgate as of 2015.

The strong housing market in Emmitsburg during the mid-2000's was a reflection of the fact that people who lived and worked in Montgomery County, toward Baltimore, or Frederick City area, for example, could purchase a single-family home in Emmitsburg at a relatively lower cost than was possible in those locations. Or -- they could have bought a townhouse in those locations for the price of a single-family home in Emmitsburg. The decisions were both life-style and financially based. The price of gas escalated after these new residents bought their homes, and some lost one of the household incomes due to the economic downturn, so suburban living became unaffordable and foreclosures occurred. The state reassessment in 2009 brought a significant decrease in valuation for many of the properties bought

during the building boom, so many of the newer properties ended up “upside down” on their mortgages because their property was now valued at less than they had paid for it. At least two effects can be observed at the local level relative to this situation:

1. Lower housing prices due to foreclosures have provided some opportunities for buyers who can now afford what would have been out of their reach during the boom, and
2. Those whose mortgage is “upside down” cannot afford to relocate, so they have become longer term residents – some investing in property improvements.

The Center for Neighborhood Technology recommends that the cost of housing and transportation combined should not exceed 45% of household income. This H+T concept is discussed further in the Economic Development section, where it shows that many Emmitsburg residents may exceed this percentage, given the combined cost of their mortgage and commuting to employment.

Age and Gender

Development and other activity that happens within the town can affect the overall character and make-up of the town. An age/gender profile graph for the year 2000, shown below, indicates that Emmitsburg had a significant proportion of its population in the over 65 age group in the year 2000. In fact, there were 121 women over the age of 85. The profile for 2010 shows 92 women aged 85+. Some of this difference would be due to mortality; however, some of this change could be attributable to the reorganization of the Daughters of Charity, which sent some of the local sisters to other locations.

There is a noticeable increase in the youngest age groups on the 2010 graph, due to the influx of families into the new subdivisions. Another increase shows in the age group that would be the parents of those children. These two graphs illustrate that Emmitsburg has become younger as a community as a result of events that happened between 2000 and 2010. This is not enough volume to cause issues for schools, etc. (See Sustainability-Quality of Life, Section 1, for school enrollment.)

Figure 7-1

Town of Emmitsburg
Age & Gender Profile – 2000

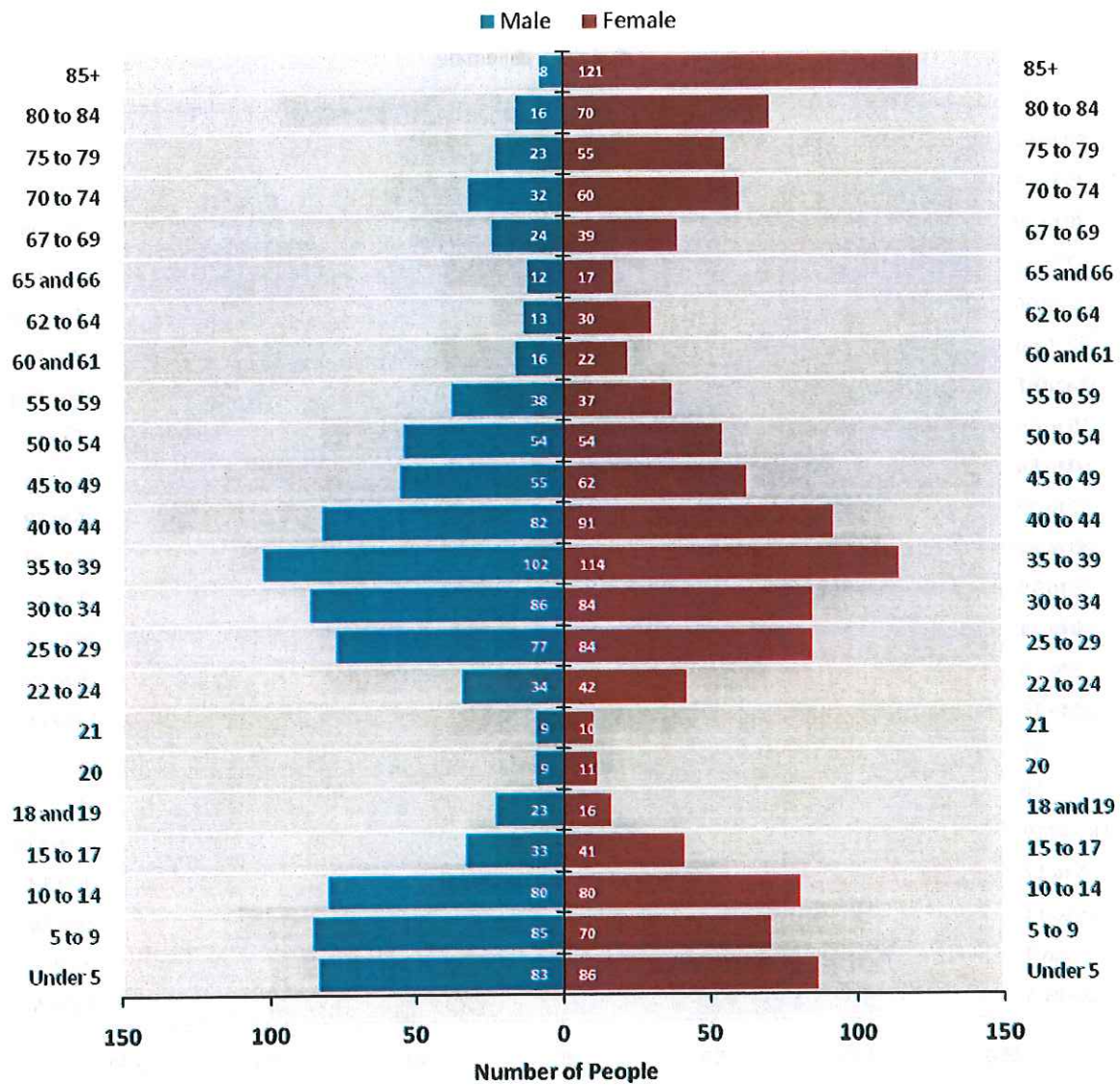
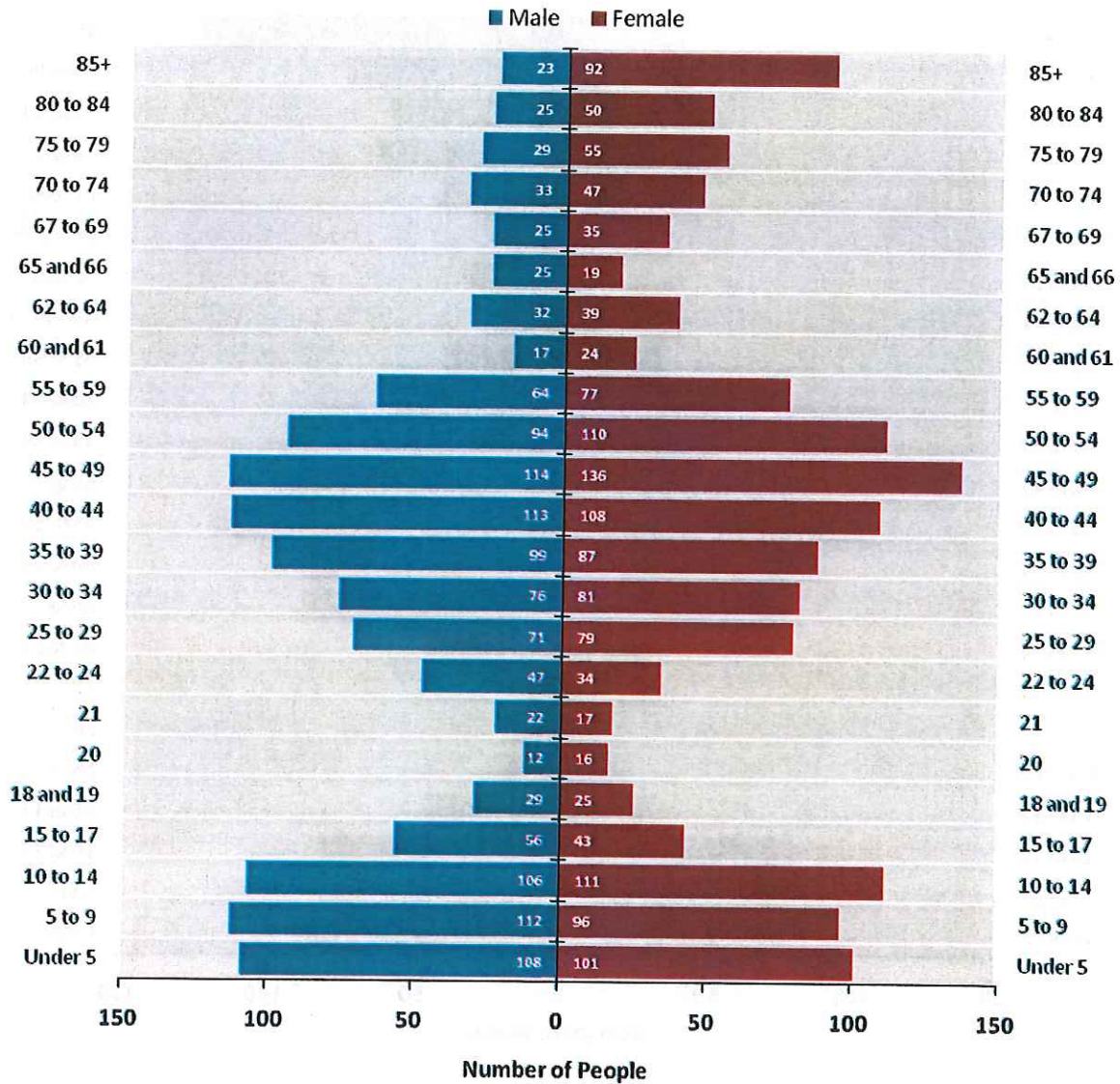


Figure 7-2

**Town of Emmitsburg
Age & Gender Profile -- 2010**



**Table 7.1
OVERVIEW OF EMMITSBURG
Population and Housing**

2010 Census - Emmitsburg			
Population		Total 2,814	
Group quarters		184	
(Nursing home, convent)			
Other residential		2,630	
Median Household Income - \$53,125			
Based on American Community Survey			
2006-2010			
Mortgage - % of income			
> 35%	138	30 %	
30 - 34.9%	30	6 %	
25 - 29.9%	40	8 %	
20 - 24.9%	107	23 %	
< 20%	156	33 %	

Age	#	%	Age	#	%
< 5	209	7.4	50-54	204	7.2
5-9	208	7.4	55-59	141	5.0
10-14	217	7.7	60-64	112	4.0
15-19	153	5.4	65-69	104	3.7
20-24	148	5.3	70-74	80	2.8
25-29	150	5.3	75-79	84	3.0
30-34	157	5.6	80-84	75	2.7
35-39	186	6.6	≥ 85	115	4.1
40-44	221	7.9			
45-49	250	8.9			

Median Age = 35.5 (½ older ½ younger)

Housing	Total Units	1,084
Occupied	1010	
Vacant	74	

Housing types		
	# of units	%
1-unit detached	584	54
attached	179	17
2 unit	71	7
3-4	79	7
5-9	83	8
10-19	36	3
20 or more	23	2
Multi-family	29	3

Year Structure Built	
2005 or later	13
2000 - 2004	255
1990 - 1999	161
1980 - 1986	37
1970 - 1979	122
1960 - 1969	66
1950 - 1959	91
1940 - 1949	64
1939 or earlier	275

Year moved in	
2005 and later	354
2000-2004	311
1990-1999	190
1980-1989	72
1970-1979	37
1969 or earlier	46

Housing Value		Median 249,400
< 50,000		0
50 - 99,000		0
100 - 149,999		49
150 - 199,999		124
200 - 299,999		195
300 - 499,999		228
500 - 999,999		7
1,000,000 +		0

Town of Emmitsburg Overview – (cont.)

Description	Measure	Source
Educational Attainment: Percent high school graduate or higher	88.1%	2009-2013 American Community Survey 5-Year Estimates
Total housing units	1,084	2010 Census
Median Household Income	55,682	2009-2013 American Community Survey 5-Year Estimates
Individuals below poverty level	10.4%	2009-2013 American Community Survey 5-Year Estimates
Veterans	210	2009-2013 American Community Survey 5-Year Estimates
2013 Population Estimate (as of July 1, 2013) *	3,105	2013 Population Estimates
2013 ACS 5-Year Population Estimate *	2,980	2009-2013 American Community Survey 5-Year Estimates

*These estimates do not reflect the fact that no new housing units were built after 2009, so there would not have been any significant increase in population. The last single-family permits (2) were issued in 2009. There was an error by the American Community Survey, which included data for Mount St. Mary's University – which is not within the town. This skewed the population estimates and growth rate. The ACS is now aware of this and will fix it during 2015. This information is provided only to document that there has been an error.

Housing Tenure – Owner-occupied vs rentals

2009 Plan. The 2000 Census showed that rental housing comprised 42 percent of available housing units - higher than Frederick County's 23 percent of renter occupied housing. The Town also had a slightly higher vacancy rate than that of the County. The higher vacancy rate in Emmitsburg was thought to be tied to the high percentage of rental housing, which has more turnover and periods of vacancy than owner-occupied housing. In-town student housing for Mount Saint Mary's University is rental housing, which may be vacant for months during the summer due to lack of demand.

2015 Plan. The 2010 Census showed an increase in owner-occupied housing – attributable to the new subdivisions, and an associated decrease in the percentage comprised by renter occupied housing. Vacancy rates increased slightly – by .8% in Emmitsburg and by 1.9% in Frederick County between 2000 and 2010. Some of the increases may be due to foreclosures in both cases. See comparison table below.

Table 7.2 Tenure Status of Housing Units: 2000 vs 2010

	Emmitsburg		Frederick County	
	2000	2010	2000	2010
Owner Occupied	51%	64%	73%	75.8
Renter Occupied	42%	36%	23%	24.2
Vacant	6%	6.8%	4%	5.9%

Growth Rate

The annual average growth rate for the past 50 years was 2.1% for Emmitsburg and 2.7% for Frederick County. Since 1980, the average annual rate was 2.2 for Emmitsburg and 2.7 for Frederick County. There have been peaks during building booms, but they have not affected the overall growth rate to any great extent.

Table 7.3 Population Growth By Decade -- Emmitsburg and Frederick County

	1960- 1970	1970- 1980	1980- 1990	1990- 2000	2000- 2010	1960-2010
Emmitsburg						
Percent Change	11.9	1.3	20.5	22.5	23.0	-
Ave. Annual Rate of Growth (%)	1.2	0.1	2.0	2.2	2.3	2.1
Frederick County						
Percent Change	18.1	35.2	30.9	30.0	19.5	-
Ave. Annual Rate of Growth (%)	1.8	3.5	3.1	3.0	2.0	2.7

Source: Frederick County Division of Planning & Town of Emmitsburg Planning Office.

There has not been significant demand for residential development since the building boom of the 2002-2005 period. The last two permits for single-family homes were issued in 2009, and the last residential permit was issued in 2014, for re-use development of 43 units of age-restricted housing. Given the size of the town, and its distance from employment centers, use of typical trend analysis is not a good fit. Predictions of population numbers and timing of any increase that are generated based on theoretical growth rates not substantiated by relatively recent history would not be useful.

As stated in the Infrastructure section, (p.5-5), there are 173 taps of water capacity available for development at this time, and more if construction of an additional water treatment plant (already designed) is justified. If both phases of the water plant were built, there would be a total of 881 water taps available. This matches well with the ultimate capacity of the waste water treatment plant (WWTP), which is calculated at 853 taps at this time. The ability to provide water and sewer service will be the limiting factor on growth for Emmitsburg. As stated in the Goals and Implementation Section (12), priority will be given to development of areas already within the town, rather than proposed annexations when providing water and sewer access. Any annexed areas will be responsible for extending w/s infrastructure as part of the development costs.

Age-restricted Housing Units

Seton Village. In November 2014, Homes for America opened Seton Village, comprised of 43 units of age-restricted housing in what had been "A" wing of the Daughters of Charity building. Homes for America bought the wing and associated acreage required by the town zoning ordinance, then revamped the interior to create 1- and 2-bedroom units – some of which are handicap oriented. Parking and stormwater facilities for Seton Village are located on the property, and the facility is completely independent of the Daughters of Charity. Homes for America pays property taxes on the Seton Village facility.

Lincoln on the Park provides housing for active seniors 62 years and over or disabled. It is a smoke-free community of 32 units, located near Community Park, and walking distance from town businesses, restaurants, library, churches, and the Senior Center.

As with many small towns, Emmitsburg has a network of families who can provide support for relatives, allowing them to age in place to a greater extent than may be possible in other locations. Emmet Gardens is one example of a subdivision where the current residents are primarily over the age of 65, and living independently – often with the help of nearby family. Over time, this housing could turn to starter homes for younger families, or be passed down within families currently in Emmitsburg.

Recommendations and Accomplishments

The 2009 Plan made recommendations – some of which have been accomplished, and some that would still be appropriate to for the future:

- 1. A housing survey should be undertaken in order to establish what type, amount, quality and affordability of housing exists in Emmitsburg.*
 - 2010 Census data was used to develop a profile of housing in Emmitsburg, however, information regarding rental rates and quality/condition is not generally available.
- 2. The housing stock in Emmitsburg should be maintained, conserved, and improved in a manner that supports economic diversity within the community. All new housing developments that are added to Emmitsburg should contribute to the Town's interest in promoting housing that is affordable to residents who work in the area and choose to live in Emmitsburg.*
 - The Community Legacy program through the MD Dept. of Housing and Community Development provides 50/50 state/private matching grants for façade and restoration work on buildings within a specified Sustainable Area. To date, \$50,000 has been received for FY2013, FY2014, and FY2015, and is being well spent on commercial and residential properties. Many of the buildings within the Sustainable Area date to the late 18th century and the 19th

century, and can be prohibitively expensive to maintain, so this program has been welcomed by the community.

- Work force housing should still be a concern for Emmitsburg. The cluster development ordinance that is in progress provides for the ability to mix housing types within new subdivisions. As mentioned earlier in this section, the cost of housing combined with transportation to work should be 45% of household income. The cost of housing and availability of employment within Emmitsburg should both be considerations in future land use decisions.
3. *The ability to have a full range of housing opportunities – apartment buildings, accessory apartments, apartments above shops, duplexes, senior housing (providing all levels of care from unassisted senior living through assisted living through nursing homes), townhouses, and single family houses should be established in Emmitsburg.*
- The ability to have all of the housing options mentioned above does exist in the town code at this time. Mention of the various types in the plan does not give priority to any particular type, or require commitment of water/sewer or land resources to any particular project. Future land use decisions should consider economic, fiscal, and water/sewer impacts of any proposal – especially where changes to existing zoning districts are involved.
4. *Housing should be conveniently located and linked via roads, sidewalks, and trails to community facilities, schools, parks, and natural open spaces where possible.*
- As detailed in the Sustainability section, the town has installed sidewalks and trails to achieve connectivity and promote healthy lifestyles. These efforts will continue, and will be a requirement of new developments.
5. *The Town and Mount St. Mary's University should continue to work together to address student housing issues in the Town; continuing a welcoming attitude toward student living in Town while addressing the impact of inappropriate behavior and overcrowding.*
- Efforts to quell inappropriate behavior, noise, etc. stemming from student-occupied housing will continue, involving deputies, the mayor, town staff, and Mount St. Mary's officials. Unfortunately, the annual turnover of student residents makes it difficult to achieve long term improvement.

The 2009 Comprehensive Plan recommended that the town:

1. *Investigate economic development opportunities with the assistance of the Frederick County Offices of Economic Development and Tourism.*

In the years since then, the town has participated in coordinated efforts by the Tourism Council of Frederick County, Inc., Maryland Main Street Program, the Heart of the Civil War Heritage Area, Catoclin Mountain/Journey Through Hallowed Ground National Scenic Byway, and the Frederick County Office of Economic Development to create a regional identity for the northern portion of the county. We have helped to generate marketing materials to promote local businesses and attractions, and were able to coordinate a grant from the Tourism Council for the purchase a kiosk for the square to showcase local history and businesses, with a changeable panel for current projects. The Emmitsburg Business and Professionals Association made a very generous donation toward the kiosk, and the town provided the remainder of the match. Another kiosk of the same type, focussing on Emmitsburg, is located at the SHA Welcome Center on the southbound side of US 15.

2. *Create a vibrant downtown area and streetscape design improvements.*

In 2012, the town received a grant from the MD Heritage Areas Authority (MHAA) grant to undertake a process that would result in concept plans for revitalizing the town square and extending improvements a few blocks on Main Street, as well. Public input was heard during a very well-received charrette process facilitated by Seth Harry and Associates, Inc., Architects, who then transformed the ideas into a concept plan. An APA Maryland newsletter article describing the process can be found in the Appendices As of April 2015, the State Highway Administration is undertaking the engineered drawings required for construction, since both MD 140 (Main St.) and 15 Bus. (Seton Aves.) are state roads. Actual construction activity is anticipated to begin in September of 2016. An additional MHAA grant was received to put toward the town's share of design expense.

On July 12, 2012, the Town was accepted into the Sustainable Communities program administered by the MD Dept. of Housing and Community Development. This is an umbrella/portal program for several state funding sources, including the Community Legacy (CL) program, which the town was approved for in August 2013. The Town chose to administer CL grants to fund façade and restoration work on properties within the Sustainable Area. These are 50/50 State/Private funding matches, with the Town acting as the pass-through and providing \$10,000 of administrative in-kind for each \$50,000 allocation from DHCD. As of April 2015, the program has utilized \$50,000 in FY2013, allocated \$42,000 for FY2014, and has begun accepting applications for FY2015. This program has been popular and has spurred improvements to mixed-use buildings directly on the square, as well as residential properties along Main Street and Frailey Road, to date.

These programs, combined with individual initiatives, have contributed to a feeling of resurgence in the downtown, and will work with the streetscape improvements to achieve a more vibrant, attractive downtown area.

3. Create a cohesive effort amongst the existing organizations and agencies to establish and promote an identity for the Town.

Various organizations and businesses within and nearby the town have increased their cooperative efforts on marketing, tourism, and local events that create activity for local residents, but also bring in tourists and residents from a wider area. One such example is the Heritage Day event, which has grown in scope over the past few years to include vendors, rides, historical educators, the Fire Museum, the Mother Seton shrine, Vigilant Hose, and others. A home-town style parade has expanded, while still keeping its small town appeal.

All of these efforts combined promise to upgrade the physical aspects, the general character, and the vibrancy of the downtown area, which will benefit the community as a whole.

During 2015, the first new retail construction in decades took place. A Dollar General store was constructed on East Main Street, and will provide much-needed retail opportunity within the town, as well as nine jobs. Another benefit of the construction was the demolition and removal of a former auto repair building, and removal of years of accumulated debris and vehicles from the site. Remediation for underground storage tanks had taken place over the years under MD Dept. of the Environment supervision, and some additional work took place during the site preparation process.

New businesses now inhabit several buildings in town, including a coffee shop and religious bookstore on the square, a photography studio, a convenience store on the west end of town, plus a new church that rents a town-owned building on West Lincoln. These complement the existing art/framing shop, antique sales, and a multitude of locally-grown restaurants. On South Seton, there are office uses, a liquor store, and a printing company that has existed in Emmitsburg for generations. Emmitsburg also has the Silo Hill commercial area, with a grocery store, strip mall with national chain fast food and local restaurants, and highway services. The town's only hotel is located on Silo Hill Parkway.

There are several area businesses, attractions, and events that contribute to potential tourism oriented and commercial visitation numbers for Emmitsburg. The major sites and their annual number of visitors as of 2014 are shown below. The town is within 10 miles of the Gettysburg National Military Park and its 3.5 million visitors annually. It is also a day trip distance from the Baltimore and Washington, D.C. area. Future economic/commercial development should maximize the potential for expanding the target consumer base beyond the immediate Emmitsburg area.

Mount St. Mary's University

Visitor Category	# Annually
Students – Emmitsburg campus	2,125
Frederick	180
Athletics	33,000
Conferences	75,000
Alumni visits/homecoming	1,300
Admissions/Campus tours & visits	6,700
Commencement	3,000
Grotto	275,000
Family Day	862
Total	397,167

Provided by Christian Kendzierski
MSM Director of Communications – February 2015

National Shrine of Saint Elizabeth Ann Seton

Average 45,000 annual visitors

FEMA/NETC

Fallen Firefighters Memorial Event - \pm 5,000 annually

Students: EMI and Fire Academy – 16,000 annually (400 per week)

Employees: 2/3 Contractors, 1/3 Federal Govt. employees. Total = 400

Tour participants annually: 600

Frederick County Fire & Rescue Museum

National Fire Heritage Center

Located at 300B So. Seton, in front of the Community Building

1500-2000 visitors annually – open on weekends and by request

Emmitsburg Antique Mall - \pm 750 customers per week; 39,000 per year

Silo Hill McDonald's – Emmitsburg 400,000-425,000 transactions per year

Thurmont 425,000-450,000 transactions per year

Eco-Tourism/Recreational

In recent years, the town has experienced an increase in bicycle touring through town by groups such as the Multiple Sclerosis Society and by individuals. Some have arranged to reserve the pavilion and nearby restrooms in Community Park as a rest stop for participants.

The Emmitsburg Multi-User Trails features thirteen miles of professionally designed and constructed natural surface trails. The trail network, situated on Town owned property near Rainbow Lake, is comprised of three challenging loops which are suitable for mountain biking, hiking and trail running. An additional trail crosses the heavily wooded College Mountain, connecting the mountain trails with Annandale Road. The trail has been popular with both local and out-of-town mountain bike enthusiasts, who hopefully visit local eateries and other businesses while in town. An article reviewing the trail can be found at

<https://www.bikemaryland.org/emmitsburg-bike-culture-on-the-cusp/>

The trail has been funded via an SHA Recreational Trails Program (RTP) grant secured by the Trail Conservancy, and another RTP grant received by Mid-Atlantic Off-Road Enthusiasts, Inc. (MORE) and transferred to the Emmitsburg project. In-kind matching contributions have been provided by 1,000 volunteer hours from the community, Frederick County, and regional organizations.

A regional project known as the Grand History Trail is seeking to create a multi-user loop trail encompassing Washington D.C., Annapolis MD, Baltimore MD, York PA, Gettysburg PA, Emmitsburg MD, and Frederick MD. A coalition of trail organizations, including Healthy Adams Bicycle/Pedestrian, Inc. (HABPI) <http://habpi.org/>, the Rails to Trails Conservancy <http://www.railstotrails.org>, and others is attempting to fill in the missing links in the loop – the Gettysburg to Emmitsburg section being one of them. This type of trail has demonstrated economic benefit to areas along their route. A local Emmitsburg volunteer has attended the meetings in Gettysburg and is keeping the town staff apprised of activity on this project.

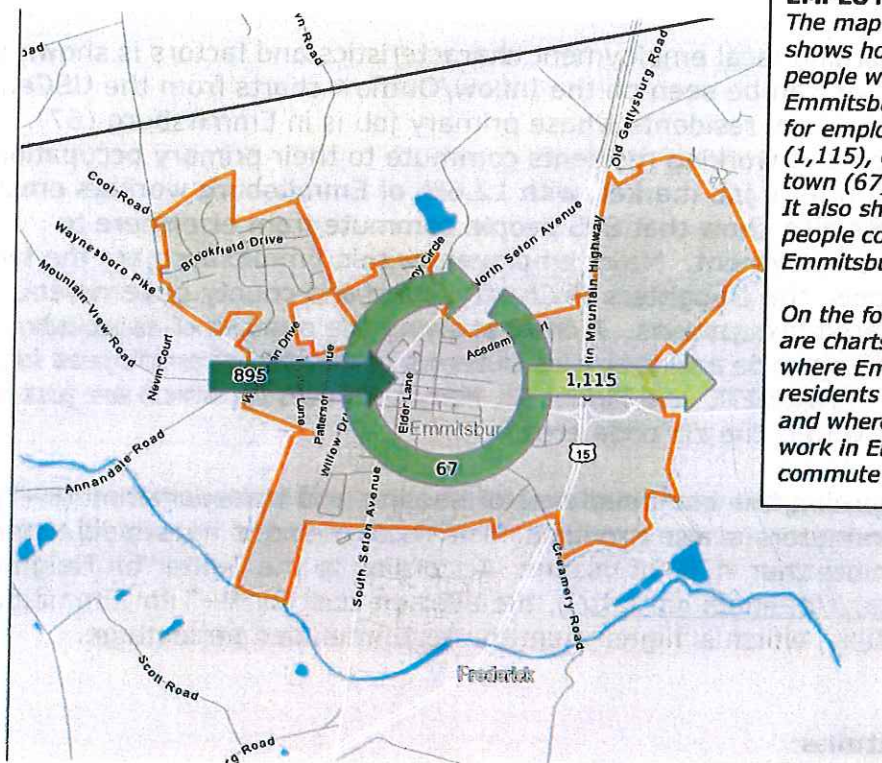
Local Employment

Information regarding local employment characteristics and factors is shown on the following pages. As can be seen on the Inflow/Outflow charts from the USCensus there are very few local residents whose primary job is in Emmitsburg (67). Ninety-four percent of working residents commute to their primary occupation. Frederick is the primary job market, with 12.6% of Emmitsburg workers employed there. The charts also show that 895 people commute from elsewhere to Emmitsburg for employment. Major employers within Emmitsburg are the two elementary schools, the Daughters of Charity, town and county government, and construction-related occupations. A chart showing the number of establishments within the 21727 zip code and their size in terms of number of employees includes entities such as FEMA/NETC and Mount St. Mary's University, which are just outside of the town, but within the zip code area.

Information regarding the combined cost of housing and transportation (H+T) for Emmitsburg commuters is also provided. The recommended household expenditure on H+T is not more than 45% of income. According to the Center for Neighborhood Technology (<http://htaindex.cnt.org/>), the average cost for H+T for Emmitsburg households is 48%, which is higher than the recommended percentage.

Recommendations:

1. *The Town should continue to work with the agencies and organizations mentioned above, and continue to work on the projects described, with the ultimate goal of improving the economic health and vitality of the town.*
2. *An increased number and wider variety of employment opportunities within the town itself would be beneficial to at least some of the 94% of working residents who commute elsewhere for their primary occupation. The town should encourage development of local employment providers.*
3. *There are virtually no opportunities in Emmitsburg for entertainment, year-round recreation, or activities for the town's youth. Encouragement of this type of development would be beneficial socially as well as a potential source of employment.*
4. *Economic development possibilities should consider the regional picture in terms of markets and visitation. Emmitsburg is 10 miles from the Gettysburg National Military Park (3.5 million visitors annually) and a day trip from Washington, D.C. It is also in close proximity to the Catoctin Mountain Park and Cunningham Falls State Park, which are regional destinations for outdoor activity.*



EMPLOYMENT

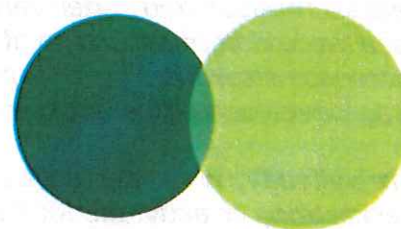
The map to the left shows how many people who live in Emmitsburg leave town for employment (1,115), or work in town (67). It also shows that 895 people commute to Emmitsburg for work.

On the following page are charts which show where Emmitsburg residents commute to, and where those who work in Emmitsburg commute from.

Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.

- ➡ Employed and Live in Selection Area
- ➡ Employed in Selection Area, Live Outside
- ➡ Live in Selection Area, Employed Outside

Inflow/Outflow Job Counts in 2011



- 895 - Employed in Selection Area, Live Outside
- 1,115 - Live in Selection Area, Employed Outside
- 67 - Employed and Live in Selection Area

Employed in Emmitsburg but Live Elsewhere		
Jobs Counts by Places (Cities, CDPs, etc.) Where Workers Live - Primary Jobs		
2011		
	Count	Share
All Places (Cities, CDPs, etc.)	962	100.0%
Carroll Valley borough, PA	72	7.5%
Emmitsburg town, MD	67	7.0%
Frederick city, MD	48	5.0%
Thurmont town, MD	42	4.4%
Taneytown city, MD	16	1.7%
Hagerstown city, MD	12	1.2%
Ballenger Creek CDP, MD	11	1.1%
Waynesboro borough, PA	11	1.1%
Baltimore city, MD	10	1.0%
Germantown CDP, MD	8	0.8%
All Other Locations	665	69.1%

Emmitsburg Residents Who Work Elsewhere		
Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - Primary Jobs		
2011		
	Count	Share
All Places (Cities, CDPs, etc.)	1,182	100.0%
Frederick city, MD	149	12.6%
Emmitsburg town, MD	67	5.7%
Washington city, DC	38	3.2%
Bethesda CDP, MD	37	3.1%
Ballenger Creek CDP, MD	34	2.9%
Baltimore city, MD	34	2.9%
Columbia CDP, MD	28	2.4%
Thurmont town, MD	24	2.0%
North Bethesda CDP, MD	23	1.9%
Hagerstown city, MD	16	1.4%
All Other Locations	732	61.9%

**Town of Emmitsburg Housing & Transportation Costs
per working household**

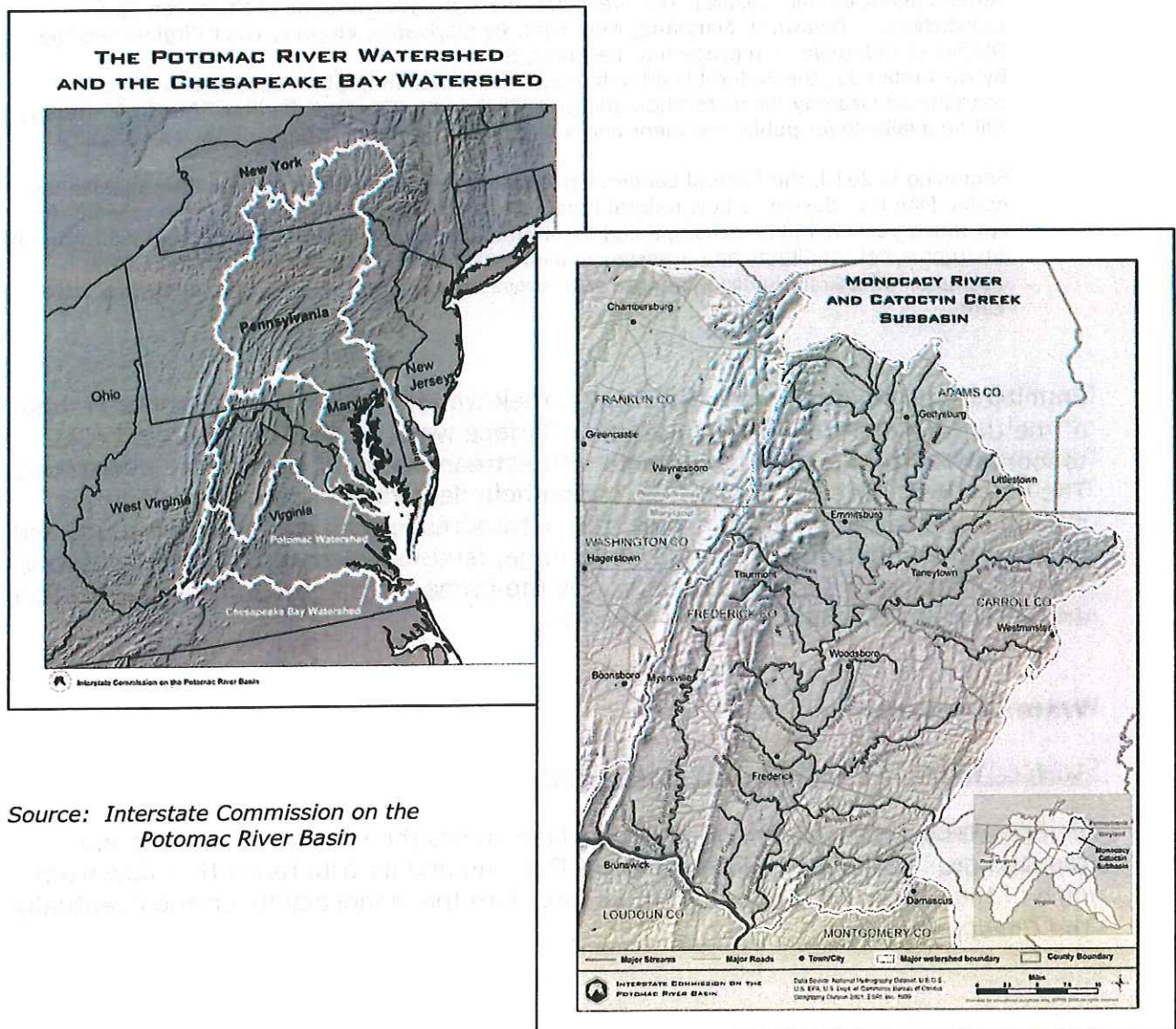
Average H+T Costs % Income: 48%
Range: 43-53

Housing: 27% Transportation: 21%

	Households	% of Households
< 24%	0	0%
24 - 36%	0	0%
36 - 45%	142	49%
45 - 54%	148	51%
54 - 66%	0	0%
66 - 78%	0	0%
78 - 87%	0	0%
87% +	0	0%
Total	290	100%

NATURAL ENVIRONMENT

The Town of Emmitsburg is situated at the foot of the Catoclin Mountains, at the eastern edge of the Appalachian Mountain range, within the Upper Monocacy River Watershed. The Monocacy River Watershed is a 966 square mile watershed located within south-central Pennsylvania and generally the Frederick County area in Maryland. It is a sub-watershed of the Chesapeake Bay Watershed, which extends from Cooperstown in Upstate New York, southward through Pennsylvania and Maryland, as shown below. The Monocacy River headwater tributaries are located in Adams County, PA, just north of Emmitsburg. The Monocacy, in turn, is a tributary of the Potomac River, which drains into the Chesapeake Bay.



Source: Interstate Commission on the Potomac River Basin

Chesapeake Bay restoration

Due to the fact that the Chesapeake Bay watershed is a multi-state entity, it inspired a federal level effort in the form of Executive Order 13508 to improve the health of what was deemed a national treasure. (excerpt from Chesapeake Bay Program website below)

On May 12, 2009, President Barack Obama signed an Executive Order that recognizes the Chesapeake Bay as a national treasure and calls on the federal government to lead a renewed effort to restore and protect the nation's largest estuary and its watershed.

The Chesapeake Bay Protection and Restoration Executive Order established a Federal Leadership Committee that will oversee the development and coordination of reporting, data management and other activities by agencies involved in Bay restoration. The committee will be chaired by the Administrator of the Environmental Protection Agency and include senior representatives from the departments of Agriculture, Commerce, Defense, Homeland Security, Interior, Transportation and others.

Federal agencies will consult extensively with the state governments of the seven Bay jurisdictions -- Delaware, Maryland, New York, Pennsylvania, Virginia, West Virginia and the District of Columbia -- in preparing their reports.

By November 12, the Federal Leadership Committee will integrate these reports into a coordinated strategy for restoration and protection of the Chesapeake Bay. This draft strategy will be available for public comment and a final strategy will be completed by May 12, 2010.

Beginning in 2010, the Federal Leadership Committee will publish an annual Chesapeake Bay Action Plan that describes how federal funding will be allocated toward Bay restoration in the upcoming year. It will be accompanied by an Annual Progress Report that reviews indicators of environmental conditions and assesses implementation of the strategy. An independent evaluator will also periodically report on progress toward meeting the goals of the Executive Order.

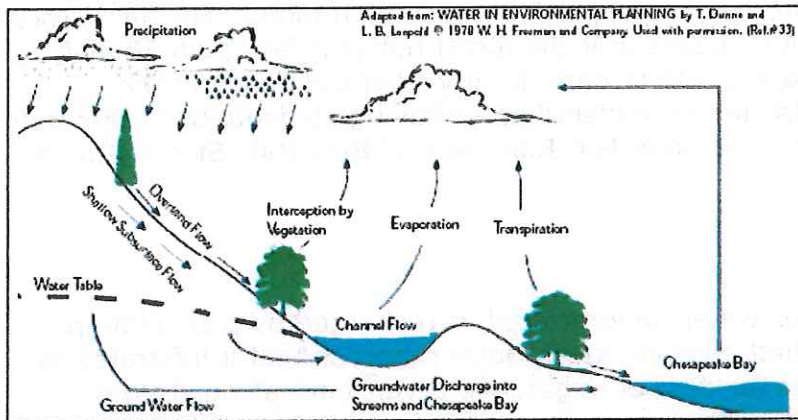
Emmitsburg is situated within the Tom's Creek watershed, which is a subwatershed of the Upper Monocacy River Watershed. Surface water flows from the high relief topography of the Catoclin Mountains to the streams and floodplains of Emmitsburg. The maps, text, and exhibits in this section help define the limits of development potential; reveal the important roles that natural resources play in Emmitsburg; and reinforce the importance of sound, long-range, land-use planning. The Emmitsburg Environmental and Sensitive Areas map is the primary map resource for this section, and is found in the Map Section of the plan.

Water Resources

Surface Water, Streams and Stream Buffers

The Emmitsburg Environmental Features Map shows the streams in and around Emmitsburg. These include Tom's Creek, Flat Run and its tributaries that flow from north of the State line, through Emmitsburg, into the Monocacy River and eventually the Chesapeake Bay.

Figure 9-1 Hydrologic Cycle



Source: Maryland Department of Natural Resources

The figure above illustrates the hydrologic cycle that replenishes surface and groundwater. The existence of natural vegetation, adjacent to streams and in floodplains, is important. It provides environmental benefits by reducing surface run-off, preventing erosion and sediment movement, moderating temperature, providing organic material, providing overhead and in-stream cover habitat, and promoting diversity of aquatic life. For a vegetated stream buffer to be effective in providing benefits it must be a certain width on either side of the stream. Table 9.1 below indicates the size of buffer necessary to provide various benefits.

Table 9.1 Stream Buffer Size Requirement by Function¹

Function	Buffer
Habitat for wildlife	300 - 1,600 feet
Flood Mitigation	70 - 200 feet
Sediment Control and Stream Stability	50 - 100 feet
Nitrogen / Phosphorous Removal	50 - 100 feet
Pesticide Reduction	45 feet
Bank Stabilization/Food Production	25 feet

Maintaining healthy streams and forest buffers along Tom's Creek and Flat Run is an important factor in reducing nutrient and sediment loading to the Monocacy River

¹ USDA Forest Service-Northeastern Area State and Private Forestry, "Riparian Forest Buffer Widths: The Chesapeake Bay Watershed Forestry Program". 2003.

and in the Chesapeake Bay. In 2004, the Maryland Department of Natural Resources (DNR) undertook the Upper Monocacy River Stream Corridor Assessment Survey, which evaluated stream buffers in the Upper Monocacy Watershed. For the purpose of the DNR study "inadequate" means that the forest buffer is *less than 50 feet wide*, measured from the edge of the stream. Nearly all of the Tom's Creek tributaries located in Emmitsburg were identified as having inadequate stream buffer area. The exception was the section of Flat Run north of East Main Street (Route 140).

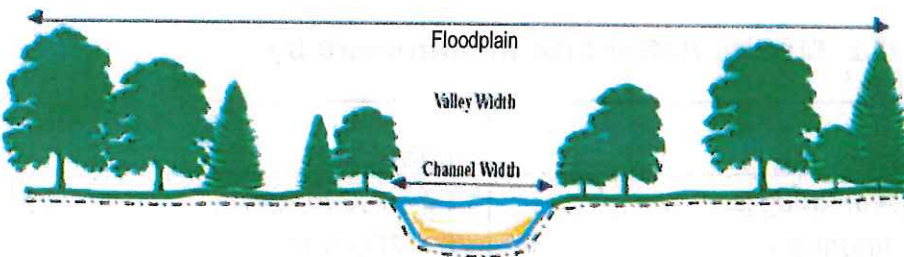
Groundwater

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

100-Year Floodplain

FEMA delineates 100-year floodplain limits as areas that have a one percent annual chance of being flooded. The limits of floodplain inundation are generally determined by the size of the watershed, local geology, and the pattern of surrounding land uses. The following diagram shows a cross-section of a typical floodplain in open space use.

Figure 9-2 Stream Channel and Valley Width



Source: Maryland Department of Natural Resources

The 100-Year Floodplains in Emmitsburg are shown on the Emmitsburg Environmental and Sensitive Areas Map. Floodplains encompass broad areas along both sides of Tom's Creek, Flat Run, and their tributaries. The major roadways providing access to Emmitsburg cross floodplain areas, which caused road closures during the 1996 500-year flood event, but is not a significant issue relative to 100-year flood levels. Development within and adjacent to floodplains is regulated by local, county, state and federal regulations.

Wetlands

Wetlands are lands inundated or saturated by surface or ground water often enough to support a prevalence of vegetative or aquatic life that requires saturated soil

conditions for growth and reproduction. Typically, this includes swamps, marshes, bogs, wet meadows, river overflows, mud flats, and natural ponds.

Wetlands play a pivotal role in regulating the interchange of water within watersheds as well as in the global water cycle. By definition, water saturation in the root zone at or above the soil surface for a certain amount of time during the year characterizes wetlands. Precipitation and surface water are stored and slowly released into surface water, groundwater, and the atmosphere. Wetlands also help maintain the water table level, by providing force for ground water recharge and discharge to other waters. Acting as a sink for nutrients, wetlands provide organic compounds, nutrients, and other components necessary for plant and aquatic life. Finally, they serve as habitat for certain rare and endangered species and breeding or spawning grounds for various species of birds, fish, and reptiles.

The Emmitsburg Environmental Features Map shows Emmitsburg's wetlands. They are primarily located within the floodplain associated with Tom's Creek, but there are several isolated wetland areas within the Town as well. In Emmitsburg, no wetlands are delineated as wetlands of special concern by the State of Maryland.

Geology

Physical factors such as geology and soils determine local topography, hydrology and potential for erosion. In the geology of the Upper Monocacy River watershed, Catoctin Mountains, and Piedmont province there are three major formations: the Wissahickon Formation, Weverton Formation, and the Metarholite Formation along with its associated pyroclastic sediments.

The Town of Emmitsburg is situated within the Piedmont Valley, which is characterized by New Oxford Formation, Gettysburg Shale, and Frederick and Grove Limestone. The valley also has minimal Antietam Formation, Diabase Sills and Dykes, Harpers Formation, and Ijamsville Formation. Geological formations present within Frederick County are susceptible to sinkhole development; however, sinkholes are not known to occur in the Emmitsburg vicinity.

Soils

Soils are unconsolidated earth material composed of superficial geological strata, consisting of clay, silt, sand or gravel size particles as classified by the U.S. Soil Conservation Service. Generally healthy and productive soils and landscapes play a pivotal role in the production of food, maintenance of water quality, sustenance of primary industries, and support of rural and urban development.

Emmitsburg's soil type consists of Penn series, Readington, Croton, and Lehigh soils. The western portion of Town has large concentrations of hydric soil formed under conditions of saturation or flooding. There is a full range of the soil types found in Emmitsburg including: nearly level to very steep, shallow to deep, well drained, and

somewhat excessively drained and poorly drained soils. These soils form as a result of residuum derived from red shale, siltstone, and fine-grained sandstone found on short steep ridges, hills, and nearby lowlands. A soils map for the Emmitsburg area can be found in the Appendix.

Steep Slopes

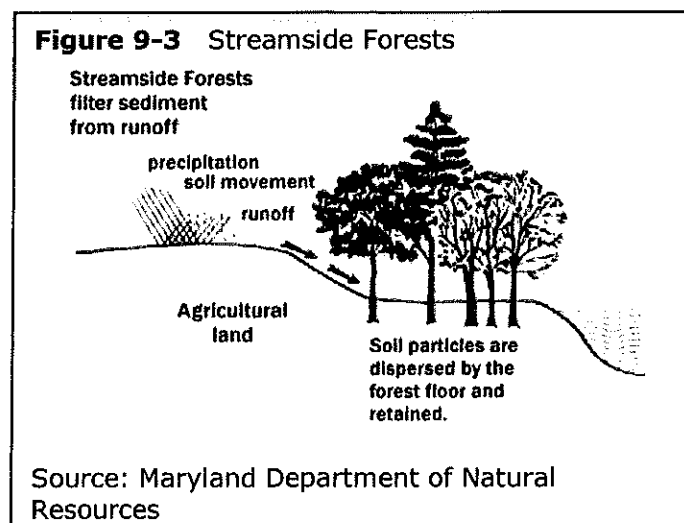
Steep slopes are surface formations with a vertical incline greater than 22.5 degrees or 25 percent. Slopes of this degree have sufficient steepness to cause erosion or increased flooding when disturbed for land development or agriculture. The Emmitsburg Slopes map shows steep slope areas in bright red.

The area immediately adjacent to Emmitsburg is characterized by moderately sloped lands with increasing slopes in the northeast part of Town towards the Mason-Dixon Line. Some steeper areas are present along portions of Flat Run and Tom's Creeks. The Town owns 1300 acres on College Mountain, much of which is comprised of steep areas. The Town ownership of the Rainbow Lake watershed area protects the town wells and Rainbow Lake reservoir, and the elevation makes it possible to have a gravity-fed water distribution system.

Environmental Corridors

Natural lands in the Upper Monocacy River watershed enhance water quality and provide habitat for plants and animals. Forests contribute to the conservation of a region's biodiversity. The stream corridors and associated wooded areas in Emmitsburg serve these purposes, as well.

Forested areas along stream corridors help to stabilize steep slopes, slow stormwater run-off, and clean the air during photosynthesis. Major stands of forests, on a macro level, act as natural buffers to harsh weather conditions and help to moderate temperatures.



The Town's environmental corridors, as shown on the Emmitsburg Environmental Map, exist along Tom's Creek and Flat Run. Emmitsburg has other large patches of forest in the northern portion of Town toward Irishtown Road and west of Flat Run. Smaller and more fragmented woodlands exist around St. Joseph's Provincial House, Welty Road and North of Seton Avenue (See Emmitsburg Environmental and Sensitive Areas Map).

Somewhat fragmented by development and farming, Emmitsburg area woodlands form part of the Catocin Mountain forest. This is the largest block of forest between Washington County and the Chesapeake Bay, making it an important factor in the health of the Chesapeake Bay.

ACCOMPLISHMENTS

- 1. The Town has maintained the 1300 acres of watershed property on College Mountain, including Rainbow Lake, in a manner that ensures protection of the water supply, while allowing recreational uses such and fishing (with town permit).**
- 2. Installation of a 3-loop multi-use trail on College Mountain was done with consideration of preventing erosion issues.**
- 3. Lands owned by the Town on Scott Road (Scott Rd. Farm) were placed in the Conservation Resource Enhancement Program (CREP) program on February 2, 2009 for a 15-year period, and wetland rehabilitation plantings were installed on land that had formerly been converted to (unsuccessful) agricultural use. There is a contract with the Chesapeake Wildlife Heritage, a 501©(3) non-profit organization with the mission of restoring wildlife habitat and reducing the impact of farming operations on the environment. The land is monitored by the Maryland Environmental Trust for compliance with the program.**
- 4. Sewer Improvements / I&I actions**
In 2010 and 2011, the Town of Emmitsburg completed an upgrade to the sanitary sewer line running the length of Lincoln Avenue in order to eliminate an older 15" SS line along Willow Rill that had severe inflow and infiltration problems. The upgrade relined nearly 1500 linear feet of existing 8", 10" and 15" SS lines and added approximately 500 linear feet of new 15" PVC/SDR pipe in order to complete the connection and eliminate the old SS line completely.
- 5. In 2014, the Town adopted revisions to two environmental ordinances:**
 - Ord. 14-03 March 17, 2014 Forestation Ordinance to incorporate changes to state laws**

- **Ord. 14-06 August 18, 2014 Floodplain ordinance (which replaced the existing 1993 version. Coordinated with MD Dept. of the Environment and the Federal Emergency Management Administration.**
- 6. In 2014, a Cluster Development ordinance was drafted and was considered on the Planning Commission agenda of Nov. 24. This is a work in progress at this time (2015). The purpose of the ordinance is to maximize open space and reduce the amount of impervious surfaces, water and sewer lines. This will have environmental and fiscal benefits to the town, and provide options for mixed housing types within a given development.**
- 7. Waste Water Treatment Plant upgrade**
The Town of Emmitsburg is currently completing the final stages of a major new WWTP facility designed to meet the new, more stringent standards required by the State of Maryland. The new plant includes the newest technology available for creating a system of Enhanced Nutrient Removal; required to improve water quality in the State's rivers and the Chesapeake Bay. The system will include new headworks, biolac lagoons, clarifiers, disinfection and denitrification systems, sludge thickening and dewatering filters; all carefully designed to greatly reduce the flow of nitrogen, potassium and other minerals into the State's waters. The existing outfall in Tom's Creek will be retained. There is no upgrade in treatment capacity amount or average daily flow associated with this improvement – only water quality. The system is expected to be operational by July, 2015.
- 8. Municipal Separate Storm Sewer System (MS-4) Permit. The town is subject to a state storm water management permit which currently requires activities such as applying "don't dump" medallions to all storm sewer inlets (completed 2014), providing storm water educational materials to the public, and mapping of storm water ponds within the town. (Completed 2014)**

GOALS

1. Complete adoption of the Cluster Development ordinance.
2. Undertake study and ways to improve the amount of tree canopy within the town. According to MD Dept. of Natural Resources 7.16.15 comments, tree canopy is currently 29% (268 of 913 acres using 2011 data), and many communities are striving for 40% tree canopy to increase water and air quality benefits.

Section 9 describes the natural environment found within the town boundaries, which the town has historically protected via enforcement of the town code with reference to stream buffers, afforestation, stormwater and floodplains, plus working with Frederick County and State of Maryland where their regulations are better suited to a given situation. The town owns a significant amount of the land on both sides of Flat Run as it courses through Emmitsburg, some of which has forestation plantings which will help to maintain the banks and control erosion over time. The town's system of parks encompasses approximately 70 acres, with a mix of active and passive recreation opportunities – with all of it providing open space, and most of it being pervious surfaces to enhance storm water infiltration.

The Town also owns 1300 acres comprised of properties on College Mountain and the Scott Road Farm, combined. The major purpose of this acreage is to protect Rainbow Lake (the town reservoir), and the wells that contribute to the town's water supply. The Maryland Environmental Trust (MET) holds a conservation easement on much of the property. One requirement of the easement is that the town has to have a management plan for the properties prepared by a professional forester periodically. The town most recently had a forest inventory and management plan prepared by the MD Department of Natural Resources in March 2013. One of the issues noted was over-browsing by deer in several areas. The town issues permits for the hunting of deer to residents of the 17325 zip code, in an attempt to alleviate this issue. Fishing is allowed in Rainbow Lake, which is stocked by the State of Maryland. A town permit is required in addition to a state fishing license.

The Scott Road Farm was enrolled in the Conservation Reserve Enhancement Program (CREP) after approval at the Emmitsburg Board of Commissioners meeting on February 2, 2009. The CREP program involves rehabilitation of former wetland areas that were eliminated by farming activity. The Chesapeake Wildlife Heritage manages the CREP portion of the farm under a 15-year contract with the town, and pays a rental fee for this purpose. Restoring and maintaining wetlands in agricultural areas is an effective way to filter pollution and sediment, protect the water bodies and ultimately the Chesapeake Bay.

The Town will continue to undertake these conservation efforts and responsibilities as part of their goal to enhance the environmental quality of the town and its vicinity, as well as to improve the quality of the Chesapeake Bay.

As mentioned in the Conservation section, the Town owns 1300 acres comprised of properties on College Mountain and the Scott Road Farm, combined. The major purpose of this acreage is to protect Rainbow Lake (the town reservoir), and the wells that contribute to the town's water supply. The Maryland Environmental Trust (MET) holds a conservation easement on much of the property. One requirement of the easement is that the town has to have a management plan for the properties prepared by a professional forester periodically. The town most recently had a forest inventory and management plan prepared by the MD Department of Natural Resources in March 2013.

The Scott Road Farm property has been enrolled in the Conservation Reserve Enhancement (CREP) program since February, 2009. The CREP program involves rehabilitation of former wetland areas that were eliminated by farming activity. The Chesapeake Wildlife Heritage manages the CREP portion of the farm under a 15-year contract with the town.

The Town's involvement in the Community Legacy (CL) grant program is another form of stewardship. The town has used the CL program to facilitate restoration of the town's impressive collection of historic structures, which contribute to the integrity of the village core streetscape. The town has been the pass-through for the state/private matching funds for FY2013 – FY2015; providing an in-kind match of \$10,000 in staff time annually.

Revitalization of the Square has utilized MD Heritage Areas Authority 50/50 grant funds to undertake a charrette process and concept plans. A second MHAA grant **will contribute to the construction drawing phase of the project. The Town's efforts to undertake what will be a major improvement to the downtown environment constitute stewardship of the cultural environment.**

All of the efforts mentioned above will continue for years to come, and contribute to the environmental and architectural well-being of the town.

The following guidelines and concepts were utilized in considering land use planning for Emmitsburg in the creation of the 2009 Comprehensive Plan. They are still valid, so are included verbatim in the 2015 Update.

Land Use decision-making guidelines

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

Additional goals and guidelines developed during the 2015 Comprehensive Plan process are:

1. Continue efforts to provide safe pedestrian opportunities along existing streets, working with MD State Highway Administration when state roads are involved.
2. Develop a plan for multi-user trails connecting the existing areas of the town, extending through new subdivisions within the town, and potential development areas within the growth boundary. The plan would include recommendations for design, funding options, and maintenance responsibility, and would be used to develop policies and code requirements. This would also be a useful tool for potential funding applications – showing a coordinated approach toward providing a community amenity.
3. Plan for safe bicycle mobility where possible within the town, and coordinate with Frederick County and the State Highway Administration in efforts to connect Emmitsburg to other areas within the region, including Pennsylvania.
4. A study of potential bicycle routes on existing streets within the town should be undertaken to determine the feasibility of creating a bike-friendly system, paying special attention to engineering, construction and safety issues within the town.
5. Incorporate the Maryland State Highway Administration's Context Sensitive solutions for Work on Scenic Byways in development reviews along the Catoctin Mountain/Journey Through Hallowed Ground National Scenic Byway (Seton Avenue/US 15 Business, US 15, and Old Main Streets State Scenic Byway (MD 140).

IMPLEMENTATION

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

Actions that were recommended in order to implement the 2009 Comprehensive Plan are listed below. A check mark indicates that they have been accomplished.

- ✓1. Submit the Water Capacity Management Plan prepared in conjunction with this plan.
[Water Capacity Management Plan was also submitted on April 13, 2015, in conjunction with this comp plan update.]
- ✓2. Undertake a Comprehensive Rezoning process reflecting the recommendations found herein with regard to zoning (and associated water resources).
- ✓3. Adopt an Adequate Public Facilities Ordinance utilizing this plan as a reference.
- ✓4. Undertake efforts to work with Frederick County Economic Development, and other resources to establish a coherent direction for economic development efforts for the town.
- ✓5. Create new, and/or revise existing land development ordinances to reflect the goals and objectives of this plan, with reference to
 - stormwater and environmental issues
 - ✓stormwater facility mapping completed
 - ✓floodplain ordinance updated in coordination with MDE and FEMA
 - ✓forestation ordinance updated to reflect changes in state laws
 - fiscal aspects of development, in terms of minimizing infrastructure via clustered development
 - Cluster development ordinance will be completed in early 2016.
- 6. Undertake studies and analyses necessary to create meaningful and supportable development standards relative to items such as stream buffers and Low Impact Development.
 - ✓ being incorporated into Cluster Development ordinance
 - ✓ floodplain ordinance update reflects current FEMA and MDE standards
- ✓7. Create architectural guidelines relative to the historic district on Main Street in particular, to maintain Emmitsburg's identity as a significant setting in terms of its architectural character. Other areas of town should also reflect consideration of the town's historic setting.

Regional efforts

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

On September 18, 2006, the Emmitsburg Town Board adopted a resolution that amended the 1998 Emmitsburg Comprehensive Plan to include the Heart of the Civil War Heritage Area Management Plan, by reference. By adopting this 2009 update to the 1998 Plan, the Town Council will continue to support the HCWHA plan. A copy of Resolution 2006-17 was included in Appendix G of the 2009 Plan.

At the request of the Maryland Heritage Areas Authority, subsequent **Resolution 2012-01R** was passed by the Board in 2012, confirming that the town had amended their Comprehensive Plan to include the HCWHA Management Plan.

At the November 2, 2015 Town Meeting, the Board of Commissioners passed **Resolution 2015-02R**, adopting the 2004 Catoctin Mountain National Scenic Byway Corridor Management Plan as part of the 2015 Comprehensive Plan.

3. Continue working with Mount Saint Mary's University on mutually beneficial projects, such as water supply and the trails projects that are ongoing at this time.
4. Continue the participation in the management entities of the Heart of the Civil War Heritage Area, the Catoctin Mountain/Journey Through Hallowed Ground National Scenic Byway to support these organizations' historic preservation goals and their focus on heritage tourism.

Financial

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

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

remain pro-active in ensuring the long-term health of its water supplies and natural resource base, while also maintaining the infrastructure and community services that are necessary to a sound community.

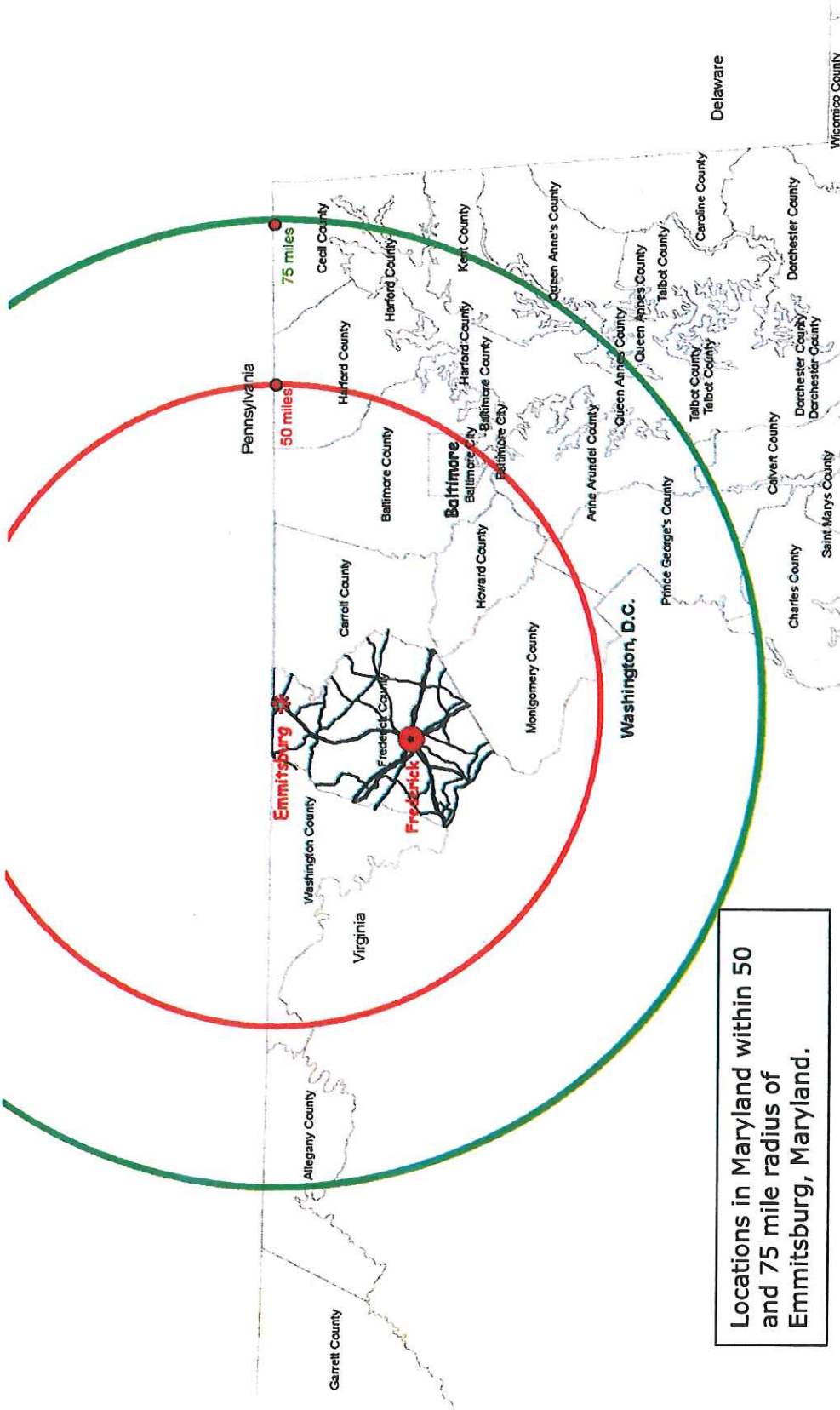
The public workshop and Town-wide survey conducted in the early stages of the 2009 Plan elicited goals of working toward a walkable community, economic development, an active village center, and environmental protection.

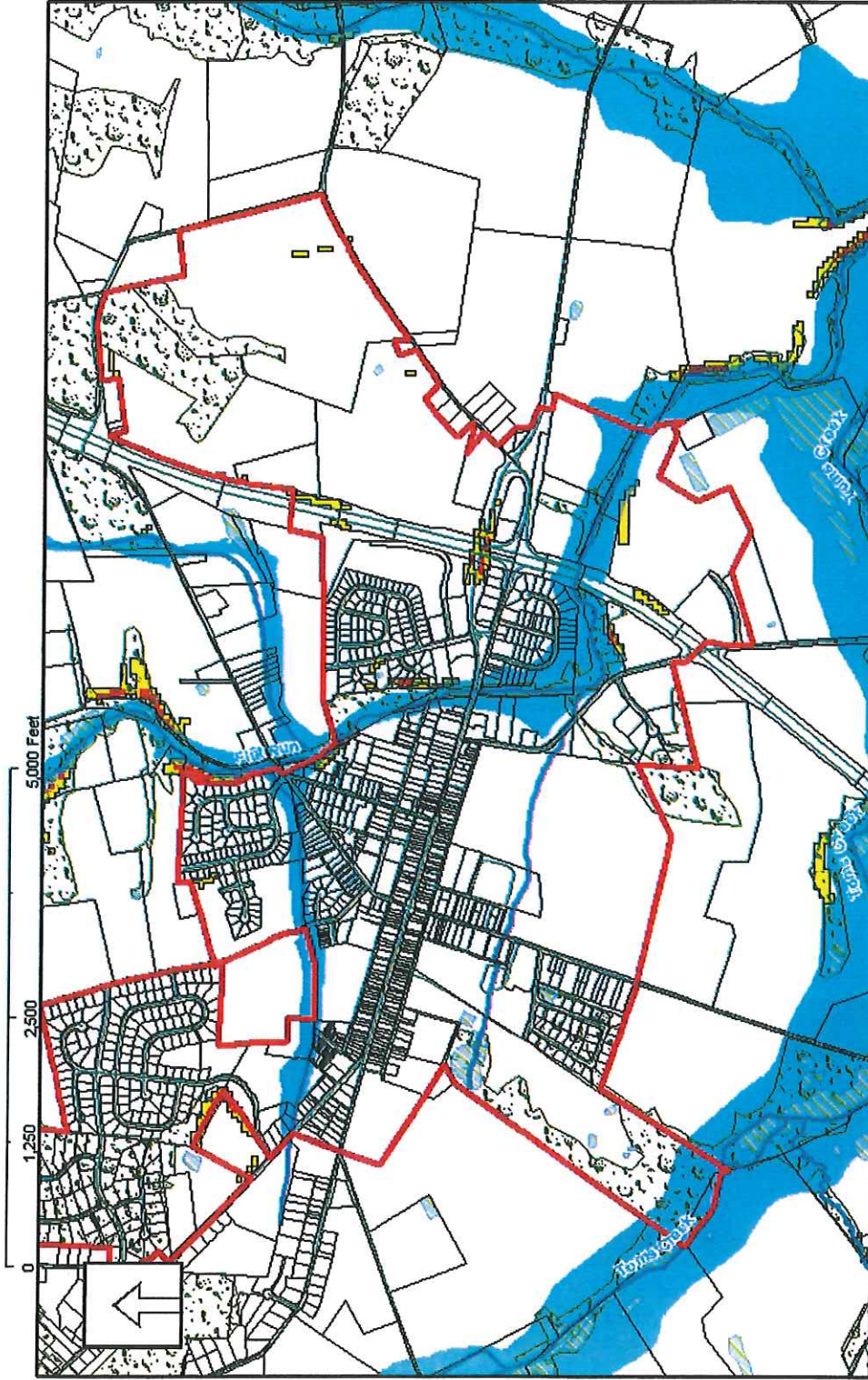
During the charrette process for the revitalization of the square in 2012, similar goals were expressed. Some of the specific action items recommended at that time were a parking study for the downtown area, wayfinding signage, revisions to sign ordinance for Village Zone, review street network, additional parking/crosswalks, and implementing the façade improvement/building upgrade program.

This Plan has provided background and a recommended course of action to achieve these goals. Implementation of this Plan will result in preservation of Emmitsburg's heritage and natural setting, balanced with economic opportunities. Successful implementation will require an ongoing commitment on the part of the Town officials, staff, and citizens of Emmitsburg.

LIST OF MAPS

- 1** -- Locations in Maryland within 50 and 75 Miles of Emmitsburg
- 2** -- Emmitsburg Subdivisions and Major Uses
- 3** -- Emmitsburg Environmental & Sensitive Areas
- 4** -- Slope Analysis by Percent
- 5** -- Emmitsburg Soils Map
- 6** -- Community Design Features
- 7** -- Emmitsburg Growth Boundary with Suggested Land Use Designations
 - *Existing*
 - *Proposed*
- 8** -- Emmitsburg Land Use Designations
 - *Existing*
 - *Proposed*
- 9** -- Zoning Districts
 - *Existing*
 - *Proposed*



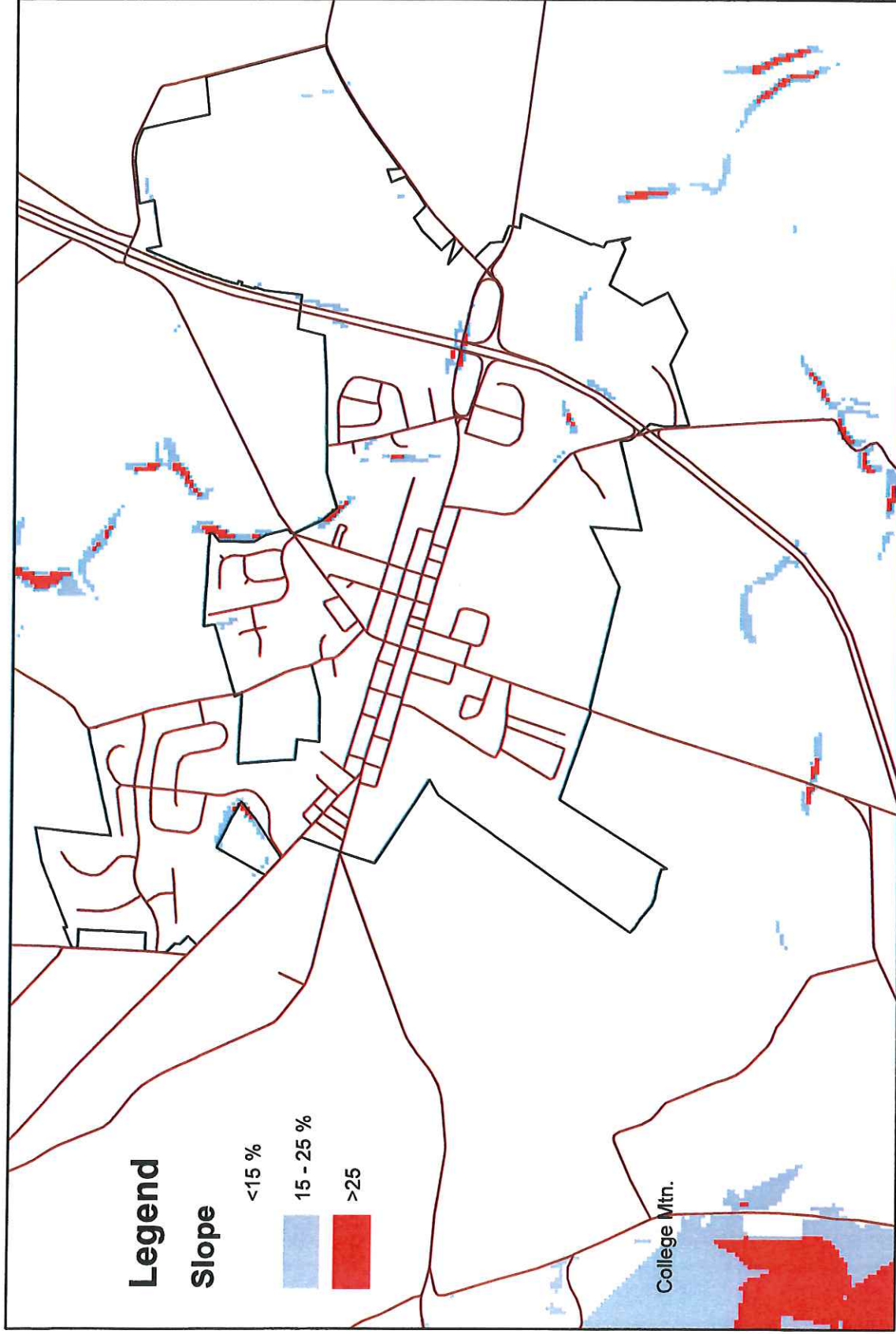


Legend

- Emmitsburg
 - Parcels
 - Stream s
 - Wetlands (DNR)
 - Forest
 - FEMA Floodplain + 25ft Buffer
- Slope**
- < 15 %
 - 15 - 24.99%
 - 25% plus

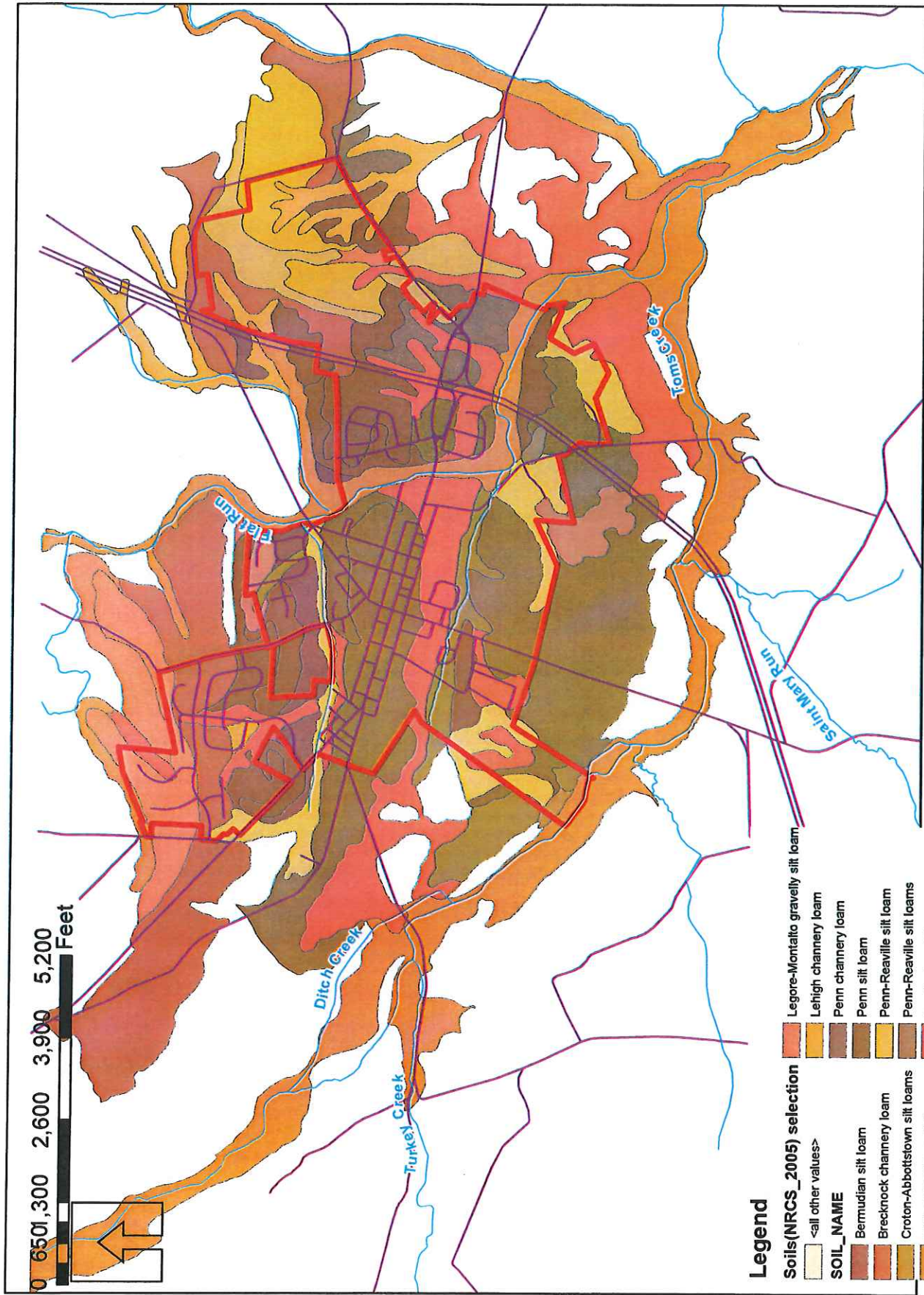
Emmitsburg Environmental & Sensitive Areas

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



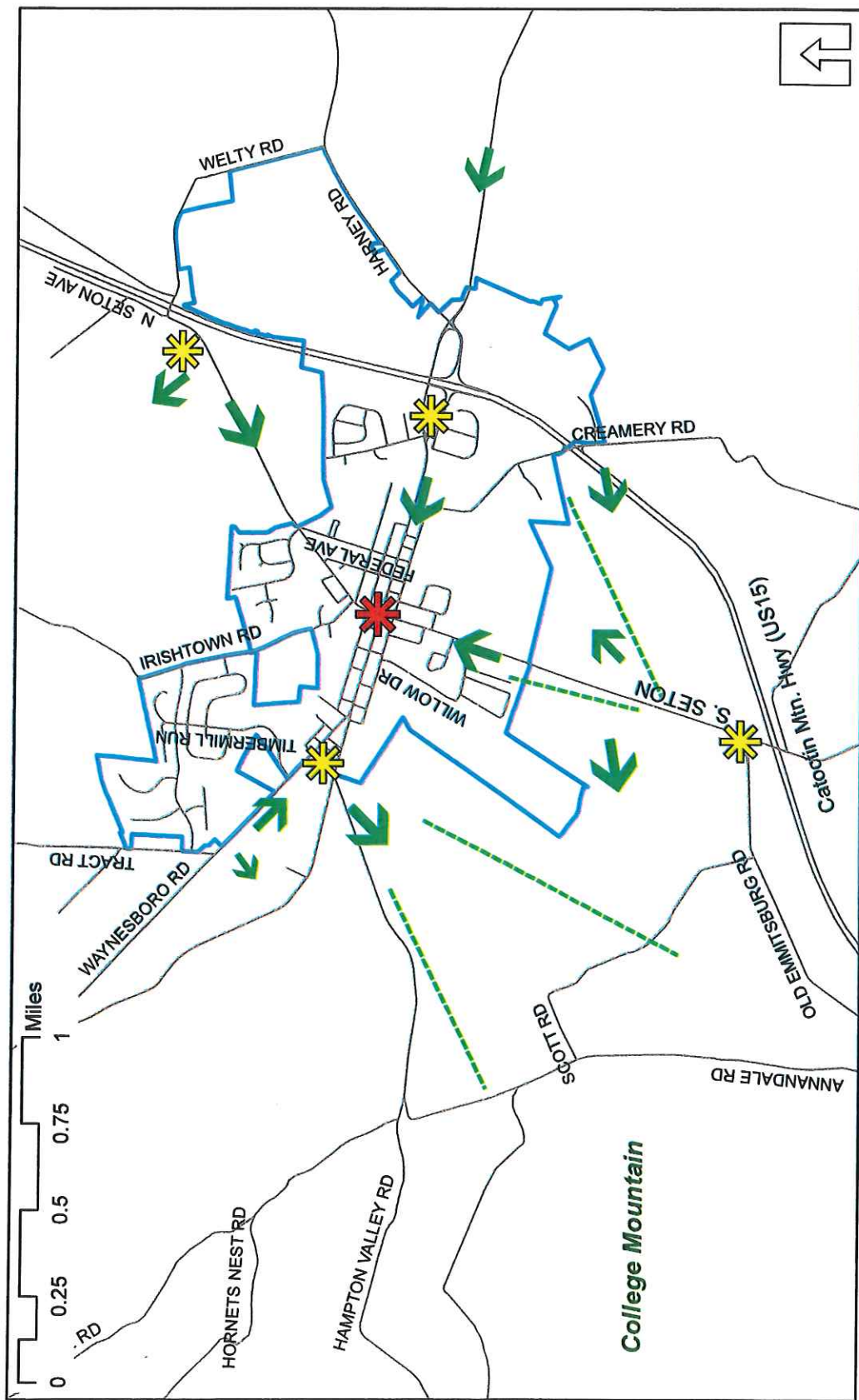
Slope Analysis by Percent

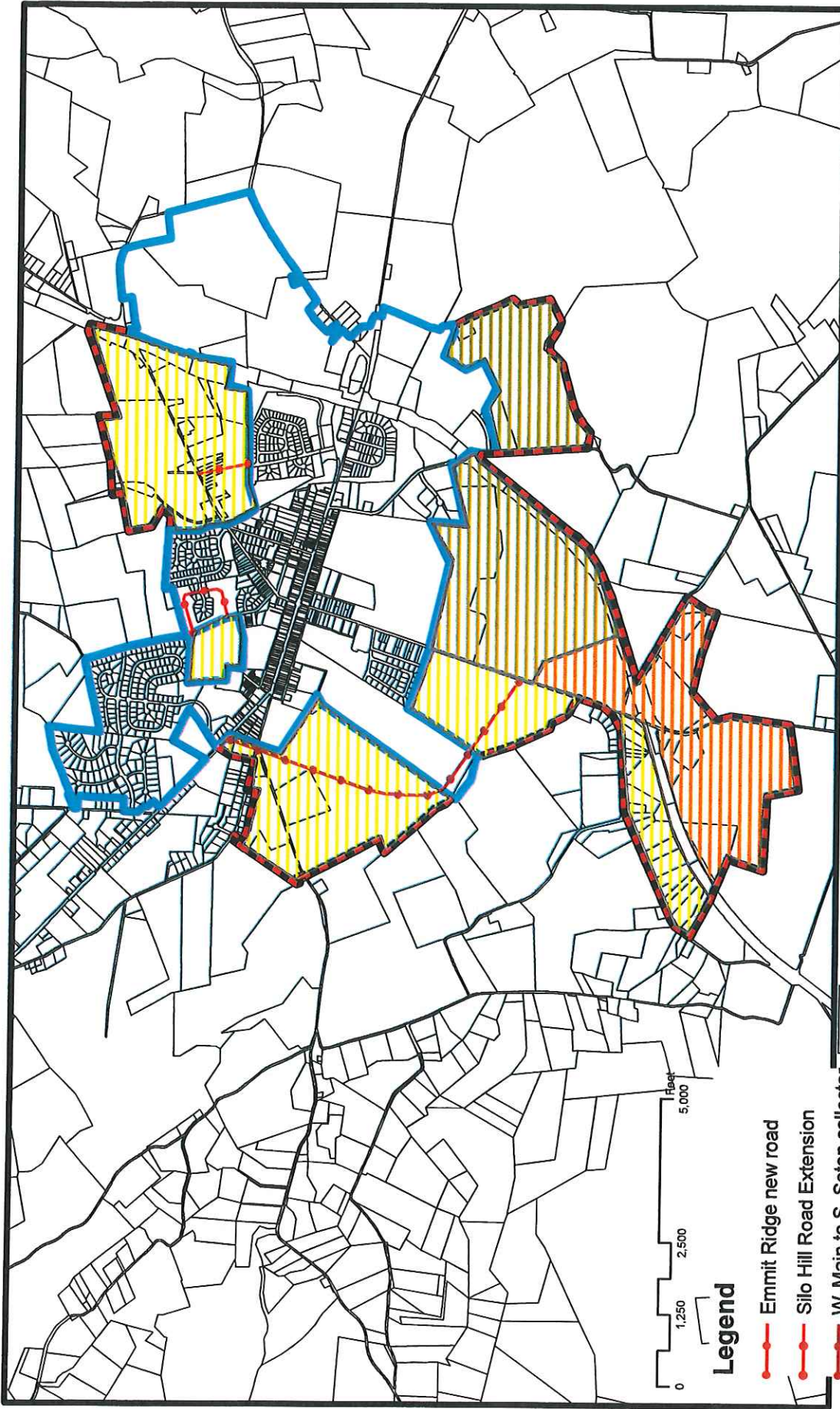
Source: Frederick Co. GIS & Emmitsburg Planning Office



Emmitsburg Soils Map

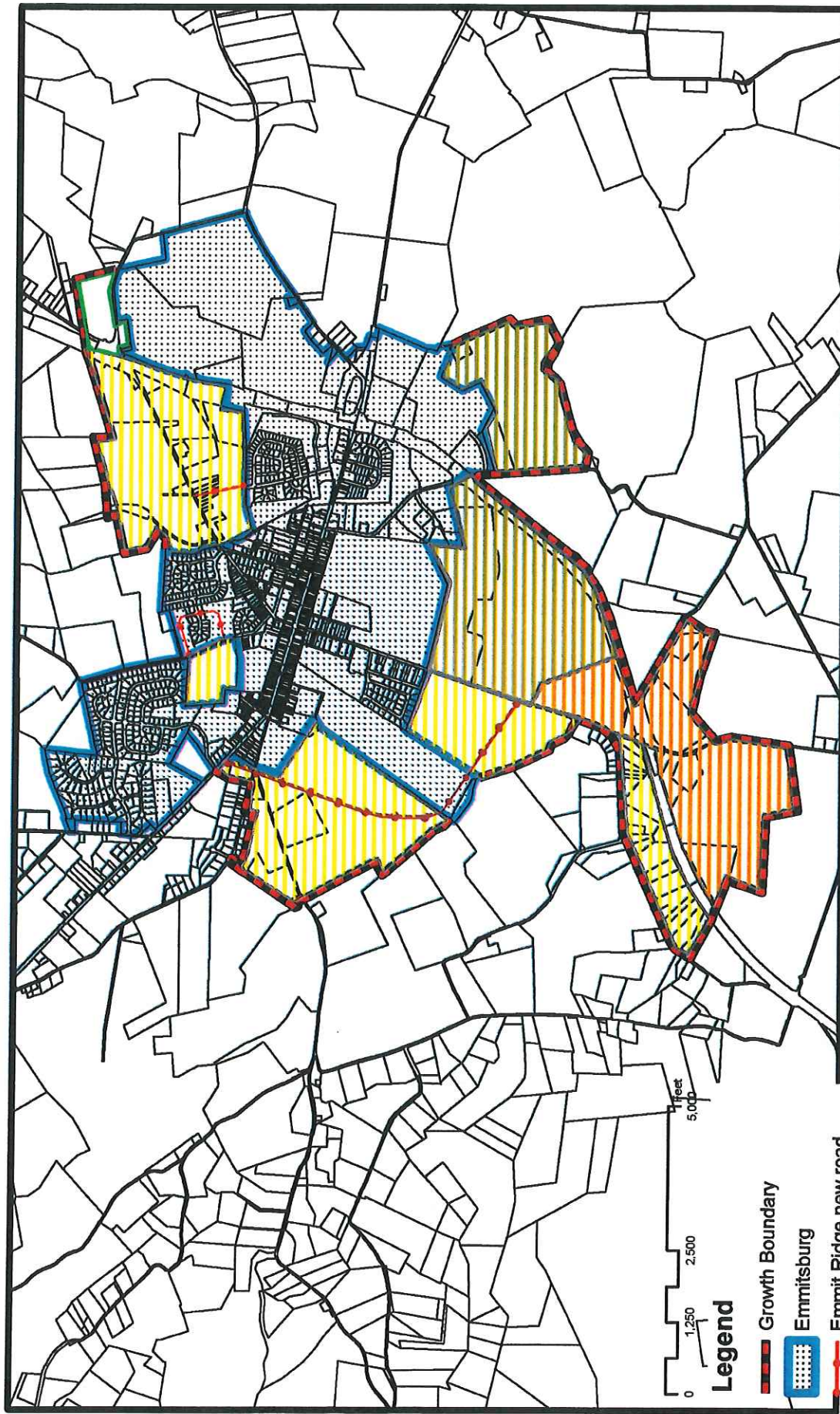
Source: Frederick Co. GIS & Emmitsburg Planning Office 2009





2009 Emmitsburg Growth Boundary Suggested Land Use Designations & Proposed New Roads

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

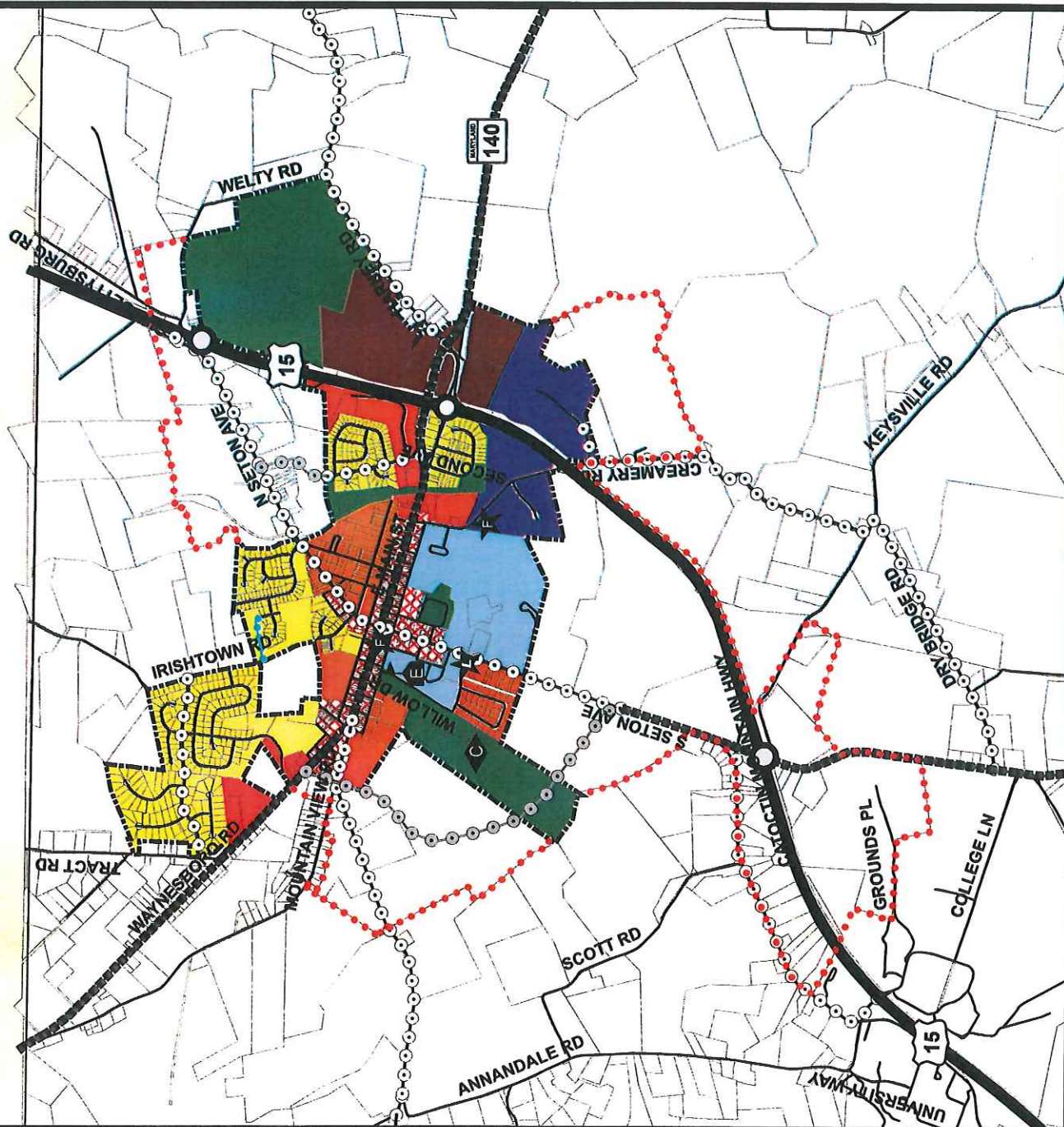


**Figure 3-1 2015 Emmitsburg Growth Boundary
Suggested Land Use Designations
& Proposed New Roads**

Source: Frederick County GIS & Town of Emmitsburg Planning
November 2009 & Aug 2015

Town of Emmitsburg Comprehensive Plan Frederick County, Maryland

Existing Land Use Map



Town of Emmitsburg

Town Growth Boundary

Land Use Designations

Suburban Residential

Town Residential

Village Core

Suburban Commercial

Town Commercial

Employment Center

Community Government Religious Core

Conservation/Parks

Community Facilities

Elementary School, Existing

Community Park, Existing

Fire Station, Existing

Library, Existing

Interchange, Existing

Interchange, Proposed

Highway Plan

Freeway / Expressway, Existing

Minor Arterial, Existing

Collector, Existing

Collector, Proposed

Local, Proposed

0 0.1 0.2 0.4 0.6 Miles

Map Printed: May 18, 2015, Frederick County GIS

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the user's discretion. This map is for informational purposes only and should not be used for surveying, engineering, or site-specific analysis.

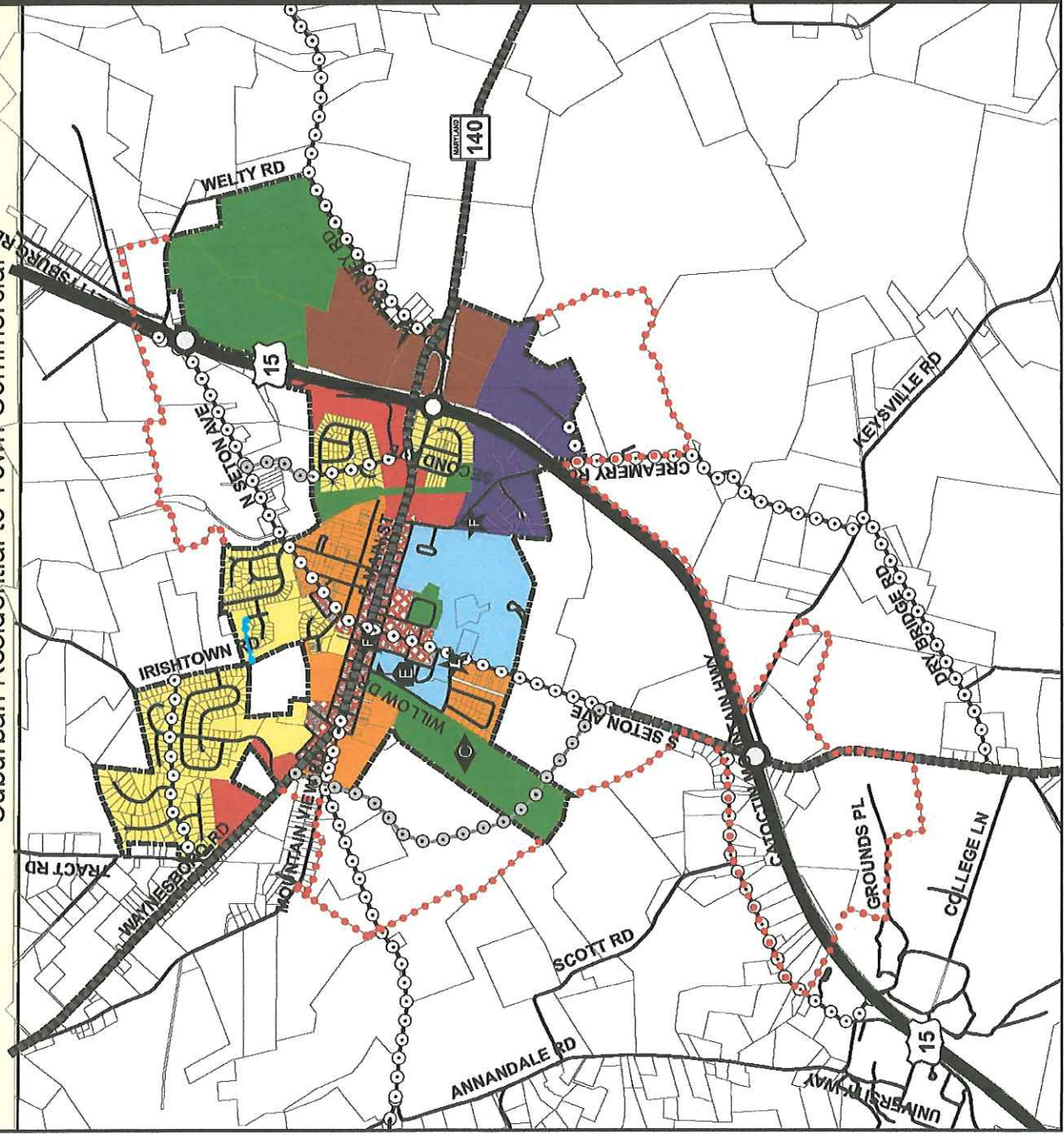
DRAFT - Land Use Map
 One change approved by Emmitsburg Planning
 Commission on May 26, 2015.
 Suburban Residential to Town Commercial

Town of Emmitsburg Comprehensive Plan Frederick County, Maryland

- Town of Emmitsburg
- Town Growth Boundary
- Land Use Designations**
 - Suburban Residential
 - Town Residential
 - Village Core
 - Suburban Commercial
 - Town Commercial
 - Employment Center
 - Community Government Religious Core
 - Conservation/Parks
- Community Facilities**
 - Elementary School, Existing
 - Community Park, Existing
 - Fire Station, Existing
 - Library, Existing
 - Interchange, Existing
 - Interchange, Proposed

- Highway Plan**
 - Freeway / Expressway, Existing
 - Minor Arterial, Existing
 - Collector, Existing
 - Collector, Proposed
 - Local, Proposed

0 0.1 0.2 0.4 0.6 Miles
 Map Printed: June 10, 2015, Frederick County GIS
 Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
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Town of Emmitsburg

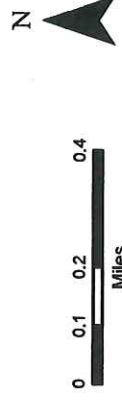
Zoning

Frederick County, Maryland



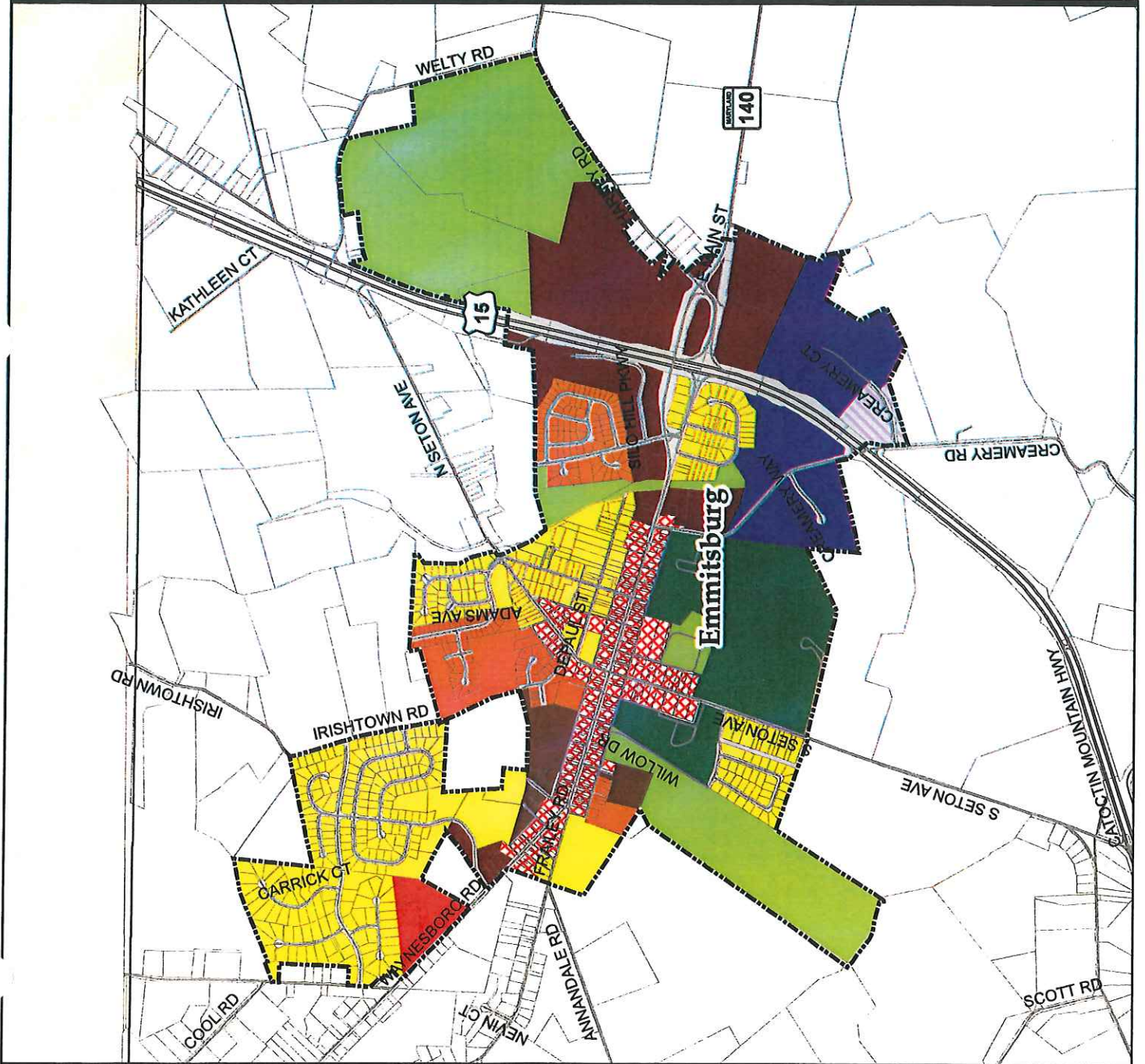
Zoning Districts

- R-1- Low Density Residential
- R-2- Medium Density Residential
- R-3- High Density Residential
- VZ- Village Zone
- B-1- Neighborhood Business
- B-2- General Business
- IP- Industrial Park
- ORI- Office, Research, Industrial
- C-R- Conservation-Recreation
- OS- Open Space



Map Printed: May 12, 2015, Frederick County GIS

Projection: NAD 1983 State Plane Maryland FIPS 1900 Feet
 While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.



DRAFT - Zoning Map

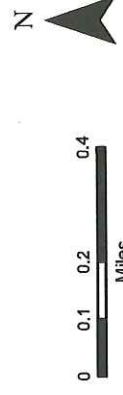
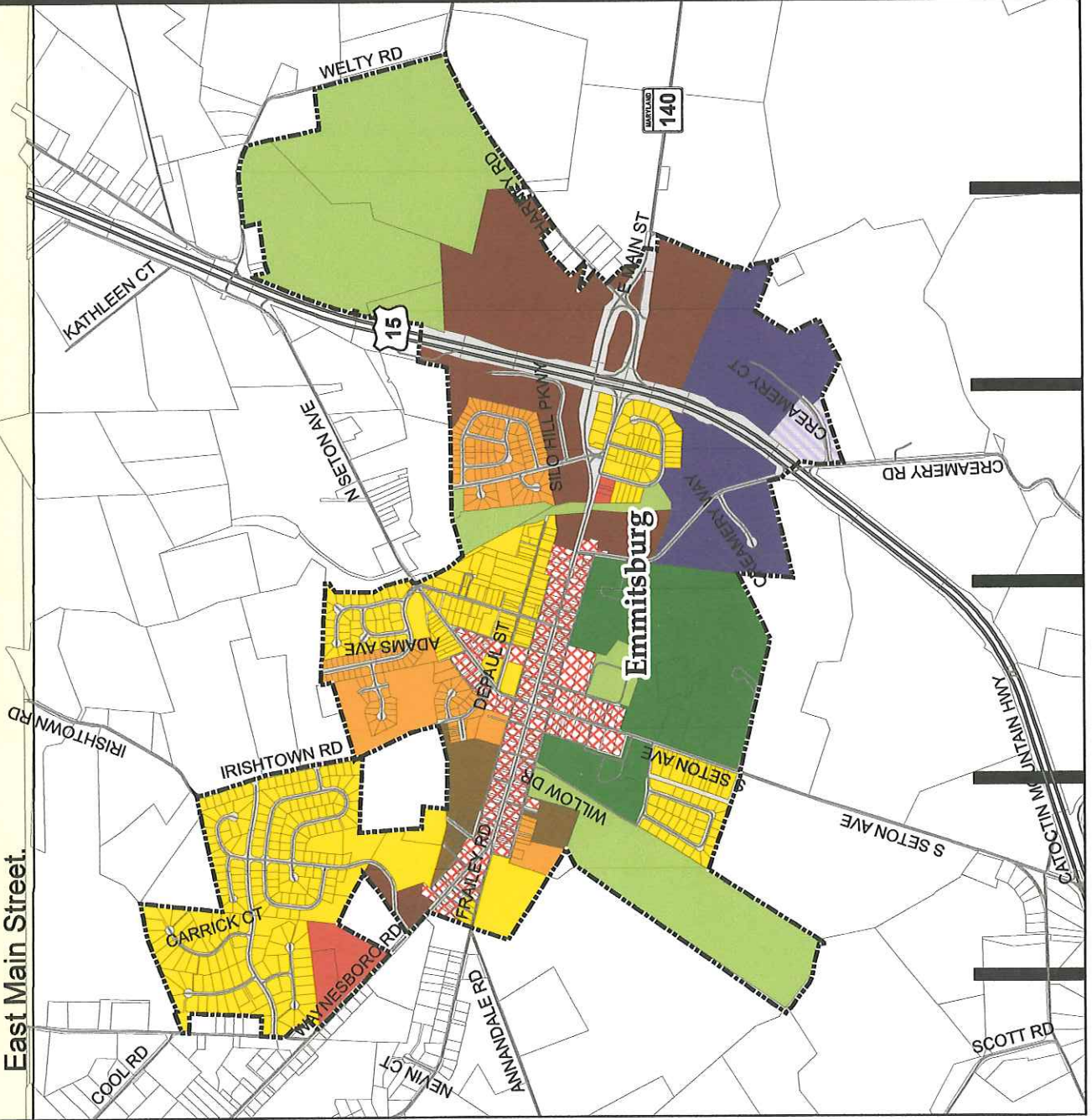
Showing recommendations by Town of Emmitsburg Planning Commission on May 26, 2015. One zoning change recommended, from R-1 to B-1 on East Main Street.

Town of Emmitsburg Zoning Frederick County, Maryland



Zoning Districts

- R-1- Low Density Residential
- R-2- Medium Density Residential
- R-3- High Density Residential
- VZ- Village Zone
- B-1- Neighborhood Business
- B-2- General Business
- IP- Industrial Park
- ORI- Office, Research, Industrial
- C-R- Conservation-Recreation
- OS- Open Space



Map Printed: June 10, 2015, Frederick County GIS

Projection: NAD 1983 State Plane Maryland FIPS 1600 Feet
While efforts have been made to ensure the accuracy of this map, Frederick County accepts no liability or responsibility for errors, omissions, or positional inaccuracies in the content of this map. Reliance on this map is at the risk of the user. This map is for illustration purposes only and should not be used for surveying, engineering, or site-specific analysis.

00300

16.

17.

18. The Board of Directors shall have the authority to make, alter, amend, repeal, suspend, or reinstate any rule or regulation governing the conduct of the business of the corporation.

19.

20.

21. The Board of Directors shall have the authority to make, alter, amend, repeal, suspend, or reinstate any rule or regulation governing the conduct of the business of the corporation.

22.

23. The Board of Directors shall have the authority to make, alter, amend, repeal, suspend, or reinstate any rule or regulation governing the conduct of the business of the corporation.

24.

25. The Board of Directors shall have the authority to make, alter, amend, repeal, suspend, or reinstate any rule or regulation governing the conduct of the business of the corporation.

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27.

28. The Board of Directors shall have the authority to make, alter, amend, repeal, suspend, or reinstate any rule or regulation governing the conduct of the business of the corporation.

APPENDICES

- A** Land Use & Zoning Considerations/Recommendations
- B** Historic District Map & Description
- C** 2012 Town Board Resolution amending 2009 Comp Plan to include Heart of the Civil War Heritage Area Management Plan
- D** State Highway Administration Traffic Count Map – 2013
- E** Frederick County School System Capacity – December 2014
- F** Frederick County Comprehensive Plan & Growth Boundary for Emmitsburg Area
- G** Frederick County Zoning Districts in Emmitsburg Area
- H** Chesapeake Bay Watershed and Monocacy River Watershed Maps
- I** State Highway Administration – US 15 Business at MD 140 Community Safety and Enhancement Project information
- J** Frederick County TransIT route map (TransIT@FrederickCountyMD.gov)
- K** MD Chapter of American Planning Association newsletter article regarding revitalization of the square.
- L** Emmitsburg Town Board resolution 2015-02R adopting the 2004 US 15 Catocin Mountain National Scenic Byway Corridor Management Plan as part of the 2015 Comprehensive Plan.

Land Use Designation and Rezoning Request 2015

514 E. Main St.

Request is to change zoning from R-1 to a zoning that would allow use of this address and the existing structure as office space in which to relocate an existing Emmitsburg business – Creosote Affects, a strategic marketing firm.

Considerations:

- **Location** – This structure is located on one of 4 parcels fronting on E. Main that were part of the original Emmet Gardens subdivision. They were affected somewhat by the relocation of SR140 when the bridge over US15 was built and SR140 was modified. Three of the parcels have structures on them. There is a driveway to the front of 514 off of E. Main and one to the side/rear off of Park Drive, which leads into the Emmet Gardens subdivision. The other two parcels/structures share an access drive off of E. Main. (See attached maps).
- **Current use** – 514 E. Main was used residentially, then sat vacant for several years, following the death of the previous owner. It was purchased and rehabilitated by the current owner (Stouter). Creosote Affects would like to utilize the building for office use, accommodating his 5 employees.
- **Neighborhood character** – The 4 parcels referenced above constitute a row of houses between Flat Run and Park Drive, all facing SR140. There is a residential neighborhood to the southeast, which should be considered in terms of changes to land use.

Potential zoning district –

B-1 Neighborhood Commercial is an existing zoning district which is under review for amendment by the Town Board of Commissioners. At the 5/4/2015 meeting, the proposed text amendments were referred to the Planning Commission, who will be considering them during May 2015 meetings. A Commercial Buffer text amendment will also be considered.

It appears that this would be appropriate zoning to accomplish the desired land use change while keeping the scope of commercial activity at a level compatible with the nearby residential area.

- ***Water capacity considerations:***

R-1 constitutes 3.5 taps/acre for undeveloped land. The total area of these four lots = 50,225, or just over 1 acre. They are recorded lots with one tap per developed lot = 3.

B-1 zoning constitutes 3.1 taps/acre of undeveloped land, which is not a significant difference. It is likely that any re-use would utilize the existing structures, and not require any significant increase in water usage.

- **Traffic and access** – All 3 of the developed lots currently connect by driveway to SR140. Two of the lots share an access point. State Highway Admin. work being undertaken in the near future will provide sidewalks along both sides of SR140 in this vicinity. Driveway access points would be formalized during this process.

Recommendation:

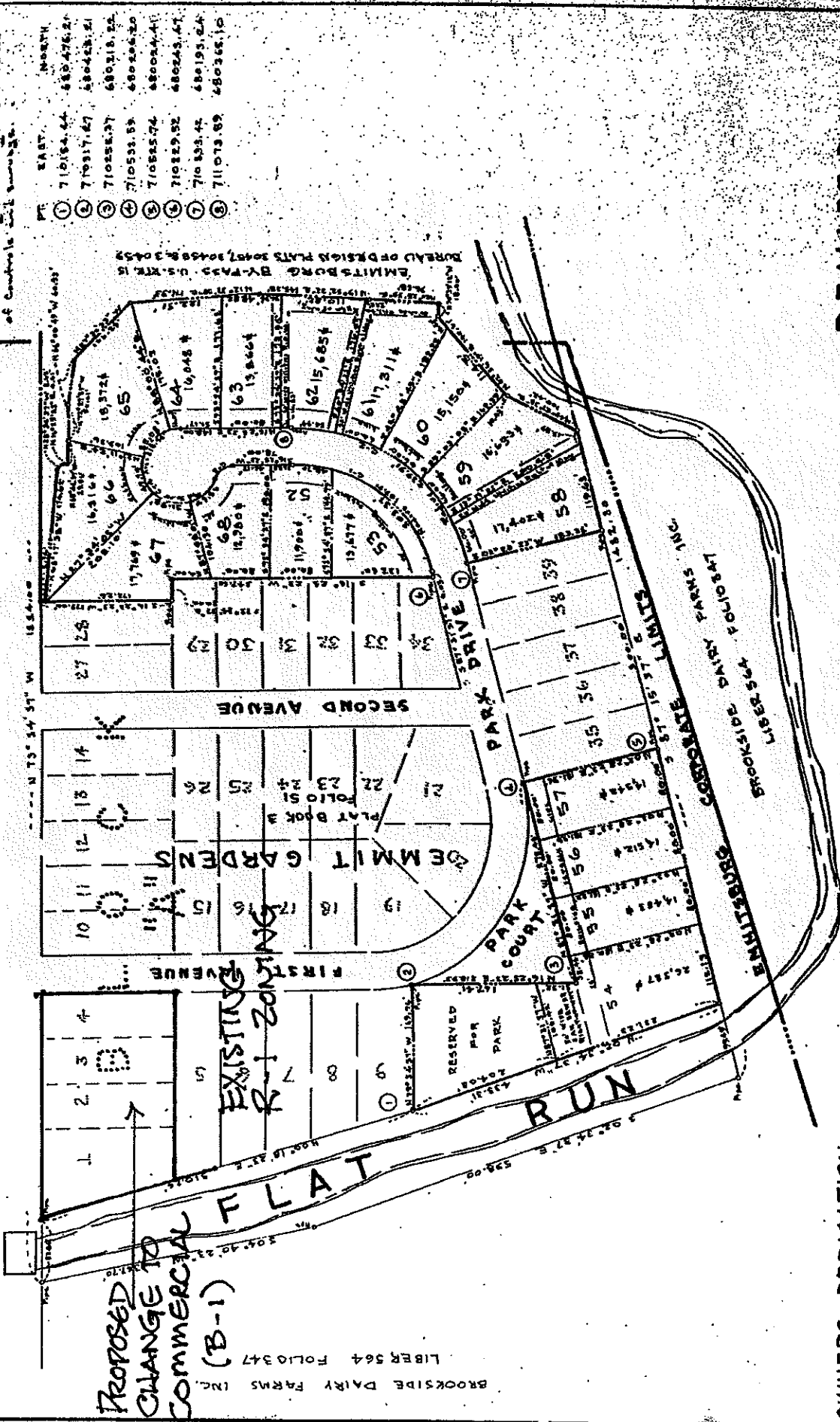
1. The Land Use Designation on the Comprehensive Plan map described above needs to be changed for these 4 lots -- to Town Commercial in order to match the intended uses to be allowed.
2. Since the rezoning of a single parcel to B-1 would be considered "spot" zoning, it is recommended that the 4 adjoining lots be rezoned to B-1, Neighborhood Commercial. This would allow additional uses of these structures, without a significant increase in activity associated with the properties. The proposed ordinance text amendment specifies that existing residential use is considered an allowed use, to avoid it being labeled a nonconforming use.

The parcel nos. for the lots involved in this recommendation are:

300/1884
300/1886
300/1887
300/1888

C-1 70' 03' 00" 187.91 148.51' 252.8' 4° 26' 55" E, 235.97'
 C-2 76' 03' 00" 239.91 187.61' 518.44' 4° 26' 53" E, 235.57'
 C-3 70' 20' 40" 25.00 17.62' 30.69' 5 18° 45' 00" E, 23.80'
 C-4 250' 20' 40" 50.00 219.48'

EAST MAIN STREET MD ROUTE NO. 97
 SECOND AVENUE
 PARK DRIVE
 PARK COURT
 EMMITTSBURG CORPORATE FARMS, INC.



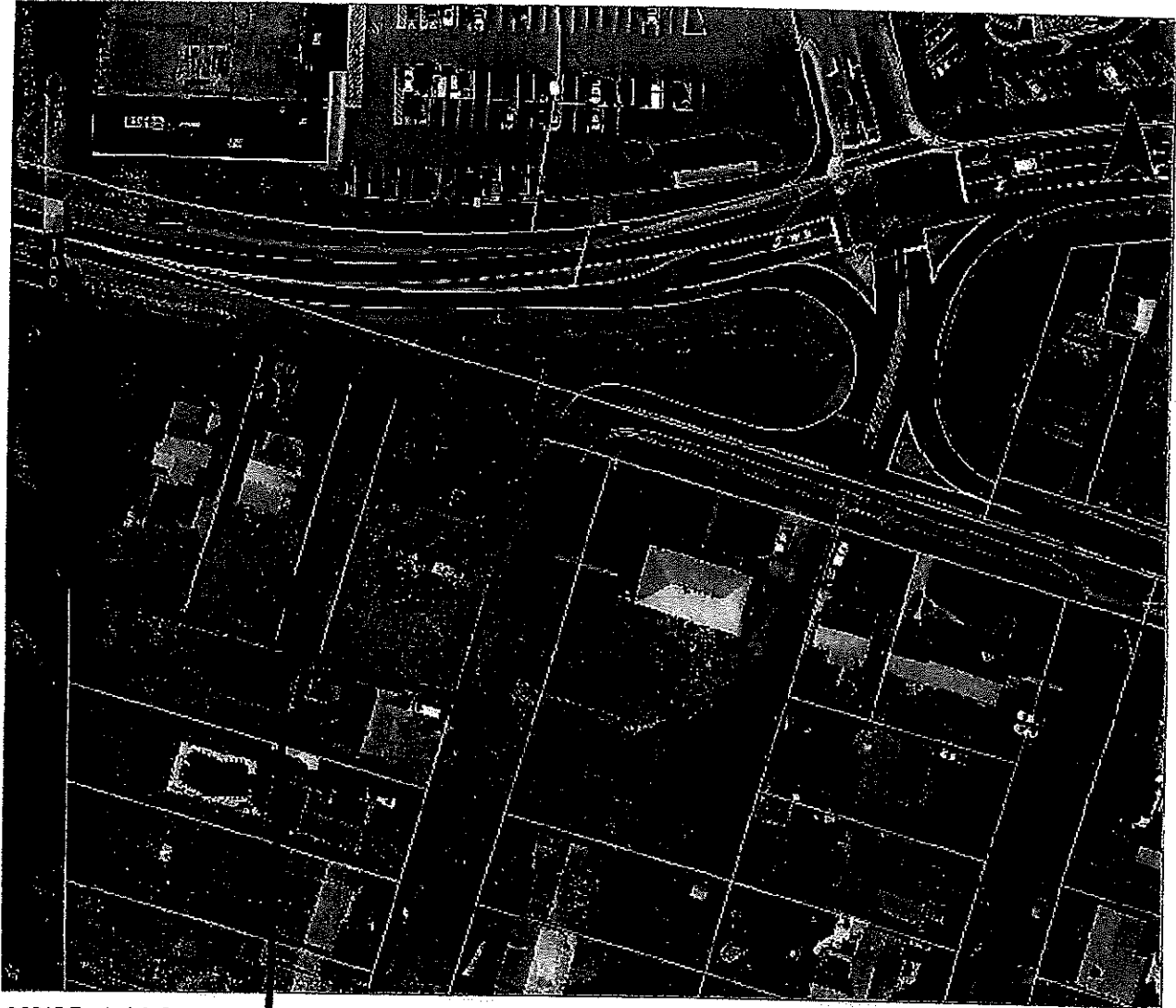
REVISED
 RECORD PLAT - SECTION 2
 "EMMIT GARDENS"
 5TH ELECTION DISTRICT
 FREDERICK COUNTY, MARYLAND
 EMMITTSBURG

OWNERS DEDICATION
 We, The Emmittsburg Development, Inc. a Maryland Corporation, by Dr. Jacob W. Hesser, President and George W. Milhider, Secretary, Owners of the property shown and described herein hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets and water to public use.
 The requirements of Chapter 101, Acts of 1948, as far as they relate to the making of this plat and the setting of markers, have been complied with.
 THE EMMITTSBURG DEVELOPMENT INC.
 By: J. Frederick Milhider, Attest:

ENGINEERS CERTIFICATE
 I do hereby certify that the plat shown herein is correct that it is a subdivision of part of the land conveyed to the Emmittsburg Development, Inc. by Adrian A. B. Davis and Emma C. Martin by deed dated July 19, 1947 and recorded in Liber 444, Folio 147, one of the Land Records of Frederick County, Maryland, and all errors marked on this plat have been placed as shown.
 J. Frederick Milhider, Engineer



Frederick County, MD At a Glance



©2015 Frederick County Government

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

PROPOSED CHANGE TO COMMERCIAL
STAFF RECOMMENDATION B-1, NEIGHBORHOOD COMM.

1/12

Fy I!

Cutley

CREOSOTE

STRATEGIC MARKETING & CREATIVE SERVICES

Town of Emmitsburg
Attn: David Haller
300A South Seton Avenue
Emmitsburg, MD 21727

January 7, 2015

CC: Mayor Donald Briggs

Dear Mr. Haller,

RECEIVED
JAN 12 2015

My name is Joe Cliber and I am a business owner in Emmitsburg. I have leased a property here for 10 years, and my landlord approached me recently to purchase the property where I currently operate. The home, however, is in need of too many improvements for it to be a wise business purchase for me.

Therefore, I began a search for a new property to continue to conduct business in Emmitsburg and have identified 514 East Main Street as a great place to move my operation. I am pre-approved by Frederick County Bank for a commercial loan and would like to close as quickly as possible in 2015.

I am writing to you to request that 514 East Main Street, Emmitsburg be rezoned as an expansion of the adjacent business zone so that I can purchase the property and continue to operate my business here in town.

My business is professional services for marketing in education. We partner with schools all over the country to help them secure enrollment and raise funds. You can visit our website if you're interested in learning more about us. <http://www.creosoteaffects.com/>


I have five employees who work as part of my team Monday-Friday 8:30am - 5:00pm. No customers come to my office. The only traffic we receive is deliveries from FedEx and UPS occasionally.


There would be absolutely no changes to the exterior of the property or to its single-family floor plan. My current neighbors can attest that we are perfect neighbors—we're here only during the day—leaving the residence tranquil and quiet every evening and night. We also maintain our current yard as we have a service that mows once a week during the warm months.

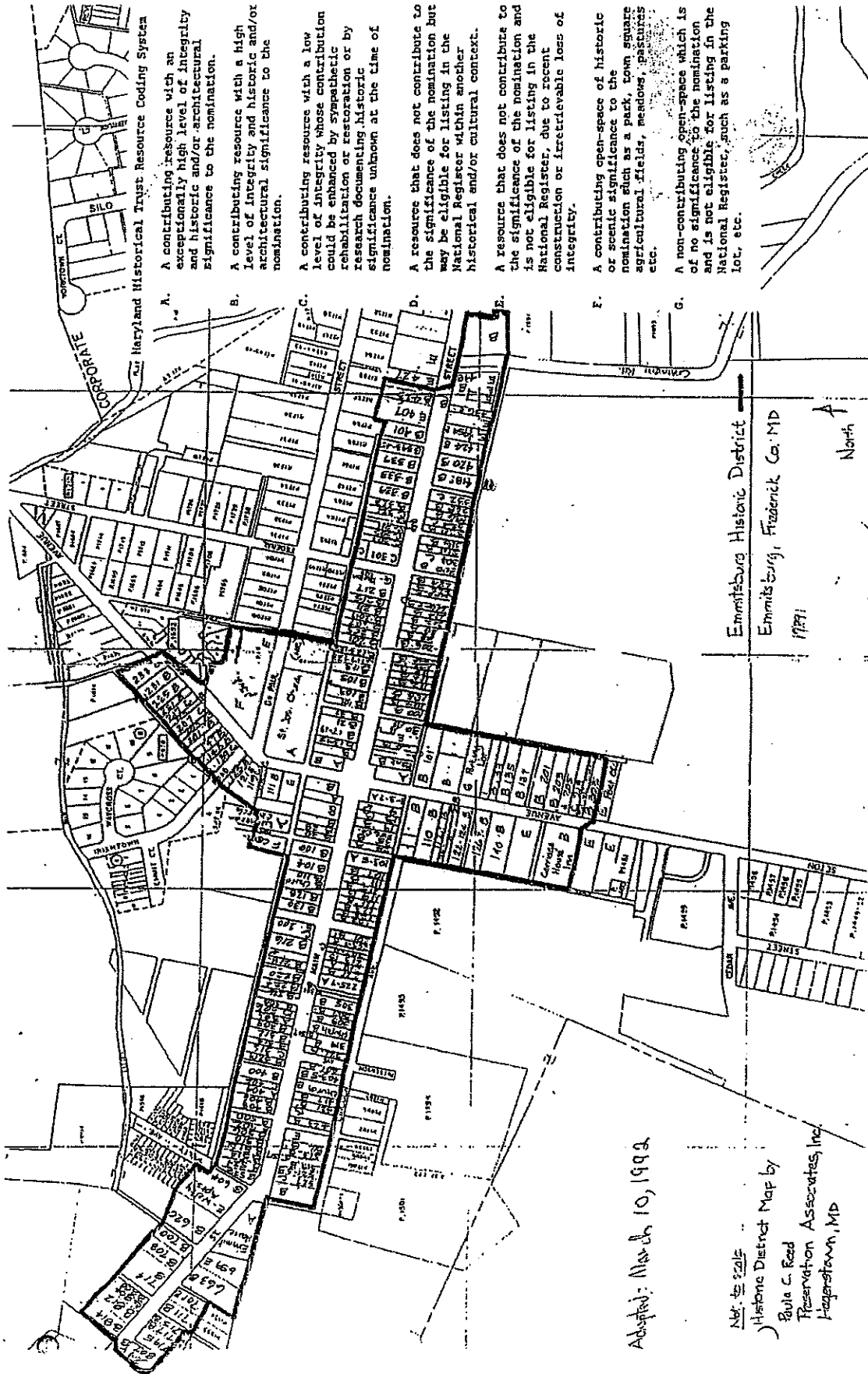
I would really like to remain in Emmitsburg. I have three children and two of them are enrolled at Mother Seton School. I am also a parishioner of St. Joseph's Church.

I look forward to hearing from you with any next steps that I need to take to keep my request moving forward quickly. I received notice this week that the property I am currently leasing is in foreclosure. Anything you can do to help me expedite this rezoning request is sincerely appreciated.

Thank you,


Joseph A. Cliber
Principal
Creosote Affects
Emmitsburg


Robert Stoufer
Property Owner/Contractor
514 East Main Street
Emmitsburg



B

B

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

**United States Department of the Interior
National Park Service**

1 National Register of Historic Places Registration Form

Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 1CH-00a). Type all entries.

1. Name of Property

historic name Emmitsburg
other names/site number EMMITSBURG
HISTORIC DISTRICT

F-6-102

street & number Main Street and Seton Avenue

2. Location Emmitsburg
city, town Maryland code MD county Frederick code 021 zip code 21727
state

N/A I not for publication

N/A I vicinity

3. Classification

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

Name of related multiple property listing:

N/A

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

See Continuation
Sheet No. 3

4. State/Federal Agency Certification

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

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

State or Federal agency and bureau

In my opinion, the property [] meets [] does not meet the National Register criteria. [] See continuation sheet.

Signature of commenting or other
official

Date

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

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

COMMERCE/TRADE/business

RELIGION/religious structure

7. Description

Architectural Classification

(enter categories from instructions)

Colonial

Federal

Greek Revival

6. Function or Use

Historic Functions (enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

COMMERCE/TRADE/business

RELIGION/religious structure

7. Description

Architectural Classification

(enter categories from instructions)

Colonial

Federal

Greek Revival

Gothic

Revival

Italianate

F-6-102
Current Functions (enter categories from instructions)

DOMESTIC/single dwelling

DOMESTIC/secondary structure

COMMERCE/TRADE/business

RELIGION/religious structure

F-6-102
Current Functions (enter categories from instructions)

foundation DOMESTIC/single dwelling

walls DOMESTIC/secondary structure

COMMERCE/TRADE/business

RELIGION/religious structure

roof _

other.

Materials (enter categories from instructions)

foundation LESTONE

walls BRICK, WOOD

roof METAL, ASPHALT

other. WOOD

Describe present and historic physical appearance.

DESCRIPTION SUMMARY:

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

{^Statement of Significance

F-6-102

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

☐ nationally

☐ statewide

☒ locally

National Register of Historic Places

Continuation Sheet

Emmitsburg Historic District
Frederick County Maryland

F-6-102

Section number 7 Page 1

GENERAL DESCRIPTION:

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

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

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

See Continuation Sheet No. 2

United States Department of the Interior National Park Service

National Register of Historic Places

Continuation Sheet

Emmitsburg Historic District F-6-102
Frederick County MarylandSection number 7 Page 2

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

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

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

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

Section 3, Classification

1 previously listed resource:

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

**A RESOLUTION TO AMEND THE
EMMITSBURG 2009 COMPREHENSIVE
PLAN IN ORDER TO INCORPORATE AND
INCLUDE AS A PART OF THE COMPREHENSIVE
PLAN THE MANAGEMENT PLAN OF THE
HEART OF THE CIVIL WAR HERITAGE AREA**

WHEREAS, Article 66B of the Annotated Code of Maryland empowers the Town of Emmitsburg to adopt a comprehensive plan, which Emmitsburg updated and revised in 2009, and to amend the Comprehensive Plan as provided therein; and

WHEREAS, as specified by the *Financial Institutions* Article, §13-1111(m) of the Annotated Code of Maryland, the Maryland Heritage Area Authority requires that all local governments that wish to be within a Certified Heritage Area must amend their local Comprehensive Plan to incorporate the Certified Heritage Area Management Plan; and

WHEREAS, the "Heart of the Civil War Heritage Area" has attained formal certification as a "certified heritage area" by the Maryland Heritage Areas Authority which administers the Maryland Heritage Areas Program ("the Program") pursuant to *Financial Institutions* Article, §13-1101 *et seq.*, Annotated Code of Maryland; and

WHEREAS, the Management Plan of the Heart of the Civil War Heritage Area was adopted and made a part of the Comprehensive Plans of the Carroll, Frederick and Washington counties in 2006; and

WHEREAS, in 2006, the Town of Emmitsburg was included within the boundaries of the certified Heart of the Civil War Heritage Area; and

WHEREAS, in 2006, the Town of Emmitsburg, at a public hearing on March 27, 2006, reviewed the management plan and recommended to the town council to approve the proposed amendment of the Town of Emmitsburg Comprehensive Plan, a requirement for certification of the heritage area; and

WHEREAS, by a resolution dated September 18, 2006, the council stated that the council would amend the 1998 Town of Emmitsburg Comprehensive Plan to incorporate the management plan by reference; and

WHEREAS, the Town of Emmitsburg included the September 18, 2006 Resolution and reference to continued support of the Management Plan of the Heart of the Civil War Heritage Area within its 2009 Comprehensive Plan update which is the official statement of the Mayor and Board of Commissioners setting forth policies concerning desirable future growth; and

WHEREAS, the Emmitsburg Planning Commission held a public meeting on January 30, 2012 and recommended approval of the proposed resolution confirming continued support of the Heart of the Civil War Heritage Area Management Plan by the Mayor and Board of Commissioners of Emmitsburg as affirmed in the 2009 Comprehensive Plan.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Commissioners of the Town of Emmitsburg that on the 20th day of February, 2012, after providing an opportunity for public input, that its 2009 Comprehensive Plan, by reference incorporates all portions of the Heart of the Civil War Heritage Area Management Plan, except those portions relating solely to other jurisdictions within the Heart of the Civil War Heritage Area.

BE IT FURTHER RESOLVED that this Resolution shall take effect on the date on which the Mayor approves the Resolution after passing by the Board of Commissioners or on the date on which the Board of Commissioners pass the Resolution over the veto of the Mayor.

ADOPTED this 20th day of February, 2012, by a vote of 5 for, 0 against, _____ absent, and _____ abstain.

ATTEST:

By: Vickie Felix
Vickie Felix, Recording Secretary

Christopher Staiger
Christopher Staiger, President
Emmitsburg Board of Commissioners

☒ APPROVED ☐ VETOED

this 20th day of February, 2012

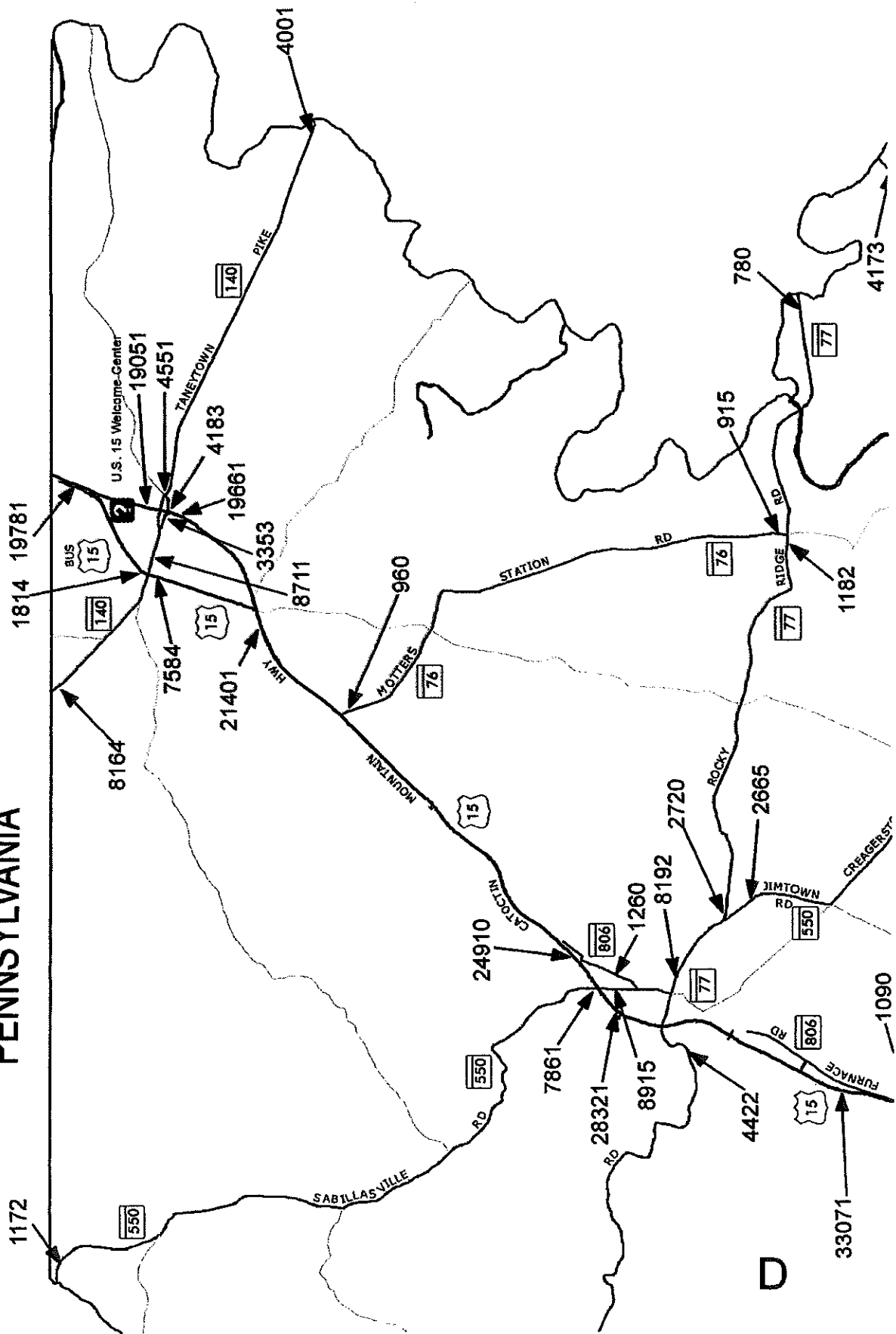
Donald N. Briggs
Donald N. Briggs, Mayor

I hereby certify that the foregoing Resolution has been posted as required by Chapter 2.04 of the Emmitsburg Municipal Code.

Date: March 26, 2012

Donna Des Pres
Donna Des Pres, Town Clerk

PENNSYLVANIA



D

D

FREDERICK COUNTY PUBLIC SCHOOLS
Enrollments and Capacities
December 31, 2014

E

<u>Elementary Schools</u>	<u>Total Enrollment</u>	<u>Equated* Enrollment</u>	<u>State Rated Building Capacity</u>	<u>Percent Capacity</u>
1 Ballenger Creek Elem.	677	657	663	99%
2 Brunswick Elem.	644	617	611	101%
3 Carroll Creek Charter	203	179	203	88%
4 Carroll Manor Elem.	570	550	618	89%
5 Centerville Elem.	989	989	675	147%
6 Deer Crossing Elem.	723	712	587	121%
7 Emmitsburg Elem.	294	283	316	90%
8 Frederick Classical Charter	238	238	238	100%
9 Glade Elementary	640	612	638	96%
10 Green Valley Elem	383	383	504	76%
11 Hillcrest Elem.	996	924	670	138%
12 Kemptown Elem.	355	355	435	82%
13 Lewistown Elem.	181	181	242	75%
14 Liberty Elem.	294	294	364	81%
15 Lincoln Elem.	539	512	633	81%
16 Middletown Elem. (See Note 1)	447	447	526	85%
17 Middletown Primary (See Note 1)	432	416	482	86%
18 Monocacy Elem.	588	568	567	100%
19 Monocacy Montessori (See Note 2)	219	205	219	94%
20 Myersville Elem.	357	357	458	78%
21 New Market Elem.	708	701	659	106%
22 New Midway/Woodsboro	326	312	340	92%
23 North Frederick Elem.	599	579	679	85%
24 Oakdale Elem.	600	592	692	86%
25 Orchard Grove Elem.	614	594	639	93%
26 Parkway Elem.	226	226	248	91%
27 Sabillasville Elem.	110	110	160	69%
28 Spring Ridge Elem.	459	437	577	76%
29 Thurmont Elem. (See Note 1)	302	302	483	63%
30 Thurmont Primary (See Note 1)	385	353	528	67%
31 Tuscarora Elem.	797	797	662	120%
32 Twin Ridge Elem.	516	496	674	74%
33 Urbana Elem.	695	684	511	134%
34 Valley Elem.	393	383	504	76%
35 Walkersville Elem.	682	682	662	103%
36 Waverley Elem.	614	571	416	137%
37 Whittier Elem.	791	742	671	111%
38 Wolfsville Elem.	179	170	226	75%
39 Yellow Springs Elem.	470	470	456	103%
Total Elementary	19235	18680	19436	96%

All elementary schools have all-day kindergarten

<u>Middle Schools</u>	<u>Total Enrollment</u>	<u>Equated Enrollment</u>	<u>State Rated Building Capacity</u>	<u>Percent Capacity</u>
1 Ballenger Creek Mid.	725	725	870	83%
2 Brunswick Middle	554	554	884	63%
3 Crestwood Middle	529	529	600	88%
4 Frederick Classical Charter	70	70	70	100%
5 Gov. Thomas Johnson Middle	547	547	900	61%
6 Middletown Middle	794	794	914	87%
7 Monocacy Middle	780	780	860	91%
8 Monocacy Valley Montessori	81	81	81	100%
9 New Market Middle	507	507	881	58%
10 Oakdale Middle	600	600	600	100%
11 Thurmont Middle	572	572	900	64%
12 Urbana Middle	795	795	600	133%
13 Walkersville Middle	771	771	1051	73%
14 West Frederick Middle	862	862	955	90%
15 Windsor Knolls Middle	770	770	924	83%
Total Middle	8957	8957	11090	81%

E

12/30/2014

High Schools

	<u>Total Enrollment</u>	<u>Equated Enrollment</u>	<u>State Rated Building Capacity</u>	<u>Percent Capacity</u>
1 Brunswick High	701	701	893	78%
2 Catoclin High	900	900	1135	79%
3 Frederick High	1386	1386	1603	86%
4 Gov. Thomas Johnson High	1424	1424	2091	68%
5 Linganore High	1425	1425	1635	87%
6 Middletown High	1155	1155	1169	99%
7 Oakdale High	1195	1195	1531	78%
8 Tuscarora High	1468	1468	1606	91%
9 Urbana High	1576	1576	1636	96%
10 Walkersville High	1071	1071	1197	89%
Total High	12301	12301	14496	85%

Special Schools

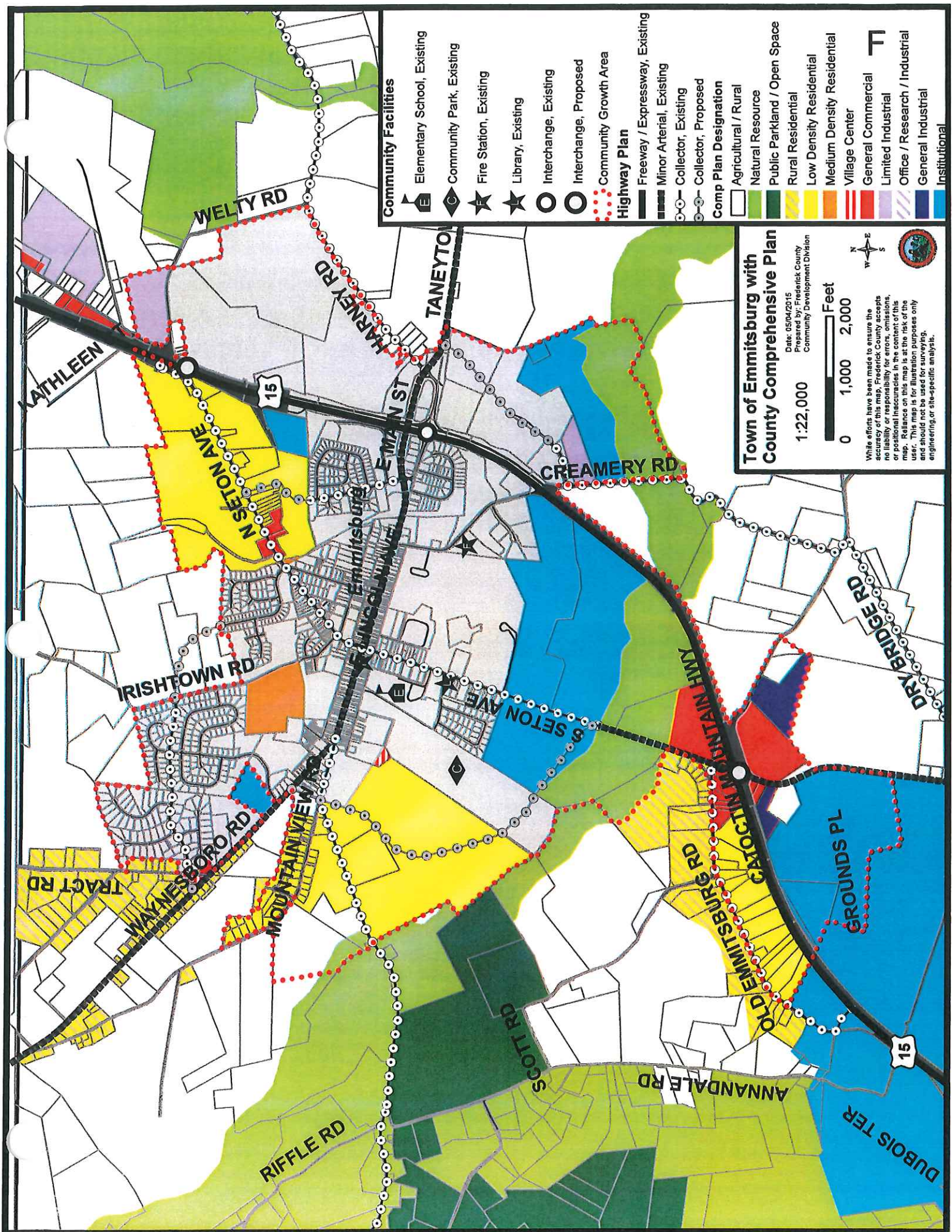
	<u>Total Enrollment</u>	<u>Equated Enrollment</u>	<u>State Rated Building Capacity</u>	<u>Percent Capacity</u>
1 Heather Ridge	58	58	148	39%
2 SUCCESS Program	45	45	N/A	
3 Rock Creek	90	90	242	37%
4 Frederick County Virtual School (See Note 3)	21	21	N/A	
	214	214	390	55%
TOTALS (PreK - 12)	40707	40152	45412	88%

* Equated Enrollments count Special Ed Pre-K, and Pre-K students as 1/2 a full time student.

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

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

Note 3: This program used to be known as Evening High School.



- Community Facilities**
- Elementary School, Existing
 - Community Park, Existing
 - Fire Station, Existing
 - Library, Existing
 - Interchange, Existing
 - Interchange, Proposed
 - Community Growth Area
 - Highway Plan
 - Freeway / Expressway, Existing
 - Minor Arterial, Existing
 - Collector, Existing
 - Collector, Proposed
 - Comp Plan Designation
 - Agricultural / Rural
 - Natural Resource
 - Public Parkland / Open Space
 - Rural Residential
 - Low Density Residential
 - Medium Density Residential
 - Village Center
 - General Commercial
 - Limited Industrial
 - Office / Research / Industrial
 - General Industrial
 - Institutional

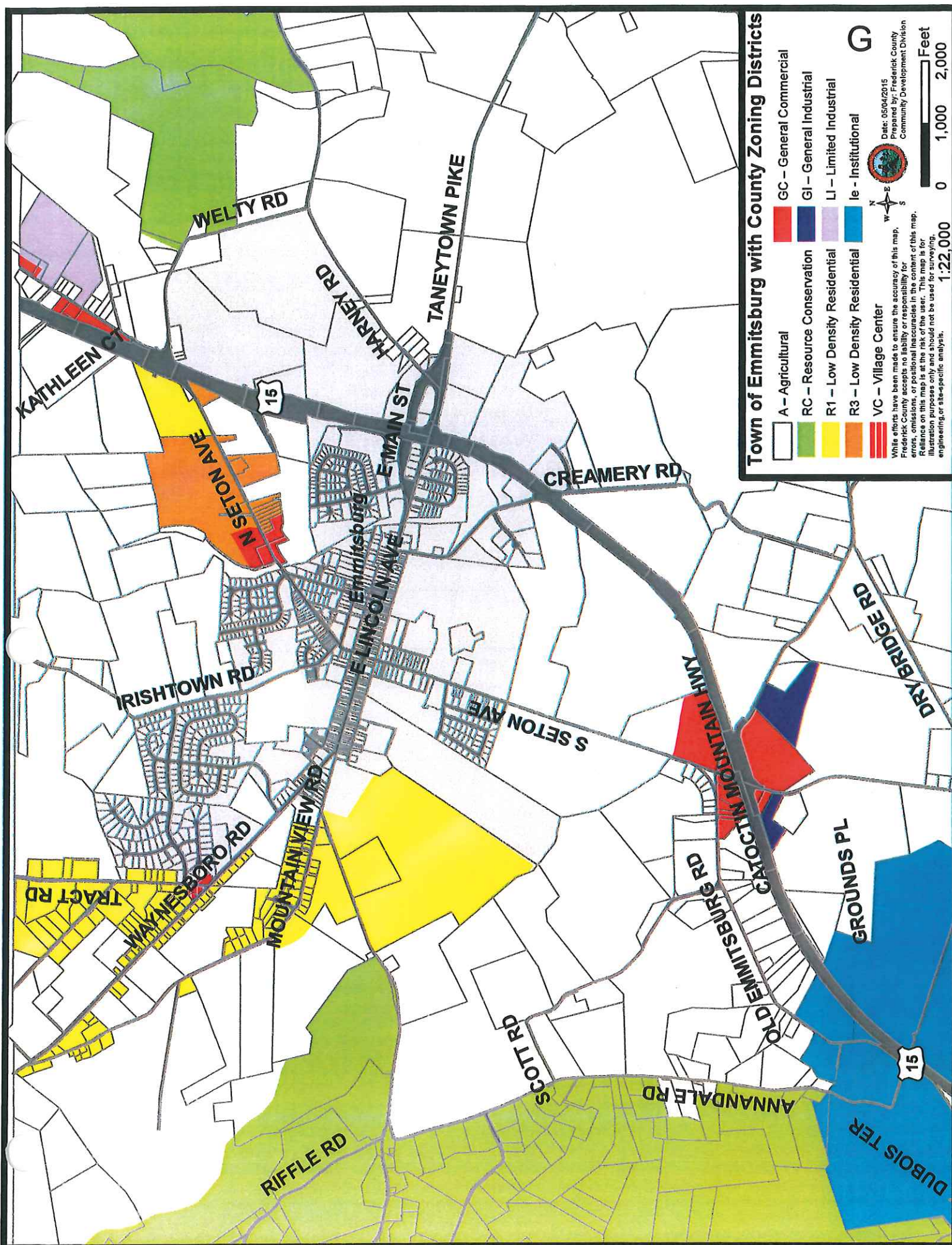
**Town of Emmitsburg with
County Comprehensive Plan**

Date: 05/04/2015
Prepared by: Frederick County
Community Development Division

1:22,000

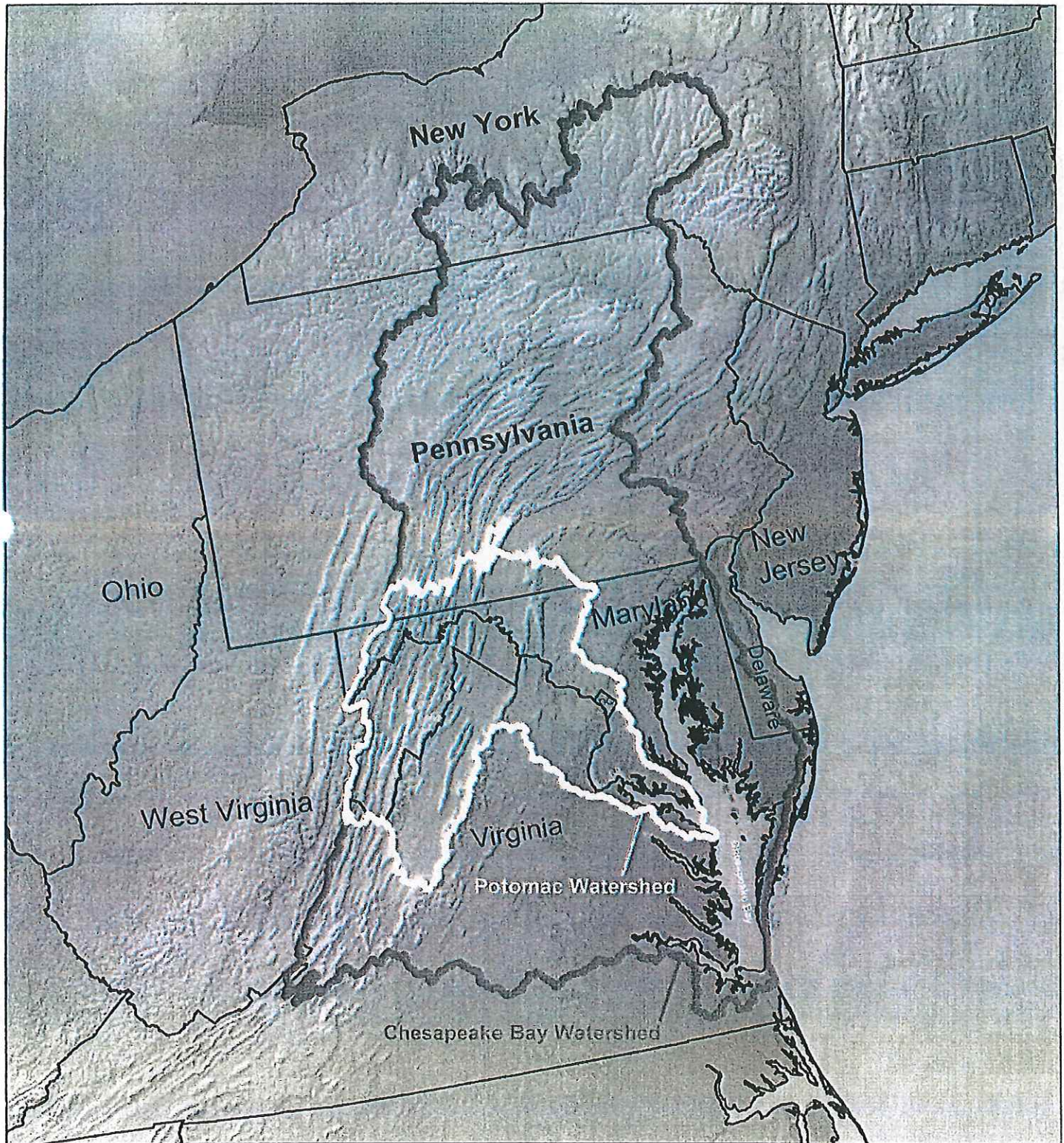
0 1,000 2,000 Feet

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



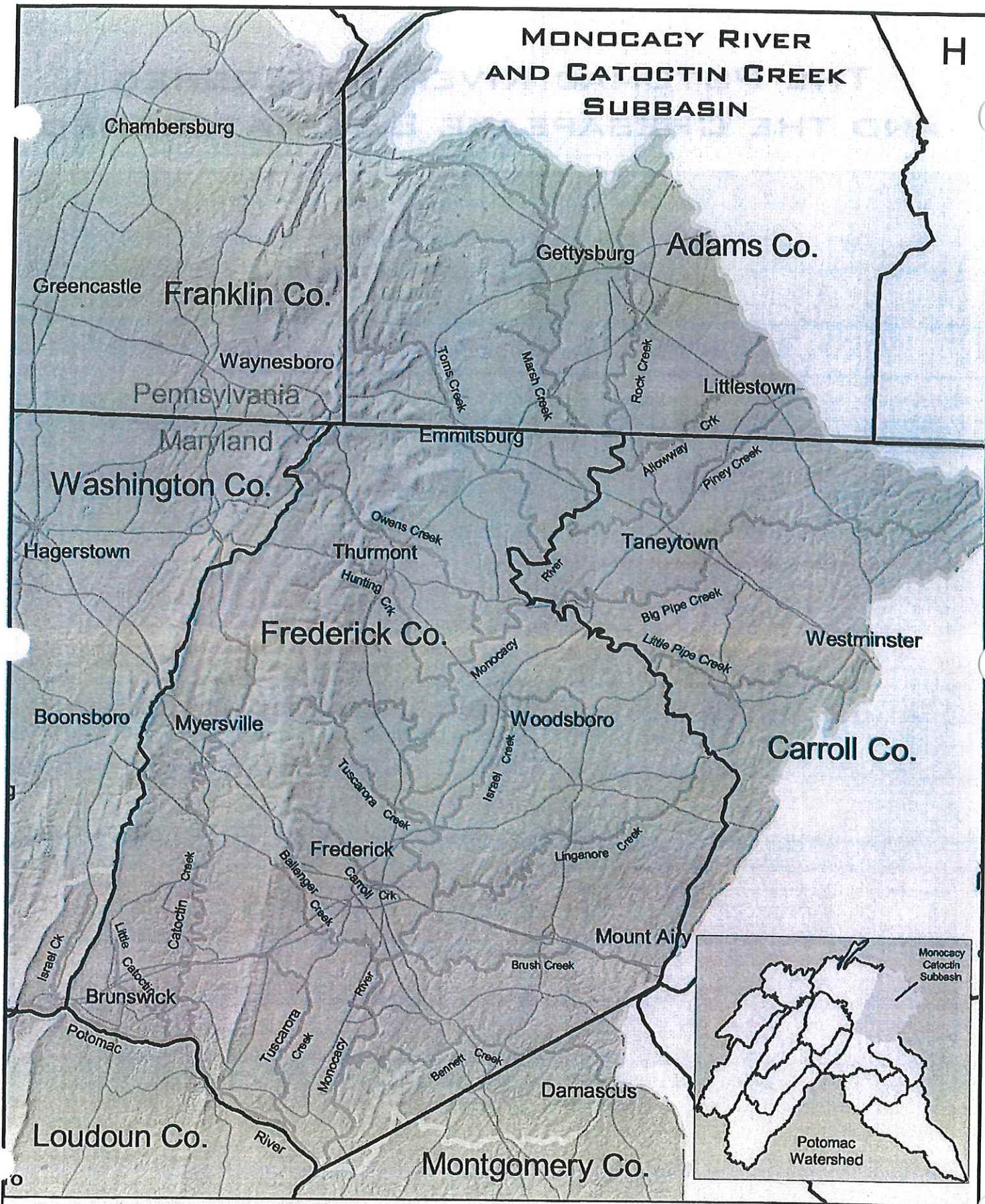
KATHLEEN CT
WELTY RD
HARNEY RD
TANEYTOWN PIKE
N SETON AVE
15
E MAIN ST
CREAMERY RD
IRISHTOWN RD
S SETON AVE
E LINCOLN AVE
E Emmitsburg
MOUNTAIN VIEW RD
WAYNESBORO RD
TRACT RD
SCOTT RD
ANNANDALE RD
OLD EMMITSBURG RD
CACTUS MOUNTAIN HWY
DUBOIS TER
15
GROUNDS PL
DRY BRIDGE RD

THE POTOMAC RIVER WATERSHED AND THE CHESAPEAKE BAY WATERSHED



MONOCACY RIVER AND CATOCTIN CREEK SUBBASIN

H

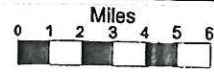


● Town/City
 — State Boundary
 — Major Streams
 — Major subbasin boundary
 — Major Roads
 □ County Boundary



INTERSTATE COMMISSION ON THE
POTOMAC RIVER BASIN

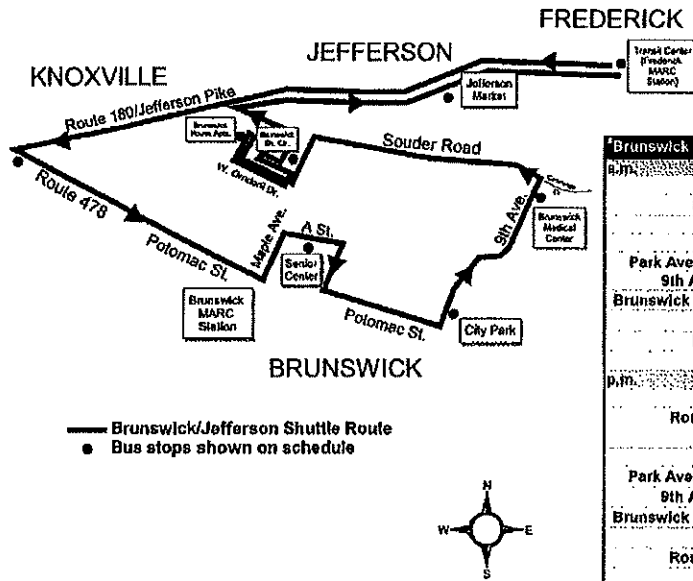
Data Source: National Hydrography Dataset, U.S.G.S., U.S. EPA, U.S. Dept. of Commerce Bureau of Census Geography Division 2001, ESRI, Inc. 1999



Intended for educational purposes only

Brunswick/Jefferson Shuttle

J



Effective July 1, 2014

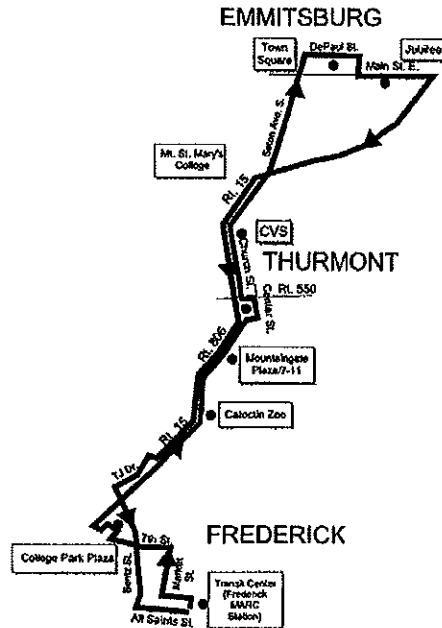
Brunswick Shuttle (Monday - Friday)			
A.M.		120	122
	Transit Center (depart)	8:45	**
	RL 180 @ Jefferson Market (Jefferson)	**	**
	Rt 478 @ Rt. 180 (Knoxville)	6:10	9:10
	A Street @ Brunswick Senior Center	6:15	9:15
	Park Ave. @ Potomac St. (Brunswick City Park)	6:17	9:17
	9th Ave. @ Cummings Dr. (Medical Center)	6:20	9:20
	Brunswick House Apts. (1100 Peach Orchard Ln.)	**	9:23
	Brunswick Shopping Center	6:25	9:25
	Rt. 180 @ Jefferson Market (Jefferson)	6:40	9:40
	***Transit Center (arrive)	7:00*	10:10*
P.M.		121	123
	***Transit Center (depart)	2:15	4:15
	Route 180 @ Jefferson Market (Jefferson)	2:30	4:30
	Route 478 @ Rt.180 (Knoxville)	2:45	4:45
	A Street @ Brunswick Senior Center	2:50	4:50
	Park Ave. @ Potomac St. (Brunswick City Park)	2:52	4:52
	9th Ave. @ Cummings Dr. (Medical Center)	2:55	4:55
	Brunswick House Apts. (1100 Peach Orchard Ln.)	2:58	**
	Brunswick Shopping Center	3:00	5:00
	Route 180 @ Jefferson Market (Jefferson)	**	**
	Transit Center (arrive)	3:35*	5:30*

Emmitsburg/Thurmont Shuttle



Effective July 1, 2014

Emmitsburg/Thurmont Shuttle (Monday - Friday)			
A.M.		400	
	Transit Center (depart)	6:30	
	College Park Plaza (Safeway)	6:35	
	DePaul Street (Emmitsburg)	7:10	
	Main Street East @ Jubilee (Emmitsburg)	7:11	
	Church Street @ CVS (Thurmont)	7:21	
	S. Center St. (just south of Rt. 650 (Thurmont))	7:24	
	Rt. 805 @ Mountainview Plaza/7-11 (Thurmont)	7:26	
	Rt. 805 @ Caloclin Zoo	**	
	***Transit Center (arrive)	8:00*	
P.M.		403	
	***Transit Center (depart)	4:15	
	College Park Plaza (Safeway)	4:20	
	Route 805 @ Caloclin Zoo	4:45	
	Rt. 805 @ Mountainview Plaza/7-11 (Thurmont)	4:48	
	S. Center St. (just south of Rt. 550 (Thurmont))	4:50	
	Church Street @ CVS (Thurmont)	4:53	
	DePaul Street (Emmitsburg)	6:03	
	Main Street East @ Jubilee (Emmitsburg)	5:07	
	Transit Center (arrive)	5:45*	



Emmitsburg/Thurmont Shuttle route
Bus stops shown on schedule

- Stops at Goodwill, the Maryland School for the Deaf and Jeanne Bussard Center must be scheduled in advance and will occur before and after scheduled stops at the Transit Center. Call 301-600-1725 one business day in advance of trip.
- Drop-offs only - no pick-ups.
- Advance scheduling required. Call 301-600-1725 one business day in advance of trip.
- The Brunswick/Jefferson and Emmitsburg/Thurmont Shuttles make timed-transfers with #20/FSK Mall Connector, #40/Route 40 Connector, #50/Frederick Towne Mall Connector via Prospect Blvd., #51/Frederick Towne Mall Connector via 7th Street, #60/FCC Connector via East St., #61/FCC Connector via Teney Ave. (M-F), and #65/Walkersville Connector Routes at these times. The Brunswick/Jefferson and Emmitsburg/Thurmont Shuttles make timed-transfers at 4:15 p.m. at the Transit Center.
- Transfers - Passengers who plan to transfer to another TRANSIT route to complete their one-way trip may do so free of charge, but must request a free transfer ticket when boarding. Free transfer tickets are valid for one hour on any TRANSIT route other than the one on which it was issued. Free transfer tickets may not be used to transfer between the #50 & #51 or between the #60 & #61. For information about connecting routes, please consult the route and schedule brochures or call TRANSIT.
- Bus Stops - Passengers may board or de-board at any designated shuttle stop along the route, and flag stops are permitted in downtown Frederick, Jefferson, Brunswick, Emmitsburg, & Thurmont - the driver will stop along the regular route at intersections where a passenger signals the driver and it is safe to stop. If you don't see your bus stop listed on the schedule or map, call TRANSIT at (301) 600-2065 to discuss your transportation options. A list of all stops is available on the website or by request.
- Holidays and Service Changes - There will be no service on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day or Christmas Day. Limited service may be provided on other holidays. Rider Bulletin detailing limited service will be posted on-board and online. For service changes due to inclement weather, tune in to WFMD 930 AM, WFRE 99.9 FM or Key 103.1 FM, follow us on Twitter at www.twitter.com/TransITServices, or sign up for Frederick County Emergency Alerts at www.frederickcountymd.gov/alerts.
- ADA Paratransit is provided only to persons with disabilities that prevent them from using accessible fixed-route transit and is available only within a 1/2 mile radius of all TRANSIT's fixed and deviated-fixed Connector and Shuttle bus routes. ADA Paratransit service is provided during the same days and hours as our fixed-route bus services. Trip purposes are unrestricted. Please contact TRANSIT for more information.

Times are approximate and may vary slightly due to weather and traffic. Please arrive at your stop five (5) minutes early.



Revitalizing the Emmitsburg Townsquare

by Susan Cipperly, AICP

Emmitzburg, Maryland is a small town in northern Frederick County, close to the Mason Dixon line and ten miles from Gettysburg, Pennsylvania. Established in 1785, its Main Street boasts an incredibly intact historical streetscape, with buildings dating from the late 18th and early 19th centuries. The intersection of Main Street and Seton Avenue in downtown Emmitsburg is popularly known as the Square, and is the focus of the multi-year revitalization project. A cluster of restaurants, small businesses, and a bank surround this intersection. The square has evolved over time to be unfriendly to pedestrians, dominated by commuter and truck traffic, with no sense of a central hub serving the town. This situation and the need for improvement had been mentioned in local Comprehensive Plans beginning in 1998, and in the Heart of the Civil War Heritage Area Management Plan (2005).

In 2012, a number of factors aligned to create an opportunity to revitalize the Town Square. These were -- a mayor whose emphasis is on economic development, a Town Board willing to support the effort, ideas developed by the town planner, and a grant from MD Heritage Areas Authority (MHAA). The Town started the revitalization process by hiring a firm with architectural, engineering, and/or landscape architecture skills, but with an equal emphasis on the ability to conduct a public input process that would be reflected in the design for a revitalized square. A charrette process format with a slightly extended timeframe that would work for local stakeholders was developed, and the project was launched.

The first meeting involved agency officials: including State Highway Administration District 7, Frederick County Planning, Town staff and the Mayor. This was followed by two meetings for business and property owners. The public charrette consisted of a 2-day event with break-out sessions the first night, an in-house



design process with a public studio period, followed by a pin-up session of initial design work on the second day. The attendees were very impressed with the fact that the team listened to their ideas, and managed to get them on paper overnight. Subsequent presentations provided the opportunity to further refine the plans, and offer some alternatives within a basic setting.

The concepts reflected in the plans included:

- establishing entry points several blocks to the east and west of the square, defined by a bump-out, brick pillars, plantings, and a crosswalk. These elements would identify an expanded downtown area, rather than just the square, itself, and act as traffic calming devices.

- defining the square with sets of the same brick pillars, providing way-finding signage and historical markers. Curved concrete planter/benches also define each quadrant and lend a more secure sense to the pedestrian areas.
- moving the crosswalks back to where they were before a late 1980's revision that landed them at the end of curb extensions that are reminiscent of diving boards. People do not perceive these as convenient to their path of travel, or a safe place to cross the street. As a result, most of the crossing activity on Main Street takes place where there are no crosswalks -- which is definitely unsafe.
- keeping all of the existing diagonal parking spaces on the square, but decreasing the amount of space they take up by designing them to meet SHA standards. Space retrieved from excess parking areas was converted to additional sidewalk area. This was important, given that the Emmitsburg Square is one of the smaller squares compared to others in the area.
- providing a signalization plan similar to one used in nearby Hanover, PA, highlighted by two sets of lights at east-west approaches and an all-stop phase for pedestrians.

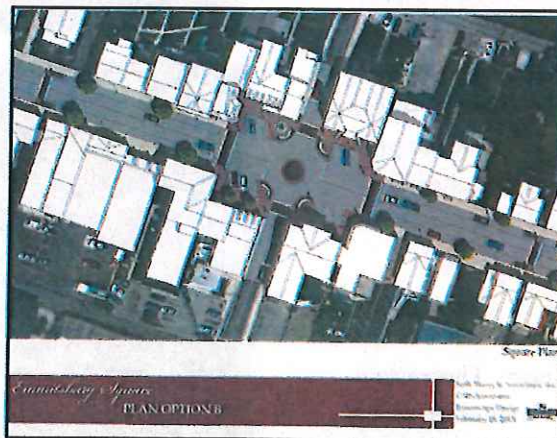
Two design options were developed, with the only difference being the insertion of a small fountain in the northwest quadrant – reminiscent of the fountain that once graced the center of the square. A colored disc is proposed for the actual center

of the intersection to further recognize this important landmark which had to be removed with the advent of motorized vehicles. The concept plans have met with great public acceptance and anticipation that something may be happening to improve the appearance and function of the downtown core of Emmitsburg.

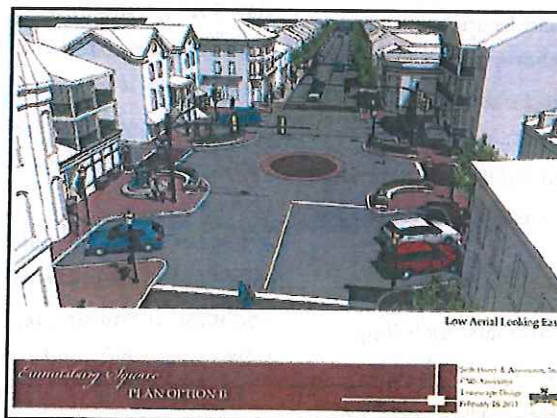
Improvement of this important crossroads will not only help businesses in the downtown, but provide information about the nearby heritage tourism sites, such as the Seton Shrine, the Frederick County Fire and Rescue Museum, and the Fallen Firefighters Memorial at the FEMA/NETC facility. Having a more attractive,

vibrant downtown area could also help attract buyers for the current stock of approved building lots in Emmitsburg.

The next step is to apply for a FY2014 MHAA grant to fund the design/construction drawings, and some of the way-finding signage that can be installed outside of the future construction area. The Town has received multiple offers of private contributions toward specific elements of the project, such as the clock, benches, bricks, and the fountain. The revitalization of Emmitsburg Square, has renewed the community spirit of this historic small town. ■



Emmitsburg Square proposed plan



Emmitsburg Square proposed view

**A RESOLUTION
ADOPTING RECOMMENDATIONS IN THE
2004 CATOCTIN MOUNTAIN NATIONAL SCENIC BYWAY
CORRIDOR MANAGEMENT PLAN
AS PART OF THE 2015 COMPREHENSIVE PLAN**

BE IT RESOLVED, ENACTED AND ORDAINED, this 2nd day of November by the Mayor and Board of Commissioners of the Town of Emmitsburg, Maryland, pursuant to the authority granted to them by the laws of Maryland and the Charter of the Town of Emmitsburg, do, adopt the recommendations put forth in the 2004 Catoctin Mountain National Scenic Byway Corridor Management Plan as part of the 2015 Comprehensive Plan, and to continue support for implementation of the Catoctin Mountain Plan. The plan may be viewed at

<http://frederickcountymd.gov/1447/Catoctin-Mountain-Scenic-Byway-Plan>.

WHEREAS, the Mayor and Board of Commissioners recognize the value and importance of the Journey Through Hallowed Ground/Catoctin Mountain National Scenic Byway to the Town of Emmitsburg.

WHEREAS, the Mayor and Board of Commissioners look forward to continued efforts to work collaboratively with interested citizens, civic groups, and neighboring jurisdictions, that comprise the Journey Through Hallowed Ground/Catoctin Mountain Byway Advisory Board, in order to continue the process of implementing the plan.

WHEREAS, the Town of Emmitsburg Planning Commission, at a public meeting held on August 17, 2015, passed a motion recommending that the Town of Emmitsburg Board of Commissioners adopt the 2004 Catoctin Mountain National Scenic Byway Corridor Management Plan and, by reference, make it part of the 2015 Comprehensive Plan.

BE IT FURTHER RESOLVED, the Mayor and Board of Commissioners agree to Continue Town participation and involvement in the activities of the Journey Through Hallowed Ground/Catoctin Mountain Byway Advisory Board and in the further development of the needed organizational structure to steward the resources of the Journey Through Hallowed Ground/Catoctin Mountain National Scenic Byway as described in the Management Plan.

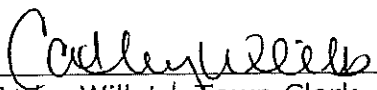
BE IT FURTHER RESOLVED, the Mayor and Board of Commissioners agree to Assist in the pursuit of funding for high priority preservation, enhancement and tourism development projects as appropriate for the Town of Emmitsburg.

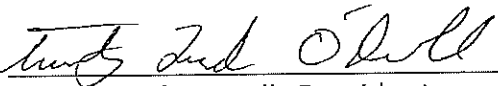
BE IT FURTHER RESOLVED, the Mayor and Board of Commissioners agree to Incorporate the 2004 Catoctin Mountain National Scenic Byway Plan into the 2015 Comprehensive Plan and any future plans, to support the preservation, enhancement, interpretation and marketing recommendations described in the Catoctin Mountain National Scenic Byway Plan as appropriate for the Town of Emmitsburg.

PASSED this 2nd of November 2015.

BY ORDER: this 2nd day of November, I hereby certify that Resolution Number 2015-02R is true and correct and duly adopted by the Mayor and Board of Commissioners of the Town of Emmitsburg.

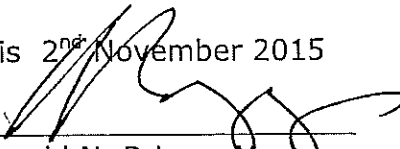
ATTEST:

By: 
Cathy Willets, Town Clerk


Timothy O'Donnell, President
Board of Commissioners

X APPROVED _____ VETOED

This 2nd November 2015


Donald N. Briggs, Mayor

Adoption of the 2015 Comprehensive Plan and Zoning Map for the Town of Emmitsburg, Maryland

WHEREAS, the Board of Commissioners of the Town of Emmitsburg, Maryland initiated a Comprehensive Plan and zoning map review in May 2015 in accordance with the requirements contained in Land Use Article, Title 3, Annotated Code of Maryland; and

WHEREAS, Land Use Article, Title 3, Annotated Code of Maryland provides that the Planning Commission shall make and approve a plan which the Planning Commission shall recommend to the local legislative body, the Town of Emmitsburg Board of Commissioners, for adoption; and

WHEREAS, requests from any property owners within the Town seeking to change the zoning classifications on property were received. Town staff prepared information and maps for the proposed zoning change, which were provided to the property owners specifically affected, and made available for public review in July 2015; and

WHEREAS, the Town of Emmitsburg Planning Commission did make a plan and zoning map review, for which a public hearing was advertised and held on July 27, 2015; and

WHEREAS, on August 31, 2015, the Town of Emmitsburg Planning Commission unanimously passed an Ordinance approving the draft 2015 Comprehensive Plan and recommending adoption of the draft Plan and Zoning Map by the Town of Emmitsburg Board of Commissioners; and

WHEREAS, the Town Board of Commissioners, after providing the required public notice, conducted a public hearing on October 5, 2015, with the record held open until November 16, 2015 concerning the Comprehensive Plan and Zoning Map; and

WHEREAS, the Town Board of Commissioners considered all of the recommendations of the Emmitsburg Planning Commission, town staff, those public comments received as part of the public hearings of the Planning Commission and before the Town Board of Commissioners, and any written correspondence which was submitted concerning the Plan by adjoining planning jurisdictions, municipalities, affected State and local agencies and interested persons, and the Town Board of Commissioners conducted this review process in sessions open to the public; and

WHEREAS, the Town Commissioners find that this plan is made in accordance with Land Use Article, Title 3, Annotated Code of Maryland with the general purpose of guiding and accomplishing the coordinated and harmonious development of the Town of Emmitsburg, and which will, in accommodating present and future needs, promote the health, safety, order, prosperity and general welfare of the Town and its citizens; and

WHEREAS, the board determines that adoption of this Comprehensive Plan and Zoning Review implements the Twelve Visions provided in the Land Use Article.

NOW THEREFORE, BE IT ENACTED AND ORDAINED, BY THE BOARD OF COMMISSIONERS, TOWN OF EMMITSBURG, MARYLAND, as follows:

1. The 2015 Comprehensive Plan and associated zoning review is hereby approved and adopted.
2. The land use and growth boundary maps found in the Maps section are hereby adopted, containing the specific land use plan designations for parcels within the Town of Emmitsburg, as shown thereon.
3. The Town Zoning Map included in the 2015 Comprehensive Plan as amended by this Ordinance, is hereby adopted, containing the specific zoning classifications for the subject parcels for the Town of Emmitsburg as shown thereon.
4. The zoning classification for the parcels identified on tax map 300, parcels 1884, 1886, 1887, and 1888 shall be changed from R-1 to B-1 Neighborhood Commercial.
5. The 2015 Town of Emmitsburg Comprehensive Plan including the Comprehensive Plan map and the recommended revisions to the Zoning Map, replaces all previous land use plans and maps the Town Board has adopted pursuant to the Land Use Article of the Annotated Code of Maryland.

BE IT FURTHER RESOLVED, ENACTED AND ORDAINED that this Ordinance shall take effect on the date on which the Mayor approves the Ordinance after passing by the Board of Commissioners or on the date on which the Board of Commissioners pass the Ordinance over the veto of the Mayor.

PASSED this 16th day of November, 2015 by a vote of 5 for, 0 against, 0 absent, and 0 abstain.

ATTEST:

EMMITSBURG BOARD OF COMMISSIONERS

By: Amy Nail
Amy Nail, Recording Secretary

Timothy O'Donnell
Timothy O'Donnell, President

MAYOR

☒ APPROVED ☐ VETOED

this 16th day of November, 2015.

Donald N. Briggs
Donald N. Briggs, Mayor

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

Date: 12/3/15

Cathy Willets
Cathy Willets, Town Clerk