

# Envision HdG

## City of Havre de Grace Comprehensive Plan

June 29, 2023



# Work Session 5:

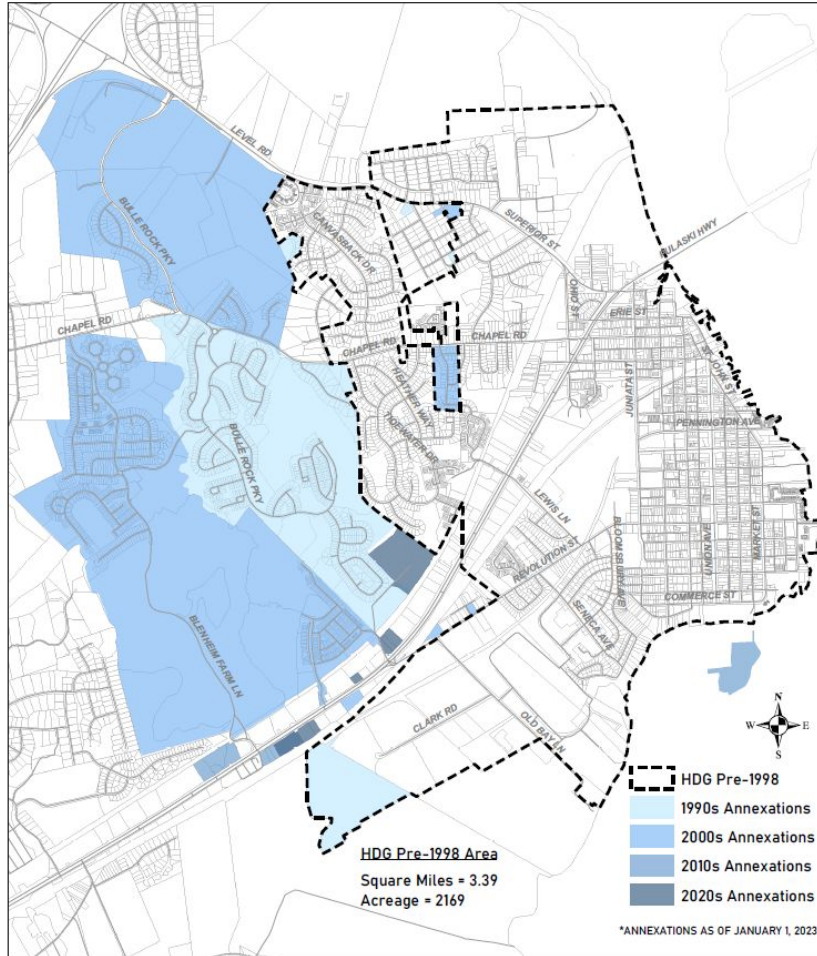
Municipal Growth Element, A Strategy for Growth

# Municipal Growth Element, Or MGE

- ❑ Required by HB 1141 in 2006
- ❑ Relates to Land Use, Community Facilities, and Water Resources Element
- ❑ May seem redundant but looks at growth and development from a different angle
- ❑ Fiscal accountability – cost of extension of services and growth on public facilities

- Visions and Goals
- Land Use
- Sustainable Community
- Municipal Growth Element
- Relationship to the LSHG
- Regulatory Framework
- Economic Development
- Water Resources Element
- Housing Element
- Historic and Cultural Resources
- Multimodal Transportation
- Community Facilities
- Sensitive Areas, Environmental Resource Protection

## ANNEXATIONS SINCE 1990



Annexations since 1990

Depicted by decade

Line break at 1998 (25 years)

Growth by square miles and acreage:

Square miles: 3.39 to 5.90

Acreage: 2,169 to 3,776

Growth by area – almost 75%

## Content of the MGE: (10 subsections)

- ❑ Anticipated future municipal growth areas
- ❑ Past growth patterns
- ❑ Capacity of land within the City
- ❑ Land area needed to satisfy demand
- ❑ Public services and infrastructure needed for growth
- ❑ Financing mechanisms
- ❑ Rural buffers and transition areas
- ❑ Burden on services and infrastructure
- ❑ Protection of sensitive areas
- ❑ Relationship of development policy with City's future character

# 1. Anticipated future municipal growth areas

Limited to: US 40, commercial or mixed use

Developed areas on well and septic, like Shawnee Brook or Havre de Grace Heights

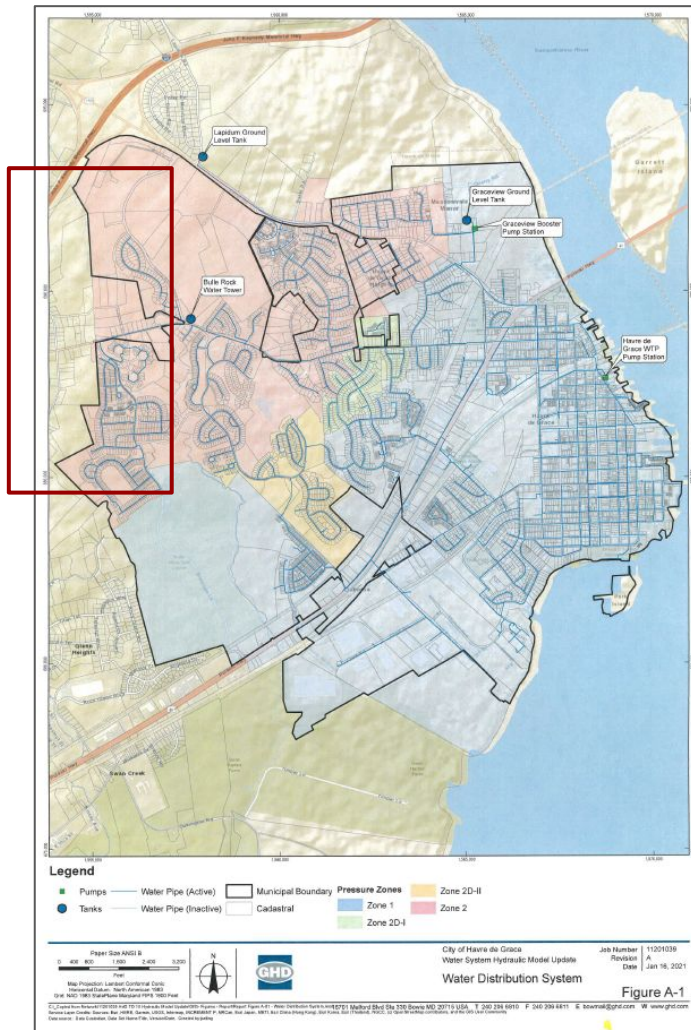
Planning Areas are reduced from 2010 Comprehensive Plan due to GHD Water System Hydraulic Model Update, January 2021

# GHD's Water System Hydraulic Model Update, January 2021

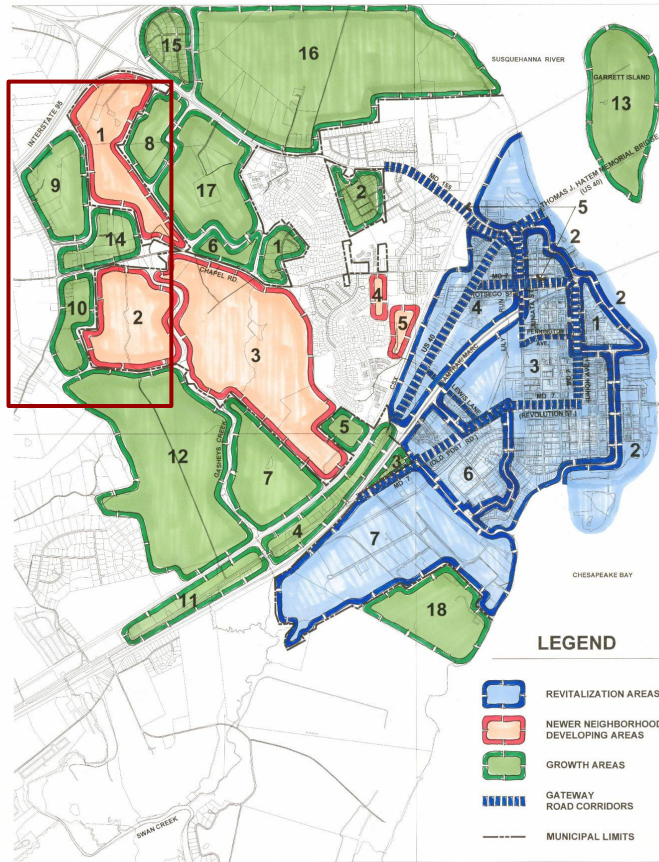
Water Distribution System, map showing pressure zones

Reduced planning boundary

Does not go as far as 2010 planning area which reached to Robin Hood/Earlton Roads

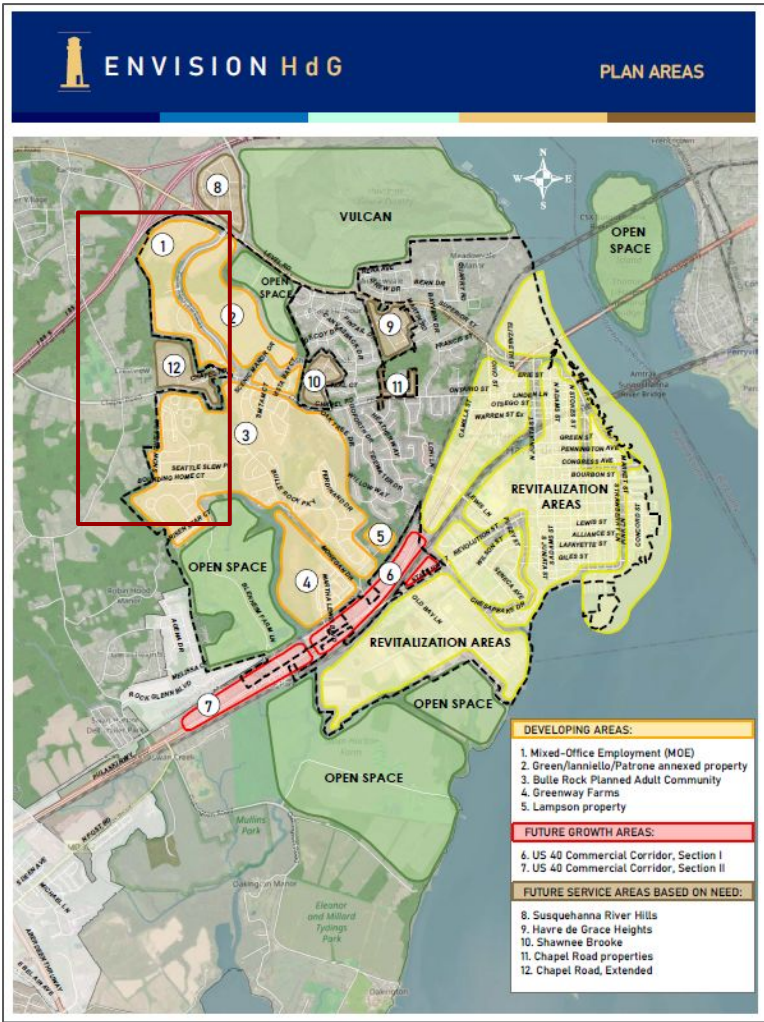






## COMPREHENSIVE PLAN AREAS

City of Havre de Grace Comprehensive Plan



## MAIN IDEA OF THIS CHAPTER:

To serve the areas already annexed into the City

An aerial photograph of a city grid, with a large circular area in the center highlighted in a light blue color. The grid consists of numerous streets and blocks, with some larger buildings and structures visible. The circular area is centered on a major intersection or a specific landmark within the city.

## 2. Past growth patterns

Description of growth from colonial to US 40 to I-95

Commercial US 40

Suburban neighborhood development, 1980's

Outer boundary now located at I-95

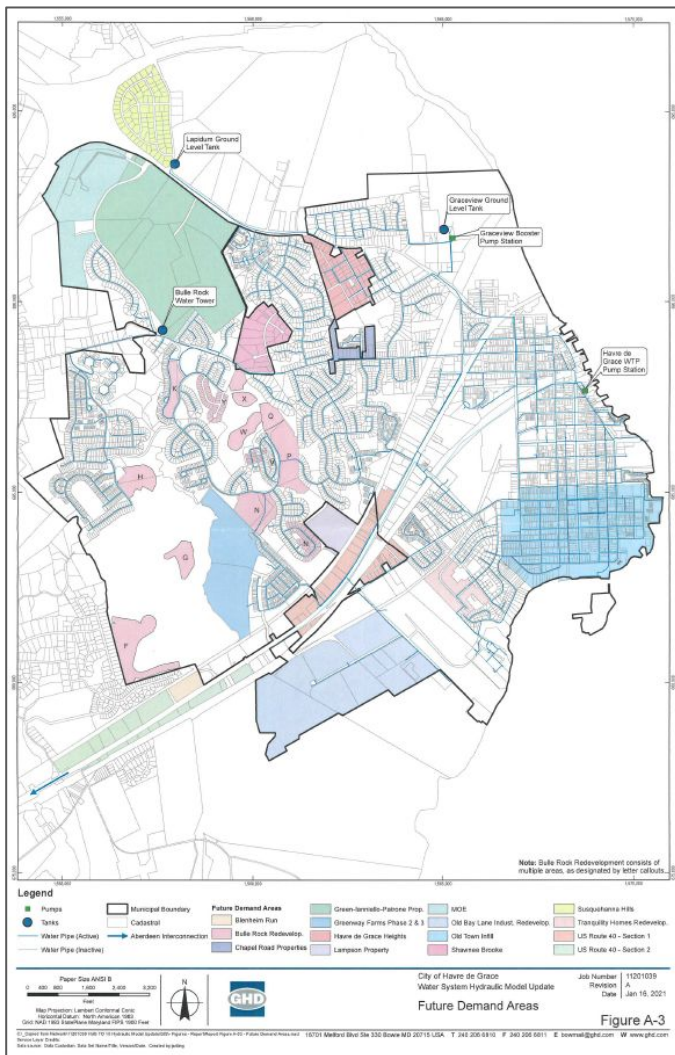
Past 25 years of growth

### 3. Capacity of land areas available within the City, including infill and redevelopment

Build-out of annexed land areas

Development capacity – 1,685 units

Availability for 20 years at 10-year average build-out rate



Future Demand Areas map, GHD

Demand areas align with residential development capacity in MGE

Indicates limited US 40 growth areas

Water Resources Element will have additional information

## 4. Land area needed to satisfy demand

Not proposing more residential growth beyond current boundaries, except for US 40 and areas that may need of water and sewer like Shawnee Brook or Havre de Grace Heights

## 5. Public services and infrastructure needed for growth

Schools

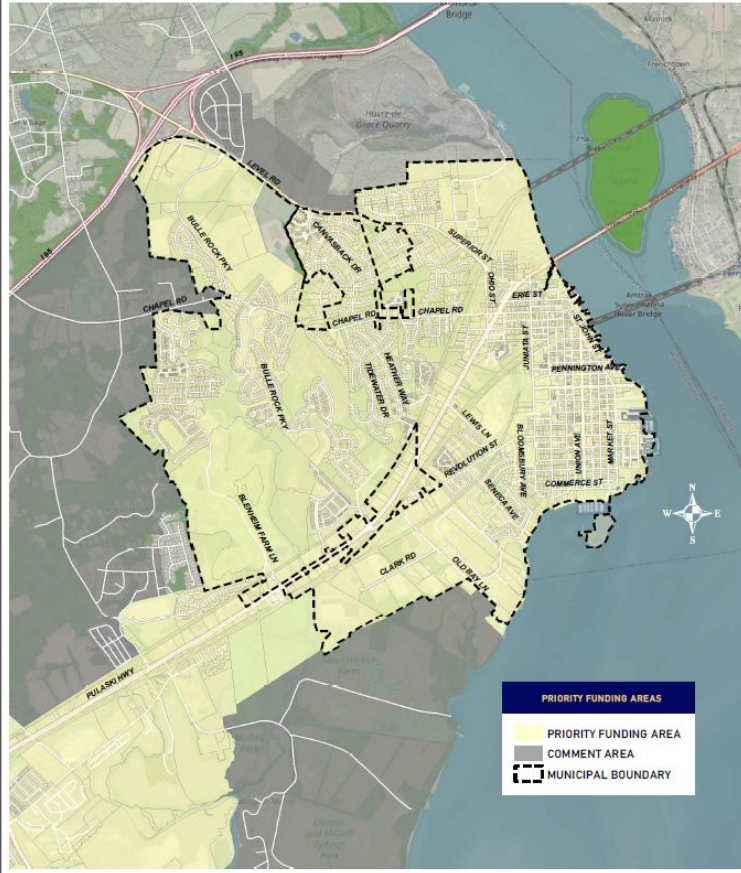
Libraries

Public Safety (medical, fire and rescue, police)

Water and Sewer Facilities

Stormwater Management

Recreation



## Priority Funding Areas

- ❑ State of Maryland Designation
- ❑ 3.5 unit per acre density
- ❑ Served by water and sewer
- ❑ Established in 1997 – every municipality as they existed at that time
- ❑ Provides access to growth-related funding, including water and sewer infrastructure, transportation facilities, housing, business development tax credits, neighborhood revitalization



## 6. Financing mechanisms

Taxes

Fees

Incentives

Budget Process

Borrowing, Grants, and ARPA Funding

## 7. Rural buffers and transition areas

Rural Area north of I-95 – boundary of Harford County's Development Envelope

Agricultural designation, Harford County Land Use Plan

Lower Deer Creek Valley Rural Legacy north of I-95

Transition between Aberdeen and Havre de Grace – Oakington Peninsula and Robin Hood Road, Swan Creek



Municipal Growth Element map

Shows relationship to Harford County Development Envelope

Rural areas north of I-95

Major transportation routes, highway and rail

Green buffers between Aberdeen and Havre de Grace

Oakington protected lands, Recreation and Bay access



-  RURAL LEGACY AREA
-  PRESERVATION EASEMENT
-  GREEN INFRASTRUCTURE CORRIDORS
-  GREEN INFRASTRUCTURE HUBS
-  AG ZONING
-  GREENWAY LINKAGES
-  PARKS/OPEN SPACE
-  HISTORIC DISTRICT
-  HISTORIC EASEMENTS
-  DEVELOPMENT ENVELOPE
-  PASSENGER RAIL CORRIDOR
-  TRANSIT-ORIENTED DEVELOPMENT (STATE OF MD)
-  MAJOR TRANSPORTATION CORRIDOR
-  MUNICIPAL BOUNDARY



CHESAPEAKE BAY

## 8. Burden on services and infrastructure

Water Treatment Plant – updated, 2022

Wastewater Treatment Plant – updated, 2010

Water Distribution System – ongoing

Sewer Collection Systems – ongoing

GHD Study for water distribution system improvements

Extension of streets, sidewalks, trails – during development

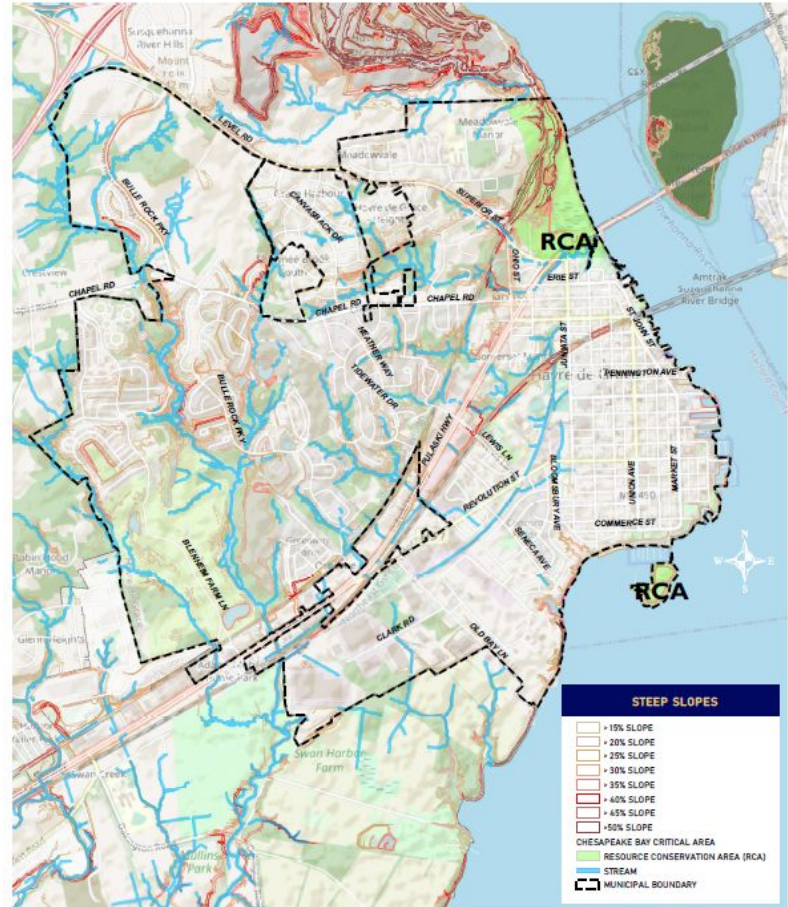
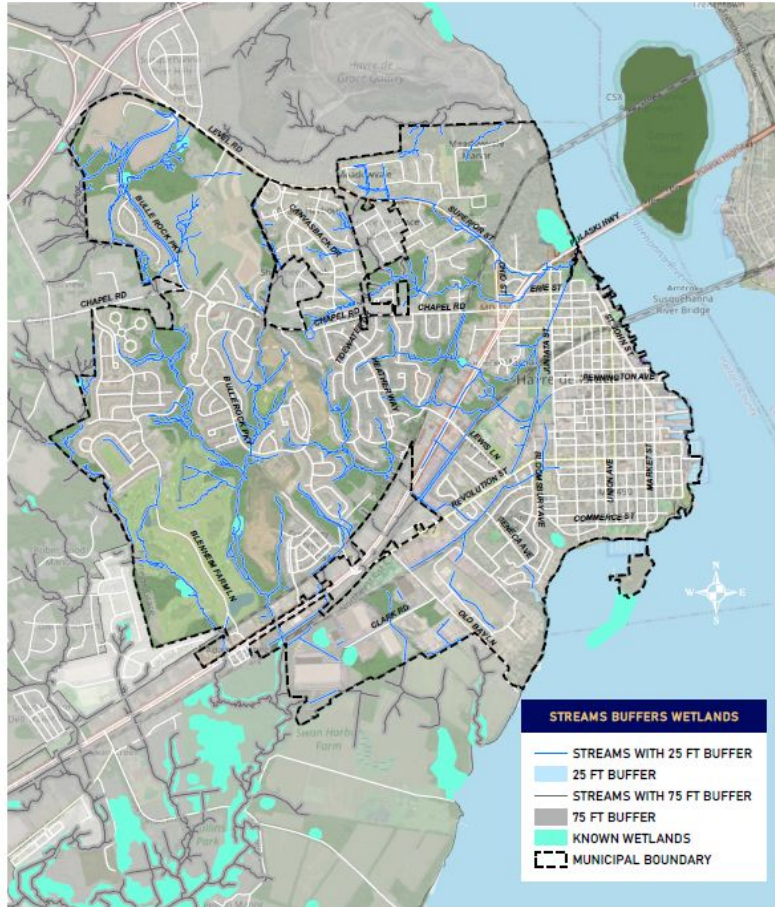
Retrofitting and repair

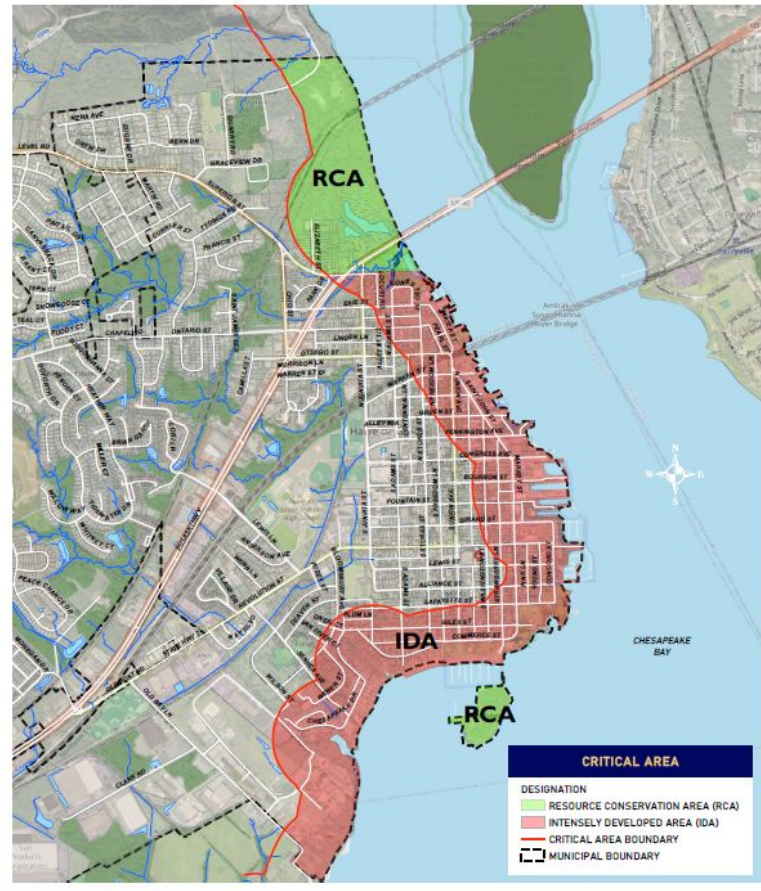
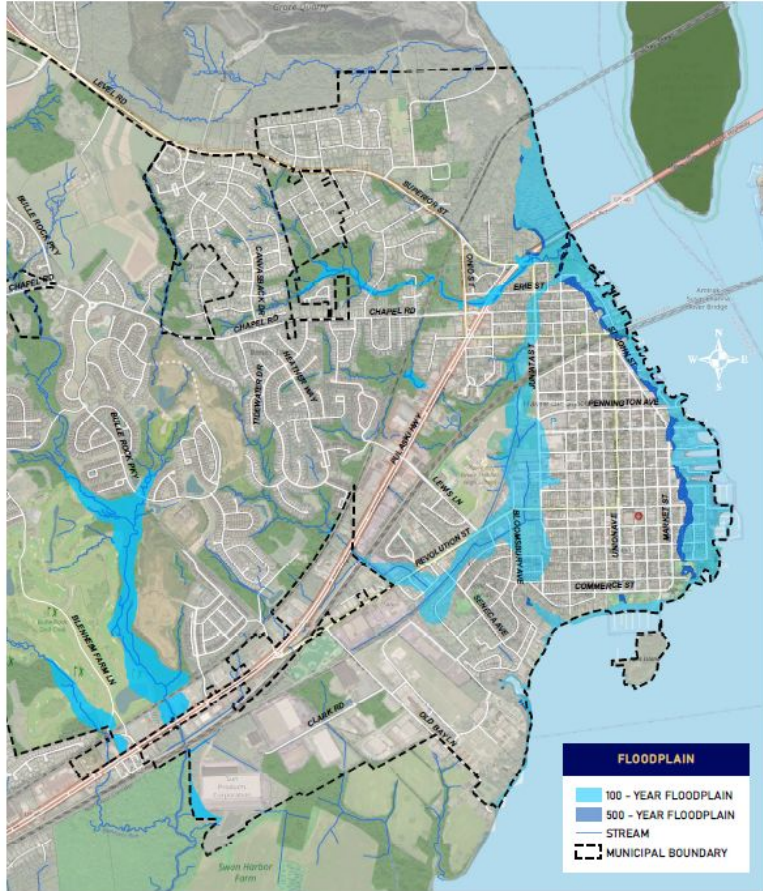
## 9. Protection of sensitive areas

More-fully described in the Sensitive Areas: Environmental Resource Protection chapter

Addressed at site and subdivision plan review, application of state and federal regulations during the development process

Chesapeake Bay Restoration requirements as part of the Chesapeake Bay TMDL, or Total Maximum Daily Load – part of the Water Resources Element







## 10. Relationship of development policy with City's future character

Ties back to the Comprehensive Plan 7 visions:

Healthy; inclusive; vibrant, connected; green, more sustainable community

Fiscally sound

Essential cultural and historic hub

Cohesive, human-scaled built environment

# City's future character

What we envision for ourselves in relation to:

- ❑ our historic, traditional neighborhoods
- ❑ our commercial areas
- ❑ our newer neighborhoods
- ❑ our sister City, Aberdeen
- ❑ our arts focus
- ❑ our transportation networks

“What we build will impact how we live.  
And how we live will impact our well-being”

– Bruce Kinzinger, M.D.,  
co-Chair of BikeHarford

**Thank you!**

