



CITY OF ABERDEEN 2022 COMPREHENSIVE PLAN EXECUTIVE SUMMARY

Q: What is Plan Aberdeen?

Plan Aberdeen is an update to the City of Aberdeen's 2011 Comprehensive Plan. The State of Maryland delegates planning and land use authority to all incorporated municipalities like Aberdeen. The City is required to update their Plan at least once every (10) years pursuant to State law.

The 2022 Plan Aberdeen is the official long-range policy document that is recommended for approval by the Aberdeen Planning Commission and formally adopted by the Aberdeen City Council.

Plan Aberdeen represents the **Vision for the City** and provides direction to public and private stakeholders and representatives to guide the City as it equitably and sustainably meets resident's current needs and future growth needs.

2022 Plan Aberdeen is a major component of the City's planning process, it is a policy document and a guide for the decision-making of the elected officials and the Department of Planning and Community Development for community facilities, growth management, revitalization, economic development, environmental protection, transportation, housing, and land use.

planABERDEEN
Our City. Our Plan. Our Future.

AT A GLANCE

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| 4. Land Use | 5. Municipal Growth | 6. Housing |
| 7. Transportation | 8. Economic Development | 9. Environmental Resources |
| 10. Water Resources | 11. Implementation | |

Q: How was Plan Aberdeen created? What was the public engagement process?

Wallace Montgomery, planning consultants, were engaged to prepare the update of the 2011 Comprehensive Plan. The Wallace Montgomery planning team evaluated existing conditions and trends and incorporated the most current data and studies that were completed by Aberdeen since the 2011 Plan.

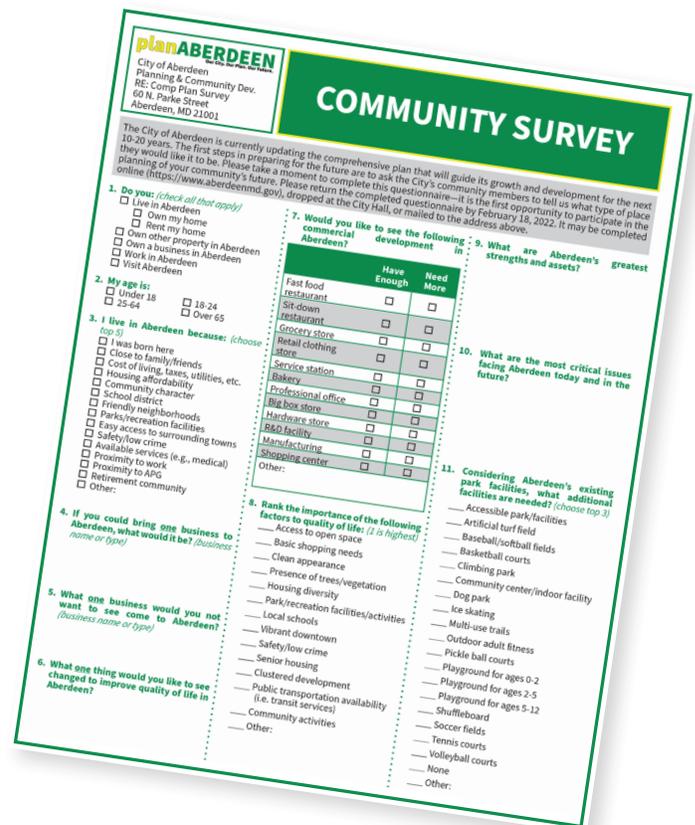
The Public Outreach Approach was an essential component of Plan Aberdeen. The City reached out to residents and stakeholders in a variety of ways to gather public input on local preferences, concerns, and priorities for the future. The four methods used to gather input were: Community Survey, Homework Assignments, Public Workshops, and Stakeholder Interviews.

In January 2022 the City released a 16-question **Community Survey** (online and in print) to solicit public input into developing Plan Aberdeen. The survey utilized Survey Monkey online and hardcopies of the questionnaire were located at City Hall. The City staff also provided information in the Aberdeen Advocate, newsletter, and the Aberdeen website.

The purpose of the survey was to identify issues that the respondents felt were most important to Aberdeen's preservation, enhancement, and physical development. A total of 105 responses were received through the end of February 2022. Most survey respondents live within Aberdeen (75 or 71%) and/or work in Aberdeen (24 or 22%). The majority of those who live in Aberdeen own their own home (68 or 91%). Nearly three-quarters of the respondents are between the ages of 25-64 (77 or 73%) while one-quarter are over the age of 65 (28 or 26%). Over 75% of the respondents knew the City had a Comprehensive Plan. The survey focused on these areas:

- Uses the City should encourage or discourage
- The importance of various housing types
- Attributes that make a community appealing

- Types of businesses sought
- Importance of various housing types
- Concerns about Aberdeen's future
- Recreational facilities, programs, and improvements
- What people like most and least about the City



Highlights from the survey responses included:

What residents wished they had in Aberdeen

- Revitalized downtown
- Community Center
- More sit-down restaurants

Aberdeen's greatest strengths

- Community
- Ripken Stadium
- Diversity

Residents top concern

- Crime and safety

What would improve the quality of life in Aberdeen

- Reduced crime
- More community activities
- Revitalize downtown area
- Increase green space/parks throughout the City

What residents do not want

- Adult stores/strip clubs
- Fast food restaurants
- Rehabilitation facility/adult counseling

Aberdeen's most critical issues

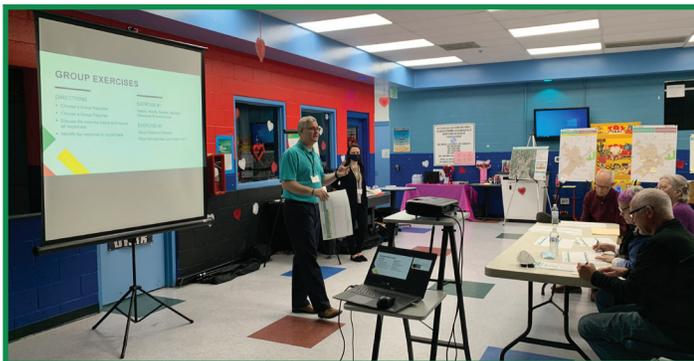
- Crime
- Code enforcement
- Downtown area/sustaining businesses

A **Homework Assignment** was given to the City Council, Planning Commission, Economic Development Commission, and City staff to provide responses to a Strengths Weaknesses Opportunities and Threats (SWOT) Analysis. The results of the SWOT Analysis were used to determine key issues and prepare draft goals and recommendations for Plan Aberdeen.

Three Visioning Workshops were held on January 26, 2022, from 4:30 – 6:00 p.m. and 7:00 – 8:30 p.m. at the Mt. Zion Baptist Church, 200 Old Post Road, and February 12, 2022, from 9:00 – 10:30 a.m. at the Boys and Girls Club, 100 East Bel Air Avenue. There was a total of 56 attendees at the Visioning Workshops.

Stakeholder Interviews were held with:

- Harford County Department of Planning and Zoning
- Harford County Department of Community & Economic Development
- Harford County Library, Aberdeen Branch
- Maryland Department of Planning
- Aberdeen Police Department
- Aberdeen Volunteer Fire Department



PLAN ABERDEEN AT A GLANCE



Chapter 1 Introduction – This chapter provides an overview of the 2011 Comprehensive Plan update and importance of the 2022 Plan Aberdeen, the

Role of a Comprehensive Plan, the Policy and Legal Contexts for the Plan, Planning History, and a Vision Statement for Aberdeen was developed through working sessions with the Planning Commission and community input from the three Visioning Workshops. Plan Aberdeen’s Vision Statement:

The City of Aberdeen is a destination to work, live, learn, and play with an actively engaged community, diverse neighborhoods, thriving businesses, economic opportunities, transportation options, and a sustainable future.



Chapter 2 City Profile – This chapter includes information on Aberdeen’s Geographic and Demographic Profile, Location and Connectivity to the Region, Heritage, and Population Characteristics are highlighted.



| Race | City | | Country | | State | |
|------------------------------------|---------------|-------|----------------|-------|------------------|-------|
| | No. | % | No. | % | No. | % |
| One Race | 14,972 | 94.1% | 242,425 | 92.9% | 5,695,323 | 92.2% |
| White | 9,499 | 59.7% | 190,128 | 72.9% | 3,007,874 | 48.7% |
| Black or African American | 3,728 | 23.4% | 37,706 | 14.5% | 1,820,472 | 29.5% |
| American Indian & Alaska Native | 43 | 0.3% | 712 | 0.3% | 31,845 | 0.5% |
| Asian | 681 | 4.3% | 8,173 | 3.1% | 420,944 | 6.8% |
| Native Hawaiian & Pacific Islander | 0 | 0.0% | 198 | 0.1% | 3,247 | 0.1% |
| Some Other Race | 1,021 | 6.4% | 5,508 | 2.1% | 410,941 | 6.7% |
| Two or More Races | 932 | 5.9% | 18,499 | 7.1% | 481,901 | 7.8% |
| Total Population | 16,254 | | 260,924 | | 6,177,224 | |



Chapter 3 Community Facilities – This chapter provides information on existing and planned Public Facilities and Services, Schools and Cultural Facilities, Parks and Recreation, Open Space, and Health Services

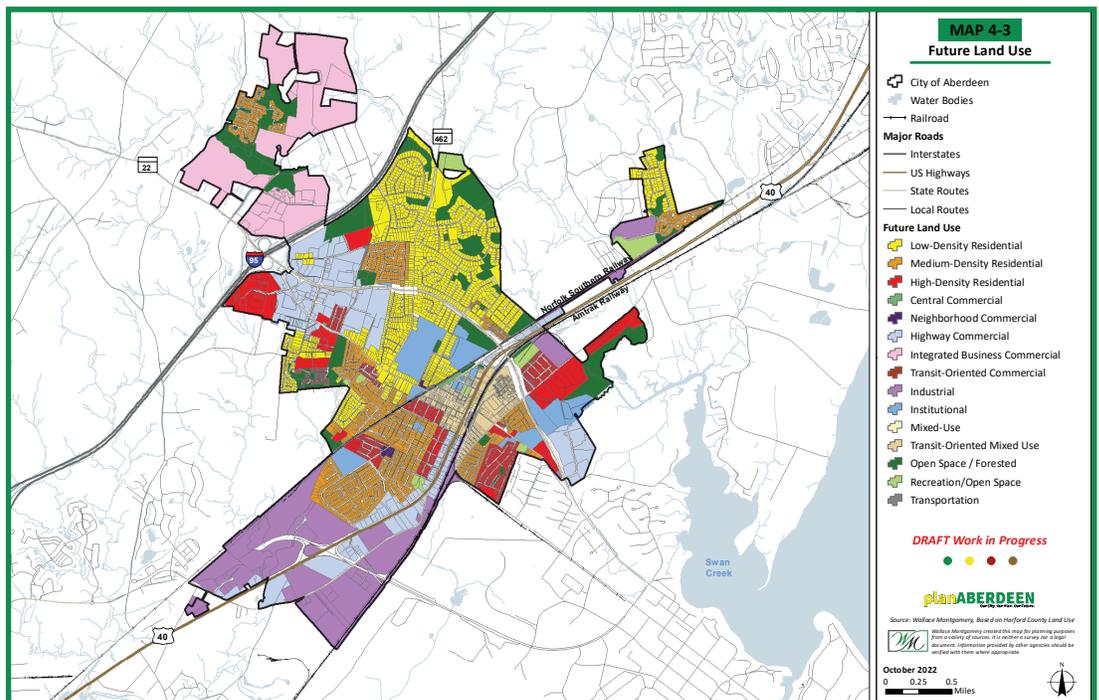


QUICK FACT:

The newest public recreation space is Rock Glenn Park. This park features two multi-purpose fields, basketball/pickleball courts, walking trail, playground equipment, and a parking lot. The park is planned to open in December 2022. Rock Glenn Park is located at 200 Rock Glenn Boulevard.



Chapter 4 Land Use – This chapter provides information on Land Use Categories and Distribution within Aberdeen, Zoning Districts, Annexation of Land, recently completed Development Projects, and recent Development Approvals. This Chapter and Chapter 5 – Municipal Growth provide the City’s framework for making decisions on both the appropriateness and timeliness of private development proposals within the context of the adopted goals, objectives, and policies for growth.

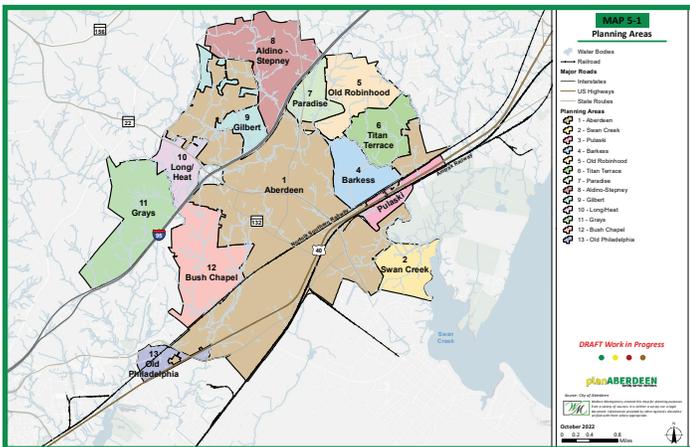




Chapter 5 – Municipal Growth – The Maryland Land Use Article §3-112 identifies the requirements for a Comprehensive Plan’s Municipal Growth Element. Plan

Aberdeen’s Municipal Growth chapter includes Goals, Historic Growth Patterns and Existing Land Use, Recent Annexations, Planning Areas Overview, Priority Funding Areas, Growth Tiers, Protection of Sensitive Areas, and Planning Areas.

The City has planned for growth with a boundary that extends approximately one mile around its corporate limits and is divided into 13 Planning Areas, including land available for infill within the corporate boundaries. Each Planning Area is comprised of land featuring a unique set of interrelated physical, topographic, and cultural characteristics that gives the area its special identity. Plan Aberdeen encapsulates the long-range vision for development within each Planning Area.



Chapter 7 – Transportation – This

chapter focuses on transportation infrastructure, development, and policies in support of Plan Aberdeen’s goals and objectives. System preservation and continuous improvement to the City’s transportation system is important to provide a safe, connected, and efficient transportation network so that sustainability is maintained for existing and future land uses.

A complete transportation system provides mobility for the community in all modes of transportation. Traffic conditions and traffic calming measures are discussed. Major Roadways, the Aberdeen Train Station and Transit Facilities, Parking, and Bicycle and Pedestrian Facilities are highlighted. Transportation considerations are recommended for future improvements to improve mobility and connectivity for the community.



Chapter 6 – Housing – This chapter discusses the City’s Housing Conditions, Needs, and Trends; Goals, Guiding Principles and important legislation that

includes the Fair Housing Act, Land Use Article, Aberdeen Livability Code, Housing Inventory, Housing Features, Households, Housing Age and Conditions, Value and Affordability, Affordable and Workforce Housing, Attainable Housing, Residential Development Approvals, and Housing Resources.



QUICK FACT:

The Aberdeen Train Station is a multi-modal transportation hub for Amtrak, MARC, and Harford Transit Link. There are 8,000 passengers a month that utilize the Harford Transit Link bus service to go to appointments, employment, shopping, and from one point to another reducing traffic congestion on our roadways.



Chapter 8 – Economic Development

– This chapter identifies Aberdeen’s key assets and issues and serves as a guide for economic development within the City. It describes current economic conditions and trends, identifies economic issues and opportunities, and outlines goals and strategies for economic development and for promoting a vibrant and diversified economy. Goals, a SWOT Analysis, Economic Markets, Economic Characteristics, Economic Centers, Incentive Zones, Other Financial Assistance Programs, and Workforce Development and Trends is discussed in this chapter.

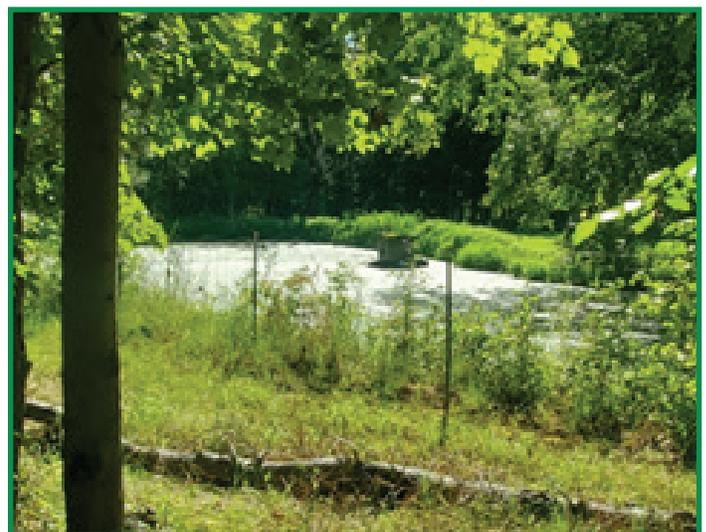


Chapter 9 – Environmental Resources and Sensitive Areas

– This chapter provides information and guidance on protecting these environmental resources and sensitive areas:

- Streams
- Wetlands and their buffers
- Floodplains and flood hazards
- Habitats of rare, threatened, and endangered species
- Steep slopes
- Agricultural or forested lands
- Critical areas

These sensitive areas can be vulnerable to adverse impacts from development activities, residential uses, and certain types of agricultural practices. Climate change, Air Quality, and Sea Level Rise are also discussed.





QUICK FACT:

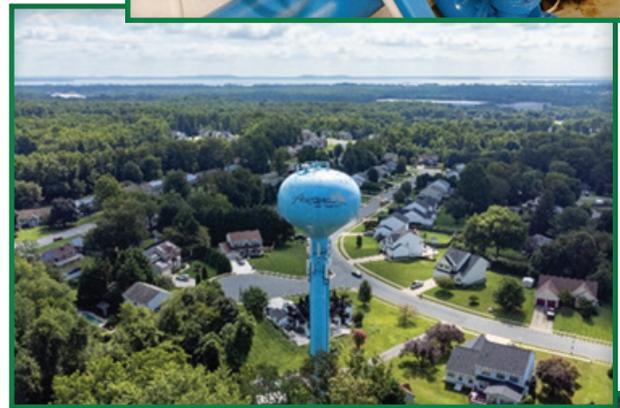
The city has been actively involved with Tree City USA since 2018 by meeting these program requirements: establishing a tree board or department, adopting a tree care ordinance, funding an annual community forestry budget of at least \$2 per capita, and holding an Arbor Day observance and proclamation.



Sustainable Maryland – the City of Aberdeen was selected by the Environmental Finance Center at the University of Maryland and the Maryland Municipal League as a Sustainable Maryland community in 2022 for taking steps to sustain their quality of life over the long term.



Chapter 10 – Water Resources – This chapter addresses the City’s existing water resources to include impacts on growth encompassing a 20-year planning period, water system, wastewater system, and addressing stormwater management, flood resiliency, and climate action adaptation. Water and Sewer capacities for current needs and future growth are outlined. Aberdeen’s current water sources include a municipal water treatment facility and 14 wells, a Water Purchase Agreement with Harford County, and the City of Havre de Grace.



Chapter 11 – Implementation – This is the most important chapter in Plan Aberdeen since it provides goals and strategies for each of the chapters. The intent is for the goals and strategies to be completed or underway during the next 10 years. Funding and resources are required to meet the goals and strategies identified in the plan update.

Scan to view the
City of Aberdeen 2022
Comprehensive Plan

