TABLE OF CONTENTS

Credits
Acknowledgments
Table of Contents
List of Figures
List of Tables

1. Introduction 1-1
- Overview ……...1-1
- Use of a Comprehensive Plan ……1-1
- Study Area ……1-2
- Location ……1-3
- City History ..……1-3
- Socio-Economic Profile ……1-5

2. Visions and Goals 2-1
- Introduction ……..……2-1
- Plan Preparation ……2-1
- Visions and Goals ……2-2

3. The Plan.....3-1
- Development of this Plan……3-1
- The Planning Context: State of Maryland and Harford County……..3-1
- The Plan for the City……...3-2

3A. Municipal Growth Element…… 3A-1
- Purpose of the Municipal Growth Element……3A-1
- Anticipated Future Municipal Growth Areas Outside of Existing Corporate Limits……..……...3A-3
- Past Growth Patterns……...3A-3
- Capacity of Land Available for Development……3A-5
- Public Services and Infrastructure Needed…….3A-6
- Financing Mechanisms…….....3A-13
- Relationship of Long-term Development Policy and City's Future Character…….3A-15
- Addendum……...3A-20

4. Implementation.....4-1
- Introduction ……4-1
- Recommendations ……4-2
- Implementation Authority and Process ……4-3
- Land Use Versus Zoning Designations ……4-5
- Capital Improvement Program ……4-8

- Annexation ……4-9
- Other Implementation Tools ……4-11
- Coordination and Community Involvement ……4-12
- Implementation Priorities ……4-15

5. Community Facilities 5-1
- Overview ……5-1
- Parks, Recreation, and Open Space ……...5-1
- Museums and Cultural Facilities ……5-9
- Schools ……5-13
- Public Buildings ……5-16
- Health Services ……5-20

6. Water Resources Element 6-1
- Introduction ……6-1
- Recommendations ……6-3
- Water Treatment and Distribution ……6-6
- Wastewater Collection System and Treatment...……6-12
- Stormwater Management and Nutrient Reduction ……6-19
- Supporting Resources……6-33
- Appendix……6-34

7. Transportation.....7-1
- Introduction ……7-1
- Recommendations ……7-3
- Street System ……7-7
- Rail Services ……7-15
- Bus Network ……7-16
- Bicycle/Pedestrian Facilities ……7-17
- Aviation Facilities ……7-20
- Water Transportation ……7-20

8. Mineral Resources.....8-1
- Introduction ……8-1
- Recommendations ……8-2

9. Historic Preservation.....9-1
- Introduction ……9-1
- Recommendations ……9-2
- Supporting Visions, Goals, and Objectives ……9-4
- Historic Preservation for Urban Properties ……9-5
- Historic Preservation for Rural Properties ……9-11

10. Sensitive Areas 10-1
- Introduction ……..10-1
- Recommendations ……..10-2
- Sensitive Areas ……..10-2

11. Housing 11-1
- Introduction ……11-1
- Recommendations ……... 11-1
- Profiles of Selected Characteristics and Trends ……... 11-2

12. Economic Development 12-1
- Introduction ……... 12-1
- Recommendations ……...12-2
- Background ……...12-5
- Business Support Services ……... 12-6
- Downtown Business District ……... 12-8
- Tourism ……12-11
- Medical …… 12-13
- Industrial ……...12-13
- Route 40 Commercial Corridor ……... 12-14
- Corporate, Technology, Research and Development ……...12-15