



# Comprehensive Plan

Town of Delmar 2009



# Town of Delmar 2009 Comprehensive Plan



## **Elected Officials**

### Representatives from Delaware

John F. Outten, Sr., Mayor  
Michael Houlihan, Vice Mayor  
Mary Lee Pase, Council Member  
Robert Thompson, Council Member  
Glen Payne, Council Member

### Representatives from Maryland

P. Douglas Niblett, Mayor  
C. Luther Hitchens, Deputy Mayor  
Carl Anderton, Jr., Commissioner  
Marlena Hodgins, Commissioner  
Carrie Williams, Commissioner

## **Planning Commissioners**

Michael Houlihan - Vice Mayor  
Carl Anderton, Jr. - Maryland Commissioner  
Ed Ferro - Maryland Resident  
James Henderson - Maryland Resident  
William Boyan - Delaware Resident  
Joe Dixon - Delaware Resident  
Joy Slabaugh - Delaware Resident

## **Town of Delmar Staff**

Sara Bynum-King, Town Manager  
William Hardin, Community Development Director

## **Town Consultants**



Timothy M. Bourcier, AICP, JD – Senior Planner  
Alix Maubrey - Planner



**RESOLUTION 2009-09-28**

**A RESOLUTION of the Mayor and Commissioners of the Town of Delmar, Maryland to adopt the 2009 Comprehensive Plan.**

**WHEREAS**, the Commissioners of the Town of Delmar, Maryland have determined that an updated Comprehensive Plan is necessary in order to comply with State Law; and;

**WHEREAS**, the Commissioners of the Town of Delmar, Maryland have prepared a Comprehensive Plan with the assistance of the Planning Commission.

**WHEREAS**, The Town of Delmar Planning and Zoning Commission held a public hearing on September 24, 2009 to gather feedback and input from the public, and;

**WHEREAS**, the Planning and Zoning Commission has made a recommendation that the Mayor and Commissioners of Delmar, Maryland adopt the Comprehensive Plan as shown.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF THE TOWN OF DELMAR, MARYLAND**, that the 2009 Comprehensive Plan attached hereto and made a part thereof shall be adopted.

**THE ABOVE RESOLUTION** was introduced and duly passed at the regular meeting of the Commissioners of the Town of Delmar, Maryland held on this 28th day of September, 2009 and is to become effective upon its passage.



Sara Bynum King  
Sara Bynum-King  
Town Manager

P. Douglas Niblett  
P. Douglas Niblett  
Mayor

Luther Hitchens  
Deputy Mayor

Carl Anderton, Jr.  
Carl Anderton, Jr.  
Commissioner

Marléna Hodgins  
Marléna Hodgins  
Commissioner

Carrie Williams  
Carrie Williams  
Commissioner



# Town of Delmar, Maryland Comprehensive Plan

## Table of Contents

### Chapters and Sections

<b>Chapter One – Introduction</b>	<b>1</b>
Acknowledgments	3
Legal Basis for Planning Maryland	3
The State’s Eight Visions for Guiding Future Growth	4
1997 Priority Funding Areas Act	5
The Smart Growth Initiative	5
House Bill 1141	6
Annexation Procedures	6
The Five Year Rule	6
Annexation Plans	7
New Planning Elements	7
The Water Resources Plan Element	7
The Municipal Growth Element	7
2009 Maryland General Assembly	8
<b>Chapter Two –Delmar’s Past and Future Vision</b>	<b>9</b>
Location	11
History	12
Community Participation	13
Future Vision	13
Goals and Objectives	14
Conclusion	14
<b>Chapter Three – Delmar Today: Social, Economic and Housing Characteristics</b>	<b>15</b>
Population Trends	17
Age Composition	19
Sex and Racial Composition	21
Education	23
Employment and Industry	23
Commuting to Work	25
Income and Housing	26



<b>Chapter Four – Community Facilities</b>	<b>31</b>
• <b>Goals and Objectives</b>	<b>34</b>
• <b>Water and Sewer Facilities</b>	<b>35</b>
Water systems	35
Sewer Systems	37
• <b>Community Facilities</b>	<b>39</b>
Educational	39
Public Transportation	40
Public Health Services	40
Parks and Recreation	40
Fire Department	43
Police Department	43
Libraries	44
Churches, Institutions and Cultural Facilities	45
<b>Chapter Five – Land Use</b>	<b>47</b>
Central Business District	51
Highway Commercial	52
Suburban Residential	53
• <b>General Goals and Objectives</b>	<b>54</b>
• <b>Existing Land Uses</b>	<b>56</b>
<b>Chapter Six – Municipal Growth Element</b>	<b>61</b>
• <b>Historic Growth Patterns</b>	<b>63</b>
Industrial Development	63
Background and Trend Data	64
• <b>Population Projections</b>	<b>65</b>
Development Capacity Analysis	66
Annexation	67
• <b>Future Land Use</b>	<b>68</b>
• <b>Growth Areas</b>	<b>69</b>
• <b>Growth Area Summary</b>	<b>72</b>
• <b>Growth Demands</b>	<b>73</b>
• <b>Policies and Recommendations</b>	<b>78</b>

**Chapter Seven – Water Resources Element 81**

- **Growth Assumptions 83**
- **Water Systems 84**
  - Groundwater Sources 84
  - Well Production 85
  - Water Appropriation and Use Permit 85
  - Water Quality 86
  - Water Storage 87
  - Water Summary 87
- **Wastewater Systems 87**
  - Wastewater Flows 87
  - Wastewater Treatment 88
  - Nutrient Loads 88
  - Inflow and Infiltration 88
  - Septic Systems 88
  - Wastewater Summary 88
  - Hypothetical Build-Out Scenario 89
- **County Water and Sewer Master Plan 89**
  - Stormwater Loading 89
  - Land Use Scenarios 89
  - Non-Point Source Loading 90
  - Total Maximum Daily Loads (TMDLs) 90
  - Impervious Surface 91
- **Policies and Recommendations 91**

**Chapter Eight – Transportation 93**

- **Goals and Objectives 95**
- **Roadway System 96**
- **Functional Classification of Streets 96**
  - Levels of Service Standards 99
  - Highway Needs Inventory 99
- **Alternative Transportation 99**
  - Pedestrians and Sidewalks 99
  - Bicycle Network 99
  - Public Transportation 101
- **Access Needs Areas 101**
- **Improvements Plan 102**
  - Short Range 102
  - Intermediate Range 102
  - Long Range 103
  - State and Local Responsibilities 103
  - Financial Impact and Funding Mechanisms 103
  - Salisbury-Wicomico Metropolitan Planning Organization 104
- **Policies and Recommendations 104**

<b>Chapter Nine – Housing</b>	<b>105</b>
Housing Deficiencies	107
• <b>Goals and Objectives</b>	<b>108</b>
• <b>2006 House Bill 1160</b>	<b>109</b>
Workforce Housing Grant Program (WHGP)	109
WHGP Definitions and Standards	109
Workforce Housing Assessment	109
Rental Housing	110
Homeownership Housing	111
• <b>Delmar’s Workforce and Affordable Housing Needs</b>	<b>112</b>
Other Housing Programs in Maryland and Delaware	112
• <b>Policies and Implementation</b>	<b>113</b>
<b>Chapter Ten – Sensitive Areas</b>	<b>115</b>
• <b>Goals and Objectives</b>	<b>117</b>
• <b>Environmentally Sensitive Areas</b>	<b>118</b>
Floodplains	118
Streams and Stream Buffers	118
Wetlands	119
Sensitive Species Project Review Area (SSPRA)	120
Paleochannel Overlay District	120
Endangered Species Habitat	121
Steep Slopes	121
• <b>Historic Features</b>	<b>122</b>
Inventory	122
Protection and Preservation Programs	122
• <b>Policies and Recommendations</b>	<b>126</b>
<b>Chapter Eleven – Mineral Resources</b>	<b>127</b>
• <b>Goals and Objectives</b>	<b>129</b>
• <b>Mineral Resources</b>	<b>130</b>
Mining Industry in Wicomico County	130
Wicomico County Groundwater Protection Report	130
Wellhead Protection Areas	131
Existing and Committed Development	131
Conclusions	131
• <b>Policies and Recommendations</b>	<b>132</b>
<b>Chapter Twelve – Plan Implementation</b>	<b>133</b>
Land Use Goals, Objectives and Policies	135
Municipal Growth Policies and Recommendations	136
Water Resources Policies and Recommendations	137
Transportation Policies and Recommendations	138
Workforce Housing Policies and Recommendations	138
Sensitive Areas Policies and Recommendations	139
Mineral Resources Polices and Recommendations	140
Funding Recommendations	140

# Town of Delmar, Maryland Comprehensive Plan

## Table of Contents

### Tables and Figures

TABLE 3.1: Population Counts 1930-2000	18
TABLE 3.2: Total Population 1950-2000	19
TABLE 3.3: Population by Age, year 2000	19
TABLE 3.4: Percent of Population by Age Cohort by Municipality	20
TABLE 3.5: Male/Female Population	21
TABLE 3.6: Racial Composition	22
TABLE 3.7: Educational Statistics	23
TABLE 3.8: Industry and Employment Characteristics	24
TABLE 3.9: Class of Worker	25
TABLE 3.10: Commuting to Work Statistics	25
TABLE 3.11: Household Income Characteristics	26
TABLE 3.12: Family Income Characteristics	27
TABLE 3.13: Housing Unit Type	27
TABLE 3.14: Housing Value – Owner Occupied Units	28
TABLE 3.15: Occupancy – Person/Room	29
TABLE 3.16: Units by Plumbing Facilities	29
TABLE 4.1: Public and Semi-Public Recreation Areas	41
TABLE 4.3: Standards for Recreational Activity	42
TABLE 5.1: Existing Land Uses	56
TABLE 5.2: Current Status of Delmar Housing Developments	58
TABLE 6.1: New Residential Building Permits Approved Since 2000	64
TABLE 6.2: Development Capacity Analysis	66
TABLE 6.3: Growth Area Summary	72
TABLE 6.4: Potential Future Enrollment Increases for Schools	74
TABLE 7.1: Well Capacities and Estimated Potable Water Usage	86
TABLE 8.1: Functional Classification of Streets	97
TABLE 9.1: WHGP Income Standards	110
TABLE 9.2: Workforce and Affordable Housing Needs Summary	112
FIGURE 2.1: Location Map	11
FIGURE 3.1: Population Counts 1940-2000	17
FIGURE 3.2: Population Trends – Wicomico County Municipalities	18
FIGURE 3.3: Racial Composition	22
FIGURE 6.1: Population Projections – 2010, 2020 and 2030	65
FIGURE 8.1: Relationship of functionally classified highway systems in serving traffic mobility and land access	97
FIGURE 9.1: Affordable Rental Housing Unit Range	110
FIGURE 9.2: Amount Available for Homeownership Unit Payments	111

## **Map Index**

- Map 1: Community Facilities Map
- Map 2: Existing Land Use Map
- Map 3: Development Capacity Analysis Map
- Map 4: Future Land Use Map
- Map 5: Growth Areas Map
- Map 6: Transportation Map
- Map 7: Floodplains Map
- Map 8: Streams, Stream Buffers, and Other Sensitive Areas Map
- Map 9A: Wetlands and Stream Buffers Map – DNR
- Map 9B: Wetlands and Stream Buffers Map – National Wetland Inventory
- Map 10: Watershed Map
- Map 11: Hydric Soils Map

## **Appendix Index**

- Appendix A: Delmar Survey Results
- Appendix B: Evaluation of Current Library Conditions
- Appendix C: Wicomico County Zoning Map
- Appendix D: Wicomico County Sewer Plan
- Appendix E: Delmar Wastewater Capacity Management Plan
- Appendix F: Maryland Department of the Environment-Non-Point Source Nutrient Loading Analysis
- Appendix G: List of Housing Programs Maryland and Delaware



# 1

## Introduction



# Chapter One - Introduction

*Delmar's Comprehensive Plan looks at potential growth within the Town through the year 2030. Infrastructure, housing, growth and many other issues are discussed within this plan. The main purpose of this plan is to properly prepare for growth and other issues that the Town will encounter over the next twenty years.*

## **Acknowledgements**

The Town would like to thank Sara Bynum-King and William Hardin for their assistance with the development of the Comprehensive Plan. The Town would also like to acknowledge Davis, Bowen & Friedel, Inc.'s planning and engineering staff for assisting in preparing the Town's future growth plan and the Sustainable Communities Initiative, part of the Federal Community Development Block Grant (CDBG) for providing financial assistance for this project.

## **Legal Basis for Planning in Maryland**

Article 66B of the Annotated Code of Maryland requires municipalities that maintain zoning authority over the jurisdiction to develop a comprehensive plan. Article 66B also requires municipalities to address specific issues within their growth plans. 2006 House Bill 1141 further requires municipalities to address the impact projected growth will have on infrastructure, water resources, schools, libraries and public safety. Delmar's Comprehensive Growth Plan meets the necessary requirements under Article 66B and House Bill 1141, and further addresses workforce housing in order to be able to participate in the Workforce Housing Grant Program developed under House Bill 1160.

The information below further discusses Maryland's visions and requirements for growth as they relate to Delmar.



## **The State's Twelve Visions for Guiding Future Growth**

The following twelve "vision statements" are based on the 1992 Planning Act, and subsequent amendments thereto, and are incorporated into this Comprehensive Plan as fundamental goals which will be achieved through a variety of objectives, policies, principles, recommendations, and implementation techniques.

**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;;

**PUBLIC PARTICIPATION:** Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals;

**GROWTH AREAS:** Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers;

**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;

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

**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;

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

**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;

**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;

**RESOURCE CONSERVATION:** Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;

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

**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.

### **1997 Priority Funding Areas Act**

The 1997 Priority Funding Areas Act capitalizes on the influence of State expenditures on economic growth and development. This legislation directs State spending to Priority Funding Areas. Priority Funding Areas are existing communities and places where local governments want State investment to support future growth.

Growth-related projects covered by the legislation include most State programs that encourage or support growth and development such as highways, sewer and water construction, economic development assistance, and State leases or construction of new office facilities.

The Priority Funding Areas legislation builds on the foundation created by the Visions that were adopted as State policy in the 1992 Economic Growth, Resource Protection and Planning Act and are articulated above as fundamental goals for the Town of Delmar. Beginning October 1, 1998, the State of Maryland directed funding for projects that support growth to Priority Funding Areas. Funding for projects in municipalities, other existing communities, industrial areas, and planned growth areas designated by counties receive priority State funding over other projects. Priority Funding Areas are locations where the State and local governments want to target their efforts to encourage and support economic development and new growth.

### **The Smart Growth Initiative**

In addition to the Priority Funding Areas Act, the 1997 General Assembly passed four other pieces of legislation and budget initiatives - Brownfields, Live Near Your Work, Job Creation Tax Credits, and Rural Legacy-known collectively as "Smart Growth."

Smart Growth directs the State to target programs and funding to support established communities and locally designated growth areas, and to protect rural areas. The Priority Funding Areas Act provides a geographic focus for the State's investment in growth-related infrastructure. The remaining four components complement this geographic focus by targeting specific State resources to preserve land outside of Priority Funding Areas, to encourage growth inside Priority Funding Areas, and to ensure that existing communities continue to provide a high quality of life for their residents.

Maryland has adopted the following principles of Smart Growth, which provide guidance for new development, infill development, and redevelopment:

- Mix land uses;
- Take advantage of compact building design;
- Create housing opportunities and choices;
- Create walkable communities;
- Foster distinctive, attractive communities with a strong sense of place;
- Preserve open space, farmland, natural beauty, and critical environmental areas;
- Provide a variety of transportation options;
- Strengthen and direct development to existing communities;
- Make development decisions predictable, fair, and cost effective; and
- Encourage community and stakeholder collaboration in development decisions.

Although the 1997 Smart Growth initiative was significant in the State's refusal to fund wasteful sprawl development, it is also only one component in the continuum of Maryland's growth policy development.

#### **House Bill 1141 (Enacted during 2006 Legislative Session)**

During the 2006 Maryland Legislative Session, House Bill 1141 was enacted. This is a key planning related law having a direct effect on procedures for annexation and requiring new planning elements within Delmar's Comprehensive Plan.

#### **Annexation Procedures**

There are two significant changes, with respect to annexation procedures, which affect the Town. The first change is dealing with "the five year rule" and the second change deals with "annexation plans".

#### **The Five Year Rule**

There are two changes here. First, the rule would be applied solely based upon zoning. In the past, the five-year rule could be applied whenever a proposed new zoning classification was substantially different from the use envisioned "in the current and duly adopted master plan." Secondly, the reference to the master plan is now gone and the issue becomes the degree of change from the current county zoning classification to the proposed municipal classification following the annexation. When the zoning change is from one residential zone to another, "substantially different" now is defined as a density change. The five-year rule will not kick in for a density change unless the proposed zoning is 50% denser. For example, if the current zoning permits 1 unit per acre, the new zoning can be subject to the five year rule if it permits anything more than 1.5 units per acre. As before, a municipality may obtain a waiver from the county to avoid the five-year wait until the new zoning classification applies. This change took effect on October 1, 2006.

## **Annexation Plans**

An annexation plan is required that replaces the "outline" for the extension of services and public facilities prior to the public hearing for an annexation proposal. This section contains no additional language for the content of the annexation plan to be adopted, but does require it to be consistent with the municipal growth element for any annexations that begin after October 1, 2009. The Plan must be provided to the county and the State (the Maryland Department of Planning) at least 30 days prior to the hearing. The requirement for an annexation plan and the requirement that it be provided to the Maryland Department of Planning took effect on October 1, 2006. The requirement for consistency with the Municipal Growth Element of the comprehensive plan takes effect no later than October 1, 2009 (unless extended for up to two six-month periods).

## **New Planning Elements**

The new legislation mentioned above requires two new elements (i.e. chapters) of local comprehensive plans. The first element, the Water Resources Plan Element - is required of all local governments (county and municipal) that exercise planning and zoning authority. The second element, the Municipal Growth Element - is required in municipal comprehensive plans only. Both elements are required to be incorporated into the Town's Comprehensive Plan no later than October 1, 2009 (unless extended for up to two six-month periods).

## **The Water Resources Plan Element**

This new planning element addresses the relationship of planned growth to water resources for both waste disposal and safe drinking water. It will be required of all county and municipal governments in the State. The element must identify drinking water and other water resources adequate for the needs of existing and future development proposed in the land use element of the comprehensive plan. It must also identify suitable receiving waters for both wastewater and storm water management to meet the needs of existing and projected development proposed in the land use element of the comprehensive plan. The Maryland Department of the Environment will provide available data to identify these resources. Resource issues expected to be addressed in these elements include water resource protection areas, groundwater resources, water quality standards and Total Maximum Daily Loads (TMDLs).

## **The Municipal Growth Element**

This element requires a municipality to identify areas for future growth consistent with a long-range vision for its future. The growth element will be developed based on consideration of a comprehensive list of factors including population projections, an assessment of land capacity and needs and an assessment of infrastructure and sensitive areas. Completion of the element will guide future annexation proposals and plans after October 2009. Consultation with Wicomico County is required, and a joint planning agreement with the county is encouraged.

## 2009 Maryland General Assembly

The 2009 legislative session saw several bills introduced by the Governor that became law. The *Smart, Green and Growing* initiative saw three key planning bills voted into law. These new laws will not affect this version of the Comprehensive Plan, but they will add new visions and provisions for future comprehensive plans. Also, beginning in 2010 municipalities will be required to track the progress of their comprehensive plan and development based on certain measures and markers. Planning Commissioners and Board of Appeals members will also be required to go through a training session to help orient them toward the rules and responsibilities of their position. Below is a brief summary of the three planning bills of the 2009 legislative session.

- Smart and Sustainable Growth Act of 2009 – A bill addressing the *Terrapin Run* decision and implementing a new standard of “consistency” governments must have between their comprehensive plans and development decisions.
- Smart Growth Measures and Markers – Allows the State to create “Smart Growth” standards to measure local government’s Smart Growth process.
- Planning Visions – Creates several new State planning visions to help guide comprehensive planning and growth in Maryland.

Delmar should work closely with the Maryland Department of Planning and its Planning Commission to monitor the progress of these new laws and their affect on Delmar.



# 2

## Past & Future Vision



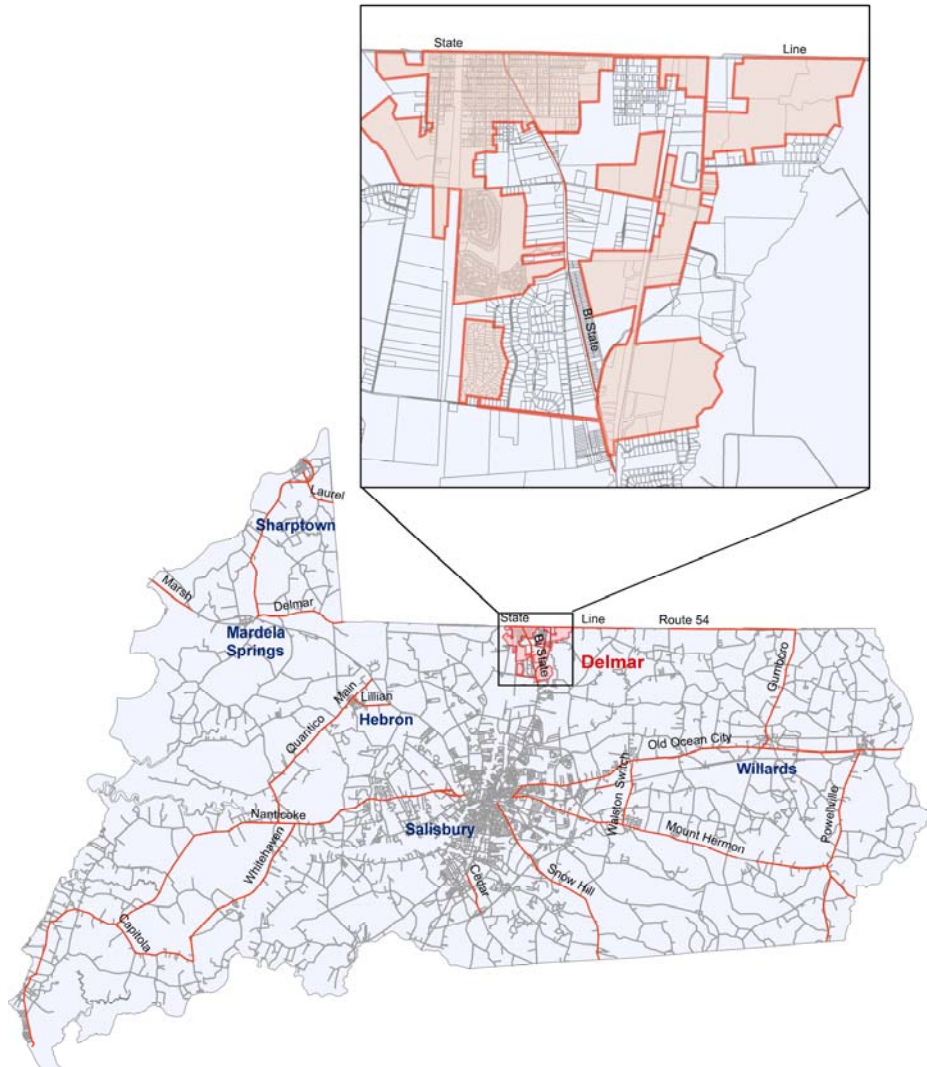
# Chapter Two - Delmar's Past and Future Vision

## Location

The Town of Delmar is an incorporated community situated on the Mason-Dixon Line, at the most southerly boundary between Delaware and Maryland. Delmar lies midway between the Atlantic Ocean and the Chesapeake Bay. It is almost equally divided by State Street, a street that follows the state line. Delmar, Delaware is in the southwesterly corner of Sussex County, and Delmar, Maryland is in the north central portion of Wicomico County.

The unique position of Delmar on the boundary between Maryland and Delaware has led to the creation of two separate town charters, one from each state. Although there are two separate town governments, otherwise, in all respects, Delmar is a single, unified entity.

**Figure 2.1 - Location Map**





## History

The Town of Delmar was founded in October of 1859 with the extension of the Delaware Railroad to the southern boundary of Delaware. The Mason-Dixon Line was responsible for the founding of this unique bi-state town because the Charter of the Delaware Railroad Company permitted only the building of a railroad within the State of Delaware and the charter of the corresponding railroad company in Maryland permitted only the laying of railroad track within the State of Maryland. Thus, in 1859, the two respective railroads met and the Town of Delmar was born. The name of Delmar was derived for this railroad center from the states whose line it straddles □ Delaware and Maryland.

The Town of Delmar grew slowly until 1884 when the New York, Philadelphia and Norfolk Railroad Co. completed a railroad from Pocomoke to Cape Charles and also established a ferry service across the Chesapeake Bay between Cape Charles and Norfolk. These new developments immediately made the Delmarva Peninsula an important link between the north and south. The Town of Delmar, being the midway town of the Delmarva Peninsula and already a railroad terminal, was the point for trains to change crews and locomotives and also a center for maintenance of the rolling equipment. As a result of these developments, there was a tremendous influx of experienced railroad men into the community and considerable extra employment was furnished local townspeople. During this accelerated rapid growth period, Delmar became a "boom town". New dwelling units sprang up all over town and new businesses were established to meet the demands of its growing population. By 1889, the population of the Town of Delmar had increased to 680 and was still growing.

In 1888, the Town of Delmar, Maryland was granted a charter by the General Assembly of Maryland. An examination of this charter and the laws of Maryland fail to reveal any mention of the twin town of Delmar, Delaware. Therefore, it could be assumed that up until this time there was very little cooperation between halves of the Town of Delmar.

The Town of Delmar was almost entirely destroyed by fire in 1892 and again in 1901. The first fire destroyed everything in its path over a ten-acre area and the second major fire was almost as destructive. In each instance, the Town of Delmar was rebuilt and continued as a flourishing town.

The first indication of any cooperation between Delmar, Maryland and Delmar, Delaware came in 1924 when surveys were conducted for a possible sewerage system for the entire Town of Delmar. The construction of the sewerage system in 1927 was considered the first joint project between the two towns in that the law provided that both towns would maintain the outfall sewer with Maryland paying the expenses and billing the Delaware side one half of all costs.

The biggest push towards abolishing the jurisdictional, legal effects of the State line came when the Lions Club voted to sponsor a project for the consolidation of the two school systems in the town. Since the town was founded, each side had its own individual school with the one in Delaware operating under the local School Board and the Maryland School operating under the Wicomico County Board of Education. This very controversial issue was bitterly contested for over three years and finally in 1949, this dream became a reality when the junior and senior high schools were consolidated into one school using the Delaware facilities. Four years later, the fourth, fifth and sixth grades were also consolidated with classes in the Maryland school. This controversial decision represented one of the greatest steps forward educationally for the town of Delmar and also towards eliminating the jurisdictional barrier between the two parts of town.

### **Community Participation**

In order to develop a vision for the Town's future, direct input from residents and businesses of the Town was sought out. In early 2009, a paper survey was sent out to citizens residing in Delmar, Maryland, to seek their opinion about the Town's current and future condition. Residents were also given the opportunity to answer the survey online. The survey asked residents to respond to a number of questions, including their satisfaction with Town's facilities and their feelings about expanding Town boundaries to coordinate growth. A summary of the survey results are provided in Appendix A.

Responses were then analyzed so as to formulate a new vision as well as new goals and objectives.

### **Future Vision**

In the survey results, one of the main issues was the cleaning up and revitalization of the downtown area. Particular attention will need to be focused on deteriorating roadways, sidewalks in disrepair and lack of pedestrian bicycle paths. Such improvements will assist in attracting future residents, retain existing residents and reduce crime. The Town has plans on expanding its police force in the near future to accommodate the existing and increasing demand for police power. Addressing areas of increased crime with additional police patrol, as well as neighborhood revitalization will reduce the potential for future crime. Along with this, respondents expressed a desire to increase the amount of usable park space and improve public transportation in the area.

Overall, Delmar residents expressed the need to strengthen the Town's identity and "small town" feel by promoting its history and encouraging more business and commercial opportunities downtown. Respondents would like Delmar to grow and expand its Town boundaries, but also realize the issues that must be addressed to accommodate such growth.

## Goals and Objectives

The following goals and objectives are guided by the community's input and vision for future growth and the State's "eight visions":

1. Direct future growth to existing vacant subdivisions and infill lots within the Town boundaries;
2. Encourage "home occupations" along Main Street to recreate the historic feel of the community;
3. Continue to promote development of light industrial and commercial employment centers along U.S. Route 13 that are not in conflict with the vision for other small-scale commercial corridors within the Town;
4. Provide a future growth pattern that has the least impact on water resources and community resources and infrastructure;
5. Ensure standards discussed in this plan are not diminished due to the impacts of future growth;
6. Ensure a variety of housing choices for all members of the community while encouraging homeownership opportunities;
7. Preserve and create parks and recreational facilities, including a mix of passive and active recreational facilities and amenities;
8. Prohibit potentially harmful development in the Chesapeake Bay Critical Areas;
9. Implement the Comprehensive Plan into the Town's zoning and subdivision code, including a review and revisions to the Town Code and comprehensive rezoning of the zoning boundaries;
10. Develop funding mechanisms to assist with implementation of this plan.

## Conclusions

Delmar is a thriving Eastern Shore community that looks forward to the challenge of properly managing its future growth. This plan is being developed to guide the visions of the community for future generations of residents and public officials. Twenty years from now Delmar plans to maintain a well balanced community that welcomes both residents and businesses by implementing this plan.

Implementation and funding is important to make sure this plan is more than just a plan, but a mechanism for guiding the future of the Town. The policies that are drawn from this plan are as equally important as the future vision for the Town and the goals and objectives discussed herein. A Comprehensive Plan is a living, breathing document. The Town should revisit the plan from time-to-time to see which goals have been met, where shortcomings remain and to address the new goals of the community.



# 3

## Delmar Today Social, Economic and Housing Characteristics



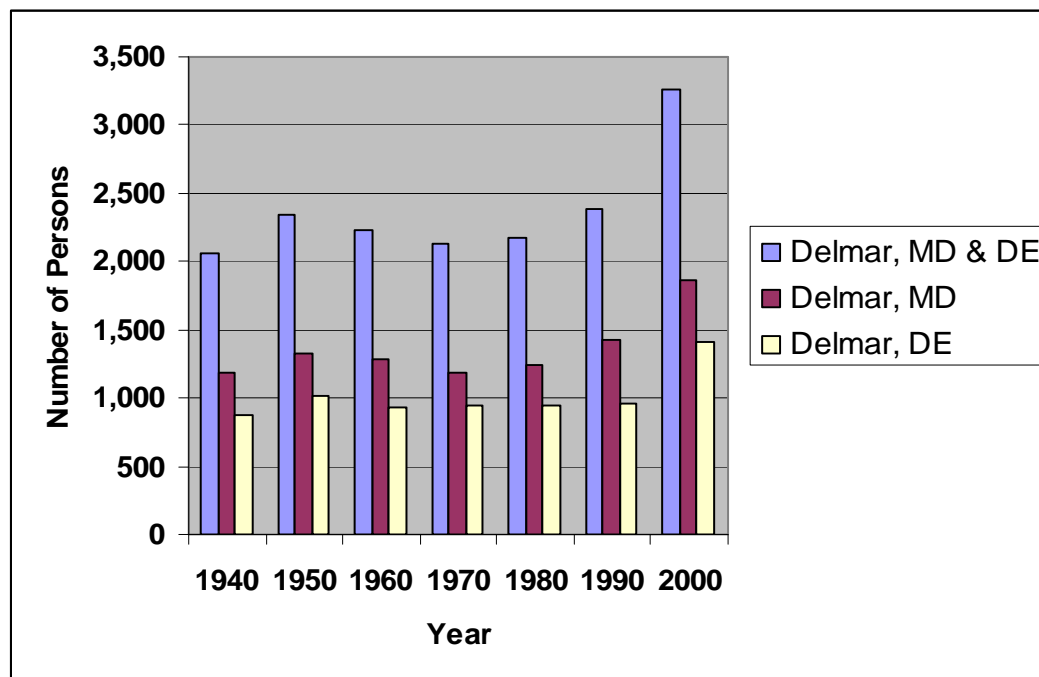
## Chapter Three - Delmar Today

### Social, Economic and Housing Characteristics

#### Population Trends

The Town of Delmar\*, since the 1950s, has experienced a shifts in total population (See Figure 3.1 and Table 3.1). Prior to the 1950s, Delmar was rapidly growing with a 13 percent increase in population between 1940 and 1950. However, by 1960, Delmar, Delaware and Delmar, Maryland decreased in population; total decrease in population was 118 people or 5.03 percent of the total population. Between 1960 and 1970, Delmar again decreased in total population, losing 91 people or 4.08 percent of the total population. That trend reversed in the 1970s and 1980s. Delmar experienced a small population increase from 2,134 in 1970 to 2,392 in 1990. The largest portion of this population increase occurred in Delmar, Maryland. Over the course of the 1990s, Delmar experienced its highest level of growth since the 1940s, with a population increase of 37 percent.

**Figure 3.1**  
**Population Counts, 1940-2000**  
**Delmar Maryland & Delaware**



Between 1950 and 2000, Delmar, Maryland, conforms to the general increasing population trend of Wicomico County municipalities (the exceptions being Sharptown & Mardela Springs). The Town also experienced a 10.3% decrease in population between 1950 and 1970, mirroring similar fluctuations occurring in several other municipalities such as Hebron, Pittsville, Salisbury and Willards (See Figure 3.2 and Table 3.2).

\* Unless specified, "Delmar" refers to the Towns of Delmar, Maryland, and Delmar, Delaware, combined into a single Town.

**Table 3.1  
Population Counts 1930-2000  
Delmar, Maryland & Delaware**

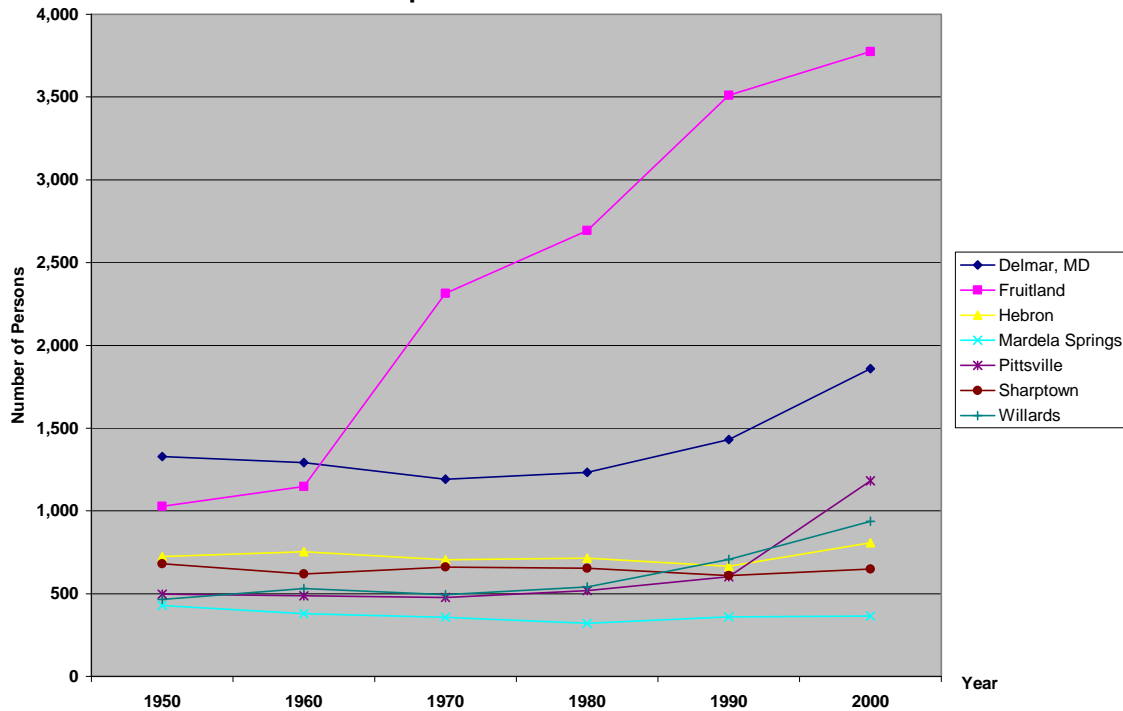
	1930	1940	1950	1960	1970	1980	1990	2000
<b>Delmar, Maryland</b>	1,180	1,184	1,328	1,291	1,191	1,238	1,430	1,859
<b>Delmar, Delaware</b>	***	881	1,015	934	943	942	962	1,407
<b>Total</b>	1,180	2,065	2,343	2,225	2,134	2,180	2,392	3,266
<b>Change</b>	-	885	278	-118	-91	46	212	874
<b>Percent Change</b>	-	75%	13%	-5%	-4%	2%	10%	37%

*Source: U.S. Census 1930-2000*

Wicomico County and the State of Maryland both have experienced population growth according to every Census since 1950. The 2000 Census for Delmar, Maryland, was 1,859; 429 (30%) above the 1990 Census of 1,430.

Delmar, Maryland, accounts for a small portion of Wicomico County's total population. In 1970, it accounted for 2.2% of the County total. In 1980 it decreased to 1.9% and stayed that way until 2000 when it reached again 2.2% of the County's total population. However, since the 1970 Census, Delmar, Maryland, has consistently been the third most populous municipality in the County.

**Figure 3.2  
Municipalities in Wicomico County\*  
Population Trends 1950-2000**



\* Salisbury was not represented for illustration purposes, because of its much higher number of residents.

*Source: U.S. Census 2000*

**Table 3.2  
Total Population 1950-2000  
Wicomico County, Cities and Towns**

<b>Municipality</b>	<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Delmar, Maryland	1,328	1,291	1,191	1,232	1,430	1,859
Fruitland	1,028	1,147	2,315	2,694	3,511	3,774
Hebron	723	754	705	714	665	807
Mardela Springs	428	380	356	320	360	364
Pittsville	497	488	477	519	602	1,182
Salisbury	15,141	16,302	15,252	16,429	20,592	23,743
Sharptown	680	620	660	654	609	649
Willards	464	531	494	540	708	938
Wicomico County	39,641	49,641	54,236	64,540	74,339	84,644
State of Maryland	2.3 M	3.1 M	3.92 M	4.22 M	4.78 M	5.29 M

Source: Maryland Department of Planning

### Age Composition

The age structure and total population trends are important components of future land use designations for Delmar's future needs. Programmers of policies for community facilities, such as schools or services, and providing transportation for persons with limited mobility, rely on age composition data. In addition, key indicators of relative well being, such as employment and housing, are also dependent upon the age structure of the population.

The population of Delmar, Delaware is somewhat older than the population of Delmar, Maryland (See Table 3.3). The median age in Delmar, Delaware was 5.6 years older than Delmar, Maryland and 21 percent of the Delmar, Delaware population was 65 years or older in 2000 as compared to 10 percent in Delmar, Maryland.

**Table 3.3  
Population by Age, year 2000  
Delmar, Maryland & Delaware**

	<b>Delmar, Maryland</b>	<b>Delmar, Delaware</b>	<b>Total</b>
All	1859	1407	3266
Under 5	157	120	277
5 to 9	162	104	266
10 to 14	173	95	268
15 to 19	147	86	233
20 to 24	129	69	198
25 to 34	247	180	427
35 to 44	313	186	499
45 to 54	216	139	355
55 to 59	69	84	153
60 to 64	61	45	106
65 to 74	100	118	218
75 to 84	64	117	181
85 years	21	64	85
Median	31.7	37.3	34.5

Source: 2000 Census



**Table 3.4  
Percent of Population by Age Cohort by Municipality 2000  
Wicomico County, Maryland**

<b>Municipality</b>	<b>&lt;5</b>	<b>5-17</b>	<b>18-24</b>	<b>25-44</b>	<b>45-64</b>	<b>65+</b>	<b>Median Age</b>
Delmar, Maryland (1,859)	8.4%	23.1%	9.8%	30.1%	18.6%	10.0%	31.7
Fruitland (3,774)	7.4%	20.8%	9.4%	30.0%	20.5%	11.9%	34.3
Hebron (807)	7.1%	23.4%	8.4%	30.4%	20.1%	10.7%	32.2
Mardela Springs (364)	6.3%	22.8%	8.2%	30.2%	20.6%	11.8%	34.3
Pittsville (1,182)	8.6%	18.2%	9.6%	34.1%	20.5%	9.0%	32.2
Salisbury (23,743)	6.2%	15.6%	21.8%	26.9%	17.0%	12.5%	29.4
Sharptown (649)	4.9%	20.4%	5.2%	31.1%	21.9%	16.5%	37.9
Willards (938)	8.6%	20.4%	9.4%	32.0%	17.5%	12.2%	32.4
Wicomico County (84,644)	6.3%	18.5%	11.8%	28.0%	22.6%	12.8%	35.8
State of Maryland (5,296,486)	6.7%	18.9%	8.5%	31.4%	23.1%	11.3%	36.0

*Source: 2000 Census*

Children under 18 comprised 31.5% of Delmar, Maryland's 2000 population (See Table 3.4); this percentage has increased more than 2%. In the year 2000, children less than 5 years of age comprised the smallest population age group in Delmar with 8.4% of the population, a 0.8% increase of the population 10 years earlier. Similarly, the population of 5-17 years has slightly increased between 1990 and 2000, and comprised the second largest year 2000 population percentage (23.1%) of the six age cohorts.

Compared to the other seven Wicomico County municipalities, Delmar, Maryland, has a young adult population that is slightly above the average (9.8%).

Persons 25 to 44 years old comprise the primary labor force and household-forming age group. Delmar, Maryland, year 2000 population ratio of persons 25 to 44 years old was 30.1%. The Town's population proportion of persons 24 to 44 years was higher than Wicomico County's (28.0%) but lower than the State's (31.4%).

The 45 to 64 year old age group comprised 18.6% of Delmar, MD, year 2000 population. This proportion lies within the proportions ranging from 17.0% to 21.9% among other municipalities in Wicomico County. For the County and State, the percentage of this age group to total population are 22.6% and 23.1%, respectively, both of which are greater than the Town's proportion of this age group.

Persons 65 years old and over comprise 10.0% of Delmar's population, compared to 12.8% for the County and 11.3% for the State. In other municipalities, this age group ranges from 9.0% in Pittsville to 16.5% in Sharptown. When this age group is coupled with the grouping of persons 45 to 64 years, persons 45 years and older accounted for 28.6% of Delmar's population. In Wicomico County, the two age groups accounted for 35.4% of the total population and 34.4% Statewide. In other municipalities of the County, the range is from 29.5% in Salisbury and Pittsville and 38.4% in Sharptown.

The median age of Delmar, Maryland, is the second lowest of all other municipalities in Wicomico County. In 2000, the median age of the people residing in Wicomico County was 35.8 years, while the median age of the residents of Delmar, Maryland, was 31.7 years of age; 4.1 years lower than that of the county (See Table 3.4).

### Sex and Racial Composition

Females made up 55 percent of the population in Delmar in 2000 (See Table 3.5).

**Table 3.5**  
**Male/Female Population, year 2000**  
**Delmar, Maryland & Delaware**

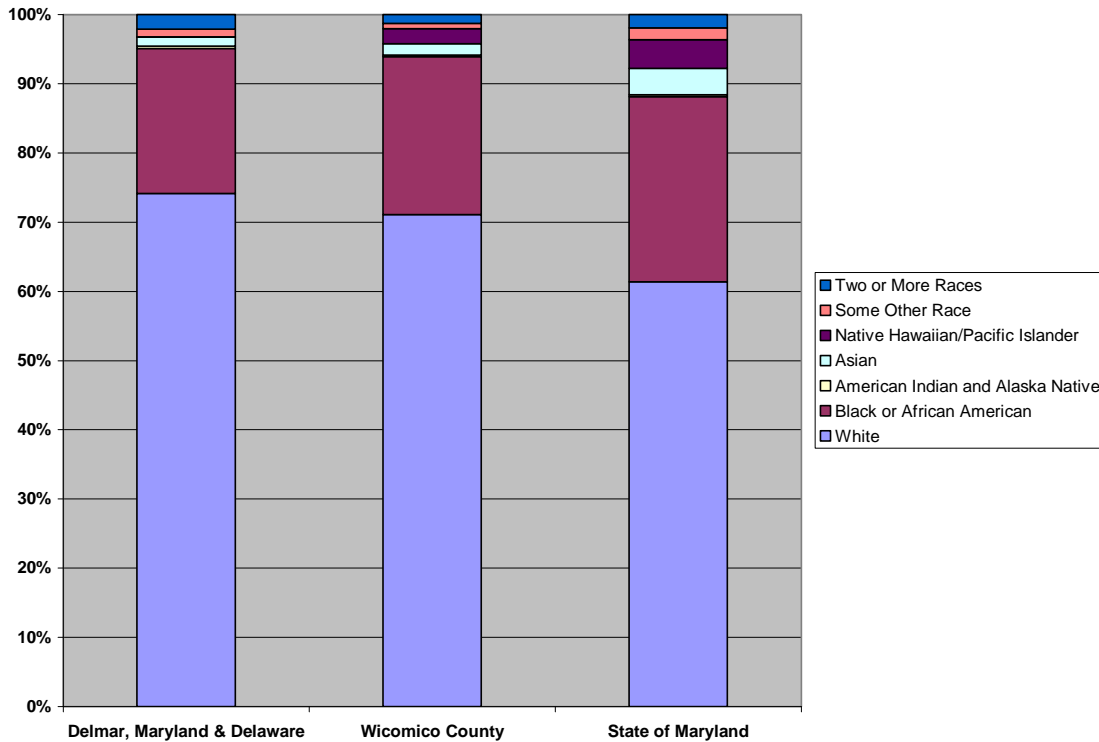
	<b>Delmar, Maryland</b>	<b>Delmar, Delaware</b>	<b>Total</b>	<b>Wicomico Cty</b>	<b>Maryland</b>
All Persons	1,859	1,407	3,266	84,644	5,296,486
Male	45.3%	44.1%	44.7%	47.7%	48.3%
Female	54.7%	55.9%	55.3%	52.3%	51.7%

*Source: 2000 Census*

Delmar exists as a majority white community with almost 74% of its population being white, while the second most prominent community is black, which accounts for a little more than 21% of the population. With the exception of Asian and Native Hawaiian/Pacific Islander groups, Delmar resembles ethnic diversity that exists in Wicomico County and the State of Maryland (See Table 3.6).

The term Hispanic does not refer to a person's race, but instead their origin. The origin can be viewed as the heritage, nationality group, lineage, or country of birth of the person or the person's parents or ancestors. In the year 2000, 3 percent of the residents of Delmar categorized themselves as Hispanic.

**Figure 3.3**  
**Racial Composition, Year 2000**



**Table 3.6**  
**Racial Composition 2000**  
**Delmar, Maryland & Delaware**

	<b>Delmar, Maryland</b>	<b>Delmar, Delaware</b>	<b>Total</b>	<b>Wicomico</b>	<b>Maryland</b>
White	73.8%	74.8%	74.3%	72.6%	64.0%
Black or African American	21.2%	20.8%	21.0%	23.3%	27.9%
American Indian and Alaska Native	0.1%	0.4%	0.3%	0.2%	0.3%
Asian	1.2%	1.3%	1.3%	1.7%	4.0%
Native Hawaiian/Pacific Islander	0.1%	0.0%	0.1%	2.2%	4.3%
Some Other Race	1.5%	0.7%	1.1%	0.8%	1.8%
Two or More Races	2.1%	2.0%	2.1%	1.3%	2.0%
Hispanic Origin	3.2%	2.1%	2.7%	2.2%	4.3%

Source: 2000 Census

## Education

The proportions of Delmar's persons 3 years and older enrolled in school are similar to that of the County and State with the exception of college or graduate school individuals (See Table 3.7). The proportion of persons enrolled in college and graduate school are considerably lower than that of Wicomico County and Maryland. As a consequence, those individuals 25 years and over have a smaller proportion of graduate degrees than the County and State averages.

**Table 3.7**  
**Educational Statistics, year 2000**  
**Delmar, Maryland & Delaware**

	Delmar, Maryland	Delmar, Delaware	Total/ Average	Wicomico	Maryland
Persons 3 years or older enrolled in school	580	323	903	24,554	1,475,484
Nursery school, preschool	4.3%	9.9%	7.1%	5.4%	6.5%
Kindergarten	5.9%	6.5%	6.2%	4.3%	5.1%
Elementary school (grades 1-8)	48.8%	41.8%	45.3%	41.0%	43.5%
High school (grades 9-12)	27.9%	29.4%	28.6%	19.8%	20.9%
College or graduate school	13.3%	12.4%	12.8%	29.5%	24.0%
<b>Educational Attainment: Persons 25 years</b>					
Less than 9th grade	7.5%	7.5%	7.5%	6.0%	5.1%
9th-12th grade, no diploma	18.3%	24.4%	21.3%	13.4%	11.1%
High school graduate (Includes GED)	39.9%	30.1%	35.0%	34.4%	26.7%
Some college, no degree	18.6%	17.6%	18.1%	19.4%	20.3%
Associate degree	5.0%	6.4%	5.7%	5.0%	5.3%
Bachelor's degree	7.0%	8.4%	7.7%	13.7%	18.0%
Graduate or professional degree	3.8%	5.6%	4.7%	8.2%	13.4%

Source: 2000 Census

## Employment and Industry

According to the 2000 Census, the Town of Delmar has a civilian labor force of 2,328 persons over the age of 16 (See Table 3.8). Employment and labor force statistics based on the 2000 census data indicate that Delmar had approximately a 3 percent unemployment rate for the Town with approximately 65% calculated as being in the labor force. The unemployment rate was slightly lower on the Delaware side (2 percent), than in the Maryland portion (4 percent). The overall unemployment rate for Delmar was down from the 1990 rate of 5 percent and was less than 1.0% less than the County's 3.7% unemployment rate. Of the Town's 1,435 workers, 82.4% are within the private wage and salary worker class (See Table 3.9), which is fairly similar to Wicomico County's employed population.

As shown in Table 3.8, the primary sources of employment are retail trade; educational, health and human services; manufacturing; and construction.

**Table 3.8  
Industry & Employment Characteristics 2000  
Delmar, Maryland & Delaware**

	Delmar, Maryland	Delmar, Delaware	Total/ Average	Wicomico	Maryland
<b>Employment Status:</b>					
Population 16+ years old	1,254	1,074	2,328	66,207	4,085,942
Employed Persons	68.0%	54.2%	61.1%	63.8%	63.8%
Unemployed Persons	3.7%	1.7%	2.7%	3.7%	3.2%
Not in labor force	28.1%	44.1%	36.1%	32.3%	32.2%
Armed Forces	0.2%	0.0%	0.1%	0.2%	0.8%
<b>Industry:</b>					
Agriculture, forestry, fisheries, mining	0.7%	0.9%	0.8%	2.2%	0.6%
Construction	11.3%	10.0%	10.7%	7.2%	6.9%
Manufacturing	14.3%	14.2%	14.3%	14.5%	7.3%
Wholesale trade	5.5%	4.8%	5.2%	3.8%	2.8%
Retail trade	21.5%	18.2%	19.9%	12.3%	10.5%
Transportation, warehousing, utilities	2.3%	5.0%	3.7%	4.3%	4.9%
Information	1.2%	2.6%	1.9%	2.6%	4.0%
Finance, insurance, real estate	3.4%	3.6%	3.5%	4.5%	7.1%
Professional, scientific, management, administrative, waste management	6.8%	7.9%	7.4%	5.8%	12.4%
Educational, health, social services	14.2%	20.8%	17.5%	24.1%	20.6%
Arts, entertainment, recreation	8.1%	6.4%	7.3%	8.6%	6.8%
Other services	6.2%	2.9%	4.6%	4.4%	5.6%
Public administration	4.6%	2.7%	3.7%	5.6%	10.5%

*Source: 2000 Census*

*Principal employers in the Delmar area include:*

Delmar Middle/Senior High School  
 Delmar Elementary School  
 Delmarva Aluminum Co.  
 Chancellor Care Nursing Home  
 Allen Grain  
 Food Lion  
 Aero Fuel  
 Triglia Transportation  
 Concrete Building System, Inc.  
 Crystal Steel Fabricators, Inc.

**Table 3.9**  
**Class of Worker 2000**  
**Delmar, Maryland & Delaware**

	<b>Delmar, Maryland</b>	<b>Delmar, Delaware</b>	<b>Total/ Average</b>	<b>Wicomico Percent</b>
Employed population	853	582	1,435	42,211
Private wage & salary workers	83.5%	81.3%	82.4%	75.7%
Government workers	10.4%	14.4%	12.4%	18.1%
Self-employed workers	6.1%	4.3%	5.2%	5.8%
Unpaid family workers	0.0%	0.0%	0.0%	0.3%

*Source: 2000 Census*

### **Commuting to work**

The majority of workers in Delmar used a car, truck, or van as their means of transportation to work in 2000. Compared against Wicomico County, Delmar's citizens didn't utilize public transportation as much, but carpooled and used other means more. The mean travel time to work was 22 minutes for Delmar workers, 1.1 minutes longer than that of Wicomico County workers (See Table 3.10).

**Table 3.10**  
**Commuting to Work Statistics 2000**  
**Delmar, Maryland & Delaware**

	<b>Delmar, Maryland</b>	<b>Delmar, Delaware</b>	<b>Total Average</b>	<b>Wicomico Percent</b>
Drove Alone	74.5%	78.9%	76.7%	78.8%
Carpooled	15.7%	13.2%	14.5%	12.4%
Public Transportation	0.9%	0.5%	0.7%	1.6%
Walked	2.4%	2.4%	2.4%	2.5%
Other Means	3.5%	1.2%	2.4%	1.2%
Worked At Home	3.0%	3.7%	3.4%	3.5%
Mean Travel Time to Work (Minutes)	21.3	22.6	22	20.9

*Source: 2000 Census*

## Income and Housing

Median household income for Delmar was \$11,395 lower than Wicomico County in 2000 (See Table 3.11). The per capita income for Delmar, Maryland was \$13,821 in 2000. It was slightly higher in Delmar, Delaware, where it was \$15,060. This is substantially lower than the per capita income is in both the State of Delaware (\$23,305), and State of Maryland (\$25,614), and the contrast is even sharper when compared to Wicomico's median household income of \$39,035. The per capita income may reflect the over 65 age population of the Town and the number of retired persons living in both sides of town. The 65 and older population accounts for approximately 15 percent of the Town's population.

**Table 3.11**  
**Household Income Characteristics 1999**  
**Delmar, Maryland & Delaware**

	<b>Delmar, Maryland</b>	<b>Delmar, Delaware</b>	<b>Total Average</b>	<b>Wicomico Percent</b>
Households	638	526	1,164	32,231
Less than \$10,000	12.1%	13.7%	12.9%	9.0%
\$10,000 to \$14,999	10.5%	11.2%	10.9%	7.4%
\$15,000 to \$24,999	23.4%	20.5%	22.0%	14.8%
\$25,000 to \$34,999	13.8%	16.0%	14.9%	13.8%
\$35,000 to \$49,999	14.6%	13.7%	14.2%	14.6%
\$50,000 to \$74,999	18.0%	17.9%	18.0%	18.8%
\$75,000 to \$99,999	1.3%	3.4%	2.4%	3.1%
\$100,000 to \$149,999	1.3%	3.6%	2.5%	3.1%
\$150,000 to \$199,999	0.0%	0.0%	0.0%	0.0%
\$200,000 or more	0.3%	0.0%	0.2%	0.6%
Median household income	\$28,462	\$26,818	\$27,640	\$39,035

*Source: 2000 Census*

Median Family income (Table 3.12) levels for Delmar are \$31,991 in the Maryland portion of the town, and \$35,521 in the Delaware portion of town. Approximately 13 percent of the population in Delmar is classified under poverty status. This figure represents a 5 percent decline from the 1970 census figures.

**Table 3.12**  
**Family Income Characteristics 2000**  
**Delmar, Maryland & Delaware**

	<b>Delmar, Maryland</b>	<b>Delmar, Delaware</b>	<b>Total Average</b>	<b>Wicomico Percent</b>
Families	445	329	774	21,893
Less than \$10,000	10.1%	6.4%	8.3%	5.0%
\$10,000 to \$14,999	9.9%	6.4%	8.2%	5.1%
\$15,000 to \$24,999	16.6%	19.8%	18.2%	12.1%
\$25,000 to \$34,999	19.3%	16.7%	18.0%	12.9%
\$35,000 to \$49,999	14.6%	14.3%	14.5%	18.5%
\$50,000 to \$74,999	20.0%	26.1%	23.1%	23.5%
\$75,000 to \$99,999	4.0%	4.6%	4.3%	11.7%
\$100,000 to \$149,999	4.5%	5.8%	5.2%	7.4%
\$150,000 to \$199,999	0.0%	0.0%	0.0%	1.9%
\$200,000 or more	0.9%	0.0%	0.5%	1.8%
Median family income	\$31,991	\$35,521	\$33,756	\$47,129
Per capita income	\$13,821	\$15,060	\$14,441	\$19,171

*Source: 2000 Census*

In 2000, there were a total of 1379 housing units in the Town of Delmar and the average household size was 2.46. Single family housing was approximately 61 percent of the total housing units (See Table 3.13) and approximately 55 percent of units are owner occupied. There were a total of 566 renter occupied units. A majority of the rental housing units can be found in the following subdivisions:

- In Maryland:

- Ponds Edge (264 units)
- Chestnut Manor Apartments (88 units),
- State Street Station (28 units),
- Concord Apartments (12 units).

- In Delaware:

- Delmar Crossing (107 units),
- Golden Meadows (34 units),
- Country Meadows (24 units).

**Table 3.13**  
**Housing Unit Type, year 2000**  
**Delmar, Maryland & Delaware**

	<b>Delaware</b>	<b>Maryland</b>	<b>Total</b>	<b>% Delaware</b>	<b>% Maryland</b>	<b>% Total</b>
Single-family	346	496	842	59%	62%	61%
Multi-family	147	247	394	25%	31%	29%
Other (mobile homes)	89	54	143	15%	7%	10%
Total Housing	582	797	1379	-	-	-

*Source: US Census 2000*



The vacancy rate provides a reasonable selection of housing suitable to family needs and income levels. The renter vacancy rate in Maryland was 5.5 percent in 2000. The homeowner vacancy rate was 5.2 percent in 2000. On the Delaware side the rental vacancy rate was 9.5 percent the homeowner vacancy rate was 1.6 percent.

**Table 3.14**  
**Housing Value – Owner Occupied Units, year 2000**  
**Delmar, Maryland & Delaware**

	<b>Maryland</b>	<b>%</b>	<b>Delaware</b>	<b>%</b>	<b>Total</b>
Less than \$50,000	57	20%	16	7%	14%
\$50,000 - \$99,999	217	76%	175	75%	76%
\$100,000 - \$149,999	8	3%	32	14%	9%
\$150,000 +	4	1%	10	4%	3%

*Source: US Census 2000*

Approximately 75 percent of the housing fell between the value of \$50,000 and \$99,999 (See Table 3.14). The median value of housing in the Delaware portion of the town was \$78,600, which was significantly higher than on the Maryland portion of the town where the median value was \$66,600. There was less of a difference in rental prices between the two sides of town, in Delaware median gross rent was \$440 and in Maryland \$480. The current development plans of single and multiple family housing on both sides of town will help ensure that adequate housing will be available for a diverse range of needs.

In 1993, the Maryland Commission and the Delaware council amended the Zoning code to prohibit the future conversion of single-family houses into multifamily housing units in R-1 and R-2 residential districts. These restrictions were intended to help maintain the single-family atmosphere of those districts and to provide development of multifamily housing in more appropriate areas of the town.

Two indicators of overall housing condition are persons per room and plumbing facilities. Units with 1.00 person or less per room and where plumbing facilities are present indicate good housing conditions. In Delmar, there were a total of 43 units, or about 3 percent of the total housing stock in which there was 1.01 person per room or more, an indication of crowding (see Table 3.15). There were a total of 5 units that lacked one or more basic plumbing facilities (see Table 3.16). This represents less than 1 percent of the total housing stock.

**Table 3.15**  
**Occupancy – Person/Room**  
**Delmar, Maryland & Delaware**

	<b>Maryland</b>	<b>Delaware</b>
1.00 person or less	688	518
1.01 persons or more	22	21

*Source: US Census 2000*

**Table 3.16**  
**Units by Plumbing Facilities\*\***  
**Delmar, Maryland & Delaware**

	<b>Maryland</b>	<b>Delaware</b>
Total units with all	705	539
Total units lacking 1 or more	5	0

*Source: US Census 2000*

\*\* Units with all plumbing facilities have all the following: hot piped water, flush toilet for household only, and a bathtub or shower for household only.





# 4

## Community Facilities





## Chapter Four - Community Facilities

*The Community Facilities Element analyzes, evaluates and makes recommendations for the potential improvement of existing facilities and services, which are provided by public or quasi-public agencies.*

*Community facilities are defined in Maryland's Code (Article 66B) as parks and recreation areas, schools and other educational and cultural facilities, libraries, churches, hospitals, social welfare and medical facilities, institutions, fire stations, police stations, jails and other public offices or administrative facilities.*



*The vision portrayed in a community facilities element is a public commitment to maximize living and working environment of Delmar. The coordination and staging of the recommended community facilities will, in addition, provide a means to encourage development and channel growth in the most desired manner.*

*Map 1 is provided, which indicates the location of community facilities discussed herein.*



## Goals and Objectives

- Provide an updated and detailed inventory of the Town's current communities facilities, and identify the present problems and opportunities as well as current needs for improvement, renovation, innovation and expansion of these existing facilities;
- Coordinate with Wicomico and Sussex Counties' school boards so as to ensure that educational facilities are adequate in size and location to handle the enrollment in their service area (i.e. provide population/growth statistics so that the school boards can better plan to accommodate the Town's children);
- Combine, whenever possible, school and recreation sites in order to provide benefits of safety, convenience, and economy;
- Provide adequate recreation areas for all age groups within reasonably close proximity to concentrations of residential development;
- Protect the health, safety, and general welfare of all the people residing in Delmar by maintaining and/or providing adequate water and sewerage systems;
- To ensure all public buildings and park facilities are accessible to accommodate the population of groups that live with physical challenges;
- Ensure that the Town's library resources answer the community's needs ;
- Regularly assess and upgrade safety and emergency facilities and equipment so as to provide best possible quality services to residents in both Maryland and Delaware;
- Encourage the restoration and development of cultural and religious institutions so as to enhance the community's character and sense of belonging;
- Insure that the community is adequately served by a variety of facilities suiting the desires and needs of all citizens;
- Assure that community facilities are placed so that they guide development.



## Water and Sewer Facilities

### Water Systems

#### Groundwater Sources

The Town's source of potable water is groundwater from the Manokin and Columbia Aquifers. The Town has two different wells to supply water but only well 3A is currently utilized to supply water to the public distribution system. These wells are located near the Delmar Water Treatment Plant (WTP) on York Street. Both wells yield high quality water, with the exception of moderate iron contamination. In June 2008, the Town published the "Annual Drinking Water Quality Report for 2007" stating there were no violations of EPA Maximum Contaminant Levels (MCL).

In 2009 the Town adopted a Wellhead Protection Ordinance to provide regulations to prevent source water contamination through land use regulations. The Town will utilize the Wellhead Protection Ordinance during project planning and evaluate potential problem areas and present solutions to prevent source water contamination. The Ordinance establishes Wellhead Protection Areas, Source Water Protection Areas, and Groundwater Recharge Areas in Delmar and the surrounding area.

#### Water Appropriations & Use Permit

The Town's Water Appropriation and Use Permit (WAUP) allows for withdrawal of 438,000 gallons per well for a total of 876,000 gallons on a daily average on an annual basis. The permit allows for up to 650,000 gallons to be withdrawn from each well during the maximum day. In 2008, the annual daily average was 331,000 gallons per day, and the peak month was July with average daily usage of 396,000 gallons per day.

These numbers show that the Town's permitted water yield allowed by the present WAUP is sufficient to meet the Town's current usage demands. However, "Ten States Standards", (*Recommended Standards for Water Works, 2007*), requires that the total source capacity meet the peak demand with the largest well out of service. The Town is currently attempting to acquire funding to construct a back-up well that has already been designed by its engineering consultant. Construction of this well will allow the Town to meet supply requirements and permit regulations with the largest well out of service.



### Water Treatment

Raw water from the wells is treated at the Delmar Water Treatment Plant located on York Street. The water treatment process includes chlorine disinfection, fluoridation, and media filtration for iron removal. A corrosion inhibitor is also added to minimize corrosion in the distribution system piping.

The existing media filters are in need of replacement to facilitate continued iron removal. The Town is currently attempting to procure funding for this maintenance project. Iron removal is performed to reduce the iron concentration in Well 3A to exceed recommended levels for aesthetic purposes. Currently, the Town is running Well 3A throttled back to about 500 gallons per minute (GPM) so the media filters can effectively remove the iron. Raw water from Well 2A has a higher flow rate and higher iron concentration which the depleted filters cannot effectively reduce to the SMCL of 0.3 ppm. There are no health risks associated with the existing iron levels, but high iron can cause aesthetic issues such as odor, taste and color; or maintenance issues related to staining, scaling, sedimentation, and corrosion.



### Water Storage

“Ten States Standards” require that finished water storage facilities have sufficient capacity to meet one day’s domestic usage plus fire flows. Where source water and water treatment facilities have back-up power, available capacity can supplement peak storage demands.

Storage for the distribution system is provided by two elevated storage tanks. One 250,000 gallon pedestal spheroid water tower is located on the north end of Town on York Street on the WTP property. It was constructed in 2001. The second water tower is a 300,000 gallon leg tank on the south end of Town on Foskey Lane. The towers provide a system pressure of approximately 50 PSI.

Generally accepted water distribution system design practice necessitates that finished water storage facilities have sufficient capacity to meet one day’s domestic usage plus fire flows. Where source water and water treatment facilities have back-up power, available capacity can supplement peak storage demands.

The domestic usage would be the average daily usage during the peak month, equal to 395,645 Gallons. The fire flow storage required would be calculated based on 1500 GPM fire flow for 2 hours, which is equal to 180,000 Gallons. Therefore, total storage required would be 575,645 Gallons. The existing elevated storage tanks provide with a total storage of 550,000 Gallons. The water supply and treatment systems can supplement an additional 650,000 GPD, if required. Therefore, the two towers, in addition to the supplemental storage offered by the water supply and treatment facilities with back-up power, provide sufficient storage capacity and pressures for the existing distribution system demands.

### Distribution System

The Town is served by a single distribution system consisting of 4" through 12" diameter water mains with isolation valves and fire hydrants. Significant distribution system upgrades have been made in the last 10 years. Many of the older 4-inch lines have been upgraded, however, some undersized mains still inhibit fire flows and pressures and do not meet the minimum 6" main diameter for fire protection systems, per "Ten States Standards".

### Water Summary

The Town currently has sufficient water supply capabilities to accommodate the current user demands. However, the Town will need to have the existing media filters at the WTP replaced or construct a back-up well to meet source redundancy requirements.

## **Sewer Systems**

### Collection and Transmission

The Town of Delmar is served by a single sewerage system. A combination of gravity sewer collection and sewage pumping stations convey the sewage to the Wastewater Treatment Plant (WWTP). A study is currently being finalized that will recommend upgrades to several major pumping stations and manifold transmission force main systems to accommodate aging infrastructure and facilities, and recent growth and development within Town limits.

### Wastewater Treatment

The Town owned and operated WWTP is located off Connelly Mill Road south of Delmar's corporate limits. The sewage is treated to a secondary level and discharged into Wood Creek, a small tributary of the Wicomico River. The treatment facility is currently permitted for 650,000 gallon per day with a present 5 year average usage of 447,000 gallons per day, or 69% of rated capacity. The 5 year maximum month average was 673,000 GPD.

The waste is treated to a secondary level utilizing activated sludge, secondary and tertiary clarification. TMDL loading allocations necessitate that nitrogen and phosphorus levels be reduced. Effluent Discharge Permit limits for the existing plant require that Total Phosphorus be limited to 0.5 mg/L, which equates to 989 lbs/yr. The permit all sets a Total Nitrogen monthly average goal of 8.0 mg/L, which equates to 15,829 lbs/yr.

A design was recently completed by the Town Engineer to upgrade waste treatment to enhanced nutrient removal (ENR) levels. After the ENR upgrades are completed, the plant will be permitted for 850,000 gallons per day. The new effluent discharge limit for Total Phosphorus will be 0.3 mg/L (777 lbs/yr). Total Nitrogen will be limited to 4.0 mg/L (10,355 lbs/yr).

#### On-Site Septic Systems

Currently there are an estimated 75 to 80 on-site septic systems in use within Town limits in areas that are not served by the central collection system. There are no immediate plans to extend sewer service to these areas.

#### Sewer Summary

The Town currently has sufficient sewer collection, transmission and treatment capabilities to accommodate the current user demands.

## Community Facilities

### Educational



Delmar has two schools within the Town boundaries, Delmar Middle/Senior High School and Delmar Elementary School, the largest elementary school in Wicomico County in terms of students and teachers.

The Delmar educational system has been one of the more significant successes and unifying factors in a town obstructed with administrative barriers due to its location in both Maryland and Delaware. Originally each side of Delmar supported its own school system, creating a needless duplication of services. Fortunately the civic leaders had the foresight to unite both schools into a single school system. The school on Foskey Lane in Delmar, Maryland became Delmar Elementary School. The Delmar, Delaware school on Eighth Street became Delmar High School. 2007 enrollment numbers for Delmar Elementary and Delmar Middle/High were 927 and 1,025 (Middle School:469; High School: 556), respectively. However, a concern raised by residents in Delmar, Maryland, is the fact that their children have difficulty enrolling in Delmar Middle and High School in Delaware.



In terms of higher education, Delmar residents can choose among a variety of colleges/universities in surrounding municipalities.

#### Colleges/universities with over 2000 students nearest to Delmar:

- *Salisbury State University* (about 7 miles; Full-time enrollment: 5,645)
- *Delaware Technical and Community College-Owens* (about 21 miles; Georgetown, DE; FT enrollment: 2,053)
- *University of Maryland-Eastern Shore* (about 22 miles; Princess Anne, MD; FT enrollment: 2,940)
- *Delaware State University* (about 50 miles; Dover, DE; FT enrollment: 2,641)
- *Chesapeake College* (about 54 miles; Wye Mills, MD; FT Enrollment: )
- *United States Naval Academy* (about 73 miles; Annapolis, MD; FT enrollment: 4,172)
- *University of Delaware* (about 77 miles; Newark, DE; FT enrollment: 17,786)
- *Wilmington College* (about 79 miles; New Castle, DE; FT enrollment: 3,087)

## Public Transportation

In Maryland, Shore Transit, which coordinates public transportation for Somerset, Wicomico and Worcester Counties, operates a bus route North between Salisbury and Delmar Monday through Saturday. The bus offers a selection of seven different bus stops and operates 14 times a day. Commuters can take the bus at the corner of State Street and Woodlawn Street, in front of the Rite Aid. Existing fees range between \$1.00 per person for senior citizens and \$3.00 per person for express routes. Passengers can also purchase unlimited rides with a “7 Day Fixed Route Bus Pass” for \$20 per week. Fees and bus routes may change after adoption and Shore Transit should be inquired directly about existing service.



## Public Health Services

All County public health offices that provide services to the public are located in Salisbury. The Town should support efforts to schedule periodic clinics to provide health services to residents of the area, especially elderly, handicapped and low-income residents in the community. Local facilities could be made available to the local Health Department to increase temporary clinics for citizens rather than requiring them to travel to Salisbury.

## Parks and Recreation

The provision of a variety of park and recreational facilities to serve the existing and future residents of Delmar assists greatly in maintaining a high quality of life. In addition to being activity centers, the parks and recreation facilities serve as neighborhood focal points and provide a favorable residential image of the community.

Recreation areas are considered to be any building or land basically devoted to recreational pursuits but non-profit in nature. Within the Town of Delmar and the surrounding area, there are nine public and semi-public recreation areas (See Table 4.1).



<b>Table 4.1 Public and Semi-Public Recreation Areas Delmar, Maryland &amp; Delaware</b>	
<b>Name</b>	<b>Acreage</b>
Woodlawn Family Campground	29.5
Delmar Park	22
Delmar Elementary School/ Mason-Dixon Sports Complex	11.4
Gordy Park	5.0
Woodlawn Park	4.6
State Street Park	2.6
Bi-State Park	.23
Westside Tot Lot	.21
<b>Total:</b>	75.54

Currently, the Town's 5,144 residents have access to 75.5 acres of parks, recreation and open space facilities, located in both Maryland and Delaware. This ratio of residents/parks is much lower than Maryland's standards for open space which is to provide 30 acres of open space for every 1,000 residents. The Town would thus need to increase its parks and recreational facilities by approximately an additional 80 acres to meet the State's goals.

A well-balanced community recreational plan requires well-defined areas and facilities to be located in close proximity to the residential neighborhoods that they serve. The type and amount of park and recreation facilities required for a community depends to a large degree on the needs and desires of the residents. The standards in Table 4.3 serve as a general guideline in determining community recreation needs.

**Table 4.3  
Standards for Recreational Activity  
Delmar, Maryland & Delaware**

Type	Age Group Served	Optimal Site Size	Service Area
Playlot	Pre-School	50'x100'	Walking Distance - 1/8 mile
Playground	5-14 Years	3-7 Acres	1/4 to 1/2 mile radius
Neighborhood Park	All ages	5-15 Acres	1/4 to 1/2 mile radius
Playfield	15 years and over	12-20 Acres	1/2 to 1 mile radius

*Source: Town of Delmar, 2004 Comprehensive Plan*

At present, Delmar contains a number of suitable playlots, playgrounds and playfields in various locations throughout Town, as well as a functional neighborhood park along State Street (Delmar Park). The 2005 Comprehensive Plan recommended that the Delmar elementary school grounds be improved to provide open play fields and paved areas. At the time of the 2009 Comprehensive Plan update, the grounds have indeed been improved to include a paved driveway for safer student bus drop off and pick-up, an additional parking area was added, and an expanded fenced in open playfield has been provided along with new playground equipment.

A grant was awarded to the Town of Delmar through Maryland Department of Natural Resources, Program Open Space (Maryland's Community Parks & Playgrounds Program) to retrofit Gordy Park with two newly constructed basketball courts and a skate park. The project will be completed by late spring/early summer 2009. A determination with regard to making Gordy Park a lighted playfield will be pending an evaluation by Town officials of the operation and maintenance upon completion of the facility improvements.

In addition, a second playfield of at least 10 acres in size should be developed off Lincoln Avenue to serve northern Delmar. This area is lacking in active recreation facilities and needs a playfield. The proposed playfield should include: regulation softball field, soccer/football field, children's playground and totlot facilities, other organized play activity as well as lighted tennis and basketball courts, and landscaped passive recreation areas.



Previous input provided by Town residents indicated that a community swimming pool could be included in future projects. Delmar however assessed that the construction of a swimming pool has a low priority relative to other project deemed more vital to the Town's growth at this stage of development.

In addition, it was recommended that the wooded area between U.S. 13 and Woodlawn Park be purchased to serve as a passive recreational extension of Woodlawn Park. But because of the location of these two playgrounds, many residents of Delmar might be inadequately served.

Open space and recreational facilities, which serve a wider interest, such as county or regional facilities, are not reflected in this plan. These facilities are beyond the purview and financial capability of Delmar. However, Delmar should work closely with the various recreation agencies to insure that its recreation needs are voiced.

In order to encourage the development of open space, the Delmar Planning & Zoning Commission is requiring developers to include the incorporation of public recreational facilities as part of the proposed Site Plan prior to obtaining approval to build. An alternative is to assess a fee for the development of recreational facilities by the Town.

### **Fire Department**



The Delmar Fire Department is located at the corner of Bi-State Boulevard (Alternate Route 13) and Grove Street. This two-story structure has space for 15 pieces of equipment and contains a social hall, kitchen and elevator.

The Delmar Fire Department is responsible for providing fire protection and emergency ambulance service to all areas of Wicomico and Sussex Counties from Leonard's Mill Pond on the south to Whitesville Road on the north, and from Melson on the east to the Huckory Mills area on the west. The Bi-State Fire Company, which is currently composed of 75 active members, currently utilizes 9 pieces of fire-fighting equipment, which includes: 3 pumpers, 1 tank truck, 1 rescue truck, 2 ambulances and 2 utility trucks.

### **Police Department**



The Delmar Police Headquarters are located on Pennsylvania Avenue. The department consists of 12 officers, two full-time and one part-time civilian officer 10 vehicles and a K9 police dog, and is inter-jurisdictional; providing police services in both Delmar, Maryland and Delmar, Delaware. Police officers must be sworn-in in both Maryland and Delaware so as to legally provide the bi-state police service. In addition, there is a mutual agreement that the Delmar Police Department will serve as back up to the County and/or State in situations that occur outside the Town boundaries.



Based on standards developed by the International Association of Chiefs of Police (IACP), Delmar's Police Department currently responds to police and emergency calls with adequate resources in both Delmar, Maryland and Delmar, Delaware with 12.86 officers needed for a total population of 5,144 residents (IACP Standard: 2.5 police officers are adequate to serve every 1,000 residents).



However, in reality the police department is in serious need of expansion. The current facilities are cramped and overcrowded as there is not enough room for storage and equipment. There are no detention facilities in Delmar and arrested persons must be transported to either the Wicomico County Jail in Salisbury, Maryland or the Sussex County Correctional Center in Georgetown, Delaware.



Furthermore, the unique Bi-State police service provided in Delmar creates a number of problems. Maryland and Delaware police agencies operate on different radio frequencies; therefore, each Delmar police car must be equipped with two radios. Separate police reports must be filed and separate arresting procedures followed in the two states.

Plans to obtain a new police headquarters will occur in the near future and land on Foskey Lane (near Bi-State Boulevard, next to the athletic and fitness center Diamond Dreams) has been acquired by the Town for its construction, but sources of funding still need to be found.

## Libraries

The Delmar Public Library – located on Bi-State Boulevard (at the corner of Grove Street) – counts 5,816 registered borrowers, including Delmar residents (both in Maryland and Delaware) as well as patrons from the surrounding areas: Mardela Springs, Sharptown, Salisbury, Parsonsburg, etc. There are four full-time and six part-time employees. In 2008, the library collection included 23,882 books and offered a variety of special services (i.e. large-print books, magazines, newspapers, videos, to name a few).



Demand for the library is increasing as the community realizes that it offers a variety of free services. Thus, the costs for providing these services are going up, but the funding is being cut.

A building program for the library was completed in November 2007. It determined that in order to satisfy the library needs of the Delmar community for the next 20 years, the library would need to increase and more than double the current amount of floor space (Gross Square Feet (GSF) of current building: 4,980 – Proposed GSF: 11,000).

However, funding is a large concern. Even though half of the population served resides in Wicomico County and the State of Maryland, both County and State do not contribute to the costs. The library is independent and relies financially mainly on Sussex County and the State of Delaware, and receives donations and services (i.e. sewer, free water, trash pickup) from the Town. (Refer to Appendix B for more detailed information)

In addition, residents have access to the library branch located in the Center at Salisbury Mall. The Wicomico County Bookmobile also used to stop in Delmar, Maryland, but discontinued these services since not enough people were using it. However, plans to reintroduce the Bookmobile in Delmar are currently being considered (See *Chapter Six - Municipal Growth*).



## Churches, Institutions and Cultural Facilities

Below is a list of Delmar's churches, institutions and community facilities in and around Town. Locations of the main institutions can be found on *Map 1 - Community Facilities*.

### Delmar Area Churches

- *Delmar Christian Center* – 107 State St.
- *Fellowship Tabernacle Worship Center Inc* – 202 Popular St.
- *First Church of the Lord* – 106 N. Second St.
- *God's Missionary Church* – 29436 Connelly Mill Rd.
- *Grow in Grace Worship Center* – 9000 Bi-State Blvd.
- *Harvest Ministries Inc* – 305 N. Bi-State Blvd.
- *Holy Redeemer Catholic Church* – 501 E. Chestnut St.
- *Mt. Zion Holy Church* – 209 N. Memorial Dr.
- *Faith Baptist Church* – 1207 E. State St. Delmar
- *First Baptist Church of Delmar* – 501 Bi-State Blvd.
- *New Covenant Fellowship* – 8917 Bi-State Blvd.
- *All Saints Episcopal Church* – 10<sup>th</sup> & Grove Sts.
- *Line United Methodist Church* – Line Rd.
- *Melsons United Methodist Church* – 32705 Melson Rd.
- *Mt. Nebo United Methodist Church Community Center* – Rd. 507
- *Union United Methodist Church* – 1203 Pine St.
- *St. Stephens United Methodist Church* - 101 E. State Street
- *Life Center Ministries, Inc.* - 13 W. State Street
- *Delmar Wesleyan Church* - 800 E. East Street

### Institutions Present in Town (i.e. social clubs, & other civic organizations of similar character):

- *Delmar Fire Department (Volunteer)* - P.O. Box 143, N. Bi-State Blvd., Delmar, DE
- *Delmar American Legion* – 104 N. Second St., Delmar, DE
- *Delmar Masonic Lodge* – 100 State Street, Delmar, MD
- *Kiwanis Club of Delmar* – All Souls Episcopal Church, 10<sup>th</sup> & Grove St., Delmar
- *Lions Club* – c/o King Lion Anna Era, 6697 Oak Ridge Drive, Hebron, MD
- *New Century Club* – P.O. Box 104, Delmar, DE
- *Wood Workers Association* – 601 N. Second Street, Delmar, DE
- *V.F.W. Memorial Post #8276* – 200 W. State Street, Delmar, MD
- *V.F.W. Ladies Auxiliary* – 200 W. State Street, Delmar, MD
- *V.F.W. Men's Auxiliary* – 200 W. State Street, Delmar, MD

### Cultural Facilities

The Delmar Public Library is the home to a one-of-a-kind collection of four model trains hand-whittled down to the last detail. There is a collection of railroad books and lots of items from the Delmar Railroad when it was at the height of its activity. There are other historical items that revolve around the Town of Delmar and its residents.



# 5

## Land Use





## Chapter Five - Land Use

The future growth and development of Delmar will be affected, to a greater or lesser degree, by several external influences. It will be to Delmar's advantage to recognize trends and develop policies, which make the most of and reflect these externalities.

First among the various external influences will be a general trend by Wicomico and Sussex Counties to conserve rural areas for agricultural pursuits. There is recognition by farmers and others at state and local levels that policies and land use restrictions are needed to prevent loss of usable farmland to urban development. Furthermore, in order to mitigate the impacts of agriculture on the environment, it is important to include in the future policies the preservation of other natural resources such as habitats, forested areas and the Cheseapeake.



Future development policies and land use decisions by these counties will increasingly reflect this growing concern and development will be encouraged to occur in or adjacent to existing urban areas and small towns. This theme of protecting rural agriculture areas and concentrating growth in designated growth areas appears in the recommendations of the Wicomico County Quarter Century Report, *New Directions for a New Century*, presented to the County Council in August 1995, as well as in the 1992 Maryland Planning Act's visions (discussed in Chapter One). The Strategies for State Policies and Spending, the Livable Delaware agenda, and the Sussex County Comprehensive Plan also recognize the need to focus future development around existing urban centers. The immediate areas surrounding Delmar, in the Sussex County Comprehensive Plan is identified as either Town Center or Development Districts.

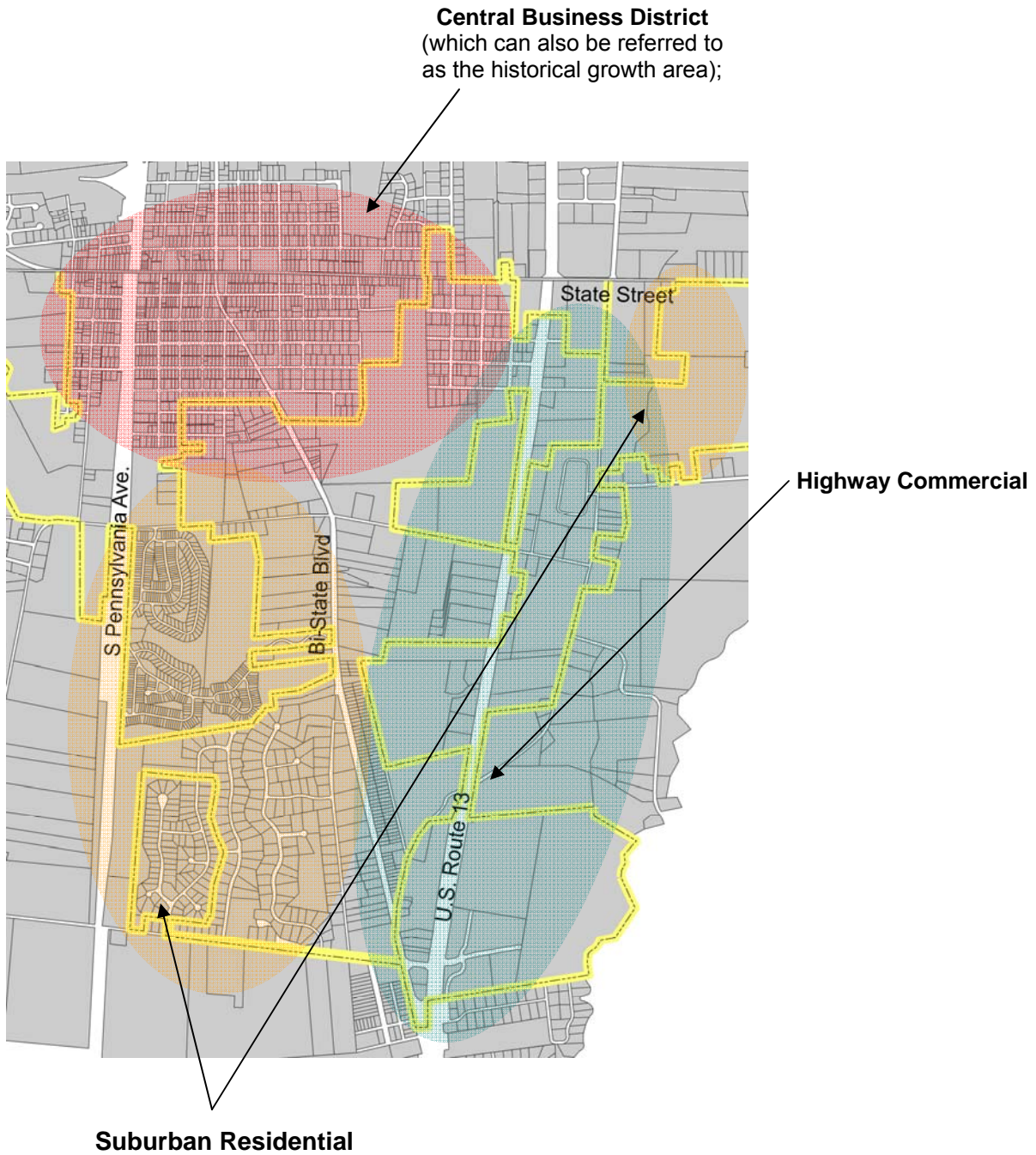


Second, the Salisbury area is expected to continue as the focal point of growth on the Eastern Shore. The increase in development activity in Salisbury will engender increased growth in nearby Delmar. In fact, Delmar has been identified as part of the core development zone for Wicomico County.

Third, there is an increasing number of Federal and State programs to supplement financing of public facilities. By taking advantage of such funding, municipalities commit themselves to providing a full compliment of public services, which in turn attract additional growth.

The land use section of this plan details the various land uses currently existing within the Town's legal boundary. The land use diversity in Delmar can be used in their favor to accommodate potential future growth in the community. This plan will focus on maintaining the diversity and balance between residential, commercial and industrial uses while accommodating future growth.

**Figure 1**  
For study purposes, the Town  
of Delmar was divided into  
three distinct areas:

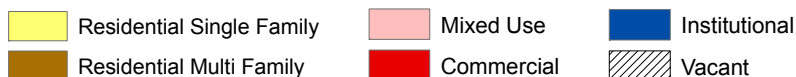


## Central Business District

The Central Business District (CBD) is an area, although not sharply defined, provided with good access via State Street, is centrally located, and used to function as the focal point of commercial activity in Delmar. Currently, this area is facing an economic decline. This is partially due to the fact that the Highway Commercial area has been attracting most commercial activity in the past decades. Problems in the CBD include physical decay, some difficulty in traffic movement due to narrow streets, inadequate parking, and the close proximity of incompatible uses. A symptom of the need for a concerted improvement effort is the number of vacant stores in the area.

Because of the importance of the Central Business District as the focal point of Delmar's commercial activity, it is necessary that a concerted effort be made to revitalize the area to prevent further decline at the center of town. It is recommended that a Central Business District Committee be formed to develop a plan of action to improve and rehabilitate Delmar's Central Business District by providing off-street parking, improve traffic movement, provide street directional signs, rehabilitate buildings or properties, and other necessary actions.

*Downtown Delmar, view on State Street*











## Highway Commercial

Highway commercial is a land use category that recognizes the space needs of some commercial activities which cater to the motoring public; and therefore require sites with adequate access to major highways; i.e. restaurants, motels, auto dealers, repair shops, service stations, etc. This plan recognizes those areas that have developed in strip commercial fashion, but recommends that such development in the future occur in clusters or groupings. Groups or clusters of commercial development are more efficient to serve, reduce traffic hazard by confining traffic movements to an area that may easily be controlled and expose less commercial activity to nearby, essentially incompatible residential development. Appropriate regulations should be developed to provide for off-street parking, sign control and landscaping or buffering to protect nearby residential areas.

Since highway commercial activities will require public sewerage and water mains, they should be carefully evaluated as to their impact on the capacity of the systems and other priorities. A policy requiring annexation prior to extension of public services should prevail.

### Commercial developments along Route 13

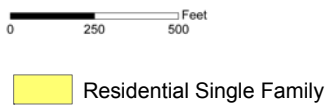


- |   |  |   |
|---|--|---|
|  Residential Single Family |  Mixed Use  |  Institutional |
|  Residential Multi Family  |  Commercial |  Vacant        |

## Suburban Residential

These areas consist mainly of large-scale private residential developments characterized by their low-density, uniform character, primarily residential uses (to the exception of private recreational uses; i.e. Wood Creek Community's golf course), and cul-de-sacs. As illustrated on Figure 1, Suburban Residential developments are concentrated south of the CBD, between Pennsylvania Avenue and Bi-State Boulevard. Other such developments exist in pockets scattered within the Town boundaries. Heron Ponds for instance is being developed the eastern limits of Town, South of E. Line Rd and East of U.S. Route 13 (Ocean Highway) (highlighted on Figure 1).

*Wood Creek Community*



## General Goals and Objectives

- Distinguish between appropriate commercial uses in the downtown area and the highway commercial areas in order to preserve the character of the downtown community and encourage its redevelopment;
- Develop “Smart Growth” standards to guide future growth and to incorporate future developments into the existing Town boundaries;
- Achieve through preservation of historic sites, the retention of open space, and conservation of natural features, a sense of continuity and grace;
- Try to meet the State’s Recreational and Open Spaces standards of 30 acres of park space for every 1,000 residents by increasing the number of park facilities, so that they are in sufficient amount to allow a healthy quality of life;
- Discourage and prohibit incompatible land uses with existing and planned neighborhoods;
- Address “adult uses” by directing potential establishments to locate away from areas incompatible with said uses and to promote the health, safety and general welfare of the community. A study will need to be performed to see where such uses are best located;
- Review and refine the zoning code and other development regulations in order to promote the Comprehensive Plan and the future vision of the citizens of Delmar;
- Identify areas for future growth that limit environmental impacts, as discussed in the following sections (and the accompanying maps):
  - Sensitive Areas Element;
  - Floodplain Maps;
  - Other noted environmental and cultural areas of significance.



### Central Business District:

- Preserve the character of the community (i.e. by implementing design guidelines);
- Promote mixed uses (i.e. first floor commercial and second floor residential) and offices in the Downtown area while maintaining the residential character of the district;
- Encourage infill development that will create and maintain the neighborhood context of the Town;
- Where possible, direct future growth into infill lots near the Town's center;
- Maintain existing parks and recreational facilities and provide increased recreational opportunities and facilities for the growing community;

### Highway Commercial:

- Encourage cross access easements among private land owners to assist providing vehicular connectivity;
- Promote business and job opportunities along Route 13 corridor;
- Separate allowed uses on U.S. 13 from those allowed downtown, so as to discourage further degradation of downtown;
- Assure that highway commercial developments have adequate off-street parking;
- Require big-box developers to submit an impact assessment (e.g. traffic, noise, trade area size, water and sewer capacity) with a development proposal\*;
- Allocate funds to perform independent market studies of proposed large-scale retail development\*;
- Seek opportunities to initiate design competitions for adaptive reuse projects with proposed retail development. Incentives can be linked to projects approved for development\*;
- Find creative solutions with the public and developers to transform or reuse abandoned housing developments (i.e. subdivide condos into workforce housing, transform houses into local commercial activities, convert garages into community cafes, require developers to set money aside in case housing developments are not successful and need to be de-constructed or rebuilt...).

\* Recommendations extracted from Maryland Department of Planning Models and Guidelines., 1996.

### Suburban Residential Goals

- Cluster development in new subdivisions to lessen infrastructure costs and to preserve natural resources;
- Connect suburban development to the existing grid street system;
- Provide parks and recreational facilities for use by residents in these areas;
- Provide incentives for residents to use facilities and services in the Central Business District;
- Create policies to focus on redevelopment and use of infill lots;
- Ensure development stays within the character of the existing community.

## Existing Land Uses

In order to become familiar with the existing land development patterns in Delmar, and its environs, a land use survey was conducted at the end of the year 2008, with the help of MDP's Standard Land Use Definitions as shown herein. The results of the land use survey are summarized in Table 5.1.

**Table 5.1**  
**Existing Land Uses in Delmar 2008**

Land Use	Area (in acres)	Percentage
Vacant	271.2	25.0%
Residential Single-Family	202.5	18.6%
Roads and Rights-of-Ways	174.2	16.0%
Residential Multi-Family	105.1	9.7%
Forested	83.7	7.7%
Agricultural	73.5	6.8%
Dedicated Open Space	71.7	6.6%
Commercial	61.4	5.7%
Recreational	16.4	1.5%
Institutional	15.5	1.4%
Light Industrial	10.3	1.0%
Mixed Use	0.4	0.04%
<b>Total</b>	<b>1086.0</b>	<b>100.0%</b>

Source: Davis, Bowen & Friedel, Inc.



### Residential **28.3%**

Single-family **18.6%**: Characterized as neighborhood development consisting of single-family detached housing within an urbanized area without large surrounding areas of agricultural and/or undeveloped uses where public utilities are readily available.

Most of the Town's residential development consists of detached, two-story, single-family homes, which are for the most part concentrated in the older part of Delmar (recognizable by the grid street pattern located within the Northwestern part of the Town limits). These homes usually sit on smaller than average lots of 60 x 140 feet.

Single-family homes also constitute a large part of more recent residential developments such as Wood Creek Golf and Bridgewood Estates.

The percentage of single-family residential uses is bound to increase in Delmar as developers have planned for the construction of many new single family-homes. For instance, Heron Ponds alone has approval for the development of 151 single-family houses.

Multi-Family **9.7%**: Characterized as areas of two or more attached units, including duplexes, townhomes, apartment complexes and other multiunit attached dwellings.

In Delmar, most multi-family units have recently been built to create residential, suburban-type neighborhoods (i.e. Pond's Edge and, more recently, Wood Creek Golf Community). A number of them are still in the process of being constructed.

A few multi-family houses can also be found in the older residential neighborhood, as old single-family houses were converted and divided into two or more units.

Vacant 25.0%

Developed property that is no longer occupied or being used. Vacant properties can include vacant or condemned housing, buildable lots in a residential neighborhood, and commercial and industrial properties that are abandoned or not currently used.

Most of Delmar’s vacant land consists of land that has not yet been developed and pending developments.

Table 5.2 below gives a list of the housing developments located throughout the Town and their construction status as of January 2009.

The remaining vacant land consists of 39 abandoned or unoccupied houses in the older downtown residential neighborhood.

**Table 5.2  
Current Status of Delmar Housing Developments, January 2009**

<b>Housing Project</b>	<b>Construction Status</b>	<b>Total Buildable Units</b>	<b>Completion Details</b>
<b>Amber Ridge</b>	Partially Completed	28 Single-Family	50%
<b>Breckenridge</b>	Partially Completed	93 Units	81 Completed 12 Remaining
<b>Bridgewood</b>	Partially Completed	70 Units	50 Completed 20 Remaining
<b>Heron Ponds</b>	Under Construction	261 Single-Family Detached Units 50 Single-Story Townhouses	Of the built units, none have been issued a Certificate of Occupancy to-date
<b>Ponds Edge</b>	Completed	264 Luxury Apartments: - 240 Apartments in 24 three-story units - 24 Townhouse style units	Completed
<b>Wood Creek</b>	Partially Completed	412 lots, Single-Family and Duplexes	215 Single-Family & Townhouse units completed & have Certificates of Occupancy issued through Dec-08
<b>Yorkshire</b>	Under Construction	210 Residential Units 42 Town Home units	Of the built units, none have been issued a Certificate of Occupancy to-date

Source: Town of Delmar, Maryland 2009

### Roads and Rights-of-Ways **16.0%**

Roads and right-of-ways quantified by subtracting the total parcel area within a specified area (i.e., municipal boundaries) from the entire specified area using GIS mapping tools in coordination with Maryland Property View parcel information or other similar means. The difference is the remaining unsubdivided area, which consists of roads and other right-of-ways. Slightly over 174 acres of land within Delmar consist of streets and rights-of-way.

### Forested **7.7%**

Areas covered with trees, which can be developed or preserved. However, their protection is vital to mitigate the impacts of human activity on the environment, and their conservation should be based on the analysis of the existence of special habitats and wetlands.

Such land in Delmar is becoming rare. For instance, what appears today as being woodlands along Route 13 on Lighthouse Square Drive has in fact already approved for real estate development.

### Agricultural **6.8%**

There is only one agricultural lot dedicated to agriculture within Delmar, Maryland, Town boundaries, located on the far west side. Agricultural land should be protected and local production encouraged.

### Dedicated Open Space **6.6%**

“Dedicated Open Space” represents open space that has been set aside for the use of planned communities. These open areas can already be existent or might have been specially reserved for future development. In Delmar’s case for instance, an example of a dedicated open space is the Wood Creek Community’s golf course (located South of Foskey Lane and West of Bi-State Boulevard).



### Commercial **5.7%**

“Commercial” designates land used for any kind of commercial activity. This can be divided into two categories: neighborhood commercial and highway commercial.

- *Neighborhood Commercial:*  
Small-scale commercial and office uses which provide products and/or services to local residents, such as convenience stores, medical and dental offices, coffee shops, delicatessens and small eateries.
- *Highway Commercial:*  
More intense commercial and office uses that are much more reliant on business location on or near main thoroughfares and drive-by traffic. Uses include shopping centers, strip-type commercial establishments, office complexes, drive-through restaurants and other similar establishments.



Delmar does not have many shopping opportunities around the historical district, since many commercial developments have occurred along the highways, particularly along U.S. Route 13 towards Salisbury. The development of the Centre at Salisbury shopping mall – between Delmar and Salisbury – has also been a pull factor in attracting businesses to locate along the highway rather than in Delmar’s CBD.

**Recreational 1.5%**

Parks and recreational facilities open to the general public, indoor and outdoor sports complexes and designated park land. This does not include designated open space, recreational facilities or walking trails set aside as part of the residential subdivision approval process, or playgrounds within institutional uses that are not open to the greater public.

Currently, most of Delmar’s parks and recreational facilities are concentrated around the Town Center.



**Institutional 1.4%**

Schools, religious facilities, hospitals, social clubs and other organizations of similar character.

It is important to note that Delmar residents benefit of a few additional institutions that are not necessarily represented on Map 2, because of their location beyond the Town limits. However, these can be located on Map 1, the community facilities map. (i.e. Delmar Elementary School located near Gordy Park on 2<sup>nd</sup> Street).

**Light Industrial 1.0%**

Less intense industrial uses often seen near urbanized areas or within commerce parks, such as distribution companies, microwave and electronic parts assembly, light manufacturing industries, warehousing and self-storage facilities.

Delmar hosts a variety of light industrial uses. American Casein Company for instance, a manufacturer of powdered protein ingredients, has a blending and packaging facility located in Delmar at the intersection of Maryland and Walnut Streets.

**Mixed Use 0.04%**

“Mixed Use” designates properties that combine a number of different uses, often combining commercial and residential within the same structure..

In Delmar, the small proportion of mixed uses represents live/work spaces, or residential properties with ground floors turned into private businesses (i.e. dentistry). These help develop and maintain a community’s neighborhood character.



# 6

## Municipal Growth Element



## Chapter Six - Municipal Growth Element

*The Municipal Growth Element is a required element of the Comprehensive Plan per 2006 House Bill 1141 that projects and discusses the dynamics of growth within the existing community and surrounding areas. For many of the issues discussed in this section, the Town will be addressing potential problem areas for the first time. Using the Town's future vision and the information contained in the Community Facilities and Land Use chapters, the impacts of projected future growth will be determined. The analysis provided in this section meets the requirements of House Bill 1141 and Maryland Department of Planning's Models and Guidelines #25: Writing the Municipal Growth Element to the Comprehensive Plan.*

### Historic Growth Patterns

The Town of Delmar was founded in 1859 with the extension of the Delaware Railroad to the southern boundary of Delaware. During the 19<sup>th</sup> century, it became a “boom town”, with increased residential growth due to economic activity centered around the railroad. State Street was the Town's “main street”, providing access to the railroad and lined with a mix of commercial and institutional uses. At that time, what we now refer to as the historical residential neighborhoods flourished on both sides of State Street.

However, growth started slowing down in the 20<sup>th</sup> century, especially during the second half with new commercial developments occurring along U.S. Route 13. As a matter of fact, the population in Delmar, Delaware, even experienced a sharp decline between 1950 and 1960. Today, economic activity has shifted from the railroad (Pennsylvania Avenue) and State Street to U.S. Route 13.

Increased residential growth has been occurring in the last decade, particularly on the Maryland side. Housing projects – such as Wood Creek and Heron Ponds, to name a few – are stemming in different parts of Town, as more people are moving in and new businesses are established to meet the demands of the growing population. These housing projects consist mainly of single-family, low density, suburban developments. More rarely, communities such as Wood Creek also include a number of higher density, multi-family units.

### Industrial Development

The existence of a good labor supply and close proximity of the railroad make Delmar attractive to industrial development. Industry is diverse, though heavily dependent on semi-skilled and unskilled labor. Many industries are large rail users and benefit of low car transfer cost. However, it should be noted that such assets also generate a number of problems such as rail traffic disrupting street traffic at crossings and heavy truck traffic generated by rail-using industries.

There are other advantages to locating in the Delmar area. Being centrally located on the Delmarva Peninsula with access to major highways Route 13 and Route 50. Delmar is in easy reach of major markets. In addition, both Maryland and Delaware have aggressive policies for attracting industry, including low corporate taxes, 100 percent financing, employee training programs, close proximity to Universities and Community Colleges, and in Delaware no sales tax.

## Background and Trend Data

The 2000 U.S. Census shows Delmar, Maryland, population at 1,937, with an average household size of 2.55 (See Table 3.13). In order to predict future growth it is important to review the number of new residential building permits that were issued in the Town since the 2000 U.S. Census. Table 6.1 below indicates the number of new residential building permits approved since 2000.

According to the number of building permits issued between the years 2000 and 2008 (all having been issued certificates of occupancy), the Town of Delmar, Maryland has grown of 645 additional dwelling units since 2000, thus increasing the total population of 1,644 persons. This significant growth almost doubles Delmar's, Maryland, population and results in a 2009 total population of 3,581.

**Table 6-1**  
**New Residential Building Permits Approved Since 2000**  
**Delmar, Maryland**

Year	Number of Single-Family units	Number of Multi-Family units
2000	0	0
2001	0	0
2002	0	0
2003	0	0
2004	124	0
2005	85	0
2006	167	168
2007	18	72
2008	11	0
<b>Total</b>	<b>405</b>	<b>240</b>

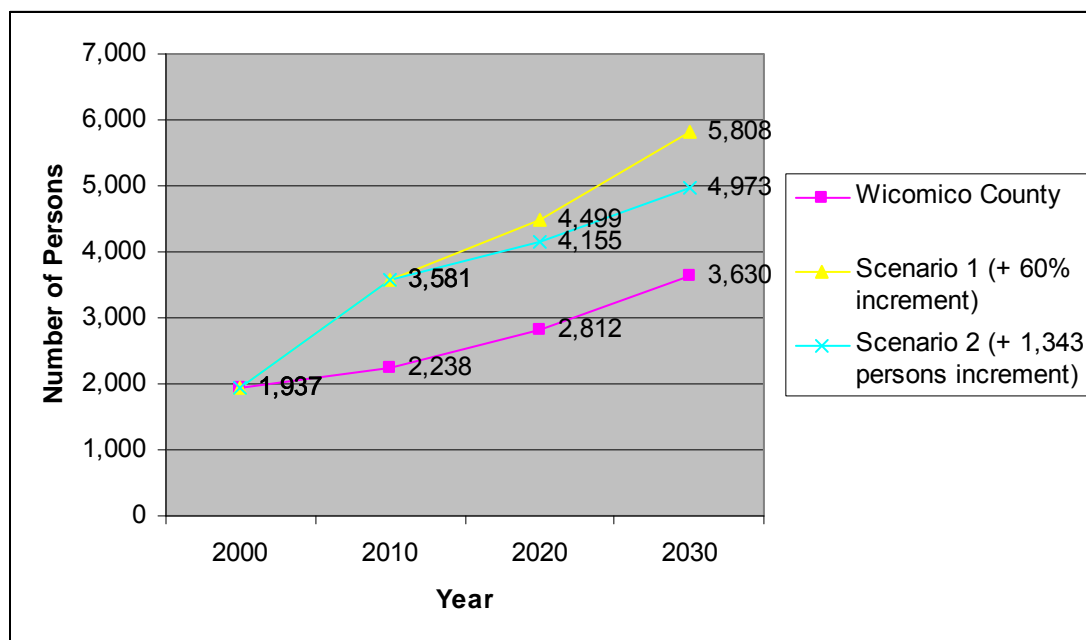
Source: U.S. Bureau of the Census 2000-2008

## Population Projections

In the summer of 2008, Maryland Department of Planning (MDP) released draft population estimates for Wicomico County and its municipalities. According to these estimates, MDP predicted Delmar's population in 2010 would only be 301 persons greater than their 2000 existing population, reaching a total of 2,238.

The 2010 population projection can also be estimated based on the number of approved residential building permits (See Table 6.1).

**Figure 6.1**  
**Population Projections - 2010, 2020 and 2030**  
**Delmar, Maryland**



However, with the nationwide economic downturn occurring at the time the comprehensive plan was developed, it is reasonable to expect minimal growth between 2009 and 2010. Thus, for the purpose of this study, it will be assumed that the **2010 population** is equal to current population estimates, which is **3,581 persons**. This projection is 60% (or 1,343 persons) above MDP's 2010 population estimates.

Therefore, if Delmar, Maryland, continues to grow at the same pace as it did between 2005 and 2010, chances are that the 2030 total population will be 60% higher than MDP's population projections. In this case, the Town will reach a 2030 population of 5,808 and require 873 additional housing units (Scenario 1 - See Figure 6.1).

Yet, the growth that Delmar, Maryland, experienced between 2005 and 2008 (See Table 6.1) does not correspond to the Town's historic growth patterns (See Figure 3.1). The Town may not continue to grow at such a pace between 2010 and 2030. In this scenario (Scenario 2), population projections can be made by following MDP's 2010-2030 estimates, but offsetting them with the 1,343 persons growth initially experienced in 2010. Under this assumption, Delmar, Maryland will grow from 3,581 people in year 2010 to 4,973 people in 2030, adding 1,392 residents (See Figure 6.1). Accommodation for 546 new households thus needs to be anticipated.

In conclusion, residential growth in Delmar, Maryland, will lead to a potential increase of **546 to 873 additional households by 2030**.

### Development Capacity Analysis

The Town's consultants pursued a Development Capacity Analysis for Delmar. This involved collecting, integrating and interpreting data to make it "fit" MDP's growth simulation model. MDP has run the growth model with default assumptions and current Town zoning to obtain preliminary results.

According to the results of the Development Capacity Analysis displayed below, the Town of Delmar, Maryland, has a total development capacity of 916 dwelling units (DU) within its boundaries. This consists of 231.28 acres of vacant land, including 176.43 acres that have already been approved for the development of 711 dwelling units, and 54.85 acres of developable underutilized land, enough to accommodate 205 dwelling units (See Table 6.2).

**Table 6.2  
Development Capacity Analysis by Zoning Category**

Zoning Ordinance	Description	Vacant Land		Approved Development		Developable land	
		Acres	DU	Acres	DU	Acres	DU
R-1	Residential R-1 District	74.41	347	68.7	321	5.71	27
R-2	Residential R-2 District	156.87	569	107.73	391	49.14	178
R-3	Mobile Home Residential R-3 District	0	0	0	0	0	0
<b>Total</b>		<b>231.28</b>	<b>917</b>	<b>176.43</b>	<b>712</b>	<b>54.85</b>	<b>205</b>

*Source: Davis, Bowen & Friedel, Inc. , 2009*

Per the population projections demonstrated above, Delmar, Maryland, thus has more than sufficient capacity within its boundaries to accommodate the 546 to 873 additional households anticipated by 2030. The Town has capacity for 43 to 370 extra dwelling units.

Table 6.2 below shows the number of households that could be developed for each zoning district.

Map 3 indicates the location of those residentially zoned parcels with potential residential capacity. The development capacity analysis model does not take into consideration undeveloped or underdeveloped parcels that may not be developed for various reasons, including the land owner's unwillingness to develop, lack of access to the property and changes in future land uses.

## Annexation

Although the Town should develop an annexation strategy in order to prioritize areas for growth and foster orderly expansion.

Future annexations should be of sufficient size to allow for proper planning of land use and community facilities, though smaller areas should be considered for annexation if in accordance with a predetermined overall vision and annexation strategy (i.e. to clarify boundaries or to prevent "enclaves" from occurring).

While future residential annexations should be considered with caution, it may be best for the Town to allow added growth if said growth is concentrated within the designated growth areas, in combination with developer contributions to provide adequate public facilities and to provide for conservation where sprawl has started to occur based on recent growth patterns. Particular care should be used when dealing with regions located near sensitive or critical areas, streams, wetlands, or forested areas.

Annexations can also be planned strategically so as to provide sewer services to failing septic.

Financial considerations play the paramount role in determining the course of future annexations, both from the standpoint of the Town and its current residents and prospective Town residents in the area proposed for annexation. The Town assumes considerable obligations to supply basic Town services to these areas as they develop. Unless development occurs within the areas immediately adjacent to existing development, public funds can be wasted in attempting to service remote and scattered clusters of development. Financial policy is equally important to public policy criteria for annexation and for resolving practical problems for people living in future Town areas.

To avoid Town□County conflicts, which might result from development and community facility improvements, the following broad annexation objectives are presented to establish guidelines for future annexation efforts.

- The primary purpose of future annexation efforts should be to provide existing residents and future citizens of the area with the public facilities and services necessary for protection of health and property.
- Proposed annexation areas should be economically self-sufficient and should not result in larger municipal expenditures than anticipated revenues, which would burden existing Town residents with the costs of services or facilities to support the area annexed.
- The costs of providing roads, utilities, parks, and other community services shall be borne by those people gaining the most value from their existence through income, profits or participation.



Use of these guidelines for future annexations should result in the expansion of the Town at a pace and manner, which provide the maximum benefits of service at the lowest possible costs. Assurance is also extended to existing Town residents that new additions to the Town will be in accordance with long-range public policy.

## **Future Land Use**

Future land uses are developed to assist the Town in shaping the future of the community to meet its needs and to plan future growth patterns. Future land uses for the areas within the existing Town boundaries and growth areas are shown on Map 4. More specific information on the location of growth areas are shown on Map 5 and discussed further herein.

Potential land uses for the growth areas were identified based on the County's zoning designations for those regions (See County's zoning map in Appendix C), combined with the residents' vision for the Town.

Overall, Delmar's vision is to encourage residential growth in Town and to promote commercial activities along U.S. Route 13. In addition, one of the community's main goals is to revitalize the Central Business District (CBD) by promoting infill growth areas, creating a mixed-use residential/office and residential/neighborhood commercial community along State Street to increase service-based business for convenience and job growth.

In order to ensure successful commercial developments both in the CBD and along U.S. Route 13, it is important to differentiate between neighborhood commercial businesses and highway commercial businesses.

Types of businesses that should be encouraged in the CBD are offices and small, neighborhood businesses, such as specialty and convenience stores, grocery stores, restaurants, coffee shops, bookstores, bars, breweries, artistic or cultural trades. It is recommended that these be integrated into mixed use or live-work units along State Street so as to maintain and enhance a neighborhood atmosphere, as well as increase residential density in the area. Neighborhood commercial businesses are represented on Map 4 as mixed use developments. All other businesses (i.e. big-scale multipurpose centers, large corporate stores, malls) should be promoted along U.S. Route 13.

Finally, conservation areas were designated in order to protect forested land from future development and start creating a greenbelt around Town that will help limit sprawl and concentrate growth within the municipal boundaries (See Map 4 for conservation areas and Map 5 for the location of the existing forested land). A paleochannel district was also overlaid to protect the buried riverbed from overuse and contamination (See Chapter 10 – Sensitive Areas and Map 8 – Streams, Stream Buffers, and Other Sensitive Areas).

## Growth Areas

Following the discussion above on an annexation strategy for the Town, four growth areas were identified. These regions, shown on the growth areas map and described herein, were identified based on three factors (in order of priority):

- Their designated priority within the County’s sewer plan: Wicomico County requests municipalities to provide areas with water and sewer service and has classified certain areas for the extension of such facilities into five stages in terms of priority (See Stages 1 to 5 in the Wicomico County Sewer Plan Map in Appendix D)
- Their geographic proximity to the Town’s current boundaries;
- The presence of community facilities (i.e. Delmar Elementary School, the Town’s Wastewater Treatment Plant, and a number of parks and churches).

## Annexation Strategies

Priority for annexation should also be given to enclaves created by the current Town boundaries. Consolidation, connectivity and geographic proximity within the Town will help limit sprawl and facilitate strategic planning. The “planning area” indicated on the growth area map indicates areas that Delmar may consider annexing into the Town to address its future growth needs. The proposed annexation areas should be reviewed when annexation requests are brought in and when the Comprehensive Plan is scheduled for review and revisions.

### Growth Area 1

Most of Growth Area 1 (GA1) is located in the geographic center of Delmar, and consists of the main enclave. It can be accessed through Bi-State Boulevard, U.S. Route 13, Pennsylvania Avenue and State Street.

GA1 consists of medium density residential areas that reproduce the grid-like street pattern of the historic downtown, sparse residential developments, agricultural terrains and vacant land. This area also includes key elements such as Delmar Elementary School, park space and two churches. Due to its geographical location, surrounded by the Town boundaries, GA1 is recommended for denser, residential development. It is also suggested that mixed-use activity, a combination of commercial and residential use, be concentrated along State Street, in order to preserve and enhance the downtown neighborhood atmosphere and maintain the original character of the Central Business District (See discussion above *Future Land Use*). For this purpose, vacant lots are recommended for the development of residential multi-family units. They can also be seen as an opportunity to introduce more mixed use activity downtown with houses divided between commercial at the street level and residential on upper levels. Agricultural land should be preserved and local agricultural activity encouraged, as well as forested areas so as to mitigate the impacts of agricultural activities.

A number of lots, located to the south of the Town boundaries and detached from the rest of the growth area, were also included due to their priority within the Wicomico County Water and Sewer Plan draft. These consist of residential single-family developments and mobile-homes.

## **Growth Area 2**

Growth Area 2 (GA2) is located to the east of Delmar's current boundaries, along Stage Road. It has a very low residential density, consisting for the most part of agricultural and rural residential land.

Most of GA2 is located within a Sensitive Species Project Review Area (SSPRA\*) and parts of it include wetlands and forested land (See Map 8 – Streams, Stream Buffers and Other Sensitive Areas) It is thus recommended that new developments in GA2 take into consideration the importance and vulnerability of these areas and take measures to mitigate impacts on the surrounding living environment when building projects. Forested areas and wetlands are geographically concentrated around the same areas within GA2, therefore offering a network of contiguous living environment for various natural habitats. These areas should be preserved and for a potential greenbelt around Town that would help concentrate growth within the corporate limits.

In the rest of GA3, residential developments are encouraged, though higher density residential developments should primarily be encouraged downtown.

## **Growth Area 3**

Growth Area 3 (GA3) is located to the south of the existing Town boundaries, south of Connelly Mill Road. It is partially covered with agricultural and forested lands, but is mainly used for industrial activities and is home to the Town's waste water treatment plant. These areas were classified as pertaining to the last stages (stages 4 and 5) of the Wicomico County Sewer Plan.

The County's zoning map shows most of GA3 as being zoned for heavy industrial use. A small segment to the east along Bi-State Boulevard has been zoned commercial, while a portion of land is designated as light industrial to the southern extremity of Delmar's proposed planning area. However, since nearly half of the area is forested and located within a SSPRA\*, it is recommended that those regions be classified as conservation areas. In addition to helping preserve forested land, GA3's location at the Town's extremity also offers the potential for pursuing a greenbelt around Delmar (mentioned in GA2) and create a buffer to the south of Town, between Delmar and the City of Salisbury. Transfer of Development Rights (TDR) ordinances can be used as a measure to protect these areas.

In this respect, the Town should give special consideration of entering into a partnership with the County to create an effective TDR program with incentives that would benefit both jurisdictions. The Town's municipal growth areas could serve as receiving areas and the sending areas would be located in the A-1 zoned areas of the County.

## Growth Area 4

Though the County's Water and Sewer plan does not require the Town to provide Growth Area 4 (GA4) with sewer service, it was designated as a growth area mainly because of its strategic geographic location, in between the three other growth areas. This will link different parts of Town and help provide continuity in future planning.

GA4 consists of a wide variety of uses, ranging from single-family residential developments, to commercial, agricultural, forested, light industrial uses and undeveloped land. Future land use for GA4 was determined based on the existing land use and the County's zoning map. It is recommended that residential and commercial development in GA4 be concentrated along Bi-State Road, so as to provide a sense of place and an entryway leading to Delmar's downtown historic neighborhood. The areas currently located to the West of Pennsylvania Avenue that consist of industrial, forested or undeveloped land, are all recommended for future industrial use – to the exception of forested land that was included in the conservation area.

Annexing land within GA4 is not a priority since there are no plans for water and sewer service, but if expansion for the Town is necessary, it should be considered before annexing areas that lie further out.



Population Growth will increase the demand for schools in Town, such as Delmar Elementary School illustrated above.

---

*\*The SSPRA is an envelope identified for review purposes to help ensure that applications for permit or approval in or near sensitive areas receive adequate attention and safeguards for the sensitive species/habitat they contain.*

# Growth Area Summary

Table 6.3 below summarizes the current land use for each of the growth areas, the acreage of the growth areas and the future use. For residentially designated growth areas, as indicated on the future land use map, the number of units that could be developed based on MDP’s development capacity analysis model are indicated.

The numbers of developable residential units per parcel are illustrated on Map 5 – Growth Areas. These figures were developed based on the Development Capacity Analysis method and proposed R2 Residential Zoning District and are not always realistic. For instance, parcels along Bi-State Boulevard in GA1 have sufficient acreage for the development of a certain number of residential units, but in reality (due to their stretched shapes) they do not have enough street frontage to accommodate them. One way this can be resolved is by grouping several parcels together and creating a new street system that could service such numbers of units.

**Table 6.3  
Growth Area Summary**

Future Growth Area	Estimated Acreage	Current Use	Estimated Number of Existing Housing Units	Future Use	Estimated Number of Potential Additional Housing Units*	Total Number of Future Housing Units
<b>Residential Growth Areas</b>						
1	222	Single-Family/ Agricultural/ Undeveloped	176	Single-Family	726	902
2	79	Single-Family/ Agricultural/ Undeveloped	26	Single-Family	120	146
4	170	Single-Family/ Agricultural/ Undeveloped	315 + 20 Apartment Units + 34 Mobile Home Units	Single-Family	57	426
<b>Totals</b>	<b>471</b>		<b>571</b>		<b>903</b>	<b>1,474</b>
<b>Commercial/Light Industrial Growth Areas</b>						<b>Acreage set aside for Conservation</b>
1	115	Undeveloped	-	Commercial	-	-
2	162	Agricultural/ Undeveloped	-	Commercial/ Agricultural/ Conservation	-	100
3	371	Industrial/ Undeveloped	-	Industrial/ Conservation	-	185
4	51	Industrial/ Agricultural/ Undeveloped	-	Commercial/ Institutional	-	38
<b>Totals</b>	<b>699</b>		<b>-</b>		<b>-</b>	<b>323</b>
<b>Total Acreage for all Growth Areas</b>	<b>1,170</b>					

Source: Davis, Bowen & Friedel, Inc. 2009

\*Number of units based on the Development Capacity Analysis method and proposed R2 Zoning District

## Growth Demands

Increased residential and commercial growth will place additional demands on existing facilities. Since some of the services and facilities available to the Town's residents are owned and controlled by the County, the Town has given the various County agencies in charge of the specific facilities discussed below the opportunity to comment on the Town's growth plans. County comments have been incorporated into the Comprehensive Plan when appropriate.

For facilities controlled by the Town, each section discusses how future impacts will need to be mitigated. In the Policies and Recommendations below, further guidance is given concerning the best methods for ensuring that the developers' proportionate share of growth impacts are mitigated.

### Parks and Recreation



The following recommendations concerning parks and recreation in Delmar result from an evaluation of current population, growth potential, and deficiencies of existing recreation facilities.

The State of Maryland and the Program Open Space goal is to provide 30 acres of park space for every 1,000 residents. Wicomico County has also adopted this standard as part of their 2005 Land Preservation, Parks and Recreation Plan.

Currently, the Town's 5,144 residents have access to a total of 75.5 acres of open space, located in both Maryland and Delaware. The Town is short approximately 80 acres of open space to meet the State's standards. With a 2030 projected population of 4,973 to 5,808 in Delmar, Maryland alone, the Town will need to increase its amount of open space by an additional 41 to 66 acres to maintain the status quo. While new subdivision development may help to make up this surplus, adequate accessibility to parks needs to be considered.

On the Maryland side alone, the 3,581 people living in Delmar would require 108 acres of park space. However, the Town currently only includes 17 acres of park space, and is thus short of 91 acres. Furthermore, with a 2030 projected population of 4,973 to 5,808, the Town will need to increase its amount of open space by an additional 41 to 66 acres (the Town therefore needs to plan for a total of 132 to 157 acres of additional park space for 2030). While new subdivision development may help to make up this surplus, adequate accessibility to parks needs to be considered.

It is recommended that the playlot at Delmar Park be improved and upgraded and that Delmar develop three additional playlots. These playlots should be placed with larger park facilities and be well-dispersed to adequately serve the entire community. Future residential developments should be required to dedicate land or provide a fee in lieu of dedicating open space to pay for the portion of recreational needs generated by the development.

## Public Schools

As Delmar grows, demand for education will increase and the Town will have to work with the County’s Board of Education to ensure that adequate educational opportunities and facilities are provided. The Town currently has two schools within its boundaries, Delmar Elementary School, and Delmar Middle/Senior High School.

Delmar Elementary School is the largest elementary school in Wicomico County in terms of students and teachers. Though enrollment in the school has been decreasing in the past decade (985 students in 1996, 927 students in 2007), the number of students enrolled is still above the school’s capacity of 738 students. Projections from the Wicomico County Board of Education estimated the school’s enrollment to increase in the next decade and reach 987 students by 2017.

**Table 6.4  
Potential Future Enrollment Increases for Schools  
Delmar, Maryland - 2030**

<b>Student Type</b>	<b>Estimated Students per Household*</b>	<b>546 Households</b>	<b>873 Households</b>
Elementary (ages 5-10)	0.27	147	235
Middle (ages 11-13)	0.135	73	117
High (ages 14-17)	0.206	112	179
<b>Total Students</b>		<b>332</b>	<b>531</b>

*Source: Davis, Bowen & Friedel, Inc.*

*\*Estimated Students per Household provided by the Wicomico County Board of Education*

In order to help predict the affect future growth will have on the community, the Wicomico County Board of Education (WCBOE) has different standards for predicting the number of elementary, middle and high school aged children per household. These numbers are used in coordination with other figures to help the WCBOE plan for impacts caused by future growth. Table 6.4 shows the possible affect Delmar, Maryland’s growth could have on the school system based on the different household predictions discussed above and the WCBOE’s household multiplier. With the 546 to 873 new households projected in Delmar, Maryland alone, the total number of students is likely to increase by an additional 332 to 531 children.

Delmar Middle and Senior High School, an 18.9 million dollar complex supported by the Delaware residents, and 79 percent funded by the State of Delaware opened its doors in 2000. The 2003-2004 enrollment of 1,219 was expected to continue to rise as more housing projects were completed. However, the 2008-2009 enrollment only reached 1,158 students for about 80 teachers.

The 2005 Comprehensive Plan mentioned that the school was to expand and build six new classrooms to accommodate classes as well as new ball fields and a new football stadium. However, only the classrooms have been constructed since.

## **Libraries**

Delmar residents from both Maryland and Delaware currently benefit from a Public Library in Town (in Delaware). Members in Maryland have free access as long as they reside within the Delmar School District (otherwise, a \$20 Out-of-State yearly fee applies). As discussed in Chapter Four, the demand for library resources has been increasing consistently – particularly with the recent economic downturn – and is expected to grow even more in the next couple of decades along with population growth.

Though a building project has been completed for the expansion of the library facilities, lack of funding is a major issue (See Appendix B for detailed information provided by the President of the library).

Delmar, Maryland, residents have access to the Wicomico Public Library located in Salisbury and the Centre Branch located in the Centre Mall. The library card gives access to the Lower Shore Library Consortium (Wicomico, Worcester, Somerset, and Dorchester Counties) which allows members to order and borrow resources available in any library located in those areas. Delaware residents can get a library card with a \$15 Out-of-State yearly fee.

Coordination between States and Counties is necessary to cover costs and allow the library to provide equitable and quality services to the Delmar Community.

### **Library Industry Standards**

In 1977, the U.S. Department of Education, Office of Education decided to fund the study, *The Process of Standards Development for Community Library Service*. This led to the development of the book, *A Planning Process for Public Librarians*, discussed the development of universal library standards as follows:

*The proper arena for planning and evaluating public library services is the library's own community. Since public libraries serve very diverse communities and are primarily funded by local taxes, it is appropriate that they be diverse institutions, planned by local people to meet local needs – Public Library Association*

Along those lines, the Town of Delmar should work with the library to evaluate the community's needs and provide the information to Wicomico and Sussex Counties and to the States of Maryland and Delaware for necessary funding.



Bookmobile services are also provided in both Sussex and Wicomico Counties, but do not stop in Delmar. In order to receive services from Sussex County's Bookmobile, the Town has to meet a number of requirements: the bookmobile can only service institutions (i.e. daycare, school, or nursing home) with sufficient space to accommodate a 35 feet long bus and enough parking space for members (approximately 5 parking spaces), and where at least 15 people are willing to use the Bookmobile on a regular basis. Once these requirements are met, the Bookmobile will stop in the designated area every two weeks. In parallel, the Maryland Bookmobile is currently working with different organizations and the Town to find a strategic location in Delmar that would benefit a large number of residents. Both Bookmobiles are not allowed to park outside of their respective Counties, and can only provide services to residents in other States against an out-of-State fee. It is recommended that the Town coordinate with its institutions and the Bookmobiles in both States to provide an optimal quality library service to its residents.

## Public Transportation

With increased residential developments concentrated around Delmar's Central Business District and historical neighborhood, demand for public transportation services will increase. Moreover, community facilities such as public health services that are only available out of Town are limited in access. Coordination with public transportation agencies is thus necessary in order to provide the best quality services to Delmar residents, indiscriminately. For instance, a shuttle bus service could be developed between Salisbury and Delmar, providing direct access to the Peninsula General Hospital.



Opportunities to expand the public transit network should be encouraged. For example, DART's (Delaware Transit Corporation) Route 303 assumes public transportation between the Towns of Dover, Milford, Rehoboth Beach, Lewes, Georgetown, Bridgeville, Seaford and Laurel, but does not serve the Town of Delmar.

An extension of Route 303 from Laurel to Delmar could be considered as it would link Delmar residents to the rest of Delaware's Towns. In addition, this also represents the opportunity to connect DART Route 303 with Shore Transit Route 2, thus creating a continuous public transportation network between Delaware and Maryland.

Expanding the public transportation services should be done in coordination with regional agencies. For example, the Town is encouraged to conduct assessments of the current system's efficiency in Delmar and share this information with agencies such as Shore Transit.

As a matter of fact, Delmar, Maryland, is within the Salisbury-Wicomico Metropolitan Planning Organization (S-WMPO), which also includes the Cities of Salisbury and Fruitland and the Town of Delmar, Delaware. SWMPO released its Long-Range Transportation Plan (LRTP) in October 2006. The report was made with assistance provided by Shore Transit, the Town of Delmar, the Maryland Transit Authority and other members of the S-WMPO. The LRTP discusses the need to increase public transportation services on the Lower Eastern Shore and the potential impacts of growth.

The plan can be found at:

<http://swmpo.org/3Content&Pics/LRTP%20Adopted%2010-06.pdf>.

In September 2007, the Maryland Transportation Authority, Shore Transit and its consultant published the *Lower Eastern Shore Coordinated Public Transit-Human Services Transportation Plan*. The plan details the various needs Shore Transit has and provides a plan to address those issues. The plan can be found at:

<http://kfhgroup.com/Lower%20Shore%20Final%20Plan-9-19-07.pdf>.

## **Public Health**

With increased population growth, demand for public health services and Emergency Medical Services (EMS) will increase. Since Delmar doesn't benefit from a local public health service and relies on services located in the City of Salisbury, the installation of a new public health facility could be envisaged. Alternatively, as discussed above in the Public Transportation section, coordination with public transit services could help improve access of public health services for Delmar residents. In any case, strategic coordination between the two municipalities is desired in order to mitigate the impacts of growth on the quality of public health services.

## **Public Safety**

The demand for police and fire protection will grow as the Town expands in Maryland and Delaware.

According to the police Chief, the police department expects to double its size within the next 7-10 years. Indeed, the 2030 potential increase in population for Delmar, Maryland, alone (+1,392 residents) would require the recruitment of an additional three to four officers based on IAPC standards (2.5 police officers per 1,000 residents). As discussed in *Chapter Four – Community Facilities*, existing facilities already need to be expanded and upgraded. Due to their level of priority and as an answer to residents' demand, the development of new police facilities should be included in a Capital Improvements Plan.

The fire department currently works with adequate equipment, but will also need to expand with the Town.

## Policies and Recommendations

In order to meet the future growth needs of the Town and the goals, objectives and visions of the Town, the following policies should be considered to accommodate future growth.

### Intergovernmental Coordination

- Request Wicomico County to recognize the Town's growth areas and amend the Water and Sewer Master Plan, as necessary to accommodate future growth;
- Work with Maryland Department of Planning to have growth areas placed into Priority Funding Areas;
- Enter into a partnership with the County to create an effective Transfer of Development Rights (TDR) program with incentives that would benefit both jurisdictions;
- Coordinate with County to review growth over a six-year period and update the Comprehensive Plan as necessary;
- Work with DART and Shore Transit to optimize use of public transportation in Maryland and Delaware by synchronizing their programs;
- Assign priorities for community facilities where major improvements will be needed to meet future needs and include these in the **Capital Improvements Program**.

A **Capital Improvements Program** is a blueprint for planning a community's capital expenditures and is one of the most important responsibilities of local government officials. It coordinates community planning, financial capacity and physical development.

A capital improvements program is composed of two parts -- a **capital budget** and a **capital program**. The capital budget is the upcoming year's spending plan for capital items (tangible assets or projects that cost at least \$10,000 and have a useful life of at least five years). The capital program is a plan for capital expenditures that extends five years beyond the capital budget.

*Massachusetts Municipal Data Management and Technical Assistance Bureau – March 1997*

## **Parks and Recreational Facilities**

- Creation and adoption of performance standards for new developments (i.e. developers are required to include no less than 20 percent of open space, that must be clustered and open for public use);
- Require a mix of passive and active recreational spaces;
- Provide 104 acres of new open space and conduct a study in both Delmar, Maryland, and Delmar, Delaware, to estimate the amount of additional open space needed to accommodate future population growth and meet the Open Space Program's goals;
- Provide 132 to 157 additional acres of new open space by 2030 to meet the Open Space Program's goals and conduct a study in both Delmar, Maryland, and Delmar, Delaware, to find potential spaces that could serve as park and recreation facilities;
- Provide appropriate space for the development of new parks and recreational facilities.

## **Public Schools Policies**

- Review the WCBE facilities improvement plan for annual updates;
- Work with both Counties (i.e. provide population data) to help the current rehabilitation and expansion project for Delmar Elementary School meet the Town's population needs;
- Optimize use of school facilities by allowing other uses to take place out of class hours (i.e. adapt playgrounds, classrooms, sports facilities to serve other age groups and activities)

## **Public Transportation**

- Conduct a study on private transportation alternatives to accommodate future growth and population densification;
- Promote use of the public transportation network by improving the reliability of the current bus system in terms of choice, comfort, accessibility and frequency;
- Perform a study in coordination with the States of Maryland and Delaware and surrounding municipalities for the potential extension of Bus Route 303 to Delmar through DART;
- Create and expand the pedestrian and bike network along State Street and around the historical neighborhood, with a potential side road leading to Salisbury.

## **Public Health**

- Ensure that residents have access to a good quality public health service;
- Consider the development of local public health facilities.

## **Public Safety**

- Per IAPC standards, Delmar may need to recruit at least three to four additional officers and additional resources to adequately provide services to the growing community. The Town should plan for the need for an increase in officers and the necessary equipment;
- The Town should work with the Volunteer Fire Department to ensure adequate resources are available and that the department is aware of potential future growth in Delmar;
- Improvements should be funded by new development within Town.

## **Libraries**

- Coordinate with the States of Maryland and Delaware and Wicomico and Sussex Counties to provide adequate funding for sustaining and expanding the Bi-State local public library;
- Work with Counties and agencies to improve and optimize use of already existing library resources (i.e. underutilized Bookmobile service) so that they continually answer the residents' needs.

## **Land Use and Zoning**

- Differentiate commercial uses allowed along U.S. Route 13 from those uses allowed downtown;
- Identify sensitive and forested areas to protect them and begin developing a "greenbelt" urban development boundary along the southern and eastern edge of Town.



# 7

## Water Resources Element



## **Chapter Seven - Water Resources Element**

*In 2006, the Maryland Legislature required all counties and municipalities to examine their water resources when predicting future growth. The Water Resources Element requires municipalities to analyze current water supplies, wastewater treatment plant capacity, and point source and non-point source loadings. When looking at the future growth needs, the Town must address any shortcomings of water resources and either change future land use scenarios to eliminate problem areas or provide options to address any limitations. The following section examines Delmar's existing water resources in conjunction with the Town's current development and projected future growth. Where necessary, improvements and alternatives to solve any water resource problems are discussed.*

### **Growth Assumptions**

In Chapter 6, the Municipal Growth Element established growth scenarios for the residential dwelling units in Delmar, Maryland. Delmar is distinguished in the characteristic that it spans two states with different laws and regulations. However, the water service for all users in the Town is provided by sources and treatment in Delaware. Conversely, the sewage treatment for all sewer customers in the Town (and some in Wicomico County) is accomplished at the WWTP in Maryland. For the purpose of the Water Resource Element, assumptions and projections will be made based on the actual water demands and sewer capacities experienced by the entire Town and surrounding areas. Three scenarios will be evaluated for predicting growth, including: Capacity Management Plan calculations, evaluation of infill within the existing corporate limits, and analysis of designated growth areas.

The Capacity Management Plan developed for the Town in 2007 and updated in July 2008. The CMP compiles actual approved and pending residential and commercial projects and forecasts build-out through 2020. The total anticipated usage for approved and pending projects in the updated July 2008 Capacity Management Plan is 1,453 EDUs (refer to Table in Appendix E).

Evaluation of infill involves identifying undeveloped lots within the existing corporate limits of the Town and estimating uses and potential demands based on zoning and lot size. The total potential usage within the existing town boundary is estimated at 916 EDUs based on zoning and acreage. Infill lots currently served by on-site septic systems must also be accounted for future municipal service and are estimated at 75 EDUs. Therefore, total projected infill usage within the existing corporate limits will be estimated at 991 EDUs.



Designated growth areas are areas outside the current corporate limits that would be most conducive to annexation due to serviceability, geographic proximity, and presence of community facilities. Four designated growth areas in Delmar, Maryland are described in the Municipal Growth Element. The total Residential usage estimated within the designated growth areas would include 978 EDUs. Commercial/Light Industrial areas are estimated at 1316 EDUs based on 376 developable acres at an average demand of 3.5 EDUs/acre. Therefore, total projected usage within the designated growth areas will be estimated at 2294 EDUs. Growth areas are not designated in Delaware at this time, but it is anticipated that growth outside the existing Town corporate limits in Delaware will be minimal, particularly with ongoing negotiations with Tidewater Utilities, Inc for future water and sewer service agreements east of Town.

This Water Resource Element will evaluate the Town's water supply, wastewater capacity, and source loading with respect to the Capacity Management Plan build-out scenario of 1453 EDUs. The hypothetical ultimate build-out scenario would account for full infill and complete development of all four designated growth areas resulting in an increase of 3285 EDUs. At this time it is highly improbable that the Town will experience this level of growth over the next 20 years. Therefore, build-out projections will be based on the Capacity Management Plan build-out scenario with an additional 100 EDUs included for unanticipated development, resulting in an additional usage of 1553 EDUs.

## **Water Systems**

### **Groundwater Sources**

The Town's sole source of potable water is groundwater from the Pleistocene formation in the Manokin and Columbia Aquifers. The Town has two wells to supply water but only well 3A is currently utilized to supply water to the public distribution system. These wells are located near the Delmar Water Treatment Plant (WTP) on York Street. The Town is currently attempting to obtain funding for construction of a back-up well in the Columbia aquifer in case the existing well becomes unavailable due to maintenance or failure.

The Town has recently adopted a Wellhead Protection Ordinance to provide guidance and recommendations to prevent source water contamination through land use regulations. The Ordinance establishes Wellhead Protection Areas, Source Water Protection Areas, and Groundwater Recharge Areas in Delmar and the surrounding area. The Town will utilize the Wellhead Protection Ordinance during project planning and evaluate potential problem areas and establish solutions to prevent source water contamination.

### **Well Production**

In 2008, the annual daily average was 331,000 gallons per day (GPD). This average is representative of the annual averages for the past decade. The peak month in 2008 was July with average daily usage of 395,645 gallons per day (GPD). Utilizing the average usage during the peak month and the Town's currently active 1,551 equivalent dwelling units (EDUs), the Town averages 255 GPD per EDU during the peak month. Applying this usage rate to the projected growth scenarios of 1553 EDUs in the Town, will result in an approximate increase in water demand of 396,015 GPD, bringing the total water supply required to 791,660 GPD. To validate this average usage estimate, if we use the MDE generally accepted projection of 100 GPD/person, multiplied by the average household size in Delmar of 2.55 persons, the average usage equates to 255 GPD/EDU.

### **Water Appropriations & Use Permit**

The Town's Water Appropriation and Use Permit (WAUP) allows for withdrawal of 438,000 gallons per well for a total of 876,000 gallons on a daily average on an annual basis. The permit allows for up to 650,000 gallons to be withdrawn from each well during the maximum day. In 2008, the annual daily average was 331,000 gallons per day, and the peak month was July with average daily usage of 395,645 gallons per day. The Town's well capacity is sufficient to meet the Town's future usage demands. However, implementation of the proposed media filter replacement will be necessary to allow the Town to meet the WAUP requirements for the average annual withdrawal per well.

In addition, *Recommended Standards for Water Works (2007)*, "Ten States Standards", requires that the total source capacity meet the peak demand with the largest well out of service. As previously stated, the Town is currently attempting to acquire funding to construct a 900 GPM (864,000 GPD) back-up well that has already been designed by its engineering consultant. Construction of this well will allow the Town to meet the projected supply requirements and permit regulations for the future growth scenarios with the largest well out of service. In the interim period, the Town should closely monitor water usage and well production as the Town continues to grow to ensure the WAUP requirements are being met.

The following table summarizes well capacities, current and future water supply needs.

**Table 7.1  
Well Capacities and Estimated Potable Water Usage (GPD)**

Well	Well 3A	Well 2A <sub>6</sub>
<b>Well Capacity (GPM)</b>	750	900
<b>Max. Capacity<sub>1</sub> (GPD)</b>	720,000	864,000
<b>Permitted Avg. Annual Capacity (GPD)</b>	438,000	438,000
<b>Permitted Max. Day Capacity (GPD)</b>	650,000	650,000
<b>Existing Average Usage<sub>2</sub> (GPD)</b>	331,000	0
<b>Existing Peak Month Usage<sub>2</sub> (GPD)</b>	395,645	0
Well	All Wells	
<b>2030 Projected Growth<sub>3</sub> (EDUs)</b>	1553	
<b>Additional Projected Supply Required<sub>3</sub></b>	396,015	
<b>Total Projected Supply Required</b>	791,660	

<sup>1</sup> Maximum well capacity is based on 16 hour runtime at the well's rated GPM flow rate.

<sup>2</sup> Existing usage is based on metered well production in gallons per day for 2008.

<sup>3</sup> 2030 Projected Growth and Supply Required are based on current well production during the peak month and projected future growth scenarios and assumptions presented. Actual water demand will have to be monitored as growth continues.

<sup>4</sup> Well 2A is not currently being used as a water source because it is not needed to meet demands.

### Water Quality

Both wells yield high quality water, with the exception of iron contamination. However, there are no health risks associated with the pretreated iron levels. In June 2008, the Town published the "Annual Drinking Water Quality Report" stating there were no violations of EPA Maximum Contaminant Levels (MCL).

Raw water from the wells is treated at the Delmar Water Treatment Plant located on York Street. The water treatment process includes chlorine disinfection, fluoridation, and media filtration for iron removal. Iron removal is performed to reduce the iron concentration to meet recommended levels for aesthetic and maintenance purposes. The media filters are currently in need of replacement to facilitate continued iron removal. The Town is currently attempting to procure funding for this maintenance project. Currently, the Town is running Well 3A throttled back to about 500 gallons per minute (GPM) so the media filters can effectively remove the iron. Assuming a 16 hours/day run-time, this equates to 480,000 GPD. Raw water from Well 2A has a higher flow rate and higher iron concentration which the depleted filters cannot effectively reduce to the SMCL of 0.3 ppm.

## **Water Storage**

“Ten States Standards” require that finished water storage facilities have sufficient capacity to meet one day’s domestic usage plus fire flows. Where source water and water treatment facilities have back-up power, available capacity can supplement peak storage demands.

The projected 2030 domestic usage would be the average daily usage during the peak month, realistically in the order of 791,660 gallons. The fire flow storage required would be calculated based on 1500 GPM fire flow for 2 hours, which is equal to 180,000 gallons. Therefore, total storage required would be 971,661 gallons. Storage for the distribution system is currently provided by two elevated storage tanks with a total storage of 550,000 gallons. The water supply and treatment systems can supplement an additional 480,000 gallons, if required. Therefore, the two towers, in addition to the additional storage offered by the water supply and treatment facilities with back-up power, provide 1,030,000 gallons. This equivalent storage provides sufficient capacity and pressures for the existing and future distribution system demands.

## **Water Summary**

The Town currently has sufficient water supply and storage capabilities to accommodate the current population and projected future growth with the existing facilities. However, the Town will need to have the existing media filters at the WTP replaced to meet permit limitations for average annual withdrawal and install a back-up well to meet source redundancy requirements. The Town will need to closely monitor well production to determine if an amendment to the WAUP is in order utilizing the existing wells or any future wells to meet its future growth needs.

## **Wastewater Systems**

### **Wastewater Flows**

The Town currently averages approximately 450,000 GPD of wastewater based on the Town’s wastewater treatment plant’s effluent meter over a 5 year period from January 2004 through December 2008. Based on 2441 EDUs actively utilizing the sewer system, this equates to approximately 184 GPD per EDU served by the system. The treatment facility is currently permitted for 650,000 GPD which puts it at 69% of rated capacity.

Projected growth of 1553 EDUs, at an average of 250 GPD/EDU, will result in an approximate increase in wastewater flows of 388,000 GPD. This growth projection will bring the total average daily flow for the WWTP to 838,000 GPD. A project was recently initiated (bidding is complete and construction is scheduled to begin in June 2009) by the Town to upgrade waste treatment to enhanced nutrient removal (ENR) levels. After the ENR upgrades are completed, (the project is scheduled for completion in the Fall of 2010) the plant will be permitted for 850,000 gallons per day. With the addition of a surge tank and the increase in the WWTP’s overall rated capacity, the facility should be able to handle the projected growth for 2030 and normal peak or wet weather flows.

## **Wastewater Treatment**

The waste is currently treated to a secondary level utilizing activated sludge, secondary and tertiary clarification. TMDL loading allocations necessitate that nitrogen and phosphorus levels be reduced. The ENR upgrades taking place in the near future will allow the WWTP to meet ENR goals. The project includes modifications to the existing aeration treatment basin to utilize the Modified Ludzack-Ettinger (MLE) process to achieve BNR effluent goals and installation of a de-nitrification filter to meet ENR effluent goals.

## **Nutrient Loads**

The Town owned and operated WWTP discharges into Wood Creek, a small tributary of the Wicomico River. Under the Chesapeake Bay Tributary Strategy, the Town's wastewater treatment plant is currently assigned annual Total Maximum Discharge Loading (TMDL) goal of 15,829 pounds per year for Total Nitrogen, which equates to 8.0 mg/L. Total Phosphorus has a goal of 989 pounds per year which equates to 0.5 mg/L. After the ENR upgrades are completed, the new effluent discharge limit for Total Phosphorus will be 0.3 mg/L (777 lbs/yr). Total Nitrogen will be limited to 4.0 mg/L (10,355 lbs/yr). Current and future nutrient loads are located in Appendix F.

## **Inflow & Infiltration**

Although the WWTP regularly meets its permitted capacity rating based on the average monthly flow, during periods of heavy precipitation, the WWTP can at times exceed its capacity by more than twice the rated discharge. There is sufficient evidence to indicate that significant inflow and infiltration (I&I) is received at the WWTP. Over the years the Town has replaced aging gravity sewer in several areas of Town to address issues. The Town has also performed an I&I study to identify problem areas and prioritize repairs or replacements of aging sanitary sewer mains where necessary. Additional I&I investigation and repairs are scheduled for 2010 if sufficient funding allocations permit.

## **Septic Systems**

Currently there are an estimated 75 to 80 on-site septic systems in use within Town limits in areas that are not served by the central collection system. There are no immediate plans to extend sewer service to these areas. The Town requires all properties that are annexed into the Town to connect to the public water and sanitary sewer systems. No new septic systems are being anticipated for future growth areas.

## **Wastewater Summary**

The Town's existing WWTP has sufficient capacity to treat wastewater flows generated by the current population. However, projected future growth would cause the facilities to exceed capacity and TMDL limits. The WWTP ENR upgrades, which are currently in process, will allow the WWTP to meet future flow capacity projections and TMDLs for Total Nitrogen and Total Phosphorus.

## **Hypothetical Build-Out Scenario**

The following build-out discussion takes into consideration the water needs and wastewater capacity needs the Town will have if all four growth areas are completely developed. Please keep in mind that this scenario is not expected to happen within the 2030 planning period of this document.

Hypothetically, 2294 residential units are possible in all four growth areas and including all undeveloped and underdeveloped parcels within the existing Town limits. It is estimated that the wastewater treatment system would receive an additional 573,500 gallons per day capacity and the Town's wells would need to provide an additional 584,970 gallons per day. This would require upgrades to the wastewater treatment facilities and water supply and treatment facilities.

## **County Water and Sewer Master Plan**

*Wicomico County is in the process of updating its Water and Sewer Master Plan. Currently, the draft Water and Sewer Master Plan only indicates potential water and sewer service in the old growth area based on the County's 1998 Comprehensive Plan and Delmar's 1997 Comprehensive Plan. The growth areas were modified in this plan and were endorsed by the County and County Planning Staff at an open public workshop on June 16, 2008. The new service areas for Delmar will be indicated in the County's draft plan and the accompanying maps.*

## **Stormwater Loading**

Delmar plans to increase the Town corporate limits in order to accommodate future residential growth and to provide areas for commercial and industrial growth. Future non-point source loads are based on the need to increase residential areas by 645 acres and the potential for 323 acres of commercial property and 190 acres of industrial property. Increase in development may result in the increase of stormwater runoff and non-point nutrient loading. Currently, Wicomico County reviews all stormwater related issues in the Town however, any future developments will be required to minimize if not eliminate any increase in stormwater runoff.

## **Land Use Scenarios**

Delmar has a substantial amount of existing development beyond the Town boundaries but within the planned growth areas. The Town assumes considerable obligations to supply certain services to these developments outside the Town boundaries. The existing Town boundary created partial enclaves of unincorporated lands by extending the Town boundaries to remote areas. The Town mapped future growth areas that will increase the Town by more than double is necessary not only to make the Town boundary compact and remove the enclaves of unincorporated lands and incorporate the existing development to which the Town is already providing partial services but also to control the type of development and to direct growth in the designated areas and to allow for developer contributions for adequate public facilities and for conservation.

For the previously mentioned reasons, the Town ability to create a land use scenario that has least impact on the environment is minimal. The Town should exercise extra care when dealing with regions located near sensitive or critical areas, streams, or forested areas in order to protect the environment. However, annexing the existing development and connecting these developments to the Town's wastewater treatment plant will benefit the environment by improving the quality of water.

Two land use scenarios were performed to determine the non-point source loading (See Appendix F). The first scenario looks at only infill development within the existing Town boundaries and the second scenario is ultimate build out in the mapped growth area. The second scenario will reduce the nitrogen loading substantially with only a small increase of phosphorous loading, assuming that all septic systems will get connected to the wastewater treatment plant.

### **Non-Point Source Loading**

Based on the non-point source (NPS) worksheet provided by the Maryland Department of the Environment, it is estimated that the Town is generating 28,204 pounds of nitrogen per year. Potential new growth is estimated to decrease discharge levels to 20,454 pounds of nitrogen per year generated by stormwater runoff; an decrease of 7,750 pounds per year. Phosphorous levels are currently being discharged at an estimated 2,167 pounds per year. Projected future growth is estimated to increase phosphorous discharge to 2,223 pounds per year; an increase of 56 pounds per year. All estimates are based on projected future growth occurring inside and outside of the existing Town limits. Any new development annexed into the Town will be required to address nutrient loading.

MDE nitrogen, phosphorous loading and impervious surface estimates are based on land use assumptions. The land uses discussed in the Land Use Chapter of this plan do not match MDE's land use categories. Delmar will work with MDE and Wicomico County to simplify and coordinate non-point source loading estimates and to coordinate improving the Town's stormwater load reduction efforts.

### **Total Maximum Daily Loads (TMDLs)**

The Federal Clean Water Act requires the State of Maryland to identified water bodies that are impaired and/or high in quality (Tier II water bodies). The impaired water body list is updated annually by the State.

The Nanticoke River is considered by the State to be an impaired water body based on existing bacteria and biological impairments. The State has provided a draft TMDL plan to EPA for approval. The Town will work with the State to follow any approved TMDL plans and to monitor the State's water quality reports for the Nanticoke River.

Plum Creek, which is in the vicinity of Delmar, is listed as a Tier II water body. Tier II water bodies have a special permit process for new development which is required under State law. Currently, Delmar's designated growth areas as shown on Map 5 do not encroach on Plum Creek. The Town will work with MDE and the County on development south of the existing Delmar boundaries to determine if Plum Creek will be affected and to see if permitting is necessary for development.

As discussed earlier, Wood Creek and the Wicomico River receive point source and non-point source discharge from the Town of Delmar. The suitability of Wood Creek, the Wicomico River, and the Chesapeake Bay and its tributaries, for receiving waters is difficult to assess. Delmar is a small contributor, albeit a contributor, to the Wicomico River watershed.

The purpose of a TMDL is to reduce water impairments, which suggests these waterways are no longer suitable for WWTP discharge, stormwater point source discharge or urban runoff. Regardless of a TMDL, as in the case for Wood Creek and portions of the Wicomico River, unfettered discharge could impair these waterways, thus making it "unsuitable" for discharge. However, the location of Delmar and its infrastructure prior to development of a TMDL limit the Town's ability to reduce its impacts.

Delmar is making strides to improving its effluent discharge, as well as requiring developers to better take care of the areas natural resources, and will continue to do so.

### **Impervious Surface**

According to estimated calculations using the Maryland Department of the Environment's methodology, the Town's current impervious surface totals 495 acres. Future growth will lead to a 359 acre increase of impervious surface resulting in a total of 854 acres of impervious surface. Even though Town has plans of increasing its size by 72.6% the nitrogen loads will be decreased by 27.5% and phosphorus loads increase by 2.6%. Currently the Town's growth area has more than 250 single family homes and approximately 550 acres of commercial acres that are on septic systems. If these areas get annexed into the Town and connected to the Town's wastewater treatment plant, it will reduce nutrient loadings and thereby improve the quality of water.

•



## Policies and Recommendations

### Potable Water

- Monitor well production to ensure water supply is below WAUP thresholds;
- Replace the existing media filters at the WTP to meet permit limitations for average annual withdrawal
- Install a back-up well to meet source redundancy requirements.
- The Town will need to closely monitor well production to determine if an amendment to the WAUP is in order utilizing the existing wells or any future wells to meet its future growth needs.
- Update the Capacity Management Plan in order to allocate EDUs for infill development and possible future annexations;
- Enforce the wellhead protection and excellent recharge areas protection ordinance to best ensure protection of the Town's source water areas;
- The Town should educate residents and businesses on water conservation techniques in order to decrease the average gallons per day;
- Water meters should be periodically inspected to ensure proper water usage is being documented.

### Wastewater Treatment

- Proceed with planned wastewater treatment plant upgrades to increase capacity and improve nutrient loading;
- Update the Capacity Management Plan in order to allocate EDUs for infill development and possible future annexations;
- Perform an inflow and infiltration study to identify problem areas and subsequently repair or replace any items deemed necessary.

### Stormwater and Non-Point Source Loading

- Use stormwater best management practices in order to limit non-point source runoff;
- Use stormwater best management practices to eliminate an increase in stormwater runoff if applicable.

### Impervious surface

- Encourage the use of open space and pervious concrete to decrease impervious surface.

### Land Use and Zoning

- Encourage the use of **Best Management Practices** (BMPs) to minimize the impact of forestry practices on water quality.



# 8

## Transportation



## Chapter Eight - Transportation

*The movement of people and goods is an important aspect of all growth plans. The Transportation Element examines the existing transportation infrastructure and any deficiencies that may exist. Beyond streets and roads, this element also examines the pedestrian, bicycle and public transportation aspects of the entire transportation system. Next, the relationship between land use, future growth and necessary improvements to the transportation system will be examined. If necessary, improvements to the transportation system will be recommended and funding sources will be discussed.*

*The Town hopes to realize its future vision for transportation needs in the Town – safe streets to walk, bike and drive.*

### Goals and Objectives

- Take advantage of the existing roadway system, while maintaining its capacity and safety integrity;
- Foster development near freeways and arterials, while building well-connected local streets and roads to be part of the roadway network;
- Provide alternative transportation modes for residents by improving pedestrian and bicycle facilities within the Town and along intra-city roadways;
- Encourage use of public transportation services;
- Program funding for expected roadway improvements;
- Find public and private funding for building new roadways, maintaining existing roadways and for the creation of sidewalks and bikeways;
- Monitor the State's Highway Needs Inventory and County plans for road construction;
- Protect sensitive areas;
- Implement access management strategies, where applicable, and discourage street access for new development along Main Street;;
- Limit impervious surfaces where possible.

## Roadway System\*

Delmar is in a very accessible location via travel of north-south roadway U.S. Route 13 and of east-west Maryland Route 54, which is the prolongation of State Street, Delmar's "main street". Both Maryland 675 and Delaware 54 intersect at the center of Town, dividing the Town into four quadrants, and serve both local and regional traffic.

Furthermore, Maryland Route 675 – which branches out from U.S. Route 13 – provides a direct entrance to downtown and connects with State Street. Pennsylvania Avenue, located along the railroad, also connects the Town's downtown area to neighborhoods throughout the Town in both Maryland and Delaware on a north-south axis. The classification of roadways discussion below better details the various roadways throughout the Town and their intended use. The location of roadways and pedestrian paths can be found on Map 6 – Transportation.

### Functional Classification of Streets\*\*

The initial and most essential step in developing a balanced transportation plan that addresses future growth is the classification of the function of streets indicating the service they were designed to provide.

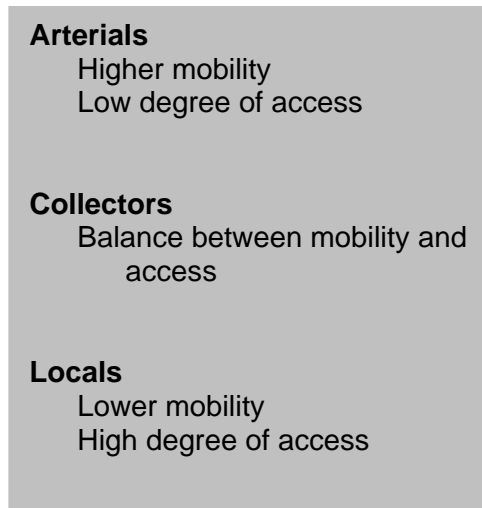
There is a basic relationship between functionally classified highway systems in serving traffic mobility and land access, as illustrated in Figure 8.1. Arterials provide a high level of mobility and a greater degree of access control, while local facilities provide a high level of access to adjacent properties but a low level of mobility. Collector roadways provide a balance between mobility and land access.

Typically, travelers will use a combination of arterial, collector, and local roads for their trips. Each type of road has a specific purpose or function. Some provide land access to serve each end of the trip. Others provide travel mobility at varying levels, which is needed en route.

*\* For roadways under State jurisdiction, the State Highway Administration (SHA) might have different regulations and definitions.*

*\*\* Federal Highway Administration - Flexibility in Highway Design. Chapter 3 – Functional Classification*

**Figure 8.1**  
**Relationship of functionally classified highway systems in serving traffic mobility and land access.**



Source: *Safety Effectiveness of Highway Design Features, Volume I, Access Control*, FHWA, 1992

Delmar’s roadway system consists of a combination of “arterials”, “collectors” and local streets. The Town’s streets were classified based on the University of Wisconsin-Madison engineering department and the S-WMPO’s classifications (the S-WMPO Interim Transportation Plan – Draft Report, August 2005 can be found at: <http://www.wicomicounty.org/PIO/MPO%20Draft%20Doc.pdf>). The various functional classifications are defined below.

**Table 8.1**  
**Functional Classification of Streets**

Functional Classification	Street Name
Freeway	Alternate Route 13/Salisbury Bypass
Major Arterials	U.S. Route 13
Minor Arterials	MD Route 54/State Street MD Route 675/Bi-State Boulevard
Collectors	Pennsylvania Avenue Foskey Lane DE Route 502/Old Racetrack Road Connelly Mill

\* Remaining Town streets not listed above are considered “local streets”, “cul-de-sacs” or “alleys” under the functional classification system.

- **Freeway:** *Limited access divided highway for intercity traffic movement.\**

The closest freeway to Delmar is the Salisbury Bypass located to the south of Town, between the two municipalities. It can be accessed via U.S. Route 13 and is considered a “freeway” based on its limited ingress/egress and use for intra-city traffic.

- **Major Arterials:** *For major inter-city and intra-city traffic movement with limited access to fronting properties.\**

U.S. Route 13 is a major arterial which provides access to various commercial uses and enables people to travel to Delmar or Salisbury.

- **Minor Arterials:** *Primary purpose is to move traffic between neighborhoods and parts of the Town and provide access for commercial properties.\**

State Street and Bi-State Boulevard are classified as minor arterials since they provide access between neighborhood and other parts of the Town, as well as intra-town access. They are both aligned with commercial properties and play the roles of entryways from U.S. Route 13 to downtown.

- **Collectors:** *Connect residential streets and neighborhood connector streets through or adjacent to more than one neighborhood and have continuity to arterials.\**

The designated collectors connect various neighborhoods via neighborhood collectors throughout the Town and provide access to the various arterials. SHA also classified a section of State Street, west of Bi-State Boulevard, as a collector road.

- **Neighborhood Collectors:** *Connects residential and local streets within a neighborhood to collector streets and to the arterial street network.\**
- **Local Streets, Cul-de-Sacs and Alleys:** *Provides access to residences within a neighborhood, abutting properties, and the rear property line of abutting properties, respectively.\**

The Town has an adequate system of arterials, collectors and local streets. However, there are a few transportation issues that will need to be addressed as future property is developed, including heavy truck traffic on inappropriate roadways and some interconnectivity problems caused by the presence of the train tracks. It is also important to create new roadways in a manner that channel future traffic within the Town to the appropriate arterials and collectors. New ingress and egress from U.S. Route 13 should be avoided unless other means of access to the property cannot be utilized.

*\*Source: University of Wisconsin-Madison; Municipal Engineering Fundamentals for Non-Engineers.*

## Levels of Service Standards

The ability for a roadway system to carry traffic can be measured quantitatively using Levels-of-Service (LOS) analysis. LOS reflects the analysis of a number of factors affecting the free flow of traffic, including: the degree of congestion, speed and travel time, traffic interruption, freedom to maneuver, safety, driving comfort and convenience. LOS calculations are generally accepted standards and are used in traffic impact analyses to determine the affects new developments have on roadways.

LOS standards and future traffic impacts are directly related to land use. In other words, the actual proposed future use of land, including the intensity of the future land use, directly affects the LOS of adjacent roadways and intersections. Traffic impact studies are recommended for future development to ensure that the LOS does not fall below an acceptable level.

## Highway Needs Inventory

The 2006 Highway Needs Inventory (HNI) for Wicomico County stated the portion of U.S. Route 13 north of the Salisbury Boulevard/Ocean Highway was due for “divided highway reconstruction with access control improvements”. As of the date of this plan, no projects have been developed for that area. No other areas in Delmar are discussed in the State’s most recent Highway Needs Inventory for Wicomico County.

*“The future vision for Wicomico County should be streets that are pleasant to walk along, safe and efficient bike routes, effective incentives for carpools and vanpools, and a network of roads that moves people and goods efficiently throughout the County. The goal must be to shift from moving vehicles, to strategies that will result in balancing the need for cars and trucks, transit riders, bike riders, walkers, agricultural operations and emergency services.”*

*- Wicomico County  
Comprehensive Plan*

## Alternative Transportation

### Pedestrians and Sidewalks

Sidewalks are scattered throughout the Town and help with local travel of citizens. All residential neighborhoods should have sidewalks required in front of existing homes where sidewalks do not currently exist. The Town should enact policies and seek out grants to help with the creation of sidewalks throughout existing residential areas. For new residential development, sidewalks should also be required.

### Bicycle Network

There is currently only one bicycle path in Delmar that runs along Delaware/Maryland Route 54 and extends to the east of Town. However, the existing road network and scenic landscapes throughout the region offer multiple opportunities for the expansion of a bike network around Delmar.



Many organizations and agencies in Maryland support the development of bicycle and pedestrian paths. Supportive documents include the Maryland Department of Transportation Twenty Year Bicycle and Pedestrian Access Master Plan, Wicomico County Comprehensive Plan, Salisbury Parks and Recreation and the Salisbury-Wicomico Metropolitan Organization (S-WMPO) Long-Range Transportation Plan (LRT), to name a few.

### Proposed bicycle paths

The possibility of extending the bicycle network between Delmar and Salisbury has recently been explored to provide an alternative route to U.S. Route 13, currently unsuitable for bicycle or pedestrian activity. Two bike path concepts have thus been developed in coordination with Wicomico County and the two municipalities: one to the east of Route 13 and one the west (See Map 6 – Transportation).

The first one, a 7.5 mile bike path to the west would link downtown Delmar directly to Salisbury’s North Prong Revitalization Plan Area, located west of downtown. The second bike path would branch out of Delaware/Maryland Route 54 bike path onto Stage Road, unfold along a number of scenic roadways (i.e. Williams Mill Pond Road) and enter Salisbury through the City Park and Zoo (for a total of 13.5 miles).

Bicycle signage or right-of-ways should be included for the following streets when new developments or road improvements are pursued (in **bold** are the roads which are completely or partially under the Town of Delmar’s responsibility):

The western route:

- **South Pennsylvania Avenue**
- **Foskey Lane**
- **Connelly Mill Road**
- Jersey Road

The eastern route:

- **Stage Road**
- Williams Mill Pond Road
- (a potential connection to the mall via Dagsboro Road)
- Brown Road

The Wicomico County Metrocore Plan has developed “concept bike paths” within the City that tie in with the two routes described above and for which precise routes will be studied and determined at the time of their construction.

The bicycle network’s success depends on the variety of uses it provides. Rather than just fulfilling a recreational function, it can also be used for shopping purposes. For instance, the extension of the western bike route to U.S. Route 13 and its businesses through Connelly Mill Road (branching out from Foskey Lane) and Naylor Mill Road (from Jersey Road) should be considered. In short, the more functions bike networks have, the more cyclists will be inclined to use them.

*“Maryland will be a place where people have the safe and convenient option of walking and bicycling for transportation, recreation, and health. Our transportation system will be designed to encourage walking and bicycling, and will provide a seamless, balanced and barrier-free network for all.”*

Maryland Department of Transportation – 20 year plan  
<http://www.marylandtransportation.com/Planning/Bicycle/FINALB.PDF>

## **Public Transportation**

Detailed information concerning public transportation serving Delmar can be found in the Community Facilities chapter. The Town should work closely with Shore Transit and DART as the Town grows to help provide more efficient and available bus stops and routes. This can also be achieved by improving the level of safety, aesthetics, comfort, affordability and successful advertising.

## **Access Needs Areas**

The Transportation Map (Map 6) shows several “access needs” areas in Maryland where if development occurs, new street development will need to connect the existing roadway network. The areas discussed below are also recognized in the Development Capacity Analysis as areas where residential development is possible, but roadways and sidewalk do not exist. This analysis should help with assisting the Town in recognizing potential problem areas where large new development is possible.

### **Access Needs Area 1**

Access Needs Area 1 (AN1) is located south of State Street, between Bi-State Boulevard and U.S. Route 13, contiguous to the downtown area. It consists of agricultural, forested and residential developments, as well as a number of right-of-ways that end up in cul-de-sacs. For some reason, the existing grid like street network which has developed east and west of AN1 is interrupted in this area, even though some streets arbor the same name on each side (Chestnut, Pine and Walnut Streets).

It is recommended that, as new residential developments occur, these streets be connected so as to pursue the grid like street pattern in AN1. This will help increase accessibility and permeability in the area as well as expand the downtown central business district and contribute to the enhancement of a neighborhood atmosphere.

### **Access Needs Area 2**

Access Needs Area 2 (AN2) is located south of the Central Business District and AN1. Two roads are already present in AN2, which intersect in the middle of the area: Bi-State Boulevard (a minor arterial) and Foskey Lane (a collector). The development capacity analysis illustrated on Map 5 – Growth Areas shows that AN2 has a high capacity development opportunity of 426 additional residential units that will likely cause an increase in traffic to Bi-State Boulevard and Foskey Lane. New neighborhood collectors and local streets need to be planned to provide access to new residential properties. It is recommended that the downtown grid-like street network be extended as much as possible into AN2 so as to reproduce the small town atmosphere and ensure connectivity and continuity within different parts of Town. Furthermore, the development of cul-de-sacs should be avoided since studies have shown their negative impacts on health and the environment. Lastly, any new street should be carefully developed according to Level of Service Standards (LOS) in the area.

# Improvements Plan

## Short Range

Over the next five years, the Town should plan for road repairs and improvements downtown. Another short range goal is for Delmar to actively study its needs in terms of public and private transportation and coordinate with the States of Maryland and Delaware, Wicomico and Sussex Counties, surrounding municipalities, the S-WMPO and other local organizations for the development of a consistent transportation plan.

## Intermediate Range

More improvements will be required within the Town over the next 5 to 15 years. While many of the local streets will likely maintain their integrity, collectors and arterials in the Town may need some more extensive repairs. The Town should monitor the integrity of the collector systems to ensure any necessary repairs are taken care of proactively; this includes capital improvements budgeting and seeking funding in advance of problems occurring.

Salisbury-Wicomico Metropolitan Planning Organization (S-WMPO), which also includes the Cities of Salisbury and Delmar and the Town of Delmar, Delaware. SWMPO released its Long-Range Transportation Plan (LRTP) in October 2006:

*“The Town of Delmar’s primary traffic flow problems are centered on the high volume of truck traffic using minor regional highways to travel between U.S. Route 50 and U.S. Route 13. The Town’s Comprehensive Plan (2005) proposes new road construction, improvements to existing roads, and intersection improvements as the primary methods of improving traffic flow in Delmar.*

*Other recommendations in the Town’s Comprehensive Plan include the improvement and extension of Delaware 502 from its intersection at Bi-State Boulevard eastward to U.S. Route 13, ultimately creating a northern bypass around Delmar that would handle through truck traffic and local trucking. Another suggestion is to improve Connelly Mill Road to provide an outlet for industrial traffic south of Delmar to reach U.S. Route 13 because of safety concerns and traffic conflicts with a local school and park.”*

These recommendations are still valid at the time of Delmar’s 2009 Draft Comprehensive Plan, to the exception of the proposed improvements for Connelly Mill Road. Indeed, as discussed in the Alternative Transportation section, it is recommended that part of this road be reserved for bicycle access. If truck and bike traffic turn out to be incompatible, an alternative bike path must be sought for.

Furthermore, special attention should be paid to new development in Access Need Areas One and Two. These areas contain many large lots that can be subdivided into multiple lots for residential development.

Ingress/egress to properties adjacent to U.S. Route 13 should be limited. State Highway Administration has enacted an access management program that the Town should ensure is followed prior to approving of development plans. Where possible, interparcel connectors should be encouraged.

All development in designated future growth areas should be required to provide traffic impact statements for new development, indicating the increased impacts each development will create and further taking into consideration committed development. Any roadways which fall below the required LOS standards should be upgraded where possible at the developer's expense. All transportation improvements should be discussed up front with the land owner as part of the annexation process and should be explicitly written into the annexation agreement.

### **Long Range**

Over the next 30 years, the Town should continue to monitor the HNI and the integrity of existing roadways. Capital improvement programs should continue to focus on inevitable future maintenance so funding is available for repairs prior to a need for repair funding occurring. Access needs areas will continue to require monitoring to ensure safe movement of residents and goods.

### **State and Local Responsibilities**

With the exception of state roadways, existing and future roadways within the corporate limits are the responsibility of the Town of Delmar to inspect and maintain. The Town should work closely with the State to discuss any future improvements along Maryland Business Route 13, Bi-State Boulevard and State Street. The Town should also discuss with the State any future development that will affect the LOS standards of roadways under state jurisdiction.

### **Financial Impact and Funding Mechanisms**

The Town should minimize financial impact by passing the financial burden of creating new infrastructure onto developers. The Town can creatively allow for upgrading existing streets and the development of new streets and infrastructure through properly executed public works agreements.

For the continued maintenance of Town streets, the Town should forecast the budget to anticipate repairs for existing streets and sidewalks based on best practices for age and use standards.

## **Salisbury-Wicomico Metropolitan Planning Organization**

As discussed previously, Delmar is within the Salisbury-Wicomico Metropolitan Planning Organization (S-WMPO) and continues to provide representation for the Delmar on S-WMPO matters. Several plans have been generated affecting the short-term and long-term prospects of the area, which can be found at <http://www.swmpo.org>. The Town should continue to provide support and guidance to S-WMPO as growth and growth plans will continue to affect transportation systems and infrastructure in the community.

## **Policies and Recommendations**

The following policies and recommendations are being suggested to allow the Town to meet its transportation needs:

- Coordinate with State, County and local agencies to achieve consistency in their transportation plans;
- Continue to cooperate and participate in S-WMPO meetings and planning studies. Also, continue to provide growth and transportation information to S-WMPO as discussed in this plan;
- Require traffic impact analyses for residential subdivision/ development of four lots or greater and for all new commercial development;
- Pay special attention to development in Access Needs Areas to ensure impacts on affected roadways are mitigated;
- Create provisions within developers' agreements that require developers to pay for necessary street and sidewalk or bicycle improvements, but to also seek reimbursement for the proportionate share of future development;
- Determine the likeliness repairs will be necessary and forecast the budget far enough in advance to make said repairs;
- Seek out grant money where applicable;
- Periodically review the most recent Highway Needs Inventory for the County to see if repairs are forecasted within Delmar;
- If necessary, communicate repair needs along roadways under SHA control to be placed on the HNI report;
- Cooperate with the City of Salisbury, the S-WMPO, Wicomico County and the Department of Parks and Recreation to encourage the development of a bicycle network between Delmar and Salisbury.



# 9

## Housing



## Chapter Nine - Housing

*The future growth of Delmar depends in great measure upon the development of housing and its availability in quantity and variety within a broad price range. The provision of areas, and the redevelopment and maintenance of attractive residential neighborhoods, protected from adverse effects of traffic and incursion of incompatible uses, are also major considerations in the relocation of new industry and future growth of Delmar. No other element in the physical development of a community has such a direct influence of its future. For this reason, the Housing Element is included within the framework of the Comprehensive Plan so that housing proposals can be fully integrated into community development proposals.*

*This element focuses on the need for creating or preserving workforce housing and affordable housing for the lower income segments of the population in Delmar and offers possible solutions to any affordable housing problems.*

### **Housing Deficiencies**

The combined background information provided in the 2005 Comprehensive Plan and in Chapter Three of this document indicates that a substantial portion of the housing in Delmar is old and in need of repair. In addition, certain areas, particularly at the northwesterly sector of Delmar, are in need of clearance, rehabilitation or redevelopment or a combination of all three. These general conclusions were based upon age and value of housing (as compared with the same statistics for the State of Delaware), crowding and a windshield survey of the various residential areas in Delmar. The background study revealed that housing, occupied by minority groups, is in a deteriorated or dilapidated condition. Other factors, such as family income as correlated to age, and size of family, would corroborate the general statement that the elderly, the low income family and the large family occupy poorer housing and bear the brunt of housing deficiencies.

Middle income families also find it increasingly more difficult to purchase a home because of the rising cost of land and homes. Their ability to live and prosper in the Town is essential to the community's quality of life. Therefore, the Town should provide medium and low-income families with information on housing program's that can assist them in purchasing homes within the Town.



## Goals and Objectives

### General

- In an effort to provide a comprehensive approach to relieve housing deficiencies and provide more housing in Delmar, the following goals are recommended:
- A variety of housing types should be provided for within the Town's land use controls;
- The Town housing and building codes should ensure high standards of quality in new construction, but with sensitivity to housing affordability;
- The Town should continue to encourage, through both private and public actions, the renovation or removal of substandard housing;
- Continue to encourage, through both private and public actions, an opportunity for all families to live in homes in price ranges that are affordable;
- Federal and state programs should be utilized when appropriate to help meet Delmar's housing needs.

### Affordable Housing

Recent studies have shown that focusing affordable housing programs around median income families can lead to a further shortage of housing for very low- and extremely low-income households. Delmar has adopted the following goals and objectives to address affordable housing:

- Create new affordable housing units and preserve existing affordable housing units;
- Address housing abandonment;
- Recognize the need for increased policies to develop affordable housing;
- Address affordability needs through mandates placed on new residential development;
- Create a funding source in order to have matching grant funds for grant programs in both Maryland and Delaware;
- Recognize the need to address housing affordability for lower income households (below 50% of the median household) without creating neighborhoods or pockets of poverty within the Town;
- Provide outreach programs with citizens in order to address NIMBY ("not-in-my-backyard") issues and with housing developers to address income/profit feasibility issues.

## **2006 House Bill 1160**

### **Workforce Housing Grant Program (WHGP)**

Maryland House Bill 1160 of 2006 established the Workforce Housing Grant Program (WHGP) through the Department of Housing and Community Development. The WHGP was set up to create and preserve workforce housing units in local jurisdictions. In order for Delmar to qualify for funds available through the WHGP, the Town must have adopted a Comprehensive Plan with a Workforce Housing Element that assesses workforce housing needs. The plan must also contain goals, objectives and policies to preserve or develop workforce housing.

However, workforce housing only focuses on affordability for a certain segment of the population; specifically, the need for affordable housing for very low- and extremely low-income households is ignored. Although it is possible that Delmar may be able to solve any affordable housing issues without participating in the WHGP, the Town is seeking eligibility for program funds should the need exist.

### **WHGP Definitions and Standards**

House Bill 1160 has several definitions that must be discussed in order to determine workforce housing needs in the Town.

1. "Affordable" housing is housing that does not exceed 30% of a household's income;
2. For rental housing, "workforce housing" is housing that is "affordable" for households between 50% and 100% of the "area median income";
3. For homeownership housing, "workforce housing" is housing that is "affordable" for households between 60% and 120% of the "area median income";
4. "Area median income" is defined as the median household income for the area adjusted for household size as published and updated annually by the U.S. Department of Housing and Urban Development (HUD).

### **Workforce Housing Assessment**

The following table shows median household incomes for household sizes between one and eight members in 2008, as published by HUD. The table also indicates the WHGP income standards for workforce rental and homeownership housing for each group.

**Table 9.1  
WHGP Income Standards**

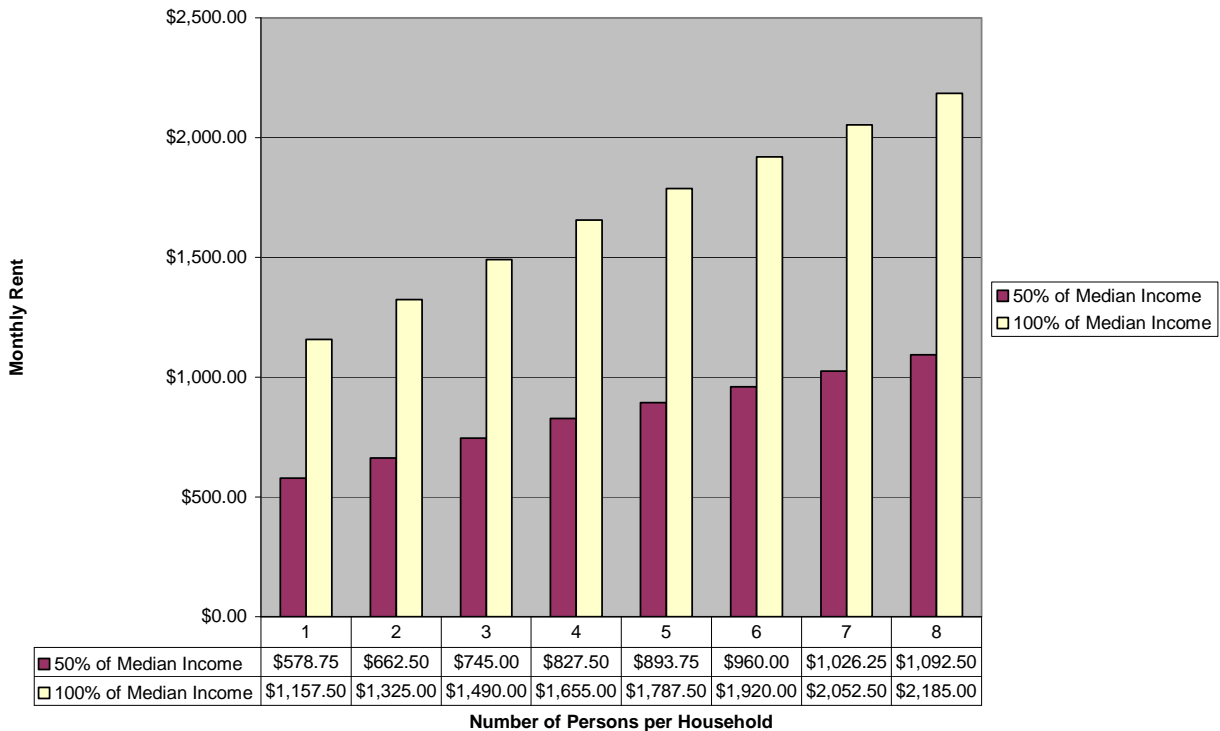
Persons per household	Rental Housing		Homeownership Housing	
	Percentage of median income			
	50%	100%	60%	120%
1 Person	\$23,150	\$46,300	\$27,780	\$55,560
2 Person	\$26,500	\$53,000	\$31,800	\$63,600
3 Person	\$29,800	\$59,600	\$35,760	\$71,520
4 Person	<b>\$33,100</b>	<b>\$66,200</b>	<b>\$39,720</b>	<b>\$79,440</b>
5 Person	\$35,750	\$71,500	\$42,900	\$85,800
6 Person	\$38,400	\$76,800	\$46,080	\$92,160
7 Person	\$41,050	\$82,100	\$49,260	\$98,520
8 Person	\$43,700	\$87,400	\$52,440	\$104,880

Source: U.S. Department of Housing and Urban Development (2008)

**Rental Housing**

Figure 9.1 shows the range of WHGP eligible monthly rental payments based on the affordability definition discussed in House Bill 1160. In order for a rental unit to be eligible for WHGP funds, it must fall within the ranges shown within the chart above based on the annual area median income and the number of persons per household.

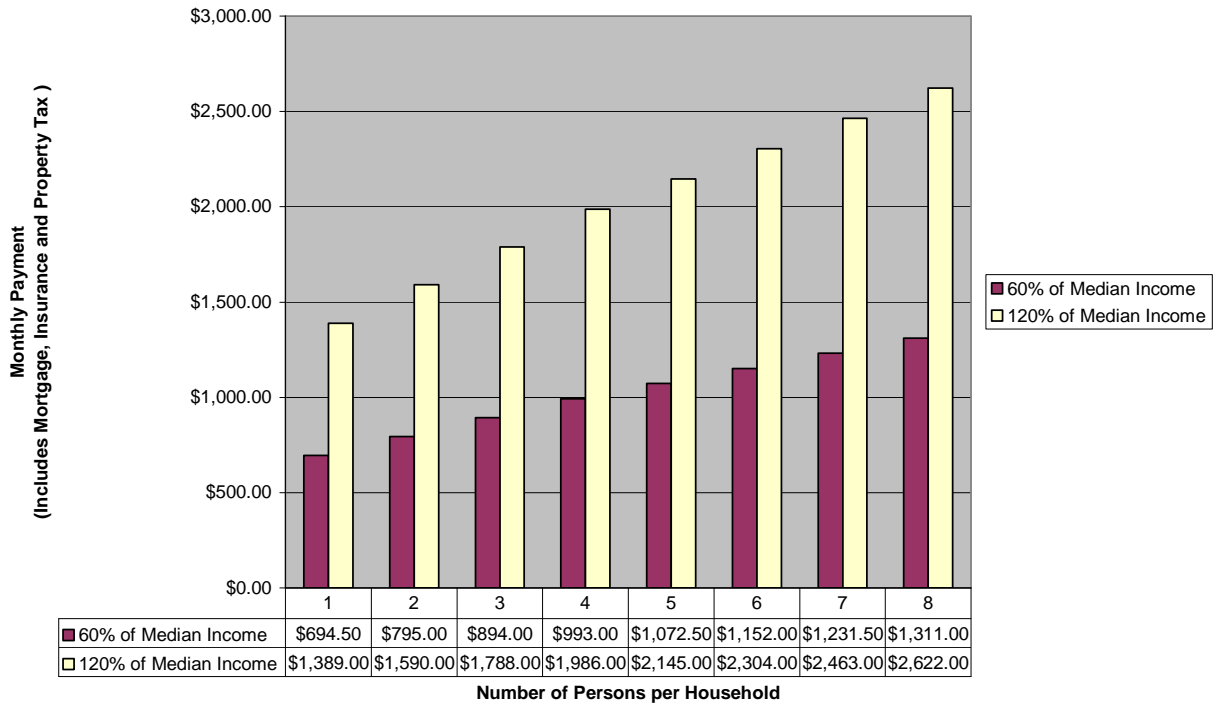
**Figure 9 - 1  
Affordable Rental Housing Unit Range**



### Homeownership Housing

The following chart shows the range of WHGP eligible monthly payments based on the affordability definition discussed in House Bill 1160. Monthly payments must include mortgage payments, insurance and property tax in order to be a homeownership unit. Homeownership units that will be developed as part of the WHGP program should consider the cost of insurance and property tax when defining the cost of the unit itself.

**Figure 9 - 2**  
**Amount Available for Homeownership Unit Payments**



## Delmar’s Workforce and Affordable Housing Needs

According to the Census and HUD statistics, the following Table 9.2 is a summary of workforce and affordable housing needs in the Town of Delmar:

**Table 9.2  
Workforce and Affordable Housing Needs Summary  
Delmar, Maryland & Delaware**

	Delmar, Maryland	Delmar, Delaware	Delmar, Maryland & Delaware	
			Total	Percent
Families below poverty line (1999)	16.9	9.1	--	13.0%
Total Household Units	807	595	1,402	100.0%
Occupied	729	542	1,271	90.7%
Renter-Occupied Housing Units	401	304	705	55.5%
Owner-Occupied Housing Units	328	238	566	44.5%
Vacant	78	53	131	9.3%
Vacant and for rent	19	25	44	33.6%

Source: U.S. Census 2000

- A total of 13.0% of the Town’s families, according to the U.S. Census, were below the poverty line in 1999;
- Creating and preserving affordable rental units is the best method of addressing lower-income households housing needs. Of the 1,271 occupied housing units (based on the 2000 U.S. Census), 55.5% of those units (705 units) were rental units;
- Only 44 rental units (33.6%) were vacant and available for rent as of the 2000 U.S. Census. This rate is much higher on the Delaware side with 25 units (47.2%) than on the Maryland side of Town with only 19 vacant units for rent (24.4%);
- The “credit crunch” and lack of availability of flexible lending methods to assist those with substandard credit ratings or low-incomes has led to a need for more affordable housing and an increase in housing choices (rental and homeownership).

### Other Housing Programs in Maryland and Delaware

A wide variety of housing programs exist in both Maryland and Delaware and are designed to help accommodate housing needs, may it be for homeowners or renters. A detailed list of these programs is provided in Appendix G. Though this list is not exhaustive, it offers a good starting point and should be made available to the Delmar community to help fulfill their housing needs.

## Policies and Implementation

Delmar should address workforce housing needs regardless of whether or not it will participate in the WHGP. The following policies should be implemented in order to create and maintain a mix of affordable rental and homeownership units for WHGP eligible households and lower-income households:

- Create an inclusionary zoning ordinance that addresses the following:
  - Develop criteria to determine the proportion of rental and homeownership units that are needed to meet the needs of the community;
  - Ensure some units are subsidized in order to provide affordability to all income groups;
  - Require major residential subdivision developments to set aside a certain number of units as affordable homeownership or rental units;
  - Encourage new residential development that will be sold or rented to develop housing that will be affordable;
  - Encourage minor subdivision development to set aside units for workforce housing;
  - In the case that new residential development or minor subdivision development will not be sold or rented at workforce pricing, require a payment in lieu of requiring unit set asides that will be deposited into the Town's affordable housing fund;
  - Create mixed-income communities to address issues that may develop if pockets of poverty are created within neighborhoods;
  - Ensure all units remain affordable for the period of time discussed in House Bill 1160. Land covenants "running with the land" should be required that spell out the affordability rules in House Bill 1160 and require repayment of WHGP funds, if applicable.
- Cooperate with Wicomico and Sussex Counties, and Maryland and Delaware State Housing Authorities to provide housing for the elderly or public subsidized housing for those displaced by enforcement of housing codes;
- Develop an affordable housing trust fund that can be used to provide incentives for new residential development that will be developed affordably while addressing developers' profitability and financial feasibility issues and/or provide matching funds in order to be able to participate in the WHGP;
- Provide education and outreach to local citizens and developers concerning the need to address housing affordability and how the Town will address the worries of the citizens.

- Make information available pertaining to federally assisted housing rehabilitation and loan programs;
- Work with landlords to develop and provide incentives to upgrade rental property in ways, which do not cause exorbitant rent increases;
- Perform a study on the need for handicapped and elderly housing needs in the community and ways to address current and future issues in providing affordable housing to these groups.



# 10

## Sensitive Areas





## Chapter Ten - Sensitive Areas

*As mentioned in Chapter I, the Maryland Economic Growth, Resource Protection and Planning Act of 1992 added the requirement to Article 66B that the comprehensive plan for Delmar contain a Sensitive Areas Element which describes how the jurisdiction will protect the following sensitive areas:*

- *Streams, wetlands and their buffers;*
- *100-year floodplain;*
- *Habitats of rare, threatened and endangered species;*
- *Steep slopes, and;*
- *Agricultural and forest lands intended for resource protection or conservation.*

*Concern for the conservation and protection of the sensitive natural features of the Town transcends arbitrary boundaries (i.e., the Sensitive Species Project Review Area buffer). Issues such as the loss of forested areas and trees, sedimentation of streams and the loss of wildlife habitat are a concern throughout the Town. Many realize that managing growth and development in the Town must be balanced with consideration for the positive contributions that the natural settings of Delmar bring to the quality of community life.*

*Since the 19<sup>th</sup> century, the preservation of historic buildings, objects, landscapes and other artifacts of historic importance has been encouraged in the U.S. Preserving history in an area can contribute to build an identity, help create a sense of place and improve the overall quality of life in a community. In this respect, this chapter also explores the ways in which Delmar can ensure the protection of such buildings and places within Town.*

### Goals and Objectives

The following goals and objectives are meant to preserve the natural, cultural and historic resources and features of Delmar and the surrounding environments to ensure a balance between development and the need to protect natural resources or features:

- 1) Ensure that the protection of sensitive areas in and around Delmar is respected;
- 2) Identify and designate places within Town of historic and/or cultural importance;
- 3) Develop policies to protect important natural, cultural and historic resources.

## **Environmentally Sensitive Areas**

### **Floodplains**

Flood destruction and associated losses are created by structures inappropriately located, inadequately elevated or otherwise unprotected and vulnerable to floods or by development which increases flood damage to other lands or development. The biological values of floodplains, particularly tidal and non-tidal wetlands, can be adversely affected by floodplain development.

The Town has the responsibility under the Maryland Flood Control and Watershed Management Act, Section 8-9A-01 et seq., Natural Resources Article of the Annotated Code of Maryland, to control floodplain development in order to protect persons and property from danger and destruction and to preserve the biological values and the environmental quality of the watersheds or portions thereof under its jurisdiction. In addition, the Town has the responsibility under the National Flood Insurance Act of 1968, as amended, and the Flood Disaster Protection Act of 1973, as amended, to adopt and enforce floodplain management regulations in order to participate in the National Flood Insurance Program and remain eligible for federally subsidized flood insurance, federal disaster relief, and federal and State financial assistance.

Map 7 (Floodplain Map) indicates floodplain areas as depicted by the Federal Emergency Management Agency (FEMA) and defines the various flood plain areas.

Delmar's corporate boundaries currently only include a small amount of 100- and 500-year floodplains, scattered along its eastern extremities (See Map 7). The future Planning Area, however, will more than double the amount of floodplains in Town and it is the Town's responsibility per the above agreements to provide a unified comprehensive approach to floodplain management within its boundaries.

### **Streams and Stream Buffers**

Streams and their buffers are important resources. Streams provide drinking water for local communities, natural drainage and irrigation for farmers. Streams are prime spots for recreation, for fishing and serve as spawning areas for sport and commercial fish stock, and wildlife areas. Development near streams could be subject to flooding that could result in the loss of life and property.

Streams and adjacent areas are home to countless species of animals and transport valuable nutrients, minerals and vitamins to the Chesapeake Bay and its tributaries. The floodplains, wetlands and wooded slopes along streams are important parts of the stream ecosystem. Natural growth adjacent to our streams often serves as a natural screen between different types of land use.

As development activity becomes more intense, a large amount of land, forests and natural vegetation along streams is diminished. The cumulative loss of large amounts of open space and natural land has reduced the ability of remaining land along streams to buffer the effects of such intrusions as high stormwater runoff.

There are one pond and five streams located in and around Delmar, Maryland's current boundaries: Leonards Mill Pond, Leonard Pond Run, Connelly Mill Branch, Wood Creek, Jackson Branch, and Mayer Branch. With future growth, these will require increased attention, especially if the Town expands within the designated Planning Area, which will then bring a number of the streams in the corporate limits. Future developments need to be monitored so as to stay outside of the required stream buffers and mitigate environmental impacts on surrounding natural habitats.

These streams only require a 25 foot naturally vegetated buffer since they are not tidally influenced or located in Areas of Special State Concern, in which case a 100 foot Buffer is required. However, a 35 foot buffer is required if the streams are located in the Paleochannel area, as discussed in the Paleochannel section below.

### **Wetlands**

Map 9A and 9B provide an inventory of Maryland- and National-Designated Wetlands. The different inventories indicate different "classes" for each wetland system and subsystem and each indicate wetlands in different locations. The inventories are so different that it is difficult to use either to determine the location and system of wetland in the area. Both Maps 9A and 9B should be used as a guide to determine whether wetlands may be in the area and whether verification is needed.

Leonards Mill Pond consists of riverine wetlands; however, wetlands within the Town's boundaries are primarily palustrine as indicated on Map 9A and 9B (Wetlands Map). Palustrine habitats are characterized by a diversity of plant species and structural features that provide feeding, breeding, nesting and migration habitat for wildlife. While a small amount of wetlands, streams and buffers exists within the Town's boundaries, there is a substantial amount of these protected areas where the potential for development and annexation exist as well.

Also included is a hydric soils map (Map 11), which will help the Town potentially locate wetlands that are not listed in either of the inventories listed above. The Town should require a wetland survey for all development in areas where hydric soils exist.

If mitigation and/or preservation are necessary, the Town should refer to Maryland Department of the Environment's *Priority Areas for Wetland Restoration, Preservation and Mitigation* (available on the MDE website).

## **Sensitive Species Project Review Area (SSPRA)**

Sensitive Species Project Review Areas or SSPRA is a geographic area which primarily represents the general locations of documented rare, threatened and endangered species. Updated periodically by staff of the Wildlife and Heritage Service, these areas contain non-attributed, buffered polygons and does not delineate or strictly represent habitats of threatened and endangered species. The data layer incorporates various types of regulated areas under the Critical Area Criteria and other areas of concern statewide, including: Natural Heritage Areas, Listed Species Sites, Other or Locally Significant Habitat Areas, Colonial Waterbird Sites, Waterfowl Staging and Concentration Areas, Nontidal Wetlands of Special State Concern, and Geographic Areas of Particular Concern.

Therefore, the SSPRA layer (included in *Map 8 – Streams, Stream Buffers and Other Sensitive Areas*) provides an overview of all state-regulated and designated areas involving sensitive and endangered species. The Town of Delmar should thus use Map 8 for review purposes to help ensure that applications for permit or approval in or near sensitive areas receive adequate attention and safeguards for the sensitive species/habitat they contain.

## **Paleochannel Overlay District\***

The Paleochannel represents a vast, underground, natural resource that will assure nearby small towns and the metropolitan areas in Wicomico County an abundant future supply of potable water. It is in the general interest of Delmar to be aware of this resource so that future plans may include it as a prime factor in development.

Wicomico County has adopted a Paleochannel Overlay District (§225-45 of the Wicomico County Zoning Code) that protects the buried riverbed from overuse and contamination. This overlay district largely follows the underlying zoning assigned to a property, but, in addition, has some use restrictions and development standards that must be followed. These measures protect the water supply from surficial contamination and impaired water discharge/recharge.

In order to conform to Wicomico County's zoning code, a paleochannel overlay district was added to the Future Land Use map. Any new development within the paleochannel district should comply with the following rules:

- At least 15% of the land should be set aside for preservation;
- There should be no business activity that requires underground use;
- Multi-family developments are prohibited;
- Streams within the paleochannel district require a 35 foot buffer (represented on Map 8 – Streams, Stream Buffers and Other Sensitive Areas).

Since future land uses designated in the paleochannel area (See Map 8) are mainly single-family residential and commercial, special attention should be oriented towards new commercial developments to make sure that the paleochannel requirements are met.

## Endangered Species Habitat

No threatened or endangered species and habitat related to them have been identified in the Town of Delmar. However, the future Planning Area might include areas with endangered species habitat, particularly to the east and south of Town where sensitive areas have been identified. To ensure the protection and continued existence of endangered species in and around the Town, Zoning Ordinance and Subdivision Regulations should incorporate the following protective measures:

- 1) Require that anyone proposing development activities must address the protection of State and federally designated endangered and threatened species. The developer must determine through contact with the Town and the Maryland Department of Natural Resource's Wildlife and Heritage Service whether the proposed activities will occur within or adjacent to identified endangered species habitats and whether the activities will adversely affect the area.
- 2) If it is established that an activity will occur within or adjacent to an endangered species habitat, the Town should require that the developer provide protection measures in the project design. A written environmental assessment including site design plans and a description of measures to be taken to protect the endangered species should be submitted to the Town as part of the development review process. The developer must work with the Maryland Natural Heritage Program in establishing species and site specific protection measures.

A comprehensive list of the Current and Historical Rare, Threatened, and Endangered Species of Wicomico County, Maryland, can be found on Maryland Department of Natural Resources website:

<http://www.dnr.state.md.us/wildlife/espaa.asp>

## Steep Slopes

Although there were not any steep lands identified in Delmar, development is regulated on steep slopes wherever they occur in the Town's corporate boundaries. If a change in condition causes a steep slope to exist, the Town shall address it upon notification or upon annexation of lands with steep slopes.

---

\* For more information about the Paleochannel, please refer to:  
*Maryland Geological Survey - Bulletin 31 Part I. Hydrology of Channel-Fill Deposits Near Salisbury, Maryland* by Fredrick K. Mack and Wilbert O. Thomas, Jr. *Part II Exploration*

## Historic Features

Historic preservation involves the inventorying, research, restoration, and ongoing protection of sites and structures having significant state, local or national historic character. Continued historic and cultural resource preservation and enhancement through sensitive land use planning and other administrative means would provide Delmar with a number of benefits including:

- Promotion of a strong sense of community pride for Town residents;
- Community revitalization through the renovation or adaptive reuse of older structures;
- Increased property values and tax revenues as a result of renovation and restoration;
- Increased revenues generated from tourism.

According to the Maryland Historical Trust, there are currently only four properties within the Town that are of historic, cultural, or architectural significance. These structures, given proper concern and recognition, have the potential to serve as physical reminders of the history and heritage of our past. It has been discussed and is recommended that an active historic and architectural preservation program be developed. It has been found that such a program could have beneficial social, economic and aesthetic impacts on the area. The development of a Historic Preservation Program for the Town should be the result of a cooperative effort between the public and the private sectors of the community. Future efforts should aim to identify, preserve and maintain potential historical features throughout the Town.

The following programs and strategies are designed to facilitate achieving this Plan's goal of preserving and enhancing the Town's historic character.

### Inventory

The Town should first develop standards for determining historic structures and sites. From these standards the Town should identify historic structures and sites within the corporate limits. Once sites are identified, there are a number of actions the Town can take to ensure that these cultural resources are preserved for future generations.

### Protection and Preservation Programs

A number of programs exist that provide assistance in protection or preservation, offer tax benefits, providing professional historical/architectural consulting, and so forth. More detailed information on programs including the National Historic Landmark, National Register of Historic Places, Conservation and Preservation Easements and Historic Overlay Districts can be found from various historic preservation organizations such as the Maryland Historical Trust, Wicomico County Historic District Commission, Maryland Association of Historic District Commissions and Preservation Maryland.

### National Register of Historic Places

In 1966, the Historic Preservation Act established the National Register of Historic Places as the Federal Government's official list of properties, including districts significant in American history and culture. In Maryland, the Register is administered by the Maryland Historical Trust. Some benefits resulting from a listing in the National Register include the following:

- National recognition of the value of historic properties individually and collectively to the Nation;
- Eligibility for Federal tax incentives and other preservation assistance;
- Eligibility for a Maryland income tax benefit for the approved rehabilitation of owner-occupied residential buildings;
- Consideration in the planning for federally and state assisted projects.

Listing does not interfere with a private property owner's rights to alter, manage or dispose of property.

The Maryland Historical Trust (MHT) is an agency of the Maryland Department of Planning and the State Historic Preservation Office. The MHT surveys historic buildings, structures and archaeological sites to determine eligibility of being listed on the State register. As with being on the National Register of Historic Places, listing does not limit or regulate the property owner on what can or cannot be done with the property. In order to be considered for listing on the National Register or having an easement on the property to be accepted by the MHT, the site usually must first be listed on the Maryland Historical Trust Register. The MHT administers the following three programs related to research, survey and registration:

- Maryland Inventory of Historic Properties – a broad-based catalog of historic resources throughout the state. The inventory consists of written, photographic, cartographic and other graphic documentation of over 140,000 historic districts, buildings, structures and sites that serve as a physical record of Maryland history. The inventory is constantly expanding through contributions from the Trust's Statewide Architectural Survey Program, which works with county and local governments and other institutions to identify and document historic resources. Listing in the inventory does not limit or regulate the property owner in what can or cannot be done with the property.
- Maryland Register of Historic Places – consists of those Maryland resources listed in the National Register and those that the MHT Director determines are significant to the prehistory or history, upland and underwater archeology, architecture, engineering or culture of Maryland and therefore are eligible for listing in the National Register.



- National Register of Historic Places – recognizes districts, buildings, structures, objects and sites for the significance in American history, archeology, architecture, engineering, or culture, and identifies them as worthy of preservation. Listing in the National Register honors the property by recognizing its importance to its community, State, or to the Nation and confers a measure of protection from harm by Federal activities. Federal agencies whose projects affect a property listed in or determined eligible for the National Register must give the Advisory Council on Historic Preservation an opportunity to comment on the project and its effects on the property. Listing or eligibility for listing in the National Register is a prerequisite for receiving MHT capital grants, easement donation and eligibility for commercial and residential tax credits at the state and federal level.

The MHT administers Maryland state income tax credits for rehabilitation projects on both commercial and residential properties. The MHT also administers Federal rehabilitation tax credits for commercial properties in coordination with the National Park Service. In addition, the MHT offers non-capital grants that can be used for survey and inventory projects, design guidelines and technical assistance for creating and administering a local historic district.

There are currently four properties registered with the Maryland Historical Trust:

- Old Union Church – 1211 Pine Street
- House – 403 Maryland Avenue
- House – 1 E. Pine Street
- House – 1206 Pine Street

Maryland Historic Preservation Easement - A state-held historic preservation easement monitored by the MHT is an excellent means of perpetually preserving a historical structure and property for future generations. Such easements run with the land and transfer to future owners. The benefits for a property owner to donate his land to MHT may include income, estate, inheritance, gift and property tax benefits. In exchange, the owner gives the MHT the right to review and approve proposed alterations on the property. The MHT will only accept easements on properties it determines to be eligible for listing in the National Register.

Delaware State Historic Preservation Office: The Delaware State Historic Preservation Office is part of the Division of Historical and Cultural Affairs. The State Historic Preservation Officer is responsible for the administration of the programs and policies of the National Historic Preservation Act, as amended, assisted by the staff of the Delaware State Historic Preservation Office. The historians, architectural historians, and archaeologists who make up the staff must meet qualifications established by the Secretary of the Interior for state staffs nationwide. Working in concert with academic and professional communities, preservation organizations, concerned citizens, and all levels of government, the Delaware State Historic Preservation Office coordinates preservation efforts throughout Delaware and serves as an advocate for the preservation of Delaware's historic places and unique cultural identity.

Local Historic Overlay Zone: A third, but separate, type of designation is the locally zoned historic district, which is an overlay on the existing zoning ordinance of a specified area. This district, legally allowed by Section 8.01 of Article 66B in the Annotated Code of Maryland is designed in order to maintain the visual character of the community. In 1995, the Maryland Legislature made changes to Article 66B relative to the local historic overlay zone. The main purpose of local historic area zoning is now:

- 1) to safeguard the heritage of Delmar by preserving the sites, structures, or districts therein which reflect elements of cultural, social, economic, political, archaeological, or architectural history;
- 2) to stabilize or improve property values of such sites, structure, or districts;
- 3) to foster civic beauty;
- 4) to strengthen the local economy;
- 5) to promote the preservation and appreciation of sites, structures, and districts for the education and welfare of the residents of Delmar.

Adaptive Re-Use - The Town should adopt zoning provisions that promote the adaptive reuse of historic structures for public and private uses including, but not limited to, bed and breakfast establishments, craft/gift shops, museums, studio space for artisans and other similar uses, when such uses minimize exterior structural alterations.

Support Owners - The Town should encourage through the use of various incentives the preservation of historic structures. Include tax incentives for major structural or exterior renovation or the donation of protective historic easements.

Development Proposal Review - The Zoning Ordinance for the Town should require developers to identify cemeteries/burial grounds/archeological sites/historical structures on a property prior to any disturbance of the site and support archaeological and historical research through preservation of significant sites.

Local Historic Districts. The Town may, through the use of various incentives, encourage the establishment of local historic districts in the Town. Incentives may include tax incentives and recognition through the awarding of plaques.

Development Proposal Review. The Zoning Ordinance and Subdivision Regulations for the Town should require developers to identify cemeteries/burial grounds/archaeological sites/historical structures on a property prior to any disturbance of the site and support archaeological and historical research through preservation of significant sites.

## Policies and Recommendations

- Encourage preservation of natural features and habitats in sensitive areas;
- If development occurs, review all proposed development within the SSPRA, Endangered Species Habitat and Paleochannel Overlay District:
  - 1) Town should require that developers provide protection measures in their project design;
  - 2) Prior to the development of a new project, a written environmental assessment should be submitted to the Town as part of the development review process;
  - 3) Ensure that new developments within the County's Paleochannel Overlay District meet all the regulations;
  - 4) Use the SSPRA layer in the development review process to ensure that sensitive areas receive adequate attention and are not endangered by new construction projects.
  - 5) Review all development in areas where hydric soils exist to ensure wetland that are not inventoried are not harmed;
- Provide mechanisms for recognizing and maintaining historical properties:
  - 1) Develop criteria and identify sites and properties of historical/archeological significance;
  - 2) Regulate development and redevelopment on historically/archeologically significant properties;
  - 3) Search for grant funding and incentives to maintain historic sites;
  - 4) Promote educational and cultural opportunities to residents of the Town;
  - 5) Identify sites based on criteria;
  - 6) Develop programs to encourage preservation of sites such as:
    - Historical commission/committee;
    - Funding programs;
    - Tax incentives.



# 11

## Mineral Resources



## Chapter Eleven - Mineral Resources

The Mineral Resource Element identifies lands that should be kept in their undeveloped state until it can be used to provide a continuous supply of minerals. To address possible mining land uses within Delmar, the Town must devise a plan to balance mining activities with existing land uses, and after mining activity has ceased, to reintegrate the property into the fabric of the community. This chapter discusses the mineral resources available in Delmar, the feasibility of mining those areas, and outlines policies and recommendations to regulate mining land uses within the Town.

### Goals and Objectives

- Maintain the residential character of the Town;
- Protect groundwater resources;
- Require existing land uses and proposed mining activities to be compatible;
- Allow surface mining activities, where possible and if necessary;
- Review updated reports concerning the mining of construction sand and gravel to ensure mineral resources are not scarce;
- Ensure parks and recreational facilities will not be affected by surface mining activities.

## **Mineral Resources**

The United States Geological Survey and the Maryland Geological Survey's Lithogeographical Map of Near-Surface Rock types developed in 2001 indicates the Eastern Shore of Maryland consists of "unconsolidated sediments and soils of high porosity". In Wicomico County and the Delmar area, the Lithogeographical Map shows the available minerals consist of "quartz, silt, sand and gravel; weathered residuum from which iron and carbonate have been removed". However, the Lithogeographical Map also details high-carbon soils existing in the eastern areas of Delmar. High-carbon soils have the potential to be used as construction sand and gravel, which is the major mining industry on the Eastern Shore, where mining sites are currently in plentiful supply. Yet, since these resources are also located near the sensitive areas described in Chapter Ten, the Town should consider limiting the development of mining activities in the vicinity.

### **Mining Industry in Wicomico County**

In 2004, the Maryland Department of the Environment, in coordination with the United States Geological Survey, published a report titled "The Mineral Industry of Maryland." The central lands of Wicomico County were identified as a major producing area of construction sand and gravel. Between 2002 and 2004, construction sand and gravel was mined at a consistent rate (between 11,800 and 12,700 metric tons). At the time of the report, the State had no plans to grant any new surface mining permits on the Eastern Shore. This point suggests that the surface mining industry in Maryland and its Eastern Shore provide an adequate supply of construction sand and gravel and that as of 2004 there has been no further demand for mining sites.

### **Wicomico County Groundwater Protection Report**

The Wicomico County Groundwater Protection Report, revised in 2004, discusses two groundwater management areas based on the density and existence of shallow confining materials. The majority of Delmar is located in Management Area 'A', where little to no shallow confining material exists. Management Area 'A' requires maximum protection of onsite water supply sands. Portions of eastern and northeastern Delmar are located in Management Area 'B1', which consists of thin surficial confining beds where systems may have a reduced treatment zone, but must be shallow to avoid contaminating the underlying Salisbury Aquifer (See Figure 6 – Management Areas, in the Groundwater Protection Report).

### **Wellhead Protection Areas**

Maryland Department of the Environment has designated the area around the Delmar Water Treatment Facility (approximately 2,000 feet diameter) as a Wellhead Protection Area. Wellhead protection areas restrict land uses that may cause pollution of public drinking water wells. Contaminates are required to be inventoried and reduced/eliminated in these areas. While mining activities are not likely to occur in Delmar's Wellhead Protection Areas, all mining operations should be prohibited from this area. There are also small water systems located in and around Delmar that should be considered. These small water systems provide water and drinking water to private establishments and should be treated and regulated similar to the Wellhead Protection Areas.

### **Existing and Committed Development**

High-carbon soils, which are the most feasible for surface mining of construction sand and gravel, exist around Delmar, to the east of Town. However, those sites are also home to many sensitive areas discussed in Chapter Ten. Indeed, the SSPRA, a number of Endangered Species Habitats, five streams and a pond are also located to the east of Town. Therefore, if any mining activity is to be planned in the area, an environmental impact assessment should be conducted in order to mitigate adverse effects on natural resources and habitats.

The paleochannel should also be considered as it is located near the eastern part of Town. Here, industrial development can be allowed, as long as shallow and cautious surface mining operations proceed with minimal disturbance to underlying aquifers.

### **Conclusions**

The State has reported that throughout Maryland and its Eastern Shore the mining of construction sand and gravel has not increased and supplies of these minerals meet current demand. Within Delmar's planning area, there are a few locations where suitable minerals exist; however mining activities should be discouraged unless adequate demand for construction sand and gravel is presented and all environmental regulations are addressed.



## Policies and Recommendations

The Town's zoning ordinance should be amended to allow mining activities as a conditional use in non-residential districts and, at a minimum, require the following conditions if mining activities are approved:

- Show that mining activities are necessary due to a lack of available construction sand and gravel;
- Indicate the location and types of projects construction sand will be used for;
- Mining activities should be compatible with surrounding land uses;
- Require extensive setbacks, landscaping and buffering be provided where necessary;
- Require a timeline indicating when mineral supplies will be exhausted;
- Conduct well testing to ensure that there is no adverse breaching of the confining beds of underlying aquifers;
- Require the owners, and subsequent owners of the land parcel used for mining activities, to provide a plan for cleanup and site conversion into a compatible land use and to create an aesthetically pleasing site after mineral resources are exhausted;
- Operators of mining activities shall be fully responsible for all activities that damage roadways, infrastructure or other Town property;
- Determine which governmental entity will regulate and enforce this mining land use ordinance.



# 12

## Plan Implementation



## Chapter Twelve - Plan Implementation

*The “plan implementation” portion of this document is a summary of the policies and recommendations discussed in the Comprehensive Plan.*

### Land Use Goals, Objectives and Policies

- Preserve the character of the community;
  - a) Promote home occupations and offices along State Street while maintaining the residential character of the district;
  - b) Encourage infill development that will create and maintain the neighborhood context of the Town;
  - c) Develop “Smart Growth” standards to guide future growth and to incorporate future developments into the existing Town boundaries;
  - d) Promote business and job opportunities along the U.S. Route 13 corridor;
- Where possible, direct future growth into infill lots near the Town’s center and residential subdivisions currently under development;
- Maintain existing parks and recreational facilities and provide increased recreational opportunities and facilities for the growing community;
- Discourage and prohibit incompatible land uses with existing and planned neighborhoods;
  - a) Distinguish between appropriate commercial uses in the downtown area and the highway commercial areas in order to preserve the character of the downtown community;
  - b) Review and refine the zoning code and other development regulations in order to promote the Comprehensive Plan and the future vision of the citizens of Delmar;
  - c) Work with the Wicomico County Housing Authority to promote renovation of residential properties in the Town in order to reduce blight and encourage a healthy Delmar;
- Identify areas for future growth that limit environmental impacts, as discussed in the following sections (and the accompanying maps):
  - Sensitive Areas Element;
  - Floodplain Maps;
  - Other noted environmental and cultural areas of significance.

## **Municipal Growth Policies and Recommendations**

In order to meet the future growth needs of the Town and the goals, objectives and visions of the Town, the following policies should be considered to accommodate future growth:

- Request Wicomico County to recognize Delmar's desired growth areas;
- Pursue Priority Funding Area status for all designated growth areas;
- Review growth over a six-year period and update the Comprehensive Plan where appropriate;
- School System Policies and Recommendations:
  - Provide growth statistics to the Wicomico County Board of Education (WCBOE) and Delaware Department of Education (DDOE);
  - Work with WCBOE to provide annual attendance statistics for schools serving the Delmar area;
  - Ensure the proper impact fees are being provided to the Wicomico County Finance Department for school improvements and other related uses;
  - Participate with the WCBOE in developing a land bank program for future facility needs;
- Allow for age-restricted subdivisions, if deemed appropriate, to help ease impacts;
- Separate commercial uses into those that appropriate for the Town Center area, U.S. Route 13 and residential neighborhoods;
- Parks and Recreation Policies and Recommendations:
  - Create a system for developers to provide parks and recreational facilities within proposed subdivisions to help ease current acreage deficits and to provide for future growth needs;
  - Create a system to allow a fee in lieu of providing parks and recreational facilities in new subdivisions where it is more appropriate to create more centralized facilities;
  - Require a mix of active and passive recreational uses.
- Create a TDR ordinance to help preserve existing agricultural uses and to encourage more dense development closer to the existing Town limits;
- Require new development to provide funds to the police department and fire company in order to meet the growth demands discussed in this section;
- Require new developments to assist in providing financial assistance for the improvement of public safety services provided by the Town, especially new highway commercial uses along U.S. Route 13;
- For current and/or future enclaves, create a program of incentives to promote annexation into the Town;
- Review County library expansion plans and encourage increased Bookmobile service from Wicomico or Sussex County to the Town, if appropriate to accommodate growth.

## **Water Resources Policies and Recommendations**

### **Potable Water**

- Monitor well production to ensure water supply remains below WAUP thresholds;
- Future growth is expected to cause water usage levels to exceed permitted thresholds. The Town should request increases to the permitted thresholds if necessary to meet future needs;
- Prepare a Capacity Management Plan in order to allocate EDUs for infill development and possible future annexations;
- Implement a wellhead protection and excellent recharge areas protection ordinance to best ensure protection of the Town's source water areas;
- The Town should create an education and outreach program to provide residents and businesses with information concerning water conservation techniques in order to decrease water usage;
- Water meters should be periodically inspected to ensure proper water usage is being documented.

### **Wastewater Treatment**

- Maintain and monitor point source nutrient discharge to ensure allowable levels are being met;
- Prepare a Capacity Management Plan in order to allocate EDUs for infill development and possible future annexations;
- Continue to repair inflow and infiltration problems.

### **Stormwater and Non-Point Source Loading**

- Use stormwater best management practices in order to limit non-point source runoff;
- Implement the use of Environmentally Sensitive Design and/or Low-Impact Development standards to reduce unnecessary amount of impervious surfaces;

### **Impervious surface**

- Encourage the use of open space and pervious concrete to decrease impervious surface.

### **Open Space and Forested Areas**

- Use farmland preservation techniques to maintain existing agricultural lands where nutrient reduction measures are implemented;
- Continue to follow the State's Forest Conservation Act when reviewing development plans;
- Preserve forested land as part of a TDR scheme or as part of a designated forest conservation area.

## **Transportation Policies and Recommendations**

- Require traffic impact analyses for residential subdivision/development of four lots or greater and for all new commercial development;
- Continue to cooperate and participate in S-WMPO meetings and planning studies. Also, continue to provide growth and transportation information to S-WMPO as discussed in this plan;
- Pay special attention to development in Access Needs Areas to ensure impacts on affected roadways are mitigated;
- Create provisions within developers' agreements that allow developers to pay for necessary street and sidewalk improvements, but to also seek reimbursement for the proportionate share of future development;
- Determine the likeliness repairs will be necessary and forecast the budget far enough in advance to make said repairs;
- Seek out grant money where applicable;
- Promote the development of transportation alternatives, such as bicycle and pedestrian paths;
- Cooperate with the City of Salisbury, S-WMPO, Wicomico County Department of Parks and Recreation to achieve consistency between transportation plans and support the development of initiatives such as a bicycle path between Delmar and Salisbury;
- Periodically review the most recent Highway Needs Inventory for the County to see if repairs are forecasted within Delmar;
  - If necessary, communicate repair needs along roadways under SHA control to be placed on the HNI report.
- Coordinate with DART and Shore Transit to foster the development of a consistent and improved public transportation network within and between counties/States.

## **Workforce Housing Policies and Recommendations**

- Develop an affordable housing trust fund that can be used to provide incentives for new residential development that will be developed affordably while addressing developers' profitability and financial feasibility issues and/or provide matching funds in order to be able to participate in programs such as the WHGP;
- Create an inclusionary zoning ordinance that addresses the following:
  - Develop criteria to determine the proportion of rental and homeownership units that are needed to meet the needs of the community;
  - Ensure some units are subsidized in order to provide affordability to all income groups;
  - Require major residential subdivision developments to set aside a certain number of units as affordable homeownership or rental units;
  - Encourage new residential development that will be sold or rented to develop housing that will be affordable;
  - Encourage minor subdivision development to set aside units for workforce housing;

- In the case that new residential development or minor subdivision development will not be sold or rented at workforce pricing, require a payment in lieu of requiring unit set asides that will be deposited into the Town's affordable housing fund;
- Create mixed-income communities to address issues that may develop if pockets of poverty are created within neighborhoods;
- Ensure all units remain affordable for the period of time discussed in House Bill 1160. Land covenants "running with the land" should be required that spell out the affordability rules in House Bill 1160 and require repayment of WHGP funds.
- Perform a study on the need for handicapped and elderly housing needs in the community and ways to address current and future issues in providing affordable housing to these groups;
- Provide education and outreach to local citizens and developers concerning the need to address housing affordability and how the Town will address the worries of the citizens.

### **Sensitive Areas Policies and Recommendations**

- Review all development in areas where hydric soils exist to ensure wetland that are not inventoried are not harmed;
- Review all proposed development within the Paleochannel District Overlay, SSPRA, wetlands and stream buffers:
  - Review all proposed annexations within the sensitive areas to ensure compliance with those areas.
- Provide mechanisms for recognizing and maintaining historical properties:
  - Regulate development and redevelopment within the historic district;
  - Search for grant funding and incentives to maintain historic sites;
  - Promote educational and cultural opportunities to residents of the Town;
  - Create criteria for identifying historical structures and sites throughout the Town;
  - Identify sites based on criteria;
  - Develop programs to encourage preservation of sites such as:
    - Historical commission/committee;
    - Funding programs;
    - Tax incentives.



## **Mineral Resources Policies and Recommendations**

The Town's zoning ordinance should be amended to allow mining activities as a conditional use in non-residential districts and, at a minimum, require the following conditions if mining activities are approved:

- Show that mining activities are necessary due to a lack of available construction sand and gravel;
- Indicate the location and types of projects construction sand will be used for;
- Conduct a study to ensure the Wicomico Watershed and groundwater resources will not be negatively impacted by mining activities;
- Mining activities should be compatible with surrounding land uses;
- Require extensive setbacks, landscaping and buffering be provided where necessary;
- Require a timeline indicating when mineral supplies will be exhausted;
- Conduct well testing to ensure that there is no adverse breaching of the confining beds of underlying aquifers;
- Require the owners, and subsequent owners of the land parcel used for mining activities to provide a plan for cleanup and site conversion into a compatible land use, and to create an aesthetically pleasing site after mineral resources are exhausted;
- Operators of mining activities shall be fully responsible for all activities that damage roadways, infrastructure or other Town property;
- Determine which governmental entity will regulate and enforce this mining land use ordinance.

## **Funding Recommendations**

- Try to budget the plans, studies and infrastructure improvements discussed above into the general budget and capital improvements program;
- Prioritize the necessary improvements and create a timeline for beginning work on each project;
- Target specific projects where grant funding may be available;
- Seek financial assistance from interested developers in implementing this plan.

**Appendix A**  
**Delmar Survey Results**  
Referenced in Chapter 2



# Zoomerang Survey Results

## Delmar, Maryland 2009 comprehensive Plan

### 1. Prior to this survey, were you aware that Delmar is in the process of updating the Comprehensive Plan to help guide and foster the future of the community?

Yes	45	23%
No	151	76%
No Answer	3	2%
<b>Total</b>	<b>199</b>	<b>100%</b>

### 2. Please indicate your gender.

Female	101	51%
Male	95	48%
No Answer	1	1%
<b>Total</b>	<b>197</b>	<b>99%</b>
Both	2	1%

### 3. Please indicate your age:

20/9, 30/30,40/33/,50/39,60/36,70/22,80/7,90/2, ?/5=199 responses

### 4. Please indicate your race (if multi-racial, please check 'other' and state your combined racial makeup):

Caucasian (non-hispanic descent)	155	78%
African-American	14	7%
Native American	11	6%
Other, please specify	11	6%
Caucasian (hispanic descent)	2	1%
Asian	6	3%
<b>Total</b>	<b>199</b>	<b>100%</b>

1-Human, 1 mixed, 2 East Indian,6  
no comment, 1 American

### 5. Please indicate the number of people you live with between the following ages:

Num of Responses = 352

0-10=79,11-18=50,19-30=51,31-40=45,41-50=40,51-60,35,60+=52

**6****6. Please indicate your employment status:**

Full-time	112	54%
Retired	59	29%
Part-time	19	9%
Other, please specify	7	3%
Unemployed	8	4%
Student	0	0%
Military	1	0%
<b>Total</b>	<b>206</b>	<b>100%</b>

Disabled=3, Self-employed=2, No  
answer=2

**7****7. Do you own the place where you live?**

Yes	191	96%
No	8	4%
<b>Total</b>	<b>199</b>	<b>100%</b>

**8****8. Are you? (Please check all that apply):**

A full-time resident	160	37%
A long-term resident (over 10 years)	33	8%
A recent resident (2 to 10 years)	53	12%
A concerned citizen	31	7%
A lifelong resident	18	4%
New to Delmar (less than 2 years)	23	5%
Planning to leave Delmar	1	0%
Other, please specify	3	1%
A part-time resident	8	2%
A frequent visitor	1	0%

**Total:** 331 Answers

**9. Check the top three (3) reasons why you enjoy living, working and/or visiting Delmar:**

Close to friends/relatives	63	14%
Parks and recreational opportunities, or proximity to beaches	29	7%
Close to work	65	15%
Low crime rates	44	10%
Born or raised here	26	6%
Quality of schools	76	17%
Open space and scenery	26	6%
Close to shopping and conveniences	112	26%
Other, please specify	14	3%
Affordable housing	70	16%
Proximity to larger cities	26	6%
Quality of Town services	15	3%
Cultural opportunities	6	1%

Total: 588 Answers

**10. Please check the top three (3) Town projects that you would support:**

Minimization of sprawl	51	12%
Creating additional sidewalks/walking paths	61	14%
Open space/farmland preservation	63	14%
Purchasing and preserving land for additional parks and recreational opportunities	69	16%
Residential/Commercial mixed-uses downtown	39	9%
Promoting commercial development	45	10%
Other, please specify	29	7%
Enhancing local police service	71	16%
Expansion of historic districts	25	6%
Promoting light-industrial development	26	6%
Increasing the availability of public transportation	48	11%
Promoting residential development	38	9%

No Answer = 4

Total: 565 Answers

**11. Are there any additional reasons you enjoy living, working and/or visiting Delmar that are not listed above?**

Num of Responses
------------------

**12****12. Please check which of the following products and/or services you purchase in Delmar (check all that apply):**

Groceries	166	38%
Banking	98	22%
Medical and drug supplies	107	24%
Eating out at restaurants	154	35%
Local produce	101	23%
Gifts and specialty items	38	9%
Auto service	200	46%
Hardware	83	19%
Lumber and building supplies	8	2%
Insurance	5	1%
Lawn and garden equipment and supplies	36	8%
Automobiles	8	2%
Appliances	8	2%
Clothing	11	3%
Other, please specify	15	3%
Furniture	41	9%
Electronics	8	2%

**Total: 957 Answers****13****13. Are there any goods and/or services you would like to see offered in Delmar that are currently inadequate or unavailable for residents?**

Num of Responses - Salon, Flea market, Libraries/Schools, check cashing,

day care facilities, cigarettes, liquor store, Dollar Tree, Barber, better grocery store, dry cleaner

# 14

## 14. Please indicate your satisfaction of the following:

Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option.	Very Satisfied	Somewhat Satisfied	Neutral	Somewhat Dissatisfied	Very Dissatisfied	N/A	Total
Day care facilities	9	6	23	5	7	158	208
	4%	3%	11%	2%	3%	76%	100%
Retail/shopping opportunities	24	53	59	39	22	9	206
	12%	26%	29%	19%	11%	4%	100%
Safety from crime	45	72	45	35	11	1	209
	22%	34%	22%	17%	5%	0%	100%
Availability of sidewalks	16	40	43	56	29	30	214
	7%	19%	20%	26%	14%	14%	100%
Availability of doctors	8	12	54	47	40	35	196
	4%	6%	28%	24%	20%	18%	100%
Job opportunities	4	6	48	41	47	64	210
	2%	3%	23%	20%	22%	30%	100%
Recreational opportunities	13	43	58	44	23	18	199
	7%	22%	29%	22%	12%	9%	100%
Zoning regulations	6	29	84	35	10	36	200
	3%	15%	42%	18%	5%	18%	100%
Youth facilities and opportunities	10	39	63	45	26	45	228
	4%	17%	28%	20%	11%	20%	100%
Sewer quality and service	49	62	43	13	6	6	179
	27%	35%	24%	7%	3%	3%	100%
Water quality and service	59	83	25	26	14	3	210
	28%	40%	12%	12%	7%	1%	100%
Fire protection	108	52	31	12	8	2	213
	51%	24%	15%	6%	4%	1%	100%
Traffic	56	82	37	33	17	1	226
	25%	36%	16%	15%	8%	0%	100%
Rural atmosphere/open space	43	69	59	32	10	2	215
	20%	32%	27%	15%	5%	1%	100%
Cultural opportunities	9	19	79	41	38	22	208
	4%	9%	38%	20%	18%	11%	100%
Schools	71	30	36	18	14	47	216
	33%	14%	17%	8%	6%	22%	100%
Condition of streets	16	58	37	53	55	1	220
	7%	26%	17%	24%	25%	0%	100%
Condition of Sidewalks	39	127	79	94	71	7	417
	9%	30%	19%	23%	17%	2%	100%
Park maintenance	6	55	60	43	37	18	219
	3%	25%	27%	20%	17%	8%	100%



<b>15</b>	<b>15. Should Delmar expand the Town limits to encourage and manage future development?</b>	
	No	66 33%
	Yes	109 55%
	No Answer	24 12%
	<b>Total</b>	<b>199 100%</b>

<b>16</b>	<b>16. What do you think are the most important issues in Delmar at this time?</b>	
	Num of Responses	

<b>17</b>	<b>17. Is there anything else you would like to tell us about your experience with Delmar?</b>	
	Num of Responses	

The Mayor and Council have developed the following 14 questions in order to gather a collective voice from citizens on a wide spectrum of growth issues that must be addressed and resolved in the immediate future.

<b>1</b>	<b>1. Residential and commercial growth is in the best interest of our Town.</b>	
	Favor	54 25%
	Neutral	85 39%
	Oppose	39 18%
	Strongly Favor	30 14%
	Strongly Oppose	12 5%
	<b>Total</b>	<b>220 100%</b>

<b>2</b>	<b>2. The Town of Delmar's priority for growth should be:</b>	
	Residential & Commercial (mixed use)	97 48%
	Commercial (business)	58 29%
	Neutral	21 10%
	Residential (homes)	21 10%
	No Answer:	5 3%
	<b>Total</b>	<b>202 100%</b>

<b>3</b>	<b>3. What do you consider to be a reasonable rate of residential growth for Delmar?</b>	
	0 to 10 homes per year	47 21%
	11 to 25 homes per year	47 21%
	No opinion	41 19%
	26 to 50 homes per year	23 10%
	51 to 100 homes per year	4 2%
	101 to 150 homes per year	4 2%
	151 to 200 homes per year	3 1%
	More then 200 homes per year	51 23%
	No Answer:	2 1%
<b>Total:</b>	<b>222 100%</b>	

**The Mayor and Council would like to know your position on the following topics**

Top number is the count of respondents selecting the option.  
Bottom % is percent of the total respondents selecting the option.

		<b>Strongly Agree</b>	<b>Agree</b>	<b>Neutral</b>	<b>Disagree</b>	<b>Strongly Disagree</b>	<b>Total</b>
<b>4</b> The Town of Delmar should encourage the establishment of more restaurants, entertainment and retail businesses in our community.	93	83	21	14	7	218	
	%	38%	10%	6%	3%		57%
<b>5</b> Downtown Delmar needs more restaurants and activities that are more affordable for Delmar residents.	97	72	39	8	10	226	
	43%	32%	17%	4%	4%		100%
<b>6</b> The Town of Delmar should make the entire community more pedestrian friendly, not just downtown.	84	84	31	16	8	223	
	38%	38%	14%	7%	4%		100%
<b>7</b> The Town of Delmar should be proactive in making our community more beautiful by supporting more public open spaces, and private landscaping initiatives for aesthetic treatments such as flowers, shrubs and trees.	64	77	50	18	8	217	
	29%	35%	23%	8%	4%		100%
<b>8</b> The Town of Delmar should create more neighborhood parks; some for recreation, and some to serve as quiet natural settings for relaxation or reflection.	51	65	54	17	10	197	
	26%	33%	27%	9%	5%		100%
<b>9</b> Downtown Delmar needs more gathering places for residents, guests and visitors to meet and share in enjoyment of our community.	64	64	40	15	13	196	
	33%	33%	20%	8%	7%		100%
<b>10</b> Downtown Delmar should take a leadership role in promoting environmental stewardship and proactively encourage residents to participate in environmentally responsible practices.	78	73	46	9	11	217	
	36%	34%	21%	4%	5%		100%
<b>11</b> The Town of Delmar should support architectural standards for homes and businesses that are neighborhood specific to maintain the character and appearance of the structures in each part of our community.	67	73	50	14	12	216	
	31%	34%	23%	6%	6%		100%

<b>12</b>	The Town of Delmar should look for opportunities to support the development of workforce housing to make the purchase of homes more affordable in our community.	51	72	52	22	15	212
		24%	34%	25%	10%	7%	100%
<b>13</b>	The Town of Delmar should support the development of housing for senior citizens including assisted living facilities.	63	86	36	10	17	212
		30%	41%	17%	5%	8%	100%

# **Appendix B**

## **Evaluation of Current Library Conditions**

Referenced in Chapters 4 and 5



Delmar Public Library  
101 North Bi-State Blvd.  
Delmar, Delaware 19940  
Phone 302-846-9894 Fax 302-846-3408

**Library Hours:** Monday, Tuesday, and Thursday 12 p.m. to 8 p.m.,  
Wednesday 9 a.m. to 8 p.m.,  
Friday 9 a.m. to 5 p.m.,  
Saturday 9 a.m. to 3 p.m.

**Population of the Legal Service Area** – 6,562

**Number of Registered Borrowers** – 5,816

Delmar Library serves Delaware residents, Delmar residents (Delmar, MD and Delmar, DE) as well as patrons from the surrounding areas: Mardela, Sharptown, Salisbury, Parsonsburg, etc.

### **Current Building**

Gross Square Feet of Current Building – 4,980

Non Assignable Square Footage – 512

A Building Program for the library was completed in November 2007 determined that a library of about 11,000 GSF (gross square feet) would satisfy the library needs of the Delmar Community for a period of roughly 20 years. We are in the beginning stages of a construction project.

**Number of Employees** – 4 full-time and 6 part-time

**Collection** – 23,882.00 actual volumes as of 2008

In addition to a large collection of books, the library now offers special services such as large-print books, magazines, newspapers, videos (VHS and DVD) for children and adults, inter-library loans, music cds, cassette audiobooks, cd audiobooks, playaways (mp3 format) and databases.

**Other** - The Delmar Public Library is the home to a one-of-a-kind collection of four model trains hand-whittled down to the last detail. There is a collection of railroad books and lots of items from the Delmar Railroad when it was at the height of its activity. There are other historical items that revolve around the town of Delmar and its residents.

The Delmar Public Library's meeting room is available to the public twenty-four hours a day for a nominal fee. Currently the Hayman Meeting Room is available for \$25.00 for three hours or part thereof. Ten dollars (\$10.00) will be added for each additional hour or part thereof.

Special craft, education, and other programs are available for children and adults. Usually there is no charge for attending. A community bulletin board, tax forms, and photocopying are available at the library.

**Computers:** 12 with Internet access in the main area

2 library card catalogs

1 Early Learning Bi-Lingual Center that contains over 40 top-rated educational

1 children's computer with games

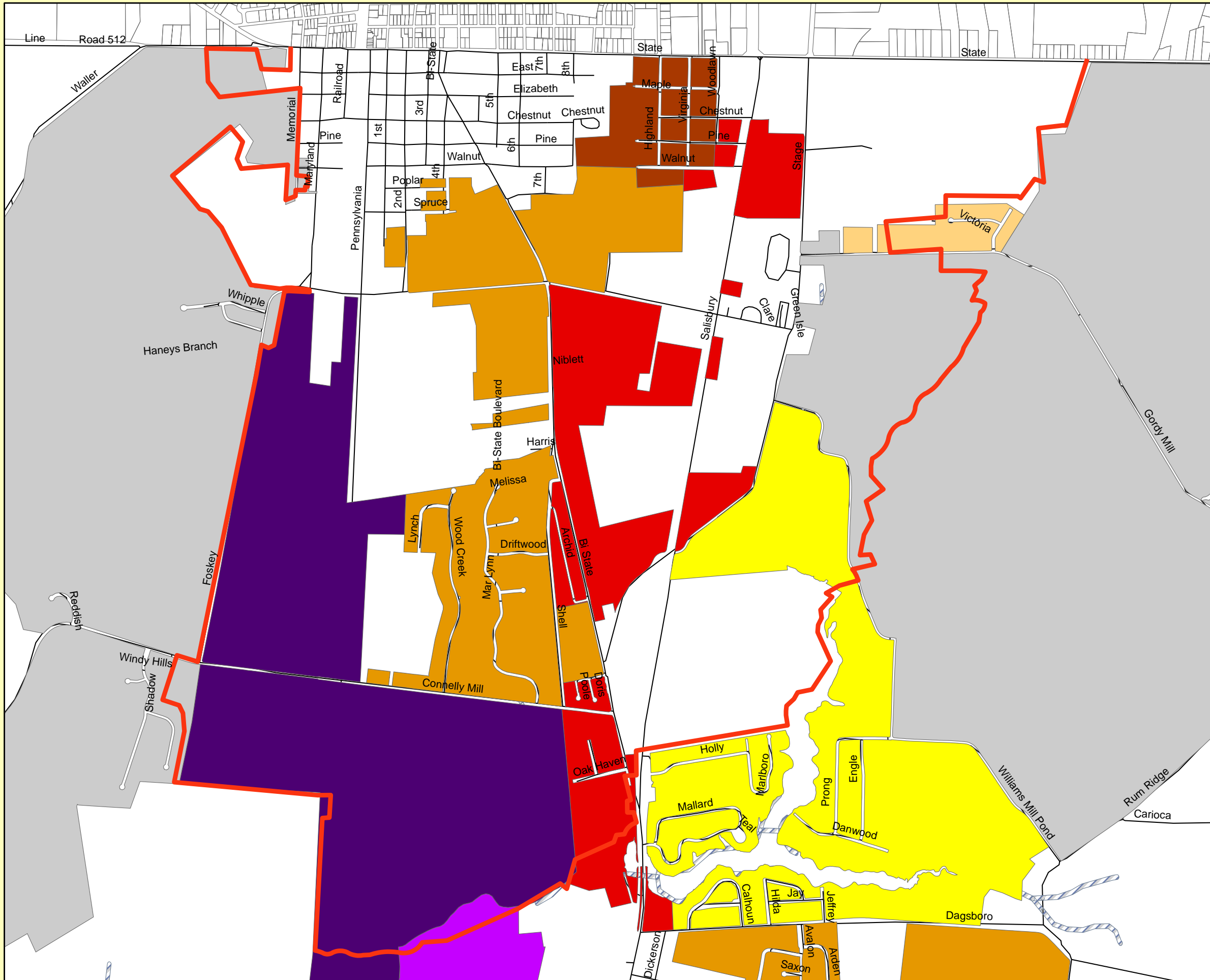
**Main issues the library currently has to deal with?** More employers are requiring job applications be completed and submitted online. Our statistics for computer usage has increased substantially. The cost of renting popular DVDs or going to a movie has increased so much that residents are cutting costs by not renting or going to the movies. They realize that they are able to checkout those very same popular movie titles for no

cost at all. For many reasons, the community is finding the library a valuable resource for not only newly released books, but the computers, movies and as a social hangout. The costs for providing these services are going up, but the funding is being cut. Our library is an independent library. Although we receive a large part of our funding from the State of Delaware and Sussex County, we depend on other sources of income. The amount received from the state and county are based on Delaware residents; although, over half of the population we serve is from Maryland/ Wicomico County. Currently, we are not receiving funds from the State of Maryland or Wicomico County. The town of Delmar does donate funds and services (free water, sewage and trash pickup) to the library. It is quite difficult to continue providing these services effectively and efficiently without proper funding.

We have outgrown our current building. The needs assessment used to create the Building Program was completed in August 2006. The projections made then could not have foreseen the rapid growth in single family homes and developments that have popped up within the last couple of years. We are in dire need of additional space within the building and a larger parking lot. Although we are moving forward with the construction plan, funding is a large concern. The economy proves to be a large hurdle, and the fact that there are so many other building projects in the surrounding areas, raising the funds will be a quite a challenge.


**Appendix C**  
**Wicomico County**  
**Zoning Map**  
Referenced in Chapter 6





**Town of Delmar,  
Maryland**  
Comprehensive Plan  
Update - Draft

## Wicomico County Zoning Map

-  Delmar Planning Area
-  R-8 Residential
-  R-15 Residential
-  R-20 Residential
-  R-30 Residential
-  General Commercial
-  Heavy Industrial
-  Light Industrial
-  Town Transition

Source: Davis, Bowen  
& Friedel, Inc.

April 7th, 2009



0 2,000 4,000  
Feet

**dbf** DAVIS  
BOWEN &  
FRIEDEL, INC.

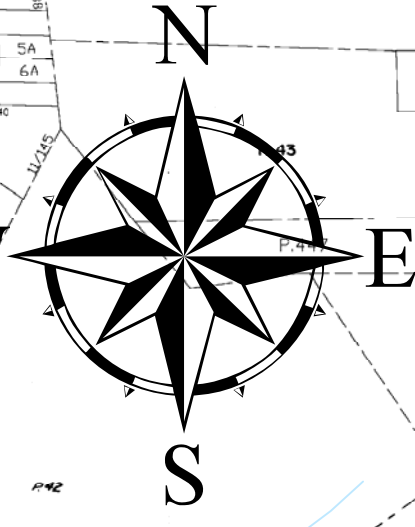
ARCHITECTS ENGINEERS SURVEYORS

[www.dbfinc.com](http://www.dbfinc.com)

SALISBURY, MARYLAND (410) 543-9091  
MILFORD, DELAWARE (302) 424-1441  
EASTON, MARYLAND (410) 770-4744

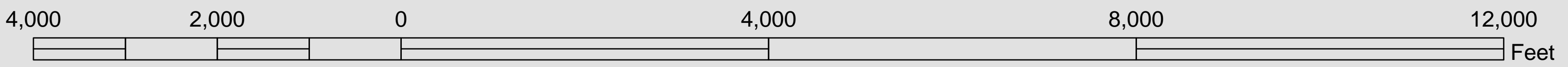
**Appendix D**  
**Wicomico County**  
**Sewer Plan**  
Referenced in Chapter 6

# Wicomico County Sewer Plan



*Legend*

- S-1
- S-2
- S-3
- S-4
- S-5
- Town Transition Area
- Lift Station
- WWTP



**Appendix E**  
**Delmar Wastewater Capacity**  
**Management Plan**  
Referenced in Chapter 7

Sheet 4  
Town of Delmar  
WASTEWATER CAPACITY MANAGEMENT PLAN  
Potential EDU Buildout

<u>Project</u>	<u>Type</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2016-2020</u>	<u>Total</u>	<u>Notes</u>
<b>Projects with full approvals (S-1)</b>																	
Breckenridge, Phase I	SF	8	8	8	8	4										12	
Bridgewood Estates	SF	14	14	19	12	12										24	
McDonald's	Commercial				13											13	
Wood Creek (Elliot Property, Phases I & II)	SF	25	25	10	20	20	20	20	19							99	
Wood Creek (Elliot Property, Phases I & II)	TH	40	41	40	10	30	30	30	30							130	
Yorkshire Estates	SF/TH		5	16	3	12	13	13	12							53	
Heron Pond					10	20	20	20	20							90	
Amber Ridge					4	7	7									18	
<b>Total S-1 commitments</b>		<b>87</b>	<b>93</b>	<b>93</b>	<b>80</b>	<b>105</b>	<b>90</b>	<b>83</b>	<b>81</b>	<b>0</b>	<b>0</b>				<b>0</b>	<b>439</b>	
<b>Projects Pending (S-2,S-3)</b>																	
Thornton Blvd	Commercial				2	2	3									7	
ES Adkins	Commercial				6	8	8	8								30	
Lighthouse Square	2 ac Commercial				2	5	5	5	5							22	
Heron Ponds	SF									20	20	20	20	20	110	210	
Kilteel Estates	SF					10	20	20	20	13						83	
Pheasant Lake	SF					30	30	30	30	30	30	30	30	30	30	300	
Pond's Edge III	SF					12	32	32	20							96	
Stillwater	SF					20	30	30	30	20						130	
Yorkshire (Future)	SF									15	15	15	15	15	61	136	
<b>Total S-2, S-3 Projects</b>					<b>10</b>	<b>87</b>	<b>128</b>	<b>125</b>	<b>105</b>	<b>98</b>	<b>65</b>	<b>65</b>	<b>65</b>	<b>65</b>	<b>201</b>	<b>1014</b>	
<b>EDU's -Committed Projects</b>		<b>87</b>	<b>93</b>	<b>93</b>	<b>80</b>	<b>105</b>	<b>90</b>	<b>83</b>	<b>81</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>439</b>	
<b>EDU's -Committed and Pending Projects</b>				<b>93</b>	<b>90</b>	<b>192</b>	<b>218</b>	<b>208</b>	<b>186</b>	<b>98</b>	<b>65</b>	<b>65</b>	<b>65</b>	<b>65</b>	<b>201</b>	<b>1453</b>	
Wastewater Flow Existing + Committed Projects*		483,000	485,000	505,000	531,250	553,750	574,500	594,750	594,750	594,750	594,750	594,750	594,750	594,750	594,750		
Wastewater Flow Existing + Committed and Pending Projects				507,500	555,500	610,000	662,000	708,500	733,000	749,250	765,500	781,750	798,000	848,250			
Total Flow Increase , Committed Projects				20,000	26,250	22,500	20,750	20,250	0	0	0	0	0	0	0	109,750	
Total Flow Increase , Pending Projects			2,000	2,500	21,750	32,000	31,250	26,250	24,500	16,250	16,250	16,250	16,250	50,250	253,500		
<b>Total Flow Increase, All Projects</b>				<b>22,500</b>	<b>48,000</b>	<b>54,500</b>	<b>52,000</b>	<b>46,500</b>	<b>24,500</b>	<b>16,250</b>	<b>16,250</b>	<b>16,250</b>	<b>16,250</b>	<b>50,250</b>	<b>363,250</b>		

\* Initial Flow Basis is 485,000 GPD (3-year average 2005-2007)

**LEGEND**

EDU = Equivalent Dwelling Unit - 250 Gal/day for Delmar  
 SF = Single Family Home                      MH = Mobile Home  
 TH = Townhome                                      Ac = Acre  
 GPD = Gallons per Day

Committed Capacity

July 1, 2008

# **Appendix F**

## **Maryland Department of the Environment - Non-Point Source Nutrient Loading Analysis**

Referenced in Chapter 7







Nonpoint Source Nutrient Loading  Land Use/Cover	Land Use Information								Percent Impervious
	Delmar		0		0		TOTAL		
	Initial	Future	Initial	Future	Initial	Future	Initial	Future	
	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	
Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus		
LULC11 (Low Density Residential)	203	333	0	0	0	0	203	333	0.14
LULC12 (Medium Density Residential)	106	127	0	0	0	0	106	127	0.28
LULC13 (High Density Residential)	0	0	0	0	0	0	0	0	0.41
LULC14 (Commercial)	61	122	0	0	0	0	61	122	0.72
LULC15 (Industrial)	10	10	0	0	0	0	10	10	0.53
LULC16 (Institutional)	15	15	0	0	0	0	15	15	0.34
LULC17 (Extractive)	0	0	0	0	0	0	0	0	0.02
LULC18 (Open Urban Land)	359	94	0	0	0	0	359	94	0.09
LULC21 (Cropland)	59	59	0	0	0	0	59	59	0.00
LULC22 (Pasture)	0	0	0	0	0	0	0	0	0.00
LULC23 (Orchards)	0	0	0	0	0	0	0	0	0.00
LULC24 (Feeding Operations)	0	0	0	0	0	0	0	0	0.02
LULC25 (Row and Garden Crops)	0	0	0	0	0	0	0	0	0.00
LULC41 (Deciduous Forest)	0	0	0	0	0	0	0	0	0.00
LULC42 (Evergreen Forest)	0	0	0	0	0	0	0	0	0.00
LULC43 (Mixed Forest)	69	78	0	0	0	0	69	78	0.00
LULC44 (Brush)	0	0	0	0	0	0	0	0	0.00
LULC50 (Water)	0	0	0	0	0	0	0	0	0.00
LULC60 (Wetlands)	29	29	0	0	0	0	29	29	0.00
LULC71 (Beaches)	0	0	0	0	0	0	0	0	0.00
LULC72 (Bare Rock)	0	0	0	0	0	0	0	0	1.00
LULC73 (Bare Ground)	0	0	0	0	0	0	0	0	0.09
LULC80 (Transportation)	174	217	0	0	0	0	174	217	0.95
LULC191 (Rural Residential)	0	0	0	0	0	0	0	0	0.04
LULC241 (Feeding Operations)	0	0	0	0	0	0	0	0	0.02
LULC242 (Agricultural Buildings)	0	0	0	0	0	0	0	0	0.02
<b>TOTALs</b>	<b>1,086</b>	<b>1,086</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,086</b>	<b>1,086</b>	<b>TOTALs</b>

Point Source Information	Initial	Future
Total Nitrogen Load (lb/yr)	5,479	6,703
Total Phosphorus Load (lb/yr)	411	503

1,224 22.33333333  
92 22.33333333

DRAFT

**Land Use (acres) by Generalized Land Use/Land Cover**

Land Use/Cover	Initial (acres)	Future (acres)	Change (acres)
Low Density	203	333	131
Medium Density	106	127	22
High Density	0	0	0
Commercial/Industrial	72	132	61
Agriculture*	59	59	0
Forest/Wetlands	98	107	9
Water	0	0	0
Other**	549	327	-222
<b>Total Area</b>	<b>1,086</b>	<b>1,086</b>	<b>0</b>

\* Agriculture is made up of Cropland, Pasture, Orchards, Feeding Operations, Agricultural Buildings, and Row & Garden Crops

\*\* Other land uses include Institutional, Extractive, Open Urban, Beaches, Bare Rock and Bare Ground.

**Land Use Area Summary**

Land Use/Cover	Initial (Acres)	Future (Acres)	Change (acres)
Development	554	810	256
Agriculture*	59	59	0
Forest	98	107	9
Water	0	0	0
Other**	375	110	-265
<b>Total Area</b>	<b>1,086</b>	<b>1,086</b>	<b>0</b>
Residential Septic (EDUs)	75	0	-75
Non-Residential Septic (EDUs)	0	0	0

**Nitrogen Loading Summary**

Land Use/Cover	Initial (Lbs/Yr)	Future (Lbs/Yr)	Change (Lbs/Yr)
Development	4,630	6,791	2,160
Agriculture	926	926	1
Forest	147	161	13
Water	0	0	0
Other**	3,322	970	-2,352
<b>Total Terrestrial Load</b>	<b>9,026</b>	<b>8,848</b>	<b>-178</b>
Residential Septic (EDUs)	721	0	-721
Non-Residential Septic (EDUs)	0	0	0
<b>Total Septic Load</b>	<b>721</b>	<b>0</b>	<b>-721</b>
<b>Total NPS Nitrogen Load</b>	<b>9,747</b>	<b>8,848</b>	<b>-899</b>

-9.22

**Phosphorus Loading Summary**

Land Use/Cover	Initial (Lbs/Yr)	Future (Lbs/Yr)	Change (Lbs/Yr)
Development	504	751	247
Agriculture	64	64	0
Forest	2	2	0
Water	0	0	0
Other**	460	133	-327
<b>Total NPS Phosphorus Load</b>	<b>1,029</b>	<b>949</b>	<b>-80</b>

-7.77

This analysis is used for comparison purposes between 2002 BMP Implementation and Tributary Strategy Implementation

Nonpoint Source Loads							
Delmar		0		0		TOTAL	
Initial	Future	Initial	Future	Initial	Future	Initial	Future
lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr
Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen
1,786	2,939	0	0	0	0	1,786	2,939
911	1,099	0	0	0	0	911	1,099
0	0	0	0	0	0	0	0
495	984	0	0	0	0	495	984
86	86	0	0	0	0	86	86
133	132	0	0	0	0	133	132
0	0	0	0	0	0	0	0
3,190	839	0	0	0	0	3,190	839
926	926	0	0	0	0	926	926
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
104	117	0	0	0	0	104	117
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
44	44	0	0	0	0	44	44
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
1,353	1,683	0	0	0	0	1,353	1,683
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
9,026	8,848	0	0	0	0	9,026	8,848
721	0	0	0	0	0	721	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
721	0	0	0	0	0	721	0
9,747	8,848	0	0	0	0	9,747	8,848

### Nonpoint Source Loads

Delmar		0		0		TOTAL	
Initial	Future	Initial	Future	Initial	Future	Initial	Future
lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr
Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus
242	398	0	0	0	0	242	398
114	138	0	0	0	0	114	138
0	0	0	0	0	0	0	0
45	89	0	0	0	0	45	89
9	9	0	0	0	0	9	9
16	16	0	0	0	0	16	16
0	0	0	0	0	0	0	0
444	117	0	0	0	0	444	117
64	64	0	0	0	0	64	64
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
2	2	0	0	0	0	2	2
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
1	1	0	0	0	0	1	1
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
94	117	0	0	0	0	94	117
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
1,029	949	0	0	0	0	1,029	949

Change in Loads			
Delmar	0	0	Total
Future	Future	Future	Future
lbs/yr	lbs/yr	lbs/yr	lbs/yr
Nitrogen	Nitrogen	Nitrogen	Nitrogen
1,153	0	0	1,153
188	0	0	188
0	0	0	0
488	0	0	488
0	0	0	0
-1	0	0	-1
0	0	0	0
-2,351	0	0	-2,351
1	0	0	1
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
14	0	0	14
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
0	0	0	0
330	0	0	330
0	0	0	0
0	0	0	0
0	0	0	0
-178	0	0	-178
-721	0	0	-721
0	0	0	0
0	0	0	0
0	0	0	0
-721	0	0	-721
-899	0	0	-899









Nonpoint Source Nutrient Loading	Land Use Information								Percent Impervious
	Delmar		0		0		TOTAL		
	Initial	Future	Initial	Future	Initial	Future	Initial	Future	
	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	
Land Use/Cover	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	
LULC11 (Low Density Residential)	428	848	0	0	0	0	428	848	0.14
LULC12 (Medium Density Residential)	105	155	0	0	0	0	105	155	0.28
LULC13 (High Density Residential)	0	9	0	0	0	0	0	9	0.41
LULC14 (Commercial)	93	252	0	0	0	0	93	252	0.72
LULC15 (Industrial)	60	334	0	0	0	0	60	334	0.53
LULC16 (Institutional)	16	36	0	0	0	0	16	36	0.34
LULC17 (Extractive)	43	43	0	0	0	0	43	43	0.02
LULC18 (Open Urban Land)	359	94	0	0	0	0	359	94	0.09
LULC21 (Cropland)	633	99	0	0	0	0	633	99	0.00
LULC22 (Pasture)	0	0	0	0	0	0	0	0	0.00
LULC23 (Orchards)	0	0	0	0	0	0	0	0	0.00
LULC24 (Feeding Operations)	13	13	0	0	0	0	13	13	0.02
LULC25 (Row and Garden Crops)	0	0	0	0	0	0	0	0	0.00
LULC41 (Deciduous Forest)	0	0	0	0	0	0	0	0	0.00
LULC42 (Evergreen Forest)	0	0	0	0	0	0	0	0	0.00
LULC43 (Mixed Forest)	382	198	0	0	0	0	382	198	0.00
LULC44 (Brush)	0	0	0	0	0	0	0	0	0.00
LULC50 (Water)	0	0	0	0	0	0	0	0	0.00
LULC60 (Wetlands)	181	181	0	0	0	0	181	181	0.00
LULC71 (Beaches)	0	0	0	0	0	0	0	0	0.00
LULC72 (Bare Rock)	0	0	0	0	0	0	0	0	1.00
LULC73 (Bare Ground)	0	0	0	0	0	0	0	0	0.09
LULC80 (Transportation)	281	324	0	0	0	0	281	324	0.95
LULC191 (Rural Residential)	0	0	0	0	0	0	0	0	0.04
LULC241 (Feeding Operations)	13	13	0	0	0	0	13	13	0.02
LULC242 (Agricultural Buildings)	6	6	0	0	0	0	6	6	0.02
<b>TOTALS</b>	<b>2,614</b>	<b>2,605</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,614</b>	<b>2,605</b>	<b>TOTALS</b>

Point Source Information	Initial	Future
Total Nitrogen Load (lb/yr)	5,479	7,436
Total Phosphorus Load (lb/yr)	411	558

1,957 35.71111111  
147 35.71111111

DRAFT

**Land Use (acres) by Generalized Land Use/Land Cover**

Land Use/Cover	Initial (acres)	Future (acres)	Change (acres)
Low Density	428	848	420
Medium Density	105	155	50
High Density	0	9	9
Commercial/Industrial	154	586	433
Agriculture*	665	131	-534
Forest/Wetlands	563	379	-184
Water	0	0	0
Other**	699	498	-201
<b>Total Area</b>	<b>2,614</b>	<b>2,605</b>	<b>-9</b>

\* Agriculture is made up of Cropland, Pasture, Orchards, Feeding Operations, Agricultural Buildings, and Row & Garden Crops

\*\* Other land uses include Institutional, Extractive, Open Urban, Beaches, Bare Rock and Bare Ground.

**Land Use Area Summary**

Land Use/Cover	Initial (Acres)	Future (Acres)	Change (acres)
Development	968	1,921	954
Agriculture*	665	131	-534
Forest	563	379	-184
Water	0	0	0
Other**	418	174	-244
<b>Total Area</b>	<b>2,614</b>	<b>2,605</b>	<b>-8</b>
Residential Septic (EDUs)	325	0	-325
Non-Residential Septic (EDUs)	550	0	-550

**Nitrogen Loading Summary**

Land Use/Cover	Initial (Lbs/Yr)	Future (Lbs/Yr)	Change (Lbs/Yr)
Development	8,118	16,210	8,093
Agriculture	10,523	2,140	-8,382
Forest	845	569	-276
Water	0	0	0
Other**	3,708	1,535	-2,173
<b>Total Terrestrial Load</b>	<b>23,193</b>	<b>20,454</b>	<b>-2,739</b>
Residential Septic (EDUs)	3,124	0	-3,124
Non-Residential Septic (EDUs)	1,886	0	-1,886
<b>Total Septic Load</b>	<b>5,010</b>	<b>0</b>	<b>-5,010</b>
<b>Total NPS Nitrogen Load</b>	<b>28,204</b>	<b>20,454</b>	<b>-7,750</b>

**Phosphorus Loading Summary**

Land Use/Cover	Initial (Lbs/Yr)	Future (Lbs/Yr)	Change (Lbs/Yr)
Development	898	1,841	943
Agriculture	741	164	-577
Forest	13	9	-4
Water	0	0	0
Other**	515	210	-305
<b>Total NPS Phosphorus Load</b>	<b>2,167</b>	<b>2,223</b>	<b>56</b>

This analysis is used for comparison purposes between 2002 BMP Implementation and Tributary Strategy Implementation

Nonpoint Source Loads							
Delmar		0		0		TOTAL	
Initial	Future	Initial	Future	Initial	Future	Initial	Future
lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr
Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen	Nitrogen
3,770	7,476	0	0	0	0	3,770	7,476
908	1,335	0	0	0	0	908	1,335
3	75	0	0	0	0	3	75
752	2,034	0	0	0	0	752	2,034
501	2,776	0	0	0	0	501	2,776
133	311	0	0	0	0	133	311
386	386	0	0	0	0	386	386
3,190	839	0	0	0	0	3,190	839
9,938	1,556	0	0	0	0	9,938	1,556
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
264	264	0	0	0	0	264	264
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
573	297	0	0	0	0	573	297
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
271	272	0	0	0	0	271	272
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
2,184	2,514	0	0	0	0	2,184	2,514
0	0	0	0	0	0	0	0
264	264	0	0	0	0	264	264
57	57	0	0	0	0	57	57
23,193	20,454	0	0	0	0	23,193	20,454
3,124	0	0	0	0	0	3,124	0
0	0	0	0	0	0	0	0
1,886	0	0	0	0	0	1,886	0
0	0	0	0	0	0	0	0
5,010	0	0	0	0	0	5,010	0
28,204	20,454	0	0	0	0	28,204	20,454

### Nonpoint Source Loads

Delmar		0		0		TOTAL	
Initial	Future	Initial	Future	Initial	Future	Initial	Future
lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr	lbs/yr
Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus	Phosphorus
511	1,013	0	0	0	0	511	1,013
114	167	0	0	0	0	114	167
0	9	0	0	0	0	0	9
68	183	0	0	0	0	68	183
53	294	0	0	0	0	53	294
16	38	0	0	0	0	16	38
56	56	0	0	0	0	56	56
444	117	0	0	0	0	444	117
684	107	0	0	0	0	684	107
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
24	24	0	0	0	0	24	24
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
9	4	0	0	0	0	9	4
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
4	4	0	0	0	0	4	4
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0
152	175	0	0	0	0	152	175
0	0	0	0	0	0	0	0
24	24	0	0	0	0	24	24
8	8	0	0	0	0	8	8
2,167	2,223	0	0	0	0	2,167	2,223







**Appendix G**  
**List of Housing Programs**  
**Maryland and Delaware**  
Referenced in Chapter 9



## - APPENDIX - HOUSING PROGRAMS

### **HOUSING PROGRAMS - Delaware**

#### **Homeownership Programs**

##### Single Family Mortgage Revenue Bond Program - (SFMRB)

Commonly referred to as the First-Time Home Buyers Program or the Bond Program, this program helps low- and moderate-income Delawareans afford homeownership by providing a below market interest rate mortgage to persons who have not owned a home in the past three years.

##### Second Mortgage Assistance Loan Program - (SMAL)

This program provides up to \$5,000 (at 6% interest rate) in down payment and closing costs assistance to persons who have not owned a home in the past year.

##### Delaware Housing Partnership - (DHP)

This initiative combines 6% interest rate down payment and closing cost loans of up to \$10,000 with pre-approved, newly-constructed affordable homes.

##### Live Near Your Work – LNYW

The LNYW Program is a cooperative partnership between the state, local jurisdictions and employers to provide financial assistance to eligible employees in purchasing homes near their places of employment.

##### Resident Homeownership Program - (RHP)

This program offers eligible DSHA assisted housing residents the option of purchasing a home. Qualified participants will have the opportunity to purchase a home utilizing their existing assistance toward the mortgage.

##### Public Housing Home Ownership Program - (PHHOP)

This program, operated in Kent County only, provides Public Housing, Section 8, Capitol Green residents and Waiting List applicants with the opportunity to purchase their own homes in modest, residential neighborhoods.

#### **Rental Housing**

##### Housing Development Fund - (HDF)

The HDF is Delaware's primary financial resource to help housing providers across the State access financing to create or rehabilitate affordable housing, or offer unique housing programs for low- and moderate-income persons.

##### HOME Investment Partnerships - (HOME)

This federal program is offered statewide by DSHA and provides financial assistance to affordable housing providers, often in conjunction with Housing Development Fund financing.

#### Low Income Housing Tax Credits - (LIHTC)

This program provides a direct federal income tax credit to qualified owners and investors who build, acquire or rehabilitate rental housing units to rent to low-income Delawareans.

#### Multi-Family Mortgage Revenue Bond Program - (MFMRB)

This statewide program permits DSHA, through the issuance of tax-exempt mortgage revenue bonds to finance the acquisition, new construction or substantial rehabilitation of apartment complexes which are available for rent to low-income individuals and families.

### **Subsidized Rental Housing Assistance Programs**

#### Public Housing - (PH)

DSHA offers low-income Delawareans in Kent and Sussex Counties who are in need of assistance to afford month-to-month rent payments a subsidized rental housing assistance program. The program offers DSHA-owned Public Housing apartment site residency.

#### Section 8 Housing Choice Vouchers

DSHA also offers a Section 8 Housing Choice Voucher Program for DSHA-approved private rental residency. For more information, please see the Moving To Work Demonstration Program description below.

#### Moving To Work Demonstration Program - (MTW)

Applicants on the two programs listed above are placed on a combined waiting list for assistance. They are given the first available subsidy location, which may be a public housing site or in the form of a Section 8 Voucher for use in the private market. Most residents, with the exception of the elderly and disabled, are eligible to receive subsidy under these programs for a maximum of 5 years (with some one-year extensions) while they take part in a mandatory self-sufficiency program.

#### Section 8 New Construction- (SEC 8 NC)

This program offers very low-income Delawareans 30 different affordable housing sites throughout the state, at which participants pay approximately 30% of their income for rent. DSHA provides managerial and financial oversight to these sites and directly manages two of the locations. (The name of this program is misleading, for it does not concern new construction.)

## **Home Repairs**

### Housing Rehabilitation Loan Program - (HRLP)

This program offers loans of up to \$35,000 at 3% interest rates to low- and moderate-income home owners and landlords who rent to low-income tenants in order to make necessary State Housing Code repairs or handicapped- accessibility modifications.

### Neighborhood Revitalization Fund - (NRF)

*New Funding Currently Unavailable.* The goal of this program is to help entire communities restore their homes to State Housing Code standards. Neighborhoods and communities apply to receive a set aside of funds that their home owners can access in the form of low-interest loans. Home owners residing in approved neighborhoods can access deferred low-interest rate loans of up to \$35,000; landlords can borrow up to \$25,000.

### Community Development Block Grants – (CDBG)

Each year, Kent and Sussex County and local municipalities within these counties apply to DSHA for a portion of this federal grant money. DSHA administers the funds to these governmental entities, which in turn use the money to help repair substandard housing and make infrastructure improvements in needy areas of each county. Municipalities can request sewer and water system improvements, street repairs, street lights and other infrastructure improvements that support low- and moderate-income housing development.

## **Community Development**

### Housing Capacity Building Program - (HCBP)

This initiative helps providers of affordable housing increase their capacity to build and maintain affordable housing. A joint initiative of DSHA, the University of Delaware, the Delaware Community Investment Corporation and the Delaware Community Foundation, the program provides a range of assistance including capacity building grants, training and technical assistance.

### Emergency Shelter Grants Program - (ESGP)

The federal assistance provided under this program benefits emergency shelters by allowing them to expand services and renovate their shelters. It is offered by DSHA in Kent and Sussex Counties.

## **HOUSING PROGRAMS - Maryland**

As federal housing and other related programs have disappeared, cities and counties have sought to aid the would-be homeowner. Maryland has mounted an ambitious housing program in 1986 in response to federal cutbacks. Most of the state housing programs are

administered by the State of Maryland's Community Development Administration which offers a variety of housing programs that fall under the general categories of home ownership, rental housing, special loans and housing subsidy programs. These programs are briefly described below:

### **Home Ownership Programs**

Maryland Mortgage Program (MMP) - The purpose of the MMP is to enable low- and moderate-income households to purchase homes by providing below-market interest rate mortgage financing through private lending institutions. The MMP, which targets first-time homebuyers, is available to individuals and households with incomes at or below 85 percent of the State median income.

Maryland Home Financing Program - Home Purchase (MNFP) - The purpose of MNFP is to provide low-interest rate mortgages for lower-income households. The MNFP, which targets first-time homebuyers, is available to individuals and households with incomes at or below 55 percent of the State median income.

Maryland Home Financing Program - Emergency Mortgage Assistance (MNFP-EMA) - The MNFP-EMA assists low-income homeowners in imminent danger of losing their homes and is intended to prevent foreclosures brought about by critical circumstances such as loss of employment, a disabling injury, divorce or death of a spouse, or other similar circumstances which result in loss of income.

Maryland Home Financing Program - Reverse Equity (MHFP-REMP) - The purpose of the MHFP-REMP is to enable elderly families of limited income to access part of their accumulated equity in order to pay for housing and other personal expenses to continue to occupy the home. For eligible applicants and properties, the Community Development Administration (CDA) will establish a line of credit up to a program maximum of \$50,000 from which funds may be requested on a monthly basis. No repayment of loans is required until the death of the last surviving borrower, after the borrower voluntarily moves out, or after the sale or transfer of the property.

Settlement Expenses Loan Program (SELP) - SELP provides financial assistance in the form of low interest loans to pay settlement expenses.

### **Rental Housing Programs**

Multi-Family Bond Program (MBP) - This program is designed to increase the construction and rehabilitation of multi-family rental housing for families with limited incomes. Tax exempt bonds and notes provide below-market rate construction and permanent financing to profit and nonprofit developers. A certain percentage of units in the project must be made available to low-income persons and households.

Rental Housing Production Program (RHPP) - The purpose of the RHPP is to increase the supply of rental housing for low-income families by providing below-market rate and

deferred payment loans to developers. The program is designed to be used in conjunction with tax-exempt, private, local and federal loans.

Elderly Rental Housing Program (ERHP) - The purpose of the ERHP is to increase the supply of rental housing for low-income elderly households by providing below-market rate and deferred payment loans to developers. The program is designed to be used in conjunction with tax-exempt, private, local and federal loans.

Nonprofit Rehabilitation Program (NRP) - The purpose of the NRP is to provide low-interest mortgage loans to nonprofit organizations and local governments to rehabilitate housing for low-income households.

Partnership Rental Housing Program (PRHP) - The PRHP is intended to expand the supply of affordable housing for poor families through State and local government partnerships. Eligible projects include new construction and acquisition or rehabilitation of rental housing.

Maryland Housing Rehabilitation Program - Multi-Family (MHRP) - The purpose of the Multi-Family Program is to provide loans to assist owners in bringing their multi-family units up to applicable building codes and standards.

Multi-family Home and Energy Loan Program (HELP) - The purpose of the HELP is to finance rehabilitation and energy conservation of existing multi-family properties using the proceeds of tax-exempt bonds.

Construction Loan Program (CLP) - The CLP provides low-interest, construction financing loans to nonprofit and local governments to acquire, rehabilitate, or construct certain types of housing and for bridge loans to profit motivated developers.

Shelter One - Shelter One is an initiative to encourage community organizations, groups affiliates with churches and other nonprofit organizations to help address housing problems. The program provides technical assistance and preferred interest rate loans for undertaking first, small housing projects.

### **Special Loan Programs**

Maryland Housing Rehabilitation Program - Single Family (MHRP SF) - The purpose of the program is to preserve and improve existing small residential properties by bringing the properties up to applicable codes and standards. In 1990 this program was merged with the Livability Code Rehabilitation Program.

Accessory, Shared and Sheltered Housing Program (ACCESS) - The purpose of ACCESS is to expand low cost housing opportunities for low-income households and low-income elderly, handicapped or disabled persons by financing the creation of accessory, shared, and sheltered housing facilities.

Indoor Plumbing Program (IPP) - The purpose of the IPP is to provide indoor plumbing in residential properties. Loans are made to income eligible households in owner-occupied single family units.

Residential Lead Paint Abatement Program (RELAP) - Loans are provided through the RELAP to reduce instances of lead poisoning of children by financing the abatement of lead paint in residential buildings.

Group Home Financing Program - The purpose of this loan program is to assist individuals and nonprofit organizations to construct or acquire and modify existing housing to serve as group homes or temporary and emergency shelter for income-eligible persons and households with special housing needs.

Single Family Home and Energy Loan Program (HELP SF) - The purpose of the HELP SF is to finance rehabilitation, energy conservation and basic livability of owner-occupied housing with one to four units using the proceeds of tax-exempt bonds.

Energy Bank Program - This program provides matching grants for energy conservation improvements in owner-occupied housing with one to four units using the funds from the Energy Overcharge Fund.

### **Housing Subsidy Programs**

Rental Allowance Program (RAP) - This program provides grants to local governments to provide flat rent subsidies to low-income families who are homeless or have emergency housing needs. The purpose of the program is to help these families to move from temporary housing to permanent housing and self-sufficiency.

Section 8 Existing Certificate/Voucher Program - A U.S. Department of Housing and Urban Development Program (HUD), Section 8 Existing is a rental assistance program which subsidizes the rent of low income families through the use of federal grants. This program is administered through the Maryland CDA.

Section 8 Moderate Rehabilitation Program - The U.S. Department of Housing and Urban Development Program (HUD) Moderate Rehabilitation Program, a component of the Section 8 Existing Program, is designed to encourage owner investment in substandard and aging housing that would otherwise continue to deteriorate in order to expand the supply of rental housing to low-income households. This program is administered through the Maryland CDA.

Section 8 Rental Rehabilitation Program - The U.S. Department of Housing and Urban Development Program (HUD) Rental Rehabilitation Program is designed to increase the supply of rental housing for low- and moderate-income families. As a split-subsidy federal grant funds are provided to building owners to help offset the cost, in conjunction with private financing, of rehabilitation of deteriorated existing rental units.

### **Low Income Housing Tax Credit Program**

The Federal Low-Income Housing Tax Credit, created by the Tax Reform Act of 1986 and extended by the Revenue Reconciliation Act of 1989, is designed to encourage private sector investment in the construction and rehabilitation of housing for low- and moderate-income families. The law gives states annual tax credit allocation based on population. CDA is the agency, which allocates the state's tax credits on a competitive basis.

### **Infrastructure Program**

The purpose of this program is to provide an efficient and economical means of access to capital markets in order to finance infrastructure projects to local governments. This program is administered through the Maryland CDA.