

Memorandum

Environmental
Resources
Management

To: John Nelson, Director

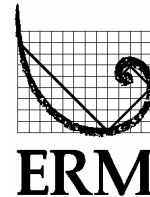
Company: Garrett County Planning and Land Development Office

From: Clive Graham

Date: November 6, 2006

Subject: Comprehensive Plan 2030 Preliminary Residential Growth Projections

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This memo describes the preliminary draft residential growth projections for the 2008 Garrett County Comprehensive Plan. These projections will be a key component of the analyses that we perform for Comprehensive Plan policies related to land use, transportation, water, sewer and other community facilities, natural resources, and economic development. This memo is suitable for public review.

Table 1 shows the draft residential growth projections—expressed as the number of new housing units (all unit types)—in the County between 2005 and 2030. The projections are broken down by “sub-areas” of the County that will be analyzed for the plan. These sub-areas are the County’s major watersheds and municipalities. More detailed projections for the Deep Creek Lake area are also provided.

The remainder of the memo describes the projections and the methodology used. Figure 1 shows the boundaries of the County’s watersheds and municipalities, while Figure 2 shows the sub-watersheds that ERM delineated for the Deep Creek Lake Influence Area.

Public comments should be provided by January 2007 to allow time for us to review consider them for our analysis.

Table 1: Garrett County Comprehensive Plan PRELIMINARY DRAFT Growth Projections Through 2030 (Housing Units)

	2005 Existing ¹	2030 Projected								Capacity (Current Regulations) ³	1990 Existing ¹	Change 1990-2005	Share of County Units		Share of Growth: 1990-2005 ⁴		
		Moderate Growth				Rapid Growth							1990	2005	Entire County	Units not in Deep Creek or Towns	
Countywide Analysis		Pipeline ²	Planned ²	Scattered ²	Total	Pipeline	Planned	Scattered	Total								
<i>Watersheds</i>																	
<i>Youghiogheny River</i>																	
Deep Creek Lake Influence Area ^{5, 6}	124	252	996	25	1,273	252	1,121	50	1,423	1,076	87	37	1%	1%	1%		
Bear Creek																	
Accident	168	-	-	25	25	-	-	25	25	166	149	19	1%	0%	0%		
Remainder of Bear Creek	822	78	-	149	227	78	-	216	294	7,933	595	227	4%	5%	5%		11%
Southern Youghiogheny	386	7	-	40	47	7	-	54	61	5,008	339	47	2%	1%	1%		2%
Friendsville	281	-	-	25	25	-	-	50	50	61	246	35	2%	1%	1%		
Remainder of Youghiogheny	2,680	94	18	551	663	94	18	747	859	28,723	2,017	663	15%	15%	15%		33%
<i>Little Youghiogheny River</i>																	
Oakland	961	-	-	250	250	-	-	300	300	537	745	216	5%	5%	5%		
Loch Lynn Heights	210	-	-	25	25	-	-	50	50	108	185	25	1%	1%	1%		
Mountain Lake Park	1,017	-	-	150	150	-	-	175	175	377	810	207	6%	5%	5%		
Deer Park	181	-	-	75	75	-	-	100	100	1,088	162	19	1%	0%	0%		
Remainder of Little Youghiogheny	1,306	16	17	179	212	16	17	242	275	8,188	1,094	212	8%	5%	5%		10%
Deep Creek Lake ⁷	5,559	735	1,342	700	2,777	735	1,842	1,250	3,827	26,224	3,700	1,859	27%	41%	41%		
<i>Casselman River</i>																	
Grantsville	305	-	-	100	100	-	-	150	150	528	237	68	2%	2%	2%		
Remainder of Casselman	1,955	24	-	408	432	24	-	536	560	16,201	1,523	432	11%	10%	10%		21%
Savage River	1,093	-	-	262	262	-	-	339	339	10,947	831	262	6%	6%	6%		13%
<i>North Branch Potomac River</i>																	
Kitzmiller	164	-	-	25	25	-	-	25	25	115	154	10	1%	0%	0%		
Remainder of North Branch	1,048	23	-	152	175	23	-	204	227	19,995	873	175	6%	4%	4%		9%
Georges Creek	66	-	-	8	8	-	-	10	10	2,246	58	8	0%	0%	0%		0%
Summary																	
Towns (10% of Total New Units)	3,287				675				875	2,980	2,688	599	19%	18%			13%
Deep Creek Lake Area (60% of Total)	5,683				4,050				5,250	27,300	3,787	1,896	27%	31%			42%
Rest of County (30% of Total)	9,356				2,025				2,625	99,241	7,330	2,026	53%	51%			45%
County Total	18,326	1,229	2,373	3,148	6,750	1,229	2,998	4,523	8,750	129,521	13,805	4,521	100%	100%			100%
Deep Creek Lake Influence Area⁷																	
<i>Deep Creek Lake Watershed</i>		Moderate Growth				Rapid Growth				Capacity (Current Regulations)	1990 Existing	Change: 1990-2005 Units	Share of DCL Area		Share of DCL Area Growth: 1990-2005		
		Pipeline	Planned	Scattered	Total	Pipeline	Planned	Scattered	Total				1990	2005	1990	2005	
1 Cherry Creek	128	13	-	20	33	13	-	20	33	3,237	92	36	2%	2%			2%
2 Meadow Mountain		-	-	15	15	-	-	20	20	1,709	-	-	0%	0%			0%
3 Marsh Run	1,294	80	348	50	478	80	348	100	528	4,944	883	411	23%	23%			22%
4 Lower Deep Creek	335	-	673	20	693	-	948	40	988	1,615	242	93	6%	6%			5%
5 Shingle Camp Hollow	129	126	-	5	131	126	-	15	141	184	42	87	1%	2%			5%
6 Cherry Creek Cove	212	-	-	25	25	-	-	40	40	543	123	89	3%	4%			5%
7 Meadow Mountain Run	204	12	-	25	37	12	-	40	52	1,166	135	69	4%	4%			4%
8 Roman Nose Hill	386	-	-	20	20	-	-	40	40	203	215	171	6%	7%			9%
9 Smith Run	79	96	-	25	121	96	-	50	146	238	23	56	1%	1%			3%
10 Bee Tree Hollow	82	32	40	50	122	32	40	100	172	258	49	33	1%	1%			2%
11 Red Run	231	-	-	25	25	-	-	50	50	1,053	165	66	4%	4%			3%
12 Thayerville	250	117	-	85	202	117	-	200	317	1,596	179	71	5%	4%			4%
13 North Glade Run	734	155	99	50	304	155	174	75	404	2,773	457	277	12%	13%			15%
14 Green Glade Run	641	40	150	60	250	40	300	100	440	2,456	510	131	13%	11%			7%
15 Hoop Pole Run	314	-	26	50	76	-	26	100	126	462	228	86	6%	6%			5%
16 Blakeslee	99	31	-	75	106	31	-	125	156	245	53	46	1%	2%			2%
17 Pawn Run	243	2	-	50	52	2	-	75	77	1,898	176	67	5%	4%			4%
18 Upper Deep Creek	198	31	6	50	87	31	6	60	97	1,644	128	70	3%	3%			4%
Deep Creek Lake Watershed Total	5,559	735	1,342	700	2,777	735	1,842	1,250	3,827	26,224	3,700	1,859	0	98%	98%		98%
<i>Youghiogheny River Watershed</i>	124	252	996	25	1,273	252	1,121	50	1,423	1,076	87	37	2%	2%			2%
DCL Influence Area Total	5,683	987	2,338	725	4,050	987	2,963	1,300	5,250	27,300	3,787	1,896	0	100%	100%		100%

Notes

1: Source: MD State Department of Assessment and Taxation (SDAT) Maryland Property View 2005 reflecting existing units as of August 1, 2005. Minor differences may exist between SDAT and census data, due to different data collection methodology.

2: Pipeline units are those in Major subdivisions with approved plats, approved condominiums, or approved phases of Planned Residential Developments (PRD). Planned units indicate other development that has been proposed or is projected to occur by 2030. Scattered development refers to all other units to be constructed by 2030.

3: Source: Maryland Department of Planning, Development Capacity Analysis, November 1, 2006. Capacity is the capacity of existing (2005) undeveloped or underdeveloped land.

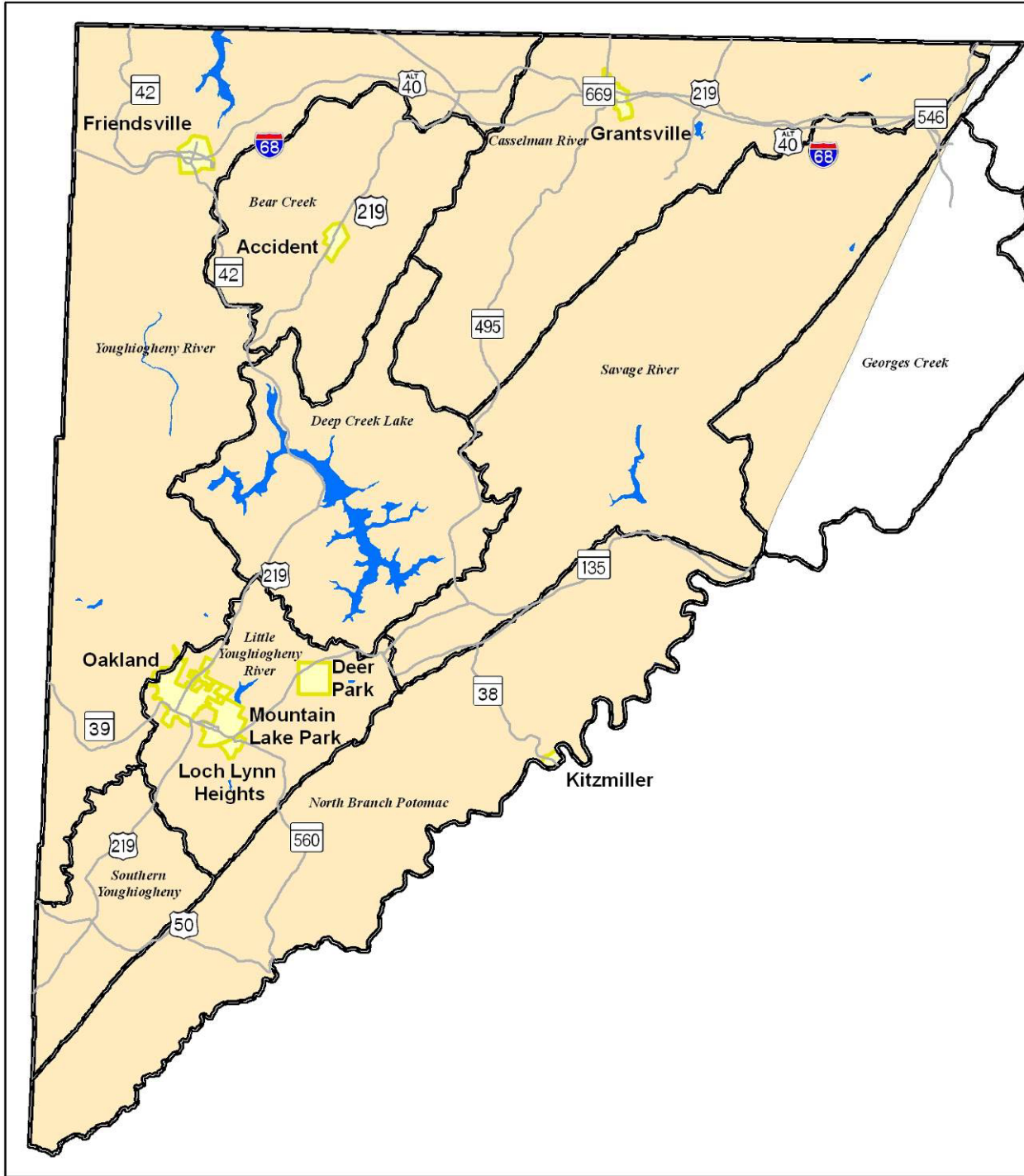
4: Indicates the percent of the fifteen-year countywide growth that occurred in each geographic area (e.g., watershed or town).

5: It is assumed that 70% of the DC Development PRD and would be built out in the Moderate scenario; 90% in the Rapid Scenario, with the development split evenly between the Deep Creek Lake and Youghiogheny watersheds.

6: The Deep Creek Lake Influence Area includes all of the Deep Creek Lake watershed, as defined by MDE, plus a small portion of the Youghiogheny River watershed, near the WISP Resort and Sang Run Road. Subwatersheds within the Deep Creek Lake Watershed were defined and named by ERM for the Comprehensive Plan process. They do not necessarily reflect Maryland Department of the Environment watershed boundaries. In cases where a parcel spanned multiple watersheds, the parcel was assigned to the watershed that contained more than half of the parcel's acreage, based on the County's tax assessment maps.

7: It is assumed that half of the Thousand Acres property would be developed under the Moderate scenario; and that the entire property would be developed under the Rapid scenario.

Figure 1



Comprehensive Plan Watersheds

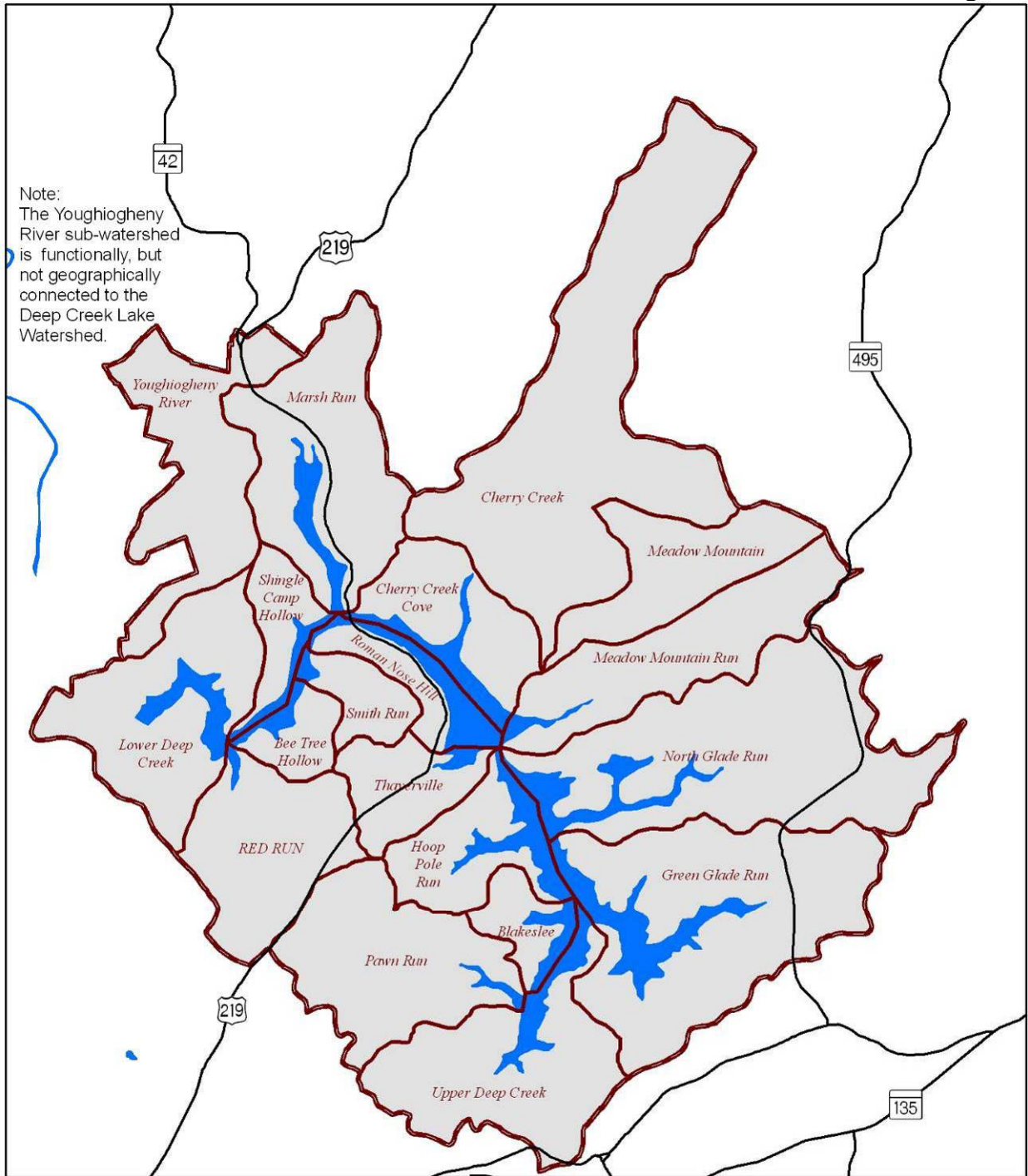
Legend

-  Watersheds
-  Municipalities

Note: Bear Creek and the Southern Youghiogheny are geographically part of the Youghiogheny River Watershed, but are treated separately due to distinct cultural and land use patterns.





Figure 2



Deep Creek Lake Sub-Watersheds

Legend

-  Sub-Watersheds
-  Deep Creek Lake Influence Area



Guide to the Growth Projections Table 1

Top Half of Table 1

(Moving left to right through the columns)

Watersheds: The Land Use element of the 2008 Comprehensive Plan will reflect the County’s geography, specifically its major watersheds. The Maryland Department of the Environment defines seven such “eight digit” watersheds (referring to their hydrologic classification number) in Garrett County: the Casselman River, Deep Creek Lake, Georges Creek, the Little Youghiogheny River, the North Branch of the Upper Potomac River, the Savage River, and the Youghiogheny River. In Table 1, the Youghiogheny River watershed is further divided to reflect special land use and cultural patterns in the Bear Creek and Southern Youghiogheny sub-watersheds. These two watersheds each incorporate several smaller “12-digit” sub-watersheds (as defined by the MD Department of Natural Resources).

2005 Existing: The State Department of Assessment and Taxation (SDAT)’s 2005 Maryland Property View (MPV) database was used to calculate existing housing units in the County, its towns, and its watersheds. The 2005 database (the most up-to-date version that was available at the time of analysis) reflects units in place as of August 2005. Due to differing data collection methods, there are slight differences between MPV database’s unit totals and census data. The figures in this column were used primarily to compare relative sizes and relative growth within the various County geographies.

2030 Projected Moderate Growth and Rapid Growth Scenarios: These eight columns reflect two growth scenarios, both of which will be considered in the Comprehensive Plan. The Moderate Growth Scenario assumes that development in Garrett County will continue at a pace similar to what occurred during the 1990-2005 period: an average of approximately 270 new units per year, for a total of 6,750 new units through 2030.

The Rapid Growth Scenario recognizes the significant growth pressures that have occurred recently, and projects a future pace of growth similar to what occurred during the 2001-5 period: an average of approximately 350 new units per year, for a total of 8,750 new units through 2030.

Pipeline growth: Pipeline growth refers to new units that would be built as part of major subdivisions or other developments that are already approved: plats, condominiums, and portions of Planned Residential Developments (PRDs).

Planned growth: Planned growth refers to new units that would be built as part of known major subdivisions or other developments that are not yet approved.

Scattered growth: Scattered growth refers to new units that would be constructed as part of minor subdivisions, new development in the municipalities, and any development not otherwise categorized.

Capacity (Current Regulations):	This column reflects the Maryland Department of Planning (MDP)'s Garrett County Capacity Analysis. MDP has prepared a separate memorandum describing the Capacity Analysis. "Capacity," as calculated by MDP, indicates the total number of units that could be built in different parts of the County under existing land development regulations. By comparison, the growth projections in Table 1 indicate the growth that is projected to occur by 2030 (the Comprehensive Plan's horizon).
1990 Existing:	SDAT's 2005 MPV database was used to count the number of housing in the County units built during or before 1990.
Change 1990-2005:	This column calculates the number of new units built between 1990 and 2005. (2005 Existing minus 1990 Existing)
Share of County, 1990 and 2005:	These two columns show the percentage of Countywide housing units that were present in a given geography in either 1990 or 2005. For example, the 1,093 units in the Savage River watershed in 2005 represent approximately six percent of the 18,326 housing units that were present in the County in 2005.
Share of Growth, 1990-2005, Entire County:	This column calculates the share of the County's overall housing unit growth between 1990 and 2005 that occurred in a given geography. For example, the 262 new units that were built in the Savage River watershed represent approximately six percent of the 4,521 new housing units that were built throughout the County from 1990-2005.
Share of Growth, 1990-2005, units not in Deep Creek or Towns	This column calculates the share of the County's overall housing unit growth between 1990 and 2005 that occurred in the most rural parts of the County – areas not in the Deep Creek Lake Influence Area (see below) or in the towns. These areas together accounted for approximately 2,000 new housing units between 1990-2005. Of that total, for example, 663 units, or approximately 33 percent, occurred in the remainder of the Youghiogheny River watershed.

Bottom Half of Table 1

Deep Creek Lake Influence Area	The Influence Area includes the entire Deep Creek Lake watershed, plus a portion of the Youghiogheny River watershed on Marsh Mountain and along US Route 219 north of McHenry (see Figure 2). The Influence Area represents areas where development will impact infrastructure and services (specifically roads, emergency services, and possibly water and wastewater) within the Deep Creek Lake watershed – even though the Youghiogheny River portion of the Influence Area is not geographically part of the Deep Creek Lake watershed.
Deep Creek Lake Sub-watersheds:	These sub-watersheds were delineated and named by ERM, and will be used in the Comprehensive Plan’s Deep Creek Lake water quality assessment.
Share of Deep Creek Lake Influence Area Growth:	This column calculates the share of the Deep Creek Lake Influence Area’s overall housing unit growth between 1990 and 2005 that occurred in each of the sub-watersheds. For example, the Thayerville sub-watershed added 71 new housing units, or approximately 4 percent of the 1,896 new units added throughout the Influence Area.

Methodology

The Preliminary Growth Projections use a base year of 2005, and a horizon year of 2030. The projections were developed using the following process:

- Step 1. The total amount of growth for the 2005-2030 period was established based on past building permit trends and approved major subdivisions. As described above in the “growth scenarios” discussion, two separate scenarios were produced:
 - a. The Moderate Growth Scenario assumes that development in Garrett County will continue at a pace similar to what occurred during the 1990-2005 period: an average of approximately 270 new units per year, for a total of 6,750 new units through 2030.
 - b. The Rapid Growth Scenario recognizes the significant growth pressures that have occurred recently, and projects a future pace of growth similar to what occurred during the 2001-5 period: an average of approximately 350 new units per year, for a total of 8,750 new units through 2030.

The methodology for distributing growth (Steps 2 and beyond) was the same in each scenario.

Step 2. The totals (6,750 and 8,750) were allocated to three geographic “pools” of development:

- a. Development in the Deep Creek Lake Influence Area: 60 percent of new units (Moderate: 4,050 units; Rapid: 5,250). Table 1 (the “share of growth” column) shows that the lake area captured 41 percent of all new County residential units during the 1990-2005 time period. During the 2001-2005 time period the share was 55 percent, according to County building permit data. Increasing this share to 60 percent for the growth projections reflects the County’s interest in preserving rural areas and encouraging development near existing services and infrastructure. This also recognizes the impact of major planned new developments within the Influence Area, such as Ridgeview Valley, Thousand Acres, and the WISP Resort.
- b. Development in the Towns: 10 percent of new units (Moderate: 675 units; Rapid: 875). The towns captured 13 percent of all new residential units during the 1990-2005 time period, but only 6 percent during the 2001-2005 time period. Increasing this share to 10 percent for the growth projection exercise reflects the County’s interest in encouraging development near existing services and infrastructure.
- c. Development in the rest of the County: 30 percent of new units (Moderate: 2,025 units; Rapid: 2,625). The remainder of the County – typically the more rural areas outside of the towns and Deep Creek Lake Influence Area – would receive the remainder of new growth.

Step 3. Within Step 2’s three geographic “pools,” development was projected for individual towns, watersheds, and sub-watersheds as follows:

- a. Deep Creek Lake Influence Area: The Influence Area was divided into 19 sub-watersheds (including a small portion of the Youghiogheny River watershed), as described above.
- b. Towns: Future growth in towns was projected – in increments of 25 units – based on each town’s existing size, its past development trends, and existing development capacity – as estimated by MDP. A separate memo has been prepared to describe this process and to solicit input from the towns.
- c. Rural Areas: Development outside of the Influence Area and outside of the Towns (the “30 percent” described in Step 2c above) was projected according to the share of “rural” growth in each watershed during the 1990-2005 period. For example, the Savage River watershed received 13 percent of the County’s “rural” growth in the past 15 years. That watershed is

therefore projected to receive 13 percent of future “rural” growth, or approximately 262 new housing units in the Moderate Growth Scenario.

Step 4. The watershed-level projections described in stage 3 were then separated into Pipeline, Planned, and Scattered development, as described above. The location and size of major subdivisions, condominium projects, and approved PRD phases was mapped and listed as either Pipeline or Planned development for the corresponding watershed or sub-watershed.

Any units assigned to a watershed that were not included in the Pipeline or Planned category were assumed to be Scattered future development. For example, Bear Creek (excluding Accident) is projected to receive a total of 227 new units in the Moderate Growth Scenario by 2030, of which 78 are in major subdivisions (Pipeline), and the remaining 149 units are in scattered development.

Pipeline and Planned developments were not broken out for the towns, so all town-level future development is assigned to the “Scattered” column.

Step 5. Scattered development in the Deep Creek Lake Influence Area was projected for each subwatershed based on past development activity, available infrastructure, and MDP’s development capacity analysis.

Public Input

Garrett County welcomes public input into the projections described in this memo. Any questions, comments, or suggestions should be directed to John Nelson; Director, Garrett County Planning and Land Development Office; 301-334-1920; jnelson@garrettcountry.org. Please submit your comments by January 31, 2007 so that they can be appropriately considered as part of the Comprehensive Plan process.