



# Comprehensive Plan Update

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**Presentation to Planning Commission**

Wallace Montgomery Introduction

December 8, 2021

# INTRODUCTION

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## WALLACE MONTGOMERY, LLP

is a collection of over 200 passionate professionals with expertise in disciplines that converge to best impact change and make places better for people.



**INTEGRITY.  
QUALITY.  
TEAMWORK.  
RESPECT.**

- ✓ Asset Management
- ✓ Aerial Photogrammetry
- ✓ Bike & Pedestrian Planning & Design
- ✓ Comprehensive & Transportation Planning
- ✓ Construction Management
- ✓ Environmental Planning & Engineering
- ✓ Geographic Information Systems
- ✓ Highway Design
- ✓ Noise & Vibration Analysis
- ✓ Park & Trail Planning & Design
- ✓ Site & Building Design
- ✓ Traffic Analysis & Engineering
- ✓ Transit Planning & Design
- ✓ Utility Planning & Engineering
- ✓ Water Resources

# PROJECT TEAM



Lauren Good, AICP  
Project Manager



Ray Moravec, PE  
Vice President, Planning



Nichole Davis  
Planner



Angela Fleck  
Planner & GIS Mapping

# WORK PLAN OVERVIEW



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## 01. Project Kick-Off & Management

Project Roadmap

Public Engagement & Communications Plan

Public Engagement & Communications Tracking

Coordination Calls

Milestone Status Reports

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## 02. Data Collection & Analysis

Baseline Information Collection & Analysis

Introductory Meetings

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## 03. Community Engagement

Communication Tools

Engagement Events

Public Engagement Report

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## 04. Plan Development

Plan Framework

Draft Chapters

Public Comment

Public Hearing & Adoption

# COMMUNITY ENGAGEMENT

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## ENGAGEMENT EVENTS

- Visioning Meetings (2)
- Community Event
- Draft Plan Presentation/Open House
- Comment Boxes
- Key Stakeholder Interviews

## COMMUNICATION TOOLS

- Project Website
- Digital & Printed Materials
- Branding Materials
- Online & Hardcopy Survey
- Social Media Content
- Flyers
- Press Releases
- Fact Sheets
- Email Updates

# PROPOSED PROJECT SCHEDULE

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## NOVEMBER 2021

TOPIC FOCUS:

Background/Data Collection

8 ✓ City Council Project Introduction

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## DECEMBER 2021

TOPIC FOCUS:

Background/Data Collection

8 ✓ Planning Commission Project Introduction

15 Economic Development Commission Project Introduction

15 Community Survey Release

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## JANUARY 2022

TOPIC FOCUS:

City Profile

TBD Visioning Workshop #1

TBD City Department/Stakeholder Interview(s)

# PROPOSED PROJECT SCHEDULE

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## FEBRUARY 2022

TOPIC FOCUS:

Sensitive Areas, Water Resources

TBD Visioning Workshop #2

TBD City Department/Stakeholder Interview(s)

18 Community Survey Closes

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## MARCH 2022

TOPIC FOCUS:

Transportation, Housing

9 Planning Commission Data Reveal

14 City Council Data Reveal

TBD City Department/Stakeholder Interview(s)

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## APRIL 2022

TOPIC FOCUS:

Community Facilities, Mineral Resources, Solid Waste

20 Economic Development Commission Work Session

TBD City Department/Stakeholder Interview(s)

# PROPOSED PROJECT SCHEDULE

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## MAY 2022

TOPIC FOCUS:

Land Use, Municipal Growth

11 Planning Commission Work Session

23 City Council Work Session

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## JUNE 2022

TOPIC FOCUS:

Introduction, Implementation

TBD Community Event

TBD City Department Draft Plan Review

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## JULY 2022

TOPIC FOCUS:

Full Document Draft

13 Planning Commission Draft Plan Review

25 City Council Draft Review

# PROPOSED PROJECT SCHEDULE

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## AUGUST 2022

TOPIC FOCUS:

Incorporating Draft Review Comments

TBD Draft Plan Public Presentation & Open House

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## OCTOBER 2022

TOPIC FOCUS:

Public Comment Period & Adoption Process

12 Planning Commission Final Review; Public Hearing & Potential Recommendation

24 City Council Final Draft Introduction

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## NOVEMBER 2022


TOPIC FOCUS:

Plan Adoption

14 City Council Public Hearing & Potential Adoption

# PROPOSED PROJECT SCHEDULE

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- Dates will be updated as they are finalized.
  - Proposed project schedule is subject to change based on additional input from the City and venue availability.
  - Regular coordination calls with Planning & Community Development staff will occur and milestone status reports will be provided for inclusion in appropriate meeting packets.
  - Initial chapter drafts, interview recaps, and other project work products will be shared with City staff and revised to address internal comments prior to release to the Planning Commission, Economic Development Commission, City Council, or public.
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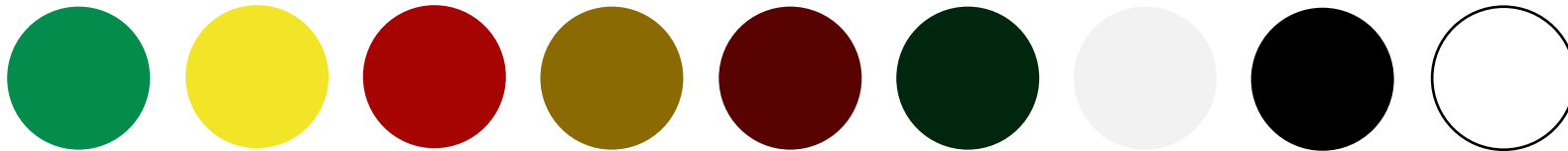
# PROPOSED PROJECT BRANDING

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## LOGO

**plan****ABERDEEN**  
**Our City. Our Plan. Our Future.**

## COLOR SCHEME



# DRAFT SURVEY

- Review draft questions, responses, and hardcopy format
- Anticipated survey period: Wednesday, December 15 – Friday, February 18

**plan**ABERDEEN

Our City. Our Plan. Our Future.

City of Aberdeen  
 Planning & Community Dev.  
 RE: Comp Plan Survey  
 60 N. Parke Street  
 Aberdeen, MD 21001

## COMMUNITY SURVEY

The City of Aberdeen is currently updating the comprehensive plan that will guide its growth and development for the next 10-20 years. The first steps in preparing for the future are to ask the City's community members to tell us what type of place they would like it to be. Please take a moment to complete this questionnaire—it is the first opportunity to participate in the planning of your community's future. Please return the completed questionnaire by February 18, 2022. It may be completed online (link on project website [www.TBD.com](http://www.TBD.com)), dropped at the City Hall, or mailed to the address above.

**1. Do you:** *(check all that apply)*

- Live in Aberdeen
  - Own my home
  - Rent my home
- Own other property in Aberdeen
- Own a business in Aberdeen
- Work in Aberdeen
- Visit Aberdeen

**2. My age is:**

- Under 18
- 18-24
- 25-64
- Over 65

**3. I live in Aberdeen because:** *(top 5)*

- I was born here
- Close to family/friends
- Cost of living, taxes, utilities, etc.
- Housing affordability
- Community character
- School district
- Friendly neighborhoods
- Parks/recreation facilities
- Easy access to surrounding towns
- Safety/low crime
- Available services (e.g., medical)
- Proximity to work
- Proximity to APG
- Retirement community
- Other:

**4. If you could bring one business to Aberdeen, what would it be?** *(business name or type)*

**5. What one business would you not want to see come to Aberdeen?** *(business name or type)*

**6. What one thing would you like to see changed to improve quality of life in Aberdeen?**

**7. Would you like to see the following commercial development in Aberdeen?**

	Have Enough	Need More
Fast food restaurant	<input type="checkbox"/>	<input type="checkbox"/>
Sit-down restaurant	<input type="checkbox"/>	<input type="checkbox"/>
Grocery store	<input type="checkbox"/>	<input type="checkbox"/>
Retail clothing store	<input type="checkbox"/>	<input type="checkbox"/>
Service station	<input type="checkbox"/>	<input type="checkbox"/>
Bakery	<input type="checkbox"/>	<input type="checkbox"/>
Professional office	<input type="checkbox"/>	<input type="checkbox"/>
Big box store	<input type="checkbox"/>	<input type="checkbox"/>
Hardware store	<input type="checkbox"/>	<input type="checkbox"/>
R&D facility	<input type="checkbox"/>	<input type="checkbox"/>
Manufacturing	<input type="checkbox"/>	<input type="checkbox"/>
Shopping center	<input type="checkbox"/>	<input type="checkbox"/>
Other:		

**8. Rank the importance of the following factors to quality of life: (1 is highest)**

- \_\_\_ Access to open space
- \_\_\_ Basic shopping needs
- \_\_\_ Clean appearance
- \_\_\_ Presence of trees/vegetation
- \_\_\_ Housing diversity
- \_\_\_ Park/recreation facilities/activities
- \_\_\_ Local schools
- \_\_\_ Vibrant downtown
- \_\_\_ Safety/low crime
- \_\_\_ Senior housing
- \_\_\_ Clustered development
- \_\_\_ Vibrant downtown
- \_\_\_ Community activities
- \_\_\_ Other:

**9. What are Aberdeen's greatest strengths and assets?**

**10. What are the most critical issues facing Aberdeen today and in the future?**

**11. Considering Aberdeen's existing park facilities, what additional facilities are needed?** *(choose top 3)*

- \_\_\_ Accessible park/facilities
- \_\_\_ Artificial turf field
- \_\_\_ Baseball/softball fields
- \_\_\_ Basketball courts
- \_\_\_ Climbing park
- \_\_\_ Community center/indoor facility
- \_\_\_ Dog park
- \_\_\_ Ice skating
- \_\_\_ Multi-use trails
- \_\_\_ Outdoor adult fitness
- \_\_\_ Pickleball courts
- \_\_\_ Playground for ages 0-2
- \_\_\_ Playground for ages 2-5
- \_\_\_ Playground for ages 5-12
- \_\_\_ Shuffleboard
- \_\_\_ Soccer fields
- \_\_\_ Tennis courts
- \_\_\_ Volleyball courts
- \_\_\_ None
- \_\_\_ Other:

# DRAFT SURVEY

- Review draft questions, responses, and hardcopy format
- Anticipated survey period: Wednesday, December 15 – Friday, February 18

## 12. Do you support the following types of residential development in Aberdeen?

	Strongly Support	Support	Oppose	Strongly Oppose	No Opinion
Single-family homes on large lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Single-family homes on modest lots	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mix of housing types	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family homes/townhouses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Retirement community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Assisted living facility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium building/development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Apartment buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entry level/starter homes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordable/supported housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing over commercial spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
No additional housing development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:					

## 13. Do you agree or disagree with the statements below?

	Agree	Disagree	No Opinion
The City has an adequate supply of housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The City should encourage more affordable housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The City should actively promote job growth.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The City should encourage new businesses to open.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The City should prioritize historic preservation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 14. How concerned are you about:

	Very	A Little	Not at All	#1 Concern
Drinking water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wastewater treatment/capacity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic/congestion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequate public transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Keeping local businesses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maintaining vibrant downtown	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth/growth pressure	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Crime/safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Affordability of housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Climate change	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Private property maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:				

Thank you for participating in our community survey!

## 15. Would you like to see the following in Aberdeen?

	Want to See	Top Priority
More programs for teens	<input type="checkbox"/>	<input type="checkbox"/>
More programs for seniors	<input type="checkbox"/>	<input type="checkbox"/>
Protect historic heritage	<input type="checkbox"/>	<input type="checkbox"/>
Ensure adequate water/sewer	<input type="checkbox"/>	<input type="checkbox"/>
Expand parks/recreation facilities	<input type="checkbox"/>	<input type="checkbox"/>
Attract new businesses	<input type="checkbox"/>	<input type="checkbox"/>
Fill vacant commercial spaces	<input type="checkbox"/>	<input type="checkbox"/>
Finish sidewalks in residential areas	<input type="checkbox"/>	<input type="checkbox"/>
Implement traffic calming measures	<input type="checkbox"/>	<input type="checkbox"/>
Other:		

16. In the space below, please provide any additional comments on issues, suggestions, or solutions of importance to you for Aberdeen's future that should be considered in the Comprehensive Plan's development:

# COMMISSION, BOARD & STAFF HOMEWORK

1. The City's current Comprehensive Plan was adopted in 2011. How has Aberdeen changed since that time?
2. What are your top priorities or areas of concern that you hope to see addressed in the Comprehensive Plan update?
3. What do you like most/least about the current Comprehensive Plan?
4. Is there anything in the current Plan that is a "must keep?"
5. What areas does the current Plan not address that it should?
6. What organizations should the planning team seek input from?
7. What are the City's strengths, weaknesses, opportunities, and threats (SWOT Analysis)?





# QUESTIONS OR COMMENTS



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Wallace Montgomery | Project Manager

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