

## CITY OF ABERDEEN ♦ COMPREHENSIVE PLAN UPDATE

### HOMEWORK #1: SUMMARY COMMENT COMPILATION

In November/December 2021, we distributed the enclosed questions to select City boards/commissions and staff and asked for responses to be completed individually. We received comments from 2 City Council members, 7 Planning Commission members, 3 Economic Development Commission members, and 5 City Staff members. We compiled all results into verbatim and summary documents. These comments will be used to develop the Comprehensive Plan Update and to help determine key issues and priorities for the City to consider over the next 10-year planning period.

#### QUESTION 1

**THE CITY'S CURRENT COMPREHENSIVE PLAN WAS ADOPTED IN 2011. HOW HAS ABERDEEN CHANGED SINCE THAT TIME?**

- BRAC impacts
- Downtown decline
- Increase in civilian jobs
- Increase in commercial development/Class A office conversion/fast-food/ warehouses
- Increase in high-end rental units
- Increase in residential development/HOA communities
- Improved multimodal transportation
- Main Street designation
- Population growth/change
- Upper Chesapeake Medical Center

#### QUESTION 2

**WHAT ARE YOUR TOP PRIORITIES OR AREAS OF CONCERN THAT YOU HOPE TO SEE ADDRESSED IN THE COMPREHENSIVE PLAN UPDATE?**

- Code enforcement (residential and commercial)
- Downtown revitalization
- Economic development
- Implementation progress
- Parks and recreation/open space
- Pedestrian connectivity
- Public facilities (water/sewer/roads)
- Quality of life/community design
- Sustainability/environmental protection
- Transit-oriented development
- Transportation/capacity/traffic
- Updated Planning Areas (number/boundaries)

#### QUESTION 3

**WHAT DO YOU LIKE MOST ABOUT THE CURRENT COMPREHENSIVE PLAN?**

- Defined goals/multiple objectives
- Planning Area maps, descriptions & recommendations
- Topic breadth and depth
- Zoning District map/discussion

**WHAT DO YOU LIKE LEAST ABOUT THE CURRENT COMPREHENSIVE PLAN?**

- Implementation follow-through
- Lacks discussion of economic development and undeveloped land opportunities
- Lacks Executive Summary
- Land use accountability
- Needs assessment of public services and

- infrastructure needs
- Needs to address 12 Visions
- Not enough forward planning for growth
- Not visually appealing/needs more graphics

## QUESTION 4

### IS THERE ANYTHING IN THE CURRENT COMPREHENSIVE PLAN THAT IS A “MUST KEEP?”

- Architectural and street design
- Descriptions of existing zoning districts
- Planning Area maps/recommendations
- Quality of life/recreation & open space
- Table of approved development projects
- Updated Community Facilities Element
- Updated Introduction
- Updated Municipal Growth Element
- Updated Land Use Element
- Updated Transportation Element

## QUESTION 5

### WHAT AREAS DOES THE CURRENT COMPREHENSIVE PLAN NOT ADDRESS THAT IT SHOULD?

- Code enforcement (residential/commercial)
- Detailed plan for infrastructure improvements
- Economic development/revitalization
- Emergency services considerations for roads
- More detail/recommendations for housing
- More detail/recommendations for sensitive areas/environment
- Role within Harford County

## QUESTION 6

### WHAT ORGANIZATIONS SHOULD THE PLANNING TEAM SEEK INPUT FROM?

- Aberdeen Chamber of Commerce
- Aberdeen Historical Museum
- Aberdeen Lions Club
- Aberdeen Police Department
- Aberdeen Rotary
- Aberdeen Volunteer Fire Department
- APG/DOD
- Boys and Girls Club of Aberdeen
- Golden Age Club of Aberdeen
- Harford County Association of Realtors
- Harford County Chamber of Commerce
- Harford County Government
- Harford County Public Schools
- Harford County Sheriff’s Office
- Historical Society of Harford County
- Local businesses/churches/citizens/developers/engineers
- MDE
- MDTA, FHWA, CSX, AMTRAK

## SWOT ANALYSIS

### STRENGTHS: INTERNAL ELEMENTS THAT GIVE THE CITY AN EDGE OR COMPETITIVE ADVANTAGE. THESE CAN BE UNIQUE ASSETS, SKILLS, OR RESOURCES THAT ABERDEEN CAN USE TO ITS BENEFIT.

- Aberdeen Proving Ground
- Ability to expand
- Affordable shopping
- Amtrak/MARC line
- Business friendly
- City staff/officials
- Diversity
- Havre de Grace partnership for water
- Healthcare hub (Upper Chesapeake)
- Infrastructure investment

- Low cost of living
- Low traffic
- Own wastewater treatment plant
- Ripken Stadium/sports tourism
- Schools
- Strategic location
- TOD/multimodal hub
- Volunteers (organizations/individuals)

**WEAKNESSES: INTERNAL ELEMENTS THAT HINDER THE CITY'S ABILITY TO REACH OPTIMAL PERFORMANCE AND PREVENTS ABERDEEN FROM REACHING ITS GOALS. THE ULTIMATE GOAL IS TO MAKE IMPROVEMENTS TO THESE.**

- Appearance/aesthetics
- City interactions with communities/citizens
- Code enforcement/property maintenance
- Concentration of low-income areas
- Department of Public Works
- Downtown activity/variety/streetscape
- Extent of supportive services/programs
- Extent of warehouse facilities
- Few ties/events to Aberdeen Proving Ground
- Future vision
- Lack of long-term infrastructure plan
- Lack of parks/recreation program/facilities
- Lack of youth activities
- MDOT/FHWA/CSX/Amtrak
- Mix of restaurants/retailers
- Needed revitalization
- Perception of safety
- Perception of schools
- Relationship with Harford County
- Road conditions

**OPPORTUNITIES: EXTERNAL CIRCUMSTANCES AND POTENTIAL SITUATIONS THAT CAN BE USED OR EXPLOITED TO BENEFIT ABERDEEN. THEY ARE BEYOND THE CITY'S CONTROL, BUT ABERDEEN CAN MAKE THE MOST OF THEM.**

- Aberdeen Proving Ground
- Affordable housing
- Amtrak/MARC
- Available downtown property
- Federal infrastructure investment
- Hospital complex
- Land
- Proactive adaptation to lifestyle changes
- Recreation Center
- Ripken Stadium
- Stagnant growth of nearby cities
- Strategic location

**THREATS: EXTERNAL CIRCUMSTANCES THAT POSE A THREAT TO ABERDEEN'S CURRENT OR FUTURE ABILITY TO ACHIEVE WHAT IT WANTS TO. THE CITY SHOULD MITIGATE OR AVOID THESE POTENTIALLY DAMAGING EFFECTS.**

- Aesthetics/appearance
- Business closures
- Closure of Aberdeen Proving Ground
- Concentration of low-income areas
- COVID-19 pandemic
- Crime
- Extent of warehouse distribution facilities
- Harford County coordination efforts
- Housing mix
- Lack of vision
- Limited IBD development
- Overdevelopment
- Perception of safety
- Retailer locating
- School ratings
- State legislation guided by Baltimore politics
- Teleworking impacts
- Traffic issues
- Trash collection
- Water cost