



11 Implementation

IMPLEMENTATION

The goals and strategies for each of the chapters in Plan Aberdeen are outlined below. The City of Aberdeen’s Mayor and Council, Department of Planning and Community Development, Department of Public Works, Department of Finance, and the Aberdeen Police Department will work collaboratively to review the progress made in meeting these goals and strategies in Plan Aberdeen. The intent is for the goals and strategies to be completed or underway during the next 10 years. All efforts are subject to availability of funds and resources to help meet the goal and strategies identified as part of this plan update.

IMPLEMENTATION STRATEGY
COMMUNITY FACILITIES – CHAPTER 3
<i>Public Facilities and Services</i>
1. Goal: Establish plans and programs for City parks, recreation, and open space management.
<i>Strategy: Develop a parks and recreation program to support the Aberdeen community, which may include budget allocations, prioritization, and establishing a Department of Parks and Recreation.</i>
<i>Strategy: Amend the Development Code to require recreational amenities in residential developments over 100 residential lots (i.e., multi-purpose fields, walking trails, playgrounds, etc.).</i>
<i>Strategy: Support the design, planning, and construction of the proposed Aberdeen Activity Center with Harford County Parks and Recreation.</i>
<i>Strategy: Partner with University of Maryland Upper Chesapeake to create a walking trail to connect with existing commercial areas and University of Maryland Upper Chesapeake Aberdeen Medical Campus from the new Activity Center site.</i>
<i>Strategy: Construct pocket parks where appropriate in residential developments throughout the City.</i>
<i>Strategy: Utilize the existing facility study for the Aberdeen Swim Center and prioritize the necessary improvements to bring the facility into ADA, electrical, plumbing, and building code compliance.</i>
2. Goal: Maintain the existing and planned public facilities to accommodate growth and sustainability.
<i>Strategy: Conduct a facility study to determine current and future needs for City departments.</i>
<i>Strategy: Conduct an energy audit and update all public facilities to include lighting, cooling, and heating.</i>
3. Goal: Ensure that the Aberdeen’s approved development plans are shared with Harford County Board of Education and other agencies.
<i>Strategy: Compile building permit data annually and forward to Harford County agencies for review (i.e., Board of Education, Planning and Zoning, etc.) to plan for adequate public facilities.</i>

4. Goal: Continue to offer a semi-annual community bulk item drop off event.
<i>Strategy: Assist residents by providing a venue to collect and remove unwanted household items.</i>
<i>Strategy: Improve the appearance of our community.</i>
5. Goal: Continue to refine the Adequate Public Facilities Ordinance requirements and process for review.
<i>Strategy: Establish a process and timeline for reviewing Adequate Public Facilities reports.</i>
<i>Strategy: Coordinate with Harford County Government to ensure that effective planning and implementation occurs for public facilities and utilities located adjacent to the City limits.</i>
<i>Strategy: Develop a long-term capital improvement plan (10 years) consistent with the adopted Plan Aberdeen.</i>
<i>Strategy: Promote innovative and sustainable strategies for the orderly extension of public facilities to include transportation facilities and other related services.</i>

IMPLEMENTATION STRATEGY
LAND USE – CHAPTER 4
<i>Land Use, Zoning Districts, and Development</i>
1. Goal: Use the projections and analysis included in Plan Aberdeen to evaluate the current distribution of land uses compared to future growth scenarios.
<i>Strategy: Review the Aberdeen Zoning Map for any sectional map amendments and rezonings.</i>
<i>Strategy: Conduct a comprehensive rezoning after adoption of Plan Aberdeen.</i>
2. Goal: Evaluate opportunities for redevelopment and identify infill parcels.
<i>Strategy: Promote revitalization of older neighborhoods.</i>
<i>Strategy: Establish a grant program to revitalize residential neighborhoods to include interior and exterior renovations, energy efficiency upgrades, and streetscape improvements.</i>
<i>Strategy: Market infill parcels to homebuilders and developers.</i>
3. Goal: Consider rezoning opportunities for the Transit Oriented Development (TOD) District.
<i>Strategy: Identify parcels within the TOD District for rezoning and pursue a sectional map amendment after adoption of Plan Aberdeen.</i>
<i>Strategy: Evaluate the TOD Regulating Plan and form-based code for amendments regarding height, density, and use requirements.</i>
<i>Strategy: Draft amendments to the Development Code for the TOD District.</i>
<i>Strategy: Create an overlay zone for the Main Street area and establish architectural design criteria, signage, and landscaping.</i>
4. Goal: Ensure sufficient lands are available for commercial and industrial/light manufacturing uses.
<i>Strategy: Perform an annual analysis on commercial lands to ensure that capacity is available to meet the evolving demands of the area.</i>
<i>Strategy: Identify market segments that are growing and correlate these demands to locations that can support the required uses. If vacant parcels with the correct zoning are not available to meet the demands, Aberdeen should evaluate options for rezoning.</i>
<i>Strategy: Ensure suitably zoned lands are distributed throughout the City to provide all residents with close, easy access to their daily commercial needs.</i>
5. Goal: Existing residential areas are protected from incompatible land uses.
<i>Strategy: Preserve and improve the integrity of existing residential neighborhoods by prohibiting encroachment of incompatible land uses.</i>
<i>Strategy: Require commercial uses to provide measures designed to reduce impacts and nuisances to abutting residential area.</i>

6. Goal: Evaluate the effectiveness and vision of the Integrated Business District.

Strategy: Evaluate the Integrated Business District, allowable uses, and create an overlay zone or a form-based code for new development or redevelopment.

Strategy: Encourage connections between new residential subdivisions with commercial uses.

IMPLEMENTATION STRATEGY

MUNICIPAL GROWTH – CHAPTER 5

Growth Patterns and Existing Land Use

- 1. Goal: Continue to work closely with Harford County Planning and Zoning and the Maryland Department of Planning to ensure future annexations are consistent with Priority Funding Areas (PFA), Growth Tiers, Master Plan, and Master Water and Sewer Plan.**

Strategy: Request updates of the PFA boundary map for future annexations to meet the municipal growth needs and ensure opportunities for funding is consistent with State laws and regulations.

Strategy: Meet quarterly with the municipal and County Planning Directors to discuss planning and zoning, land use, and annexation issues.

- 2. Goal: Continue to grow and redevelop the Main Street area as a destination for Aberdeen.**

Strategy: For the redevelopment of Planning Area 1 Aberdeen, consider opportunities to support Main Street and the TOD District through rezoning or an overlay zone.

Strategy: Evaluate the sign requirements in the Main Street and the TOD District to see if they are applicable or need to be amended.

Strategy: Work with property owners to market vacant buildings and lease spaces.

Strategy: Promote higher density uses on Main Street and the TOD District.

Strategy: Continue with the marketing and branding efforts that support Main Street – streetscape enhancements and community events.

Strategy: Adopt business incentives to attract new businesses and expand existing businesses in the Main Street and TOD District areas.

Strategy: Utilize available grant funding for projects that further economic development and foster creative placemaking.

Strategy: Work with Harford County Government, Harford County Chamber of Commerce, and the Aberdeen Chamber of Commerce to develop a program for entrepreneurs and start-up ventures.

Strategy: Work with Visit Harford! to market events in the Main Street and grow the downtown as a tourism destination.

- 3. Goal: Continue to evaluate the existing City processes and procedures to ensure future needs are met based on changing rules and regulations.**

Strategy: Develop a timeline for updating the Comprehensive Rezoning Process and discuss with Planning Commission and City Council.

Strategy: Review the Aberdeen Development Code and Subdivision Regulations for any updates or revisions necessary to support the goals of Plan Aberdeen.

Strategy: Develop a timeline for updating the Development Code and Subdivision Regulations and present draft amendments to the Planning Commission for review and approval.

<i>Future Planning Areas</i>	
1. Goal: Continue to monitor and assess each Planning Area and the potential for growth opportunities.	
<i>Strategy: Further evaluate each Planning Area, based on priority to the City, for opportunities for growth and potential annexation.</i>	
<i>Strategy: Ensure that identified development and growth opportunities are consistent with the City needs as identified throughout the Comprehensive Plan.</i>	
<i>Strategy: Ensure that growth and future annexations are consistent with the Vision Statement.</i>	
2. Goal: Consider developing an incentive policy for annexations that are beneficial to the City.	
<i>Strategy: Identify incentive items that may be beneficial to the City to encourage annexations in the higher priority Planning Areas. Incentives could include reduced real estate tax rates for a specified period, reduced or waived water and sewer connection charges, and zoning changes.</i>	
<i>Public Services and Infrastructure</i>	
1. Goal: Prioritize the public infrastructure needed to support future growth based on Plan Aberdeen recommendations.	
<i>Strategy: Continue to work with Harford County Government to fully understand the constraints and limitations of the existing water and sewer services and transportation.</i>	
<i>Strategy: Continue to work closely with Harford County Government to identify needs for emergency services and community facilities such as parks, schools, and libraries.</i>	
<i>Strategy: Continue to work closely with Harford County Government to amend the Master Water and Sewer Plan biannually to correlate with Aberdeen annexations.</i>	
2. Goal: Develop a capital improvement program to support the infrastructure needed to support future growth.	
<i>Strategy: Identify potential funding opportunities in the form of grant programs to help support infrastructure needs.</i>	
<i>Strategy: Include requests for funding in the Aberdeen’s annual budget for the capital improvement program to plan for and design for future growth. This effort may include feasibility studies and cost estimates, to prioritize needs for the capital improvement program.</i>	

IMPLEMENTATION STRATEGY
HOUSING – CHAPTER 6
<i>Housing Inventory</i>
1. Goal: Evaluate existing and future housing needs.
<i>Strategy: Continue to track and monitor both the redevelopment and new development activities to ensure a diversity of housing opportunities are available.</i>
<i>Strategy: Identify areas to prioritize redevelopment or encourage new development to meet affordable and attainable housing needs.</i>
<i>Strategy: Work with elected officials, Harford County Office of Community and Economic Development, and community leaders to identify housing needs for all age groups.</i>
<i>Strategy: Create a housing inventory and track occupancy of new housing developments.</i>
2. Goal: Identify incentives for improvements or redevelopment of housing.
<i>Strategy: Identify grants and other funding opportunities to support improvements to assist low to moderate income residents.</i>
<i>Strategy: Coordinate activities with Harford County Office of Community and Economic Development and the MD Department of Housing and Community Development for assistance in maintaining and improving existing housing conditions.</i>
<i>Strategy: Adopt a Property Maintenance Code and Rental Registration Program to improve the quality of life for all residents.</i>
<i>Strategy: Engage nonprofit organizations to assist in the rehabilitation of dilapidated or older housing stock.</i>
3. Goal: Identify substandard dwellings and develop a plan of action.
<i>Strategy: Review the Liability Code requirements and amend minimum standards if warranted.</i>
<i>Strategy: Consider amendments to the Environment Control Code.</i>
<i>Strategy: Create a Property Maintenance Code and/or adopt the International Property Maintenance Code.</i>

Affordable and Workforce Housing

1. Goal: Continue to identify opportunities to provide equity in housing.

Strategy: Work to ensure that a diversity of housing types, both rental and ownership opportunities, are available to serve all ages and income levels.

Strategy: Consider a first-time home buyer incentive program to attract all ages or a 'Live Near Your Work' program.

2. Goal: Continue to identify opportunities to provide housing to support city workforce needs.

Strategy: Work closely with existing employers and new commercial and industrial developments to identify the workforce needs and housing available for employees.

Strategy: Share information with local business about the types of housing available in the City.

Strategy: Promote the real property tax break for current and future City employees.

IMPLEMENTATION STRATEGY

TRANSPORTATION – CHAPTER 7

Roadway System

1. Goal: Continue to maintain existing transportation infrastructure in a state of good repair.

Strategy: Evaluate the existing transportation infrastructure and identify needs for ongoing maintenance and rehabilitation.

Strategy: After evaluation and identification of maintenance needs; prepare updates to the capital improvement program for budgetary purposes and review by City Council.

Strategy: Work with the Maryland Department of Transportation (MDOT) to ensure that Aberdeen’s transportation priorities are included in the Statewide Transportation Improvement Program (STIP).

Strategy: Work with Harford County Government to ensure that Aberdeen’s transportation priorities are included in the annual Harford County Priority Letter to MDOT.

Strategy: Review crash history and other data with the Aberdeen Police Department to identify safety improvements needed on existing roadways.

Strategy: Continue to receive public input on the needs for continuous improvement to the transportation infrastructure throughout Aberdeen.

Strategy: Continue to include landscaping for traffic calming measures and other amenities as part of transportation improvements.

Transit Oriented Development (TOD)/Multimodal Transportation Hub

1. Goal: Identify opportunities to provide additional multimodal connectivity.

Strategy: Develop a master plan for pedestrians, bicycles, and other non-motorized modes of transportation to provide safe, convenient, and accessible pathways to connect to the Main Street and TOD areas.

Strategy: Pursue other Federal and State grant opportunities to enhance and revitalize the Aberdeen MARC/Amtrak Train Station and the TOD Master Plan.

Strategy: Pursue Federal earmarks to complete the preliminary engineering design and geotechnical reports for the proposed TOD Station Square improvements that include removal of the pedestrian overpass and construct a pedestrian underpass that is ADA compliant.

Strategy: Work with Harford County Government, Baltimore Metropolitan Council, and other municipalities to adopt the U.S. Route 40 Bicycle Study.

Transportation and Sidewalk Connectivity

- 1. Goal: Identify opportunities for connectivity between residential, commercial, and recreational nodes for pedestrians and non-motorized modes of transportation throughout Aberdeen.**

Strategy: Develop a master plan to connect residential, commercial, and recreational nodes for pedestrians and non-motorized modes of transportation.

Strategy: Develop a sidewalk master plan as part of the overall transportation master plan to identify gaps in the existing sidewalk network and places of interest for connectivity.

Strategy: Identify locations for improving and prioritizing transportation connectivity between parks and recreational nodes with residential communities.

Strategy: Utilize best practices to identify bicycle, pedestrian, transit, and overall vehicular operational and infrastructure needs.

Strategy: Identify updates to the Subdivision Regulations, Adequate Public Facilities Ordinance, and Development Code to ensure recommendations from the transportation master plan are updated as appropriate.

Strategy: Work with the community to help identify needs and solutions, while educating the public on the fiscal and physical constraints and limitations, including the cost to provide additional transportation infrastructure.

Transportation Infrastructure

- 1. Goal: Identify other transportation infrastructure needs to meet the changing technology and environmental conditions as well as transportation travel demand changes.**

Strategy: Provide additional vehicle charging stations as the number of electric vehicles continues to increase.

Strategy: Ensure that all signage and markings are to the latest standards and specifications to ensure compatibility with the requirements for connected and autonomous vehicles.

Strategy: Identify any future infrastructure improvement needed and ensure future transportation infrastructure projects are designed to address any issues related with changing climate or conditions such as more intense rain and snow events.

Strategy: Recommend electric vehicle charging stations incorporated into new residential and commercial developments.

IMPLEMENTATION STRATEGY
ECONOMIC DEVELOPMENT – CHAPTER 8
<i>Industries</i>
1. Goal: Diversify the Aberdeen’s employment base and encourage industries that promote skilled employment.
<i>Strategy: Promote job training and educational programs offered by Harford Community College, Harford County Office of Community and Economic Development, and Susquehanna Workforce Network.</i>
<i>Strategy: Continue to be an advocate for Aberdeen Proving Ground and the Army Alliance. Support the mission of Aberdeen Proving Ground and the defense community.</i>
<i>Strategy: Promote the University of Maryland Upper Chesapeake initiatives and support growth in the medical and health industry sectors.</i>
<i>Economic Development</i>
1. Goal: Provide the overall conditions to attract new businesses and retain existing businesses to allow for expansion.
<i>Strategy: Continue to work with business owners to identify opportunities to develop and enhance workforce pipelines. This could include creating or enhancing job training or apprenticeship organizations. Collaborate with Harford Community College and other agencies for assistance with programs and resources to focus on this issue.</i>
<i>Strategy: Collaborate with internal and external agencies to improve workflow on the review and approval of development plans.</i>
<i>Strategy: Analyze the Code of the City of Aberdeen for regulations that may hinder economic development and growth (i.e., admissions and amusement tax, personal property taxes, etc.).</i>
<i>Strategy: Ensure future small area plans include economic development elements.</i>
<i>Strategy: Ensure that infrastructure necessary for businesses are available at a level of service that supports and encourages economic development. This includes roads, water and sewer infrastructure, as well as, broadband internet service, sidewalks, bicycle accommodations and public transit that connects residents with commercial centers.</i>

2. Goal: Revitalization of downtown and U.S. Route 40.
<i>Strategy: Create a unified approach to revitalizing U.S. Route 40 with the City of Havre de Grace and Harford County Government.</i>
<i>Strategy: Encourage and assist entrepreneurs in start-ups, marketing, and finding working capital for their new business ventures.</i>
<i>Strategy: Promote the assets within the Main Street area such as the Aberdeen MARC/Amtrak Train Station, civic uses, historic B&O Train Depot, and Festival Park to encourage business development and tourism.</i>
<i>Strategy: Encourage the adoption of a vacancy ordinance for downtown and U.S. Route 40.</i>
<i>Strategy: Market the culturally diverse businesses in the downtown.</i>
<i>Strategy: Work with the property owners to identify obstacles that preclude them from leasing their buildings.</i>
<i>Strategy: Market the downtown as a viable center for transit, retail, customer service uses, professional offices, and civic functions.</i>
<i>Strategy: Continue to seek funding for the Transit Oriented Development (TOD) – Station Square improvements.</i>
<i>Strategy: Continue to seek funding for State Revitalization Programs that benefit businesses in this area.</i>
<i>Strategy: Promote the existing business incentives.</i>
<i>Strategy: Target businesses that do not have a presence in Aberdeen and provide financial incentives to attract them.</i>

IMPLEMENTATION STRATEGY

ENVIRONMENTAL RESOURCES & SENSITIVE AREAS – CHAPTER 9

Habitats of Rare, Threatened, and Endangered Species

- 1. Goal: Ensure protection of the Aberdeen’s natural environment and its most important environmentally sensitive features.**

Strategy: Continue to monitor state, federal, and county regulation changes with respect to natural resources protection and update the Code of the City of Aberdeen, as necessary.

Strategy: Preserve stream valleys, floodplains, and nontidal wetlands and their buffers.

Strategy: Adopt updated critical area map and the critical area program requirements for Aberdeen.

Conservation of Lands

- 1. Goal: Encourage enhancement and expansion of natural and forest lands.**

Strategy: Use codes and plan reviews to ensure native, non-invasive vegetation is preserved and/or planted along waterways, and within parks, open spaces, and public rights-of-way to the extent practicable.

Strategy: Establish and implement an invasive species removal program and focus on planting native species within natural areas and forest lands.

Strategy: Continue membership in the ‘Tree City USA’ program and expand practices resourced in this program.

Strategy: Conduct a comprehensive inventory of the existing forested lands and set goals for preserving existing forest and increasing forest on public lands.

Strategy: Conduct a street tree inventory and assess the health and maintenance of the street trees. Complete all necessary street tree maintenance.

Strategy: Conduct a tree cover analysis to determine the extent of the City’s tree resources and green infrastructure.

Sustainable Growth

- 1. Goal: Emphasize and enhance sustainable environmental practices within the City.**

Strategy: Develop a volunteer-based sustainability/green team to assist with environmental protection and enhancement goals throughout Aberdeen.

Strategy: Support the ongoing efforts for the Aberdeen’s Sustainable Maryland Certification.

Strategy: Support energy efficiency and renewable energy upgrades in new and existing public facilities.

Strategy: Adopt local mitigation, floodplain management, and outreach activities that exceed the minimum National Flood Insurance Program (NFIP) and allow for the application for Community Rating System (CRS) participation through the Federal Emergency Management Agency (FEMA).

IMPLEMENTATION STRATEGY
WATER RESOURCES – CHAPTER 10
Water Resources
<p>1. Goal: Protect and conserve the existing drinking water supply and distribution system.</p> <p><i>Strategy: Managing the City’s wellfield to allow for increased infiltration enhanced forest regeneration, open space, and smart growth in providing adequate space to allow for the recharge of the shall wellfield aquifer.</i></p> <p><i>Strategy: Renewing and maintain bulk water purchase agreements with Harford County Government and the City of Havre de Grace.</i></p> <p><i>Strategy: Developing a long-term systemwide replacement strategy for watermains past their useful life.</i></p> <p><i>Strategy: Developing a long-term capital improvement program to rehabilitate existing pump stations, water towers, and water treatment plant.</i></p> <p><i>Strategy: Periodically reviewing the Wellhead Protection Plan to ensure potential source water contamination causes are being avoided as well as monitoring of water quality in the supply wells.</i></p> <p><i>Strategy: Assessing the vulnerability of the wellfield to saltwater intrusion and, if necessary, evaluate mitigation strategies.</i></p>
<p>2. Goal: Provide safe drinking water to serve existing customers and future development demands.</p> <p><i>Strategy: Continuing strategic planning to assess the feasibility of supplemental water sources, including but not limited to supplemental wellfields, additional or revised bulk water purchase agreements, and a raw water intake and treatment facility that draws from available and reliable surface water sources such as the Susquehanna River.</i></p>
Wastewater Capacity
<p>1. Goal: Provide adequate wastewater treatment and conveyance capacity to serve existing and future development demands.</p> <p><i>Strategy: Continuing to perform routine assessments of the current wastewater conveyance system and evaluating proven cost-effective repairs, replacements, and upgrades. Identify funding constraints, priorities, and develop funding strategies to meet the needs.</i></p> <p><i>Strategy: Developing a long-term system wide replacement strategy for wastewater mains that are currently past useful life.</i></p> <p><i>Strategy: Identifying capacity issues in the current system and develop plans to upgrade to meet the future capacity requirements.</i></p> <p><i>Strategy: Developing a creative communications program that will carry the message to the public regarding disconnecting rain gutters and sump pumps from the collection system to reduce rain induced system infiltration and reduce FROG (frats, rags, oils, and greases) deposits that causes decreased pipe capacity, blockages, and increased maintenance costs.</i></p>

<i>Strategy: Revising ordinances and inspection procedures to mitigate and eliminate illegal discharge of sump pumps and stormwater runoff into the sanitary conveyance system.</i>
<i>Strategy: Revising pretreatment standards to consider nutrient loading (quality) in addition to flow rates (quantity) for commercial customers.</i>
<i>Strategy: Assessing the vulnerability of the wastewater treatment facility to flooding including sea level rise (SLR) inundation and the impact of climate change. Consideration should be given to investigating mitigation options such as storage for overflows for future treatment.</i>
<i>Strategy: Continuing strategic planning to assess the feasibility of various options to expanding the wastewater treatment plant (WWTP) capacity.</i>
Total Maximum Daily Load and Watersheds
1. Goal: Reduce the overall stormwater runoff discharge of stormwater.
<i>Strategy: Dedicate resources to comply with municipal separate storm sewer systems (MS4) permit requirements and the Chesapeake Bay’s total maximum daily load (TMDL) goals.</i>
<i>Strategy: Implement best management practices (BMPs) during roadway construction and reconstruction projects, such as the reduction in impervious surface and the use of open section roadways where applicable.</i>
<i>Strategy: Review the Subdivision Regulations and revise where applicable to reduce road and right-of-way widths in all new developments to allow for the reduction in impervious surfaces.</i>
<i>Strategy: Create a policy to offer stormwater credits on impervious area reductions throughout the City.</i>
Tier II Waterways
1. Goal: Plan for resiliency in the face of more frequent floods caused by climate change and reduce flood induced pollutants to local waters and the Chesapeake Bay.
<i>Strategy: Appropriating resources to flooding mitigation planning that considers the full range of economic and social costs/social vulnerabilities associated with frequent and intense flooding events.</i>
<i>Strategy: Using plan reviews to ensure thick natural and native vegetation is preserved and/or planted along waterways, wetlands, and riparian buffers.</i>
<i>Strategy: Educating property owners of repetitive loss properties on adoption to better withstand threats of climate change and about options offered by the Maryland Department of the Environment (MDE).</i>
<i>Strategy: Examining and documenting threats to streams and their buffers due to climate change impacts (e.g., nuisance flooding, intense storms).</i>