



City of Salisbury

Comprehensive Plan Update Planning Commission Presentation

November, 2023

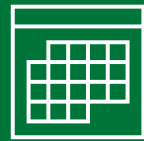
With support from



Presentation Agenda



Planning Requirements



Project Schedule



**Previous Plans &
Existing Conditions**



SWOT Analysis & Goals

Planning Requirements

- Purpose is to establish land use policy and related needs, policies, and investments for 10 years
- Updates to the Comprehensive Plan required every 10 years per the Land Use Article of Maryland State Law
- The process is overseen by the Planning Commission, and the plan is approved and adopted by the City Council
- An updated plan and annual report is submitted to Maryland Department of Planning (MDP)
- MDP comments, but is not an authority for approval
- In some cases, an up-to-date plan is required for State investments
- The Comprehensive Plan can be amended after adoption

Required Elements of a Comprehensive Plan

- **Municipal Growth Boundary** to confirm the City's growth limit.
- **Land Use Element** to outline the most appropriate and desirable patterns of future growth and development.
- **Housing Element** to assess housing conditions and define housing needs and addresses opportunities for housing improvements.
- **Transportation Element** defining existing and planned transportation patterns for transit, roads, bicycle, and pedestrian mobility, and areas for transit-oriented development.
- **Community Facilities Element** identifies the location, character and extent of public and semi-public buildings, lands, and facilities such as parks, administration, services, operations, and public safety facilities.
- **Mineral Resources Element** - Since mining and extraction is not a current or planned use in the City, it is not anticipated that this element will be included.
- **Development Regulations Element** defining tools and mechanisms to implement the plan.
- **Areas of Critical State Concern Element** focusing on issues unique to the municipality
- **Sensitive Areas Element** to set goals, objectives, principles, policies, and standards to protect sensitive areas from the adverse effects of development.
- **Fisheries Element** to define areas for loading, unloading, and processing finfish and shellfish, and for docking and mooring commercial fishing boats and vessels.
- **Development Capacity Element** to define full build out potential and associated benefits and impacts.
- **Water Resources Element** to identify drinking water supplies needed by projected population, and suitable receiving waters for wastewater and stormwater management to meet future development needs.

Project Schedule



Previous Plans





Previous Plans

- In the 13 years since the last Comprehensive Plan was completed, the City has moved forward with multiple sub-plans that build upon a future vision for the City
- The Comprehensive Plan Update will integrate and continue to expand on these plans moving forward

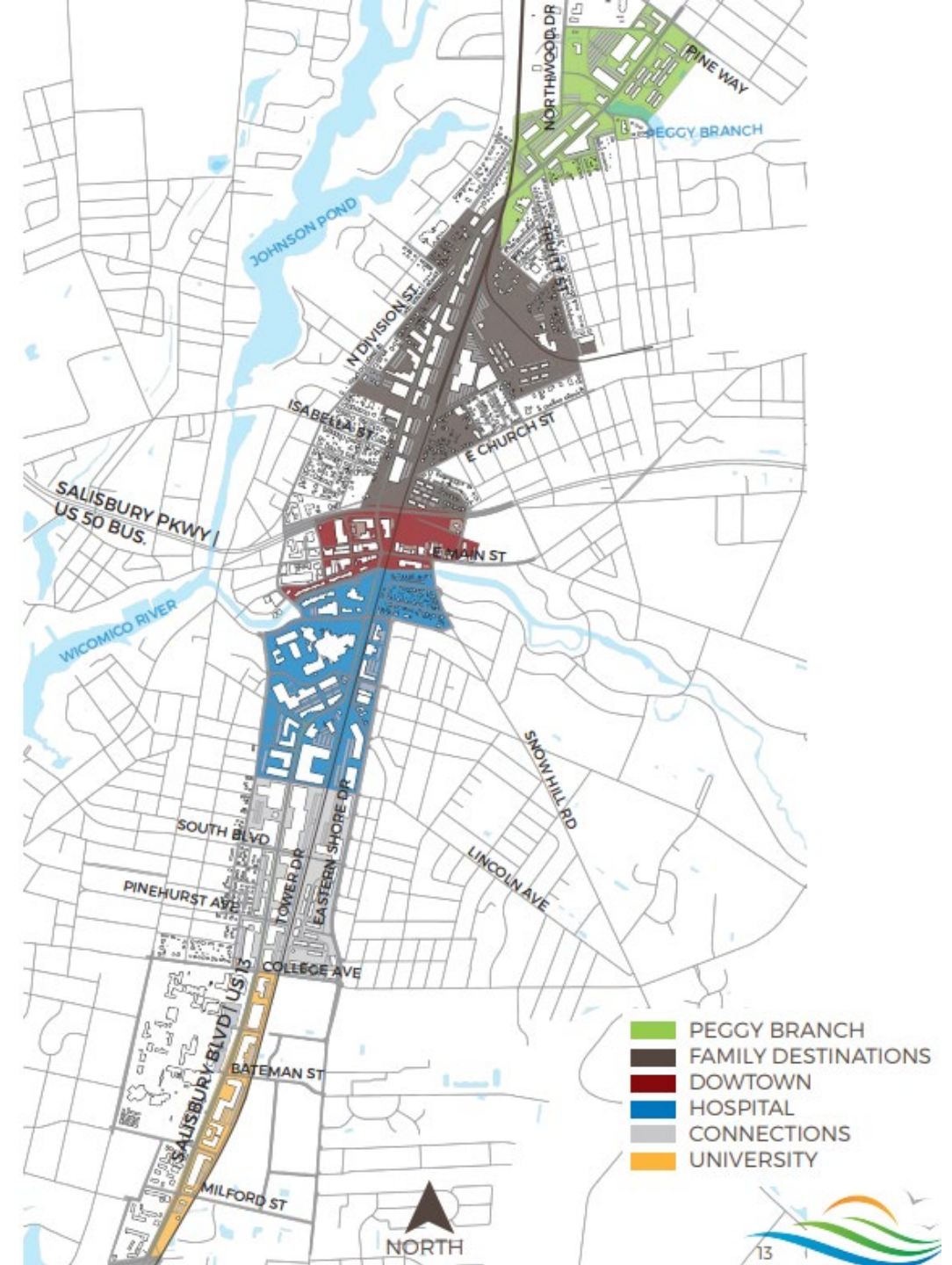
2016 Downtown Master Plan

- Proposed Infill Development in the downtown core
- Higher density and mixed use
- Attractive and walkable downtown serving as a cultural and economic center for the region
- First identified several policies and initiatives that have been completed, or have been carried forward into subsequent plans



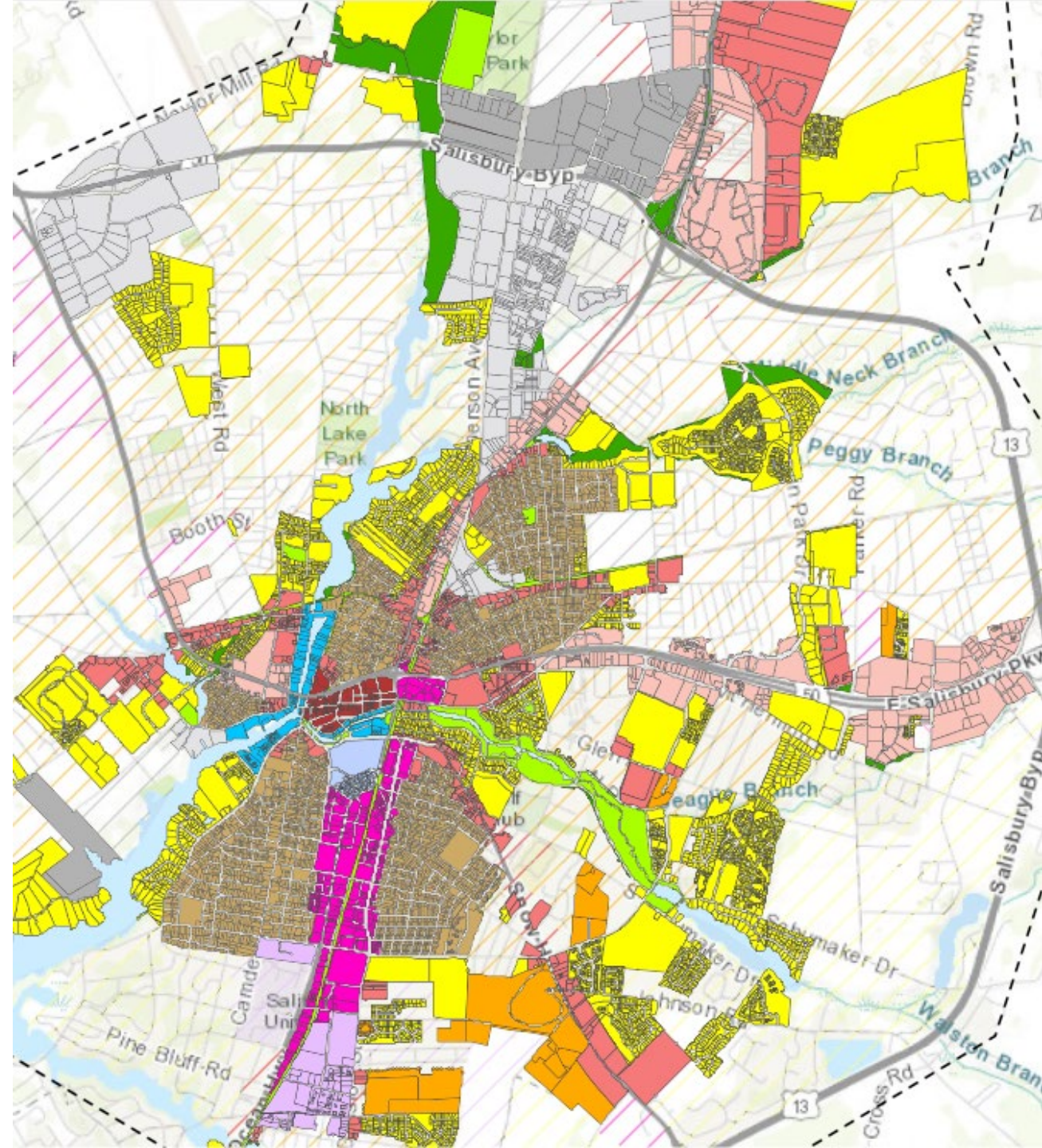
2017 US 13 Corridor Master Plan

- Incorporates recommendations from the Downtown Master Plan
- Extends opportunities for infill development along the US 13 Corridor
- Identifies unique redevelopment and investment opportunities for 6 distinct areas based on context
- Includes multimodal transportation access and safety improvements



2021 Draft Zoning Rewrite

- Modernizes the zoning code that was written in 1983
- More flexible and simplified ordinances
- Incorporates recommendations from the Downtown Master Plan, US 13 Corridor Plan, and Historic District Guidelines
- Form-based codes for zones targeted for major infill and redevelopment
- Developed in coordination with legal counsel and community stakeholder input
- Will be revisited after the adoption of the Comp Plan



2021 Draft MoveSBY Action Plan

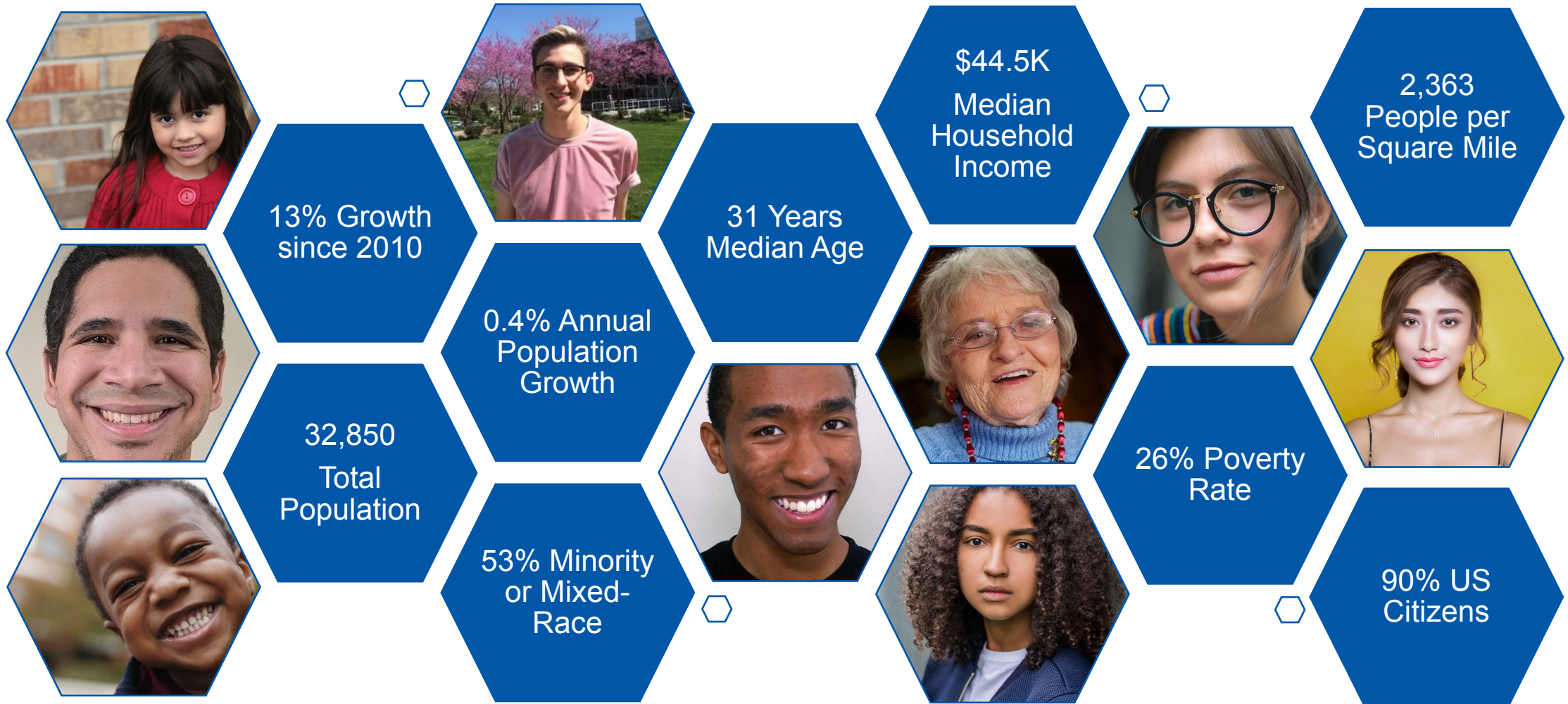
- Updating the Bike Master Plan
- Improve safety and connectivity for all roadway users
- Integrating new considerations for:
 - Equity
 - Vision Zero
 - Shared Mobility (for example – Uber and Lyft)
 - Micromobility (for example - Bird Scooters)
 - Microtransit
 - Transit Connectivity



Existing Conditions



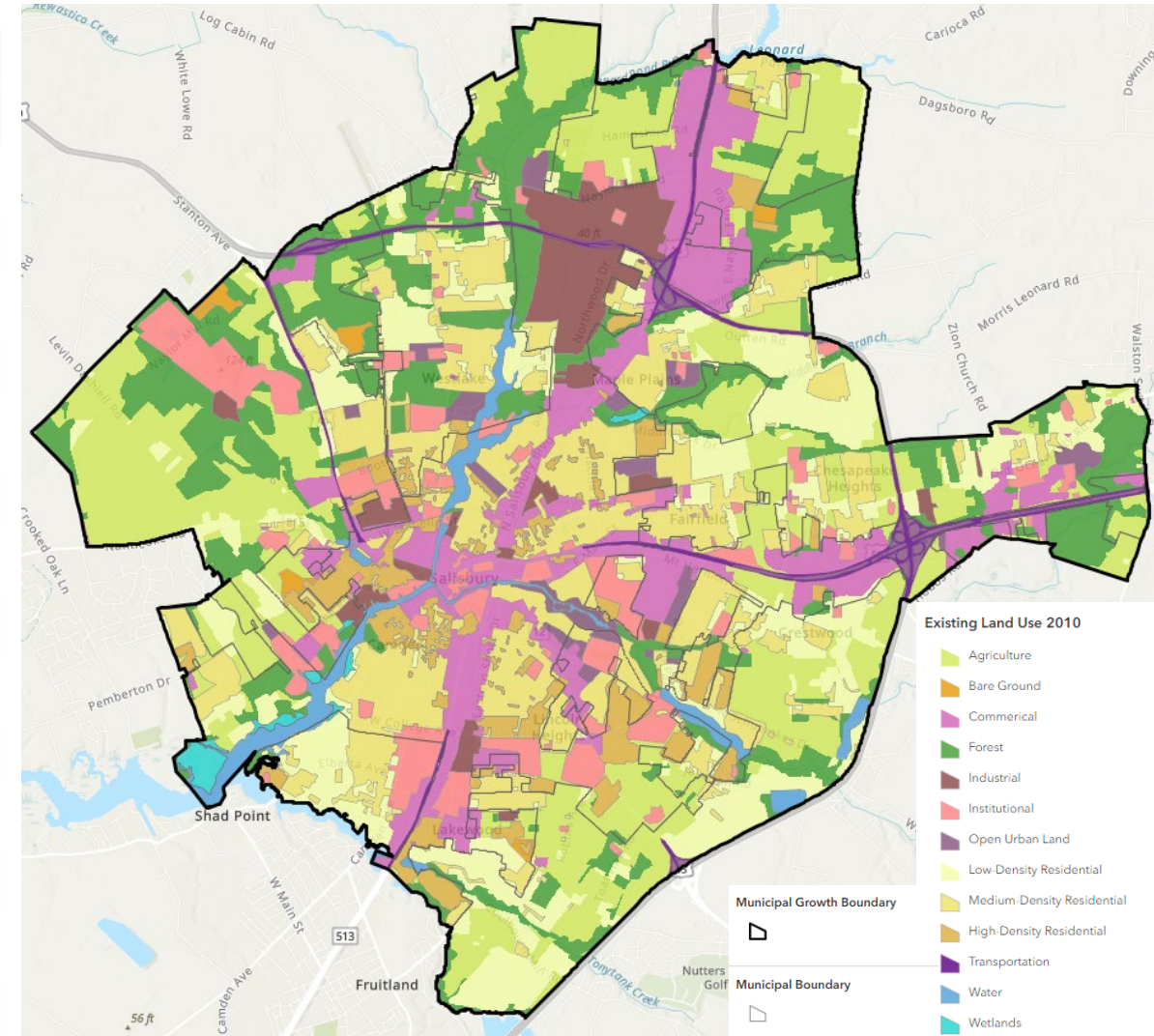
Demographics



Land Use

Land Use	Within City Limits		Within Growth Boundary	
	Acres	Percent	Acres	Percent
Residential Areas	2,662.3	29.15%	7,368.6	34.77%
Low Density Residential Areas	280.4	3.07%	2,939.0	13.87%
Medium Density Residential Areas	1,479.7	16.2%	3,371.9	15.91%
High Density Residential Areas	902.2	9.88%	1,057.74	5%
Commercial Areas	1,747.5	19.13%	2,261.2	10.67%
Industrial	705.1	7.72%	853.56	4.03%
Institutional	557.1	6.1%	1,336.85	6.3%
Open Urban Lands	239.8	2.63%	433.5	2%
Agricultural	1,311.5	14.36%	4,577.1	21.6%
Forest	1,265.3	13.85%	3,417.9	16.13%
Water	305.6	3.35%	451.37	2.13%
Wetlands	97.3	1.07%	103.43	0.5%
Developing Lands	63.6	0.70%	91.13	0.43%
Transportation	179.0	1.96%	300.0	1.4%

2010 Land Use



Housing

- 15,065 Housing Units
- 32.5% Owner-occupied
- 51.7% Renter-occupied
- 15.8% Vacant
- \$200.4K Median Home Value
- \$903 Median Monthly Rent
- 55.4 Years - Average Age of Home
- 80% of Homes built before the year 2000
- 2,175 Income-Based or Subsidized Rent Apartment Units

Sources:

- [American Community Survey \(ACS\) \(census.gov\)](https://www.census.gov/acs/)
- [Salisbury, MD \(Maryland\) Houses, Apartments, Rent, Mortgage Status, Home and Condo Value Estimator, Cars, Bedrooms, Owners, Prices, Averages, Residents Info \(city-data.com\)](https://city-data.com/salisbury-md/)
- [HUD User Home Page | HUD USER](#)



Transportation

- Strategically located at the crossroads of US 50 and US 13
- Part of the Salisbury-Wicomico Metropolitan Planning Area (SWMPO) providing access to planning support and funding resources
- 129 Miles of City-Owned Streets
- Shore Transit offers six fixed-route bus public transit services in Salisbury
- SBY Regional Airport offers ~6 flights per day to other hub airports (outside City limit)
- Port of Salisbury is Maryland's second busiest port by tonnage with 6 privately-owned terminals on the Wicomico River
- Norfolk Southern owns and operates a rail line parallel to US 13 bisecting Salisbury
- Recent Safety improvements for Active Transportation
 - 13 dedicated bikeways installed
 - 6 protected bike lanes installed
 - 7 free right turns removed
 - 7 local streets with traffic calming
 - Additional off-road trails and safety improvements planned

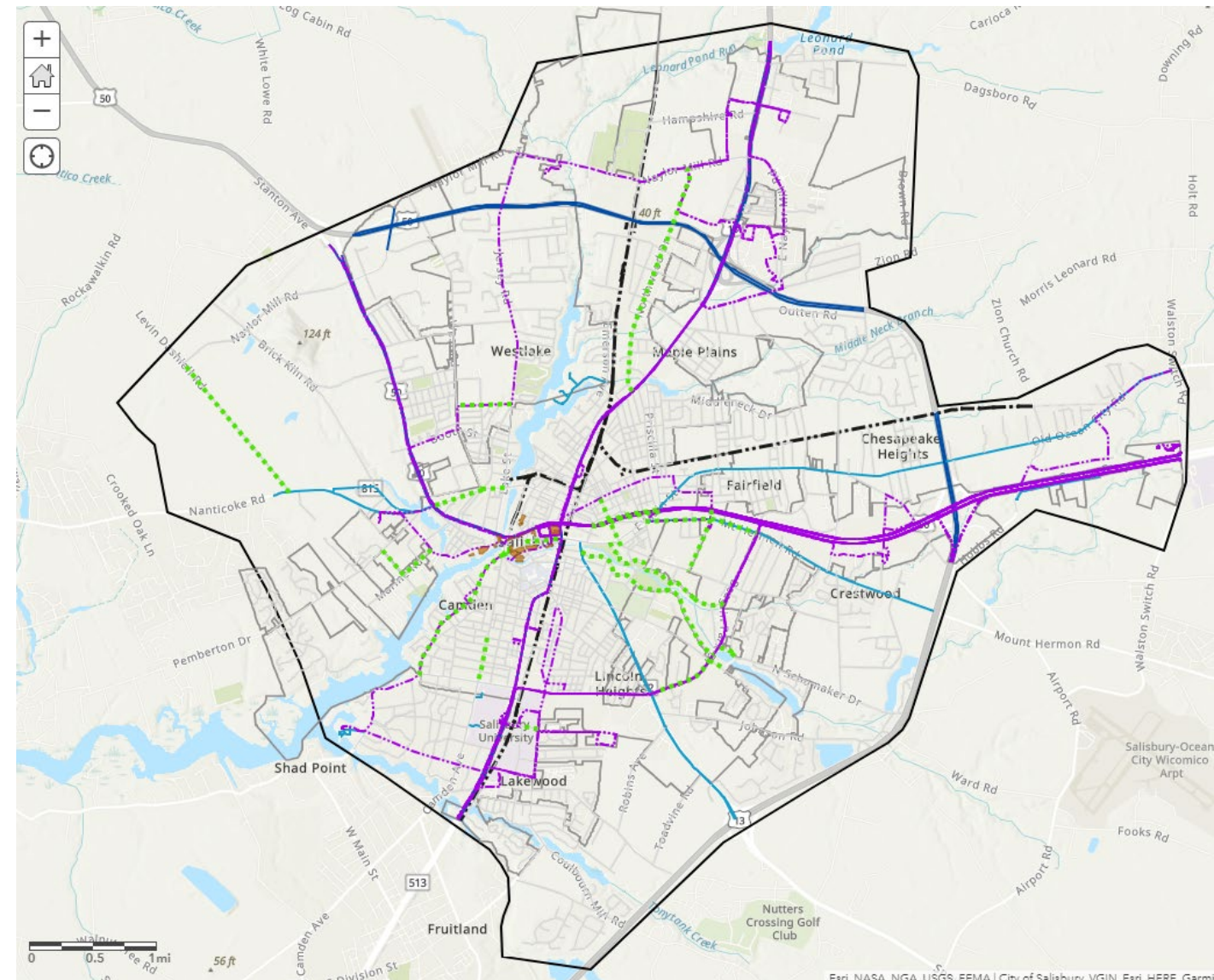


Streetscape improvements installed along Main Street in 2021

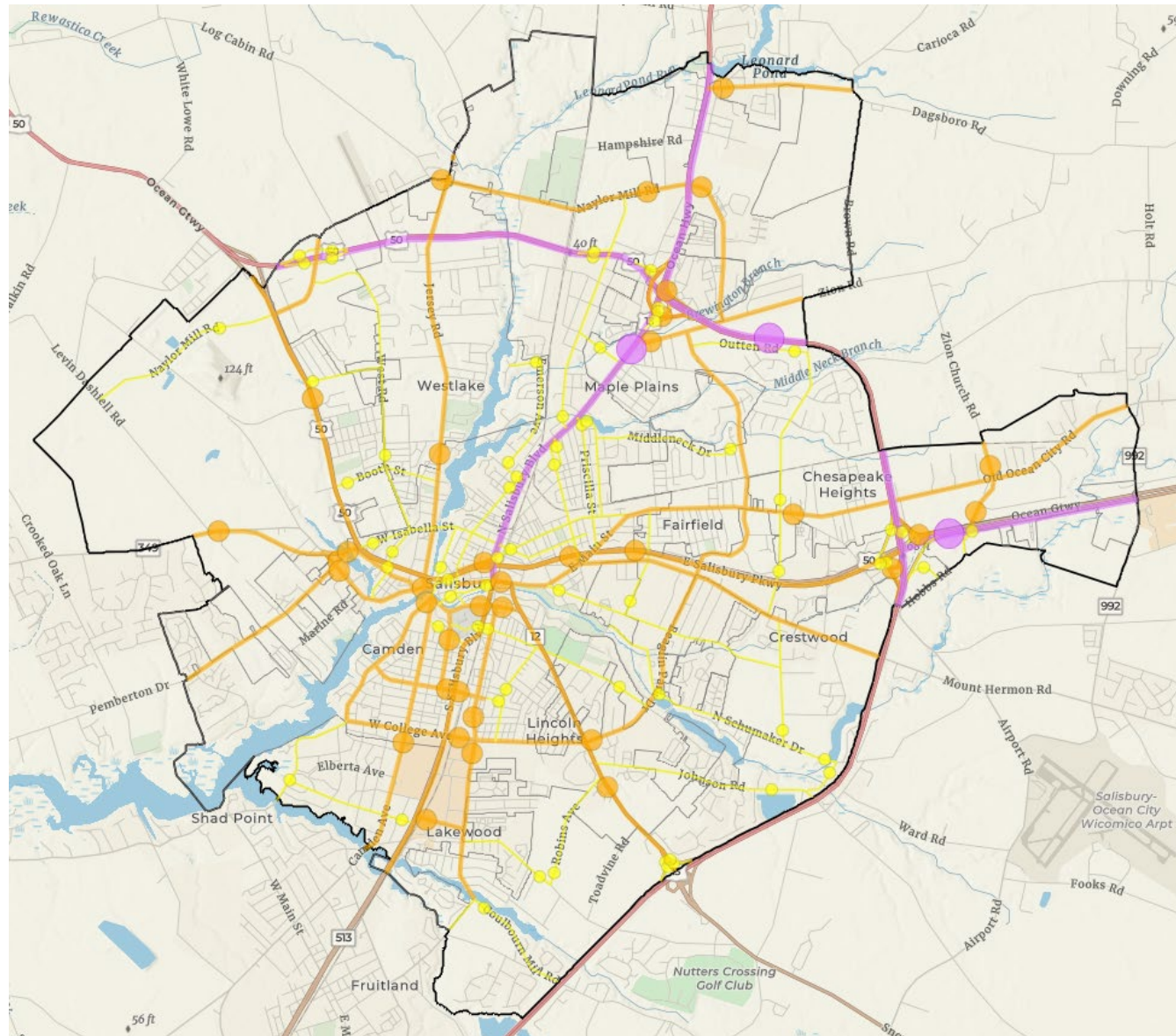


South Division Street

Transportation Facilities

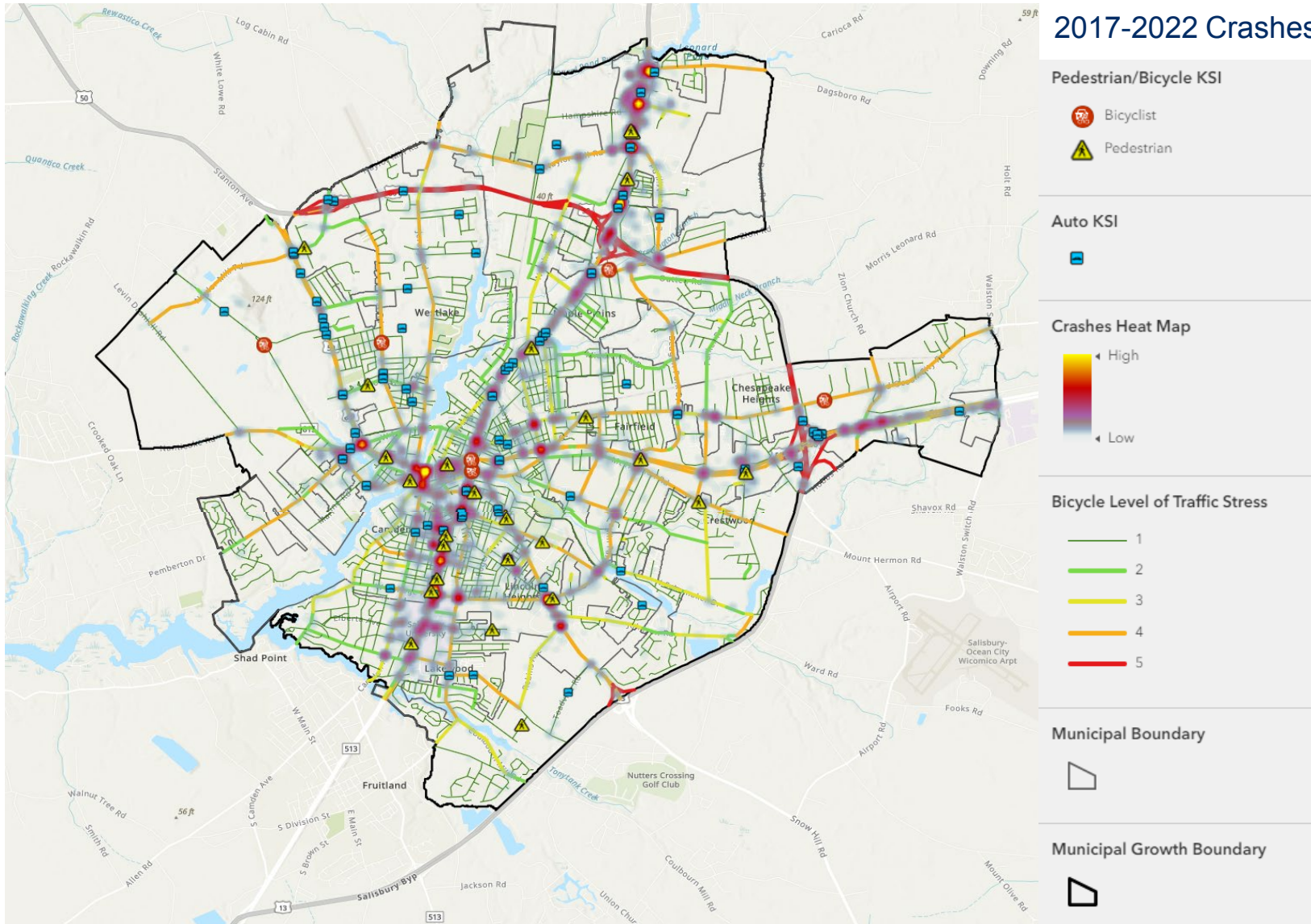


Traffic Volumes



Source: MDOT SHA Annual Average Daily Traffic (AADT) - Overview (arcgis.com)

Roadway Safety



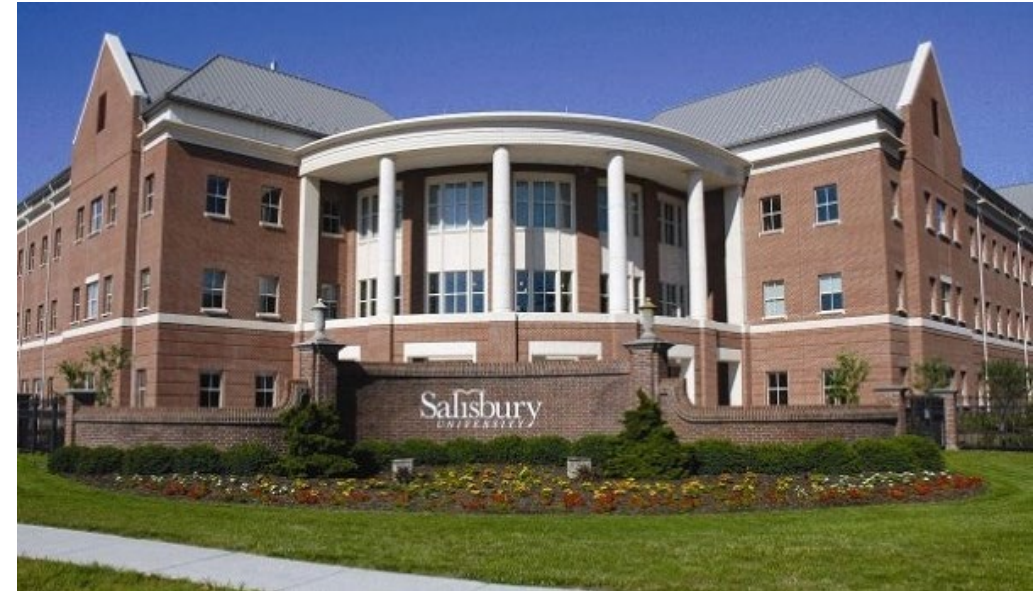
State Routes	
Killed or Seriously Injured (KSI)	Route Name
3	SNOW HILL RD
1	OLD OCEAN CITY RD
1	MT HERMON RD
10	S SALISBURY BLVD
19	N SALISBURY BLVD
2	SALISBURY BYPASS
7	E SALISBURY PKWY
2	W SALISBURY PKWY
3	SALISBURY BYPASS
16	OCEAN GATEWAY
64	Total

City Routes	
Killed or Seriously Injured (KSI)	Route Name
1	E CARROLL ST
2	E CHURCH ST
3	WEST RD
1	S SCHUMAKER DR
1	SMITH ST
1	CAMDEN AVE
1	DOWNING ST
1	E MAIN ST
1	N DIVISION ST#2
1	W COLLEGE AVE
1	DAVIS ST
1	DELAWARE AVE
1	DYKES RD
1	LAKE ST
1	E NAYLOR MILL RD
1	NORTH BLVD
19	Total

Employment

- 15,469 Employed persons 16 years of age or older
- 5.7% Unemployment rate as of January 1, 2023
- Largest employment sector in Salisbury is education, health care, and social assistance representing 30.75% of the employed population
- Majority of Salisbury workers (72.7%) work within Wicomico County
- Majority of Salisbury workers (63.2%) travel less than 20 minutes to work

Employment Sector	% of Workers 2023
Educational services, health care, and social assistance	30.8%
Arts, entertainment, recreation, accommodation and food services	16.6%
Manufacturing	11.9%
Retail trade	10.0%
Professional, scientific, management, and administrative services	6.4%
Other services, except public administration	5.6%
Public administration	4.5%
Construction	4.1%
Transportation and warehousing, and utilities	3.1%
Finance and insurance, and real estate and rental and leasing	2.0%
Information	2.6%
Agriculture, forestry, fishing and hunting, and mining	1.7%
Wholesale trade	0.9%
Total	100.0%
Source: American Community Survey (ACS) 2021 5-Year Estimates, U.S. Census Bureau	

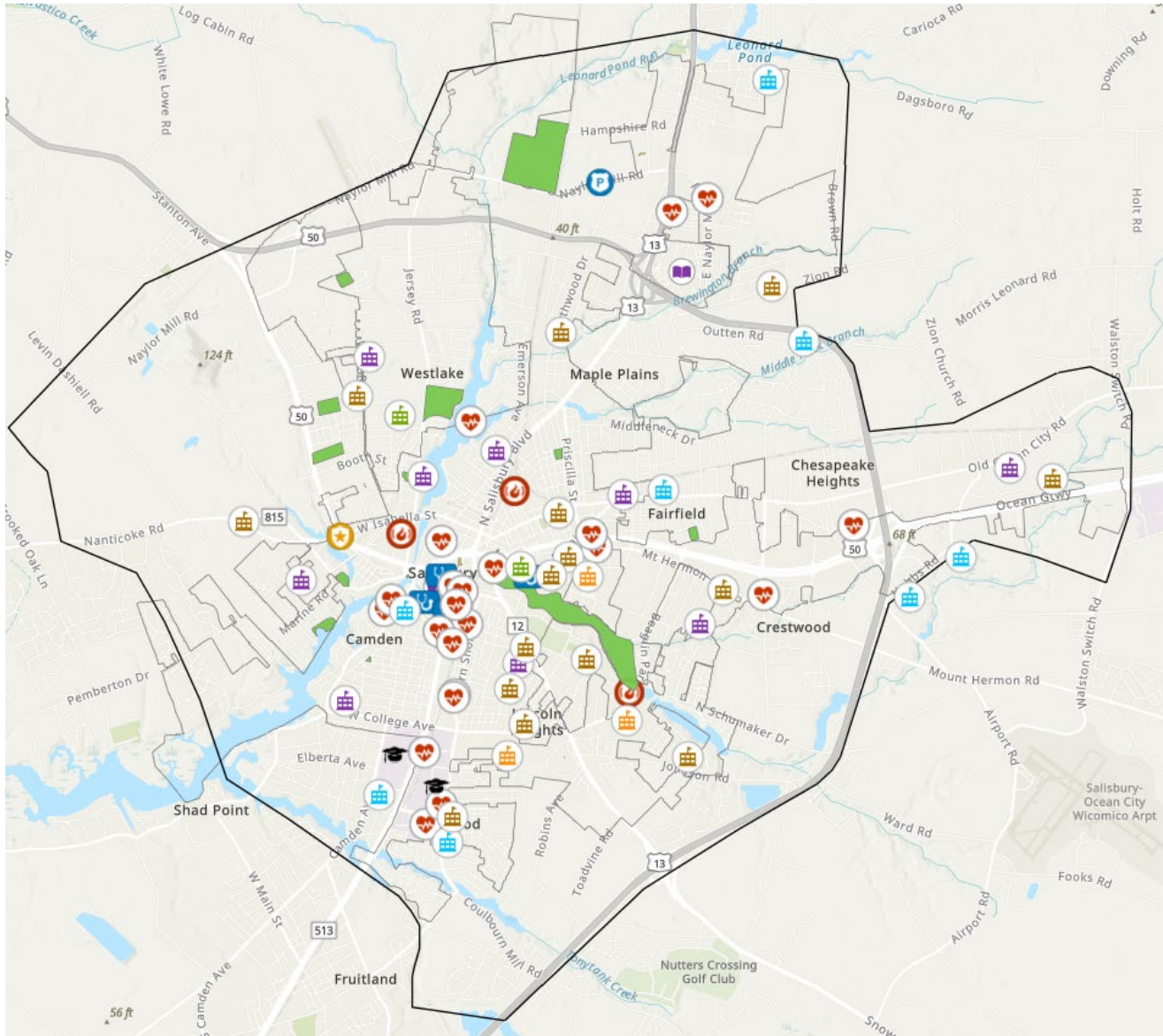


Community Facilities







- Wicomico County Seat
 - 3 Executive / Administration Offices
 - 1 Courthouse
 - Shared resources with the City of Salisbury
- 18 Parks
 - 57 Park Parcels
 - 328.7 Acres of Parkland
 - Salisbury Zoo
- 1 Civic / Recreation Center
- 2 Police Stations (1 for the City, 1 for the County)
- 3 Fire Stations
- Public Works Facilities (excluding water services)
 - Mechanics, storage, and maintenance yards
 - Waste management
- 2 Public Libraries
- 54 Schools
 - 1 Pre-K
 - 9 Elementary Schools
 - 2 Middle Schools
 - 3 High Schools
 - 8 Private Schools
 - 1 Higher Education
 - 14 "Other" Schools
- Public Health and Wellness
 - 24 Medical Centers
- SHA District 1 Maintenance Shop



Community Facilities



School

-  College
-  Elementary School
-  High School
-  Middle School
-  Other
-  Private

Health Wellness

-  Health Department
-  Medical Center

Parks



Fire Station



Municipal Police Station



County Police Station



Public Libraries



Administrative Buildings



Municipal Growth Boundary



Municipal Boundary



Water Resources

- NPDES permit for upgraded WWTP achieving ENR treatment with capacity for growth
- Water Allocation permit for two WTPs drawing from different aquifers
- Construction of a third high capacity well in the Paleochannel for redundancy
- Phase II MS4 Permit
- Industrial Stormwater Permits at WWTP and City Service Center
- Stormwater Utility
- Municipally owned Green Infrastructure
- Utility extension policy for surrounding County neighborhoods with failing septs and water contaminants/PFAS

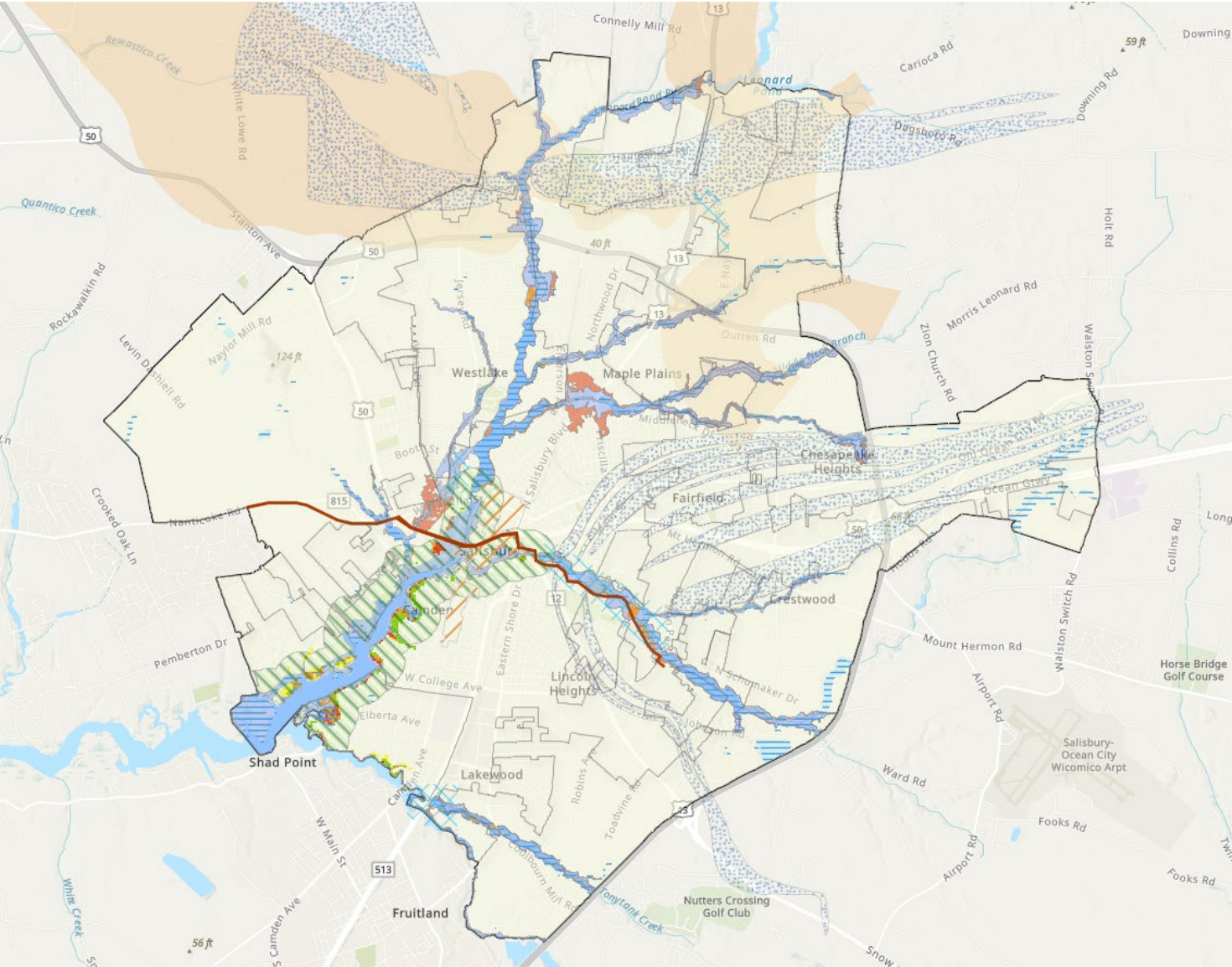


Environment

- Chesapeake Bay Critical Area
- Historic Districts and Historic Sites
- Source Water Protection and Wellhead Protection Areas
- Floodplains
- Lower Wicomico TMDL
- Forest Preservation – Naylor Mill Forest
- Environmental Policy Task Force
- Urban Tree Canopy Study






Environment





Very Low
Low
Moderate
Very High

-  100 Year - A/AE Zone - Effective
-  500 Year - X Zone - Effective
-  Upland - X Zone - Effective

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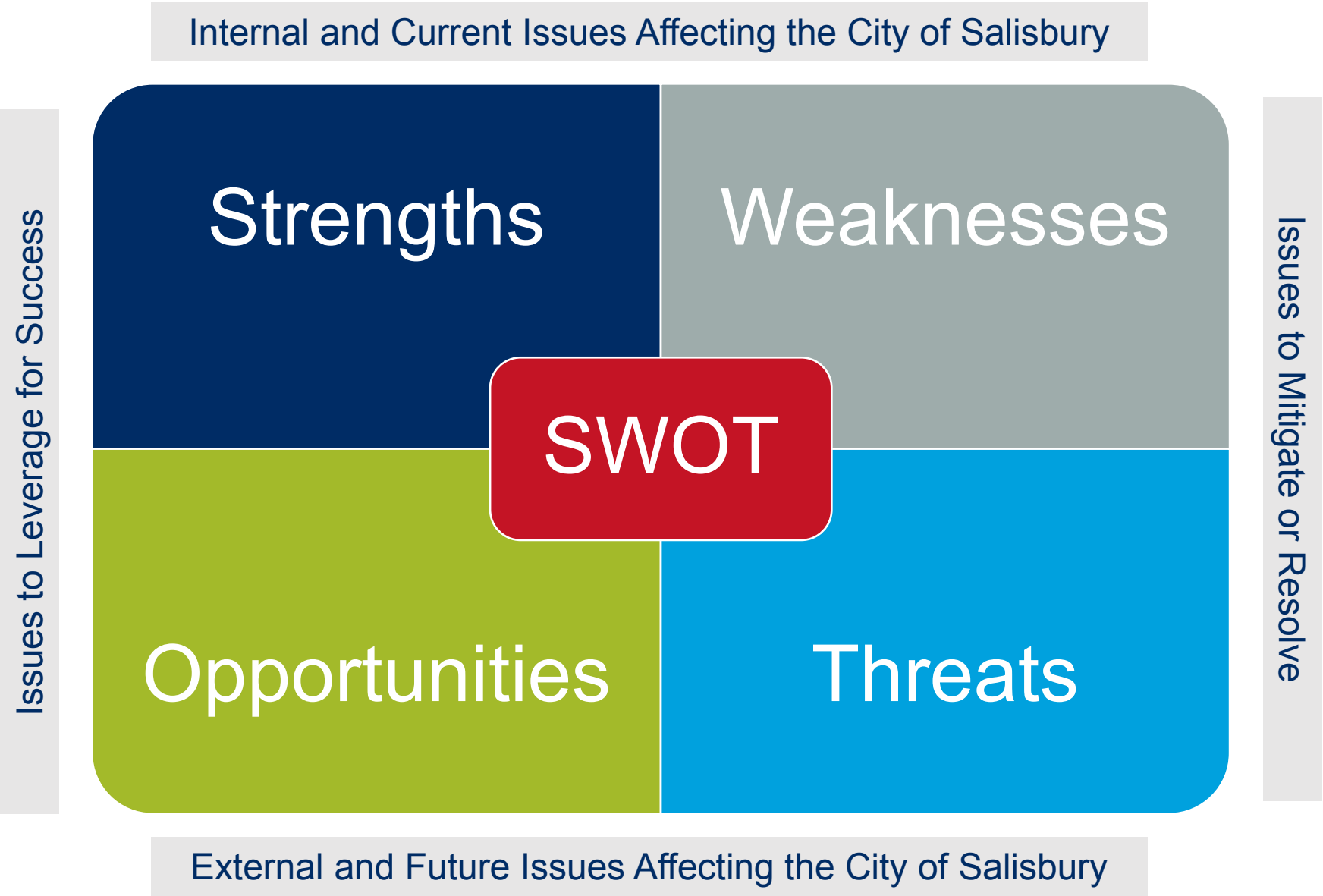
Goals & SWOT Analysis



Sustainable Development Goals



SWOT Analysis



Strengths



- Fastest growing region in Maryland
- Local presence of regional economic anchors including the Wicomico County Seat, Peninsula Regional Health Center, Salisbury University, and Perdue Farms
- Regional transportation crossroads with easy access north and south along US 13 and east and west along US 50
- Development incentive programs for increasing housing stock
- Charming historic character
- Walkable downtown and residential neighborhoods
- Miles of public waterfront access and high-quality parks
- Partnership with SWMPO and Wicomico County
- The City has made consistent progress towards implementing an established and unified vision

Weaknesses



- 26% of population is living in poverty
- Patchy municipal boundary confuses growth and service areas
- Older housing stock with more costly needs for maintenance and repairs
- Lack of affordable housing
- Disparities in access to parks and recreation amenities
- Aging public infrastructure
- Areas prone to nuisance flooding
- Areas of traffic congestion and safety concerns
- Areas that are noncompliant with ADA
- Unconnected and unprotected bicycle networks

Opportunities



- Under-utilized properties have potential for higher value redevelopment
- Hospital and University expansion can occur in partnership with the City's vision for new development
- Changing zoning ordinances can provide greater flexibility and attract higher quality new development
- Port expansion opportunities
- Historic levels of federal funding opportunities for infrastructure investments
- State funding programs can support the City's goals and serve as a local match for federal dollars

Threats



- Varying reactions, preferences, and priorities by different stakeholder groups
- Resistance to change
- Upgrading and maintaining aging infrastructure
- Increasing Truck traffic and potential impacts to communities
- Impacts associated with more severe weather and flooding with potential climate change

Draft Vision Statement



Salisbury ~ The Comfortable Side of Coastal ~ is the new up-and-coming urban center offering a culturally-rich, economically-diverse, safe, resilient, and attractive place to call home. Salisbury can celebrate its unique cultural and architectural history with new development that is environmentally-sensitive, inclusive, and complimentary to the historic fabric while still attractive and functional for contemporary lifestyles.



Next Steps



How can you help?

- Tell people about this plan
- Advertise the website and public meeting
- Post on social media
- Stay engaged, and keep an open mind

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Questions & Discussion