

City of Salisbury

Comprehensive Plan Update Public Workshop Presentation

January 17, 2024

With support from:



Project Schedule



Previous Plans





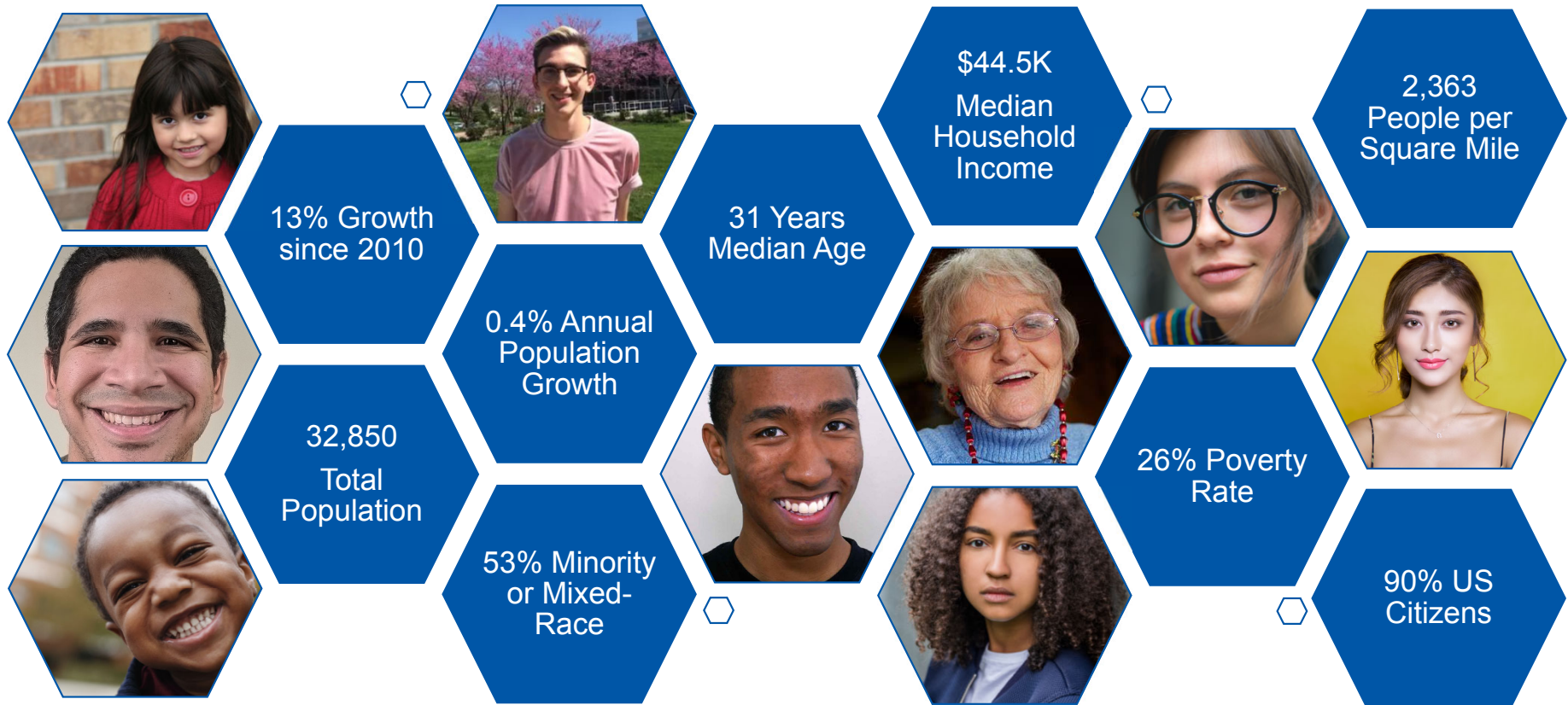
Previous Plans

- 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

Existing Conditions



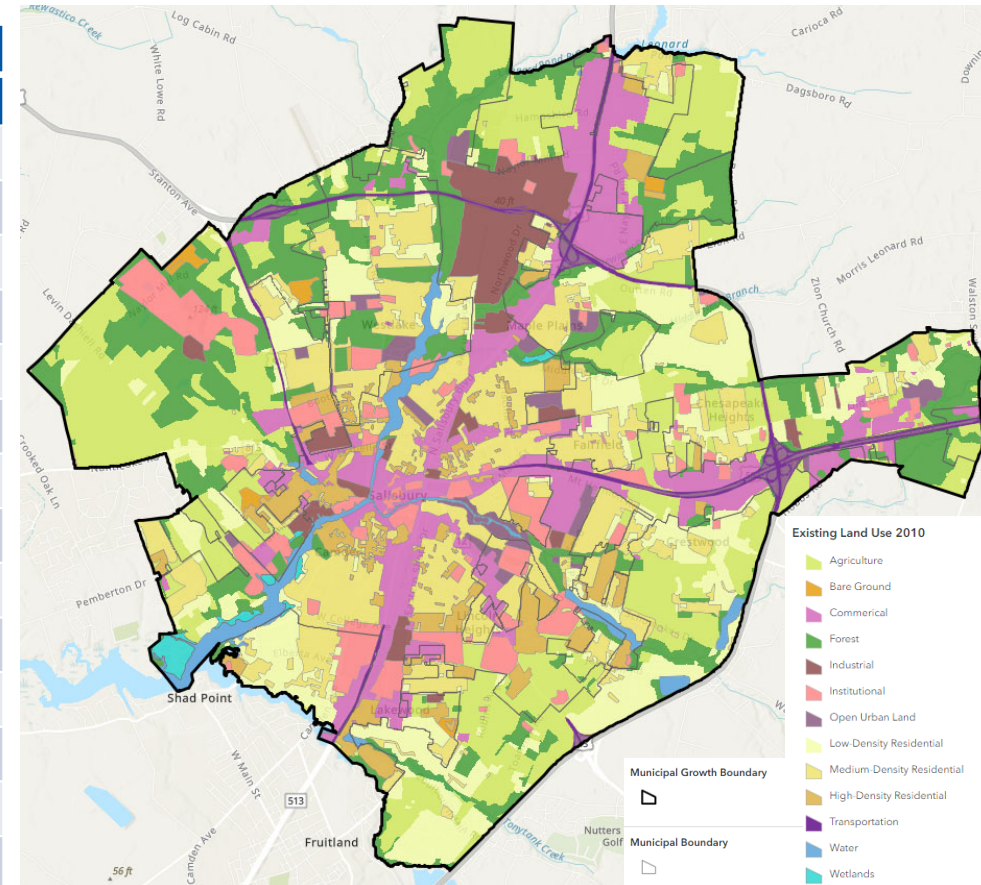
Demographics



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



Transportation

- Strategically located at the crossroads of US 50 and US 13
- 15 City-owned Downtown Parking Facilities (lots and garages)
- 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
- Safety improvements for Active Transportation
 - 13 dedicated bikeways installed
 - 6 protected cycletracks installed
 - 7 free right turns removed
 - 5 local street traffic calming
 - Additional off-road trails and safety improvements planned



Streetscape improvements installed along Main Street in 2021



Separated cycletrack installed along Waverly Drive in 2020

Employment

- 15,469 Employed persons 16 years of age or older
- 5.7% Unemployment rate as of January 1, 2023 – slightly above state average
- 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



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
- Issues in 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



Goals & SWOT Analysis



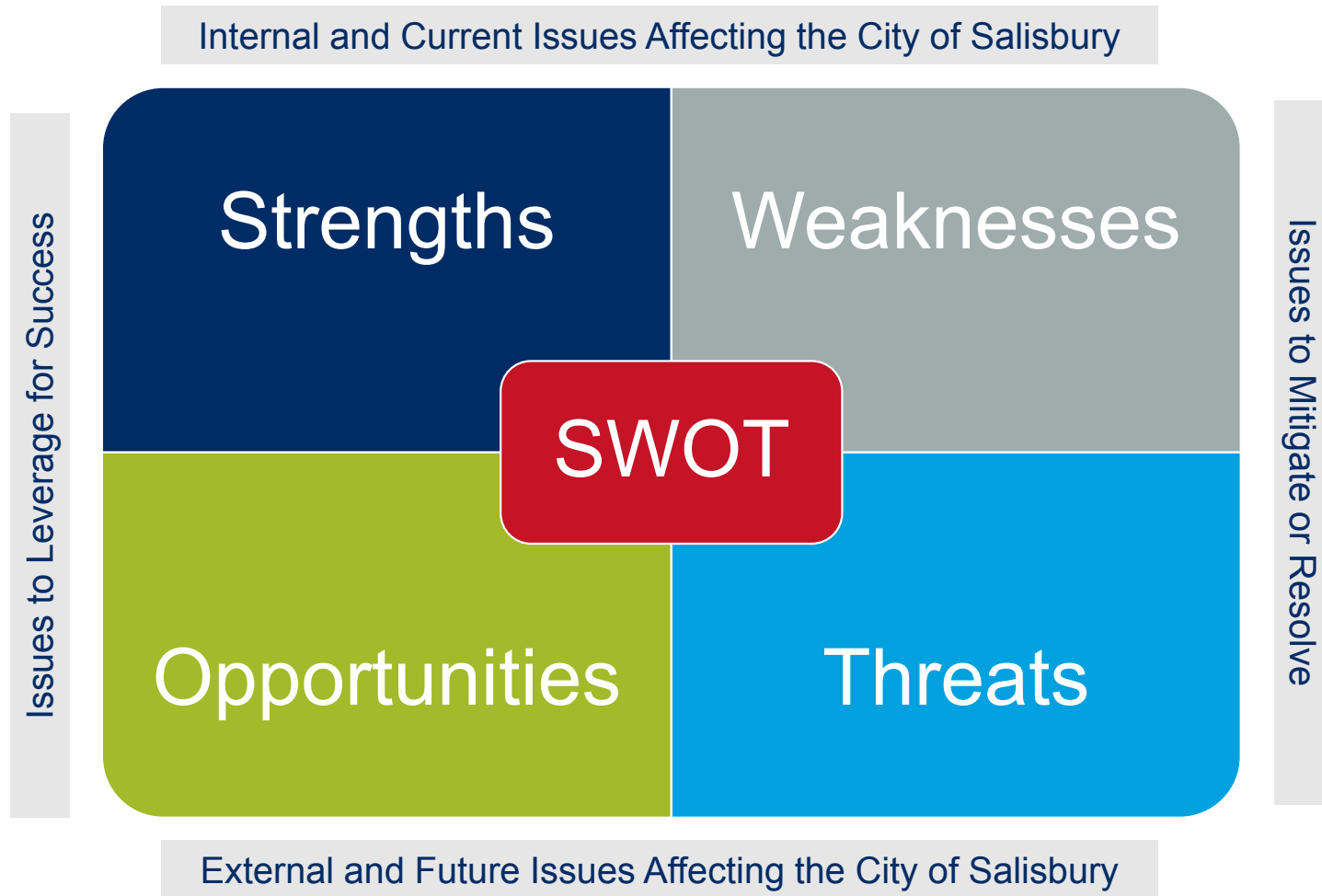
Draft Vision Statement



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.



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 Purdue Farms
- Regional transportation crossroads with easy access north and south along US 13 and east and west along US 50
- “Here is Home” development incentive program is increasing housing stock
- Charming historic character
- Walkable downtown and residential neighborhoods
- Miles of public waterfront access and high quality parks
- 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
- Un-enforced policy to support 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



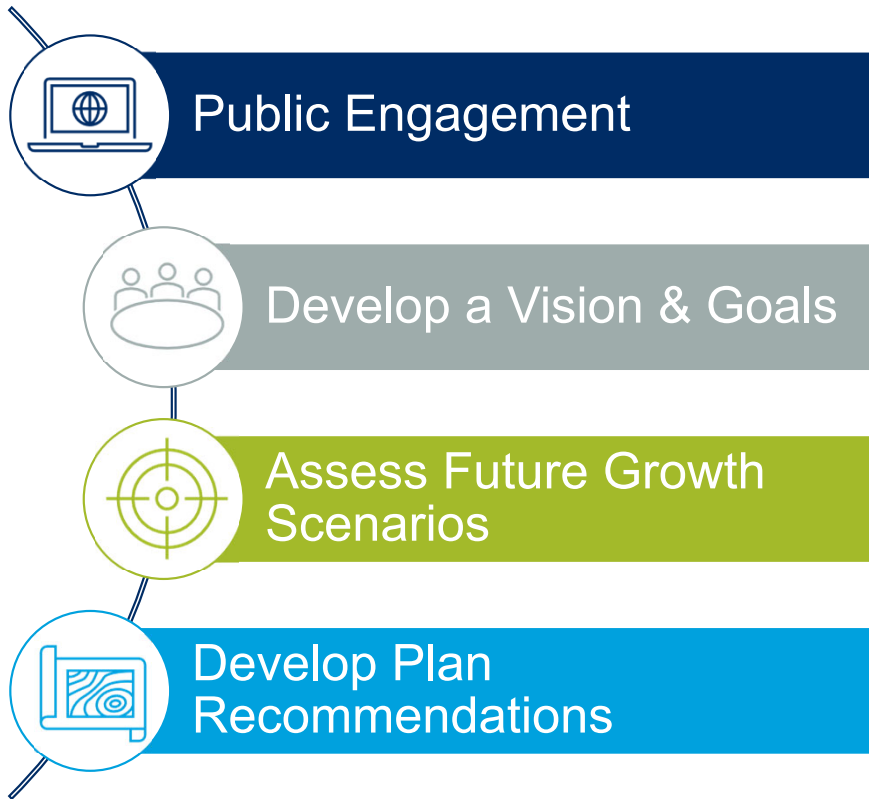
- Under-utilized properties have potential for higher value redevelopment
- Hospital and University expansion can occur in partnership with the City's vision for new development
- Changing zoning ordinances can provide greater flexibility and attract higher quality new development
- Historic levels of 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
- Impacts associated with more severe weather and flooding with potential climate change

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