

CHESTER/STEVENSVILLE COMMUNITY PLAN

TABLE OF CONTENTS

Executive Summary	í í í í ES-1
Foreword I óThe Citizen Advisory Committee’s Vision	i
Foreword II óThe Planning Commission’s Vision	xi
Chapter 1 Background, Purpose and Process for Plan Development	1-1
Purpose of the Plan	1-2
Background for Planning.....	1-3
Process for Developing This Plan.....	1-8
Chapter 2 Community Profiles.....	2-1
The Planning Area	2-1
Population Characteristics	2-3
Age	2-4
Race	2-5
Population Migration.....	2-7
Occupation and Place of Work	2-8
Industry.....	2-10
Housing	2-11
Natural Resources and Sensitive Features.....	2-14
Chesapeake Bay Critical Area	2-14
Wetlands	2-15
Floodplain	2-16
Conservation Lands.....	2-16
Forest Protection	2-17
Endangered Species.....	2-18
Habitat Protection.....	2-18
Existing Land Use.....	2-18
Chester	2-18
Stevensville.....	2-21
Kent Island.....	2-23
Community Facilities	2-25
Schools	2-25
Emergency Services	2-25
Recreation Resources	2-26
Parks and Trails.....	2-26
Other Recreation Facilities	2-27
Public Landing Facilities	2-27
Historic and Cultural Resources	2-28

Chapter 3 Community Planning Issues and Concerns.....	3-1
Community Strengths.....	3-1
Community Weaknesses	3-2
Community Opportunities	3-4
Community Threats.....	3-5
Chapter 4 Growth Assumptions and Scenarios	4-1
Background.....	4-1
Population and Housing Unit Projections	4-2
Current Trends and Growth Indicators	4-5
Development Capacity Analysis.....	4-7
Chapter 5 Land Use Plan Concept.....	5-1
Proposed Community Planning Area Boundary Plan.....	5-4
Proposed Land Use Concepts	5-6
Neighborhood Infill Areas.....	5-11
Chester Village Center	5-11
Stevensville Village Center	5-13
The Land Conservation Plan	5-17
The Gateways and Scenic Corridors/Viewsheds Protection Plan	5-19
Gateways	5-20
Scenic Vistas and Corridors.....	5-21
Chapter 6 Transportation and Community Facilities Plan.....	6-1
The Transportation Plan	6-1
Planned Road System Improvements.....	6-1
Key Intersection Improvements	6-4
Transit.....	6-4
Pedestrian Improvements	6-5
Airport Facilities	6-7
Water and Sewerage.....	6-8
Sewerage Service Needs.....	6-8
Water Service Needs	6-9
The Community Facilities and Public Services Plan.....	6-10
Summary	6-13
Chapter 7 Plan Implementation Options and Recommendations.....	7-1
Adopt Design Guidelines	7-1
Bay Bridge / Island Gateway Site.....	7-1
Support Preservation of Kent Island's Historic Resources	7-2
Additional Recommendations	7-2
Tools and Techniques	7-3

List of Maps

Chapter 2 Community Profiles	2-1
Map 2-1 Chesapeake Bay Critical Area	
Map 2-2 Natural Resources and Sensitive Features	
Map 2-3 Conservation Lands	
Map 2-4 Chester Existing Land Use	
Map 2-5 Stevensville Existing Land Use	
Map 2-6 Kent Island Existing Land Use	
Map 2-7 Community Facilities	
Map 2-8 Park and Recreation Facilities	
Map 2-9 Historic and Archaeological Resources	
Chapter 4 Growth Assumptions and Scenarios	4-1
Map 4-1 Development Capacity Analysis	
Chapter 5 Land Use Plan Concept.....	5-1
Map 5-1 Proposed Growth Area	
Map 5-2 Land Use Concept	
Map 5-3 Conservation Plan Concept	
Map 5-4 Gateways and Scenic Views	
Chapter 6 Transportation and Community Facilities Plan.....	6-1
Map 6-1 Transportation Plan	
Appendices	
Appendix A Chester / Stevensville Community Plan SWOT Analysis Rankings	
Appendix B Design Guidelines for New Neighborhoods	
Appendix C Commercial Infill and Redevelopment Guidelines	
Appendix D Residential Infill and Redevelopment Guidelines	
Appendix E Infill and Redevelopment Glossary	
Appendix F Table of Planning Commission's Response to January 25, 2006 Public Hearing Comments	