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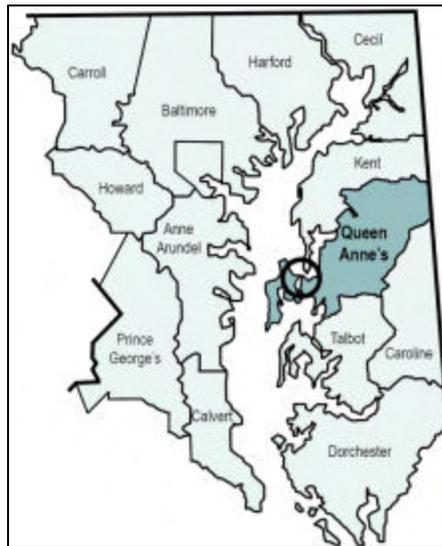
CHAPTER 2: COMMUNITY PROFILE

Kent Narrows is a unique land setting that is defined by Chesapeake Bay waters and a channel that bisects the Growth Area. The channel, aptly named Kent Narrows, provides idealized Eastern Shore atmosphere and setting. Within the Growth Area of Kent Narrows are marshes, lakes, islands, and woods, as illustrated in *Map 1:*. The following section describes the general land uses in Kent Narrows as derived from various data sources. Included in the section is analysis regarding land use percentages within sensitive areas.

Regional Context

Queen Anne’s County is located on the eastern edge of the Chesapeake Bay, making it a convenient location for commuters to live. It is within an hour’s drive of the urban centers of Washington and Baltimore and is convenient to jobs in Annapolis and Anne Arundel County. It also borders Delaware, making it close to Dover, Middletown and Wilmington. The rich natural environment and expansive shoreline add to the County’s appeal for those seeking a more relaxed quality of life than is available in the region’s urban areas. Kent Narrows is one of several shoreline communities within the county. Kent Narrows along with Stevensville, Chester and Grasonville have had the most pronounced growth pressures in recent years as a result of their location as the first communities once the Bay Bridge “touches down” on the Eastern Shore. Figure 3, below, illustrates Kent Narrows location within Queen Anne’s County.

Figure 3: Kent Narrows in Queen Anne's County Maryland



Source: Map based upon US Census base map.

“MD 18 provides access to Kent Narrows, a waterfront community that has been a hub of marine related industry and recreational activities for generations. Several packing plants process the catch from a large oyster, crab and clam fleet that moors along Kent Narrows channel separating Kent Island from the Eastern Shore mainland. You can watch the bustle of Kent Narrows while dining at one of the waterside restaurants where seafood is served fresh from the dock to your table” (Maryland Scenic Byways Map).



Kent Narrows is divided into quadrants as a result of natural and man-made features including the channel and US 50/301. *Figure 4: Quadrants of Kent Narrows* depicts the physical division or separation of the community.

Figure 4: Quadrants of Kent Narrows





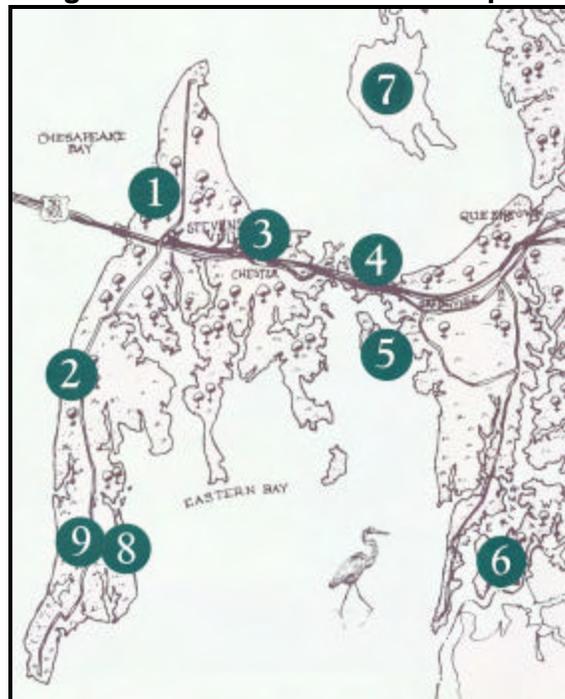
Chesapeake Heritage Area

Kent Narrows is a waterfront village that has been a hub of marine related industry and recreational activities for generations. Kent Narrows is part of a regional Heritage Area that shares the same geography, culture and history as the Chesapeake Bay. The Chesapeake Heritage Area is one of the oldest working landscapes in North America covering 1,200 square miles, four counties, 21 incorporated municipalities and a host of incorporated settlements. The heritage dates back to 1642 as one of the earliest regions to have been settled by the British Europeans and Africans. Kent Narrows is part of this Heritage Area that is targeted as a possible investment zone to support heritage tourism.

Regional Attractions - Nature Exploration Sites

There are several attractions within the general Kent Narrows area that provide a unique experience to residents and tourists alike. *Figure 5: Regional Attractions – Natural Exploration Sites*, indicates the location of seven attractions and natural exploration areas.

Figure 5: Regional Attractions – Natural Exploration Sites



Source: Queen Anne’s County Chamber of Commerce

1 Terrapin Nature Area – Log Canoe Circle, Stevensville, MD

This natural habitat is a 279-acre nature park on the shores of the Chesapeake Bay with a three mile walking trail. Five unique habitats include wildflower meadows, wetlands, tidal ponds, woodlands and sandy beaches. There is a boardwalk along the beach with a view of the Chesapeake Bay Bridge, and two observation blinds overlooking tidal ponds.



2 Matapeake Trail & Pier – Route 8, Stevensville, MD

This is a half-mile wood-chipped trail that winds through a shady pine forest. The trail connects to a picnic area with a public beach and fishing pier on the Chesapeake Bay. The site has a boat ramp, dog trail and restrooms.

3 Cross Island Trail – Kent Island, MD

The 6.5 mile paved, tree-lined trail is ideal for walking and biking. The trail passes through farmlands, and woods, and by schools the Kent Island Library, playing fields and meadows with a bridge over Cox Creek leading into Kent Narrows. The trail extends to the Kent Narrows connecting with the Chesapeake Exploration Center. The Cross Island Trail also follows MD 18 in Kent Narrows and is planned for future expansion eastward to Grasonville.



Cross Island Trail west of Outlet Shopping Center

4 Chesapeake Exploration Center – Kent Narrows, MD

This Visitors Center for Queen Anne’s County offers maps, brochures, displays and restrooms. The Center is located directly on the Kent Narrows channel. The Center is designed with lookout towers that offer spectacular pristine views of the Chester River and Eastern Bay. There is a 20 foot canal at this location that offers shallow waters for wading birds.

5 Chesapeake Bay Environmental Center (formerly Wildfowl Trust of North America / Horsehead Wetlands Center – Discovery Land), Grasonville, MD

This is a 500-acre peninsula on the Chesapeake Bay offering a variety of natural habitats and unique opportunities to experience life in a pristine salt marsh. The site includes trails, observation blinds and towers, boardwalks, live waterfowl, non-releasable birds of prey, pavilion and Visitors Center with gift shop.

6 Wye Island Natural Resource Management Area – Wye Island Road, Queenstown, MD

The area consists of 2,450 acres including virgin stands of timber, six miles of hiking and biking trails and 30 miles of shoreline. Much of the island is still in agricultural use. Popular activities include wildlife viewing and hiking.

7 Eastern Neck National Wildlife Refuge – Eastern Neck Road, Rock Hall, MD

Located at the mouth of the Chester River in Kent County, this 2,285-acre island is a major feeding and resting place for migratory and wintering waterfowl.



8 Romancoke Pier – Eastern Bay, MD

Located at the end of Route 8 is a 600 foot lighted fishing pier providing access to the Eastern Bay. Seasonal crabbing is popular at this facility. There are permanent restroom facilities open April through November.

9 Kent Island South Trail – Eastern Bay, MD

Phase I of the Kent Island South Trail (KIST) is a 6 mile, ten foot wide asphalt paved hiker/biker trail from Matapeake State Park to Romancoke Pier. A 2.5 mile portion from Blue Heron Golf Course to Romancoke Pier opened in the autumn of 2005. The remained of the first phase this trail is expected to open in the summer of 2006. Phase II, currently in the planning phase, will connect Matapeake State Park to the park-and-ride at US 50/301 and MD 8.

Land Use

A thorough understanding of the types of land-use activities that are currently taking place within the community provides the basis for the development of future plans. Existing land-use information was determined using the 2002 data from the Maryland Department of Planning. This data was updated based upon field observations, source documents and discussions with County Planning staff. Updates were completed using current aerial photography, and approved Subdivision Land Development Plans from the Queen Anne’s County Department of Planning and Zoning. The land-use data has been rectified to match the aerial photography, therefore acreages are approximations and maps are representations of existing land uses. *Map 2: Existing Land Use 2005*, illustrates existing general land uses.

The Growth Area, which is approximately 354 acres, is mostly (68.3%) comprised of commercial and undeveloped lands, thirty-one percent (31.2%) and thirty-seven percent (37.1%) respectively; refer to *Table 1: Existing Land Uses 2005*. Commercial uses are predominantly marinas or marina related uses, and hotels. The forty-two acres of residential uses contribute to approximately eleven percent (11.8%) of the total land use. The predominant residential land uses are high density residential. Within the Growth Area, the sole agricultural uses are cropland.

Table 1: Existing Land Uses 2005

Land Use	Acres	Percent of Total Area
Low-density residential	0.8	0.2%
Medium-density residential	13.9	3.9%
High-density residential	27.3	7.7%
Commercial	110.3	31.2%
Industrial	3.2	0.9%
Institutional	13.4	3.8%
Other Developed Land	38.8	11.0%
Agriculture	14.7	4.2%
<i>Cropland</i>	14.7	4.2%
Undeveloped Land	131.4	37.1%
<i>Evergreen forest</i>	3.6	1.0%
<i>Mixed forest</i>	2	0.6%
<i>Brush</i>	7.3	2.1%
<i>Wetlands</i>	118.6	33.5%
Total	353.8	100.0%



Map 3: Parcel and Conservation Lands, illustrates the private conservation and County and Public Lands in the Growth Area of Kent Narrows. These areas are of regional concern and public lands are part of a larger system of recreational activities available to the public. As pressure for development within the region continues to increase, so has pressure for development within the Kent Narrows Growth Area, as depicted in *Map 4: Planning Area & Pending Development Areas*.

There are currently four pending development plans within Kent Narrows, and each development proposal emphasizes housing.

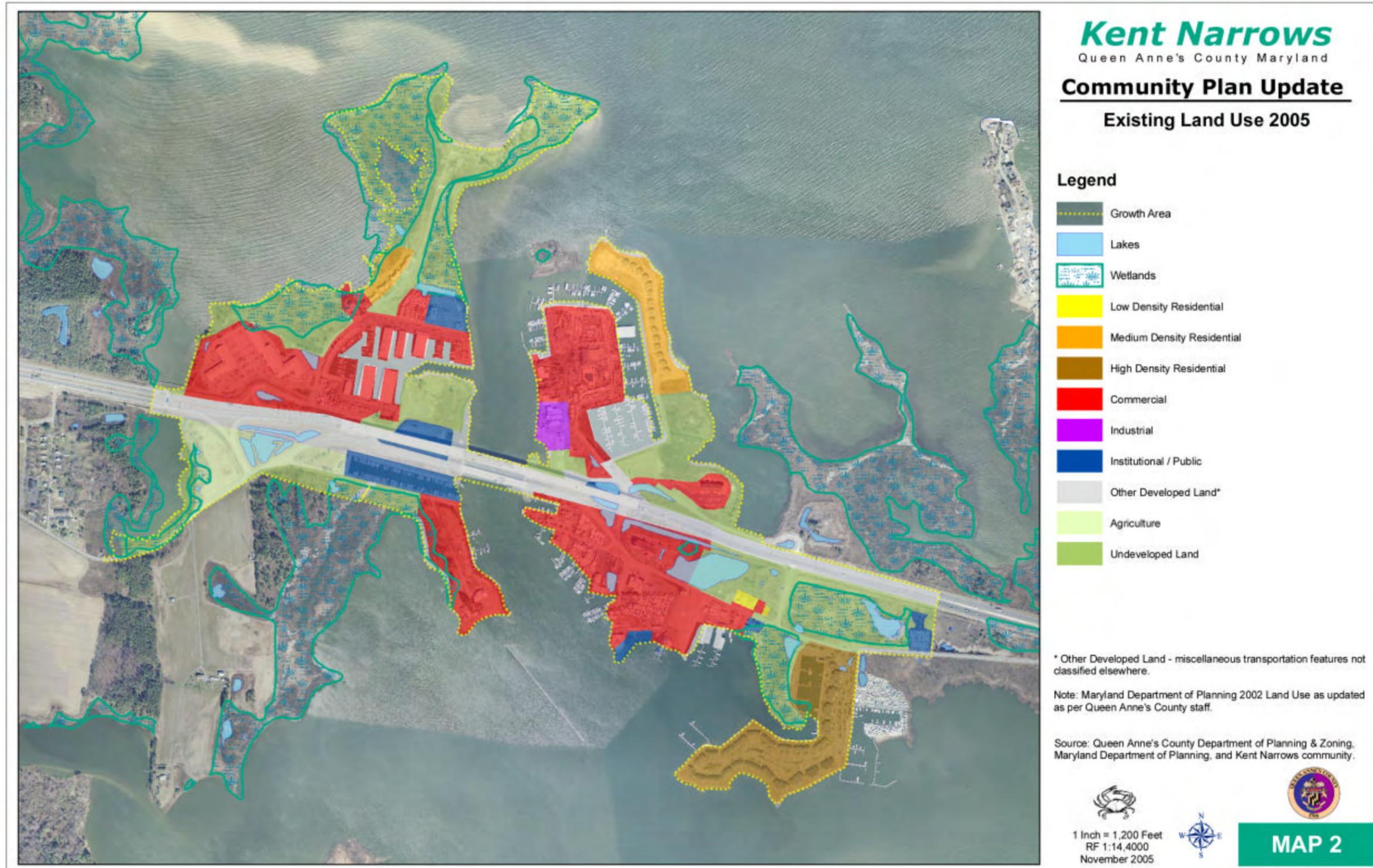
Kent Narrows' major access routes include US 50/301 and MD 18, as depicted in *Map 5: Streets*. MD 18 is a major collector roadway which provides the community with local connectivity as well as provides an alternative route to US 50/301, which is a major arterial. Other major access routes include the Kent Narrows channel, which provides unique water access to the Chesapeake Bay, and more specifically the Chester River to Prospect Bay.



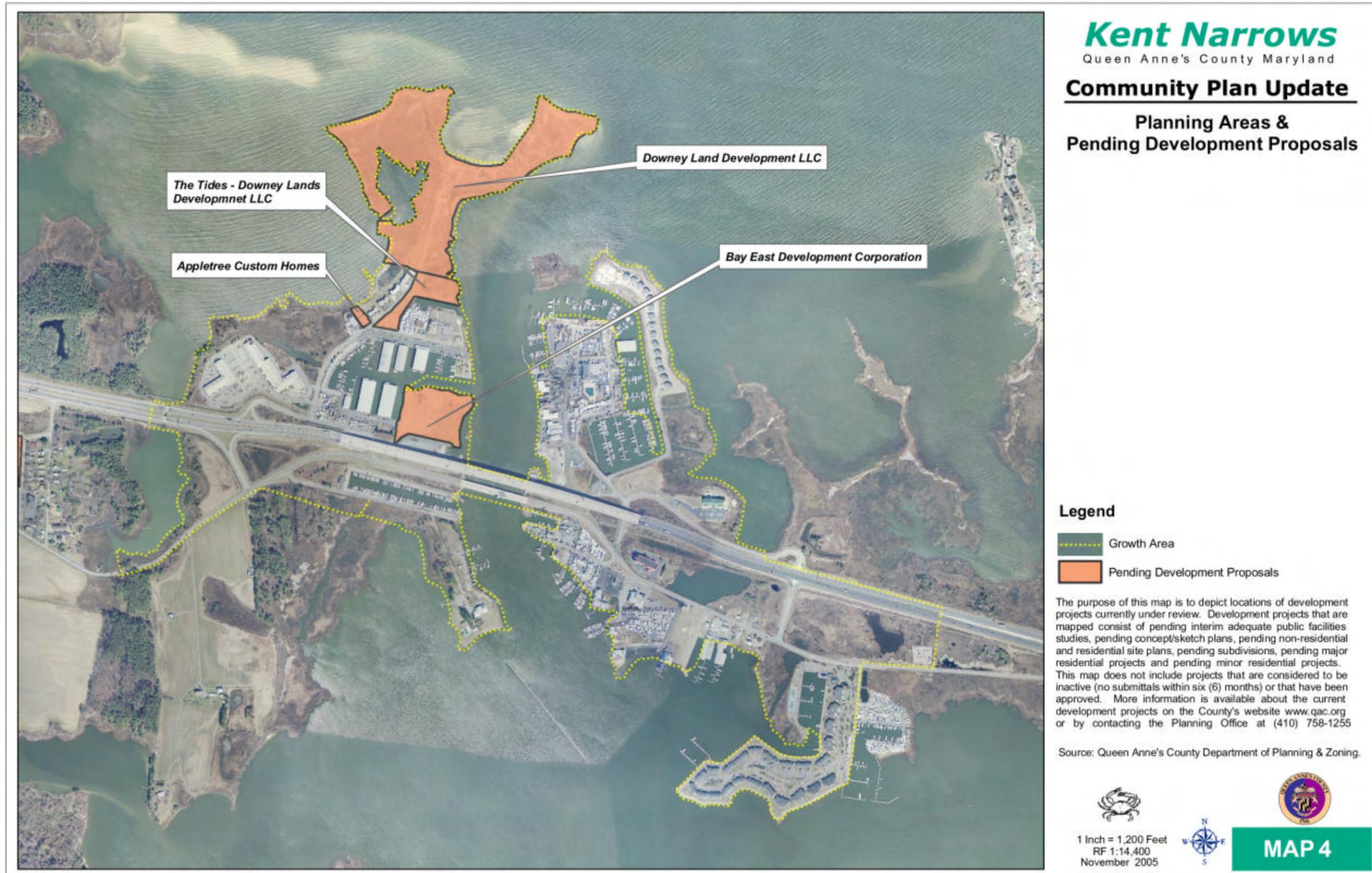
Residential Development



Visitors/Exploration Center









Kent Narrows
Queen Anne's County Maryland
Community Plan Update

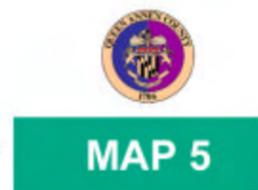
Streets

Legend

-  Growth Area
 -  Cross Island Trail
- Streets and Roads**
- Road Classification**
-  Major Arterial
 -  Major Collector
 -  Local / Private Roads

Source: Queen Anne's County Department of Planning & Zoning, Department of Public Works, Maryland State Highway Association.


1 Inch = 1200 Feet
RF 1:14,400
November 2005





Zoning

The Kent Narrows Growth Area is entirely zoned as a Waterfront Village Center (WVC) District, (refer to *Map 6: Zoning*). The WVC District is intended to facilitate orderly mixed-use commercial, light industrial, marine-oriented, and seafood industry-oriented uses at Kent Narrows in accordance with the Kent Narrows Master Plan (Area Plan). The WVC District is intended to preserve the character of the working waterfront in the Kent Narrows area and allow greater freedom, imagination, and flexibility in the development of land surrounding the waterfront, while ensuring excellence in urban design and district appearance. The WVC District allows flexibility in the relationship of uses, structures, open spaces, water views and vistas, and heights of structures. The provisions of the WVC District are further intended to encourage more rational and economic development, and to encourage consistency with the objectives of the Kent Narrows Development Foundation, the Kent Narrows Waterfront Village Center Development Handbook, and the Area Plan for Kent Narrows. *(Note: The handbook was adopted as part of the 1992 Kent Narrows Plan. As part of this update, the handbook will be incorporated into this plan and, where appropriate, incorporated into subsequent zoning amendments.)*

Chesapeake Bay Critical Area Designation

In accordance with the Chesapeake Bay Critical Area Program, the County has met program requirements regarding the land located within 1,000 feet along tidal waters of the Chesapeake Bay and its tributaries. The entire Kent Narrows area falls within the Chesapeake Bay Critical Area, and is subject to the requirements of the Chesapeake Bay Critical Area Law and Criteria. As illustrated in *Map 7: Chesapeake Bay Critical Areas*, three development areas have been designated in accordance with the Chesapeake Bay Critical Area Criteria. The Critical Areas include Resource Conservation Areas (RCA), Limited Development Areas (LDA), and Intensely Developed Areas (IDA). The following briefly describes each of the areas.

Resource Conservation Areas are characterized by natural dominant environments such as forests, wetlands or agriculture. New residential development is limited to a density of one dwelling unit per 20 acres.

Limited Development Areas are currently developed at low or moderate intensity. Additional development must not change the prevailing established land use, and must improve water quality and conserve areas of natural habitat.

Intensely Developed Areas consist of twenty (20) or more contiguous acres where development predominates and where there is relatively little natural habitat.

State law and the County's Critical Area program expressly provide for the Critical Area classification of properties to be changed in order to accommodate state and local growth management objectives, which encourage environmentally sensitive new development to locate within and near areas of existing development such as the Kent Narrows Growth Area. The process of revising a property's Critical Area classification is called "Growth Allocation."

As illustrated in *Table 2: Land in Critical Areas*, Kent Narrows consists of 354 acres in Critical Areas. Over half (53%) of Kent Narrows lands are classified as IDA with the remaining area divided between RCA and LDA designations.



Table 2: Land in Critical Areas

Critical Areas within Growth Area	Acres	Percent of Total Critical Area
Resource Conservation Area (RCA)	85.2	24%
Limited Development Area (LDA)	81.7	23%
Intensely Developed Area (IDA)	186.7	53%
Total	353.6	100%

Source: Queen Anne’s County, Department of Planning & Zoning

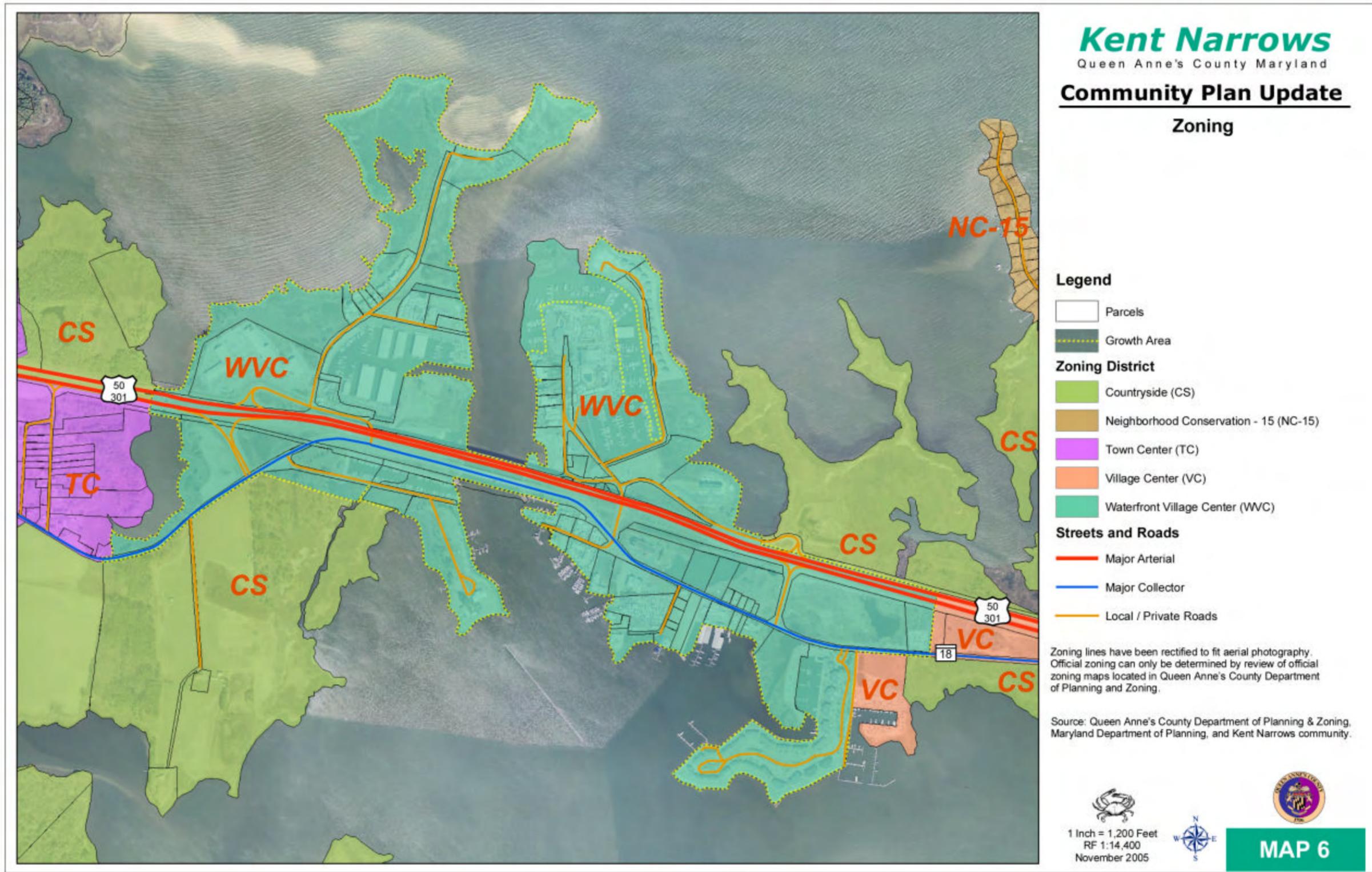
Further comparison of Critical Areas to existing land use provides several observations, as illustrated in Table 3: Critical Areas by Existing Land Use 2005. Wetlands are present in each of the three critical areas and comprise more than half (59.7%) of all the land in the RCA areas. Existing land use in the Resource Conservation Areas (RCA) of Kent Narrows includes wetlands, agriculture, residential as well as some commercial uses. Existing land use in Limited Development Areas (LDA) within Kent Narrows also includes wetlands, medium and high density residential as well as commercial uses. And, in the Intensely Developed Areas (IDA) in Kent Narrows, existing land uses includes industrial, commercial, medium density residential, institutional, and wetlands.

Table 3: Critical Areas by Existing Land Use 2005

Land Use	Total Acres	Resource Conservation Area (RCA)	Limited Development Area (LDA)	Intensely Developed Area (IDA)	Critical Area Totals
Low-density residential	0.8	-	0.3	0.5	0.8
Medium-density residential	13.9	0.1	5.7	8.1	13.9
High-density residential	27.3	0.5	23.8	0.4	24.6
Commercial	110.3	5.4	3.9	96.6	105.9
Industrial	3.2	-	-	3.2	3.2
Institutional	13.4	0.4	0.5	10.2	11.2
Other Developed Land	38.8	3.3	5.8	29.6	38.8
Agriculture	14.7	14.6	-	0.1	14.7
<i>Cropland</i>	14.7	14.6	-	0.1	14.7
Undeveloped Land	131.4	58.7	39.6	32.9	131.3
<i>Evergreen forest</i>	3.6	3.5	0.1	-	3.6
<i>Mixed forest</i>	2.0	1.9	0.0	-	2.0
<i>Brush</i>	7.3	2.4	0.8	4.2	7.3
<i>Wetlands</i>	118.6	50.9	38.7	28.8	118.4
Total	353.8	83.1	79.5	181.7	344.3
Water	22.6	2.1	2.2	5.0	9.3
Grand Total	376.4	85.2	81.7	186.7	353.6

Source: Table created using data from Queen Anne’s County, Department of Planning & Zoning.

* Water included as per Queen Anne’s County datasets





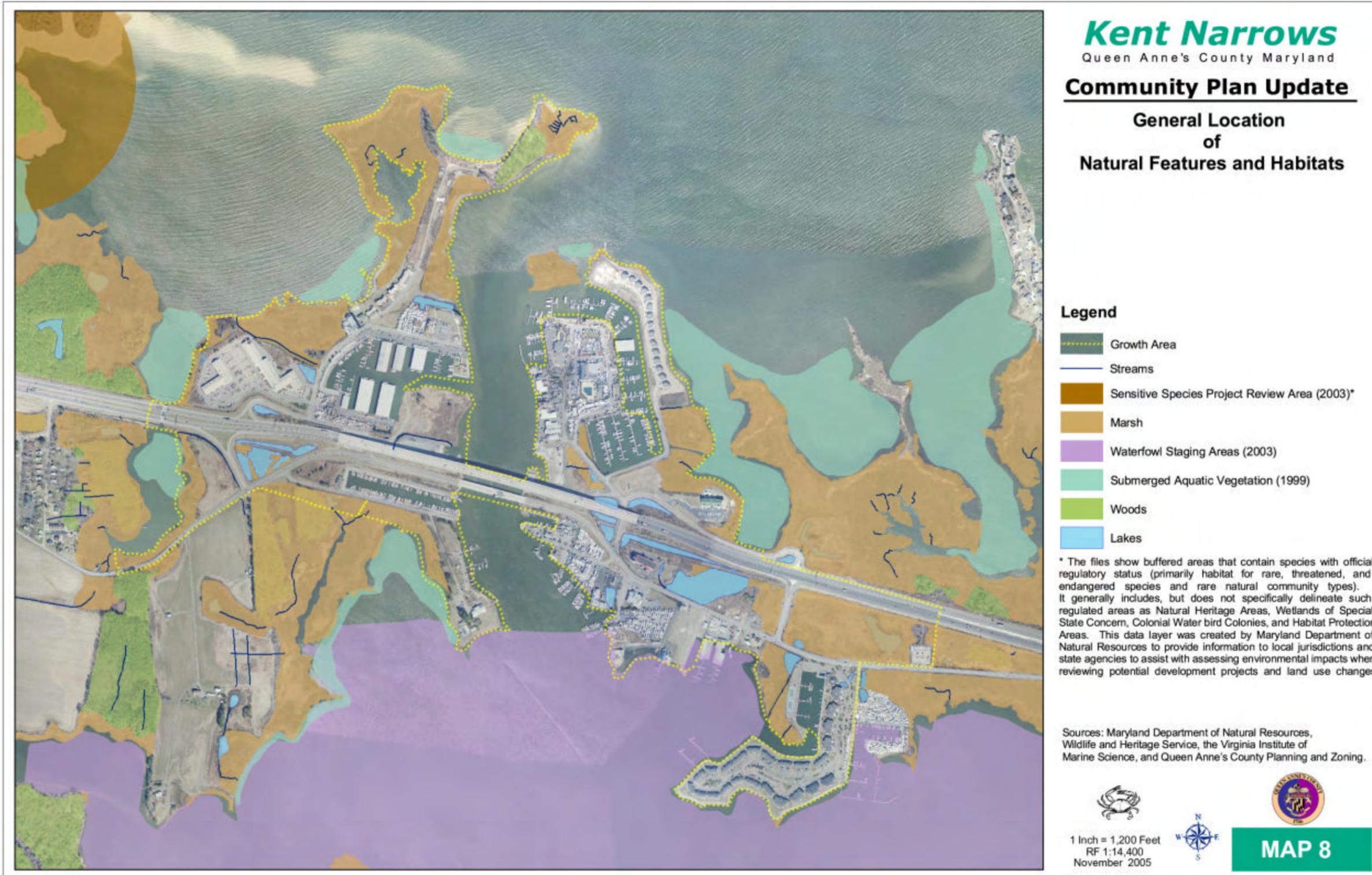


Natural Features

The most dominant land feature in Kent Narrows is environmentally sensitive tidal and non-tidal wetlands. Wetlands consist of approximately 32% of the total land area comprising the majority of the undeveloped land (35%). The location of tidal wetlands is adjacent to the shoreline; however, non-tidal wetlands are scattered throughout the plan area. Any disturbance to wetland areas is strictly regulated by both the State of Maryland and the Federal government through the Army Corps of Engineers. *Map 8: General Location of Natural Features and Habitats*, illustrates not only wetlands but also Sensitive Species Project Review Areas of 2003, Waterfowl Staging Areas of 2003, Submerged Aquatic Vegetation of 1999, marsh, woods, and lakes.



Boat launch area on western shoreline of Kent Narrows Yacht Club.





Population

Population data are provided by the US Census Bureau, Maryland Department of Planning, and Queen Anne’s County Department of Planning and Zoning. All attempts were made to secure census geography data that best represented the geographic boundaries of the Kent Narrows Growth Area and other municipal areas in the region. Due to limitations in the publication of Census data as a result of low population totals and as a function of the Census Bureau to protect the identity of census respondents, it was not always possible to obtain data for the same Census geographic area as the actual municipal area. In general, Kent Narrows data is represented by Census Blocks, while the other areas of the region include Kent Island Census Designated Place, Queenstown Census Designated Place, and Queen Anne’s County.

Kent Narrows in 1990 had a census block level population of 175 people. However, by 2000 the population had increased 65% to 567 people. *Table 4: 2000 Population Characteristics*, provides characteristic age data about Kent Narrows’ population. Note that the Census Geography has changed for Kent Narrows, from block group level to a Census Designated Place (CDP) level. Since the Census Bureau does not publish population characteristic data at the block level, the CDP level data was used. *Figure 6: Census Geography*

, depicts the areas represented by CDP and Districts.

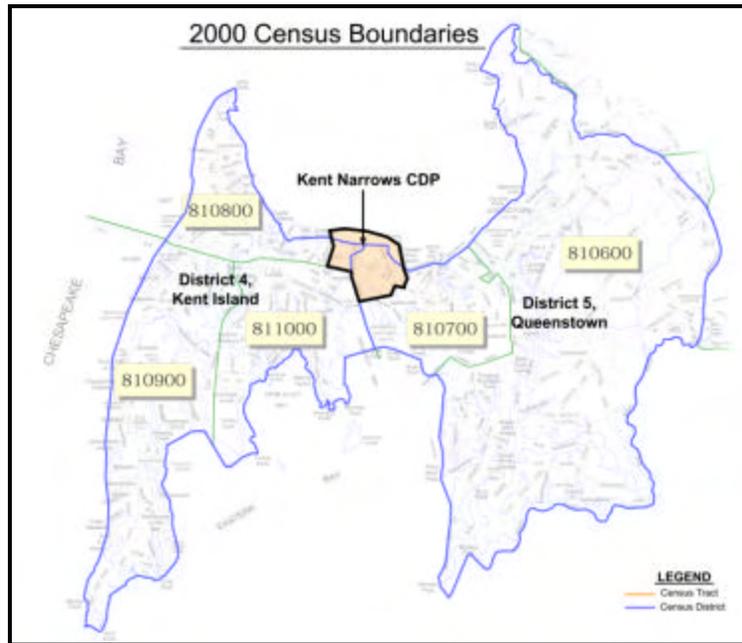
Table 4: 2000 Population Characteristics

Subject	Kent Narrows CDP		District 4, Kent Island		District 5, Queenstown		Queen Anne's County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total population	567	100	16,812	100	7,727	100	40,563	100
AGE								
Under 5 years	16	2.8	1,201	7.1	435	5.6	2,591	6.4
5 to 9 years	18	3.2	1,279	7.6	464	6	2,936	7.2
10 to 14 years	13	2.3	1,350	8	552	7.1	3,114	7.7
15 to 19 years	14	2.5	1,004	6	486	6.3	2,503	6.2
20 to 24 years	10	1.8	565	3.4	295	3.8	1,510	3.7
25 to 34 years	42	7.4	2,111	12.6	709	9.2	4,724	11.6
35 to 44 years	67	11.8	3,261	19.4	1,254	16.2	7,471	18.4
45 to 54 years	134	23.6	2,556	15.2	1,244	16.1	6,048	14.9
55 to 59 years	79	13.9	1,054	6.3	584	7.6	2,561	6.3
60 to 64 years	58	10.2	662	3.9	477	6.2	1,878	4.6
65 to 74 years	86	15.2	1,059	6.3	743	9.6	2,995	7.4
75 to 84 years	19	3.4	604	3.6	350	4.5	1,715	4.2
85 years and over	11	1.9	106	0.6	134	1.7	517	1.3
Median age (years)	53	(X)	37.6	(X)	42.6	(X)	38.8	(X)

CDP – Census Designated Place
 Source: 2000 Census at the Census Place Summary Level



Figure 6: Census Geography



Source: US Census Bureau, 2000 Census Geography

Population Trends

Population trend data for Queen Anne’s County are provided from 1940 to 2000 by the Census Bureau and presented in *Table 5: Queen Anne’s County 1940-2000*. According to the data, and as calculated by the Maryland Department of Planning, the County’s compound annual growth rate between 1990 and 2000 was 1.8 percent; the rate between 1980 and 1990 was 2.9 percent; and the rate between 1970 and 1980 was 3.3 percent. Queen Anne’s County’s population has nearly doubled since the late 70’s.

Table 5: Queen Anne’s County 1940-2000

Year	1940	1950	1960	1970	1980	1990	2000
Queen Anne’s County	14,476	14,579	16,569	18,442	25,508	33,953	40,563

Source: US Census, Historic Census Data 1900-2000

Although Kent Narrows comprises a small portion of the total growth in Queen Anne’s County, it has made a contribution to the County’s increase in population. Prior to the 2000 Census, specific data for the Kent Narrows area were not available due to its population size. However, by the 2000 Census, Kent Narrows grew in population qualifying it to be designated as a *Census Designated Place (CDP)* and more specific data are available. The population growth is evident by recent development trends. According to the 2000 Census, the population in Kent Narrows CDP is 567.



Population Projections

Population projections give an indication of future development needs for a community. Population projections to 2020 for Queen Anne’s County, the Upper Eastern Shore (Caroline, Cecil, Kent, Queen Anne’s, and Talbot Counties), and Maryland were developed as part of the 2002 Queen Anne’s County Comprehensive Plan. The following table is from the Growth Trends and Issues section of that Comprehensive Plan. The population figures shown below are based on a methodology that utilizes past population trends and predicted compound growth rates to determine population projections. Kent Narrows was not included in the original table produced by the County, but has been included below.

Table 6: Population Projections

Geography	Population 2000 (Actual)	2010 Population Projection	2020 Population Projection	Compound Annual Growth Rate 2000-2010	Compound Annual Growth Rate 2010-2020
Queen Anne's County	40,563	48,500	55,800	1.8%	1.4%
Upper Eastern Shore	209,295	231,800	251,125	1.0%	0.8%
Maryland	5,296,486	5,722,800	6,083,125	0.8%	0.6%

Source: 2000 Population – US Census, Projections – Maryland Department of Planning

The population figures for Kent Narrows have been identified based upon the 2000 Census and application of an annual growth rate. A compound annual growth rate was applied to the population which included a 1.8% growth rate for years 2000 to 2010 and a 1.4% growth rate for years 2010 to 2020 for Queen Anne’s County (refer to Table 6: Population Projections above). The same rate percentages were applied to Kent Narrows population but not using a compound rate (refer to Table 7: Population Projections for Kent Narrows CDP below). According to the non-compound rate calculation method, Kent Narrows could expect a population of approximately 763 people by 2020.

Table 7: Population Projections for Kent Narrows CDP

Geography	Population 2000 (Actual)	2010 Population Projection	2020 Population Projection	Annual Growth Rate 2000-2010	Annual Growth Rate 2010-2020
Kent Narrows CDP*	567	669	763	1.8%	1.4%

Source: 2000 Population – US Census, Projections – Maryland Department of Planning

* Compound rates not applied



Economic Assessment

The economic assessment of Kent Narrows examines workforce characteristics, income levels and real estate assessment including land values, tax structure and real estate values. Each of these variables is an indicator of the economic conditions for the study area, the region and the state.

Workforce

The Maryland Department of Labor, Licensing and Regulation’s Division of Labor and Industry produced a Career and Workforce Information publication which presents occupation projections for 2002–2012 for Maryland by type of occupation. Although the publication focuses on the top 100 occupations by total openings, several observations about occupations based on projections can be made.

Occupations with the greatest expected increase in new openings and replacement openings include general and operations managers, registered nurses, janitors and cleaners, cashiers, retail salespersons, food preparation and serving workers, and waiters and waitresses. Occupations which are expected to increase in new openings by approximately 50% by the year 2012, and which are considered the fastest growing sectors include social and human service assistants, computer software engineers, computer applications development, pre-school teachers, medical assistants, home health aides, network systems and data communications analysts, computer specialists, dental assistants, rehabilitation counselors, and fitness trainers and aerobics instructors. The projections account for replacement openings, which are openings as result of retirement or occupation change; in general the projections indicate an estimated average one-quarter to one-third replacement openings for all occupations. However, occupations with an estimated 50% or greater projected replacement openings include protective service workers, police and sheriff’s patrol officers, automotive service technicians and mechanics, maids and housekeepers, food preparation workers, waiters and waitresses, and cashiers.

Data regarding class of worker and employment status provide an indication of the health of the Kent Narrows workforce, as illustrated in *Table 8: Class of Worker*, and *Table 9: Employment Status*. The majority (66.8%) of workers in Kent Narrows are private wage and salary workers, with approximately 5 percent of the workers being self-employed in their own un-incorporated business. Table 9 indicates that two-thirds (67.4%) of the population in Kent Narrows over the age of 16 are in the labor force, and all of them are employed.

Table 8: Class of Worker

CLASS OF WORKER	Kent Narrows CDP		Queen Anne's County	
	Number	Percent	Number	Percent
Private wage and salary workers	239	66.8	14,908	70.4
Government workers	101	28.2	4,299	20.3
Self-employed workers in own not incorporated business	18	5.0	1,947	9.2
Unpaid family workers	0	0	32	0.2

Source: Census 2000, SF3



Table 9: Employment Status

EMPLOYMENT STATUS	Kent Narrows CDP		Queen Anne's County	
	Number	Percent	Number	Percent
Population 16 years and over	531	100	31,417	100
In labor force	358	67.4	21,849	69.5
Civilian labor force	358	67.4	21,796	69.4
Employed	358	67.4	21,186	67.4
Unemployed	0	0	610	1.9
Percent of civilian labor force	0	(X)	2.8	(X)
Armed Forces	0	0	53	0.2
Not in labor force	173	32.6	9,568	30.5

Source: Census 2000, SF3

The Maryland Department of Business and Economic Development, and Queen Anne's County Economic Development Office produced a brief economics fact sheet for Queen Anne's County that provides economic and employment data for 2004-2005. According to the fact sheet, Queen Anne's County had a workforce of 22,169 and a 3.8% unemployment rate in 2003, where over half (59.8%) of the County's workforce commuted outside the county to work. Also according to the fact sheet, of the top twenty major employers offering products and services in Queen Anne's County, four are located in Kent Narrows including Fisherman's Inn and Crab Deck [113 and 112 employed respectively], Harris Crab House Restaurant and seafood processing center [155 and 40 employed respectively], Annie's Paramount Steak House [80 employed], and United Shellfish [65 employed]. Provisions for reasonably priced housing opportunities for this service industry labor force in close proximity to the Kent Narrows is necessary to assure that Kent Narrows continues as a prime location for employment.

According to 2000 Census data, the Kent Narrows Census Designated Place (CDP) consists of 358 people employed in various jobs sectors (refer to Table 10 and Figure 7). The majority (55.6%) of the jobs (located within Kent Narrows or within commuting distance of Kent Narrows) employing residents of Kent Narrows are management, professional, and related occupations. The second highest job sector are sales and office occupations which account for one in four (23.7%) jobs. The high percentage of Kent Narrows residents employed in management positions would suggest higher levels of education and income than the average individual or household within the region.

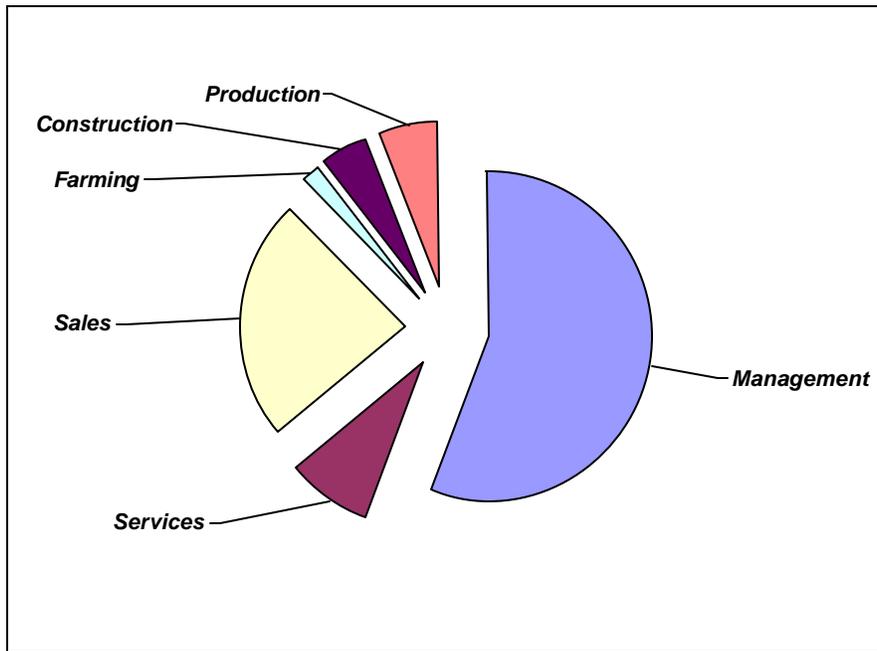
Table 10: Kent Narrows CDP Occupations

OCCUPATIONS HELD BY KENT NARROWS RESIDENTS	Number of Jobs by Sector	Percent of Total Jobs Held
Management, professional, and related occupations	199	55.6
Service occupations	30	8.4
Sales and Office Occupations	85	23.7
Farming, fishing, and forestry occupations	6	1.7
Construction, extraction, and maintenance occupations	17	4.7
Production, transportation, and material moving occupations	21	5.9
Total	358	100

Source: United States Census data, SF3 2000.



Figure 7: Kent Narrows CDP Occupation by Sector



Source: United States Census data, SF3 2000.



Income

Income level data are used for a variety of analyses including quality of life assessment, lifestyle expectation assessment, expendable income analysis, and market area analysis. Basic income data provide a brief characterization of the financial status of the area.

Household income levels in Kent Narrows are higher than income levels in Queen Anne's County as illustrated in *Table 11: Income*. The median household income in Kent Narrows is approximately \$40,000 higher than the median household income of Queen Anne's County. One in four households (23.4%) in Kent Narrows has a median household income of \$150,000 or more. The per capita income of residents of Kent Narrows was approximately \$48,899 in 1999.

Table 11: Income

INCOME IN 1999	Kent Narrows CDP		Queen Anne's County	
	Number	Percent	Number	Percent
Households	299	100	15,346	100
Less than \$10,000	7	2.3	816	5.3
\$10,000 to \$14,999	0	0	652	4.2
\$15,000 to \$24,999	12	4	1,454	9.5
\$25,000 to \$34,999	11	3.7	1,382	9
\$35,000 to \$49,999	38	12.7	2,088	13.6
\$50,000 to \$74,999	36	12	3,727	24.3
\$75,000 to \$99,999	70	23.4	2,557	16.7
\$100,000 to \$149,999	55	18.4	1,708	11.1
\$150,000 to \$199,999	53	17.7	488	3.2
\$200,000 or more	17	5.7	474	3.1
Median household income (dollars)	95,239	(X)	57,037	(X)
Median family income (dollars)	99,467	(X)	63,713	(X)
Per capita income (dollars)	48,899	(X)	26,364	(X)

Source: 2000 Census SF3



Real Estate Assessment

For the County, the key sources of revenue are real property tax, personal income and the hotel tax. The following provides a summary of land values (*market comparison*), the tax structure and assessed values for Kent Narrows.

Land Values

According to 2004 land cost data for industrial and office lands, the average cost in Queen Anne’s County per acre for industrial land is \$85,000 and for office land is an average of \$150,000. The average cost to rent or lease warehouse/industrial space is \$5.88 per square foot; “Class A” office space is \$14.38 per square foot. *Table 12: Market Profile Data* presents a range of cost of land per acre and rental rates as of 2004.

Table 12: Market Profile Data

Land – cost per acre	Low	High	Average
Industrial	\$60,000	\$150,000	\$85,000
Office	\$100,000	\$250,000	\$150,000
Rental Rates – per square foot			
Warehouse/Industrial	\$5.00	\$6.75	\$5.88
Class A Office	\$13.25	\$15.50	\$14.38

Source: Queen Anne’s County Economic Development Office, 2004.

Tax Structure

The economic tax structure can influence a company’s decision to locate, stay or expand within an area. *Table 13: Economic Tax Structure*, provides a synopsis of the tax structure of Maryland and Queen Anne’s County. Note that the final Fiscal Year 2005 Real Estate Tax for Queen Anne’s County is a rate of \$0.870 per \$100 of assessed value for fiscal year 2005 and was not at the proposed \$0.926 rate as presented in Table 13.

Table 13: Economic Tax Structure

Tax Rates	Queen Anne’s County	Maryland
Corporate Income Tax (2005) Base – Federal taxable income.	none	7.0%
Personal Income Tax (2005) Base – Federal adjusted gross income. * <i>Graduated tax peaking at 4.75% on taxable income over \$3,000.</i>	2.85%	4.75%*
Sales and Use Tax (2005) Exempt – sales for resale; manufacturer’s purchase of raw materials; manufacturing machinery and equipment; purchases of materials and equipment used in R&D and testing of finished products; purchases of computer programs for reproduction or incorporation into another computer program for resale.	none	5.0%
Real Property Tax (FY2005) Effective rate per \$100 of assessed value. In addition to this rate, there are some miscellaneous taxes and/or special taxing areas in the County. In an incorporated area, a municipal rate will also apply. * <i>Note that the final FY 2005 Real Estate Tax for Queen Anne’s County is a rate of \$0.870 per \$100 of assessed value</i>	\$0.926*	\$0.132
Business Personal Property Tax (FY 2005) No County personal property tax on ordinary business. \$2.315/\$100 applicable to utility operating property only. In an incorporated area, a municipal rate may apply.	none	none

Source: Queen Anne’s County, *Brief Economic Facts 2004*.



Assessed Values of Real Estate

Real property tax is the highest source of revenue for the County. Total current assessed data for the properties in the Kent Narrows Growth Area in Table 14 include actual total assessed values by property type, as provided by the Queen Anne's County Office of Taxation, and the Maryland Department of Assessments and Taxation. The data are also available in the Appendix of this plan.

Table 14: Actual Assessed Values of Properties in the Growth Area

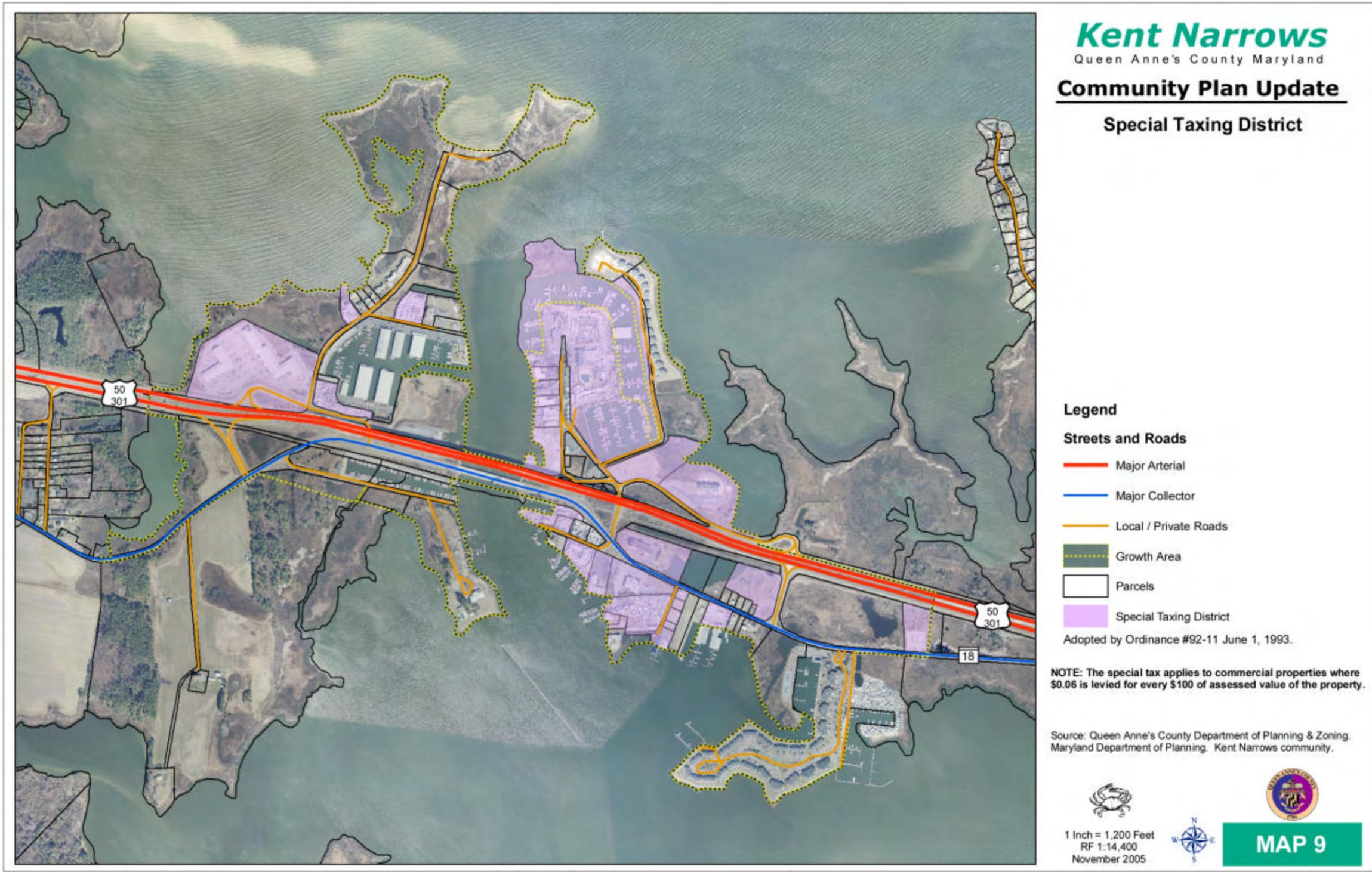
Description	Number of Properties	Total Improved Assessment	Total Land Assessment	Grand Total Assessment	Base Property Tax Rate (0.87 per \$100 of Total Assessed Value)	Special Tax District Rate (2005 rate of .06 per \$100 Total Assessed Value of Commercial Properties)	Total Revenue
Commercial	38	\$ 21,681,000	\$ 20,540,100	\$ 42,221,100	\$ 367,324	\$ 25,333	\$ 392,656
Commercial - Condominium	282	\$ 5,799,500	\$ 1,920,100	\$ 7,719,600	\$ 67,161	\$ 4,632	\$ 71,792
Exempt - Commercial	14	\$ 1,516,300	\$ 3,212,500	\$ 4,728,800	\$ -	\$ -	\$ -
Marsh Land	1	\$ -	\$ 510	\$ 510	\$ 4	\$ -	\$ 4
Residential	49	\$ 5,464,880	\$ 15,625,900	\$ 21,090,780	\$ 183,490	\$ -	\$ 183,490
Residential - Condominium	323	\$ 43,490,500	\$ 42,409,000	\$ 85,899,500	\$ 747,326	\$ -	\$ 747,326
TOTAL	707	\$ 77,952,180	\$ 83,708,110	\$161,660,290	\$ 1,365,304	\$ 29,964	\$1,395,268

Source: Maryland Department of Assessments and Taxation; assessments out to July 2005 as of August 2004

Note that Table 14 provides improved assessed value and land assessed value, and that the addition of these two columns equates to an amount shown in the column titled *Grand Total Assessment*. From the total assessed values, potential property tax revenue and special tax district revenues can be calculated. The current base property tax rate is 0.87 cents per every \$100 of assessed value. The special tax district rate is 0.06 cents per every \$100 of assessed value of *commercial* properties only. The addition of base property tax revenues and special district tax revenues equate to total revenues that may be expected. Kent Narrows may expect to collect a total of \$1,395,268 in tax revenues for 2005. *Map 9: Special Taxing Districts*, illustrates the current (2004) special taxing district area used for calculations.



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Tourism

National statistics suggest that tourism has increased tremendously since 1990. Tourism is a service-based industry comprising a number of tangible and intangible components. The tangible elements include transport, foods and beverages, tours, souvenirs and accommodations. The intangible elements involve education, culture, adventure or simply escape and relaxation. Kent Narrows possesses both tangible and intangible elements which make it an attractive destination for tourists.

Tourism has a variety of impacts on both local and regional economies. Tourists contribute to sales, profits, jobs, tax revenues and income in an area. The most direct effects to local economies occur within primary tourism sectors including lodging/accommodations, meeting and conference facilities, restaurants, transportation, amusements and retail trade. Secondary effects include impacts on personal income and employment opportunities, revenues for suppliers of goods and services and county taxes.

Businesses within Kent Narrows, similar to any local economy, are primarily concerned with revenues and costs, while the community is concerned with tourism’s overall contribution to the economy with respect to social, fiscal, transportation and environmental impacts. The County is interested in the impacts of tourism within Kent Narrows as a part of a larger region with respect to overall contribution to regional and state economies.

Local Accommodations

A portion of the commercial uses in Kent Narrows includes hotels and accommodations. Within Kent Narrows there are approximately 250 rooms, meeting facilities for nearly 200 people and 350 parking spaces available for overnight guests. The Table 15 provides data concerning the three overnight accommodation and conference facilities located in the Kent Narrows Growth Area.

Table 15: Overnight Accommodations and Meeting Spaces

Facility	Number of Rooms	Number of Parking Spaces	Meeting/Conference Facilities	Food Service	Amenities
Holiday Inn Express	76	116	100 people	Continental Breakfast	Pool Center
Best Western	92	75	35 people	Continental Breakfast & Coffee Shop	Fitness Center
Hilton Hotel	90	157	120 people	Full Breakfast	Fitness Center, Pool, Boardwalk
Totals	258	348	255 people		

Conference Facilities

The meeting and conference facilities in Kent Narrows are part of the hotel accommodations offered within the region. The emphasis of each hotel facility is primarily overnight accommodations, not conference activities. Conference facilities are major contributors to locations marketed as year-round destinations. Due to its location within the region, Kent Narrows provides an attraction to visitors and groups in need of space for conferences and related business activities. Conference facilities offer the opportunity to attract new visitors to the region (*an increase in tourism revenue*), generate more room nights in local hotels (*additional revenue generated from the hotel tax*), support current business investments, spur new private investment and create a complement of full and part-time positions (*an increase in personal incomes*).



The two following excerpts from trade journals provide a general concept of a “Conference Centre.”

- *“By definition and design, a conference center is a specialized hospitality operation dedicated to facilitating and supporting conferences. Locations for conference centers vary from urban settings to wooded retreat environments or resorts. The underlying theme is that conference centers offer productive settings away from the office. From sales conferences and training seminars to association events and corporate meetings—conference centers specialize in providing the facility design, professional support services, specialized staff, and product packaging that is ideal for groups.”* (Source: “The Conference Center Concept” published by the International Association of Conference Centers.)
- *“A conference center is a stand-alone facility specifically geared to conferences ... where typically 70% of total sales are generated from conferences. A conference center provides packages that include conference space, meals, refreshment service, specific conference services and basic conference technology to its conferees. A conference hotel or conference resort will offer these same amenities as well as offer lodging and recreational elements such as golf, tennis, spa treatments, fitness center and similar activities. Conference centers and conference resorts are most conducive as learning environments although these facilities have evolved to provide an added bonus by providing boutiques and ‘Class A’ office space for lease.”* (Source: “What is a Conference Center? – Understanding the Conference Center Concept,” published by the National Hotel Executive.)

Recreation Activities

Boating and non-boating recreation activities are a large part of the tourism attractions in Kent Narrows. The marinas offer a variety of boating and non-boating recreational activities that attract a significant number of tourists to the region year-round with the peak of marina activities from May to September annually. The majority of marina or slip users are weekend users spending on the average \$250 per stay on non-boating activities such as tourism, shopping and casual dining. A survey conducted as part of this Plan identifies that marina users desire access to more recreation, tourism and entertainment activities. (Source: *Kent Narrows Marina Slip Holder Survey in plan Appendix*.)



Transportation

Population and economic growth have spurred development within the region. As development occurs, transportation impacts such as longer trips, poor access, traffic congestion and adverse environmental impacts are experienced. As a result, the quality of life for residents and businesses in Kent Narrows and the region will be impacted and the efficiency of the transportation system will be reduced over time. Transportation routes follow patterns of development as people and businesses move from urban to suburban and rural areas. Improved access and maintenance of the existing transportation infrastructure are linked to tourism, business, and residential development, as well as the movement of goods in and out of Kent Narrows and across the region.

This plan utilizes data and analyses of traffic and transportation studies completed by the state and the local development community for recent projects to assess conditions of the transportation system within Kent Narrows. Existing volumes, background or regional impact and proposed development volumes, and future volumes were assessed. Existing volumes were determined using AM and PM traffic counts including turning movements as collected on weekdays between the 29th of June through the 1st of July. Background volumes, or regional impact and proposed development volumes were determined by considering added projected volumes from four proposed developments and by using a 2% volume growth rate along high-volume movements as advised by the Maryland State Highway Administration’s Traffic Forecasting Section.

Trip generation rates for proposed developments were derived from the Institute of Transportation Engineers’, Trip Generation Manual, 7th Edition. For each level of assessment (existing, background, and future), each of the six (6) key intersections were revealed to have Critical Lane Volumes (CLV) at a Level of Service (LOS) A. Intersections that operate at a LOS A are better than the acceptable LOS C levels. *Table 16: Existing Critical Lane Volume Data*, provides the existing AM and PM peak CLV and LOS for the six key intersections. The table includes projected volumes for each of the four development projects which included a supermarket and specialty retail located outside of Kent Narrows with regional impacts, approved and pending single family development projects within Kent Narrows, and a proposed restaurant and hotel development also within Kent Narrows.

Table 16: Existing Critical Lane Volume Data

Key Intersections	AM CLV(LOS)	PM CLV(LOS)
MD 18 at US 50/301 Exit 41 Ramps	338(A)	528(A)
Piney Narrows Road at Piney Narrows Road	174(A)	272(A)
Piney Narrows Road at the public boat ramp	129(A)	170(A)
MD 18 at Piney Narrows Road	425(A)	598(A)
MD 18 at Kent Narrows Way	343(A)	591(A)
MD 18 at US 50/301 Exit 42 Ramps	309(A)	692(A)

Source: Adequate Public Facilities Study for A Proposed 49 Unit Age-restricted, Townhouse-style, Condominium Development Project October 2004, Appendix III Traffic Impact Study July 2004.



Recreational Transportation

General transportation infrastructure is used for many reasons such as economic, service, and emergency, and it has become expected as a basic necessity. There has however, been relatively recent demand for recreational transportation infrastructure. Recreational transportation includes infrastructure that not only provides access to varied destinations and connectivity between land uses but also provides connectivity that is safe, aesthetically pleasing and multi-modal. The intent of recreational transportation is not to move mass amounts of people and goods at the most efficient rate but rather to provide the user with an enjoyable journey while incorporating the natural features through which the route meanders.

Cross Island Trail

The Cross Island Trail on Kent Island is a 10-foot-wide paved surface approximately 6.5 miles in length. The dedicated trail easements are 20 to 50 feet wide. The Trail is fully ADA accessible with several locations for off street parking. Ideal for walking and biking, the trail passes through farmland and meadows with a bridge over Cox Creek. The trail extends to Kent Narrows, connecting with the Chesapeake Exploration Center, and to points further east including Wells Cove, as illustrated in Figure 8: Cross Island Trail. The Cross Island Trail follows MD 18 in Kent Narrows and is planned for future expansion eastward to Grasonville. It is a linear park offering an avenue of safe non-vehicular transportation for the citizens and visitors of Queen Anne’s County. The Cross Island Trail spans Kent Island west and east from Terrapin Nature Park to Kent Narrows. The trail presents pedestrians, runners and cyclists with a specialized recreational facility for enjoyment of the great outdoors, and affords natural vistas and unique opportunities to view wildlife in an environmentally sensitive designed setting. (Source: Queen Anne’s County Department of Parks and Recreation)

Chesapeake Country National Scenic Byway

The Maryland SHA designated the Chesapeake Country route as a Scenic Byway in 1998 for its scenic, cultural, historical, recreational, and environmental qualities. In 2002, the Chesapeake Country Scenic Byway received National designation and is the first Byway in the State of Maryland to receive the prestigious designation. With the National designation, the Byway is eligible for several Federal grant funds. Also, the Byway is included on the National and State Byway maps, which will help promote tourism impacting the local economy.

Figure 8: Cross Island Trail



Source: Queen Anne’s County Department of Parks & Recreation



This 83-mile Byway runs primarily along MD 213 and MD 18 between Chesapeake City in Cecil County and the Chesapeake Bay Bridge in Queen Anne's County, with a branch on MD 20 and MD 445, which extends from Chestertown through Rock Hall to the Eastern Neck Wildlife Refuge in Kent County. The Byway provides the opportunity to explore the water-laced land as one travels the shores of the Chesapeake Bay and major rivers of the Eastern Shore Region. MD 18 traverses through the heart of Kent Narrows, providing access to a waterfront village that is the hub of marine, recreation and tourism activity.

A Corridor Management Plan completed in 2001 identifies goals, strategies, and initiatives along with an implementation plan for the Byway. Projects identified in the plan include interpretive installations such as outdoor exhibits and interpretive signage at the Chesapeake Exploration Center, a pull-off with an interpretive panel at Marshy Creek, and an interpretive panel at Watermen's Docks. Additionally destination improvements with directional signage, intersection improvements, and town gateway enhancements are also proposed in the Plan, as well as bicycle / pedestrian improvements such as extending the Cross Island Trail through Grasonville to Chesapeake Bay Environmental Center, boardwalk and walking trails at Kent Narrows, and sidewalk extensions. Also included are scenic view conservation, and water access improvements such as a new park with water access, and connection of water trails from Kent Narrows to Eastern Neck Island. Many of these initiatives are similar to the recommendations that will be made under the Transportation section of this plan.

Several of the above mentioned initiatives are underway. The Interpretive Plan was completed in summer of 2005. As a part of the Audio Tour of the Byway, four (4) of the seven (7) transmitters of Phase I have been installed. Design of the Town Gateway signs was completed in the fall of 2004. A second grant was applied for the manufacturing and installation of the signs. Installation of the Gateway signs is key to strengthening the Byway's role as the single thread that ties together the region's most interesting experiences and important places.



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