

# POOLESVILLE, MD Comprehensive Plan

June 2024



## Town Commissioners Adoption

**RESOLUTION NO:** 001-24  
**INTRODUCED:** May 20, 2024  
**ADOPTED:** May 20, 2024  
**EFFECTIVE:** May 20, 2024

### TOWN OF POOLESVILLE ADOPTION OF THE 2024 COMPREHENSIVE PLAN

**WHEREAS,** Maryland jurisdictions are required to adopt and execute a comprehensive plan and to review such plan and revise it as necessary at least once every ten years; and

**WHEREAS,** the Planning Commission is legislatively created, and has the function and duty to prepare a comprehensive plan for its jurisdiction, and to present this plan to the local legislative body for its consideration and adoption; and

**WHEREAS,** the Planning Commission developed a plan that minimizes growth and fosters a vibrant, livable community, preserves and protects the environment, and makes efficient use of resources; and

**WHEREAS,** the Planning Commission has solicited public participation, held a public hearing on March 13, 2024, and followed all other substantive and procedural legal requirements; and

**WHEREAS,** on April 10, 2024, the Planning Commission unanimously voted to recommend the adoption of the comprehensive plan to the Commissioners of Poolesville.

**NOW THEREFORE, BE IT RESOLVED** by the Commissioners of Poolesville that the 2024 Comprehensive Plan, attached hereto and incorporated herein by this reference, is hereby adopted.



James E. Brown, President  
Commissioners of Poolesville

A TRUE COPY ATTEST:



Ann M. Leibrand, Town Clerk

## Planning Commission Recommendation

*The Town of Poolesville Planning Commission recommended approval of the 2024 Town of Poolesville Comprehensive Plan at the April 10, 2024, Planning Commission Meeting.*

## Acknowledgments

A project of this scope and magnitude could not be realized without the support and commitment of many individuals. It is important to acknowledge the vision and leadership of those who assisted in the preparation of the 2024 Town of Poolesville Comprehensive Plan, especially the town’s elected and appointed officials, as well as the town staff that supported the technical work required. In addition to those listed below, we would like to thank the many Poolesville citizens who participated in the planning process by attending public meetings and workshops, completing the community survey, or by providing comments.

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Ed Reed—Vice President  
Jeffery Eck  
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## **Introduction**

### **1.1 Overview**

The 2024 Comprehensive Plan reflects the Town’s past, current, and future efforts to help the community meet its vision for the future and achieve its full potential. This Plan provides guidance to Town officials, residents, businesses, and other stakeholders for implementing the vision for how the community is to look, develop, preserve, and function in the future by outlining some of the important implementation tools and strategies necessary for its proper execution.

### **1.2 Purpose of the Plan**

This Comprehensive Plan serves as a guide for the growth, development, and provisioning of public services for the Town of Poolesville and its residents. As the primary guide for the future of Poolesville, the Comprehensive Plan is the single most important instrument for guiding local decision-making processes. Specifically, the Comprehensive Plan:

- Presents a future vision driven by community input.
- Sets goals and objectives along with specific actions for local government to help achieve the vision.
- Identifies future infrastructure and service needs as well as priorities.
- Promotes open space and natural resource conservation designed to preserve the community's rural heritage and enhance the overall quality of life.
- Establishes a framework by which short-range plans (zoning requests/appeals, subdivision review, site plan review) and day-to-day decisions can be evaluated regarding their long-term benefit to the community.
- Provides the basis for zoning regulations, subdivision ordinances, and other land use and development-related controls that may be adopted in accordance with this Comprehensive Plan.

### **1.3 Government Structure**

The Town of Poolesville is a municipal corporation as described in Article XI-E of the Constitution of Maryland. The powers, duties, and structure of the Town Government are codified in the Town Charter as provided for in Article 23A of the Annotated Code of Maryland.

The Town of Poolesville is a commission form of government consisting of five unpaid elected Commissioners. The Commissioners choose a President and a Vice President. The President of the Commissioners, or the Vice President in case of the absence of the President, is the head of the Town Government with the duties and responsibilities specified in the Charter.

While the government, with its elected officials, is responsible for the overall operation of the Town, an appointed Town Manager and Assistant Town Manager oversee the day-to-day management of the Town. In addition to the elected officials and staff, the Commissioners appoint several Town Boards and Commissions. The Planning Commission, being one of those boards, is also empowered by the Maryland Land Use Article to prepare the Comprehensive Plan for the jurisdiction.

## 1.4 Planning and Growth Context for the Plan

Over the past 10 to 15 years, the vast majority of the goals set forth in previous Poolesville Comprehensive Plans have either been accomplished or are on track to be accomplished in the near future. These include but are not limited to:

- Incremental and limited growth, with decreasing density as development moves away from the Town Center, with a population cap of approximately 6,500.
  - Completion of residential development, including Stoney Springs, Brightwell Crossing, The Reserve at Brightwell Crossing, Westerly Grove, Foxwood Crossing, and Wootton Woods.
  - Planned/Approved residential development within the next few years, including Fishpool, Bricken, Donegan Property, and the Hartz Property.
  - Avoiding annexation of additional property into the Town for growth purposes, given the Town’s water and wastewater constraints.
- Emphasis on the Town Center, including infill development within the commercial corridor, and super-priority status given to development or re-development projects within the Commercial District.
  - Infill development within the Business District, including the Dollar General Store, Fishpool, and the Donegan Property.
  - Re-development of existing properties within or near the Town Center.
- Implementation of the Streetscape Plan.
  - Successful takeover of State and County roads within Town boundaries, including Fisher Avenue, Hughes Road, and West Willard Road.
  - Grant funding received for the Fisher Avenue Streetscape Plan, including a roundabout at Fisher Avenue and Wooton Avenue, with expected construction in 2025.
- Ensuring Poolesville schools have opportunities and resources on par with other schools in Montgomery County.
  - Supporting the ongoing construction of the new Poolesville High School.

As a result of these accomplishments, the Town’s population is nearing the cap of approximately 6,500, and there are few undeveloped properties within Town boundaries. Therefore, any future growth and development will generally take the form of additional infill and/or redevelopment.

## 1.5 Organization of the Plan

Based on the guidance from the State of Maryland, the comprehensive plan is organized into the following chapters:

1. **Introduction** – This chapter introduces the Comprehensive Plan, including the purpose of the Plan, a review of Poolesville’s planning and growth history, a discussion of Maryland’s planning and land use regulations, and information on the public’s involvement in the planning process.
2. **Vision and Guiding Principles** – This chapter clearly defines the vision for Poolesville and the guiding principles proposed to achieve that vision within this Comprehensive Plan.
3. **Town Profile** – This chapter summarizes the social, economic, and physical features and forces that influence the Town’s land use and community development patterns.

4. **Community Facilities**– This chapter presents an overview of existing government facilities and services, with guidance on the maintenance and development of future facilities and services.
5. **Land Use** - This chapter provides information on existing land uses and directs future land use changes to plan for the community's needs while protecting the Town's natural resources.
6. **Municipal Growth** - This chapter identifies growth patterns, planned growth, and the capacity of land areas within the Town that are available for development, redevelopment, and infill.
7. **Housing** – This chapter presents an overview of current housing trends, challenges, and needs.
8. **Transportation** – This chapter reviews existing conditions of the vehicular, bicycle, pedestrian, and mass transit infrastructure of the Town and provides direction for future improvements.
9. **Economic Development** – This chapter reviews the policies, regulations, and programs the Town has created and manages to promote economic vitality, support local businesses, and create local jobs.
10. **Environmental Resources** – This chapter provides information and guidance on protecting environmental resources and sensitive areas, including streams, wetlands, and their buffers.
11. **Water Resources** – This chapter describes how the Town will manage its water resources and infrastructure to support its infill and redevelopment goals while protecting the environment and public health.
12. **Sustainability** – This chapter addresses what the Town has accomplished to promote sustainability and describes how Poolesville can reduce the vulnerability of individuals and local systems to the impacts of changing weather, climate, environmental, societal, and economic challenges.
13. **Appendix** – Additional information about elements of the plan is included in the appendices.

## 1.6 Comprehensive Planning Process

Using the 2011 Comprehensive Plan as a baseline, the Planning Commission evaluated existing conditions and trends and incorporated newly available data and studies completed since its adoption. They also identified and analyzed priority issues, evaluating those from the 2011 Plan and new issues that evolved during the planning process.

The 2024 Plan builds on the 2011 Plan process and seeks to exceed the technical analyses and community outreach that helped the 2011 Plan remain applicable over the last decade. Starting with a solid foundation allowed this subsequent effort to enhance and expand upon the hard work that has come before, helping to update the community vision, refine and develop goals and strategies, and identify policies and actions in a fashion familiar to Town residents involved in the process. These goals, strategies, and actions highlighted in the Plan emerged during the planning process and were informed by community and citizen input.

The Planning Commission utilized an outreach process to identify priority issues and visions for the future. In addition to technical analyses, its preparation included a community public opinion survey, stakeholder input meetings, public workshops, and discussions with the Planning Commission and other Town officials. Community outreach was a key component of the comprehensive planning process. The opinions of residents, businesses, property owners, employees, visitors, and other stakeholders helped identify important issues and growth and preservation priorities.

On May 14, 2022, the Town hosted an outdoor Visioning Event on Whalen Commons, branded Envision Poolesville, that more than 35 people attended. At this event, the Planning Commission and project consultants collected community and stakeholder input for the Plan. This input was later used to create the Vision Statement and Guiding Principles, discussed in detail in **Chapter 2**. The outreach activities allowed attendees to share their points of view, concerns, and ideas for the future of Poolesville. The Plan integrates the event’s results throughout the document and summarizes results in **Appendix B—Public Outreach**.



The Town also conducted a survey of Town residents, and the survey results are incorporated throughout the document and can be found in **Appendix B - Public Outreach**.

### 1.7 Using the Plan

As with previous comprehensive plans, this Plan articulates a vision for the Town of Poolesville and provides direction to public and private stakeholders and representatives to help guide the Town as it equitably and sustainably meets residents’ current needs while providing a platform for the Town to continue to grow into the future as it preserves its small-town, rural character.

This Plan represents an effort to coordinate land-use decision-making for the Town, representing the social, economic, and environmental realities of today while promoting the balanced services, initiatives, and infrastructure that will be needed in the future. Changes to the Plan may be initiated through private application or State-required reviews and updates by the Town.

The Town seeks to guide its decisions based on the goals and objectives outlined in this Plan and will continue to manage the Town cohesively; considering the thoughts, concerns, and input provided by residents, businesses, property owners, employees, and other stakeholders. **Appendix A- Implementation** summarizes the goals, objectives, and action items for each chapter in this Plan.

### 1.8 Policy and Legal Context for the Plan

The State of Maryland delegates planning and land use regulatory authority to all incorporated municipalities through the Local Government and Land Use Articles of the Annotated Code of Maryland. The Local Government and Land Use Articles require local jurisdictions to prepare comprehensive plans, zoning ordinances, and subdivision regulations. The Poolesville Planning Commission reviews and updates the Town’s Plan for consideration and adoption by the Town Commissioners. The State requires such action at least every 10 years to reflect any social, economic, and physical changes in a community’s circumstances and goals over time.

The State of Maryland’s twelve Planning Visions (Twelve Visions), outlined in the Smart, Green & Growing legislation of 2009, are incorporated throughout the Plan:

1. **Quality of Life and Sustainability:** A high quality of life is achieved through universal stewardship of the land, water, air, and protection of the environment.
2. **Public Participation:** Citizens are active partners in the planning and implementing of community initiatives.
3. **Growth Areas:** Growth is concentrated in existing population and business centers.

4. **Community Design:** to ensure efficient use of land and transportation resources, a compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged.
5. **Infrastructure:** Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner.
6. **Transportation:** A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers.
7. **Housing:** A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes.
8. **Economic Development:** A healthy economic environment includes business, cultural, and community assets engaged in a synergistic manner for the good of the community.
9. **Environmental Protection:** Land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources.
10. **Resource Conservation:** Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved.
11. **Stewardship:** Government, business entities and residents create sustainable communities by balancing efficient growth with resource protection.
12. **Implementation:** Strategies, policies, programs, funding for growth and development, resource conservation, infrastructure, and transportation are integrated across local, regional, state, and interstate levels.

The Plan addresses these Twelve Visions through its chapters and was prepared to be consistent with, and in consideration of, ongoing efforts in the State and Montgomery County to work toward these Visions. Other major planning legislation enacted by the State guiding this process are as follows:

### **1.8.1 Economic Growth, Resource Protection & Planning Act**

In 1992, and subsequently, the Maryland General Assembly adopted and amended the Economic Growth, Resource Protection, and Planning Act (1992 Act) to articulate the State's growth policy and intent to reduce sprawl, concentrate growth in and near existing development areas, promote economic development, and protect sensitive natural resources.

In 2013, the General Assembly approved House Bill 409, changing the comprehensive plan review period to every ten years to coincide with the Decennial Census. It also required annual reports to be filed with the Maryland Department of Planning (MDP) and a 5-Year Mid-Cycle Review, including a narrative on the comprehensive plan's implementation status.

### **1.8.2 Smart Growth Legislation**

In 1997, the State enacted Smart Growth legislation, giving it programmatic and fiscal authority to encourage local governments to implement "smart growth" planning. The Priority Funding Areas Act directed State funding for growth-related infrastructure to Priority Funding Areas (PFAs), providing a geographic focus for its investments. It designated certain areas as PFAs and established local designation criteria, including permitted density, water and sewer availability requirements, and the designation of growth areas in local comprehensive plans.

### 1.8.3 Smart, Green & Growing

In 2009, the General Assembly passed three planning bills as part of its Smart, Green & Growing legislation to protect environmental resources and promote sustainable growth across the State:

Smart & Sustainable Growth Act	Planning Visions Implementation	Planning Visions
<ul style="list-style-type: none"><li>•Local jurisdictions must implement and follow adopted comprehensive plans</li></ul>	<ul style="list-style-type: none"><li>•Established State land use goals</li><li>•Jurisdictions must collect smart growth measures and indicators</li></ul>	<ul style="list-style-type: none"><li>•Established 12 planning visions</li><li>•Local jurisdictions must submit an annual report on changing development patterns, regulations, and vision implementation</li></ul>

### 1.8.4 Other Planning Legislation Impacting the Comprehensive Plan

**House Bill 1141**, Adopted in 2006, HB 1141 requires the inclusion of a comprehensive plan Water Resources Element (WRE) to address the relationship of planned growth to wastewater treatment and disposal, provision of safe drinking water, and prevention of nitrogen and phosphorus non-point source pollution (see **Chapter 11 - Water Resources**). HB 1141 also requires municipalities to prepare a Municipal Growth Element (MGE) as part of their comprehensive plan, identifying areas for future growth through annexation and allowing for coordination around municipal boundaries (see **Chapter 6 - Municipal Growth**).

**House Bill 1160** In 2006, HB 1160 established a Workforce Housing Grant Program within the Maryland Department of Housing and Community Development (DHCD). To participate, jurisdictions must adopt a Workforce Housing Element that assesses needs, goals, objectives, and policies that preserve or develop workforce housing (see **Chapter 7 - Housing**).

**Sustainable Communities Act** The Sustainable Communities Act of 2010 strengthens reinvestment and revitalization in Maryland's older communities by renewing an existing rehabilitation tax credit and creating “sustainable communities” to simplify the framework for designated target areas in the Community Legacy (CL) and Neighborhood Business Works (NBW) programs; establishing a new transportation focus in older communities; and enhancing the role of the Smart Growth Subcabinet (SGSC) in community revitalization (see **Chapter 9 - Economic Development and Chapter 12- Sustainability**).

**Sustainable Growth & Agricultural Preservation Act** The Maryland General Assembly approved the Sustainable Growth and Agricultural Preservation Act of 2012 (the Septic Bill). This Act allows local jurisdictions to adopt growth tier designations and has associated requirements related to residential subdivisions (see **Chapter 5 - Land Use**).

**Sustainable Communities Tax Increment Financing Designation & Financing Law** The 2013 Sustainable Communities Tax Increment Financing (TIF) Designation & Financing Law (TIF Law) authorizes local governments to designate places as Sustainable Communities. In turn, they may finance the costs of infrastructure improvements in these areas like the Maryland Department of Transportation (MDOT) designated Transit-Oriented Development (TOD) methods. These approaches include issuing bonds, creating special taxing districts, and tax increment financing. This allows local governments to make important infrastructure and asset investments in their Sustainable Community areas to spur economic development and ensure the quality of life and livable communities.

The TIF Law provides for new funding uses that include historic preservation, environmental remediation, demolition, site preparation, parking lots, facilities, highways, or transit assets that support Sustainable Community residents, schools, and affordable or mixed-use housing. It allows Sustainable Communities to utilize Maryland Economic Development Corporation (MEDCO) bonding authority, which can finance, acquire, develop, own, or operate projects for economic development purposes (see **Chapter 9 - Economic Development**).

## Vision and Guiding Principles

### Town Vision Statement

The Town of Pooleville strives to preserve and emphasize our small-town charm, natural resources, and history, while continuing to promote sustainability and a strong sense of community for all. Our goal is to provide opportunities for our community members to live healthy and active lifestyles through access to essential services, parks and recreation, and high-quality education.

### 2.1 Vision

As part of the public outreach process for the 2024 Comprehensive Plan, Town officials, residents, business owners, and other stakeholders expressed what they most valued about Pooleville and identified issues that the Town should address over the next 10 to 20 years. Pooleville's Vision Statement was developed through working sessions with the Planning Commission and community input from outreach events.

This Vision and the guiding principles proposed to achieve it, highlighted in subsequent chapters, represent the community's efforts to build on Pooleville's past and strengthen the foundation for its future.

**Appendix B- Public Outreach** contains information on the Town's public outreach events.

### 2.2 Guiding Principles

The Pooleville Planning Commission developed the following Guiding Principles to direct this plan.

#### Growth Through Redevelopment

Pooleville's population is nearing a maximum of approximately 6,500 people. There are almost no undeveloped properties within Town boundaries. The Town anticipates very little future growth in residential and commercial development. The majority of future growth will take the form of redevelopment and infill development in the Town.

#### Housing that Reflects a Full Range of Choices

Pooleville is committed to offering a balance of housing choices that serve a broad range of incomes, lifestyles, and age groups. This balanced housing stock will allow people to be life-long Pooleville residents, providing opportunities for residents to move into different forms of housing as their needs change over time.

#### Economic Development that Leverages Pooleville as the Hub of the Upcounty Area

Pooleville recognizes that economic development activities are critical to creating the conditions that enable private enterprises to establish and sustain a mix of commercial, retail, cultural, and service-focused jobs that provide the residents of Pooleville and the surrounding area with local sources of

goods, services, and employment opportunities. One important element to Poolesville’s economic health and viability is the reopening and continued operation of White’s Ferry.

**A “Built Environment” in Harmony with Our Natural Environment**

The “built environment” includes all the physical parts of where we live and work (including homes, buildings, streets, open spaces, and infrastructure). In keeping with the Town’s modern environmental stewardship and sustainability ideals, Poolesville will utilize our environmental, human, and economic resources to meet present needs without compromising the ecosystems upon which we depend while planning for the needs of future generations.

**Safe, Reliable, and Cost-Effective Water and Wastewater Services**

Poolesville strives to supply its residents with high-quality, reliable drinking water at the lowest possible cost. The Town’s wastewater management services will continue to ensure effective, efficient, and environmentally friendly wastewater conveyance and treatment.

## Town Profile

### Purpose

The Town Profile provides an overview of Poolesville's geographic and demographic profile. This profile includes reviewing the Town's heritage and transportation corridors, population statistics, and projections that offer a snapshot of the Town's demographics over time.

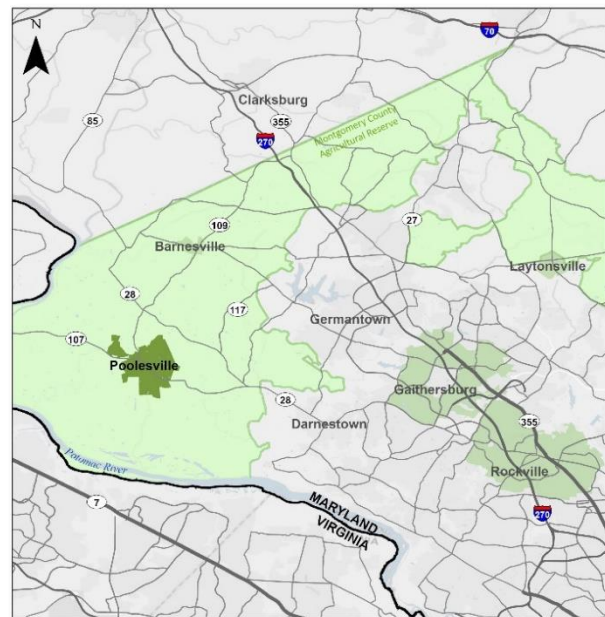
### 3.1 Overview

The previous Comprehensive Plan outlined important objectives that realized Poolesville's vision. Those objectives are still important to the Town and include maintaining the small-town character, enhancing the Town Center, continuing to support and enrich schools, sustaining and promoting the business community and economic development, implementing the plan for park and recreation facilities, protecting the Town's historical heritage, and continuing the protocol for ensuring safe, adequate drinking water and sewer capacity for Town residents.

### 3.2 Town Geography

#### 3.2.1 Location

Poolesville is in the western part of Montgomery County, Maryland, near the Potomac River and the border of Maryland and Virginia (see **Figure 3-1, Location Map**). The Montgomery County Agricultural Reserve surrounds the Town, but the Town is technically not part of the reserve. The more urban and suburban municipalities east/southeast of Poolesville are Germantown, Gaithersburg, and Rockville, all directly connected to I-270. According to the U.S. Census Bureau, the town has a total area of 3.95 square miles.



**Figure 3-1. Location Map**  
Source: Wallace Montgomery

#### 3.2.2 Heritage

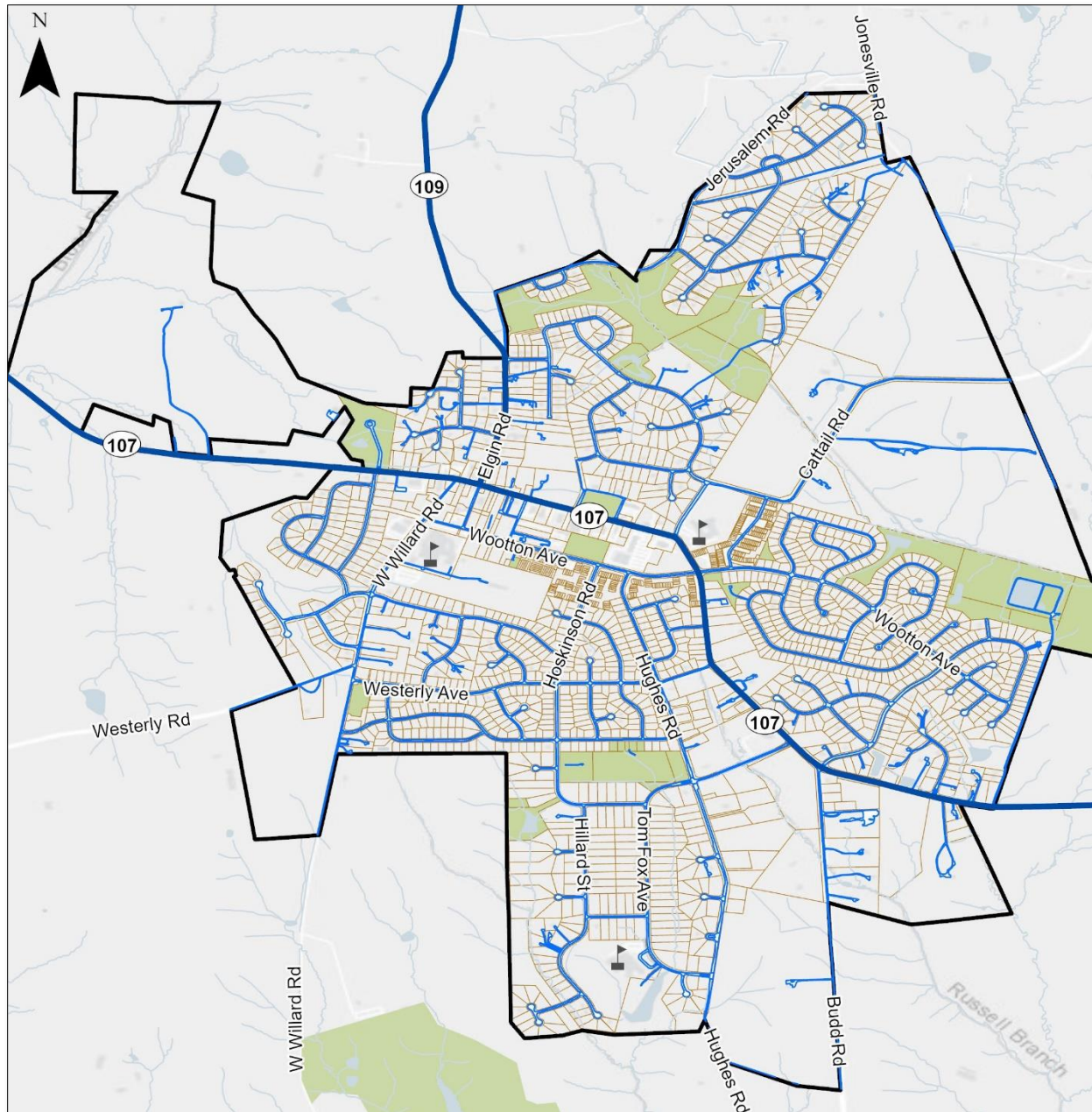
The Piscataway and members of the Algonquian people initially settled in the area that now contains Poolesville. Most permanent settlements were south of Town, and the Native Americans used the area near Poolesville for hunting camps. The British first settled in Montgomery County in 1715. In 1760, brothers John Poole, Sr. and Joseph Poole, Sr. traveled to the area from Anne Arundel County, MD, and bought 160 acres of land that would later become Poolesville. In 1793, John Poole, Jr. built a log cabin (now the John Poole House) on 15 acres he inherited from his father (In 1806, Joseph Poole, Sr. subdivided the land for himself and his five sons). He used this cabin to run a storefront that would become the Town's first post office in 1810; however, the business failed, and the property went into foreclosure and was divided into several parcels. The Peters, a prominent family who lived in Georgetown, D.C., owned 1,796 acres extending from the center of current Poolesville to the south. The family donated this land in 1820 for a Methodist Episcopal Church, the first of several

churches established in and around the Town. Poolesville was a vital transportation artery during the American Civil War, given the Town's proximity to the Whites and Edwards ferries. The Union placed Federal troops in the town, the Methodist Church was their headquarters, and the grounds were a cemetery for both Union and Confederate soldiers. Over time, the settlement grew, and the Town was officially incorporated as a municipality in 1867.

### 3.2.3 Transportation Corridors

The main corridors that serve Poolesville are two state highways: Fisher Avenue and Elgin Road. Fisher Avenue (MD 107) starts at the Maryland and Virginia border and extends through the Town Center to MD 28, which connects to Rockville. Elgin Road (MD 109) extends northeast from the Town Center and intersects MD 28 on the way to I-270 in Hyattstown, north of Clarksburg. The Town's current street pattern expanded outward from the rural town center that is located between these two state highways and the intersection of Fisher Avenue and Cattail Road (see **Figure 3-2, Roadway Map**). Approximately 21.5 total miles of roadways are within the Town.

Pedestrian connectivity has been a Town goal for many years and has been cited in previous plans and the Fisher Avenue Streetscape Plan. Providing sidewalks and safe bike lanes—as well as walking trails—would ensure that residents and pedestrians can walk safely and comfortably to schools, neighborhoods, parks, shopping areas, and events.



**Figure 3-2. Roadway Map**  
Source: Wallace Montgomery

### 3.2.4 Chesapeake & Ohio Canal

The Chesapeake and Ohio (C&O) Canal runs directly parallel and east of the Potomac River, from Georgetown in the District of Columbia to Cumberland, MD. Construction of the canal began in 1828 and finished in 1850. In addition to railroads, which existed in the area, local farmers and merchants from the Poolesville area used the canal as a main artery for transporting goods, including lumber, grains, and coal. The canal operated successfully until 1924 when a flood destroyed it beyond repair. Today, the canal is part of the C&O Canal National Historic Park and features the C&O Canal Trail, where visitors can hike, bike, fish, boat, and camp along the Potomac River.

### 3.2.5 White's Ferry

White's Ferry, which closed in 2020, is located about six miles due west of the Town along White's Ferry Road. Originally known as Conrad's Ferry and established in 1786, it was the last cable ferry service providing a crossing for automobiles, bicycles, and pedestrians over the Potomac River and connecting Montgomery County and Loudoun County, Virginia. Before its closure, the ferry transported between 600 and 800 customers daily, with estimates that it could serve as many as 1,100 to 1,600 daily passengers at peak. The ferry was sold in 2021 to a new owner, Chuck Kuhns. However, reopening the Ferry would require the acquisition of a portion of the Rockland Farm on the Virginia side of the Potomac River, and to date, the parties have not been able to reach an agreement.



### 3.2.6 Historic District

The Poolesville Historic District is at the intersection of Maryland Route 107 (Fisher Avenue), Maryland Route 109 (Elgin Road), and West Willard Road. It hosts 33 buildings of local architectural or historical significance listed on the National Parks Service's Historic Register.

The buildings represent a diversity of styles and uses, including residential, church, and commercial architecture, as well as small historic accessory uses, such as dairies and smokehouses.

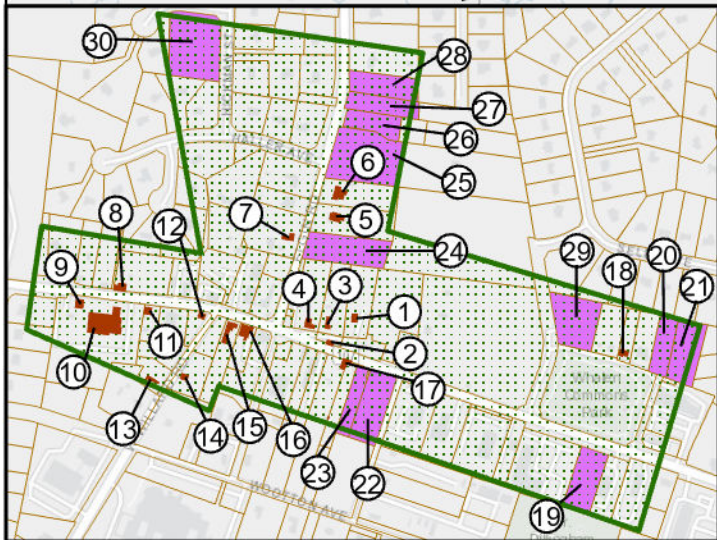
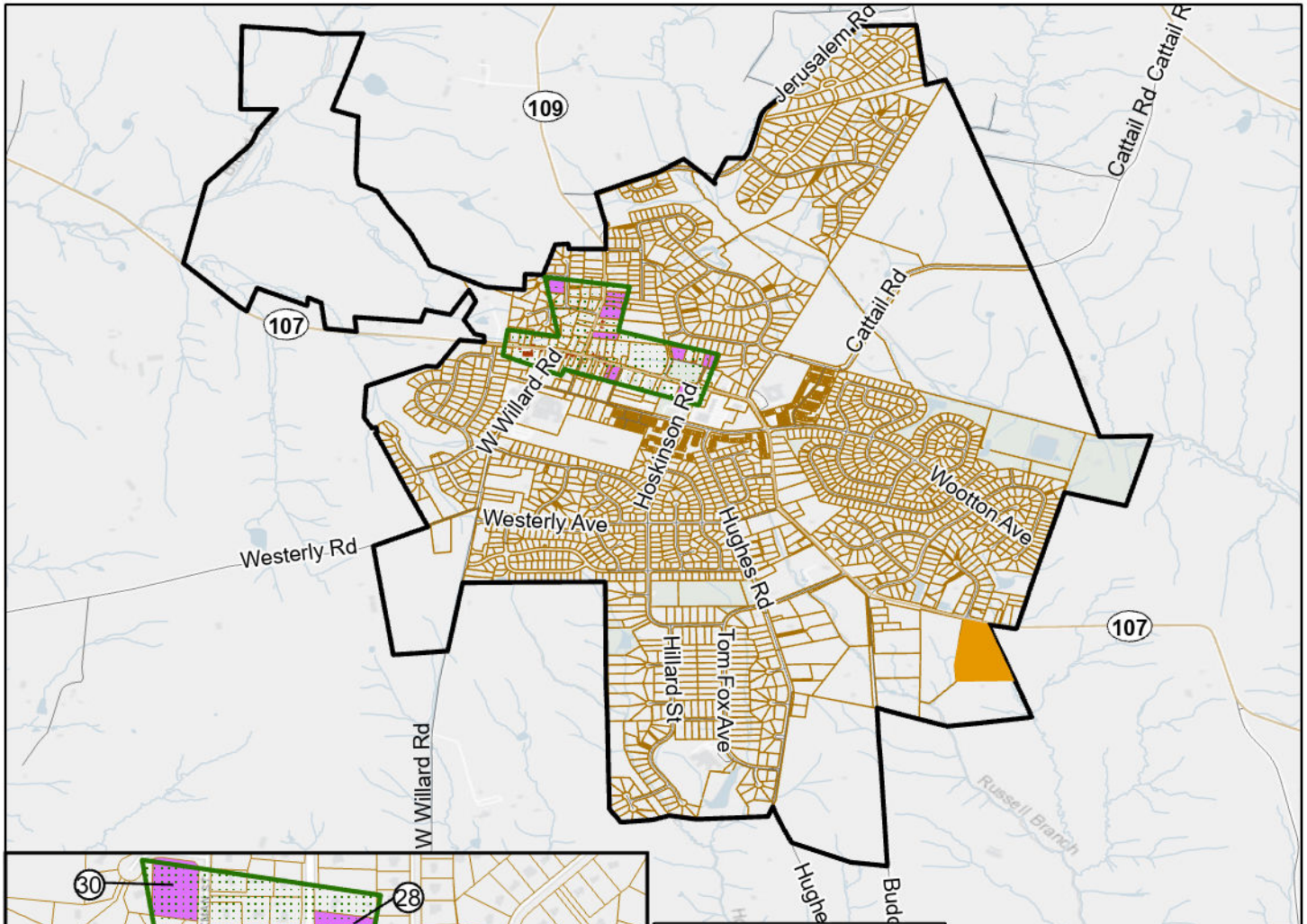
Except for the Old Town Hall, most are private residences or privately owned, with many dating to the first half of the 19th century. However, a few buildings were constructed in the last two decades of the 18th century, and about ten were built in the late 19th and early 20th centuries.

Although several of the earlier buildings have been enlarged and remodeled since their construction, many have managed to retain easily observable vestiges of their former appearance and physically document the developing sophistication and economic prosperity of their owners through their stages of updating.

The boundaries of the Poolesville Historic District encompass a collection of 19th and early-20th-century architecture that, in context, has great significance to the social and economic development of this area of Montgomery County. Unfortunately, fires like those of 1923, 1935, and 1953 have destroyed some buildings, creating wide gaps in the streetscapes.

These empty lots have been commercially developed, using building styles that do not harmonize architecturally or aesthetically with the surrounding historic buildings. However, the integrity of the Town has been retained and is worthy of attention at both the local and state levels. Poolesville is primarily an early 19th-century village; the building of private residences and commercial establishments continued well after the Civil War.

This history of the settlement dates to about the middle of the 18th century when various land grants were given to a small number of individuals settling what was then Maryland's frontier. It was these early grants that were, by the close of the 18th century, eventually resurveyed and divided into smaller tracts and individual lots. The Historic District and historic buildings are on **Map 3-1, Historic Resources**.

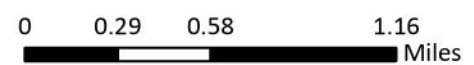


Historic Properties	
1. John Poole House	16. Frederick Poole House
2. 1908 Bank	17. Watkins House
3. Stevens House	18. Hersperger House
4. Jamison Real Estate Office	19. 19700 Fisher Avenue
5. Halmos House	20. 19707 Beall Street
6. Hillard House	21. 19701 Beall Street
7. Presbyterian Church	22. 19900 Fisher Avenue
8. John Hall House	23. 19910 Fisher Avenue
9. Bauman House	24. 17717 Elgin Road
10. St. Peter's Episcopal Church	25. 17829 Elgin Road
11. Hoskinson House	26. 17901 Elgin Road
12. 1785 House	27. 17905 Elgin Road
13. Old Baptist Church	28. 17909 Elgin Road
14. Original Methodist Church	29. 19717 Beall Street
15. Dr. Thomas Poole House	30. 17910 Hickman Street

- Town of Poolesville
- Parcels
- State Routes
- Local Routes
- Water Bodies
- Streams
- Historic Buildings
- Historic Property
- Poolesville Historic District
- National Register of Historic Places



Source: MD iMAP, National Park Service



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

### 3.2.7 County Planning Areas

The Montgomery County Planning Department has created a framework of planning areas to facilitate and support long-term planning.

Montgomery County Planning Areas are subareas of the County whose boundaries were defined many years ago to report demographic and other data. Because the boundaries of these areas have not changed over time, it is possible to collect time series data for these areas. These planning areas should not be confused with County Master or Sector Plan boundaries, which may be different.

Montgomery County has three planning zones: Upcounty, Midcounty, and Downcounty. Within these areas, the county creates master plans that recommend land uses, zoning, transportation, schools, parks, libraries, and fire and police stations, as well as address housing, historic preservation, environmental issues, and pedestrian and trail systems.

Poolesville lies within the larger Poolesville and Vicinity planning area, which is part of the larger Upcounty planning area. The County Planning Areas adjacent to Poolesville are in **Map 3-2, Planning Areas**.

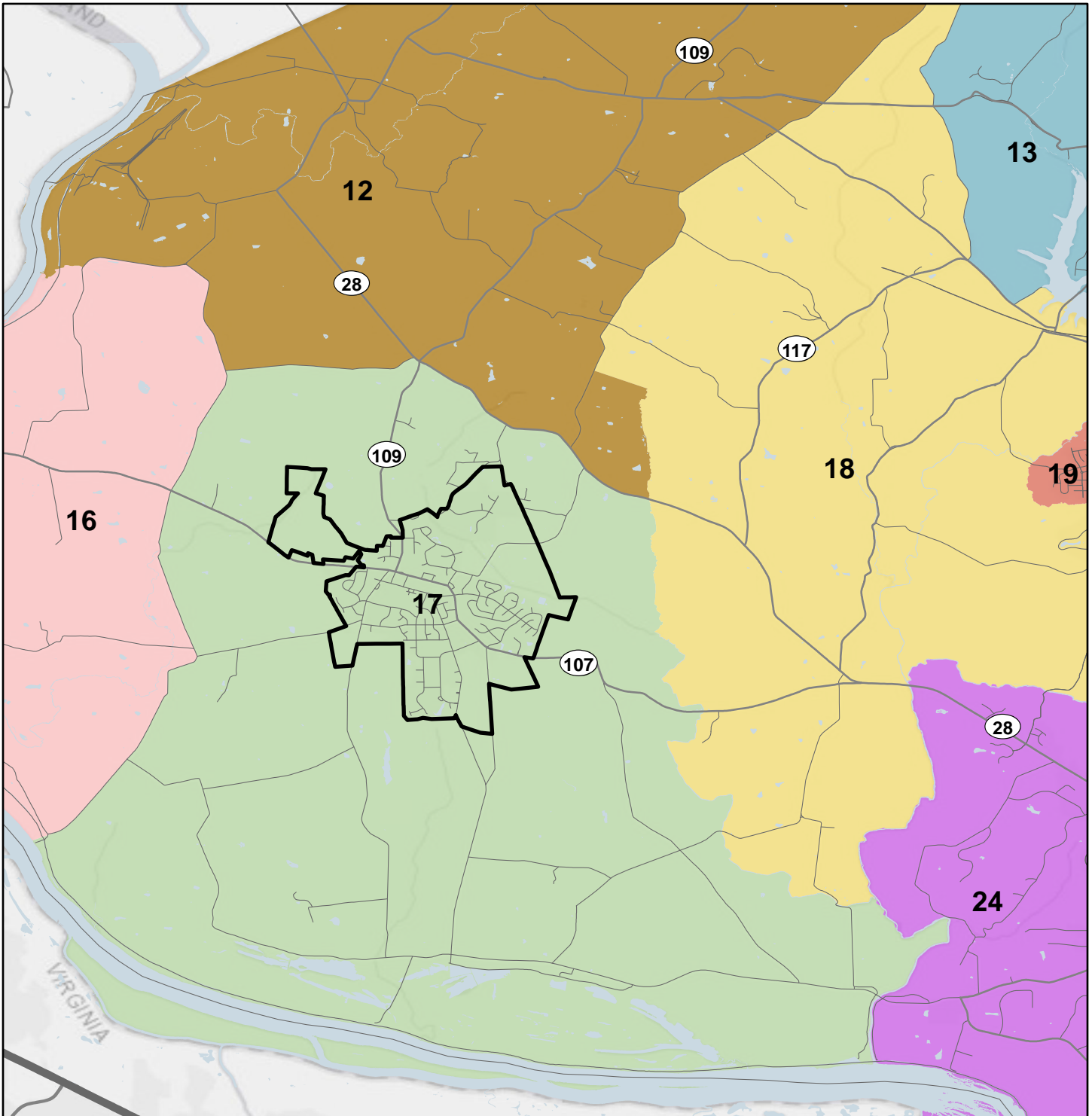
## 3.3 Demographic Characteristics

Data included in this section comes from the U.S. Census Bureau. Beginning with the 2010 Decennial Census, the Census Bureau stopped distributing the traditional “long form” survey that historically provided enhanced data. These included detailed social statistics (e.g., educational attainment, household relationships, veteran status, disability status, ancestry, language spoken), economic data (e.g., employment, occupation, income, poverty status), and housing statistics (e.g., unit makeup, year built, value). American Community Survey (ACS) data replaced the long form. ACS data is available in five-year estimates. Due to sampling and surveying errors, the data are not an exact measure of existing conditions.

Please note that housing and economic data are in **Chapter 7—Housing** and **Chapter 9—Economic Development**, respectively.

### 3.3.1 Population

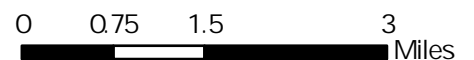
According to the 2020 U.S. Census Bureau’s data, Poolesville's population was 5,742, an 18% increase from the 2010 population of 4,883. While County and State populations also increased during this period, those increases were less than half that of Poolesville.



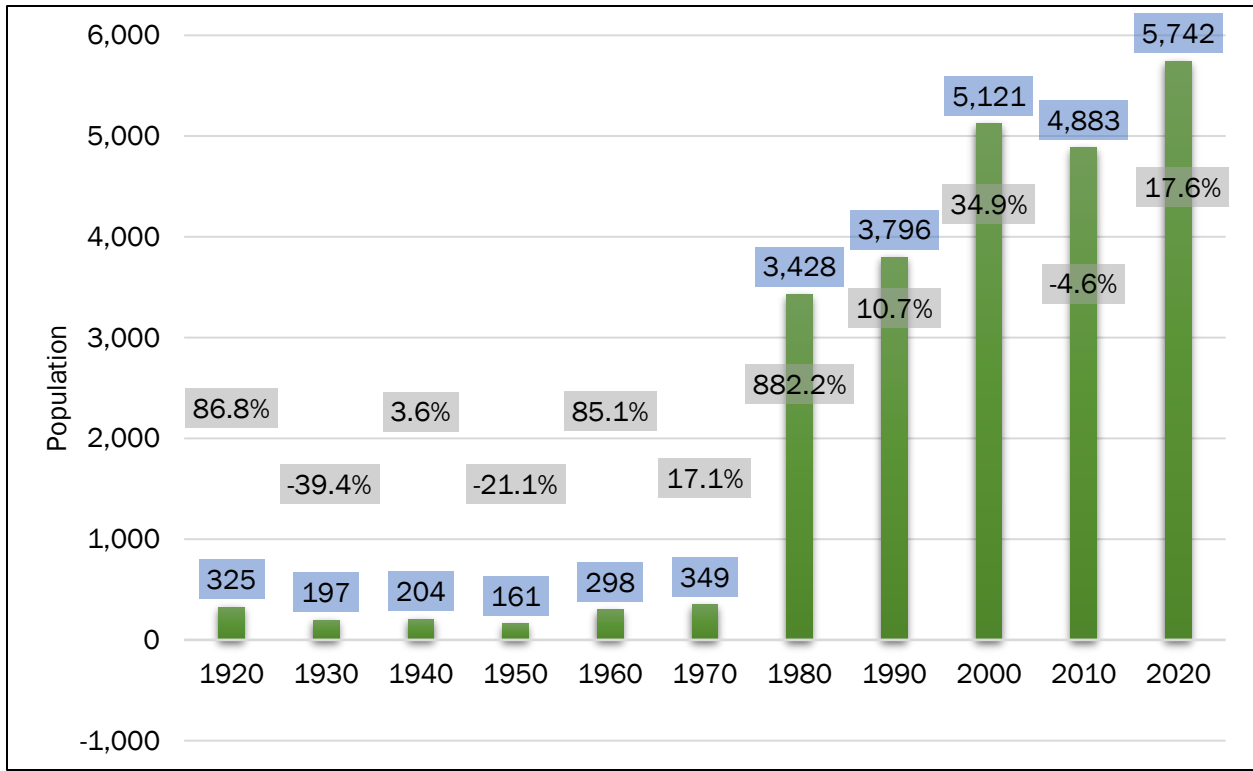
- Town of Poolesville Planning Areas
- US Highways
- State Routes
- Local Routes
- Water Bodies
- 12 - Dickerson
- 13 - Clarksburg
- 16 - Martinsburg
- 17 - Poolesville
- 18 - Lower Seneca
- 19 - Germantown
- 24 - Darnestown



Source: Montgomery County Planning Department

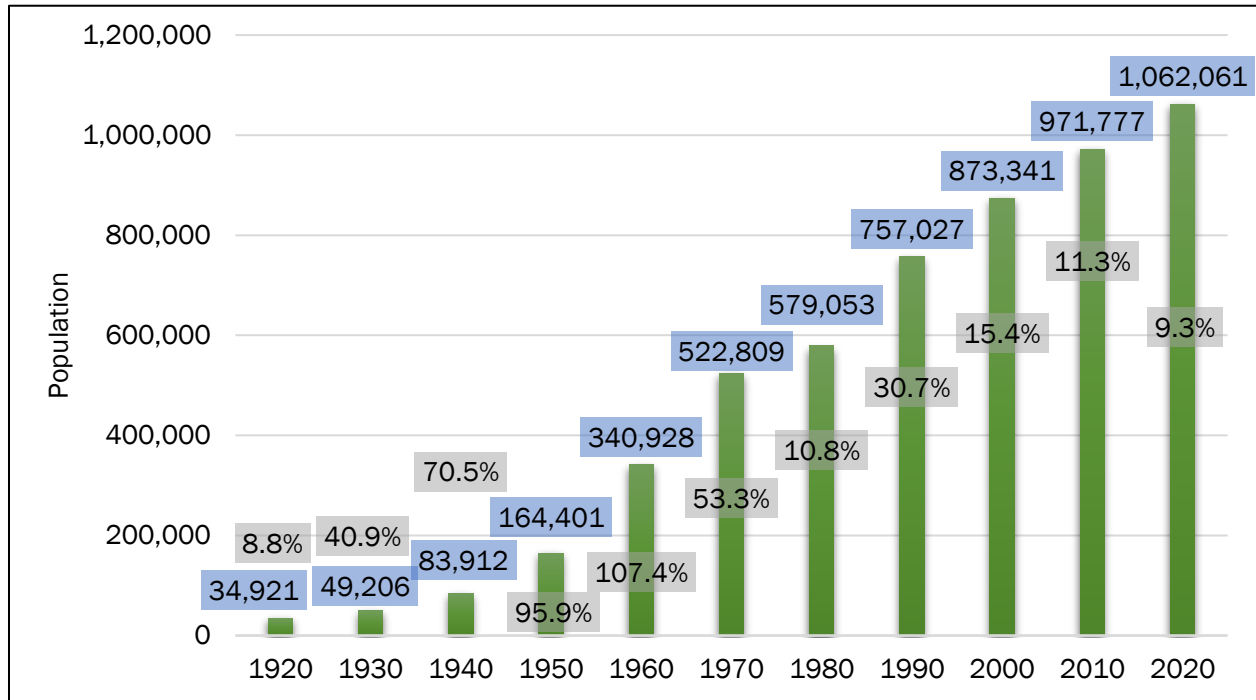


Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



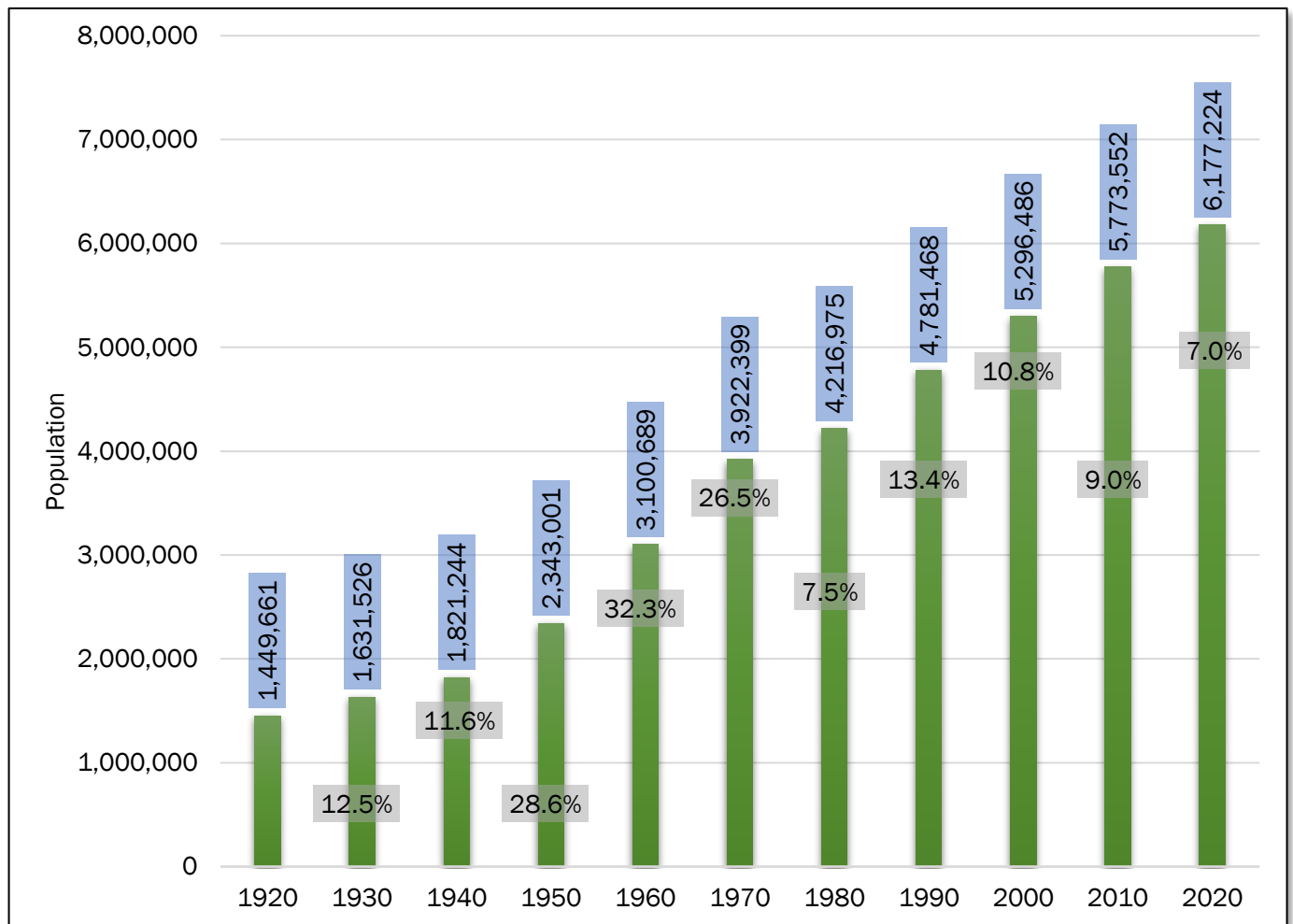
**Figure 3-3. Population Trends—Town of Poolesville**

Source: U.S. Decennial Census (1920-2020). Note: the percentages indicate the change in population by decade.



**Figure 3-4. Population Trends—Montgomery County**

Source: U.S. Decennial Census (1920-2020). Note: the percentages indicate the change in population by decade.



**Figure 3-5. Population Trends—State of Maryland**

Source: U.S. Decennial Census (1920-2020). Note: the percentages indicate the change in population by decade.

### 3.3.2 Age

As **Table 3-1, Age Distribution Comparisons** indicates, the Town’s population is, on average, older than that of the County and the State. The median age of Town residents increased by 2.3 years during the 2010-2021 period, while the median age of County and State residents increased by 1.3 years, during the same period, respectively. The share of the Town’s working-age population, or between 20 to 64 years old, is fairly similar to both the County and State; the Town’s population over 65 years is less than that of the County and State. Conversely, the share of the Town’s population under 5 years and between 5 and 19 years is greater than that of the County and State. *Note that age data is not part of the Decennial Census, so American Community Survey data has been used—due to this, the total population is different than other datasets using Decennial Census data.*

**Table 3-1. Age Distribution Comparisons (2021)**

Age	Town		County		State	
	No.	%	No.	%	No.	%
<b>Under 5 Years</b>	389	6.9%	64,174	6.1%	363,466	5.9%
<b>5 to 19 Years</b>	1,148	20.2%	205,136	19.3%	1,168,241	18.9%
<b>20 to 64 Years</b>	3,367	59.4%	622,795	59.1%	3,666,948	59.5%
<b>65 Years &amp; Over</b>	762	13.4%	165,096	15.7%	949,890	15.4%
<b>Median Age</b>	41.9		39.6		38.9	
<b>Total Population</b>	<b>5,666</b>		<b>1,057,201</b>		<b>6,148,545</b>	

Source: 2017-2021 American Community Survey

**Table 3-2, Age Distribution**, shows that the Town experienced changes in the age distribution of its population from 2010 to 2021. The greatest changes are in the population under the 5 years of age group (an increase of 87.8%) and the 65 years and older age group. (an increase of 367.5%).

**Table 3-2. Age Distribution (2010-2021)**

Age	2010		2021		Change
	No.	%	No.	%	10-21
<b>Under 5 Years</b>	214	4.4%	389	6.9%	87.8%
<b>5 to 19 Years</b>	1,297	26.5%	1,148	20.2%	-11.5%
<b>20 to 64 Years</b>	3,215	65.8%	3,367	59.4%	4.7%
<b>65 Years and Over</b>	163	3.3%	762	13.4%	367.5%
<b>Median Age</b>	39.6		41.9		5.8%
<b>Total Population</b>	<b>4,883</b>		<b>5,666</b>		<b>16.0%</b>

Source: 2006-2010 & 2017-2021 American Community Survey

### 3.3.3 Race & Ethnicity

**Table 3-3** compares the Town's 2020 racial composition to that of the County and the State. **Table 3-4** summarizes changes in the Town's racial composition from 2010-2020. The Town is less racially diverse than either the County or the State. This trend lessened over 2010-2020, as the Town's White population decreased by 2.6%. The most significant change was in the population reporting two or more races, which, due to the Town's small population, increased by 433.3%.

**Table 3-3. Racial Composition Comparisons (2020)**

Race	Town		County		State	
	No.	%	No.	%	No.	%
<b>One Race</b>	5,102	88.9%	942,799	88.8%	5,695,323	92.2%
<b>White</b>	4,202	73.2%	457,783	43.1%	3,007,874	48.7%
<b>Black or African-American</b>	299	5.2%	197,077	18.6%	1,820,472	29.5%
<b>American Indian &amp; Alaska Native</b>	17	0.3%	7,036	0.7%	31,845	0.5%
<b>Asian</b>	402	7.0%	163,507	15.4%	420,944	6.8%
<b>Native Hawaiian &amp; Pacific Islander</b>	0	0.0%	610	0.1%	3,247	0.1%
<b>Some Other Race</b>	182	3.2%	116,786	11.0%	410,941	6.7%
<b>Two or More Races</b>	640	11.1%	119,262	11.2%	481,901	7.8%
<b>Total Population</b>	<b>5,742</b>		<b>1,062,061</b>		<b>6,177,224</b>	

Source: 2020 U.S. Decennial Census (Redistricting Data)

**Table 3-4. Change in Town's Racial Composition (2010-2020)**

Race	2010		2020		Change
	No.	%	No.	%	10-20
<b>One Race</b>	4,763	97.5%	5,102	88.9%	7.1%
<b>White</b>	4,315	88.4%	4,202	73.2%	-2.6%
<b>Black or African-American</b>	252	5.2%	299	5.2%	18.7%
<b>American Indian &amp; Alaska Native</b>	25	0.5%	17	0.3%	-32.0%
<b>Asian</b>	101	2.1%	402	7.0%	298.0%
<b>Native Hawaiian &amp; Pacific Islander</b>	1	0.0%	0	0.0%	-100.0%
<b>Some Other Race</b>	69	1.4%	182	3.2%	163.8%
<b>Two or More Races</b>	120	2.5%	640	11.1%	433.3%
<b>Total Population</b>	<b>4,883</b>		<b>5,742</b>		<b>17.6%</b>

Source: 2010-2020 U.S. Decennial Census (Redistricting Data)

**Table 3-5** compares the Town’s 2020 Hispanic and Latino population composition to that of the County and the State. The Town is less ethnically diverse than the County; however, it closely approximates the State's composition.

**Table 3-5. Hispanic & Latino Population Composition Comparisons (2020)**

Hispanic or Latino Origin	Town		County		State	
	No.	%	No.	%	No.	%
<b>Hispanic or Latino (of any race)</b>	569	9.9%	217,409	20.5%	729,745	11.8%
<b>Not Hispanic or Latino</b>	5,173	90.1%	844,652	79.5%	5,447,479	88.2%
<b>Total Population</b>	<b>5,742</b>		<b>1,062,061</b>		<b>6,177,224</b>	

Source: 2020 U.S. Decennial Census (Redistricting Data)

**Table 3-6** summarizes the Town’s population reporting Hispanic or Latino origin since 2010. The absolute number of people reporting Hispanic or Latino origin increased by 228 from 2010-2020, as did the percent change (increasing by 66.9%).

**Table 3-6. Change in Town’s Hispanic & Latino Composition (2010-2020)**

Hispanic or Latino Origin	2010		2020		Change
	No.	%	No.	%	10-20
<b>Hispanic or Latino (of any race)</b>	341	7.0%	569	9.9%	66.9%
<b>Not Hispanic or Latino</b>	4,542	93.0%	5,173	90.1%	13.9%
<b>Total Population</b>	<b>4,883</b>		<b>5,742</b>		<b>17.6%</b>

Source: 2010-2020 U.S. Decennial Census (Redistricting Data)

### 3.3.4 Educational Attainment

**Table 3-7** compares the Town’s educational attainment for the population 25 years or older with that of the County and the State. As the table shows, the Town has a lower percentage of residents who have not graduated from high school or received their graduate equivalency (GED) than the County or the State, while concurrently, the percentage of the population with bachelor’s degrees or other advanced degrees is higher.

**Table 3-7. Educational Attainment (2021)**

Education Level	Town		County		State	
	No.	%	No.	%	No.	%
<b>Non-High School Graduates</b>	158	4.3%	63,938	8.7%	391,353	9.2%
<b>High School Graduate (incl. GED)</b>	447	12.2%	95,734	13.1%	1,014,292	23.9%
<b>Some College, No Degree</b>	461	12.5%	93,376	12.8%	782,055	18.4%
<b>Associate degree</b>	305	8.3%	40,215	5.5%	290,613	6.9%
<b>Bachelor's Degree</b>	1,351	36.8%	198,678	27.2%	934,036	22.0%
<b>Graduate Degree or Higher</b>	953	25.9%	237,226	32.5%	828,446	19.5%
<b>Population 25 Years &amp; Over*</b>	<b>3,675</b>	<b>64.9%</b>	<b>729,167</b>	<b>69.0%</b>	<b>4,240,795</b>	<b>69.0%</b>

Source: 2017-2021 American Community Survey. Note: Percent of the population 25 years and over is the percentage of the total population.

## **Community Facilities**

### **Purpose**

The Community Facilities chapter aims to address key issues related to providing adequate public facilities and services over the life of this Plan.

### **4.1 Overview**

Community facilities and services play a vital role in meeting the Town’s health, safety, and welfare of its current and future populations. Community facilities, for the purposes of this plan, include all properties and buildings owned by, or providing a service to, the Town of Poolesville.

### **4.2 Goals and Objectives**

1. Provide and preserve park facilities and open space adequate in both location and size, to serve the needs of Town residents.
2. Create diverse recreational opportunities, such as a bouldering park, through grants and other funding sources.
3. Coordinate with public, nonprofit, and private sector partners to provide more services and programming while protecting and preserving the Town’s historical resources.
4. Partner with Montgomery County Public Schools for schools and essential services demanded by the Town’s communities.
  - Advocate for enhancing the learning experience for students with state-of-the-art technology in Town educational facilities and a wellness center at the high school.
5. Continue to work with Montgomery County and the State of Maryland to plan for future needs not provided by the Town, including emergency services, schools, and community facilities, including:
  - A Community Center that will include afterschool, senior, recreational programming, and health services for the Poolesville community.
  - Police Substation
  - A bubble over the swimming pool for use all year long.
  - An expanded library to meet the growing needs of the community.
6. Critically review all facilities and services periodically to determine whether they provide adequate service levels.

### **4.3 Government and Administration**

#### **Poolesville Town Hall**

Poolesville built a new Town Hall in 2008 in the center of the Town. The building is adjacent to Whalen Commons Park along Beall Street. Most official Town business takes place at Town Hall, including administration, Town meetings, and Town elections. The main meeting room seats 40 people and is available for local non-profit groups for meetings, seminars, and other similar purposes.



#### Poolesville Wastewater Treatment Plant and Public Works Yard

The Poolesville Wastewater Treatment Plant, located near Stevens Park, is an enhanced nutrient removal system that enables treatment to meet and exceed the Maryland Department of the Environment’s (MDE) regulations. Co-located with the plant is the Town’s Public Works Yard; this yard includes storage facilities for equipment and vehicles for both the Parks and Streets Department and the Water and Sewer Department.

## 4.4 Public Facilities

Public facilities are important to the Town and its community. The capacity of these facilities should be connected to the area’s population and its associated growth. As the population increases, facilities should also adjust to meet demands. The Town’s primary public facilities are shown on **Map 4-1, Public Facilities**.

#### Maggie Nightingale (Poolesville) Library

The Poolesville Branch of the Montgomery County Public Library System is located at 19633 Fisher Avenue in a commercial strip adjacent to Whalen Commons Park. The branch has a full borrowing library of books, DVDs, and music, as well as free public Wi-Fi, printing capabilities, and public access computers. The library holds community events throughout the year. These include but are not limited to, storytelling, movie nights, learning sessions, hobby group meetings, and seasonal arts and crafts programs. While the County does not have current plans to expand the library, the Town should lobby the County to evaluate an expansion of the facility (for more details, see Chapter 5).

#### Sarah E. Auer Western County Outdoor Pool

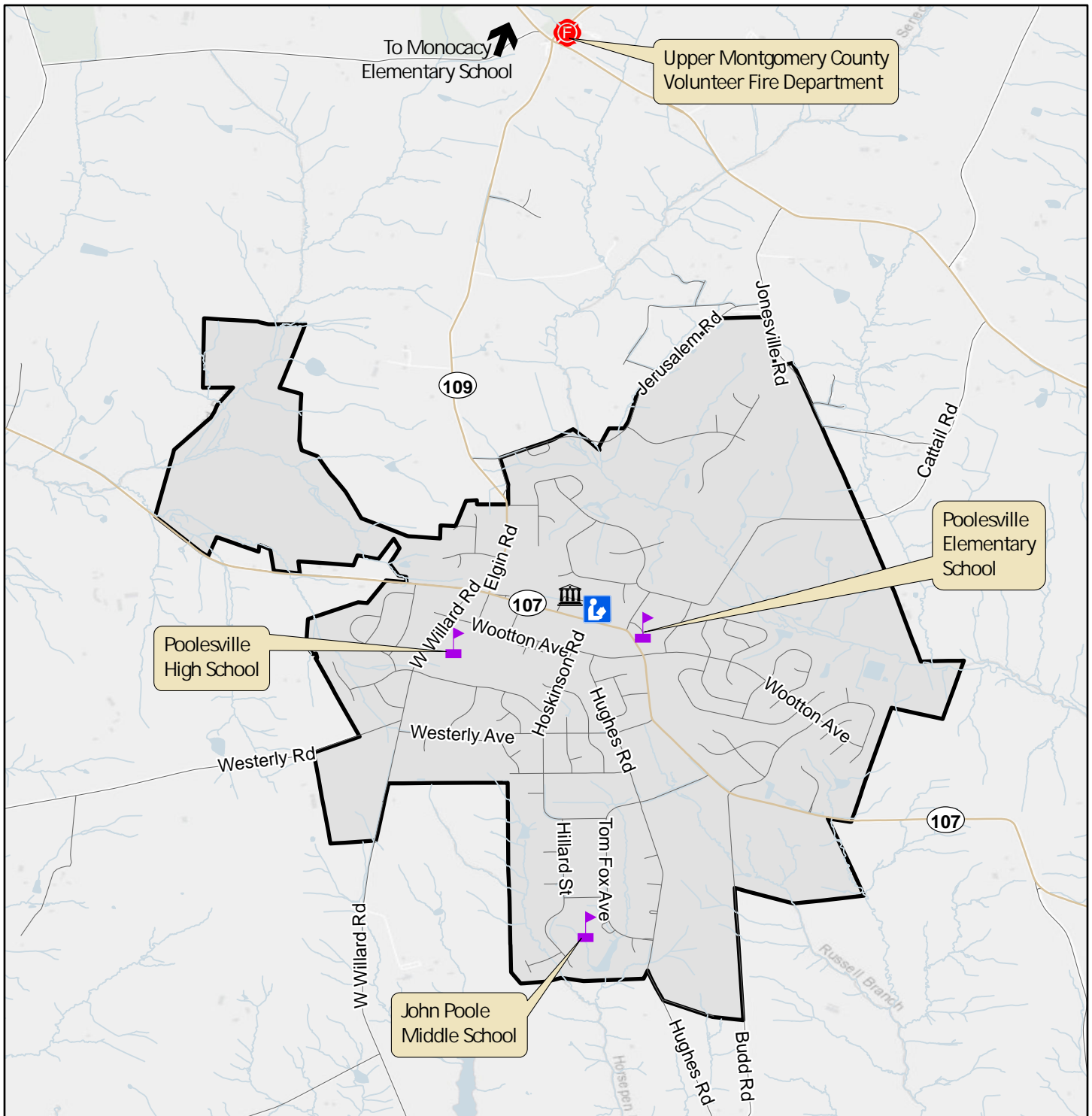
Montgomery County owns and operates the Sarah E. Auer Western County Outdoor Pool. This facility is located at 20151 Fisher Avenue and is open from Memorial Day through Labor Day. Amenities include a six-lane, 25-meter main outdoor pool and an eight-lane, 25-meter swim course with a 1 ½ meter diving board. An activity pool with fountains, sprays, and kiddie slides is also available. A splash pad, snack bar, lawn areas, and bathhouse are on-site for visitors. The facility also offers swim lessons for varying ages, from infants to adults, and competitive swim programs.

The Town is lobbying the County to build a bubble over the pool. With a growing aging population, many young families, and a competitive swim team, a year-round facility would provide older people with options for physical therapy and rehabilitation, provide healthy recreation for families, and expand training opportunities for the Town’s swim team.

#### The Crossvines and Golf at Crossvines

The Crossvines and Golf at the Crossvines are located just outside of town on West Willard Road. The Crossvines is designed to create economic opportunities and investment in the agricultural tourism and wine-making industry sectors of Montgomery County and to support the Montgomery County Agricultural Reserve through educational programming, research facilities, and the provision of demonstration vineyards. The Crossvines property includes the Poolesville Golf Course, a 7,000-yard, 18-hole public golf course, a short game practice area, and a driving range. The site is also home to the Crossvines Winery.





-  Town of Poolesville
-  State Routes
-  Local Routes
-  Water Bodies
-  Town Hall
-  Poolesville Library
-  Schools
-  Fire Stations



Source: Town of Poolesville, MD IMAP



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

## 4.5 Public Safety

The County, State, and volunteer organizations provide various public protection and emergency services to Poolesville. This section provides the information for these services.

### Fire Services

The Upper Montgomery County Volunteer Fire Department (UMCVFD), Station 14, provides fire and emergency services for the Poolesville area. The station is located at 19801 Beallsville Road, approximately three miles outside the Town. The UMCVFD was developed and supported by the western Montgomery County community members. The facility relies heavily on community involvement to stay successful. Community members are encouraged to volunteer, join as members, help plan events, and attend department fundraisers and events.

### Police Services

The Montgomery County Police Department provides services in Poolesville. Police District 1-Rockville, located at 100 Edison Park Drive in Gaithersburg, is responsible for Poolesville emergencies and public safety incidents. While this location effectively serves the Upcountry area of Montgomery County, the Town is advocating for a police substation closer to Poolesville that can respond to issues in Town.

### Montgomery County Animal Services and Adoption Center (MCASAC)

The Montgomery County Animal Services and Adoption Center (MCASAC) serves Poolesville and is operated by the Department of Police, Office of Animal Services, located at 7315 Muncaster Mill Road, in Derwood, MD.

This is the County's only municipal open-admission shelter that provides shelter and care to homeless, abused, and neglected animals. Animal Service Officers are available 24-7 to respond to animal emergencies and citizen complaints.

### Community Center

The Town is partnering with Montgomery County and the Montgomery County Public Schools (MCPS) to provide Poolesville with a community center. A Program of Requirements (POR) for the center is currently under development as of Fall 2023.

A future center would provide programs such as mentoring, after-school art programs, exercise and physical fitness programs, and other health programs. In addition, there will be teen programming, such as recreational sports and games. This center will include health and recreation programming for Poolesville's older populations.

## 4.6 Schools

MCPS serves the Town and has three schools within the Town limits and one school that serves the Poolesville community but is north of the Town. Montgomery County has 210 schools within the district, with 156,246 students enrolled in the 2022 school year.

### Poolesville High School

Poolesville High School is located along West Willard Road and Wootton Avenue, near the center of Town. For the 2023 school year, there were approximately 1,307 students (current school capacity is 1170 and will rise to 1508 after the current project) enrolled in grades 9 through 12. In 2021, *Newsweek*

magazine ranked Poolesville High as #31 in the list of *100 Best Public High Schools in America*. Rankings are from 1 to 100, with 1 being the best, and are derived from nationwide schools. Scores are determined by data from the U.S. Department of Education, along with surveys, reviews, culture, and diversity.

Feedback was received through the community survey and the public outreach event for this plan that the need for a new school to accommodate growth was large. Ensuring that classrooms can hold the number of students attending and be outfitted with the latest technologies to encourage learning is important to the community and the future generations passing through the building. Sidewalks to provide a safe means of passage for students walking to and from should also be considered.



The need for a wellness center inside the High School was also a consideration. Increasingly, high schools in neighboring Towns and States have begun providing basic health services for students, with parent permission, such as flu shots, emergency contraceptive options, STD testing, counseling, etc. These services offered in a facility where students can feel safe and have privacy in seeking out those services offer an incredible benefit to the well-being of the student body as a whole.

The High School is currently undergoing renovations set to be completed by 2025 with a total budget of \$130M. This renovation will increase capacity, expand the gym size, and create allocated space for a Wellness Center.

#### **John Poole Middle School**

John Poole Middle School is located at 17014 Tom Fox Avenue, near the southern limits of the Town boundary. Approximately 443 students (capacity is 478 students) were enrolled in grades 6 through 8 for the 2023 school year, drawing from Poolesville and the surrounding area.

Built in 1997, the Middle School expanded in 2001 to include the Linda Fiore Memorial Gymnasium. There are no current plans for further developments of the Middle School; however, MCPS projects the Middle School to exceed MCPS's desired utilization range starting in 2024-2025.

#### **Poolesville Elementary School**

Poolesville Elementary School is located at 19565 Fisher Avenue, near the center of Town. Approximately 568 students (capacity is 562) are in kindergarten through fifth grade for the 2023 school year. Built in 1960, Poolesville Elementary's last revitalization project was in 1978, and the last significant work was in 2013 when MCPS installed a generator and a fence. MCPS has no current plans for the school.

The County considers Poolesville Elementary School to be within the desired utilization range but is projected to exceed that range starting in the 2024-2025 school year. At that point, changes to the school might be considered.

### Monocacy Elementary School

Monocacy Elementary School is located at 18801 Barnesville Road outside of Town in Dickerson, Maryland. Approximately 167 students (capacity is 218) were enrolled in kindergarten through 5th grade for the 2023 school year. Built in 1961, the school was fully revitalized in 1989, which included a full-size gymnasium and an enlarged library-media center. Students in Poolesville have the choice of attending either Poolesville Elementary or Monocacy Elementary.

The last major work on the school was in 2009, when the school’s roof was renovated. There are no current plans for further development of the school. The county considers Monocacy Elementary School to fall within the desired utilization range but is projected to exceed that range in the next five years by 2028-2029.

## 4.7 Parks and Recreation

Parks and recreation are essential to the quality of the Town. Natural resources, wildlife, open space, and recreation add to the quality of life and make a positive impact on the Town’s character.

Poolesville has an extensive park and recreational system offering many parks, an outdoor public pool, and sports fields for the residents to utilize. The Town’s primary park facilities are listed below and can also be found on **Map 4-2, Parks & Recreation**.

### Whalen Commons Park

Whalen Commons Park is a 3.2-acre park located in the center of Poolesville along Fisher Avenue, near the Town Hall. The park was dedicated to the Whalen family, who donated the land to the Town. The area contains restrooms, an open area, paved trails, and a bandshell for concerts and movie nights. A local farmers market is also held seasonally at this park most Saturdays in the morning/early afternoon. Whalen Commons Park also includes a parking lot with four electric vehicle charging stations.



### Dillingham Park

This 4-acre park is located southeast of Whalen Commons Park along Wootton Avenue and near the center of the Town. The park is an open area with an adjacent dog park, skate park, and tot lot.

### Campbell Park

Campbell Park is a 2-acre lot located along Wootton Avenue and Fisher Avenue. The lot provides an open space with a trail through an arboretum, pollinator beds, and a little library box.

### Wootton Heights Park

This is a 1/3-acre park within the Wootton Heights townhouse development. The park provides a playground for local youths.

### Brooks Park

This recreational area is a 1-acre neighborhood park located in the residential field area near Wootton Avenue and Soper Street. The lot offers an open area with a playground for local youths.

**L.M. Stevens Park**

L.M. Stevens Park is an 11.5-acre park located at the end of Seneca Chase Park Road. This park is one of Poolesville’s largest parks and has various recreational activities. Facilities include a bathroom, baseball field, batting cages, a large playground, 3 basketball courts, a fishing pond, an exercise trail, and 6 pickleball courts.

**Collier Circle Park**

Collier Circle Park is located between Collier Circle and Dowden Circle. This 4-acre park includes a recreation trail, fishing, and open space.

**George Deyo Park**

This area is a 4-acre park located along West Willard Road and Westerly Avenue. The lot is currently used for sports practices and includes a tot lot, parking lot, and trail system.

**Bodmer Park**

Bodmer Park is a 1.5-acre park off Bodmer Avenue, directly adjacent to Halmos Park. The lot has a parking lot, a large playground, and a ball field.

**Halmos Park**

This recreational area is 15 acres and is located off Hoskinson Road, south of Bodmer Avenue. Halmos Park is one of Poolesville's larger parks, with two tennis courts, one basketball court, three baseball fields, one soccer field, an exercise trail, two playgrounds, restrooms, and two parking lots.

**Beaver Pond Park**

Beaver Pond Park is a small 6.8-acre open space park area directly diagonal to Halmos Park, off Hoskinson Road. The pond is also used for fishing by residents.

**Elgin Park**

Elgin Park is a 6-acre park that is east of Elgin Road. It offers a lacrosse/soccer field, a large playground, bathrooms, an exercise trail, a basketball court, and pavilions. The lot is surrounded by residential homes and 50 acres of protected woodlands by Dry Seneca Creek.

**Perkins Park**

This is a 28-acre neighborhood park located in the Stoney Spring Development near McNamara Road. The area has a soccer field, a large playground, exercise trails, and exercise equipment.

**Lori Gore Park**

Lori Gore Park is a small 6,794-square-foot neighborhood park located off McKernon Way along the northern boundary of the Town. The park is an open area with a small playground for local youth.

**Hoewing Park**

Hoewing Park is a 3.5-acre park located off Budd Road. The park offers soccer fields with a parking area.

**Behrend Park**

Behrend Park is in the Brightwell Reserve neighborhood and is one



of the Town’s newest parks. It consists of 1.5 acres and has a playground, gazebo, and benches.

**Dry Seneca Creek Park**

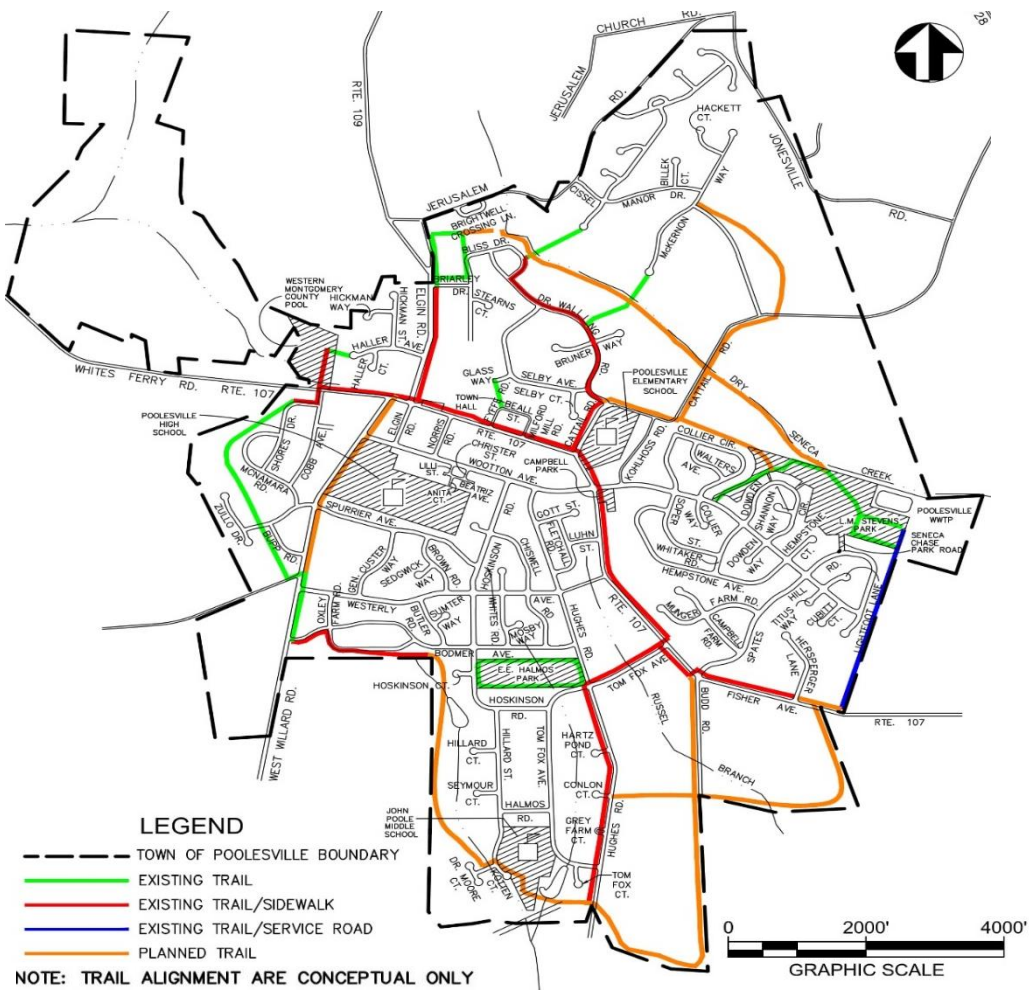
Dry Seneca Creek Park has twenty-four acres of open space between Tama and the Woods of Tama neighborhoods. This open space includes a trail and a forested stream buffer.

**Westerly Avenue Open Space**

The Westerly Avenue Open Space is a half an acre of open space near Westerly Avenue and West Willard Road.

**Multi-Purpose Trail System**

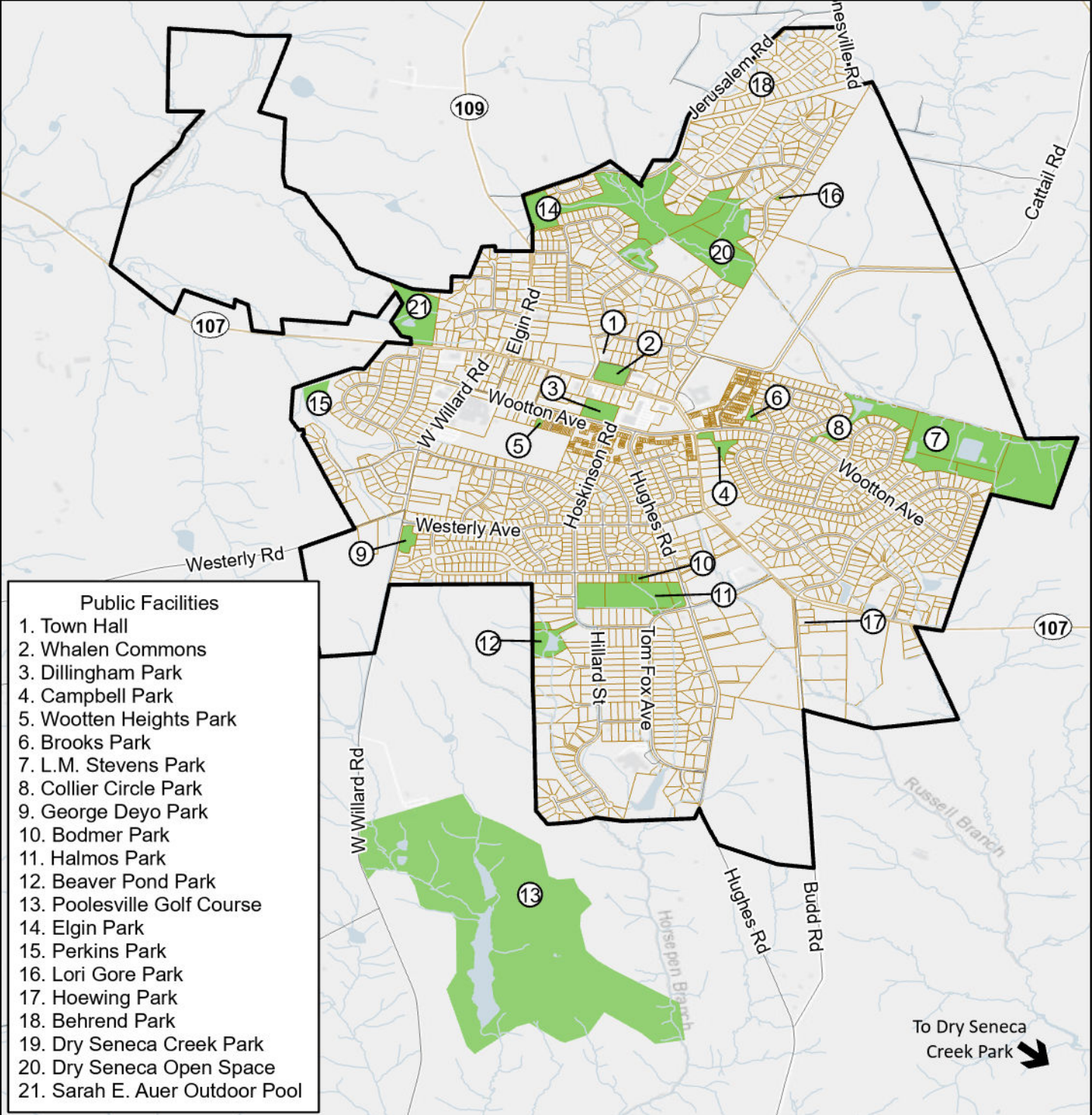
The multi-purpose trail system is a seven-mile trail system that runs throughout the Town’s subdivisions and parks. The purpose of the trail system is to provide transportation alternatives, pedestrian and bicycle connectivity among the town’s neighborhoods, and passive recreational opportunities along with the Town facilities and businesses. **Figure 4-1** shows the connected trail system.



**Figure 4-1. Multi-Purpose Trail System**  
Source: Town of Poolesville

## 4.8 Park Innovations for the Future

Feedback received through stakeholder interviews, public outreach events, and the community survey revealed the desire from residents to look to the future when maintaining and creating parks. The possibility of creating rain and/or pollinator gardens within existing parks and open spaces was presented, as well as creating a parking lot for Electric Vehicle (EV) charging stations to encourage sustainable choices in vehicles, installing bike racks for those who chose that mode of transportation, and expanding the sidewalk network throughout town to promote connectivity and walkability throughout the Town.



- Public Facilities**
1. Town Hall
  2. Whalen Commons
  3. Dillingham Park
  4. Campbell Park
  5. Wootten Heights Park
  6. Brooks Park
  7. L.M. Stevens Park
  8. Collier Circle Park
  9. George Deyo Park
  10. Bodmer Park
  11. Halmos Park
  12. Beaver Pond Park
  13. Poolesville Golf Course
  14. Elgin Park
  15. Perkins Park
  16. Lori Gore Park
  17. Hoewing Park
  18. Behrend Park
  19. Dry Seneca Creek Park
  20. Dry Seneca Open Space
  21. Sarah E. Auer Outdoor Pool

- Town of Poolesville
- State Routes
- Local Routes
- Water Bodies
- Parcels
- Parks & Recreation

N

To Dry Seneca Creek Park

Source: Town of Poolesville, MD iMAP

0    0.26    0.53    1.05  
 Miles

Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

## Land Use

### Purpose

The Land Use chapter provides information on existing land uses and influences and directs future land use changes to plan for the community's needs while safeguarding natural resources and as a guide for the continued evolution of land uses within the Town.

### 5.1 Overview

This chapter provides information on land use categories within the Town, including zones, recently completed development projects, and future development projects. Information in this chapter works in conjunction with the other chapters, as land use defines a community's physical form and function and provides a framework for all infrastructure-related decisions.

**Chapter 6 - Municipal Growth Chapter**, discusses the Town's potential growth and constraints, and **Chapter 11 - Water Resources Chapter**, details the Town's water and wastewater infrastructure.

Poolesville is known for its excellent schools, diverse and desirable housing, locally owned businesses, and rich, traditional historical heritage. Many active faith-based and secular organizations provide strong support for the community.

Poolesville's unique geographical location within the 93,000-acre Montgomery County Agricultural Reserve - the largest percentage of preserved agricultural land in the United States and a hard backdrop to any land use decisions contemplated, planned, or projected.



Poolesville's municipal boundaries encompass approximately 2,434.6 acres of land. Including about 2,366.4 acres containing 2,199 individual properties or parcels. The remaining area of 68.2 acres is comprised of acres of roads and public rights-of-way.<sup>1</sup>

### 5.2 Goals and Objectives

Poolesville will help support and enhance the Town's land uses that serve various incomes, lifestyles, and age groups. Proper land use planning will allow people to be life-long Poolesville residents, affording opportunities as the needs of residents change over time.

1. Encourage the redevelopment and revitalization of the Town Center.

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<sup>1</sup> Due to the way Montgomery County created and maintained its parcel data, there are often small differences in how parcel features are shown and recorded electronically. These differences are particularly notable when compared with the Town's land use and zoning records. Within the Town boundaries, there are small slivers of land that do not have clear ownership and may be associated with roadways, public infrastructure, or with private property. Where possible and where obvious, these unknown parcels have been assigned to adjacent, larger parcels, for purposes of completing the land use analysis for the Plan. Because of these data irregularities, some of the tables in this chapter show slight variation in total acreages or counts of parcels.

- Ensure that new development and redevelopment complies with the Town’s architectural guidelines.
  - Coordinate with Montgomery County, the Montgomery County Public Schools, and other agencies to ensure that new public facilities, such as a community center, are located near the Town Center.
  - Evaluate increases in densities as a tool to encourage redevelopment.
  - Explore and promote Maryland Department of Housing and Community Development program funds and HUD Community Development Block Grant funds for interior and exterior renovations, energy efficiency upgrades, and streetscape improvements.
2. Protect and maintain Poolesville’s Small-Town character.
    - Maintain a land use pattern in which land density decreases from the Town center outward.
    - Encourage infill, residential, mixed-use, and redevelopment, especially within the Town Center.
  3. Protect residential areas from incompatible land uses.
    - Preserve and improve the integrity of residential neighborhoods by restricting the encroachment of incompatible land uses.
    - Continue to require commercial uses to provide measures designed to reduce impacts and nuisances to adjacent residential areas.
  4. Develop within the growth constraints of the Town.
    - Review the Future Land Use Map to identify future rezonings and zoning map amendments for alternative uses such as solar generation, recreation, food hubs, etc.
  5. Support and enhance pedestrian and bicycle connections between residential subdivisions, recreational areas, and the Town Center.

### 5.3 Land Use

Land use policies affect all aspects of community development. Maryland’s State land use policies promote smart and sustainable growth that fosters vibrant, livable communities, preserves and protects the environment, and efficiently uses resources. The Maryland General Assembly has passed Numerous acts of legislation to protect the environment and natural resources and to promote sustainable growth across the State. **Chapter 1 – Introduction** includes information outlining legislation affecting Maryland’s land use planning and resource preservation.

#### 5.3.1 Land Use Categories

##### Residential Land Use

Residential land uses are areas that are developed to house individuals and families. These include traditional single-family dwellings, townhomes, and large multi-family apartment buildings.

The section below details the three residential land-use categories, reflecting their differing densities.

- Low Density Detached - single-family detached homes.
- Medium Density Attached - single-family homes may include townhouses, duplexes, and other attached single-family dwellings.
- High-density - multiple-unit housing with the greatest number of people per acre. These types of housing include condominiums, apartments, and cooperatives.

**Commercial Land Use**

Commercial land uses are lands developed for uses such as retail or wholesale marketing of goods and services. The County classified commercial use into these two categories:

- Office – any space used for an organization’s employees to perform administrative work.
- Retail – any land used as a place for the sale of goods to the public.

**Agricultural Land Use**

Agricultural land use is any area of property used for cultivating, growing, harvesting, or selling crops and livestock. Agricultural use includes selling and storing agricultural products produced on the property.

**Industrial Land Use**

Industrial land uses are manufacturing and industrial parks. These can include single industrial uses or multiple capacities.

**Warehouse Land Use**

Warehouse land use includes wholesale buildings, industrial storage facilities, and mini-storage facilities.

**Institutional/Community Facility Land Use**

Institutional land use includes land occupied by institutional or cultural establishments for public or private use. Community facilities are buildings or places owned by a public authority and used for the public on a non-profit basis.

**Open Space/Recreation/Parks Land Use**

Lands categorized as open space are usually undeveloped areas preserved in their natural state. They typically provide the public opportunities for passive recreation on native lands. Recreation and parks also generally fall into this category since they are lands used for public recreational purposes.

**Utility Land Use**

Utility land uses include right-of-way, wiring, piping, or structures from the following utilities: gas, electric, water, sewage, solid waste, and other facilities, including pipelines and right-of-way.

**Vacant Land Use**

Areas that have no development nor land use activity.

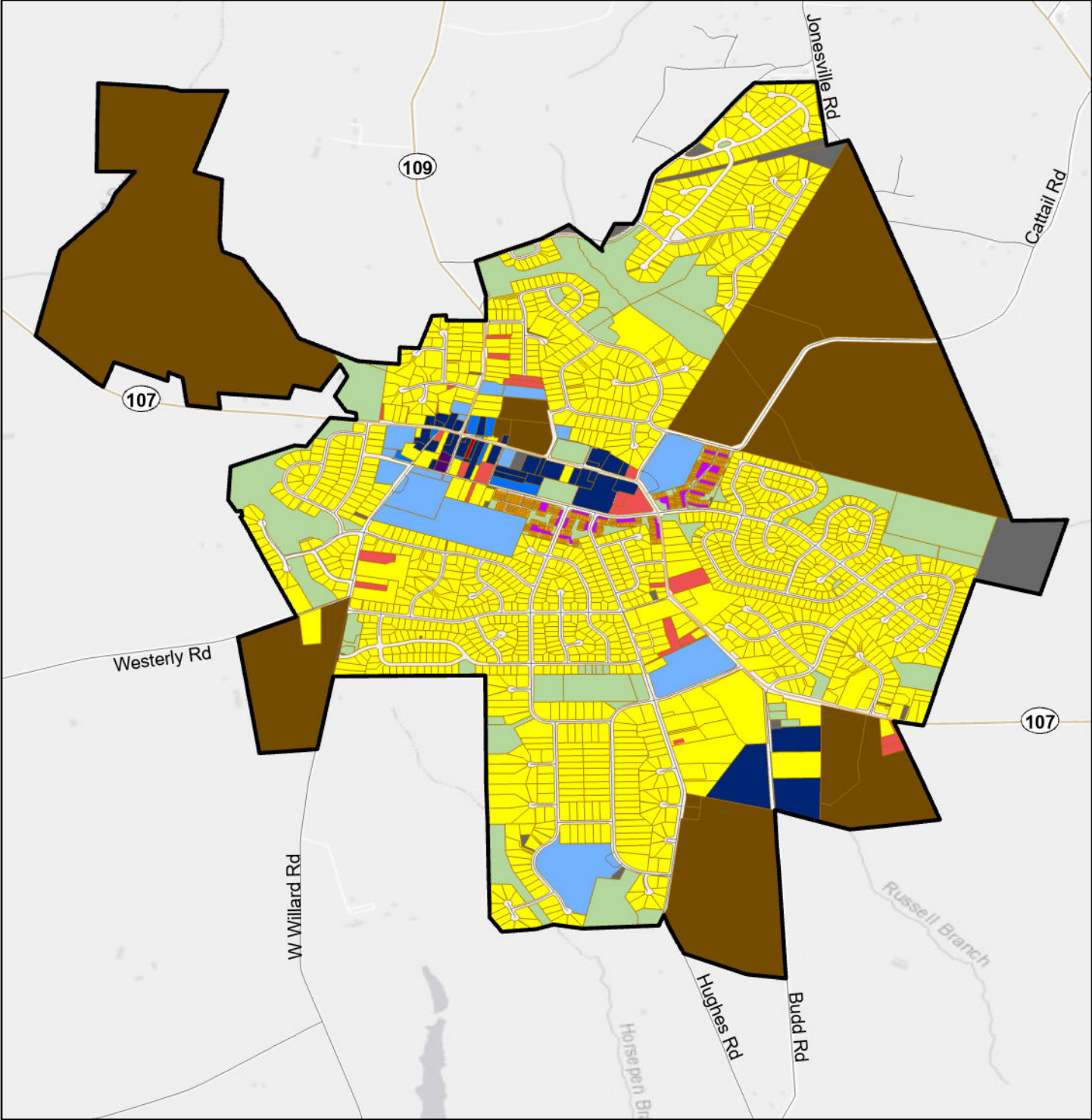
### 5.3.2 Current Land Use

The Town performed an inventory of available land in the comprehensive planning process. **Table 5-1** summarizes Poolesville’s existing Land Use by category and number of parcels, and compares it to Future Land Use, as a comparison. **Map 5-1** shows the Town’s Existing Land Use.

**Table 5-1. Existing Land Use Summary**

Existing Land Use Summary		Future Land Use	
Land Use Category	Total Acres	Total Acres	% Change
Agriculture	787.39	718.06	-9%
Low-Density Detached Residential	940.34	1,035.95	10%
Medium-Density Attached Residential	15.56	33.46	115%
High-Density Residential	0.44	0.0	-100%
Commercial/Retail	60.17	40.33	-33%
Industrial	1.23	1.23	0%
Institutional/Community Facility	97.42	97.45	0%
Commercial/Office	5.68	5.68	0%
Open Space/Recreation/Park	240.36	240.36	0%
Parking	6.43	6.43	0%
Utility	41.81	41.81	0%
Vacant	23.93	0.00	-100%
Transportation/Right of Way	68.2	68.2	0%
<b>Total</b>	<b>2,288.96</b>	<b>2,288.96</b>	

*Source: Town of Poolesville, Wallace Montgomery*



Town of Poolesville	Commercial/Retail	Commercial/Office
State Routes	High-Density Multi-Family Residential	Open Space/Recreation/Park
Local Routes	Industrial	Parking
Parcels	Institutional/Community Facility	Utility
<b>Land Use</b>	Low-Density Detached Residential	Vacant
Agriculture	Medium-Density Attached Residential	



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Source: Town of Poolesville, Wallace Montgomery

## 5.4 Zoning

Poolesville has its own zoning authority, separate from Montgomery County. The purpose of zoning is to divide the land into specific districts related to the community’s needs while considering population density and growth. The Town divided the zones into two different general classes, residential and commercial. For additional information on zoning and zoning districts, please refer to the 2014 Poolesville Zoning Ordinance, Number 198.

### 5.4.1 Zoning Districts

The descriptions of each zoning class are below and are in the Poolesville Zoning Ordinance.

#### Residential

Residential zoning districts are zones that are developed to house individuals and families. The Town created the residential zoning districts as follows:

- Residential Multi-Family (PR MUL) – Residential properties containing multiple family dwelling units like townhomes.
- Residential (R 1/3) – Residential properties at least 1/3 of an acre in size.
- Residential (R 1/2) – Residential properties at least ½ an acre in size.
- Residential (R ¾) – Residential properties at least ¾ of an acre in size.
- Transition 2+ Acres (PTR 2+) – Parcels at least 2 acres in size.
- Rural Density (PRD) – Parcels that are at least 25 acres in size.

#### Commercial (P COMM)

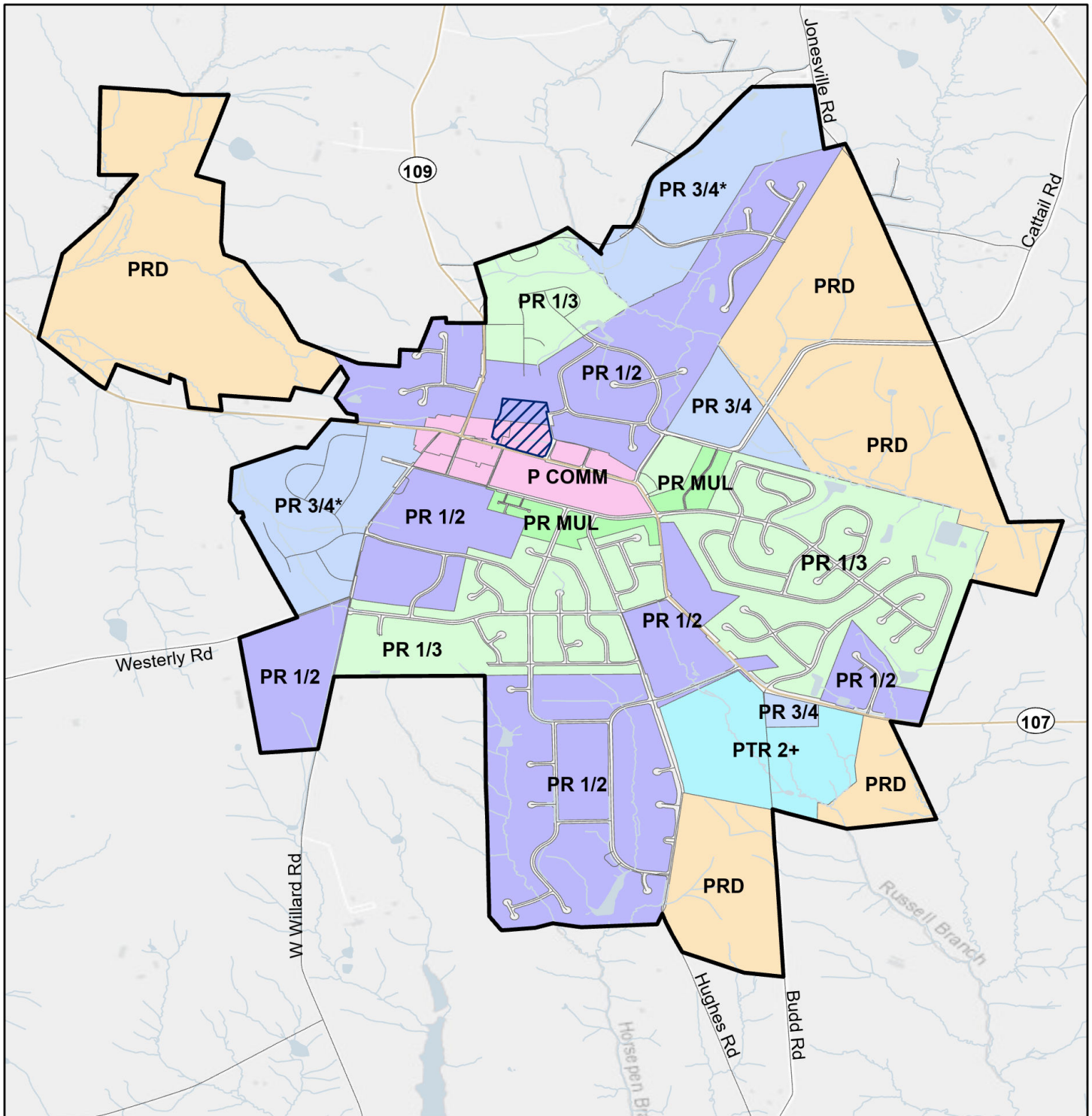
Commercial zones are for businesses, restaurants, retail stores, convenience stores, entertainment stores, or automobile shops; however, they also support mixed uses or residential projects. The purpose of the commercial zone is to create a vibrant Town center that serves as a destination for residents and visitors to walk, shop, dine, live, and interact. Development and redevelopment projects should be harmonious with and enhance the characteristics of the Town Center.

The list of Poolesville’s current zoning districts and correlating acreages are in **Table 5-2**. The Zoning districts are also in **Map 5-2, Zoning**.

**Table 5-2. Zoning**

Zoning District	Acres	
	No.	%
<b>Residential Multi-Family (PR MUL)</b>	32.14	1.4%
<b>Residential 1/3 Acre Lots (R 1/3)</b>	433.21	19%
<b>Residential ½ Acre Lots (R ½)</b>	657.85	28.8%
<b>Residential ¾ Acre Lots (R ¾)</b>	233.35	10.2%
<b>Transition 2+ Acres (PTR 2+)</b>	97.47	4.3%
<b>Rural Density (PRD)</b>	694.48	30.4%
<b>Commercial (P COMM)</b>	67.97	3.0%
<b>Transportation/ROW</b>	68.2	3.0%
<b>Total</b>	<b>2,284.67</b>	

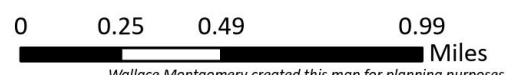
*Source: Town of Poolesville, Wallace Montgomery – Note that not all lands within the Town boundary fall into a zone.*



- |                      |                                   |
|----------------------|-----------------------------------|
| State Routes         | <b>Zoning</b>                     |
| Local Routes         | P COMM (Commercial)               |
| Water Bodies         | PR MUL (Residential Multi-Family) |
| Town of Poolesville  | PRD (25+ Acres)                   |
| Village Overlay Zone | PTR 2+ (2+ Acres)                 |
|                      | PR 1/2 (1/2 Acre Lots)            |
|                      | PR 1/3 (1/3 Acre Lots)            |
|                      | PR 3/4 (3/4 Acre Lots)            |



Note: \* Denotes cluster option  
Source: Montgomery County 2020 Zoning



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**Village Overlay Zone**

The purpose of the Village Overlay Zone is to create and maintain an economically and culturally viable downtown business district. Developments in the Village Overlay Zone should be walkable and contain a range of housing in an attractive, relevant downtown setting. Part of that effort includes a comprehensive set of design standards that will direct and evaluate future development and redevelopment projects in the Commercial Zone. Enhanced building design projects a positive image that attracts people to the downtown area and will contribute to the vitality and economic success of Poolesville's service providers, retailers, and restaurants.

Infill development and redevelopment offer an excellent opportunity to strengthen development patterns and enhance the Town Center. Projects in the overlay zone should have good design in terms of architecture and linkages with the surrounding properties.

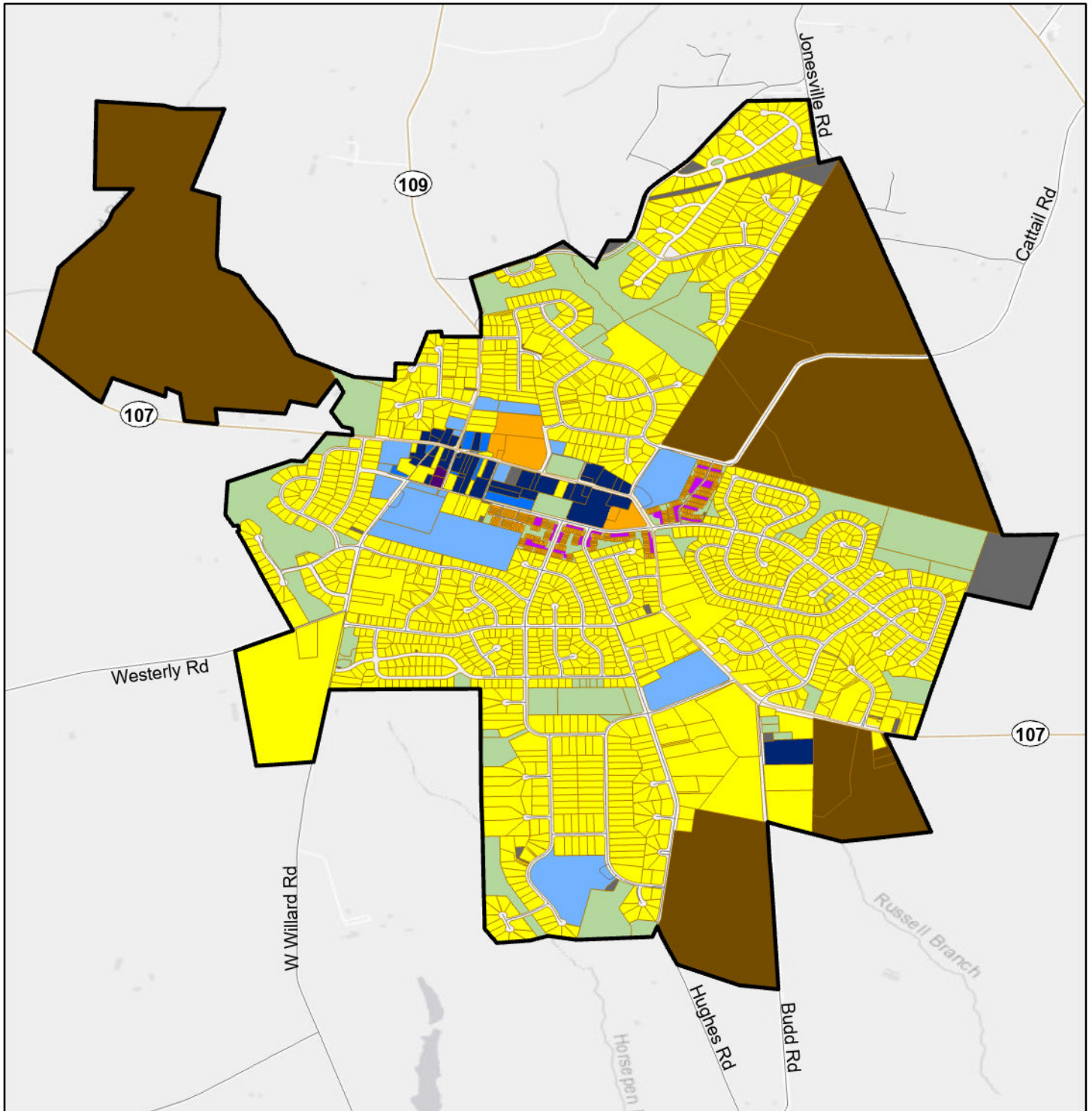
**5.5 Annexation**

The Town has had no annexations since 1990, nor are any annexations planned for development purposes during the period of this Plan.

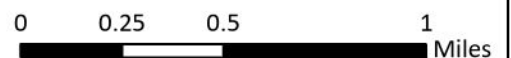
**5.6 Future Land Use**

Poolesville has developed a vision for future land use. Future land use information will serve as a roadmap to guide the development of the Town. **Table 5-1** summarizes Poolesville's proposed Future Land Use by category. **Map 5-3** shows the Town's **Future Land Use** and **Map 5-4** shows the areas of land use that changed from the existing.

The Future Land Use Map recognizes recent and proposed residential development in the Town since the 2011 Comprehensive Plan and a limited buildout of additional parcels zoned for residential development. It is in keeping with the infrastructure constraints identified in the Municipal Growth and Water Resources Elements and the goals and objectives of this Plan. The redevelopment of existing properties will be the primary source of development in Poolesville, especially in the Town Center. At the same time, the Town emphasizes the importance of protecting its historic structures and village character.

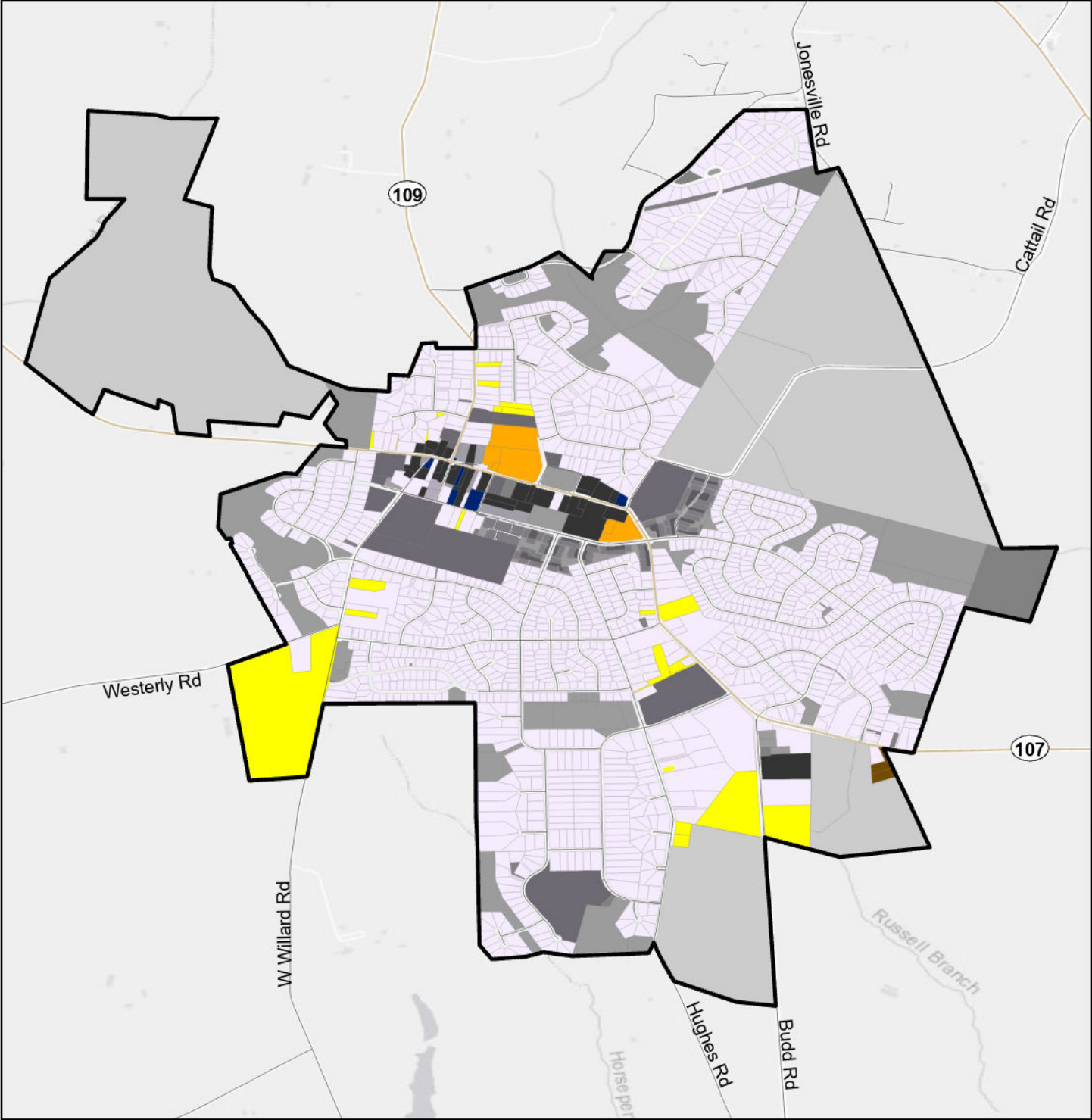


- |                        |                                     |                            |
|------------------------|-------------------------------------|----------------------------|
| Town of Poolesville    | Commercial/Retail                   | Open Space/Recreation/Park |
| State Routes           | Industrial                          | Parking                    |
| Local Routes           | Institutional/Community Facility    | Utility                    |
| Parcels                | Low-Density Detached Residential    |                            |
| <b>Future Land Use</b> | Medium-Density Attached Residential |                            |
| Agriculture            | Commercial/Office                   |                            |

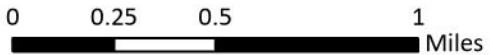


Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Source: Town of Poolesville, Wallace Montgomery



	Town of Poolesville	<b>Future Land Use Areas that Defer from Current Land Use</b>	
	Interstates		Agriculture
	US Highways		Commercial/Retail
	State Routes		Institutional/Community Facility,Vacant
	Local Routes		Low-Density Detached Residential
	Parcels		Medium-Density Attached Residential



Source: Town of Poolesville, Wallace Montgomery



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

## **Municipal Growth**

### **Purpose**

The Municipal Growth Element (MGE) chapter provides a detailed analysis of population growth, land development, and infrastructure impacts designed to help Poolesville prepare for future development and its effects. Consistent with the State of Maryland’s Twelve Planning Visions, this chapter of the Comprehensive Plan is based on requirements in the Maryland Land Use Article §3-112.

### **6.1 Overview**

The MGE identifies growth patterns, planned growth, and the capacity of land areas available for development, redevelopment, and infill. The MGE connects the Town’s long-term development policies to a vision of its future character. The MGE also documents the changes to public services and infrastructure needed to accommodate growth.

### **6.2 Goals and Objectives**

The following goals and objectives have been identified to help support the Town’s future development:

1. Encourage redevelopment of existing residential and commercial properties.
  - Encourage infill development within the Commercial Business District.
  - Give super-priority status to development or redevelopment projects proposed within the Town Center, including water and sewer allocation to encourage housing in the Town Center.
  - Emphasize a mix of affordable housing types and projects for young adults and the elderly in future residential projects.
  - Prioritize and invest in public stormwater and related infrastructure needed to support redevelopment in the Commercial District. Review and update the existing Town regulations and policies to ensure that they support this plan's redevelopment and infill goals. These include but are not limited to the Poolesville Code, Subdivision Regulations, Architectural Guidelines, Zoning, Village Overlay Zone, and Water & Sewer Allocation Plan.
2. Emphasize the Town Center Vision and Streetscape Plan.
  - Promote residential and mixed-use development within the Commercial District.
  - Enhance walkability and pedestrian safety within the Town.
  - Require commercial development or redevelopment to include offset facades, mansards, canopies, and varied roof lines.
3. Avoid annexation of property for growth purposes.
4. Continue to work with Montgomery County and the State of Maryland to plan for future needs not provided by the Town, including emergency services, schools, and community facilities. Priorities for community facilities include a community center, medical services/wellness center, police substation, library expansion, and pool cover.

### **6.3 Retaining a Small Town, Village Character**

Residents want to maintain Poolesville’s small-town village character. It is important that residents, businesses, and community leaders understand what that concept means when they become part of the community.

For the purposes of this Plan, a small town or village:

- Is predominantly residential and has supporting commercial and public facilities at or near its center.
- Is compact compared to its surroundings and traditional suburban tract development.
- Is easily distinguishable from surrounding land, which is usually farmland or forests, and is located amid rural or only slightly developed areas; and
- Most importantly, it encourages personal interaction and supports pedestrian and bicycle movement at central gathering places among locals and destinations through mixed land uses.

This description of a “village” reflects the rural, small-town environment that Town residents value and is intended to help guide the development and planning activities of the Town in the future.

## 6.4 Growth History

The Town’s development history is detailed in **Chapter 3 - Town Profile**. As noted in that chapter and past Comprehensive Plans, Poolesville has functioned as a small but independent rural community since colonial days and for most of its history, with significant population and housing growth not happening until the 1970s, when Poolesville’s population grew tenfold, from 349 in 1970 to 3,428 in 1980. See **Table 6-1. Historic Population Growth and Projections (1970-2020)**

During this period, housing units grew proportionally to serve this population growth, from 134 in 1970 to 1,046 in 1980 and 1,663 by 2010, as shown in **Chapter 7 - Housing**. Housing growth has continued slowly and steadily through 2020, where Census data show the number of housing units in the Town had grown to 1,901.

Through the past half-century, the Town’s population growth has been supported by the availability of public sewerage and water, but with the Town’s remaining water and wastewater capacity limited, as shown in **Chapter 11 - Water Resources** Poolesville has a development pattern that is nearing buildout, absent further annexations, and significant infrastructure expansion. There are no plans nor desires to expand further, and there will be no annexation for additional development in the foreseeable future.

Given the Town’s desire to retain its small town, village character, this Plan does not designate growth areas or planning areas for purposes of the State’s Smart Growth legislation (see below), as the intent is for the Town to retain its existing boundaries into the foreseeable future.

**Table 6-1. Historic Population Growth and Projections (1970-2020)**

Year	Population/Projections	% Increase	Housing Units/Projection
1970	349	17.1	134
1980	3,428	882.2	1,046
1990	3,796	10.7	1,172
2000	5,121	34.9	1,622
2010	4,833	-4.6	1,663
2020	5,742	17.6	1901
2030	6,500	13.2	2,100

Source: 1970-2020 U.S. Census; 2006-2010 & 2016-2020 American Community Survey; 2020 ACS 5-Year Estimates; Montgomery County Projections

### 6.5 Recent Annexations

The Town has had no annexations since 1990, nor are any annexations planned for development purposes during the period of this Plan.

### 6.6 Priority Funding Area

Poolesville is designated as a Priority Funding Area (PFA) within Montgomery County. The requirement for designating PFAs was established under the 1997 Neighborhood Conservation and Smart Growth Areas Act (Smart Growth) and supports the State Visions for growth as expressed in the 1992 Planning and Zoning Enabling Act (the Land Use Article of the Annotated Code of Maryland).

PFAs are locally designated areas eligible for State funding. PFA designations include municipalities, rural villages, communities, industrial areas, and planned growth areas to be served by public water and sewerage. The intent of the State’s Smart Growth legislation, as well as other changes to Maryland laws affecting PFAs, is to marshal the State’s financial resources to support growth in existing communities with public infrastructure and to limit development in agricultural or undeveloped areas that are not served by public infrastructure.

The corporate boundaries of Poolesville are contiguous with the Town’s PFA. Because the Town has no intention of annexation for growth in the foreseeable future, and is not designating Growth Areas in this plan, the current PFA boundary will not change, nor need to, because of this Plan.

### 6.7 Redevelopment and Infill

As discussed further in **Chapter 7 - Housing**, redevelopment, and infill will be the primary sources of new housing in Poolesville, given the Town’s infrastructure constraints. Following the 2011 Comprehensive Plan, the Town adopted a “Town Center Vision” to reinforce and protect the Town’s village character. At the time, the Town sought to “create a dynamic commercial area in Poolesville that blends the existing strip malls into a core downtown area that is visually appealing, has buildings of the right style, size, and scale that face each other, and that encourages personal interaction and pedestrian movement. Such a core downtown area creates a street character and sense of place that functions as a social magnet, makes walking interesting, and stimulates economic growth and vitality.”

The Town recognized this issue in 2015 when it created the Village Overlay Zone to “create and maintain an economically and culturally viable downtown business district” by allowing for higher residential densities in the Town Center through a broader range of housing options, including single-family homes, duplexes, and townhouses.

The redevelopment and densification of the Town Center over time can meet the demand for new and more diverse housing in the Town. As also noted in **Chapter 7 - Housing**, almost half of the housing stock in Poolesville is now between 40 and 50 years old, reflecting the 1970s period of rapid residential development. Some of the 1970s-era housing stock has not aged well, and the Town will need to work with housing agencies, community and neighborhood organizations, and stakeholders to rehabilitate or redevelop these properties.

Efforts to create a Town Center, while piecemealed, have been successful and ongoing. In the next decade, a similar emphasis should continue. Redevelopment and infill efforts should include input from residents, business owners, and other community stakeholders to create more vibrant and walkable neighborhoods in the Town Center, including mixed-use development projects and apartments, where appropriate.

## 6.8 Protection of Sensitive Areas

The Town places a high priority on the preservation and protection of natural environmental resources and sensitive areas. **Chapter 10 - Environmental Resources and Sensitive Areas** describes the natural resource features within Poolesville.

Included in these sensitive resources are streams, wetlands, and their buffers; floodplains; habitats of threatened and endangered species; agricultural and forested lands intended for resource protection or conservation; soils that are especially prone to erosion or that are typically saturated; steeply sloped areas; and wellhead protection areas.

It is the goal of the Town to ensure that all future development is planned, designed, and constructed to conserve sensitive natural resources and promote a healthy and sustainable environment for current and future residents. This will be accomplished by applying all existing Town Ordinances, reviewing plans to ensure that all County, State, and Federal regulatory program compliances have been obtained, and proposing new or modified ordinances as needed to respond to new and emerging issues.

## 6.9 Development Capacity Analysis

For this Plan, Poolesville completed a Development Capacity Analysis to estimate the number of dwelling units that would exist in the Town (not strictly in the timeframe of the Plan) based on land use classifications, environmental restrictions, vacant and under-developed parcel data, and information about undevelopable lands. See **Table 6-2. Development Capacity Land Use Calculations**

**Table 6-2. Development Capacity Land Use Calculations**

Land Use Classification	Existing Land Use Acreage	Future Land Use Acreage	Developable Area	Number of Dwelling Units Created
Agriculture	787.3	718.06	285.3	31
Commercial/Retail	60.2	40.33	0.9	2
High-Density Multi-Family Residential	0.44	0.0	0.0	0
Industrial	1.23	1.23	0.0	0
Institutional/Community Facility	97.42	97.45	0.6	1
Low-Density Detached Residential	939.73	1,035.34	16.2	12
Medium-Density Attached Residential	15.56	33.46	0.0	0
Office	5.68	5.68	0.0	0
Open Space/Recreation	226.71	226.71	1.5	0
Parking	6.43	6.43	0.0	0
Utility	56.07	56.07	0.0	0
Vacant	23.93	0.0	0.0	0
Transportation/ROW	68.2	68.2	0.0	0
<b>Total</b>	<b>2,288.96</b>	<b>2,288.96</b>	<b>304.5</b>	<b>46</b>

Source: 1980-2020 U.S. Decennial Census (See Map 6-2)

The estimates are focused on the capacity of the land within current Town boundaries to accommodate future residential development based on these data, along with other assumptions about the percentage of the allowable density achieved when the land is developed. Note that the analysis is not a recommendation for the development of lands; it is a statement of ultimate potential to help guide Poolesville’s future land use decisions.

Poolesville has only a limited number of undeveloped parcels that are not currently under development (with development plans proposed or in process). It is anticipated that 46 additional dwelling units, not currently under review, could be constructed from developable lands designated for residential use in this Plan.

The resulting estimates of potential dwelling units that could be created in Poolesville includes several assumptions regarding their development. First, it is assumed that there will be no change to the zoning of the undeveloped parcels. Any revisions to a parcel’s zoning would change its density yield and the number of potential dwelling units. Second, it is assumed that no modifications will be made to the zoning code development standards pertaining to the allowable density yield of the zoning class. Finally, it is assumed that nonconforming uses are not expanded. This means that areas zoned and intended for non-residential uses will not have residential uses, even if residential use may be a permitted activity.

**Map 6-1 Development Capacity Analysis** shows the data corroborating these calculations.

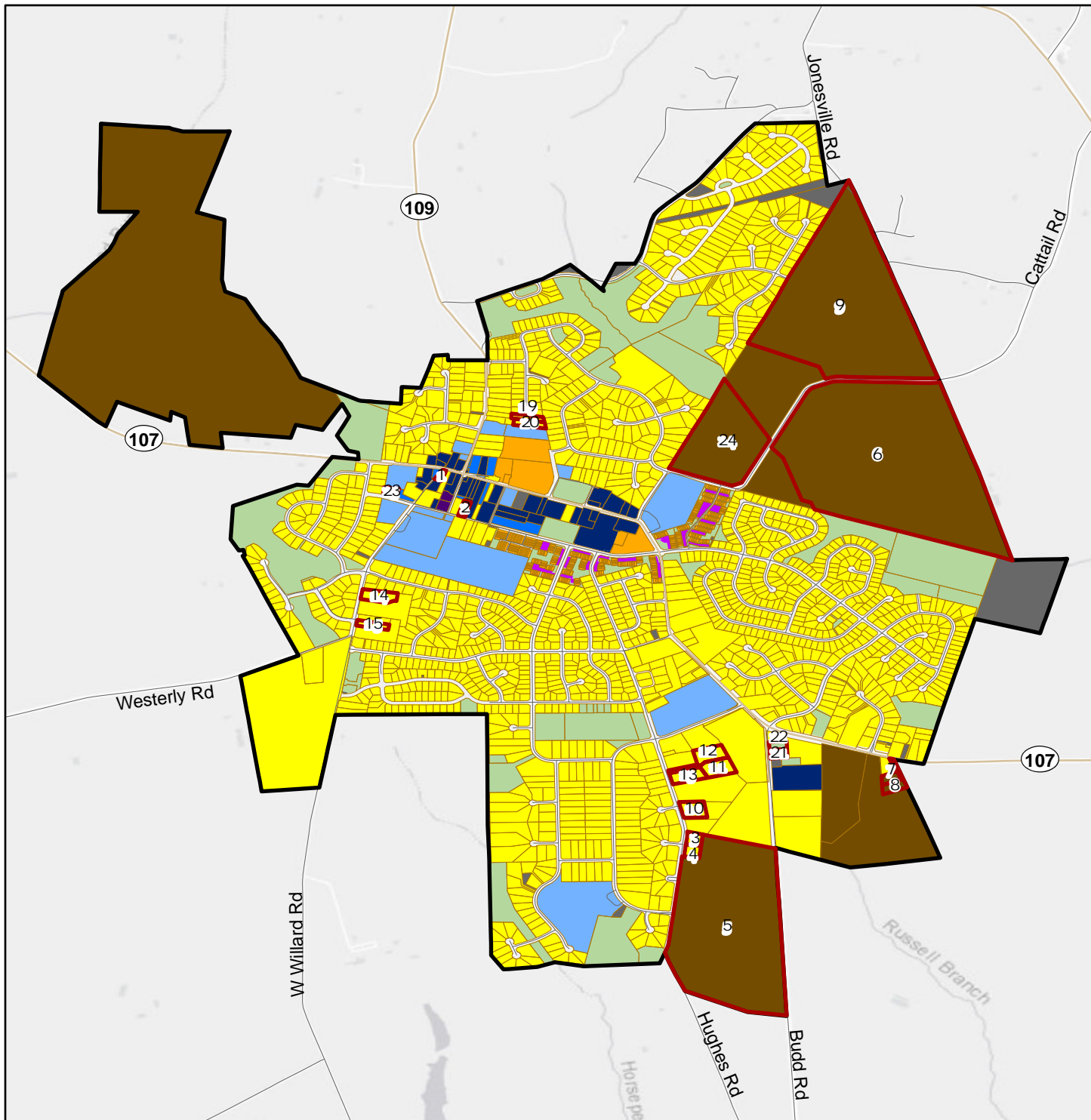
**Tables 6-3, Planned and Approved Residential Development Projects**, show the 2023 planned and approved residential developments in the Town.

**Table 6-3. Planned and Approved Residential Projects (2023)**

Project Name	Location (Address)	Number of Residential Units	Intended Use	Year of Approval
Highfill	Hughes Road	1	Single-family residential	In progress
Jamison	Hughes Road	2	Single-Family Residential	In progress
Fox Hunt	Hughes Road	4	Single-Family Residential	In progress
Grace Cottages	Fisher Avenue	3	Single-Family Residential	In progress
Fishpool (Willard Property)	Fisher Avenue	61	Single-Family Residential	In progress
Hartz Property	Fisher Avenue	8	Single-Family Residential	In progress
Donegan Property	Fisher Avenue and Wootton Avenue	39	Multi-Family Residential	Under Planning Commission Review
Bricken Property	West Willard Road	65	Single-Family Residential	Under planning Commission Review

### 6.10 Impacts on Public Services and Infrastructure

This section identifies the potential impacts additional residents would have on public services, facilities, and infrastructure in Poolesville and the surrounding area. Community facilities are discussed in detail in **Chapter 4 – Community Facilities**.



Town of Poolesville	<b>Future Land Use</b>	Medium-Density Attached Residential	N 0 0.25 0.5 1 Miles Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.
State Routes	Agriculture	Office	
Local Routes	Commercial/Retail	Open Space/Recreation	
Parcels	Industrial	Parking	
Vacant Parcels	Institutional/Community Facility	Utility	
Vacant Parcels Reference #	Low-Density Detached Residential		
Vacant Parcels Reference #			

Source: Town of Poolesville, Wallace Montgomery



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

### 6.10.1 Public Schools

The Poolesville Cluster is a group of Montgomery County Public Schools (MCPS) schools that includes Poolesville High School, John Poole Middle School, Monocacy Elementary School, and Poolesville Elementary School. Table 6-5 details the amended projected enrollment and space availability. **Map 6-2** shows the location of each school.

**Table 6-5. Public Schools**

Schools		Actual 22-23	Projections								
			23- 24	24- 25	25- 26	26- 27	27- 28	28- 29	2032	2037	
Poolesville HS	Capacity	1170	1170	1508	1508	1508	1508	1508	1508	1508	1508
	<b>Enrollment</b>	<b>1309</b>	<b>1283</b>	<b>1355</b>	<b>1381</b>	<b>1396</b>	<b>1439</b>	<b>1468</b>	<b>1490</b>	<b>1490</b>	<b>1490</b>
	Available Space	(139)	(113)	153	127	112	69	40	18	18	18
John Poole MS	Capacity	478	478	478	478	478	478	478	478	478	478
	<b>Enrollment</b>	<b>443</b>	<b>458</b>	<b>500</b>	<b>501</b>	<b>490</b>	<b>488</b>	<b>497</b>	<b>510</b>	<b>510</b>	<b>510</b>
	Available Space	35	20	(22)	(23)	(12)	(10)	(19)	(32)	(32)	(32)
Poolesville ES	Capacity	562	562	562	562	562	562	562	562		
	<b>Enrollment</b>	<b>567</b>	<b>587</b>	<b>591</b>	<b>586</b>	<b>587</b>	<b>602</b>	<b>601</b>			
	Available Space	(5)	(25)	(29)	(24)	(25)	(40)	(39)			
Monocacy ES	Capacity	218	218	218	218	218	218	218	218		
	<b>Enrollment</b>	<b>167</b>	<b>186</b>	<b>186</b>	<b>198</b>	<b>207</b>	<b>218</b>	<b>217</b>			
	Available Space	51	32	32	20	11	0	1			

Source: Montgomery County Public Schools

### 6.10.2 Libraries

Montgomery County provides library services for the Town. In 2001, a storefront in the Poolesville Towne Center on Fisher Avenue was renovated and became the home of the existing 6,000-square-foot public library. In 2017, the library was renamed the Maggie Nightingale Library, and renovation was completed in 2022.

The Maryland Department of Budget and Management requires that libraries refer to “Maryland’s Planning Guidelines for Libraries” to determine if the level of service is consistent with the population and justify the need for expansion. The planning guidelines rate the area of library space per capita on a scale with three ranges:

- Essential = 1.0 square feet per capita (nationally accepted minimum facility size)
- Enhanced = 1.1 square feet per capita
- Exemplary = 1.2 square feet per capita

The current library is approaching 1.0 square feet per capita. While the County does not have plans to expand the library, the Town should lobby the County to evaluate an expansion of the facility.

### 6.10.2 Community Center

The Town has partnered with Montgomery County and MCPS to develop a POR (Program of Requirements) for a community center. The center will provide programs like mentoring, after-school art programs, exercise and physical fitness programs, recreational sports and games of various kinds for teens, and senior health programming for Poolesville's older populations.

### 6.10.3 Public Safety

The Montgomery County Police Department provides police services for Poolesville. With Poolesville's anticipated growth during the next 10 years, Montgomery County should evaluate the need for additional officers based on the commonly used ratio of 1.6 sworn officers per 1,000 residents. The Town is served by the 1D police station, approximately twelve miles from Town Center. The Town should continue lobbying efforts for a dedicated police substation in Town.

Fire and emergency medical services are provided by the Upper Montgomery County Volunteer Fire Department in Beallsville, MD, approximately three miles from the center of Poolesville. The planned addition of residential units is included in the County's Master Plan and addressed through their planning process.

The Town follows Washington Suburban Sanitary Commission and Montgomery County guidelines for fire protection. All new roads will be designed for adequate emergency access and fire hydrant placement. Water pressures in Poolesville follow established standards. The Town has 1.5M gallons of water storage capacity for firefighting, designed and constructed per the 2011 Comprehensive Plan population cap.

### 6.10.4 Recreation

**Chapter 4 - Community Facilities** of the Comprehensive Plan has a section devoted to Parks and Recreation. It lists all the existing parkland (active and passive) within the Town and its future needs.

The Town consists of 2,434.6 total acres, of which 175.3 acres are stream valleys and an additional 226.7 acres are parkland or open space.

The State of Maryland uses a standard ratio of 30 acres of parkland per 1,000 residents. The jurisdiction should own a minimum of 50%. Poolesville exceeds this standard.

With the growing number of local youths in sports organizations, overuse of athletic fields, and requests for alternative recreation, the Town should actively seek parkland acquisition. The Town should also continue to evaluate the need for additional and diverse recreation facilities.

### 6.10.5 Water and Sewer Facilities

A detailed description of the existing water and sewer facilities, plus various other descriptive materials pertaining to each, is contained in **Chapter 11 - Water Resources**.

### 6.10.6 Stormwater

Each major development presents challenges to the protection of water quality in Poolesville and the surrounding area. Sand filtration and other control structures are constructed onsite to mitigate the runoff. Before preliminary plan approval, developers must have a conceptual stormwater management plan approved by Montgomery County.

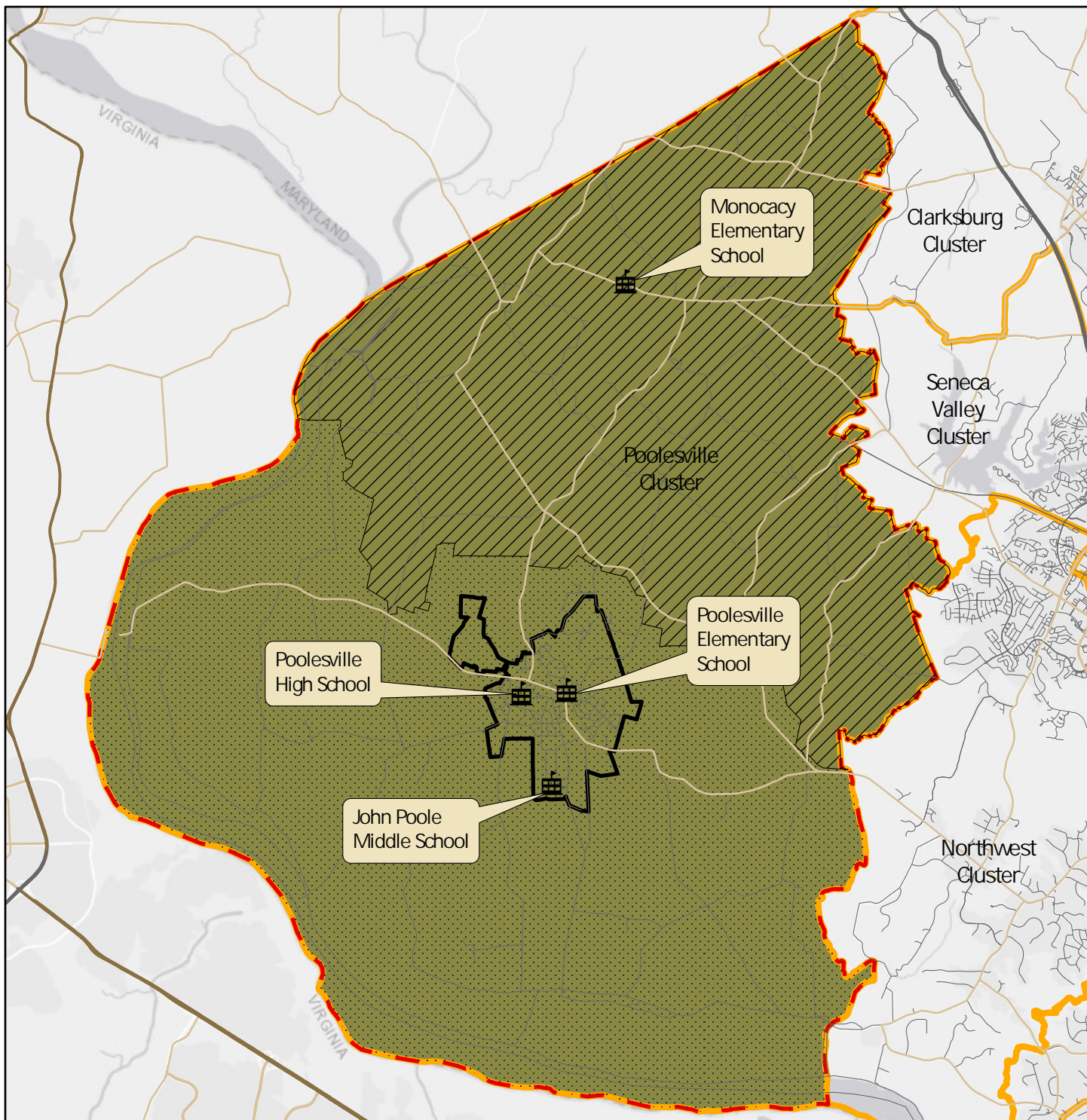
Prior to the final record plat, full analysis and approval by the County is required. The County has full jurisdiction over quality and quantity control for stormwater runoff, issuing permits, and performing inspections.












The Town works with the County to maintain the existing stormwater ponds. The Town provides grass cutting and trash pick-up while the County performs structural maintenance. The stormwater conveyance system is owned and maintained solely by the Town.

Additional detailed information on stormwater management can be found in **Chapter 11 - Water Resources**.

### **6.11 Financing Necessary Facility Expansions**

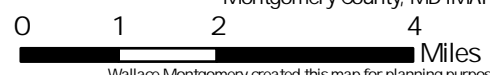
In the past, Poolesville used impact fees to pay the capital costs of infrastructure to support new development. With the limited projected growth, a connection fee was adopted to help offset the capital costs of new treatment facilities, major water distribution lines, elevated storage tanks, sanitary sewer capacity expansion improvements, etc. The connection fee is charged on an equivalent dwelling unit.




-  Town of Poolesville
-  Interstates
-  US Highways
-  State Routes
-  Local Routes
-  Cluster Service Area
-  Monocacy Elementary School Service Area
-  Poolesville Elementary School Service Area
-  John Poole Middle School Service Area
-  Poolesville High School Service Area
-  School



Source: Town of Poolesville,  
 Montgomery County, MD iMAP



 Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

## Housing

### Purpose

The Housing chapter aims to provide an overview of current housing trends and challenges.

### 7.1 Overview

This overview follows the vision of Maryland’s Land Use Article §3-114, which recommends that local jurisdictions plan for various housing densities, types, and sizes. The Town also reviewed the requirements of HB 1045, enacted in 2019, which emphasizes adequately providing local, affordable workforce housing and requires local governments to include a housing chapter in their Comprehensive Plan. These guidelines are the basis for this chapter's housing information and analysis.



The availability of high-quality and affordable housing is important to the Town’s long-term vitality. By encouraging residents to take pride and ownership in the well-being of their homes and neighborhoods, this Chapter of the Comprehensive Plan can create and reinforce a sense of place by providing a variety of housing choices that support and enhance the community’s character and identity.

Throughout this chapter, the Town of Poolesville affirms its responsibilities to plan for affordable and workforce housing and its commitment to further fair housing through its goals, objectives, implementation strategies, and actions.<sup>1</sup> Specifically, the Town strongly supports enforcement of the Fair Housing Act<sup>2</sup> and any comparable State laws. In addition, Maryland passed HB 90, which seeks to address fair housing further by working to take “meaningful actions” on issues like historic segregation patterns, among other goals.

Poolesville’s housing stock began as a few farmhouses and single-family homes; however, the Town has grown incrementally over many years; thus, the housing styles, lot sizes, and densities vary throughout the Town. In the 1970s, several subdivisions provided a mix of 1/3-acre single-family homes and about 300 townhomes. The increased availability of public sewage and water enabled this expansion. Since the 1980s, housing construction has been more uniform due in part to the Town’s planning and zoning guidelines. Recent subdivisions have given newer areas of town a more suburban quality. As the Town has expanded in population, Poolesville has also sought to maintain its small town or village character.

<sup>1</sup> The Town drafted the Plan before the Fair Housing guidance was issued by the Maryland Department of Planning; the Town will coordinate with these State agencies to complete the required Fair Housing Assessment upon the issuance of this guidance, which is currently expected in mid-2023.

<sup>2</sup> The *Fair Housing Act* is a federal law that protects people from discrimination when renting, buying, securing financing for housing, or engaging in other housing-related activities. The prohibitions specifically cover discrimination because of race, color, national origin, religion, sex, disability, and the presence of children.

## 7.2 Goals and Objectives

The following goals will help advance housing policy for the Town:

1. Support a variety of safe, quality housing choices that are affordable and accessible to households of all ages and abilities, including multi-family and mixed-use housing.
  - Support various housing options for individuals and families of different socioeconomic levels, life stages, and physical needs.
  - Support opportunities to increase the housing supply for the senior population, including developments that support aging in place.
2. Support the ability of Town residents to remain in Poolesville by maintaining a range of housing options, including affordable and workforce housing.
3. Identify, evaluate, and analyze current and future housing needs and trends.
  - Utilize a housing inventory of existing conditions, including housing conditions, age, cost, size, type, tenure, vacancy rate, and projections on future housing needs.
  - Track occupancy for all new housing developments and integrate this data into a GIS-based application or dashboard in collaboration with Montgomery County.
4. Identify incentives for the improvement or redevelopment of housing.
  - Coordinate activities with the Montgomery County Office of Housing and Community Affairs and the MD Department of Housing and Community Development to help homeowners maintain and improve their housing conditions.
  - Identify grants and other funding opportunities, such as engaging nonprofit organizations to assist low to moderate-income residents to support home improvements.
5. Take steps to further fair housing throughout the Town.
  - Coordinate with the Maryland Department of Planning and the MD Department of Housing and Community Development to complete the required Fair Housing Assessment upon the issuance of guidance from State agencies.
6. Collaborate with the County to address homelessness and under-housing in the Town so that the County can utilize resources to reduce it.

## 7.3 Housing Inventory

Much of the data included in this section comes from the U.S. Census Bureau and the American Community Survey (ACS) data. Where possible, The Town used the 2020 Census data; however, more descriptive data is only available from the ACS.

The Poolesville housing market continues to trend upwards, with the median sale price of a single-family home hovering around \$900,000. However, the median home value in Poolesville is \$533,100. In 2022, 11 homes sold, 31.3% fewer than in previous years. Most homes spend an average of 30 days on the market.

### 7.3.1 Housing Stock

As of 2023, Poolesville’s housing stock comprises detached single-family homes (84.5%), with townhomes or multi-unit housing making up the rest of the housing. (15.5%). The Town has no mobile homes or other types of housing units. The total number of housing units is 1,933.

The 2020 Census identified 1,901 housing units in the Town or an increase of 279 units (17.2%) since 2000. This is slightly less growth than in the County and State, which grew 17.3% and 17.9%, respectively, since 2000. **Table 7-1** shows the number of housing units and percent change for the Town, County, and State from 1970 through 2020.<sup>3</sup>

**Table 7-1. Housing Units (1970-2020)**

Year	Poolesville		Montgomery County		Maryland	
	No.	% Change	No.	% Change	No.	% Change
1970	134	—	161,378	+66.1%	1,249,814	+33.7%
1980	1,046	+680.6%	216,221	+34.0%	1,570,895	+25.7%
1990	1,172	+12.0%	295,723	+36.8%	1,891,917	+20.4%
2000	1,622	+38.4%	334,632	+13.2%	2,145,283	+13.4%
2010	1,663	+2.5%	375,905	+12.3%	2,378,814	+10.9%
2020	1,901	+14.3%	404,423	+7.6%	2,530,844	+6.4%

Source: 1970-2020 U.S. Census

The Town offers various housing types, including detached single-family dwellings, townhouses, and a few apartments. **Table 7-2** provides the composition of the Town’s housing stock in 2000, 2010, and 2023, according to Town data. See **Chapter 5 - Land Use** for the Town’s definitions of housing types.

Due at least in part to Census and ACS respondent’s understanding of the housing type question and the margin of error associated with ACS data due to the Town’s small sample size, there is a discrepancy between the data reported by the Town in **Table 7-2** and data provided by the U.S Census Bureau.

**Table 7-2. Housing Stock Composition (2000-2021)**

Housing Type	2000	2010	2023	% Change		
	No.	No.	No.	'00- '10	'10- '23	'00- '23
Single-Family Detached	1,238	1,312	1,661	+5.98%	+26.60%	+34.17%
Single-Family Attached	336	336	353	—	+5.06%	+5.06%
Apartments	6	6	6	—	—	—
<b>Totals</b>	<b>1,580</b>	<b>1,654</b>	<b>2,020</b>	<b>+4.7%</b>	<b>+22.1%</b>	<b>+27.9%</b>

Source: Town of Poolesville

Many government agencies use the number of units in a structure and the number of bedrooms to analyze whether adequate housing is available and affordable. The number of bedrooms, in combination with the number of people living in a unit, provides a ratio of people to rooms, which can measure the extent of overcrowding in households. These statistics can be used to enforce laws, policies, and regulations against discrimination. **Table 7-2** identifies the number of units in a structure,

As shown in **Table 7-3, Bedroom Comparisons**, nearly half of Poolesville’s housing units have four bedrooms (49.6%), while the greatest percentage of households have three bedrooms in the County (27.3%) and State (36.7%). This suggests that the housing units found in Poolesville are, on average, larger than those found throughout the County and State.

<sup>3</sup>Please note that there may be differences in the total number of housing units when analyzing 2006-2010 or 2017-2021 ACS data in this chapter.

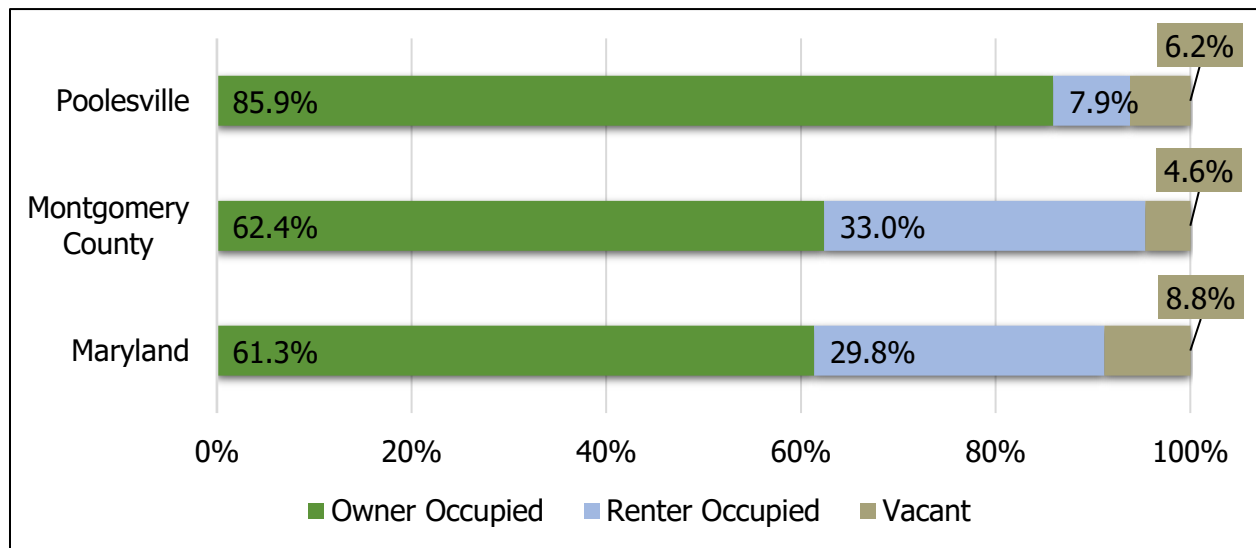
**Table 7-3. Bedroom Comparisons (2021)**

No. Bedrooms	Poolesville		Montgomery County		Maryland	
	No.	%	No.	%	No.	%
No Bedroom	22	1.1%	10,723	2.7%	48,596	1.9%
1 Bedroom	0	0.0%	50,672	12.6%	257,738	10.2%
2 Bedrooms	40	2.1%	84,196	20.9%	532,174	21.1%
3 Bedrooms	561	29.0%	109,723	27.3%	923,202	36.7%
4 Bedrooms	958	49.6%	97,588	24.3%	555,560	22.1%
5 or More Bedrooms	352	18.2%	49,040	12.2%	199,071	7.9%
<b>Total Housing Units</b>	<b>1,933</b>		<b>401,942</b>		<b>2,516,341</b>	

Source: 2017-2021 American Community Survey. Note: Per ACS definitions, a bedroom is a room used for sleeping (including guest rooms), even if used for other purposes. A room primarily used for other purposes, although also used for sleeping, such as a living room with a fold-out couch, does not count as a bedroom. One-room or studio apartments count as having no bedrooms.

### 7.3.2 Occupancy and Tenure

Out of the 1,933 total housing units within the Town identified by the 2021 ACS, 85.9% of the units were owner-occupied, and 14.1% of the units listed are renter-occupied. The vacancy rate is 6.2%, with most of those vacancies being for sale only or other vacancies. Compared to the county, the Town has a significantly higher proportion of owner-occupied residences, and vacancy rates are +/- 2% of the County and State numbers (see Figure 7-2). Several resident comments from the survey and the public outreach event noted a desire for more entry-level-type housing for rentals and young families that want to live in the Poolesville area but cannot afford the available single-family housing.

**Figure 7-2. Occupancy & Vacancy Rates (2021)**

Source: 2017-2021 American Community Survey. Note: occupancy was determined as of the date of the survey.

**Table 7-4** summarizes the occupancy and vacancy status for units in Poolesville. Between 2000 and 2021, the vacancy rate increased for both occupied and vacant housing units.

**Table 7-4. Town Housing Occupancy (2000-2021)**

Occupancy Status	2000		2010		2021		% Change		
	No.	%	No.	%	No.	%	'00- '10	'10- '21	'00- '21
Occupied Housing Units	1,590	98.0%	1,602	97.2%	1,813	93.8%	0.8%	13.2%	14.0%
Vacant Housing Units	32	2.0%	46	2.8%	120	6.2%	43.8%	160.9%	275.0%
<b>Total Housing Units</b>	<b>1,622</b>		<b>1,648</b>		<b>1,933</b>		<b>1.6%</b>	<b>17.3%</b>	<b>19.2%</b>

Source: 2000 U.S. Census, 2006-2010 & 2017-2021 American Community Survey. Note: occupancy was determined at the date of the survey.

Source: 2017-2021 American Community Survey. Note: The ACS calculates occupants per room by dividing the reported number of current residents in each occupied housing unit by the number of rooms in the unit.

As shown in **Table 7-5**, the Town's average owner-occupied household size decreased from 3.26 persons in 2000 to 3.02 persons in 2010 and then increased to 3.07 persons in 2021. Montgomery County had slight increases in average owner-occupied household sizes between 2000 and 2021, with the State also decreasing in 2010 followed by an increase in 2021.

The average renter-occupied household size for the Town increased from 2.81 persons in 2000 to 3.26 persons in 2010 and 3.71 persons in 2021. The County increased from 2.39 persons in 2000 to 2.53 persons in 2010 and 2.66 persons in 2021. The State continued to grow slightly from 2000 to 2021.

**Table 7-5. Average Household Size (2000-2021)**

Jurisdiction	Owner-Occupied persons			Renter-Occupied persons			Total persons		
	2000	2010	2021	2000	2010	2021	2000	2010	2021
Poolesville	3.26	3.02	3.07	2.81	3.26	3.71	3.13	3.04	3.12
Montgomery Co	2.78	2.81	2.85	2.39	2.47	2.53	2.66	2.70	2.74
Maryland	2.75	2.71	2.73	2.30	2.42	2.39	2.60	2.61	2.62

Source: 2000 & 2010 U.S. Census; 2017-2021 American Community Survey

**Table 7-6** shows a breakdown of housing tenancy in the Town, County, and State. Over a third of Town residents have lived in Poolesville since at least 1999. About a quarter of the State and County's population has lived in the state or county since 1999.

**Table 7-6. Householder Tenancy (2021)**

Year Householder Moved into Unit	Poolesville		Montgomery County		Maryland	
	No.	%	No.	%	No.	%
Moved 2019 or later	30	1.7%	38,850	10.1%	219,503	9.6%
Moved 2010 to 2018	711	39.2%	174,229	45.5%	1,014,062	44.2%
Moved 2000 to 2009	451	24.9%	82,969	21.6%	491,030	21.4%
Moved 1990 to 1999	324	17.9%	46,140	12.0%	286,574	12.5%
Moved in 1989 and earlier	297	16.4%	41,120	10.7%	283,101	12.3%
<b>Total Occupied Units*</b>	<b>1,813</b>	<b>93.8%</b>	<b>383,308</b>	<b>95.4%</b>	<b>2,294,270</b>	<b>91.2%</b>

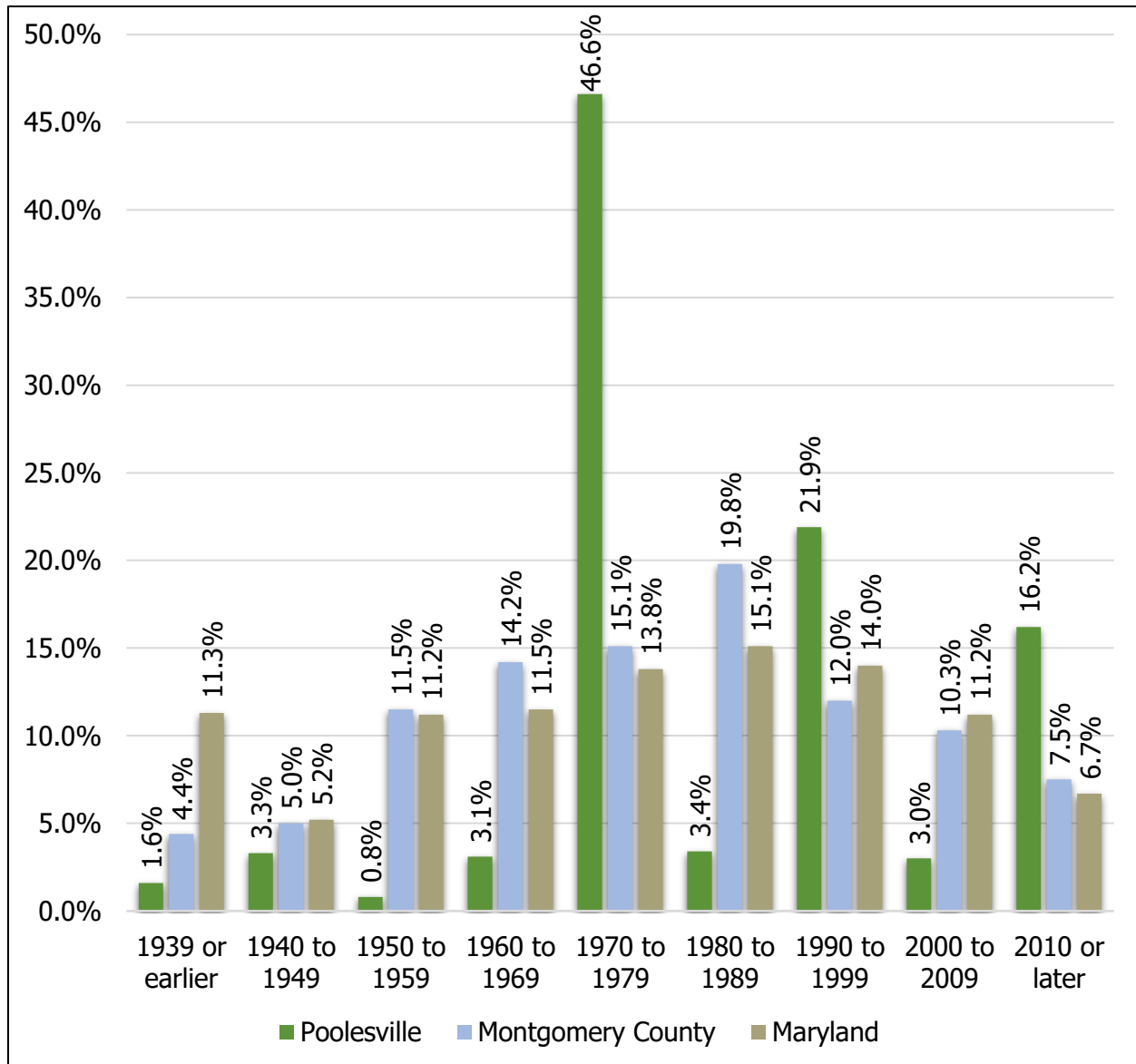
Source: 2017-2021 American Community Survey. Note: The percentage for Total Occupied Units equals the percentage of occupied units compared to the number of units in Poolesville, Montgomery County, and the State of Maryland overall.

### 7.3.3 Age

As shown in **Figure 7-3**, 91.1% of the Town’s housing stock is from the 1970s or newer, with 41.1% built since 1990 and 19.2% since 2000. Only 4.9% of the housing units were constructed before 1940.

There was a significant spike in the number of units (almost half of the Town’s stock) built during the 1970s. Structures built before 1970 now meet the age eligibility criteria for listing on the National Register of Historic Places. Approximately 8.8% of the Town’s housing structures meet this age criteria.

**Figure 7-3. Housing Age (2021)**

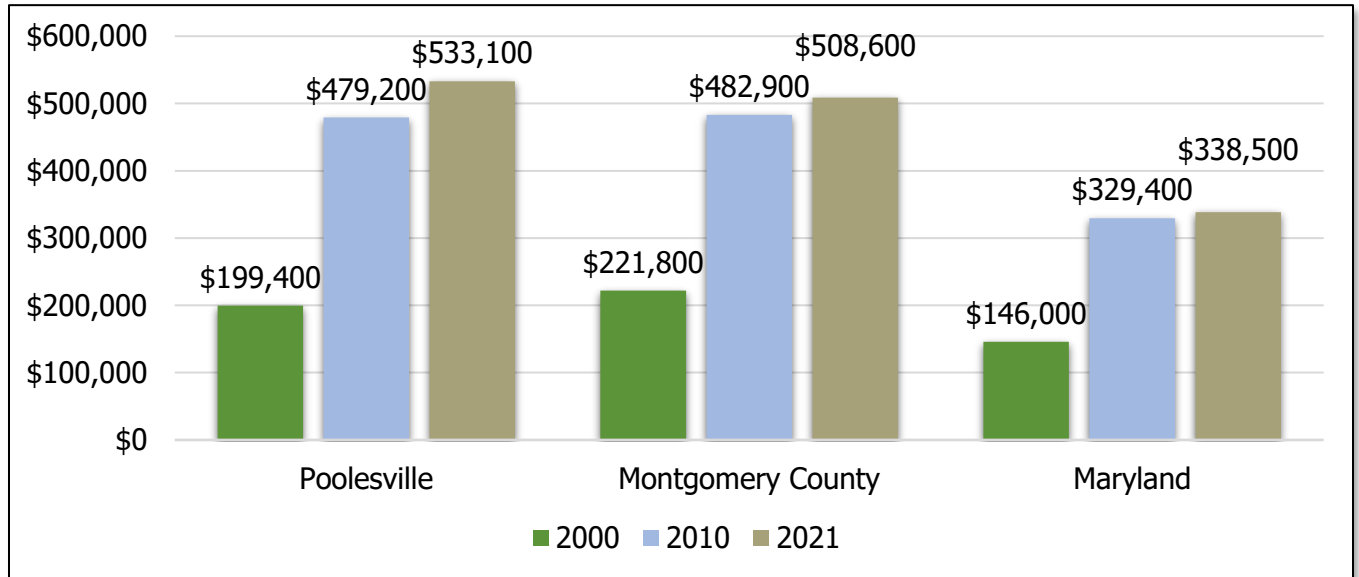


Source: 2017-2021 American Community Survey.

### 7.3.4 Value and Affordability

According to Census data, the median value of owner-occupied housing units in 2021 was \$533,100 in Poolesville, while the median gross rent amount was \$2,021. Both amounts are higher than the State’s averages of \$338,500 and \$1,415, respectively. Based on the median household income in Poolesville of \$201,607 and the low poverty rate<sup>4</sup>, Poolesville has a high barrier to entry and low affordability for low-income and middle-class households.

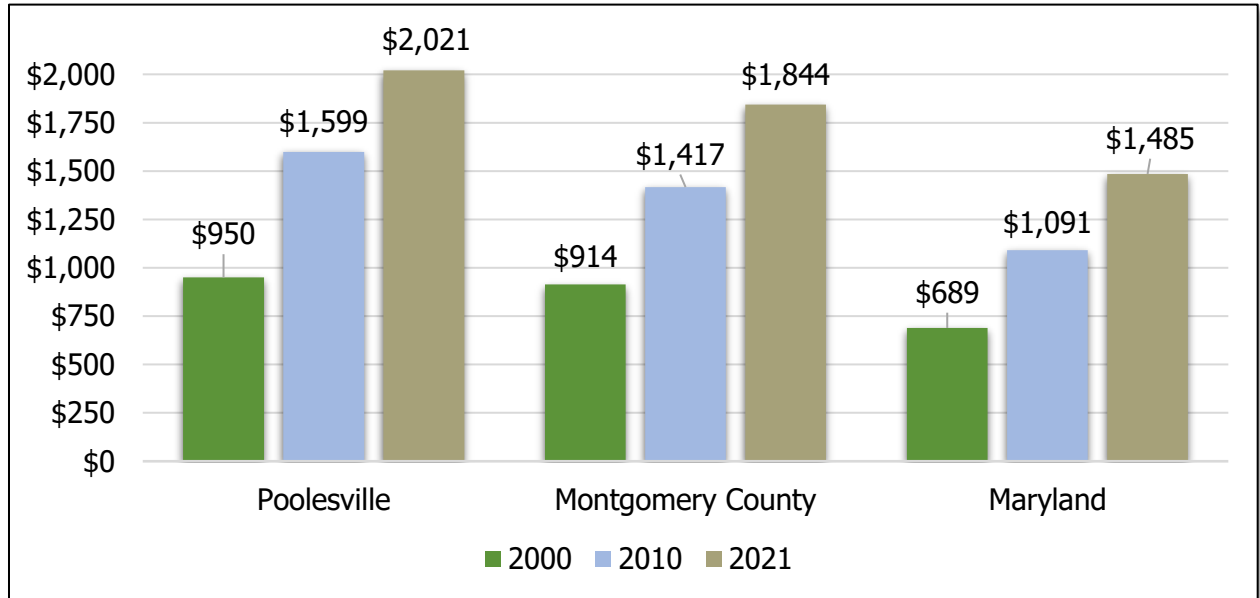
**Figure 7-4. Median (Owner-Occupied) Housing Values (2000-2021)**



Source: 2000 U.S. Census; 2006-2010 & 2017-2021 American Community Survey

<sup>4</sup> According to the 2020 Census, the poverty rate in Poolesville is .05%

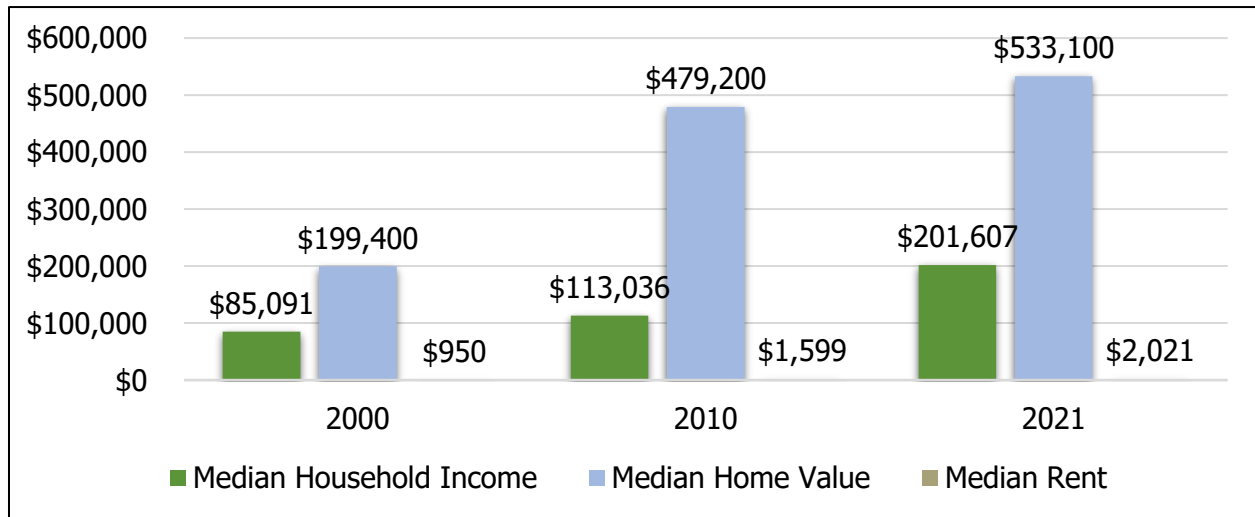
**Figure 7-5. Median Rental Values (2000-2021)**



Source: 2000 U.S. Census; 2006-2010 & 2017-2021 American Community Survey

Between 2000 and 2021, median household income in Poolesville increased from \$85,091 to \$201,607, or 136.9% (**Figure 7-6, Median Household Income and Home Value**). While that is a significant amount, median home values increased by 167.3% (from \$199,400 to \$533,100) during the same period. Median rents also increased substantially by 112.7%.

**Figure 7-6. Median Household Income & Home Value (2000-2021)**



Source: 2000 U.S. Census; 2006-2010 & 2017-2021 American Community Survey

### 7.3.5 Housing Challenges

Poolesville’s housing challenges focus on three key issues: redevelopment, historic preservation, and affordability. These challenges are based on data found in the ACS and input from residents. 30% of residents surveyed in the fall of 2022 were concerned with housing affordability and cost. Residents also noted that housing affordability would enhance the quality of life in Poolesville. Almost a quarter of respondents were in favor of no additional housing development, while 23% were in favor of family homes on large lots, and 21.2% were in favor of entry-level/starter homes.

In the past few decades, the Town has tried to address its housing challenges through land use changes, such as in 1998, when the Commissioners of Poolesville approved Ordinance No. 144: Subdivision Regulations. This ordinance removed “archaic” language and made the regulations more accessible for the public to read. It also clarified that the Poolesville Planning Commission would be the sole responsible body for approving land use developments, variances, and other plat recording procedures.

In 2014, the Town created a 2+ acre residential zone. The properties designated in the zone were previously in the rural zone (25 acres/unit) and were non-conforming as they were under 25 acres in size.

Due to infrastructure constraints and no annexation, the redevelopment of existing properties will be the primary source of new housing in Poolesville, especially in the Town Center. The Town has recognized this and, in 2015, adopted an overlay zone called the Village Concept Overlay Zone. This zone aims to “create and maintain an economically and culturally viable downtown business district; an active effort must be put forth in providing walkable neighborhoods containing a range of housing in an attractive, relevant downtown commercial setting.” This zone allows for a greater housing density and various housing options, including single-family homes, duplexes, and townhomes. At the same time, the Town emphasizes the importance of protecting its historic structures and village character. Developers should review the Historic Medley District report outlining Poolesville’s prevalent and appropriate architectural themes.

A related concern for redevelopment is the age of homes in Poolesville. As noted above, almost half of the housing stock in Poolesville is between 40 and 50 years old. Some of these developments have not aged well, and the Town is considering ways to work with other entities to rehab or redevelop these properties.

Redevelopment and the age of properties also tie into the issue of affordability. According to the 2021 ACS, the Town had no housing units considered overcrowded or severely overcrowded or lacking in kitchen and plumbing facilities, and the Town has lower levels of cost-burden households than the County or State (see **Table 7-8**). However, the data has shown that in the last 20 years in renter-occupied housing, the number of people in a household has increased by almost one person, and with the rising cost of housing in Poolesville (recent home sales average around \$900,000), issues such as overcrowding and affordability may arise; therefore, the town should prioritize redevelopments that could alleviate this issue such as developments in the overlay zone and mixed-use developments.

**Table 7-7. Housing Challenges (2021)**

Challenge	Poolesville		Montgomery County		Maryland	
	No.	%	No.	%	No.	%
Overcrowded Units <sup>1</sup>	0	0.0%	8,541	2.2%	36,375	1.6%
Severely Overcrowded Units <sup>2</sup>	0	0.0%	4,357	1.1%	16,740	0.7%
Lacking complete kitchen/plumbing facilities <sup>3</sup>	0	0.0%	3,535	1.0%	20,986	0.9%
Cost Burdened Renters <sup>4</sup>	53	39.3%	64,347	50.5%	356,289	50.0%
Cost Burdened Owners (with a mortgage) <sup>4</sup>	144	10.1%	47,322	26.3%	292,027	26.3%
Cost Burdened Owners (without a mortgage) <sup>4</sup>	15	6.5%	9,210	13.3%	53,225	12.6%
<b>Total Occupied Rental Units</b>	<b>135</b>		<b>127,449</b>		<b>712,252</b>	
<b>Total Occupied Units with a Mortgage</b>	<b>1,430</b>		<b>179,961</b>		<b>1,111,251</b>	
<b>Total Occupied Units without a Mortgage</b>	<b>231</b>		<b>69,582</b>		<b>423,046</b>	

Source: 2017-2021 American Community Survey. Notes: <sup>1</sup>Overcrowded units are those occupied housing units that the ACS reports as having 1.01 to 1.50 occupants per room; <sup>2</sup>Severely Overcrowded Units are those housing units that the ACS reports as having 1.51 or more occupants per room; <sup>3</sup>units lacking complete kitchen or plumbing facilities are only reporting those that were occupied at the time of the 2019 ACS; <sup>4</sup>A household is considered cost burdened if selected monthly housing costs (such as rent and utilities for renters and mortgage, taxes, and insurance for owners) are greater than 30 percent of income.

## 7.4 Affordable, Workforce, and Attainable Housing

Affordable, workforce, and attainable housing are categories of housing related to a household's income. The U.S. Department of Housing and Urban Development (HUD) defines housing as affordable if the cost of occupying the house does not consume more than 30% of the household's income.

According to HUD, affordable housing is determined based on the Area Median Income (AMI). Most federal and state governments are focused on programs to assist those whose incomes are below 60% of the AMI. Workforce housing is for those whose incomes are between 60% and 120% of the AMI, and attainable housing is for those making between 80% and 120% of the AMI.

Workforce and attainable housing are unsubsidized at the Federal or State level, and these programs are at the Local level, especially the County level. And because of the acceleration in prices and the lack of housing supply at attainable or workforce price points, many young adult households and others with moderate incomes looking to become homeowners find it difficult to find housing near where they work. This results in increased commute times, greater reliance on transportation infrastructure, less free time, and a lower quality of life. See **Table 7-8** on the importance of Affordable housing.

**Table 7-8. Importance of Affordable Housing**

For Residents	For the Local Economy	For Town Governments
Reduced financial stress.	More diverse workforce available for critical service jobs	Better able to compete for qualified teachers, police officers, and firefighters.
Money for other life essentials	Better employee retention	Better employee retention/lower turnover
Family stability and well-being	More competitive for business recruitment and retention	Lower response times for personnel called in for emergencies
Higher child educational achievement	Less environmental damage from commuting excessive distances	
Better physical and mental health		

<p>Shorter work commutes freeing time for family and other pursuits</p> <p>Reduced overcrowding</p> <p>Adult children can continue living in the Town.</p> <p>Seniors able to downsize</p>		
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To successfully bridge this gap in Attainable and Workforce housing, future redevelopments should focus on the following:

- **Smaller Homes**— Smaller Homes offer first-time homebuyers, downsizers, and small households of any age and income level alternative housing options.
- **Value Housing**—Many homebuilders are introducing models to address attainable housing. These scaled-down models often offer greater simplicity regarding option packages and structural components, enabling the homebuilder to deliver products more cost-effectively, thereby increasing the supply of attainable housing.
- **Missing-Middle Housing**—This strategy provides housing options at densities between single-family homes and mid-rise communities whose scale would be compatible (e.g., duplexes, triplexes, courtyard buildings, bungalow courts, and live-work buildings). The scale of these buildings can be attractive, especially when higher density, multi-unit attached housing is perceived as less valuable than traditional single-family homes.
- **Cluster Housing**—Detached cluster homes allow for higher densities than traditional single-family homes but create the traditional feel associated with single-family developments often desired by homebuyers.

### 7.4.1 Special Needs Housing

HUD defines special needs as frail and non-frail elderly, persons with physical disabilities, homeless persons, persons at risk of becoming homeless, persons with mental or behavioral disabilities, persons with HIV/AIDS, or persons with alcohol or drug addictions or other circumstances. Special needs housing targets these populations, using Federal, State, and Local funds to create more opportunities to assist these individuals with daily life and offer access to case management, housing support, vocational, employment, and other services for clients (and client families) transitioning to independent living. Poolesville can coordinate with local and regional programs to determine how best to alleviate these conditions.

### 7.5 Public and Assisted Housing

Public and Assisted Housing is not prevalent throughout Poolesville. While there may not be an urgent need, in the future, Poolesville will need to consider the availability of this housing option for its residents.

**Coalition Homes** is the only developer of permanent supportive housing projects in Montgomery County. They provide affordable housing solutions to help assist those coming out of homelessness. Coalition Homes currently owns and manages 186 units spread geographically across Montgomery

County urban centers, where they provide 24/7 property management services in coordination with support services from the Montgomery County Coalition for the Homeless.

**Montgomery County Coalition for the Homeless (MCCH)** provides several programs to assist those facing homelessness within Montgomery County, including Poolesville. In March 2022, MCCH opened a state-of-the-art Emergency Men’s Shelter, serving 750 clients a year. This facility will provide medical and dental care, employment leads, and support with locating housing. The goal for each client is to support their next step to independence. MCCH also operates ten permanent supportive housing programs that allow people to have access to stable housing and services they may need to ensure that they remain out of homelessness. Typical services provided through those programs include Rental Assistance and Ongoing Support Services. To date, the MCCH Permanent Supportive Housing Programs have had a success rate of 97%.

## Transportation

### Purpose

The Transportation Chapter reviews the existing conditions of the vehicular, bicycle, pedestrian, and mass transit infrastructure and provides direction for improvements that support the Town's goals.

### 8.1 Overview

The Town strives to achieve a transportation system that provides a safe, effective, and connected network in and out of the Town boundaries to maintain community sustainability and support future land use.

### 8.2 Goals and Objectives

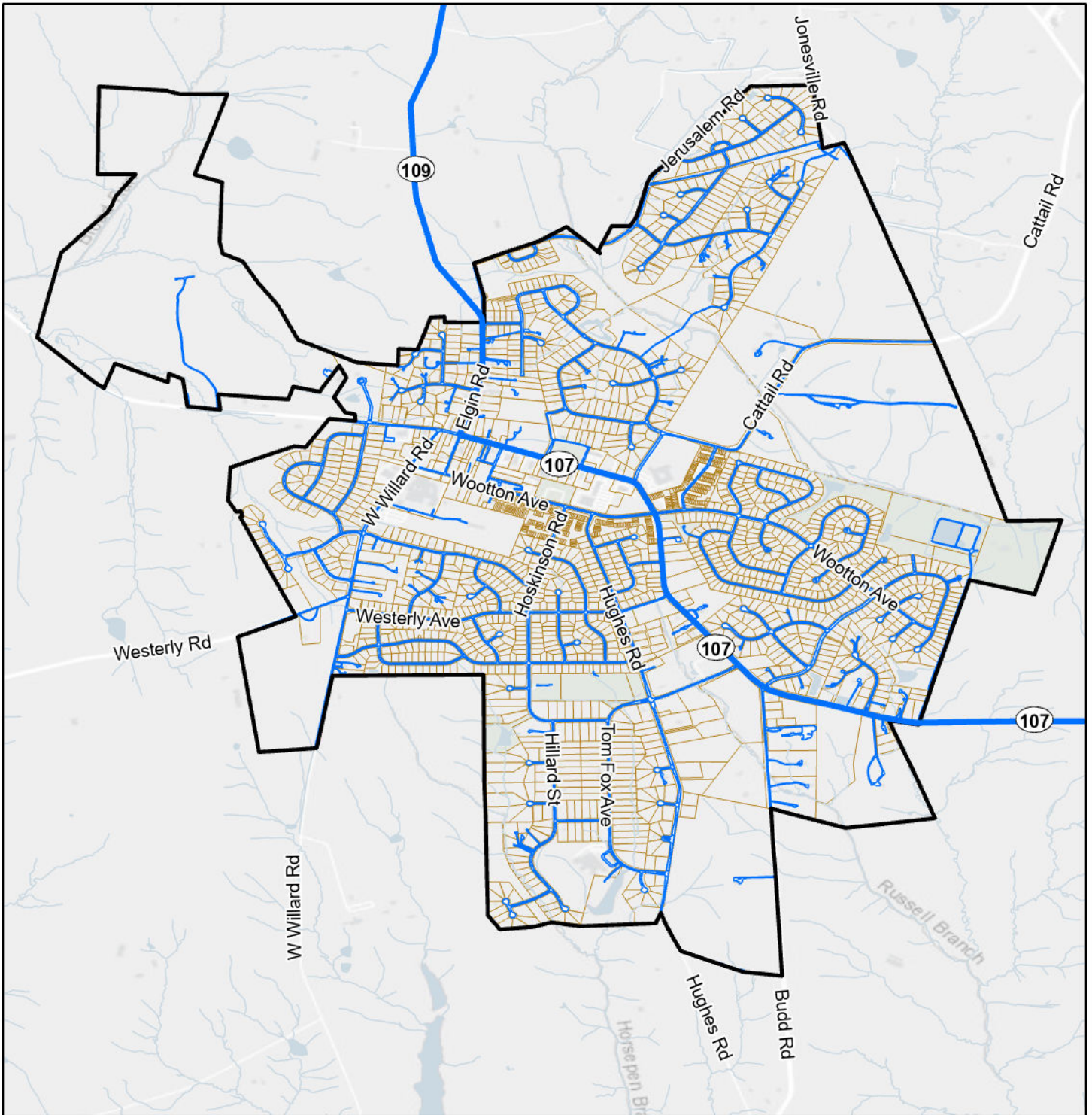
1. Improve connectivity to park facilities and the Town Center by adding missing sidewalk connections, adding mid-block crossings with supporting infrastructure, and enhancing pedestrian intersection crossings.
  - prioritize safe connections from neighborhoods to schools and community facilities.
2. Integrate walkability into land use planning and the development review process.
  - improve pedestrian connectivity and safety when reviewing redevelopment projects, streetscape, and other land use planning components.
3. Build on the local and regional popularity of cycling for recreation, commuting, and trips around the Town.
  - Explore the viability of additional bike lanes for local roads.
4. Lobby the County to expand the bus route network and improve access to essential services throughout Montgomery County.
5. Coordinate engineering, enforcement, and education to manage vehicle speeds and deploy speed management techniques for safer and more efficient traffic flow.
6. Lobby County and State officials to make needed transportation infrastructure improvements, including reopening Whites Ferry.
7. Complete the Fisher Avenue Streetscape Project.


### 8.3 Overview of the Transportation Network

#### 8.3.1 Roadway System

Poolesville is in the northwest portion of Montgomery County, Maryland, surrounded by the County's agricultural reserve. The Town owns and maintains most roadways within the corporate limits except for Whites Ferry Road, Elgin Road (MD 109), and a portion of Fisher Ave (MD 107). The Town's current street pattern is based upon the expansion from the rural Town Center located between the intersection of Fisher Avenue and Elgin Road (MD 107) and Fisher Avenue and Wootton Avenue.

The Maryland State Highway Administration (SHA) maintains MD 109 and a portion of MD 107. The Town owns and maintains a total of 26.7 miles of roadway. All Town routes are local or municipal routes (MU). See **Map 8-1, Roadway Network**, for a visual of all the existing roadways within the Town.



-  Town of Poolesville
-  Water Bodies
-  Parcels
-  Existing Road

N



Source: Montgomery County Planning Department &  
 Wallace Montgomery

0 0.25 0.49 0.99  
 Miles



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

### 8.3.2 Functional Classification

The State and County classify roads based on their function throughout the area. This functional classification defines the role of each roadway and its primary use in the community and surrounding region. The main functional classifications found in Poolesville, according to SHA and the Federal Highway Functional Classification System, are:

**Collectors:** Collectors provide traffic circulation from local roads and streets to main arterials. They usually provide access to neighborhoods and commercial and industrial areas.

**Local Roads:** Local Roads are the lowest classified road and usually carry lower traffic volumes. These roads provide access from residences to the higher roadway network. Local roads are often connected in an urban grid of smaller blocks or as a single road directly connected to the main line.

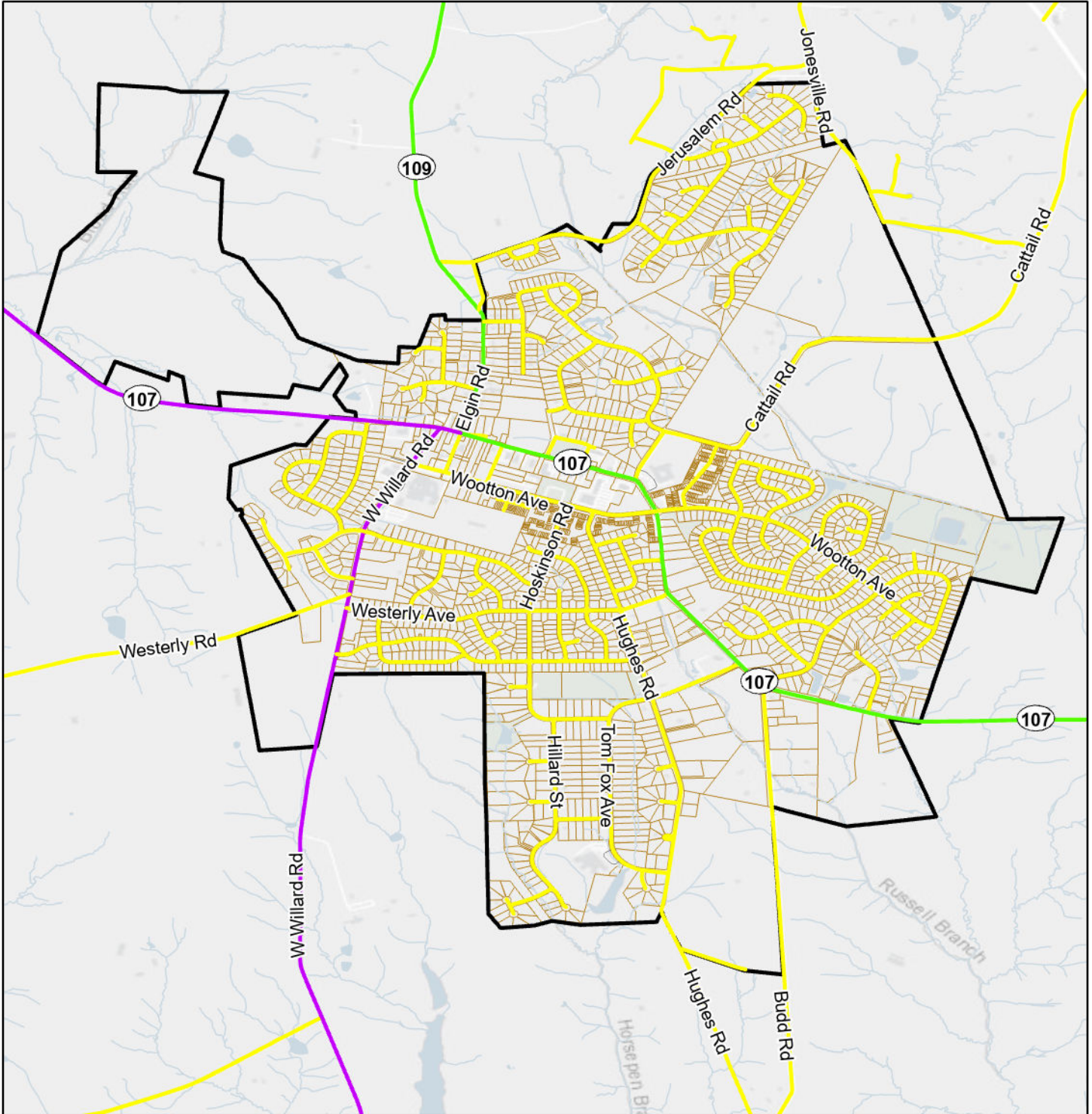
**Table 8-1** identifies the main roadway facilities in the Town of Poolesville and their corresponding elements. This table does not include Local routes. Please refer to **Map 8-2, Functional Classification**, for the complete roadway system.







**Table 8-1. Roadways**

Roadway	Route Number	Functional Classification	Number of Lanes	Sidewalk	Bicycle Lanes	On-Street Parking
<b>Elgin Road</b>	MD 109	Major Collector	2	Partial	No	No
<b>Fisher Avenue</b>	MD 107	Major/Minor Collector	2	Partial	No	No
<b>West Willard Road</b>	MU 143	Minor Collector	2	Partial	No	No

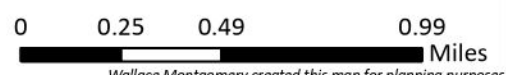
Source: MDOT SHA

Street Type designations in Poolesville benefit the Town’s planning and design efforts as they combine street functional class with the community environment the street serves. Fisher Avenue is a wonderful example of a street that changes land use context, and thus planning and design approaches based on the section of street – from connecting from the Town limits, residential sections, and the centerpiece of the Town center. Street Types define right-of-way lines and the corresponding vision of the street.



-  Town of Poolesville
-  Water Bodies
-  Parcels
- Functional Classification**
-  Local
-  Major Collector
-  Minor Collector

Source: MD iMAP, Federal Highway Administration & Wallace Montgomery



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



### 8.3.4 Existing Roadway Elements

The Town’s current roads comply with the American Association of State Highway and Transportation Officials (AASHTO) planning and design guidelines and the Americans with Disabilities Act (ADA), except for Beall Street and part of Westerly Avenue. Both roadway sections have limited rights-of-way for improvements.

The Town uses regulatory signage for most of its traffic control, except for illuminated speed radar signs and flashing crosswalks deployed on Fisher Avenue. There are no signalized intersections (traffic lights); all are unsignalized with Manual of Uniform Traffic Control Devices (MUTCD) compliant stop signs and markings. Most roads' posted speed limit ranges from 25 to 30 mph, except for Fisher Avenue. Some segments of this road (owned by Montgomery County) have a posted speed limit of 40 mph.

### 8.3.5 Rustic Roads

Montgomery County has a Rustic Roads Program that preserves some roads as historic and scenic. Preserving the roads includes maintaining certain physical features, right-of-way, and agricultural character, with limited maintenance or improvements. The program currently includes 99 roads within the County, with an additional 20 nominee roads in consideration. Some sections of roadway, such as Jerusalem Road, abut the Town boundary and are commuter routes. Portions of this roadway do not meet the original designation requirements, and the County should evaluate these segments for their ongoing inclusion in the program. No Town roadways within the Town are Rural Rustic Roads.

### 8.3.6 Traffic Conditions

Understanding traffic congestion levels quantifies the transportation mobility goal related to vehicular travel. While viewed as the primary performance measure in transportation in the past, the Town now weighs safety and multimodal accessibility above this traditional measure. The main type of traffic analysis is Average Annual Daily Traffic (AADT). **Table 8-2** shows the AADT for the main roadway segments in Poolesville as identified by MDOT SHA. To calculate the AADT, MDOT SHA uses multi-direction vehicle volume and divides it by 365 Days (one year).

**Table 8-2. AADT**

Roadway	Route Number	Functional Classification	AADT
Elgin Road	MD 109	Major Collector	2,912
Fisher Avenue	MD 107	Major/Minor Collector	6,361
West Willard Road	MU 143	Minor Collector	2,634

Source: SHA 2018 data

### 8.3.7 Scenic Byway

The National Scenic Byways Program is a voluntary, community-based program administered through the Federal Highway Administration (FHWA) to recognize, protect, and promote America’s most outstanding roads. National Scenic Byways recognizes 184 roads in 48 states as National Scenic Byways or All-American Roads. National Scenic Byway Designation is based on the road's characteristics, such as regional significance within at least one of these intrinsic quality categories: scenic, natural, historic, recreational, archaeological, or cultural. The byway must also demonstrate strong community support

and develop a detailed corridor management plan that describes its preservation, marketing, and improvement strategies.

The Antietam Campaign Scenic Byway is a 90-mile scenic and historic driving tour that follows the route of Robert E. Lee's September 1862 Maryland Campaign during the U.S. Civil War. The byway begins in Whites Ferry, where Lee crossed into Maryland from Virginia, and ends near Sharpsburg, MD, at the Antietam National Battlefield. Within Poolesville, the byway follows east along MD 107 to the John Poole House and continues north along MD 109.

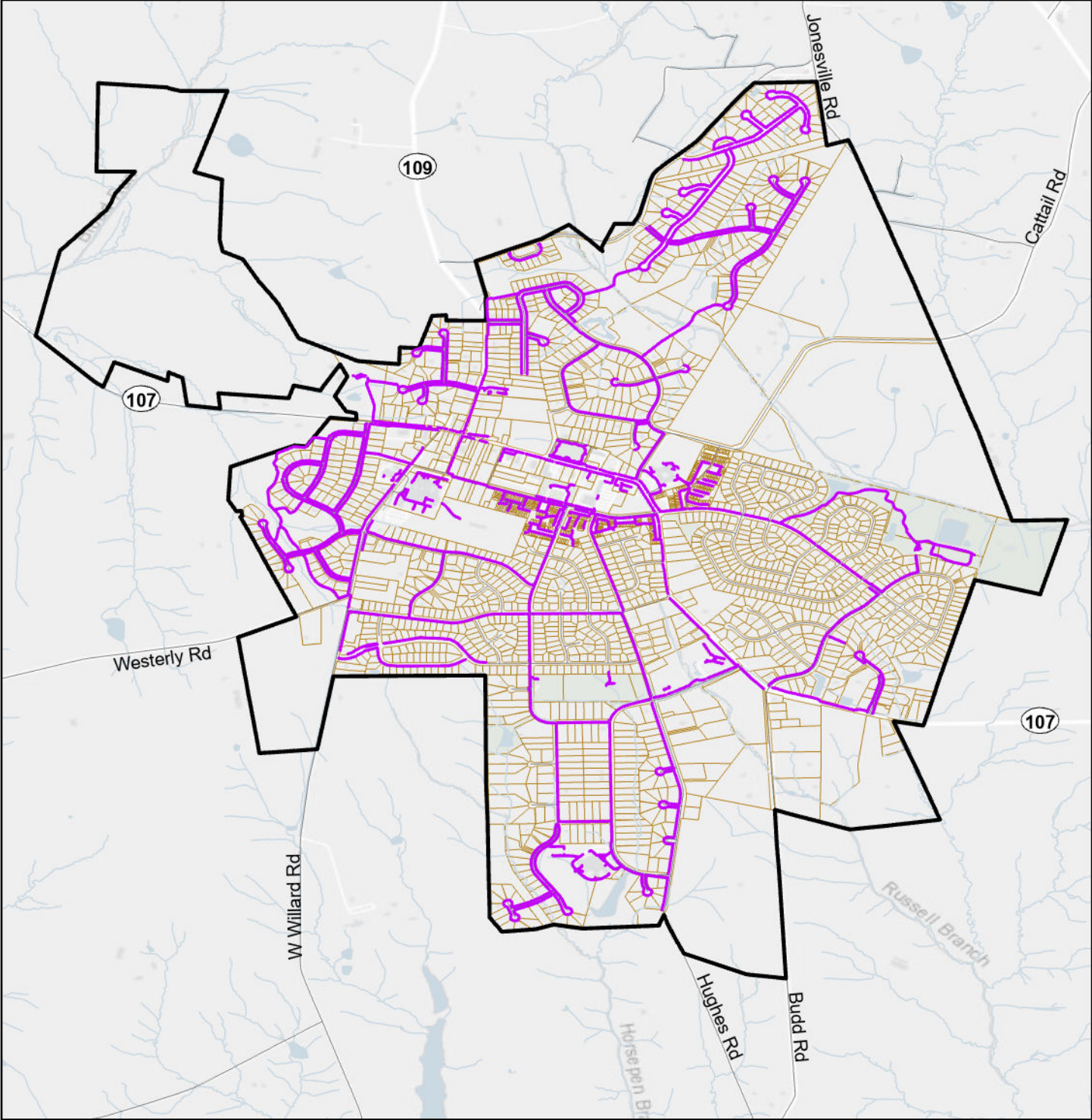
Following nine Maryland routes, the Chesapeake and Ohio Canal Scenic Byway traces the historic Chesapeake and Ohio Canal path. The byway is approximately 236 miles long, connecting Cumberland to Washington, D.C., and passes through Poolesville. Within the Town, MD 109 and MD 107 are both designated parts of this Scenic Byway.

## 8.4 Multi-Modal Facilities

### 8.4.1 Pedestrian Facilities

Poolesville is committed to maintaining a Town Center to benefit residents and foster a greater sense of community. Safe and connected sidewalks allow pedestrians to safely walk to the Town Center, Parks, and other points of interest. The Town has an extensive network of existing sidewalks in residential and commercial areas. Future projects within the Town should plan for sidewalk updating and expansions in areas with none. All proposed sidewalks should follow the Americans with Disabilities Act (ADA), including curbs and gutters, where appropriate. All existing sidewalk locations are on **Map 8-3, Sidewalk Facilities**.





-  Town of Poolesville
-  Water Bodies
-  Parcels
-  Sidewalks



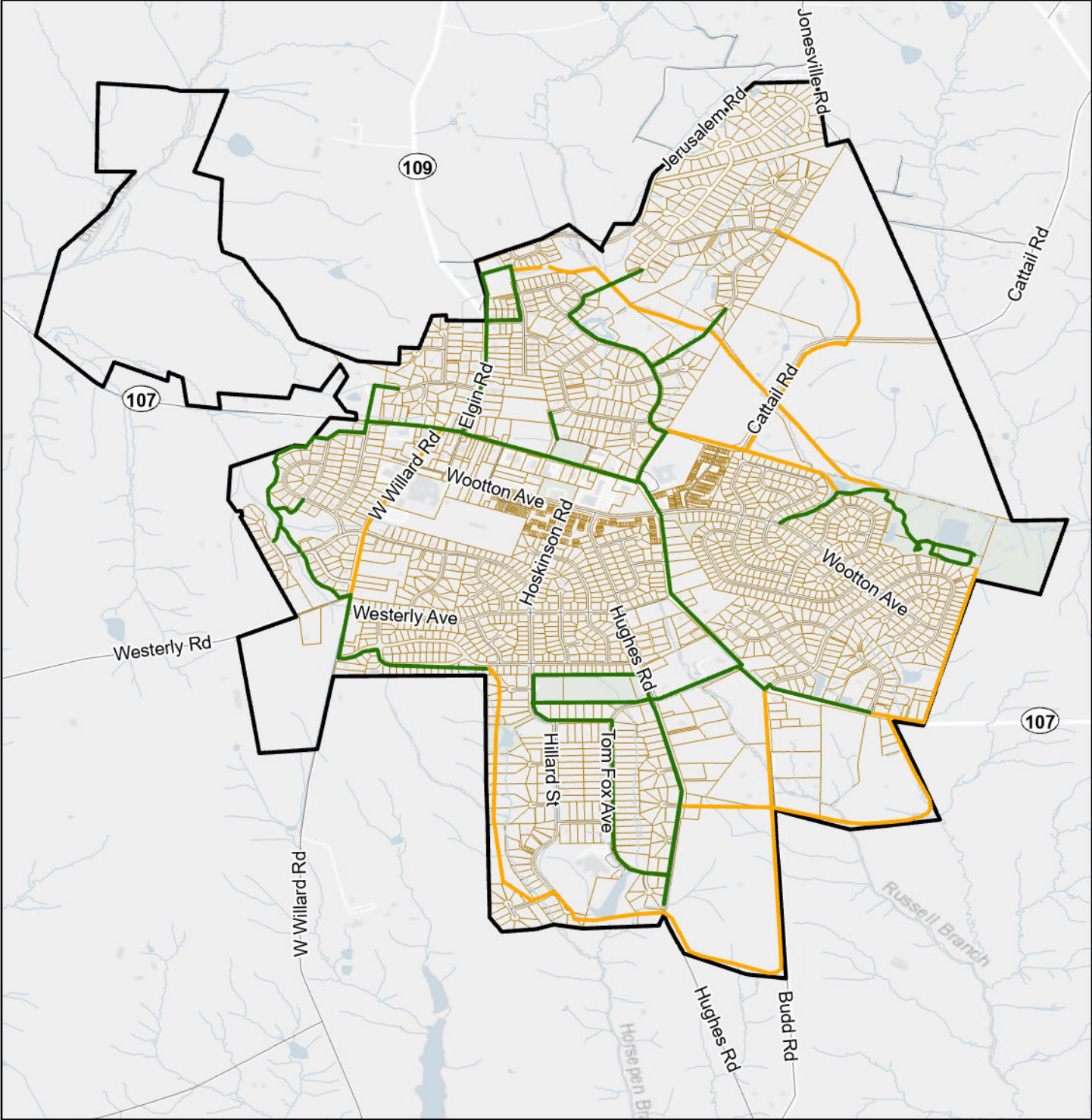
Source: Montgomery County Planning Department  
& Wallace Montgomery



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

#### 8.4.2 Bicycle Facilities

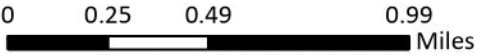
Bicycling is a supported form of transportation in Poolesville, and the Town strives to promote a bicycle-friendly community. Bicycle facilities provide cyclists with a safe environment to protect them from vehicular traffic. Typical bicycle facilities are bike lanes, shared roadways, trails, and cycle tracks. The Fisher Avenue Streetscape Plan includes a bike lane. Otherwise, there are no designated bike lanes, marked shared roadways, or cycle tracks within the Town. Biking residents either share the road with vehicles or utilize walking trails. The Town should continue planning for bicycle additions and improvements to create a connected, safer bike network. Existing walking trails that residents use to bike or walk are on **Map 8-4, Pedestrian Bicycle & Trail System**.



-  Town of Poolesville
-  Water Bodies
-  Parcels
-  Existing Trails
-  Proposed Trails

Note: Trail Alignments are conceptual only.

Source: Town of Poolesville



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



### 8.4.3 Bicycle Conditions

Bicycle Level of Traffic Stress (LTS) is an analysis that rates a roadway segment, bike lane, or crossing based on the traffic stress it imposes on cyclists. The LTS uses factors such as traffic speed, volume, and number of lanes to score the LTS on a scale of 1-5. Where 1 is the lowest stress level, and 5 prohibits bicycle access. **Table 8-3, MDOT LTS Scales**, shows the various stress levels in the Town. In Poolesville, MD, 107 (Fisher Avenue) is the only main roadway with a higher level of traffic stress varying from a 3-4 rating. The remaining roads have less stress with an LTS rating of 1 or 2. See **Map 8-5, Bicycle Level of Traffic Stress (LTS)** for all the routes.

**Table 8-3. MDOT LTS Scales**

MDOT LTS Scale		
LTS	Target Audience	Bicycle Facility Types
0	All ages and abilities	Rail-trails, shared-use paths
1	Almost everyone	Protected bikeways, side paths
2	Interested but concerned	Bike lanes, bike boulevards
3	Enthusied and confident	Bike lanes, shared lanes, shoulders
4	Strong and fearless	No bike facility or bike lane on a major roadway
5	Bicycle Access Prohibited	The managing roadway agency prohibits bicycle access

Source: MDOT SHA

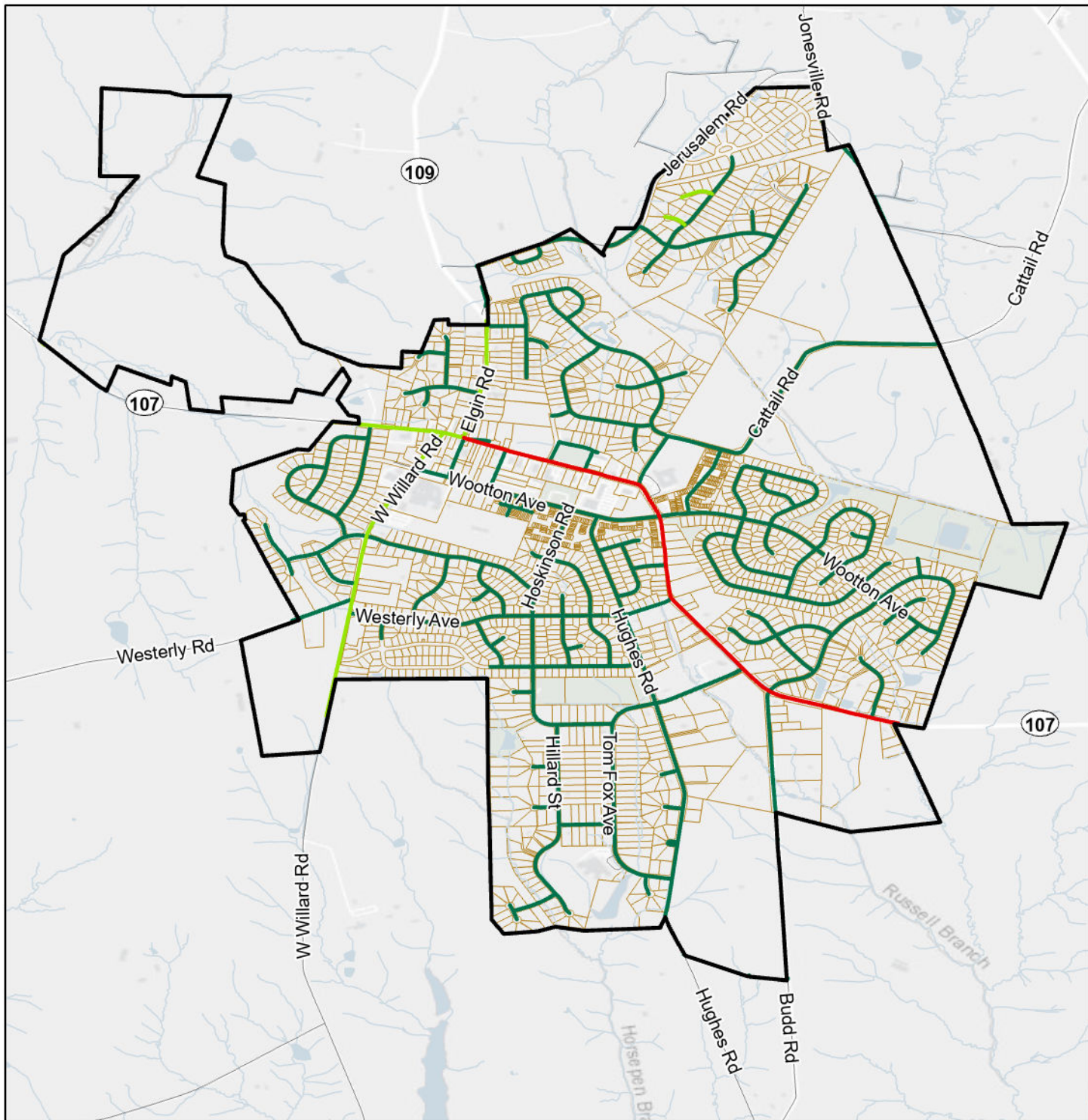
### 8.4.4 Transit Services

Montgomery County Department of Transportation provides Ride On bus service to Poolesville. The local route that serves the Town is Ride On Route 76. Route 76 travels through Poolesville Monday through Friday. The main Poolesville route travels from MD 107 (Fisher Avenue) to W Willard Road and from W Willard Road to Wootton Avenue to connect back to MD 107. See **Map 8-6, Existing Transit**, for the complete route. Route 76 connects Poolesville to The Washington Metropolitan Area Transit Authority (WMATA) Shady Grove Metro station. Poolesville should continue to advocate for improved service with Montgomery County's Division of Transit Services.

### 8.4.5 Rail Services

No official rail lines are located within the Town of Poolesville; however, residents can utilize a local MARC line. The MARC Brunswick line serves Germantown, Boyds, Barnesville, Dickerson, and Point of Rocks. All of these are within a half-hour car ride or less from Poolesville. The Brunswick line runs from Martinsburg, West Virginia, to the District of Columbia (DC) and provides service during the weekdays.

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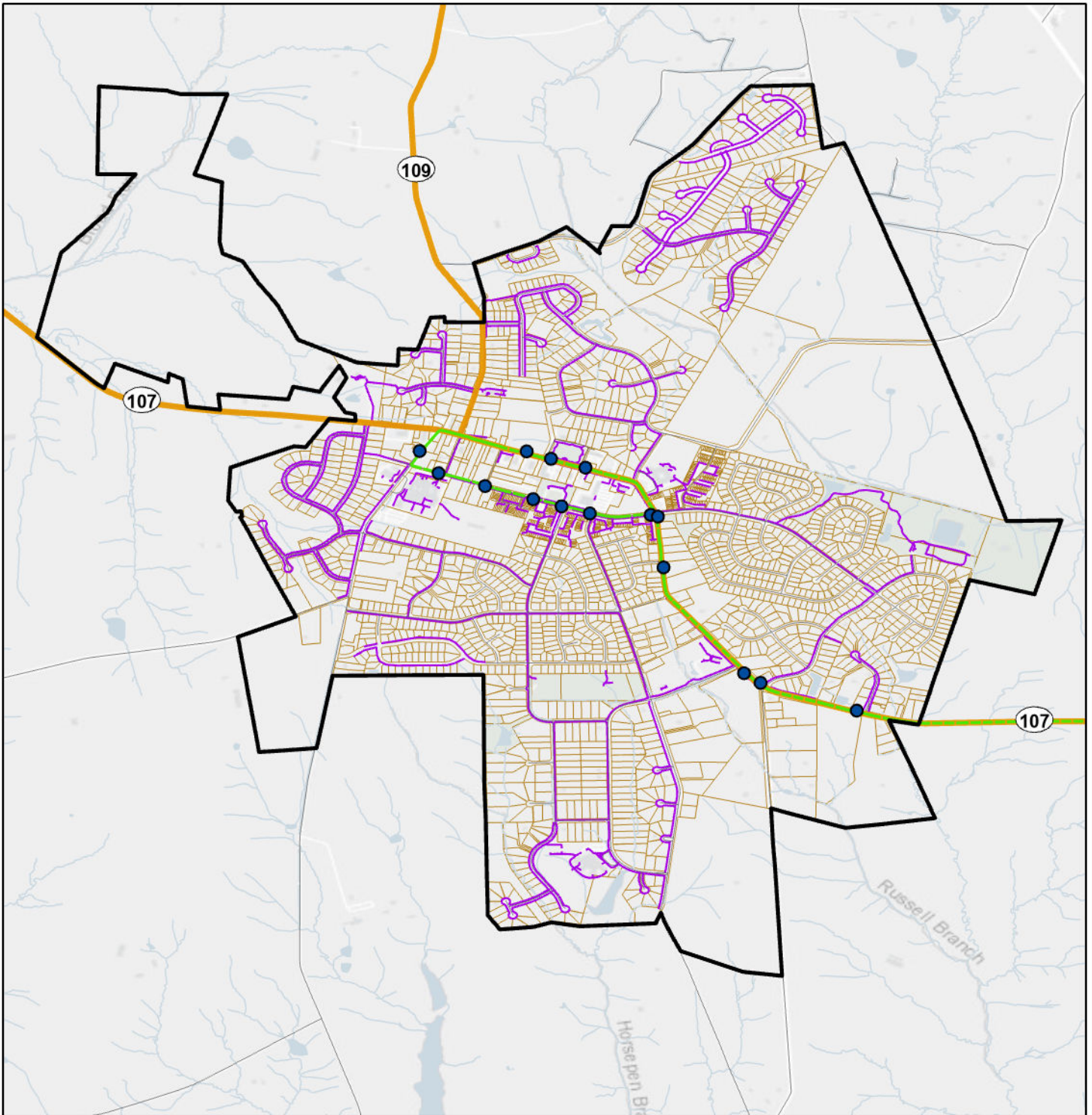
- |                     |                  |
|---------------------|------------------|
| Town of Poolesville | <b>LTS Score</b> |
| Interstates         | 1                |
| US Highways         | 2                |
| State Routes        | 3                |
| Water Bodies        | 4                |
| Parcels             |                  |



Source: MD iMAP



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



- |                     |                           |
|---------------------|---------------------------|
| Town of Poolesville | Sidewalks                 |
| Interstates         | Ride On Bus Stops         |
| US Highways         | Ride On Route 76          |
| State Routes        | <b>Scenic Byways</b>      |
| Local Routes        | Antietam Campaign         |
| Water Bodies        | Chesapeake and Ohio Canal |
| Parcels             |                           |



Source: Montgomery County Planning Department, MD IMAP



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

## 8.5 Critical Areas of Concern

### 8.5.1 White's Ferry

White's Ferry is a historic cable ferry crossing the Potomac River, connecting Maryland to Virginia. In December 2020, ferry operations ceased due to disputes and lawsuits related to the ownership and access to the Virginia-side landing.

The Ferry is a vital part of the Western County and Poolesville. It connects Route 107 to Poolesville, which is truly the Town's "Main Street." While the number of cars passing each day (600 to 800) can seem small in terms of how much daily traffic moves along Route 15, it is a large traffic flow in Poolesville. Many small, local, often family-owned businesses make up the commercial fabric of Poolesville. Traffic from Whites Ferry is an important contributor to their success.



In 2021, Loudon County, VA, and Montgomery County, MD, commissioned a study analyzing the current data about the Ferry's operations and similar operations to aid the County in considering short-term and long-term alternatives. The alternatives presented were restarting the ferry service for immediate use, restoring the service short-term, or enhancing the service for long-term use.

Poolesville officials have and should continue to lobby State and County officials on both sides of the river to come together to develop options that can lead to a long-lasting solution to get the ferry operating.

### 8.5.2 State Roads

The Town has and should continue to lobby State officials for improvements to commuter roads used by residents. One challenge limiting the improvements is that the State Highway Administration (SHA) applies regulations and policies designed for urban areas in rural areas. The Town will seek to address this challenge through the appropriate political channels.

The Town has received several complaints regarding the lack of a safe pedestrian crossing at MD Route 107 and Spates Hill Road intersection. The Town requested installing a pedestrian refuge island or another safety feature at the intersection to improve safety. SHA reported that the number of vehicular/pedestrian accidents does not warrant improvements at this time.

MD Route 109 (Elgin Rd) and Haller Ave is an intersection of concern. This intersection is an area with a mix of residential and commercial buildings, is situated near a curve, and serves as a pedestrian crosswalk and school bus stop. Residents have reported several near misses between vehicular traffic and pedestrians.

Another area of frequent complaints is just East of Hersperger Lane along MD Route 107. A drainage pipe crosses under the roadway, is undersized, drains slowly, and floods during significant rainfall events.

A segment of MD Route 107 just east of the Town limits currently experiences chronic accident problems. It is at a sharp horizontal curve located ½ mile east of the Town limits. Drainage improvement to this curve, conducted by the State in 2001, helped with wet weather safety. However, a significant number of vehicles still misjudge the severity of the curve and strike power poles or fencing. The Town should advocate for the SHA to redesign this portion of MD Route 107.

Farther east is the intersection of MD Routes 28 and 107, which should be reconfigured to improve visibility and safety. The Town and County should jointly request that the State add these safety enhancement projects to the State’s Capital Improvements list.

## **8.6 Transportation Projects and Plans**

### **8.6.1 Road Paving Program**

Poolesville professionally inspects and prioritizes the Town’s roadways as part of the Town’s Capital Investment Program. The Town awards Road paving projects every two years, with an overall goal to repave each road every 20 years.

### **8.6.2 The Montgomery County Bicycle Master Plan**

This 2018 Bicycle Master Plan is a framework to establish a network of low-stress bikeways in Montgomery County. The plan identifies four main goals to enhance the bicycling community.

- Increase bicycling rates in Montgomery County.
- Create a highly connected, convenient, and low-stress bike network.
- Provide equal access to low-stress bicycling for all community members.
- Improve bike safety.

The plan also recommends incorporating more bike parking throughout the County while also following the Bicycle Facility Design Toolkit to help guide planners and designers with future bike systems.

## Economic Development

### Purpose

The Economic Development chapter serves as a guide for economic development as it describes the Town’s economic condition and outlines the goals and strategies needed to support the long-term economic viability of the Town.

### 9.1 Overview

Economic development refers to the policies, regulations, and programs created to promote economic vitality, support local businesses, create local jobs, and ensure the highest possible quality of life for Town residents. The purpose of this chapter is to serve as a guide for economic development as it describes the Town’s economic condition and outlines the goals and strategies needed to support the long-term economic viability of the Town.

Economic development is one of Maryland's 12 Planning Visions and has significant implications for land use. The Town has spent considerable time developing strategies to protect and enhance its long-term economic future, including zoning changes and streetscape planning.

Poolesville’s business community provides goods and services for residents of the Town and the surrounding area. These enterprises include medical offices, banks, daycare facilities, a small grocery and hardware store, a drug store, automobile services and gas stations, HVAC, plumbing and electrical services, restaurants, and retail establishments.



Given Poolesville’s location in Montgomery County’s Agricultural Reserve, Poolesville businesses also serve residents of the surrounding agricultural and rural areas, as well as visitors to the Town and people who may be passing through as they make use of the recreational areas in adjacent areas of the County and the region as well as commuters. Other businesses located in the surrounding area provide services on a regional level and provide employment and other benefits to Town residents.

In addition to Poolesville’s storefront establishments and offices, several home-based businesses are integral to the Town’s business base. Moreover, according to the American Community Survey in 2021, 28.9 % of residents worked from home, significantly higher than Montgomery County and the State of Maryland (see **Figure 9-6**). This is likely due to the COVID-19 pandemic's effect on business operations, which made virtual and remote work possible for larger numbers of workers. This has had the potential to increase the number of people within the Town during business hours, with the potential (and need) to patronize local businesses.

Poolesville also recognizes the need to diversify and strengthen its economic base by leveraging cultural assets, tourism, and recreation for growth and sustainability. This combination provides a strong foundation for stimulating economic growth through agritourism, arts, heritage tourism, events, and more. Arts and culture are natural partners and can play a significant role in economic development.

The business community is vital to Poolesville as a source of goods and services. Without a functioning, attractive, safe, and accessible business community, residents would have to travel miles for needed goods and services.

A vibrant business community continues to provide employment opportunities to residents, contributes to Poolesville’s small-town character, provides a place for interaction among residents, and supports local charities, youth athletics, and other activities that bring residents together and foster a sense of community in the Town.

## 9.2 Goals and Objectives

The Town of Poolesville recognizes that economic development activities are critical to creating the conditions that enable private enterprises to establish and sustain a mix of commercial, retail, and service-focused jobs that provide Poolesville and the surrounding area residents with local sources of goods and services, as well as employment opportunities.

The following goals and objectives support Poolesville’s economic vitality:

1. Preserve and enhance the small-town character of the Town Center as the hub for activity for Poolesville and the surrounding region.
  - Implement the Town’s Streetscape Plan.
  - Partner with the Poolesville Area Chamber of Commerce and other local businesses to promote “shop local” and other campaigns.
  - Develop a marketing plan to raise awareness of local arts and cultural attractions, including wineries, breweries, restaurants, and local events.
  - Develop and expand community events on Whalen Commons.
2. Support efforts to reopen White’s Ferry as an opportunity to improve connections between Poolesville and Northern Virginia and improve access from the Town to regional outdoor and recreational activities.
3. Work with Montgomery County and local and state agencies to ensure that the Town and Western Montgomery County residents have access to local job opportunities and living wages, as well as quality education, training, and support services.
  - Support employment opportunities within the Town to provide residents with additional local employment options.
  - Explore the development of a Small Business Incubator within the Commercial District.
4. Work with the County and State to incentivize specialty and unique businesses to locate in Poolesville.
5. Pursue non-retail businesses that will maintain a workforce in Town during the business day.
  - Look for opportunities to work with local businesses to expand their workforce to provide a new and expanded customer base for other retail businesses, restaurants, and services in Town.
6. Reexamine the recommendations from the Economic Development Opportunities for the Town of Poolesville report from 2012 for opportunities to develop place-based economic development strategies.

- Look for opportunities to leverage the Town’s advantages in Agriculture, Outdoor and Recreational Activities, and Business Growth and Retention, as outlined in the 2012 report, and revisit the viability of the report's recommendations.
7. For the agricultural sector, explore ideas such as a Food Hub, agricultural processing services, a Farm/Agricultural Incubator, and a Food Innovation Center.
- Maintain and enhance the Town’s regional support for the needs of the surrounding farms/rural developments.

### 9.3 Economic Characteristics

Although Poolesville primarily functions as a bedroom community with local businesses, the Town is subject to regional and national economic and demographic trends that affect the Town’s economy and labor force to varying degrees. Nationally, as the population ages, younger generations increasingly make up the primary workforce. The nation’s senior population is also challenging assumptions regarding older employees. Longer life spans and longer work lives will increase tax generation and consumerism.

Conversely, many younger adults often leave the areas where they grew up after completing their education, searching for alternative economic, social, and cultural opportunities. The nature of work has also changed with automation, causing dramatic shifts in employment opportunities and needs.

#### 9.3.1 Employment & Labor

According to the 2017-2021 American Community Survey (ACS), there were 3,113 Poolesville residents in the labor force<sup>1</sup>, of which 2,953 (67.2% of the Town’s workforce) were employed within the civilian labor force. This percentage was about the same as Montgomery County and 3.9% higher than the State of Maryland.

An additional 36 Poolesville residents (0.8% of the Town’s aged 16+ population) served in the Armed Forces; this percentage was slightly higher than the State and about twice that of Montgomery County. See **Table 9-1, Employment Status**, for the comparisons.

**Table 9-1. Employment Status (2021)**

Jurisdiction	Civilian Labor Force				Armed Forces		Total Labor Force
	Employed		Unemployed		No.	%	No.
	No.	%	No.	%			
<b>Poolesville</b>	2,953	67.2%	124	2.8%	36	0.8%	3,113
<b>Montgomery County</b>	562,955	67.1%	28,727	3.4%	3,417	0.4%	595,099
<b>Maryland</b>	3,120,977	63.3%	175,507	3.6%	33,795	0.7%	3,330,279

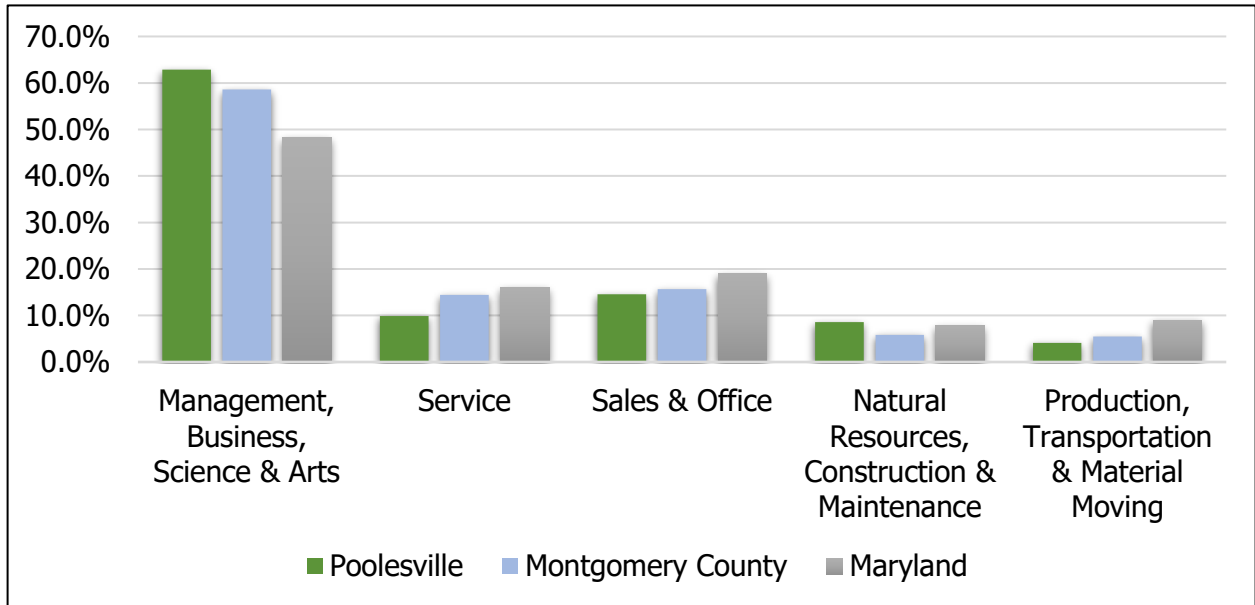
Source: 2017-2021 American Community Survey

Across the U.S., the labor force participation rate has been steadily declining for two decades. It has remained relatively flat since 2014, hovering slightly over 60 %. Maryland has a stronger participation rate (63.3%) than the nation, as does Montgomery County, with a participation rate of 67.1%. Poolesville’s labor participation rate is almost the same as the County’s.

<sup>1</sup> The labor force is defined as the town’s population over 16 years of age.

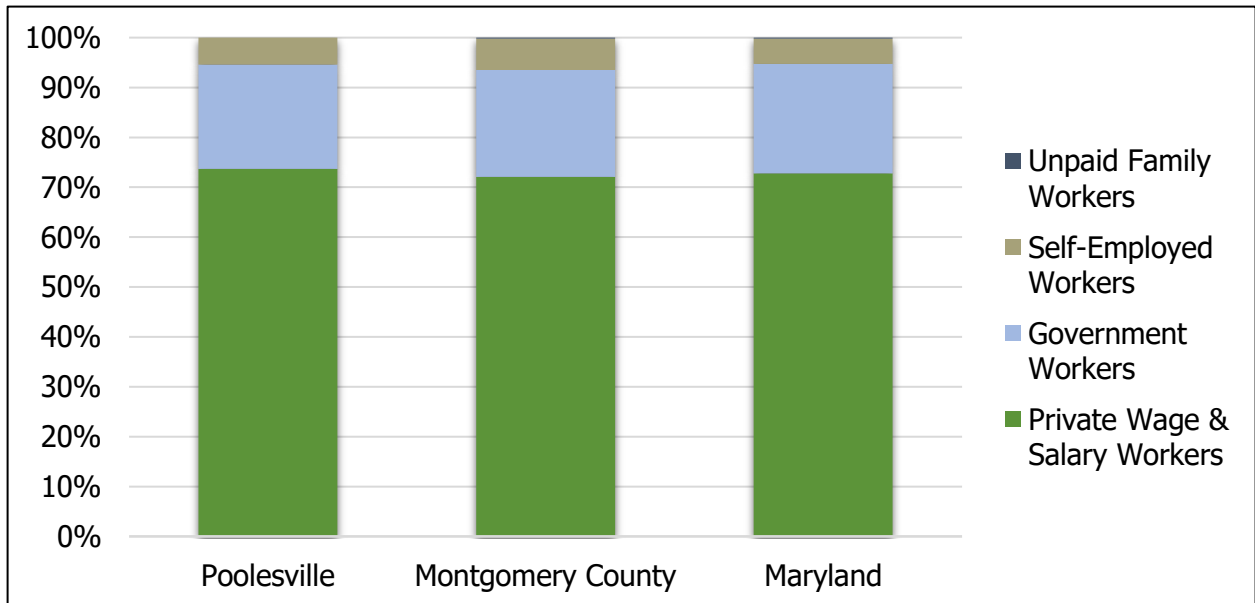
The 2020 ACS shows that the occupations Poolesville residents hold are more strongly centered in Management, Business, Science, and the Arts than the County and State percentages for this category. **Figure 9-1, Employment by Occupation**, shows the percentages employed in various occupations and how they compare to Montgomery County and the State.

**Figure 9-1. Employment by Occupation (2021)**



Source: 2017-2021 American Community Service

**Figure 9-2, Class of Worker**, shows that the type of employment that Poolesville residents have (private



sector, government workers, self-employed, and unpaid family workers) are proportionately similar to Montgomery County and the State as a whole, as of 2021. About 74 % of Poolesville residents work for private-sector employers, while 5.4 % are self-employed. Figure 9-2. Class of Worker (2021)

Source: 2017-2021 American Community Service

**9.3.2 Income & Poverty**

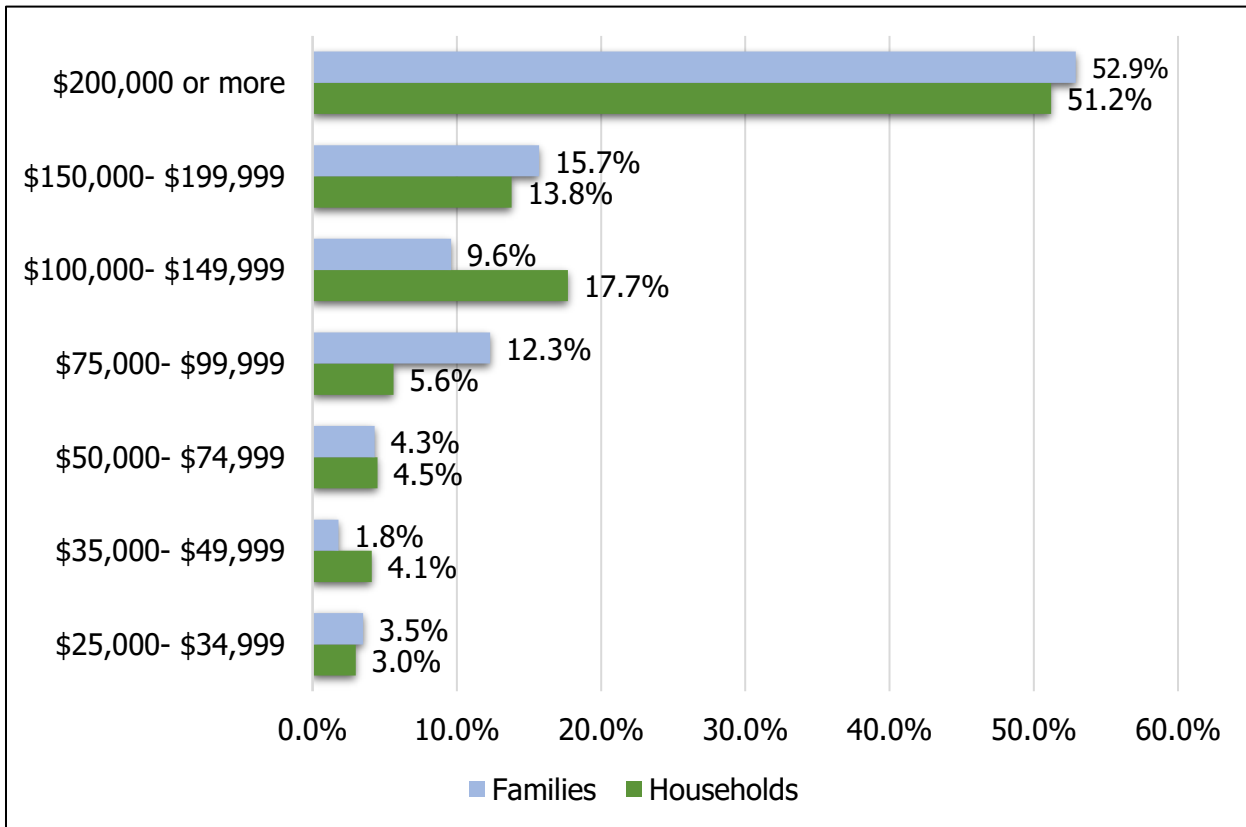
As of the 2021 ACS, the Town had 1,813 households and 1,355 families. Of those, 3.5% of families and 3.0% of households had annual incomes less than \$35,000, while 52.9% of families and 51.2% of households had incomes greater than \$200,000. (See Figure 9-3, Poolesville Income Ranges).

**Table 9-2. Annual Income (2021)**

Income	Amount in Dollars		
	Poolesville	Montgomery Co.	Maryland
Median Household Income <sup>2</sup>	\$201,607	\$117,345	\$91,431
Median Family Income <sup>3</sup>	\$209,219	\$140,347	\$111,378
Per Capita Income	\$64,621	\$59,384	\$45,915

Source: 2017-2021 American Community Survey

**Figure 9-3. Income Ranges (2021)**



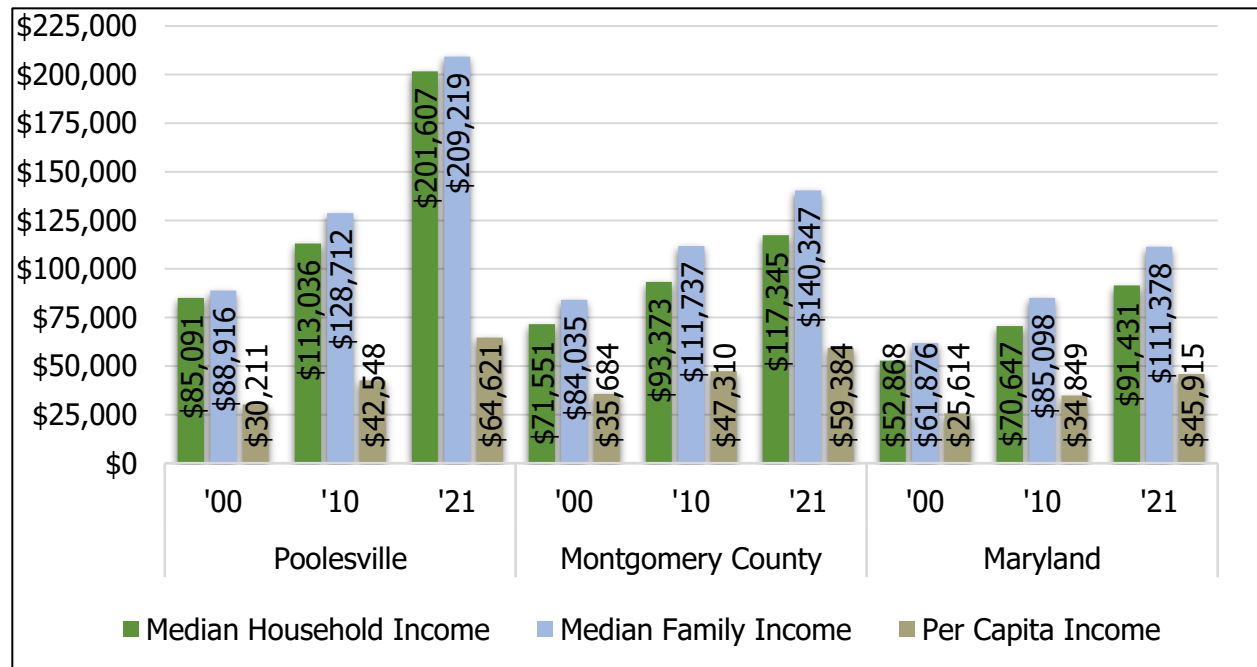
<sup>2</sup> According to the U.S. Census Bureau, “household income” is defined as the sum of the income of all people 15 years and older living in the household. A household includes related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit, is also counted as a household.

<sup>3</sup> According to the U.S. Census Bureau, “family income” is defined as the sum of the income of all family members 15 years and older living in the household. Families are groups of two or more people (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family.

Source: 2017-2021 American Community Survey

**Figure 9-4. Income Comparisons (2000-2021)** shows that median household income among Poolesville residents has increased significantly since 2010, from \$113,036 to \$201,607. This growth is much higher than in Montgomery County and the State.

**Figure 9-4. Income Comparisons (2000-2021)**



Source: 2000 Decennial Census; 2006-2010 & 2017-2021 American Community Survey

**Table 9-3, Source of Income (2021)** shows that, while 85.7 % of households in Poolesville gain their income from earnings (a slightly higher percentage than Montgomery County, but 6.3 % higher than the State as a whole), the percentage of Town households whose source of income is retirement savings is also higher than the County and the State as a whole.

Meanwhile, the percentage of Town households whose primary source of income is Social Security is slightly higher than the County but lower than the State as a whole. Note that data in this table reflect the number or percentage of households—which includes related family members and all the unrelated people, if any, who share the housing unit—whose income comes from identified sources.

**Table 9-3. Source of Income (2021)**

Jurisdiction	Earnings	Social Security	Retirement	Supplemental Security	Cash Public Assistance	Food Stamps/ SNAP
Poolesville	1,553 (85.7%) \$205,305	458 (25.3%) \$27,751	484 (26.7%) \$40,350	59 (3.3%) *NR	57 (3.1%) *NR	30 (1.7%)
Mont. Co.	325,973 (85.0%) \$156,348	94,334 (24.6%) \$23,493	79,355 (20.7%) \$49,318	11,843 (3.1%) 9,889	7,508 (2.0%) 4,329	25,619 (6.7%)
Maryland	1,866,608	645,900	559,508	100,628	56,927	238,288

	(81.4%) \$120,231	(28.2%) \$21,671	(24.4%) \$37,029	(4.4%) \$10,744	(2.5%) \$3,820	(10.4%)
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Source: 2017-2021 American Community Survey. Note: Number is a number of households, percentage is the percentage of households, and dollar amount is the average income for that source. \*NR = not reported.

**Table 9-4. Poverty (2021)**

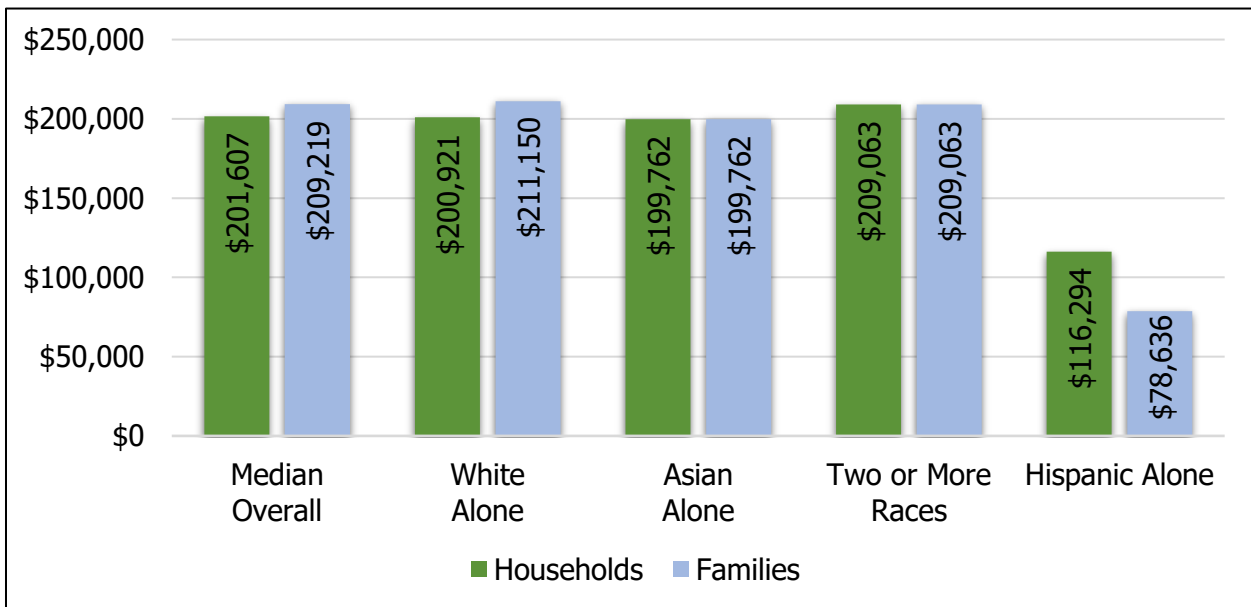
Description	% Below Poverty Level		
	Poolesville	Mont. Co.	Maryland
<b>Total Population</b>	<b>5,666</b>	<b>1,057,201</b>	<b>6,148,545</b>
All people	0.5%	7.0%	9.2%
Under 18 years	—	8.8%	11.9%
18 years and over	0.6%	6.5%	8.4%
65 years and over	0.1%	7.2%	8.0%
People in families	—	5.3%	6.7%
Unrelated individuals 15 years and over	6.2%	16.0%	19.7%

Source: 2017-2021 American Community Survey. Note: The top row indicates the total number of people within respective jurisdictions, not those below the poverty level.

**9.3.3 Equity in the Economy**

**Figure 9-5, Median Household Income by Race & Ethnicity**, shows that median household income among racial and ethnic groups is similar across all categories in Poolesville except those households only made up of Hispanics alone.

**Figure 9-5. Median Household Income by Race & Ethnicity (2021)**



Source: 2017-2021 American Community Survey. Note: The races and ethnicities in this chart are the only ones reported for the 2017-2021 ACS. Other categories that the ACS did not report were probable due to confidentiality issues with sample size.

**9.3.4 Commuting Patterns**

Commuting data allows the Town to understand what proportion of the workforce lives in the place where they work and what proportion commutes outside Poolesville for other employment opportunities.

When a community has more people leaving for work than coming in, it is a "bedroom community" or "commuter town." On the other hand, if a community has more people coming in than leaving for work, it is called a "commercial center." Given Poolesville’s demographic characteristics and the relatively small size of its employment base, Poolesville functions as a bedroom community in the regional economy. As shown in **Table 9-5, Job Inflow and Outflow** (for the years 2010 and 2019, the latest year available), about 95 % of Poolesville residents who are employed commute to jobs outside of the Town, while only 4.9 % of employed Poolesville residents in 2019 worked in the Town. Moreover, according to the American Community Survey in 2021, 28.9 % of residents worked from home, which is significantly higher than Montgomery County and the State of Maryland (see **Figure 9-6**).

Of the workers employed in Poolesville, 82.9 % lived outside of Poolesville, and 17.1 % resided within it. One trend evident in the data is that the percentage change among workers in Poolesville jobs who live in or outside the Town increased significantly during the 2010s (35.6 percent).

**Table 9-5. Job Inflow & Outflow (2010-2019)**

	2010		2019	
	No.	%	No.	%
<b>Employed in town</b>	<b>756</b>		<b>802</b>	
Live outside town	655	86.6%	665	82.9%
Live inside town	101	13.4%	137	17.1%
<b>Employed residents in town</b>	<b>2,632</b>		<b>2,807</b>	
Commute outside town	2,531	96.2%	2,670	95.1%
Employed & live in town	101	3.8%	137	4.9%

Source: U.S. Census Bureau, On the Map. Note: 2019 is the latest year of data available.

Among Poolesville residents who commute, Rockville is the most popular destination (**Table 9-6, Location of Worker Home & Employment**). Among the workers in Poolesville jobs, the largest number, at 17.1%, live in the Town. For local workers who live outside of Poolesville, Germantown is the most common location where they live.

It is unclear whether the COVID-19 pandemic has changed these patterns, but it is worth looking at this data attribute in the future to see if this pattern has changed.

**Table 9-6. Location of Worker Home & Employment (2019)**

Where Poolesville Residents are Employed			Where Poolesville Workers Live		
Location	No.	%	Location	No.	%
Rockville, MD	349	12.4%	Poolesville, MD	137	17.1%
Washington, DC	203	7.2%	Germantown, MD	64	8.0%
Gaithersburg, MD	176	6.3%	Frederick, MD	26	3.2%
Bethesda, MD	151	5.4%	Gaithersburg, MD	23	2.9%
Poolesville, MD	137	4.9%	Rockville, MD	18	2.2%
North Bethesda, MD	126	4.5%	Aspen Hill, MD	16	2.0%
Germantown, MD	97	3.5%	Ballenger Creek, MD	16	2.0%
Frederick, MD	76	2.7%	Damascus, MD	13	1.6%
Potomac, MD	69	2.5%	Montgomery Village, MD	13	1.6%
Silver Spring, MD	57	2.0%	Olney, MD	13	1.6%
All Other Locations	1,366	48.7%	All Other Locations	463	57.7%

<b>Total Residents</b>	<b>2,807</b>	<b>Total Workers</b>	<b>802</b>
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Source: U.S. Census Bureau, On the Map. Note: 2019 is the latest year of data available. Top 10 locations shown.

Because of these commuting patterns, Poolesville residents, on average, travel farther to their jobs than workers in Montgomery County and Maryland, as shown in **Table 9-7, Worker Travel Time**. As of 2021, the 2,112 Poolesville workers identified in the American Community Survey traveled an average of 41.1 minutes to their jobs. 27.2 % traveled less than 30 minutes, 21.8 % had a commute between 60 and 89 minutes, and 6.3 % traveled more than 90 minutes. For these latter two categories, these proportions were much higher than the comparable figures for the County and State.

This data demonstrates the potential benefits to Poolesville residents of working from home to mitigate the amount of time commuting.

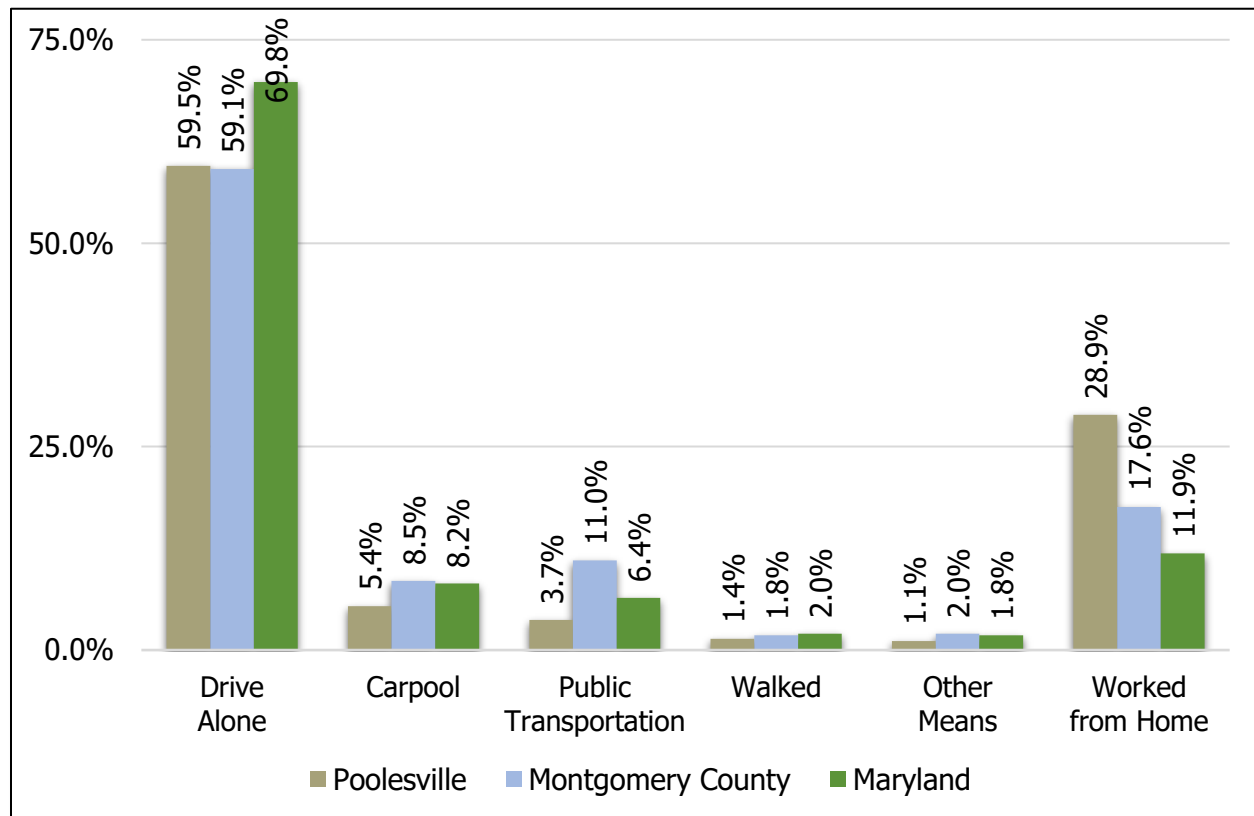
**Table 9-7. Worker Travel Time (2021)**

Length of Commute	Poolesville		Montgomery County		Maryland	
	No.	%	No.	%	No.	%
Less than 5 min.	158	7.5%	5,115	1.1%	45,650	1.7%
5 to 9 minutes	20	0.9%	20,205	4.4%	163,290	6.0%
10 to 14 minutes	107	5.1%	35,445	7.8%	256,188	9.4%
15 to 19 minutes	43	2.0%	49,253	10.8%	335,702	12.3%
20 to 24 minutes	112	5.3%	54,258	11.9%	348,297	12.8%
25 to 29 minutes	136	6.4%	31,392	6.9%	176,347	6.5%
30 to 34 minutes	257	12.2%	74,729	16.4%	410,994	15.1%
35 to 39 minutes	225	10.7%	20,129	4.4%	108,996	4.0%
40 to 44 minutes	193	9.1%	31,728	7.0%	148,999	5.5%
45 to 59 minutes	269	12.7%	63,068	13.8%	328,160	12.0%
60 to 89 minutes	460	21.8%	55,781	12.2%	286,588	10.5%
90+ minutes	132	6.3%	15,011	3.3%	115,461	4.2%
Average Length	41.1 minutes		33.8 minutes		32.5 minutes	
<b>Total Workers</b>	<b>2,112</b>		<b>456,114</b>		<b>2,724,672</b>	

Source: 2017-2021 American Community Survey. Note: Total includes all workers aged 16 and over who did not work at home.

The Worker Transportation data from the American Community Survey also shows the option of working from home (see **Figure 9-6**). The proportion of Poolesville workers working from home in 2021 was 28.9 %, significantly higher than Montgomery County and the State of Maryland.

**Figure 9-6. Worker Transportation (2021)**



Source: 2017-2021 American Community Survey

### 9.3.5 White’s Ferry

White’s Ferry, located about six miles due west of the Town along White’s Ferry Road, closed in 2020. Originally known as Conrad’s Ferry and established in 1786, it was the last cable ferry service providing a crossing for automobiles, bicycles, and pedestrians over the Potomac River and connecting Montgomery County and Loudoun County, Virginia. Before its closure, the ferry transported 600 and 800 customers daily, with estimates that it could serve as many as 1,100 to 1,600 daily passengers at peak.

The Owners of White’s Ferry sold the ferry in 2021 to owners who sought to reopen and upgrade the service. Restoring the ferry would also provide a direct route between Poolesville and Leesburg, Virginia, nine miles from point-to-point and 11 miles by road. However, reopening the Ferry would require the acquisition of a portion of the Rockland Farm on the Virginia side of the Potomac River, and to date, the parties have not been able to reach an agreement.

Since the closure, Montgomery County and Loudoun County, Virginia, have been reviewing potential solutions to restore the service. The Town would benefit economically from this connection due to increased commuter traffic and tourism to the outdoor and recreational sites in and around Poolesville.

## 9.4 Employment by Industry

**Table 9-10, Employment by Industry (2010-2021)**, shows the distribution of Poolesville workers by industry and the change in these categories over the past decade, according to the American Community Survey.

The largest employment category, Professional Services, grew by more than 11.4 %, while the second largest in 2010, educational services, health care, and social assistance, shrunk by 43.3 % in this period. Employment in manufacturing more than doubled in this period, while the number of people working in wholesale trade was up by almost 800 %, partly because of the low number of workers in this sector in the base year of 2010.

**Table 9-10. Employment by Industry (2010-2021)**

Industry	2010		2021		Change	
	No.	%*	No.	%*	No.	%
Agriculture, forestry, fishing & hunting, mining	14	0.5%	0	0.0%	-14	-100.0%
Construction	340	11.6%	428	14.5%	88	25.9%
Manufacturing	105	3.6%	272	9.2%	167	159.0%
Wholesale trade	10	0.3%	89	3.0%	79	790.0%
Retail trade	334	11.4%	188	6.4%	-146	-43.7%
Transportation & warehousing, utilities	50	1.7%	17	0.6%	-33	-66.0%
Information	89	3.0%	109	3.7%	20	22.5%
Finance & insurance, real estate, rental & leasing	106	3.6%	150	5.1%	44	41.5%
Prof, scientific & mgmt., admin & waste mgmt. svcs.	563	19.3%	627	21.2%	64	11.4%
Educational svcs, health care & social assistance	556	19.0%	315	10.7%	-241	-43.3%
Arts, entertainment & rec, accom. & food svcs	268	9.2%	200	6.8%	-68	-25.4%
Other services, except public administration	153	5.2%	176	6.0%	23	15.0%
Public administration	331	11.3%	382	12.9%	51	15.4%
<b>Employed population 16+</b>	<b>2,919</b>	<b>†59.7%</b>	<b>2,953</b>	<b>†52.1%</b>	<b>34</b>	<b>1.2%</b>

Source: 2006-2010 & 2017-2021 American Community Survey. Note: \*%ages based on civilian employed population aged 16 and over. \*\*Percentages are based on the ratio of the civilian employed population aged 16 and over compared to the total population.

## 9.5 Place-Based Economic Development Considerations

As a small municipality located within one of the nation’s largest metropolitan areas, Poolesville can develop place-based economic development strategies that take advantage of the Town’s location within Montgomery County and the Washington D.C. region, the Town’s rich history and strong rural village character.

The 2011 Comprehensive Plan noted that Poolesville’s rural village character differentiates it from most other places in the county. The Plan also noted that a key attribute of a small town or village is how the residential, commercial, educational, and governmental components of the Town need to function well together. If any of these elements were to fail, the Town's economic viability could be negatively affected.

The Town recognized the significant role of the local business community in the 2011 Plan and supported the desire of residents to have more shops and restaurants in the commercial district. The plan also supported a Town Center and gateway concept that sought to:

- Blend existing strip malls into a core Town Center area.
- Create a Town Center that serves as a social magnet for residents and visitors to walk, shop, dine, and interact.
- Create gateways at the east and west entrances to the Town Center with a roundabout at the east and an architectural structure at the west.

- Encourage multi-use in-fill development in the Town Center with on-street or rear parking and
- Incorporate pedestrian and bike-friendly designs into any changes to the Town Center area.

Since the 2011 Comprehensive Plan, local efforts have helped develop underutilized properties on Fisher Avenue. However, further efforts are still needed to ensure that Poolesville has adequate and thriving retail and restaurant facilities catering to residents and visitors. Continuing to implement the Town's Streetscape Plan will bolster these efforts.

#### 9.5.1 Economic Development Opportunities

In 2012, Poolesville commissioned Orion Ventures, LLC to complete a business development analysis for the Town entitled *Economic Development Opportunities for the Town of Poolesville*. The report was prepared in the wake of a market study in 2007 by Thomas Point Associates.

Although much has changed since then, the recommendations of the 2012 report merit renewed consideration as part of its long-term economic development strategy. The report highlights the Town's unique amenities and nearby resources, such as the John Poole House, White's Ferry, the C&O Canal National Historic Park, the Potomac River, and Sugarloaf Mountain. In addition, it emphasized established advantages such as nationally recognized schools, a high median income, and proximity to many agricultural attractions in the region. The attractiveness of Poolesville as a rural village could be leveraged to develop a Small Business Incubator in conjunction with other initiatives to bring more varied uses to the Commercial District.

Many of Poolesville's local attractions are associated with the cultural economy. Whalen Commons boasts a band shell that provides concerts and outdoor entertainment for the community and visitors. The combination of nature, culture, and local heritage provides a solid foundation for stimulating economic growth and prosperity through tourism, education, and employment. They provide tangible contributions to the local and cultural economy, such as employment, tourist spending, and supporting local artists to help grow the cultural economy, attract new businesses and entrepreneurs, and increase visitors.

The principal economic development objectives are to attract a broad array of visitors and provide activities/events encouraging visitors to come and extend their stay. It will be important to develop strategies to encourage overnight accommodation.

Poolesville's location within Montgomery County also provides proximity to Agriculture and many high-quality outdoor and recreational opportunities. Among these are: the Sugarloaf Mountain Recreation Area, near Dickerson, Seneca Creek State Park, east of Poolesville, along Seneca Creek near Gaithersburg. The C&O Canal National Historic Park is a regional destination supporting various outdoor activities, including hiking, camping, and biking.

In addition to outdoor recreational activities, the Town will also continue to explore opportunities related to historical tourism. To that end, The Heritage Montgomery Management Plan was adopted and made a part of the comprehensive plan of Montgomery County in 2002 and included the Town of Poolesville within the boundaries. This update of the comprehensive plan, when adopted by the Town of Poolesville, incorporates by reference all portions of the Heritage Montgomery Management Plan, except those portions solely relating to other jurisdictions within the Montgomery County Heritage Area, as part of the comprehensive plan.

The Town should consider leveraging agriculture, outdoor, and recreational activities. For the agricultural sector, these ideas include a Food Hub, agricultural processing services, a Farm/Agricultural Incubator, and a Food Innovation Center.

The 2012 report also noted the high percentage of Poolesville residents working out of their homes.

## **Environmental Resources and Sensitive Areas**

### **Purpose**

The Environmental Resources and Sensitive Areas chapter provides information and guidance on protecting environmental resources and sensitive areas, including streams, wetlands and their buffers, floodplains, habitats of threatened or endangered species, steep slopes, and agricultural or forested lands. These sensitive areas can be vulnerable to adverse impacts from development activities, residential use, and certain types of agricultural practices.

### **10.1 Overview**

The Town of Poolesville recognizes the importance of protecting its natural resources by establishing and strengthening regulations and preparing for the future as climate change becomes an increasing threat. This chapter has been prepared considering the State of Maryland’s Twelve Planning Visions, particularly the visions related to environmental protection, resource conservation, quality of life, and sustainability.

### **10.2 Goals and Objectives**

The following have been identified to help advance Environmental policy for the Town:

1. Preserve and enhance The Town’s natural environment, open spaces, and sensitive areas.
2. Prepare for and protect the Town residents from the pending impacts of climate change.
3. Continue to achieve adequate, sustainable water resources and water quality.
4. Protect all residents in an equitable manner from environmental impacts.
5. Provide access to environmental resources to all residents in an equitable manner.
6. Reduce pollution, restore ecosystems, and balance the built and natural environment within the Town.

The strategies in this section will be implemented through existing Town Ordinances, reviewing plans to ensure that all County, State, and Federal regulatory program compliances have been obtained, and by proposing new or modified ordinances as needed.

The Town also coordinates with Montgomery County (Stormwater Plan approval authority), the State of Maryland and the U.S. Army Corps of Engineers (for permits within designated wetlands), the Federal Emergency Management Administration (which delineates the 100-year floodplain), and other agencies review when evaluating the submittal of preliminary plans for development.

During the initial preliminary review process, a Natural Resource Inventory is required that includes significant tree groves, scenic or historic areas, streams, drainage areas, outstanding natural topographic features, wells, wetlands, and 100-year flood plains. Development plans must identify each of these resources at a level of detail consistent with applicable Town, County, State, and Federal regulations prior to submittal to the Town for approval.

### **10.3 Guiding Principles and Legislation**

The State’s Land Use Article, which incorporates the provisions of the 1992 Economic Growth, Resource Protection, and Planning Act, requires local governments to include a “Sensitive Areas” element in their

Comprehensive Plans. This element must include goals, objectives, principles, policies, and standards designed to protect the following sensitive areas from the adverse impacts of development:

- Streams or wetlands and their buffers
- Floodplains
- Habitats of threatened or endangered species
- Steep Slopes
- Agriculture or forest lands intended for resource protection or conservation
- Other areas in need of special protection

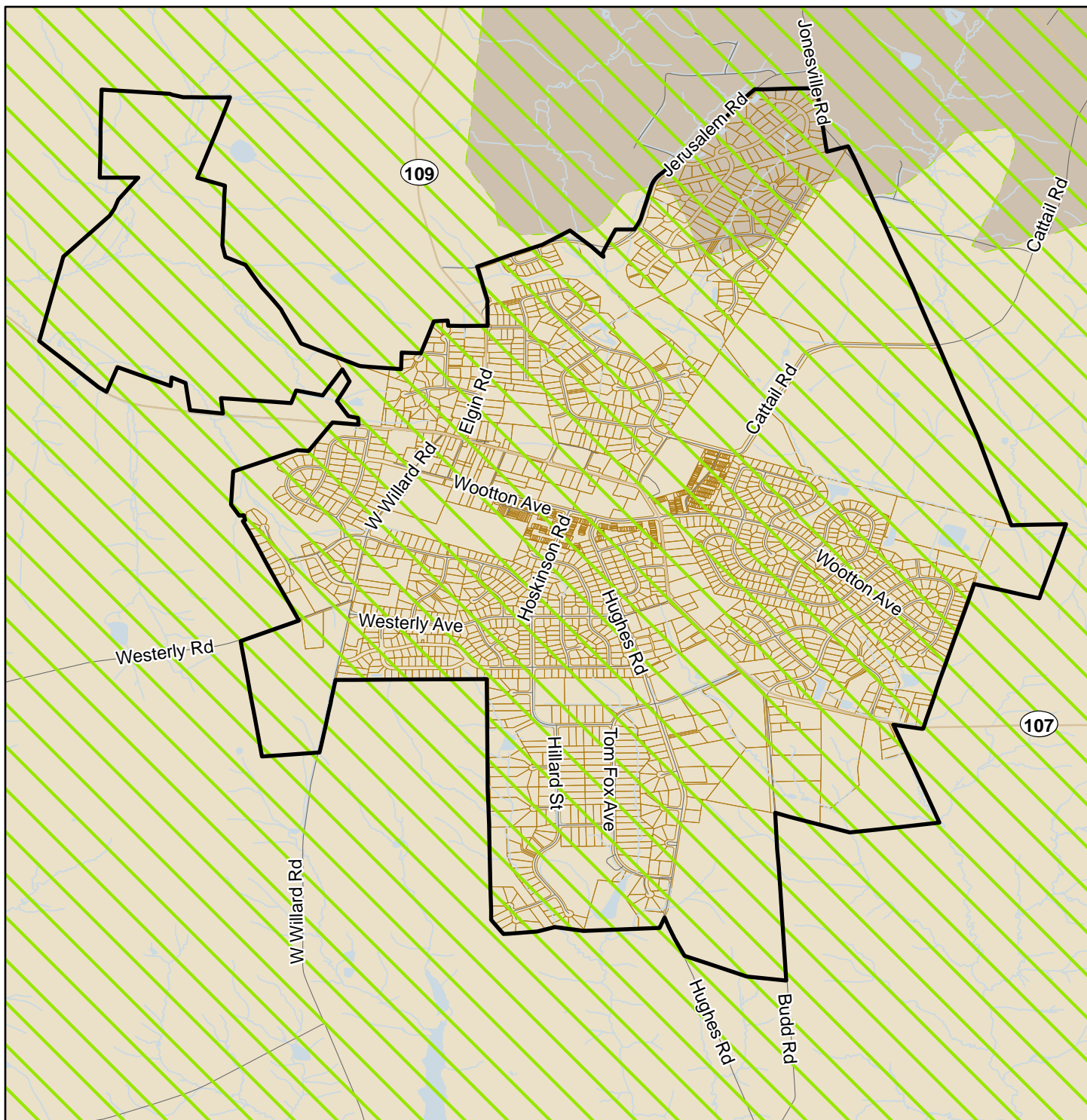
Maryland Land Use Article also requires municipal comprehensive plans to include a Mineral Resources Element. The element must incorporate land use policies and recommendations for regulation necessary:

- To balance mineral resource extraction with other land uses.
- To the extent feasible, prevent the preemption of mineral resource extraction by other uses.

For purposes of this plan, Poolesville extracts only water for local use and no other recorded mineral resources.

In addition to the required sensitive areas, this chapter discusses other environmental resources within the Town. Poolesville has a comprehensive program in place to protect sensitive resources, including adherence to State and Federal regulations and protections within the Town Code, regulations, and ordinances. The Town will continue to monitor state, federal, and county regulation changes with respect to natural resources protection and update ordinances, as necessary.

Interpreting the physiography, or the physical geography, of a location is important for understanding the natural physical and climatic characteristics of a specific area and is helpful for determining natural land cover and constraining human land use. The Town is in the Piedmont Plateau geophysical region of the State of Maryland (**See Map 10-1, Geology**). The Piedmont Plateau consists of geologic formations comprising hard, crystalline igneous, and metamorphic rocks. The layers that make up the Piedmont Plateau extend from the inner edge of the Coastal Plain westward to Catoclin Mountain, to the easternmost boundary of the Blue Ridge Province.



- Town of Poolesville
- State Routes
- Local Routes
- Water Bodies
- Parcels
- Geologic Province
- Piedmont
- Geologic Format on
- Ijamsville Format on/ Marburg Schist
- New Oxford Format on



Source: MD IMAP



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

Poolesville’s surface elevation ranges from its lowest point at 300 feet above sea level in the southernmost part of the Town to 494 feet above sea level in the northeastern limits of the Town. The topography is relatively flat with no significant steep slopes and drains toward the Dry Seneca Creek basin, Russell Branch of Dry Seneca Creek, Horsepen Branch, and branches of Broad Run.

The most current soil survey data is a product of the National Cooperative Soil Survey (NCSS), a joint effort of the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), other federal and State agencies, and local partnerships. The soil survey data identifies specific soil types and their limitations. Soil types are important in determining whether they can support development. Examples of constraining factors can include steep slopes, wetness, depth to bedrock, frost action, shrink/swell, erosion factors, and flooding.

Three classes of natural soil drainage are recognized for the Town. General definitions for each represented drainage class and the percent of soils in the Town associated with each drainage class, as defined by the USDA, are below:

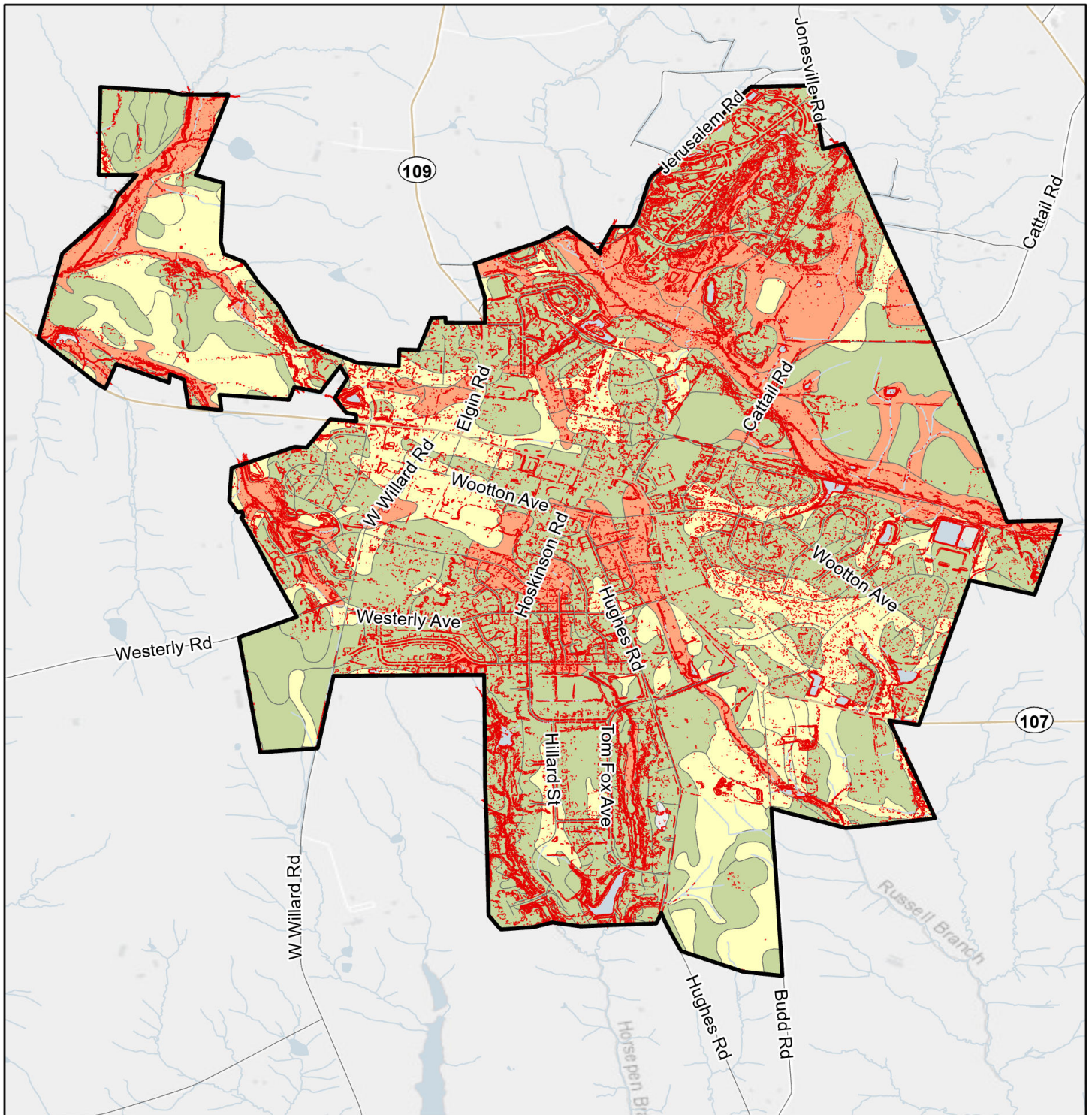
**Well drained** (60 percent of soils in Poolesville): Water is removed from the soil readily but not rapidly. Internal free water occurrence commonly is deep or very deep; annual duration is not specified. Water is available to plants throughout most of the growing season in humid regions.

**Moderately well drained** (23 percent of soils in Poolesville): Water is removed from the soil somewhat slowly during some periods of the year. Internal free water occurrence commonly is moderately deep and transitory through permanent rock.

**Poorly drained** (17 percent of soils in Poolesville): Water is removed so slowly that the soil is wet at shallow depths periodically during the growing season or remains wet for long periods. Most terrestrial plants that are not adapted to particularly wet conditions cannot be grown unless the soil is artificially drained. The occurrence of internal free water is shallow or very shallow and common or persistent. The soil, however, is not continuously wet directly below plow-depth.

The remainder of the land (less than 1 percent) is not classified by drainage class, as it is water or developed land.

**Table 10-1, Poolesville Soils**, groups soil descriptions by their drainage class, which refers to the frequency and duration of wet periods under conditions similar to those that were present when the soil formed (**See Map 10-2, Soils & Steep Slopes**). Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized: excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained.



- Town of Poolesville
- State Routes
- Local Routes
- Water Bodies
- Soils with Greater than 15% Slopes

- Soils**
- Drainage Class**
- Well Drained
  - Moderately Well Drained
  - Poorly Drained
  - Other



Source: MD iMAP



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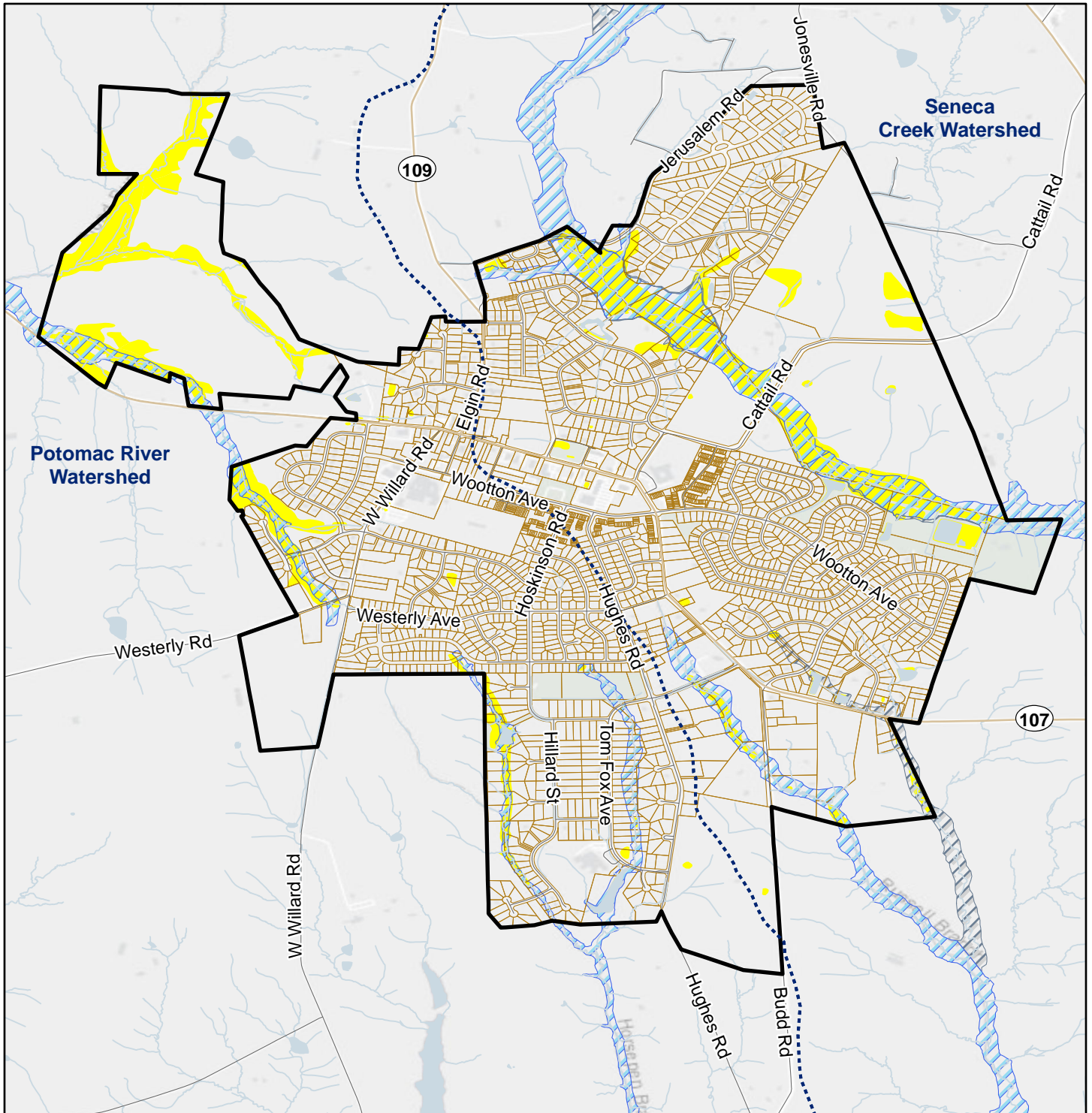
**Table 10-1. Poolesville Soils**










Hydrologic Soil Group	Drainage Class	Soil Types
<b>B, C, D</b>	Well drained	Penn silt loam, Bucks silt loam, Brinklow-Blocktown channer silt loams, Brentsville sandy loam, Goresville and Bucks soils, Blocktown channery silt
<b>C, C/D, D</b>	Moderately well drained	Readington silt loam, Rowland silt loam, Codorus silt loam, Glenville silt loam, Hibler silt loam
<b>B/D, C/D, D</b>	Poorly drained	Glenville silt loam, Bowmansville-Melvin silt loams, Hatboro silt loam, Croton silt loam

### 10.4 Streams and Stream Buffers

Streams and their buffers are valuable to people and vital to natural resources. They are used for irrigation, provide important spawning grounds for fish and shellfish, and help support other kinds of wildlife. Streams also support commercial and recreational fishing and attract outdoor enthusiasts such as hunters, boaters, and birdwatchers. Streams are vulnerable to adverse impacts from development activities, residential uses, and certain types of agricultural practices, making their protection and regulation a vital aspect of town planning.

Streams include any natural or engineered watercourse that conveys stormwater runoff and maintains a base flow for at least nine months of the year. The Town of Poolesville contains a network of tributaries, streams, and creeks that eventually feed into the Chesapeake Bay. The streams and creeks located within Poolesville are Dry Seneca Creek, Russell Branch of Dry Seneca Creek, Horsepen Branch, and branches of Broad Run. **(See Map 10-3, Environmental Features).**



-  Town of Poolesville
-  State Routes
-  Local Routes
-  Water Bodies
-  Parcels
-  100 Year Floodplain (1% Chance)
-  500 Year Floodplain (0.2% Chance)
-  Watersheds
-  Wetlands

Source: MD iMAP, NWI Wetlands 2018,  
 DNR Wetlands 2017

0 0.25 0.49 0.99 Miles



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.

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Streams are categorized by the U.S. Army Corps of Engineers (USACE) based on the balance and timing of stormflow and base flow components. Stormflow refers to streamflow that is influenced by precipitation events, such as rain and snow/snowmelt, while base flow refers to the streamflow that is sustained between those precipitation events. These include:

- **Ephemeral Streams:** These streams flow only during or immediately after periods of precipitation.
- **Intermittent Streams:** These streams flow only during certain times of the year. Seasonal flow in an intermittent stream usually lasts longer than 30 days per year.
- **Perennial Streams:** These streams flow continuously during both wet and dry times. Baseflow is dependably generated from the movement of groundwater into the channel.

Stream buffers are areas along the lengths of stream banks established to protect streams from human disturbances. They are defined by the State as an existing, naturally vegetated area, or an area established in vegetation and managed to protect aquatic, wetlands, shoreline, and terrestrial environments from man-made disturbances (COMAR 27.02.05).

Buffers are a best management technique that reduces sediment, nitrogen, phosphorus, and other runoff pollutants by acting as a filter, thus minimizing damage to streams. Buffers also provide and improve habitat for birds and other animals, and they can serve as areas for hiking, hunting, and nature observation. Healthy buffers hold soil in place, can provide a refuge for threatened animals and plants, filter stormwater runoff pollutants, hide predators from their prey, and keep streams shaded and cool. The effectiveness of buffers depends on their width and other factors such as steep slopes, soil erodibility, and wetlands.

Stream buffers ideally include:

- Floodplains, where most streamside wetlands are formed and where energy dissipation, natural filtration, food storage, and water storage occur.
- Stream banks and steep slopes, which should remain intact to prevent erosion from clogging the stream bed and provide habitat for plants and animals.
- Streamside forests and other vegetation, which provide habitat, stabilize banks, provide shading, reduce pollutants, and produce leaf litter supporting a host of microscopic shredders, filter feeders, and decomposers that form the base of a healthy stream food chain.

The Town recommends that intermittent and perennial streams be surrounded with a 100-foot buffer, measured from the top of each normal bank.

Ground water is a major source for the Town and the County's existing and future water supply. The land area that overlays the aquifers which contribute water to the public water supply well is known as the Town's Wellhead Protection Area. Both the aquifer systems providing the community water supply and the wellhead protection area are integrally connected with many surface waters and streams, making protection of both ground water and surface waters critical for protecting public health, safety, and welfare. The designation of the Wellhead Protection Area, and careful regulation of activities within these districts, ensures a future supply of safe and healthy drinking water. For more information on Wellhead Protection Area, see **Chapter 11—Water Resources**.

## 10.5 Wetlands, Floodplains & Flood Hazards

Wetlands are defined by wetland hydrology, hydric soils, and hydrophytic vegetation. They are particularly important to reduce or mitigate flooding impacts, maintain, and improve water quality, and provide habitat for various plant and animal species. **Map 10-3, Environmental Features**, shows that approximately 300.9 acres, (approximately 12.4 percent of the Town) is covered in mapped wetlands. All of the Town’s wetlands are classified as palustrine, or freshwater wetlands.

While the United States Geological Survey (USGS) and the Maryland Department of Natural Resources (DNR) both provide generalized mapping of wetland areas, the specific location and extent of wetlands require a site-by-site analysis. Final delineation of wetland locations is typically required as part of the development review process. Where detailed wetland delineations have not yet been completed, hydric soil mapping can provide one indicator of possible wetland locations that should be examined further. Hydric soil mapping is available from the U.S. Natural Resource Conservation Service (NRCS). Soil mapping for the Town is shown on **Map 10-2, Soils & Steep Slopes**.

The U.S. Army Corps of Engineers (USACE) regulates the discharge of dredged or fill material into wetlands under the provisions of *Section 404 of the Clean Water Act*. The USACE district office determines whether various activities such as placement of fill material, levee and dike construction, mechanized land clearing, land leveling, transportation infrastructure construction, and dam construction require a permit.

The State (through MDE) regulates nontidal wetlands under the Maryland Nontidal Wetlands Protection Act and ensures there is no overall net loss of non-tidal wetland acreage and reviews the following construction activities: grading or filling, excavating, or dredging, changing the existing drainage pattern, disturbance of water levels or water table, or destroying or removing vegetation. Permits are required for activities that alter a non-tidal wetland or wetland buffer.

If an activity impacts a wetland, a joint permit application to the MDE and the USACE will need to be submitted and, in some cases, mitigation will be required. Activities that require permits include excavating, filling, changing drainage patterns, disturbing the water level or water table, grading, and removal of vegetation in a nontidal wetland or within a 25-foot buffer.

The Town has taken the position that wetlands, the 100-year flood plain, and a 25-foot buffer to the floodplain are to be placed into a conservation easement. This process serves two purposes:

1. To aid the Town in creating ecological niches for diverse species growth; and
2. To provide the Town with the ability to enforce no construction or extremely limited construction within conservation easements.

### 10.5.1 Floodplains and Flood Hazards

In 2018, the MDE prepared the *Maryland Model Floodplain Management Ordinance* (FPMO) in response to the requirement that local jurisdictions adopt regulations that are fully compliant with the requirements of the National Floodplain Insurance Program (NFIP). For most communities, the requirement to update regulations is triggered by revisions to the Flood Insurance Rate Maps (FIRMs) and associated Flood Insurance Study (FIS).

The floodplain or special flood hazard area is a graphic representation of the base flood on FEMA's Flood Insurance Rate Maps (FIRMs). The base flood is the flood expected to have a 1 percent chance of being equaled or exceeded in any given year. In a 30-year period, there is a 26 percent chance that a structure in the floodplain will be flooded by a 100-year flood event.

There are 292 acres of FEMA mapped 100-year flood zone in the Town, which equates to approximately 12 percent of the Town's total land area. Additionally, there are 25 acres of FEMA mapped 500-year flood zones, which equates to approximately 1% of the Town's total land area.

The Town reviews floodplains through the required preliminary plan submissions. The Town also coordinates reviews with *Montgomery County's floodplain Regulations* (COMCOR 19.45.01 – Floodplain Regulations), any proposed construction activities within these defined areas will have to also comply with the County's Floodplain Regulations.

Undisturbed floodplains serve a variety of functions having important public purposes and benefits. They moderate storm floodwaters, absorb wave energies, and reduce erosion and sedimentation. Wetlands found within floodplains help maintain water quality, recharge groundwater, protect fisheries, and provide habitat and natural corridors for wildlife. Stream buffers found within floodplains also help to maintain water quality. Safeguarding the many natural functions performed by the floodplain benefits adjoining and downstream communities by minimizing the risks (and costs) associated with the loss of life and property, contributing to the maintenance of water quality and quantity that may directly affect drinking water supplies and recreation opportunities, and in many cases helping to restore the health of the Chesapeake Bay.

It is important to note that FIRMs provide an analysis of flood scenarios based on past events and data. They indicate areas of high, moderate, and low risk. Future conditions are not considered. FEMA FIRMs do not account for:

- Shoreline erosion, wetland loss, subsidence, or relative sea rise
- Upland development or topographic changes
- Degradation or settlement of levees and floodwalls
- Changes in storm frequency and severity
- Effects of multiple storm events

While some of these factors do not impact the Town directly, or have as great an impact as others, it is important to be aware that approximately 25 percent of flood damages nationally occur to structures that are outside of FEMA mapped flood hazard areas and that few, if any, standards exist nationwide for development in the areas immediately adjacent to the floodplain or outside of mapped floodplain areas.

To help the Town review proposed developments, developers are required to provide detailed base flood elevation information to the Town. The Town provides this information to FEMA and request revisions to floodplain maps with more accurate data as needed.

In 2000, the *Stafford Act* enacted the *Disaster Mitigation Act* and, by FEMA's Interim Final Rule published in 2002, established in the Maryland Code that each Maryland jurisdiction adopt and maintain a Hazard Mitigation Plan (HMP). The HMP ensures eligibility for funding and technical assistance from State and federal hazard mitigation programs. It addresses natural hazards determined to be of high and

moderate risk as defined by the updated results of the local hazard, risk, and vulnerability summary. Natural hazards continue to be evaluated during five-year update cycles and include sea level rise and coastal resiliency planning priorities.

FEMA most recently issued updates to Poolesville's FIRMs on 9/29/2006.<sup>1</sup> Floodplains are shown on **Map 10-3, Environmental Features**; however, copies of the official FIRMs may be viewed at Town Hall.

### 10.6 Habitats of Rare, Threatened & Endangered Species

*The Federal Endangered Species Act of 1973* requires a list of endangered and threatened species and the protection of those species and their ecosystems. The primary State law that allows and governs the listing of endangered species is the Nongame and Endangered Species Conservation Act (Md. Natural Resources Code Ann. §10-2A). This Act is supported by regulations that contain the official State Rare, Threatened, and Endangered Species list.

The Wildlife and Heritage Service Natural Heritage Program tracks the status of more than 1,100 native plants and animals that are among the rarest in Maryland and most in need of conservation efforts. The current Rare, Threatened, and Endangered Species List for Montgomery County (2021) includes a total of 39 animals and 119 plants.

Protecting animal and plant species and their habitats is important for many reasons. These animal and plant species contribute to the Town's environmental quality, making it an attractive place to live. Additionally, the abundance of animal and plant species supports outdoor recreational activities such as hunting, boating, wildlife viewing, and hiking.

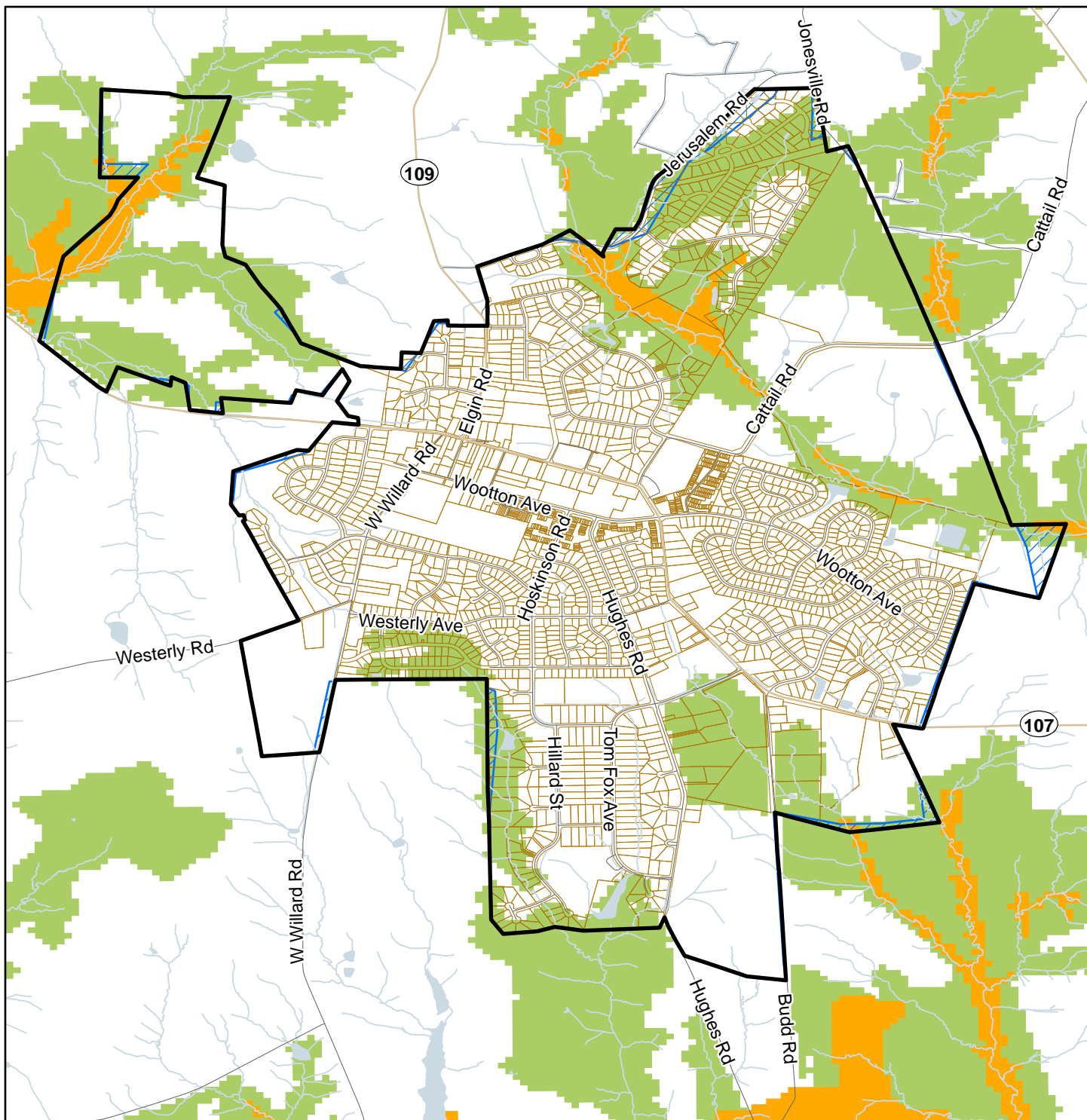
Habitats of these rare, threatened, and endangered species are defined as areas that, due to physical or biological features, provide important elements for the maintenance, expansion, and long-term survival of threatened and endangered species. This area may include breeding, feeding, resting, migratory, or overwintering areas. Physical or biological features include (but are not limited to): structure and composition of the vegetation, faunal community, soils, water chemistry, and quality; and geologic, hydrologic, and microclimatic factors.









**Map 10-4, Ecological Areas** includes significant wildlife assessment areas in the Town including Targeted Ecological Areas and FIDS habitats. These areas may need special management or protection because of their importance to conservation of threatened or endangered species. The Town should continue to pursue all efforts to protect habitats of threatened and endangered species by adopting regulations protecting these species from habitat loss.

Further protection of woodlands or forested lands will have a positive impact on targeted ecological areas and wildlife habitats, will contribute to ecological balance, and offer sustained recreational opportunities for residents. Development in these areas should be discouraged and if development does occur, techniques to reduce impacts on targeted ecological areas and wildlife habitats should be utilized. Control of non-native invasive species within ecological areas will further protect wildlife and habitats from degradation.

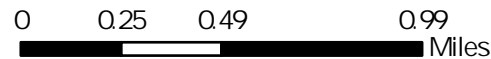
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<sup>1</sup> The map panels for Poolesville are 24031C0141D, 24031C0142D, 24031C0143D, 24031C0144D, 24031C0281D, and 24031C0144D.



-  Town of Poolesville
-  State Routes
-  Local Routes
-  Water Bodies
-  Parcels
-  Rural Legacy Areas
-  Forest Interior Dwelling Species\*
-  Targeted Ecological Areas

\*Note: FIDS data based on model where FIDS habitat potential could occur based on certain criteria.  
 Source: MD IMAP



Wallace Montgomery created this map for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



### 10.7 Conservation Lands

Agriculture is defined as all methods of production and management of livestock, crops, vegetation, and soil. It also includes the activities of feeding, housing, and maintaining animals such as cattle, dairy cows, sheep, goats, hogs, horses, and poultry. Within the Town of Poolesville, 403 acres of farmland are currently held in conservation easements under the Maryland Agricultural Land Preservation Foundation (MALPF). This statewide program was established in 1977 with the primary goal of preserving enough agricultural land to maintain a viable local base of food and fiber by limiting development of such land.

The Town continues implementation of its Forest Conservation Ordinance (*Chapter 7-1 – 7-30, Poolesville Code*), which is in full compliance with the *Maryland Forest Conservation Act* (Natural Resources Article, Sections 5-1601 – 5-1612, Annotated Code of Maryland). The main purpose of this Act is to minimize the loss of Maryland’s forest resources during land development by making the identification and protection of forests and other sensitive areas an integral part of the site planning process. Depending on the type or size of proposed development, Forest Stand Delineations and Forest Conservation Plans may be required, consistent with the Town Code.

In 2016, the Town amended the Town’s Forest Conservation Ordinance also includes a Chapter titled “*Community Tree Ordinance*,” which regulates trees on public and private Forest conservation easements, while balancing the need for the reasonable use and enjoyment of real property by its citizens. This section serves to provide parameters for the planting, maintenance, and removal of trees; to encourage and require the protection of existing trees on the streets, on public spaces, and on private grounds and to establish a standard for sound arboricultural practices within the Town.

A forest is defined as a biological community dominated by trees and other woody plants covering a land area of 10,000 square feet or greater. A forest includes areas that have at least 100 live trees per acre, with at least 50% of those trees having a two-inch or greater diameter at 4.5 feet above the ground. A forest also includes areas that have been cut but not cleared. A forest does not include orchards. Currently, 114 acres of land are in forest conservation easements within the Town of Poolesville under the Forest Conservation Ordinance and Forest Conservation Act.

The Town’s Parks and Streets Department is primarily responsible for the maintenance, management, and planting of trees in public parks and on streets.

## Water Resources

### Purpose

The Water Resource Element (WRE) chapter ensures that smart growth policies and principles to protect natural resources are promoted while providing connections to **Chapter 5 - Land Use** and **Chapter 6 - Municipal Growth**.

### 11.1 Overview

The WRE chapter describes how Poolesville will manage its water resources and infrastructure to support its growth and development goals, while protecting the environment and public health.

This chapter covers water supply, wastewater treatment, stormwater management, water quality, and climate change impact and reflects the Town's vision statement to preserve small-town charm, natural resources, and history while continuing to build a sustainable community with opportunities for all ages and abilities to live active lifestyles.

The WRE chapter is based on the State's WRE Guidance Update, which provides best practices and recommendations for local governments to address water-related limitations and opportunities in their planning process.

This chapter addresses the existing water resources, including impacts on growth encompassing a 20-year planning period. Areas of consideration are identified to provide water and sewer capacity for current needs and future growth.

### 11.2 Goals and Objectives

1. Protect and conserve the existing drinking water supply and distribution system.
  - Protect the groundwater wells through increased infiltration, enhanced forest regeneration, open space, and smart growth to allow recharge of the aquifer.
  - Complete the water main replacement program in the two oldest subdivisions, Westerly and Wesmond.
2. Provide safe drinking water to serve existing customers and future demands.
  - Periodically review the Wellhead Protection Plan and the abandonment of septic systems to protect the Town's source water.
  - Continue coordinating with MDE and EPA on water quality monitoring and strategies to test and remove per- and polyfluoroalkyl substances (PFAS) from drinking water.
  - Develop strategic planning to assess the feasibility of centralized treatment facilities for water sources to test, monitor, and treat more efficiently.
3. Provide adequate wastewater treatment and conveyance capacity to serve existing and future demands.
  - Continue to perform routine assessments of the current wastewater conveyance system and implement proven cost-effective repairs, replacements, and upgrades to reduce inflow and infiltration into the system.

- Develop a creative communications program to inform the public about disconnecting rain gutters and sump pumps from the sewerage collection system to reduce inflow and infiltration.
  - Communicate to the public the importance of reducing FROG (fats, rags, oils, and grease) that causes decreased pipe capacity, blockages, and increased maintenance costs.
4. Reduce the overall stormwater runoff discharge.
    - Maintain coordination and compliance with Montgomery County with Municipal Separate Storm Sewer Systems (MS4) permit requirements and the Chesapeake Bay’s total maximum daily load (TMDL) goals.
    - Continue to support the use of bioswales, pervious pavements and other methods to allow for increased stormwater percolation.
  5. Plan for resiliency for potential floods and/or droughts caused by climate change.
    - Use plan reviews to ensure that natural and native vegetation is preserved and/or planted along waterways, wetlands, and riparian buffers.
    - Educate property owners on options to better withstand climate change threats offered by the Maryland Department of the Environment (MDE).
    - Examine and document threats to streams and their buffers due to climate change impacts (e.g., nuisance flooding, intense storms).

## 11.3 Water System

### 11.3.1 System Overview

Poolesville owns and operates an independent groundwater supply system that currently serves approximately 2,000 billable customers (or 6,000 residents). The system is comprised of 12 wells that operate based upon the levels of the two storage tanks (a 500,000-gallon elevated and a 1,000,000-gallon standpipe) and 26 miles of ductile iron water pipe. When the water levels reach a predesignated level, the wells are activated and fill the tanks. This process maintains pressure in the system, and the wells operate approximately 12-15 hours per day.

The wells are strategically located throughout the Town. As each major subdivision was approved, the developers were required to add a water supply source to support the growth. While each well is activated by the tank levels, they provide treatment prior to a point of entry into the distribution system independently. Depending on the water quality characteristics, treatment varies from chlorine and radon removal to filtration.

### 11.3.2 Water Source

Poolesville relies entirely upon groundwater wells withdrawing from the New Oxford Formation to supply the needs of its residents and business. Poolesville’s groundwater supply has been studied and reviewed at frequent intervals. Currently, there are nine wells in production, one temporarily offline, two under construction and one planned for future construction. The wells are in the headwaters of four watersheds – Horsepen Branch, Russell Branch, Dry Seneca Creek, and Broad Run. These watershed areas are defined based on the land surface topography and delineate the catchment areas of the creeks and streams. The Town wells are assigned to a watershed based on well location.

All the wells are constructed as open bedrock wells in fractured sandstone/siltstone bedrock. Groundwater in the aquifer flows through an interconnected network of fractures and/or bedding planes in the bedrock (collectively referred to as ‘fractures’). The wells are operated so that the water level in the well remains above the depth of the uppermost water-yielding fracture to prevent dewatering of the fracture, and well pumping is stopped if water levels in the well approach the uppermost water-yielding fracture. Most of the recharge of the aquifer beneath Poolesville comes from precipitation that falls directly within the boundaries of the Town or immediately to the northwest.

**Table 11-1** provides information on the groundwater wells.

**Table 11-1. Well Information**

Well Number	Aquifer	Permit Number	Depth (Feet)	Diameter (Inches)	Sustainable Yield (GPM)	Status	
2	New Oxford Formation	MO-70-0046	453	6	80	Offline for PFAS remediation	
3		MO-70-0075	285	6	40	Online for existing residences	
4		MO-73-1584	600	6.5	35	Under Construction	
5		MO-73-2905	500	6	90	Online for existing residences	
6		MO-81-0765	500	8	100	Online for existing residences	
7		MO-88-2384	700	8	30	Online for existing residences	
8		MO-93-0007	500	8	50	Online for existing residences	
9		MO-04-4194	800	8	47	Online for existing residences	
10		MO-03-5831	762	8	offline	Offline Indefinitely	
11		MW-94-1933	1,200	8	50	Online for existing residences	
12		MO-94-3610	500	8	45	Online for existing residences	
13		MO-94-1215	500	8	50	Online for existing residences	
14		MO-94-1859	700	8	30	Under Construction	
15				500	8	48	Planned Well

Source: Town of Poolesville

### 11.3.3 Current and Future Water Demand

This Comprehensive Plan maintains the population cap of 6,500 persons to limit the demands on the municipal water supply and the Town’s wastewater treatment system. Five water allocation permits are issued to the Town by the Maryland Department of Environment (MDE) and collectively allow for a daily average withdrawal of 650,000 gallons per day (GPD) on a yearly basis and a daily average of 910,000 GPD in the month of maximum use. The withdrawal permit amounts are based upon the watershed area within the Town boundary, recharge rate and 100 GPD per person for the planned population.

The available volume of groundwater is approximately equivalent to 1.5 million gallons per day (GPD) or 1,000 gallons per minute (GPM). Using a 3-year average from 2019 to 2022, Poolesville used an average of 525,000 gallons of drinking water per day. **Table 11-2** shows the MDE Water Appropriation Permits.

**Table 11-2. Poolesville MDE Water Appropriation Permits**

MDE Permit ID	Wells	Watershed	Permitted Daily Average (GPD)	Permitted Daily Month Maximum Use (GPD)
MO1970G007(13)	2, 4, 6, 8, 11, 14	Horsepen Branch	293,000	388,000
MO1970G107(02)	3, 5	Dry Seneca Creek	142,000	200,000
MO2004G003(03)	13	Dry Seneca Creek	52,500	73,400
MO1970G207(15)	7, 9, 10	Russell Branch Watershed	115,000	182,000
MO2044G006(04)	12, 15	Broad Run	47,500	66,600
<b>Total</b>			<b>650,000</b>	<b>910,000</b>

Source: Town of Poolesville

Historically, Poolesville has utilized an annual daily average of 524,000 GPD with a peak average of approximately 638,000 GPD for based upon the previous five-years. **Table 11-3** is a historical summary of the Town’s water demands.

**Table 11-3. Historic Water Demands**

Year	Annual Daily Average (GPD)	Month-of-Maximum Use Demand (GPD)	Calculated Peak Factor
2013	468,406	572,740	1.22
2014	438,319	583,691	1.33
2015	500,928	612,278	1.22
2016	461,659	571,854	1.24
2017	469,502	527,156	1.12
2018	510,432	598,165	1.17
2019	505,039	571,149	1.13
2020	548,034	696,617	1.27
2021	516,083	663,883	1.29
2022	539,917	662,167	1.23
<b>3-year average</b>	<b>534,678</b>	<b>674,222</b>	<b>1.26</b>
<b>5-year average</b>	<b>523,901</b>	<b>638,396</b>	<b>1.22</b>
<b>10-year average</b>	<b>495,832</b>	<b>605,970</b>	<b>1.22</b>

1. Historic peak factor is calculated to confirm it is less than the MDE 910,000 GPD peak factor of 1.4 (or 140 GPD/person)

Poolesville’s water supply allocation policy applies 325 GPD per household for single-family dwellings and 275 GPD for townhomes for average daily demand. With the current housing projects approved or under review, future growth and water/sewer allocations will be reserved for infill, redevelopment, or special projects. (See the anticipated municipal growth in **Chapter 5 – Land Use.**) **Table 11-4** details the current housing projects and water demand.

**Table 11-4. Future Water Demands (Large Developments Only)**

Project Name	Units	GPD
Fishpool	61	19,825
Hartz	8	2,600
Donegan	39	10,725
Bricken	65	21,125
<b>Total</b>	<b>173</b>	<b>54,275</b>

Source: Town of Poolesville

### 11.3.4 Water Resource Protection

Poolesville’s groundwater is generally of high quality and routinely monitored for contaminants. All water is treated with chlorine to protect against bacteriological contamination. It is, however, particularly susceptible to contamination because of the thin soil cover and extensive fracturing of the underlying shale and sandstone. In 2006 the Town adopted a Wellhead Protection Ordinance and completed a source water assessment to identify and reduce the threat of groundwater contamination.

In 2021, the Town commissioned S.S. Papadopoulos to develop a water supply evaluation (**Appendix G-Water Supply Evaluation**). The report focused on quantity, quality and vulnerabilities including climate change. The report noted that Most aquifers in the Piedmont are unconfined aquifers (also called water-table aquifers), meaning that there is no overlying impermeable layer to protect ground water from surface-based sources of contamination. The water table represents the top of the unconfined aquifer. Because they do not have a protective layer above them, unconfined aquifers are susceptible to contamination from substances released on or near the surface, including fertilizers, pesticides, road salt, leaking underground storage tanks, and runoff from impermeable surfaces.

During this same period, the MDE and Montgomery County considered the potential adverse impacts to groundwater due to climate change. The County, in the Hazzard Mitigation Plan, recommended a study to determine the feasibility of connecting a supplemental water line from WSSC (approximately 12 miles away). The MDE supported the supplemental water supply concept and suggested that additional sources could include redundant wells.

The Town should investigate potential additional wells for redundancy. Based upon the theoretical recharge of the aquifer within the Town boundaries, supplemental wells may require annexing additional land.

In 2023, monitoring for per- and polyfluoroalkyl substances, also known as PFAS, has been mandated by MDE. These substances are a group of over 5,000 human made compounds used since the 1940s and can be found in a wide range of consumer and industrial products and processes. PFAS released to the air, soil, ground- or surface water can enter nearby drinking water sources. To assess the presence of PFAS in drinking water sources, the MDE and EPA have initiated assessments from Community Water Systems.

Sample analysis taken on August 23, 2022, by the Maryland Department of the Environment detected elevated levels of PFOA or PFOS in the water samples collected from Well 2 and Well 3. While there are no national or state Maximum Contaminant Levels (MCLs) for PFAS in drinking water, the EPA released interim health advisories for PFOA and PFOS. A Tier 2 Public Health Advisory Notice was mailed to every resident and Wells 2 and 3 were taken offline. Since the Health Advisory was issued, Poolesville officials

have been working with MDE and has developed a pilot program for removing these contaminants from the drinking water. Carbon activated charcoal filtration units were installed at Well 3 and smaller bench top corn-based filtration units are being tested on both Wells 2 and 3. Once sufficient analysis is gathered, the MDE allowed Well 3 to be brought back online with filtration. A determination of the two types of media will be made to compare removal rates, cost, and ongoing maintenance. Once this step is complete, Poolesville will look to broaden the treatment of other wells as needed.

In May 2023, the Poolesville received EPA results from PFAS sampling that occurred on February 7, 2023. One or more PFAS from sampling at several Poolesville wells were reported above the U.S. EPA lifetime health advisory (HA) level in preliminary results (i.e., laboratory-approved but not yet reviewed by EPA). With increased monitoring and treatments being implemented, Poolesville is considering centralized treatment facilities to test, monitor, and remove contamination more efficiently.

## 11.4 Wastewater System

### 11.4.1 System Overview

The wastewater system consists of 26 miles of various sized sanitary sewer lines and 6 pumping stations which collects and treats wastewater at the Town of Poolesville Wastewater Treatment Plant (WWTP) located at 18901 Fisher Avenue, which is owned and operated by the Town.

In 2023 the Town's Wastewater Treatment Plant began a construction upgrade to enhanced nutrient removal (ENR) treatment. The upgrade will include denitrification filters, which is a process by which nitrates are reduced to gaseous nitrogen through anaerobes (low oxygen). A readily biodegradable carbon source, methanol will be used to facilitate this process.

The project that is anticipated to be completed by the summer of 2024 was made possible through an \$8.5M Maryland Department of the Environment Grant. These funds are collected from Maryland's resident's water bills through the Bay Restoration Fund.

*Chesapeake Bay Restoration Act:* This Act and subsequent policies, programs, and regulations address Bay restoration. This Act established the Chesapeake Bay Restoration Fund administered by MDE for upgrading the 66 largest wastewater treatment plants to Enhanced Nutrient Reduction (ENR) standards. This Act established the Septic Upgrade Program to remove nitrogen and the fee paid by onsite sewage disposal system (OSDS) or septic users to fund the upgrade of septic systems through the Septic Upgrade Program.

The WWTP has a 750,000 GPD permitted capacity. The plant currently experiences average sewage outflows of 554,000 GPD (3-year average) with daily peak flows as high as 2,141,000 GPD during storm events and monthly peak flows as high as 1,113,000 GPD (occurred in 2018). Treated effluent is released into Dry Seneca Creek which flows into the Seneca Creek. **Figure 11.1, Point of Discharge Location** shows the location of the Poolesville WWTP and outfall location.

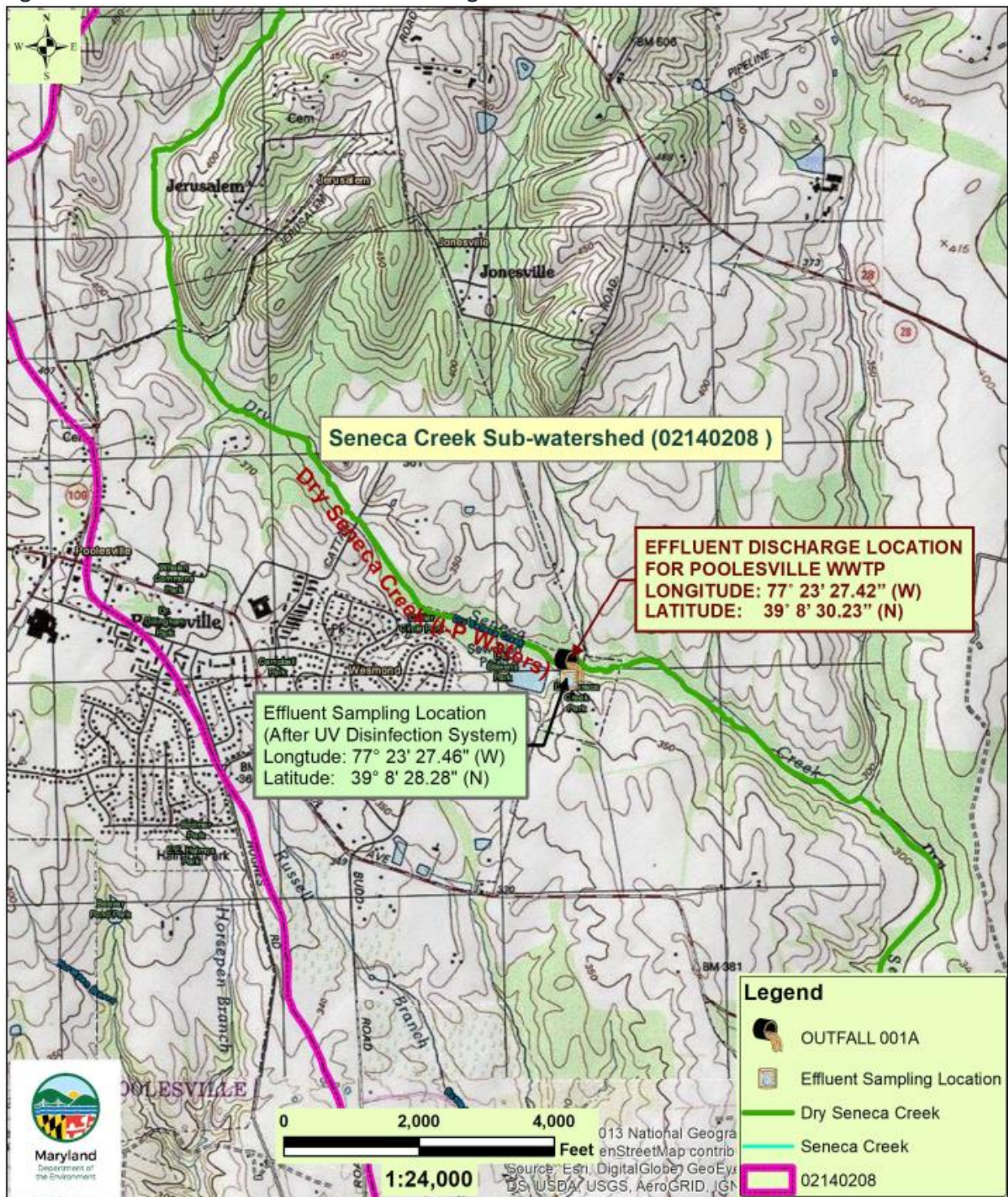
The Town is required to treat and monitor for several contaminants that could be harmful to the environment. Biochemical Oxygen Demand (BOD), Total Suspended Solids (TSS), Total Kjeldahl Nitrogen (TKN), Ammonia, Phosphorous, and Nitrogen limits are set by the MDE and sampled weekly. **Table 11-5** details the permit limitations.

**Table 11-5. WWTP Permitted Discharge Limits**

Effluent Characteristics	Loading Rate (lbs/day)			Concentration (mg/l)		
	Monthly Average	Weekly Average	Daily Average	Monthly Average	Weekly Average	Daily Average
BOD <sub>5</sub>	63	94	N/A	10	15	N/A
TSS	63	94	N/A	10	15	N/A
TKN (5/1 to 10/31)	20.6	31	N/A	3.3	5.0	N/A
TKN (11/1 to 4/30)	Report	Report	N/A	Report	Report	N/A
Total Ammonia as N (5/1 to 10/31)	4.4	N/A	22.2	0.7	N/A	3.6
Total Ammonia as N (11/1 to 4/30)	10.6	N/A	28.2	1.7	N/A	4.5
	Total Monthly Loading Rate (lbs/month)		Annual Maximum Loading Rate (lbs/year)		Monthly Average Concentration (mg/l)	
TSS	Report		68,525		10	
Total Phosphorus-P	Report		685		Report	
Total Nitrogen-N	Report		9,137		Report	

Source: Town of Poolesville

Figure 11-1. Poolesville WWTP Point of Discharge Location



#### 11.4.2 Current and Future Wastewater Demand

The Town is required by MDE to track the annual wastewater discharge averages. This data is used to calculate pounds of contaminants discharged as well as ensuring capacity allocations are not exceeded. **Table 11-6** details this data.

**Table 11-6. Historic WWTP Averages and Peak Factor**

Year	WWTP Operations (outflow)			Calculated Monthly Peak Factor
	Daily Average (GPD)	Peak Daily Flow (GPD)	Peak Monthly Flow (GPD)	
2013	671,000	1,997,000	998,000	1.49
2014	630,000	2,022,000	1,045,000	1.66
2015	534,000	1,769,000	946,000	1.77
2016	492,000	1,936,000	1,125,000	2.29
2017	482,000	1,471,000	664,000	1.38
2018	765,000	2,141,000	1,113,000	1.45
2019	609,000	1,863,000	927,000	1.52
2020	603,000	1,832,000	957,000	1.59
2021	517,000	1,628,000	825,000	1.60
2022	541,000	1,546,000	673,000	1.24
<b>3-year average</b>	<b>554,000</b>	<b>1,669,000</b>	<b>818,000</b>	<b>1.48</b>
<b>5-year average</b>	<b>607,000</b>	<b>1,802,000</b>	<b>899,000</b>	<b>1.48</b>

1. The calculated monthly peak factor is to confirm it is less than the monthly design flow peak factor of 1.68.

**Table 11-7** details the current housing projects and wastewater demand. Poolesville’s wastewater allocation policy applies 325 GPD per household for single-family dwellings and 275 GPD for townhomes for average daily demand.

With the current housing projects approved or under review, future growth and water/sewer allocations will be reserved for infill, redevelopment, or special projects. (See the anticipated municipal growth in **Chapter 5 – Land Use**.) The Town develops and submits annual wastewater management plans and capacity reports to MDE to ensure over-allocation does not occur.

**Table 11-7. Future Wastewater Demand for Poolesville**

	Units	GPD
Fishpool	61	19,825
Hartz	8	2,600
Donegan	39	10,725
Bricken	65	21,125
<b>Total</b>	<b>173</b>	<b>54,275</b>

Source: Town of Poolesville

## 11.5 Stormwater Management

### 11.5.1 Overview

Montgomery County is the regulatory authority for stormwater management within the Town of Poolesville under the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System Discharge Permit (MS4) Number 20-DP-3320 MD00068349 (effective November 5, 2021, through November 4, 2026).

During this five-year permit cycle, the County is required to:

- Add and maintain stormwater management facilities.
- Restore degraded streams.
- Reduce stormwater pollution to meet water quality goals established through Total Maximum Daily Loads (TMDLs).
- Develop and implement a public outreach and education program.
- Conduct preventative maintenance inspections of all stormwater management facilities.
- Implement laws and programs to reduce stormwater pollution.

Poolesville provides input on stormwater practices to Montgomery County and supports the County's stormwater management efforts. The Town provides the maintenance of the facilities including mowing, trash removal and aeration, and recognizes that proper stormwater management practices promote infiltration recharge to the groundwater aquifer.

As of 2023, Poolesville has a population of approximately 6,000 residents and the corporate limits encompass 2,435 acres based upon GIS data. There are no plans nor desire to annex additional property into the Town limits at this time. It is anticipated that the population may increase by 500 residents over the next 20 years. The anticipated growth is planned within the downtown commercial and residential zones and will be a mix of single family and townhomes. To prevent this growth from having a negative impact on stormwater management, land development should protect natural resources including environmentally sensitive areas and forests through concentrated development and preservation of open space.

As of 2023, a total of six septic systems remain in operation. The age and condition of these systems is monitored by the Montgomery County Health Department. Poolesville code prohibits new septic systems and requires all new housing units to connect to the wastewater treatment system. The Town's Wastewater Treatment Discharge Permit, effective December 1, 2022, sets Total Nitrogen limits at 9,137 lbs and Total Phosphorous at 685 lbs. **Table 11-8** indicates the permitted loads.

**Table 11-8. Nutrient Loadings**

	Nitrogen Loading (lbs/yr)		Phosphorous Loading (lbs/yr)	
	Current	Proposed	Current	Proposed
Sewer	7,008	9,137	221	685
Septic	228	228	0	0
Stormwater	0	0	0	0
<b>Total</b>	<b>7236</b>	<b>9137</b>	<b>221</b>	<b>685</b>

1. Current Nitrogen and Phosphorous Loadings are from Final Fact Sheet for Permit 20-DP-0781 Summary of Effluent Quality and Compliance History during Previous Discharge Permit (12-DP-0781) Cycle January 2017 to February 2022.
2. Nitrogen Loading = number of septic systems x number persons/household x 9.5 lbs/person/year x 0.4 transport loss factor used by the Chesapeake Bay Program. Assumed 3.25 persons per household.
3. Nutrient Loadings not monitored for Stormwater

\* Non-point source nutrient loading calculations are ongoing.

### 11.6 Flood Resiliency and Climate Action Adaptation

Urban and riverine flooding is a growing issue in Maryland. Accordingly, Maryland updated its *Stormwater Management Law, Environment Article 4-201.1*, effective June 1, 2021. The statute now requires local governments to plan for more frequent floods caused by climate change and to reduce flood-induced pollutants to local waters and the Chesapeake Bay.

Climate change is also expected to increase the risk of drought, which could affect water supply and hotter weather caused by climate change will lead to increased evapotranspiration and water demand. Prolonged and more frequent droughts are of particular concern to Poolesville, given the water supply depends on an underground aquifer that relies on precipitation for recharge. The strategy to address this concern is by continuous monitoring of groundwater levels, water supply leak detection and implementation of capital projects aimed at replacing water mains.

Appropriating resources to planning for climate change can be a cost-effective use of staff time and opportunities to dedicate resources to prevent flooding or water shortages will be continuously evaluated. Additional water storage capacity and redundant wells should be considered for planned new growth.

## **Sustainability**

### **Purpose**

The Sustainability Chapter ensures that the community is informed, well-prepared, and adaptable to be successful for generations to come. It addresses what has been accomplished and how communities can reduce the vulnerability of individuals and local systems to the impacts of changing weather, climate, environmental, societal, and economic challenges.

### **12.1 Overview**

Planning for sustainability and overcoming patterns that result in resource depletion, climate instability, and economic and social stresses requires holistic problem-solving. Throughout this Plan, sustainable attributes are integrated to address housing, land use, and economic development. This section focuses on protecting and enhancing our environment, using natural resources prudently, minimizing waste and pollution, and moving to a low-carbon economy. Sustainable planning can provide the necessary analysis, communitywide involvement, and education to create the momentum required to respond to these challenges.

The Town of Poolesville, surrounded by Montgomery County’s Agricultural Reserve, recognizes its responsibility to minimize negative impacts on human health and the environment while supporting a diverse, equitable, and vibrant community and economy.

### **12.2 Goals and Objectives**

1. Become a Maryland Smart Energy Community.
2. Support a zero-waste policy, promoting waste prevention, reduction, dual-stream recycling, and composting.
3. Continually improve our environmental performance by setting annual goals to reduce our energy consumption and measuring our results.
  - Implement the adopted Renewable Energy Policy to develop and initiate a Renewable Energy Action Plan to map out how the community will sustain its 80 percent Renewable Energy Goal.
  - Implement the adopted Energy Efficiency Policy to reduce per-square-foot electricity consumption in municipal facilities by 15 percent.
  - Track electricity consumption of Town facilities to identify opportunities for energy savings.
4. Address energy consumption and investment in sustainable energy to set its course to achieve overall carbon neutrality as soon as possible, in line with county and state targets.
  - Implement portions of the Montgomery County Climate Action Plan that will positively impact Poolesville residents and businesses.
5. Look for opportunities to reduce our environmental impact.
  - Add zero-emission vehicles to the Town’s fleet.
  - Expand the use of pervious pavement in public, town-owned areas as a stormwater management tool and encourage builders and developers to consider pervious pavement for new streets and driveways.
  - Encourage builders and developers to use energy-efficient products.

- Encourage the protection of pollinators by restoring and enhancing green space and by planting local, native wildflowers, shrubs, and trees.

### 12.3 Sustainable Maryland

Sustainable Maryland is a certification program for municipalities in Maryland that want to support green initiatives, save money, and take steps to sustain their quality of life over the long term.

Sustainable Maryland Certified is a collaborative effort between the Environmental Finance Center (EFC) at the University of Maryland and the Maryland Municipal League.

The Sustainable Maryland Certified designation recognizes the Town’s commitment to an array of sustainability initiatives led by local leaders, residents, businesses, and non-profit organizations. Poolesville was initially awarded this distinction at the 2015 Maryland Municipal League Conference.

To achieve Sustainable Maryland Certified status, local Poolesville residents, community leaders, and municipal staff and officials formed a “Green Team” and worked with Poolesville Green, Inc., a local non-profit, to complete a variety of sustainability-related actions such as, but not limited to the following:

- Infrastructure improvements for the Town, including installation of LED streetlights and permeable concrete.
- Development and maintenance of the Poolesville Community Garden.
- Development and maintenance of the Chestnut Tree Orchard.
- Developed and implemented the Pet Waste Education Program.
- Development and maintenance of a solar array to help power the Town’s wastewater treatment plant.
- The establishment of “green” schools and other public facilities.
- Development of a Water Conservation Outreach Plan.

To maintain this prestigious designation, recertification every three years is required. In 2021, the Town, again achieved the Sustainable Maryland certification in recognition of the Town’s commitment to sustainable principles and practices. Poolesville maintains that certification with the efforts of the Sustainable Poolesville Committee and the support of the community and Commissioners.

### 12.4 Sustainable Poolesville Committee

The Sustainable Poolesville Committee, established in 2014, is a volunteer board of Poolesville residents with diverse backgrounds. The overall mission of the Sustainable Poolesville Committee is to create a cleaner, safer, and healthier community. The Committee promotes awareness of sustainability issues, identifies opportunities for the Town to cost-effectively reduce its environmental impact, facilitates initiatives to capture these opportunities, acts in an advisory capacity to the Town government on issues regarding sustainability, and provides input on the goals and objectives in this chapter. All sustainability goals are pursued through a collaborative effort between local government, schools, nonprofit and faith-based organizations, businesses, and its residents.

## 12.5 Solar Array



In 2014, Poolesville celebrated the completion of a 1.1 mega-watt solar array system at the Poolesville wastewater treatment plant. This made Poolesville the only municipality in Montgomery County and one of the first three municipalities in Maryland with its own fully operational source of renewable solar energy.

The project was developed through a public-private partnership between Poolesville, Standard Solar, Inc., and energy provider UGI Corporation. The energy-generating system comprised of 4,480 solar panels promises to yield both reduced energy costs for the Town and innovative educational opportunities for local students studying environmental science.

The Town entered into a 20-year agreement with UGI Corporation to purchase the electricity generated by the system to cover the \$2.7 million cost of the project. Poolesville will still be served by Potomac Edison, but the solar panels will generate electricity to offset energy costs for the Town's larger facilities. At the end of the 20-year agreement period, the Town will have the option to purchase the solar facility at a "fair market value." Considerations should be evaluated to determine the ongoing viability and ownership of the solar array system.

## 12.6 Tree City USA

The Tree City USA program, sponsored by the Arbor Day Foundation in cooperation with the U.S. Forest Service and the National Association of State Foresters, provides direction, technical assistance, public attention, and national recognition for urban and community forestry programs in thousands of towns and cities.

A Tree Planting report and budget are prepared every year by the Parks, Recreation and Streets Board and are submitted by the Sustainable Poolesville Committee as part of the annual Tree City USA application. The Town has been involved in this program since 2017. Poolesville achieved Tree City USA recognition by meeting the program's four requirements:

- Establishing a Tree Board or Department.
- Adopting a Tree Care Ordinance.
- Funding an annual community forestry budget of at least \$2 per capita.
- Holding an Arbor Day observance and proclamation.

The annual recertification benefits the environment by reducing energy costs, improving stormwater management, and protecting against erosion. Additionally, properly placed trees can increase property

values, and participation in the Tree City USA program helps residents feel good about the places they live and work.

### 12.7 Community Wildlife Habitat

Wildlife habitat certification is a way of creating, improving, and monitoring wildlife habitats both nationally and regionally. They also come in a variety of settings, from backyards to commercial sites to communities. The Community Wildlife Habitat Certification project is part of the Town's continuing efforts at sustainability.

In 2016, Poolesville partnered with the National Wildlife Federation (NWF) to register with the NWF's community wildlife habitat program. The Sustainable Poolesville Committee has set the goal to encourage as many homes, places of worship, businesses, farms, and other locations as possible to become certified as NWF habitats. As of July 2020, the total number of backyard habitats is 86, which includes 71 residential, four schools, five businesses/farms, two places of worship, one museum, two local government facilities, and a community garden.

### 12.8 Pollinator Habitat

Pollinator habitat refers to areas that provide food, shelter, and nesting sites for pollinators, such as bees, butterflies, and birds.

In recent years, Poolesville has created multiple successful pollinator habitats. Through Town committees, staff, and partnerships with local youth organizations, these pollinator-friendly native plants have been planted at the solar array, parks, and open spaces.

Planting a suite of flowering native plant species in open areas helps to support declining pollinator populations while also providing multiple benefits for the environment and the community, such as:

- Enhancing biodiversity and ecosystem services, including pest control and crop pollination.
- Protecting soil and water quality by reducing runoff and erosion.
- Sequestering carbon and mitigating climate change.
- Improving rural aesthetics and recreation opportunities.

Poolesville should continue to promote these habitats and look for additional opportunities to expand.

### 12.9 Trash and Recycling

Poolesville continues its efforts to maximize waste reduction, recycling, and management of multiple waste streams.

Since 2015, the Town of Poolesville has provided community shredding and electronics recycling at its annual Big Flea event. The Big Flea is a large-scale community yard sale located on Whalen Commons. At



the 2019 event, the Town shredded 9,725 pounds of paper and collected 640 gallons of paint for recycling. In 2020, 9,420 pounds of paper was shredded, and 258 gallons of paint was collected. An electronics collection dumpster was also supplied for both events through a partnership with Montgomery County Solid Waste Management and was filled with old televisions, computers, and cell phones. The shredder truck contractor and Solid Waste Management personnel were assisted by community volunteers.

In 2023, the Town converted from single-stream recycling to dual-stream recycling to increase reclamation rates. ‘Single Stream Recycling’ refers to when all recyclable items are placed into one bin for collection. Users do not need to further separate items into any subcategories.

‘Dual Stream Recycling’ refers to when users need to separate recyclable items into subcategories – like mixed paper and commingled containers (plastic, glass, and metal). The pre-sorted material that goes with dual-stream processing offers a less contaminated product. This allows recyclers to benefit from more pure materials at the end of their process and higher reclamation rates in comparison to single-stream operations.

In 2023, the Sustainable Poolesville Committee began surveying residents about the desire to compost food waste. The Committee will be investigating options, costs, and interest to develop a community program.

### 12.10 Locally Sourced Foods

With the absence of a local grocery store to provide fresh meats and produce, the Town has encouraged and supported local farmers and vendors through farmer markets and alternative sources.

The Poolesville Farmers Market was first established in 2018 as part of the Town's "Friday on The Commons" summer event. After being on hiatus during 2020 due to COVID-19 restrictions, the market returned to Whalen Commons in early 2021. The market is held every summer Saturday, 9 am to 1 pm, typically including vendors from local farms, merchants, and artisans.



The Poolesville Community Garden is a community-wide collaborative effort hosted by Poolesville Presbyterian Church (PPC) and initially facilitated by the local nonprofit Poolesville Green, Inc. The garden is managed by a community committee comprised of Town citizen gardeners. Two local Master Gardeners advise and participate in the committee. The Town supports the garden through contributions such as access to water, mulch, soil for raised beds, and advertising. The garden is in its fifth successful year and continues to grow as community involvement and teen service-learning contributions increase.

In 2023, the Poolesville Commissioners recruited a firm to study the feasibility of developing a Grocery Co-op in Town. While the project has been met with much enthusiasm, the study is ongoing and expected to be completed in late 2023.

### 12.11 Solar Co-Ops

Since 2017, Poolesville has annually joined other county municipalities in promoting the Montgomery County Solar Co-op, which accepted homeowner participants from January to May 31. A solar co-op is a group of homeowners in a defined geographic area who use their combined purchasing power to ensure they receive the most competitive solar installation. Information sessions for the co-op are held in Poolesville, with meeting space provided by the Town of Poolesville and the local non-profit Poolesville Green, Inc. In 2021, Poolesville became a promotional partner for the Maryland Capital Area Solar Co-op. This new solar co-op is open to all residents and small businesses in Montgomery, Prince George's, and Frederick Counties in Maryland.

### 12.12 LED Streetlights

In 2018, the Town embarked on another phase of replacements in the Wesmond Subdivision. A total of 28 mercury vapor and sodium lights were replaced with LED streetlights. Public Works staff performed the installation, assisted by a licensed electrician.

In 2022, the Town was awarded a \$92,000 Maryland Energy Administration grant to help fund a \$184,000 LED streetlight replacement project. The project consisted of converting all streetlights, including more than 700 mercury, metal halide, and sodium fixtures, to LEDs. In the future, all new residential developments in the Town will be required to install LED streetlights.

### 12.13 Water Conservation Plan

The Town's Water Conservation Plan compiles and describes the Town's past and ongoing efforts to ensure the long-term viability of Poolesville's water supply through:

- Well management demand, forecast, and planned improvements.
- Water accounting
- Loss prevention
- Consumer Education using resident's water bills and the Town's website to provide information on:
  - residential and business water conservation measures
  - home water audits
  - trees/shrubs/plants sustainable in our climate
- Public Alert System and the steps that would be taken in the event of a drought or some other form of water emergency.

The plan will be reviewed and updated as required every five years.

Currently, The Town has accumulated more than \$320,000 for the replacement of water lines in two of its oldest neighborhoods. Through an ongoing quarterly leak detection program, the Town has identified these areas to be the largest contributors to lost water.

Poolesville has contracted with an outside hydrologist to study the water system and aquifer and include potential climate change impacts. The study will provide valuable data in determining future planning and will become part of the Comprehensive Plan upon its completion. The Town also continues to support Montgomery County requirements for high-efficiency fixtures and encourages residents in older homes to do the same.

### 12.14 Electric Vehicles Chargers

In July 2016, Town Commissioners initiated efforts to promote electrical vehicle use by entering into a grant agreement with the Electrical Vehicle Institute for the installation of two Level 2 electric vehicle charging stations on Whalen Commons.

In August 2020, two additional Level 2 EV charging stations were installed on Whalen Commons. The chargers are free to the public. Additionally, although not sponsored by the Town, two level 3 EV charging stations were installed at Total Automotive and Diesel Service, a local business, as part of a private initiative by the owners and are available to the public during business hours.

### 12.15 Climate Change

The Town of Poolesville is susceptible to the impacts of climate change. Temperatures in the northeast United States have increased by almost two degrees Fahrenheit since 1895. Projections anticipate additional increases in temperatures, which means the frequency, intensity, and duration of heatwaves are expected to increase in the future. Warmer temperatures also allow for higher rates of evaporation as well as a higher capacity for that warmer air to hold water vapor. When rain-triggering conditions are favorable, the additional water vapor in the air is released in the form of heavier precipitation. The effects of these climate change issues have the potential for major impacts on the Town, and mitigation of the effects is an integral part of what will shape Poolesville in the coming years.

The *2015 Maryland Commission on Climate Change (MCCC) Act* required the MCCC and its participating agencies to develop an action plan and firm timetable for mitigation of and adaptation to the likely consequences and impacts of climate change in Maryland. In February 2021, MDE released the *2030 Greenhouse Gas Reduction Act (GGRA) Plan*, which is a plan that sets a clear and unifying path for the State to dramatically reduce greenhouse gas emissions that contribute to climate change.

#### 12.15.1 Heavy Precipitation Events

Climate change is expected to result in more frequent heavy precipitation events. This can lead to flooding, especially in areas with inadequately sized drainage infrastructure. This flooding can result in safety hazards, inaccessible roadways, travel delays, and damage to buildings or other infrastructure. Poolesville's infrastructure and its ability to handle such events contribute to how effectively the area can be evacuated and how it can prevent damage from these events. Planning for these events also contributes to how successfully the Town and emergency services can respond to these events. Poolesville should continue to assess the vulnerability of older commercial and residential structures in preparation for the higher frequency of heavy rainfall events. In addition, the Town will continue to monitor the impact of events on the Town's infrastructure and capacity to handle heavy precipitation events. Current flooding associated with heavy precipitation can be due to restricted or blocked drainage at storm drains. Continued maintenance is needed to help minimize flooding during heavy precipitation events.

#### 12.15.2 Temperature Rise

Another key issue surrounding climate change is a steady rise in temperature. Rising temperatures will result in a longer growing season, heat waves, and more days where it does not cool off at night. This has many implications for infrastructure and human health. Air conditioning systems in buildings may not be sized appropriately for increasing temperatures, and shorter, milder winters may mean residents are dealing with more ticks and mosquitoes.

Of particular concern are vulnerable populations who may not have access to air conditioning in the summer. Although temperature is not something that can be controlled, there are ways for the Town to prepare for a possible increase. Tree planting and shade contribute greatly to heat dispersion. Making sure buildings are up to code for cooling systems will also mitigate the effects of long-term temperature changes. Educating people on how to deal with heat waves and erratic weather helps prepare the population for such events and can be a successful way to prevent the dangers of high temperatures.

### **12.15.3 Air Quality**

Air quality is projected to decline under a business-as-usual scenario, especially in the eastern U.S., which increases the risk of cardiovascular and respiratory issues. The American Lung Association reviews overall air quality elements and reports an assessment on a regional basis. Montgomery County has a “B” rating.

The Town is dedicated to preserving natural resources for its residents. Although land use regulations do not typically account for the regulation of air quality, by contributing less carbon, using multimodal pathways, promoting more sustainable modes of transportation, and integrating open space, the Town hopes to incrementally decrease its emissions to improve air quality.

Reducing greenhouse gas emissions can be accomplished, in part, through nature-based solutions such as preserving and increasing the number of trees and acreage of forest land. Trees and forest land can offset emissions through carbon sequestration that occurs with photosynthesis.