

Table of Contents

	Page
Executive Summary	i
1. Introduction	1
Regional Context.....	2
Need for the Comprehensive Plan	2
Planning Process	3
2. Plan Concept.....	7
The Vision for the Year 2020.....	7
Plan Concept.....	8
Achieving the Vision.....	11
3. Sensitive Areas	13
Streams and Their Buffers.....	13
100-Year Floodplain	15
Habitats of Threatened and Endangered Species	15
Steep Slopes	16
Goals, Objectives, and Actions (Sensitive Areas).....	16
4. Land Use and Cultural Resources.....	19
Land Use	19
Goals, Objectives, and Actions (Land Use)	22
Historic, Cultural, and Visual Resources.....	24
Goals, Objectives, and Actions (Historic, Cultural, and Visual Resources)	27
5. Transportation.....	31
Roadway System	31
Parking.....	35
Public Transportation	35
Bicycle and Pedestrian Access.....	36
Air Service.....	37
Goals, Objectives, and Actions (Transportation)	37

	Page
6. Community Facilities.....	41
Governmental Facilities.....	41
Parks, Recreation, and Open Space.....	41
Public Safety.....	43
Public Utilities.....	44
Human Services.....	45
Education.....	46
Health Care.....	47
Goals, Objectives, and Actions (Community Facilities).....	48
7. Mineral Resources.....	55
Goals, Objectives, and Actions (Mineral Resources).....	55
8. Housing.....	57
Demographics.....	57
Housing Characteristics.....	59
Housing Programs and Policies.....	60
Goals, Objectives, and Actions (Housing).....	62
9. Economic Development.....	67
Historic Background.....	67
Current Situation.....	68
Resources Available to Businesses in Cumberland.....	69
Statistical Trends.....	71
Goals, Objectives, and Actions (Economic Development).....	76
10. Energy Conservation.....	81
Goals, Objectives, and Actions (Energy Conservation).....	82
11. Plan Implementation.....	83

List of Figures and Tables

Figure	Following Page
1. Regional Context	2
2. Concept Plan: Cultural Resources	8
3. Concept Plan: Open Space and Recreational Resources	8
4. Concept Plan: Development Opportunities	8
5. General Land Use Concept.....	8
6. Sensitive Areas	14
7. Existing Land Use.....	20
8. Generalized Future Land Use	22
9. Transportation Plan	34
10. Economic Development Districts	70

Table	Page
1. Existing Land Use.....	21
2. Comparison of 1979 and Recent Average Daily Traffic Volumes	32
3. Existing Parks and Recreational Facilities.....	53
4. Allegany County and City of Cumberland Population, 1940 to 2000.....	57
5. Percentage Distribution of Cumberland Population by Age Group.....	58
6. Total Jobs by Sector, Allegany County	73
7. Per Capita Personal Income (\$1987).....	73
8. Unemployment Rates, 1960 to 2000	74
9. Comprehensive Plan Initiatives.....	87

