

CHAPTER 3: GROWTH ASSUMPTIONS

Factors Affecting Growth

1. The amount of future population growth and development in Centreville and the surrounding area is based on a number of factors - some within and some not within the influence and control of local government. Decisions about zoning, sewer, water, annexation, road improvements, Critical Area growth allocation, community services, environmental issues, and taxes will directly influence where, when, and how much development can occur. More specifically, the amount of water and sewer capacity that the Town will provide will have a direct impact on the amount of new development that the Town can accommodate. In addition, the amount of growth accommodated by the Town will also be impacted by the Total Maximum Daily Loads (TMDLs) assigned to the Corsica River. (TMDLs, can be generally defined as the amount of pollutant loadings that a water body can assimilate while still meeting certain water quality standards.) Relative to Centreville, the Corsica River TMDLs are impacted by the amount of effluent being discharged from the Town wastewater treatment plant (point source) and by the amount of pollutants generated from the runoff from new development (non-point source). The Town and County can plan for and implement these decisions based on community objectives, sound planning principles, and the availability of funding resources.
2. However, local government cannot significantly influence such factors affecting growth as the national and regional economy, population migration rates, and well-established market preferences for housing. In a down economic cycle, immigration to Queen Anne's County tends to lessen as retirees and commuters have difficulties selling their current homes outside of the area in order to move here. Out-migration also tends to increase in a down economic cycle as young people leave the County in search of better employment opportunities in areas with a larger, more diverse job base.
3. Despite the best efforts of local governments to curb traditional sprawl forms of development and promote development of existing communities, the "American Dream" of a single-family home on a couple of acres in the countryside is still alive and well. However, in recent years people have begun to show a renewed interest in traditional small towns and planned communities as an attractive alternative to typical "cookie cutter" residential subdivisions. Changes in institutionalized market preferences for housing do not take place overnight and will only occur over time as people are exposed to more and more attractive and affordable options.

Population Projections

1. Population projections for small communities such as Centreville are difficult to forecast and have very limited reliability over the long term. Localized data on natural increase rates (births minus deaths) and localized migration patterns are not obtainable.
2. Most small communities use past population growth trends as a way to forecast future population growth. This approach works best in larger communities with historically steady and consistent growth rates. This clearly has not been the case in Centreville where growth rates have widely fluctuated over the last several decades and development of a single large subdivision can dramatically affect the size and rate of population growth.
3. The "past trend extrapolation" approach was used to formulate the 1988 Community Plan and has proven to be highly inaccurate for the years 1990 and 1995. The 1988 Plan forecast that the 1990 population of Centreville would be 2,550 and the 1995 population would be 2,783. The U.S. Census Bureau determined that the 1990 and 2000 population of Centreville was 2,097 and 1,970, respectively. The Maryland Department of Planning estimated that the 2005 population was approximately 2,660 persons. Only when the year 2010 census is completed will we have a more accurate picture of Town population from 2000-2010.
4. Use of the "past trend extrapolation" approach also does not allow for the accounting of changes in local growth management policy or planned improvements to infrastructure. Both of these considerations can have an impact on the development market and the ultimate growth of the community.
5. Centreville is a designated "growth sub-area" in accordance with the County's 2002 Comprehensive Plan and also meets the criteria for accommodating addition growth under the Maryland Economic Development, Resource Protection and Planning Act of 1992 and Maryland "Smart Growth" legislation. The Town has recently upgraded its wastewater plant and is in the process of considering additional upgrades to the wastewater plant as well as the water system. These factors all indicate that growth management planning for Centreville and the surrounding area should be based on population projections that are consistent with the Town's designated and accepted role as a growth center with reasonable expectations that adequate development infrastructure will ultimately be in place.
6. Since Centreville was the designated growth center for the central portion of the County, the 1998 Plan assumed that the Town and immediately surrounding growth area should accommodate at least 50 percent of the growth projected for the overall Centreville election district (District 3). This

has historically been the case in Centreville, but not so between 1990 and 2000.

7. Through implementation of the 1998 Plan and improvements in Town infrastructure it was assumed that Centreville would regain and maintain at least 50 percent of the growth that market forces will direct to the region. Election District 3 was estimated to have averaged about 88 additional persons each year and that Centreville would attract one half of the average annual increase (44 persons).
8. Using this methodology, the 1998 Plan forecast that the 2000 population of Centreville would be 2,384 and the 2005 population would be 2,604. The U.S. Census Bureau determined that the 2000 population of Centreville was 1,970 and estimated that the 2005 population was approximately 2,660 persons. Continuing to use this methodology is not appropriate as population projection per the election district is not currently available.
9. The population projections to be included in this 2009 Plan will be highly dependent on the Future Land Use Plan and Community Facilities Plan to be developed in subsequent chapters. For example, if the ultimate growth boundaries of the Town are such that large developments like North Brook and Symphony Village are still possible in future years, then future growth over the life of this Plan could keep pace with the growth rate over the last four years. If the growth boundaries are such that annexations of large tracts will be limited, then future growth would largely be a result of infill and redevelopment within the current Town boundaries. While this would still cause an increase in population, the increase would be more similar to the longer term historical trend prior to the year 2000, before the large annexations. In addition, the amount of redevelopment potential made available as a result of this Plan will have an impact on population growth with the existing Town boundaries.
10. For the purposes of this 2009 Plan, a methodology that maintains the Town's recent growth trends (2000 to 2005) will be used in projecting population.

Recent Growth Trend

1. In considering the population projections for Centreville several methodologies were examined. These methodologies included an examination of a long-term trend (20 years) and projecting that trend forward. Another methodology looked at the County's projections and assumed that the Town would remain a fixed percentage of the County's population. For the purposes of the 2009 Plan, the Recent Growth Trend methodology was used. The Recent Growth Trend projection method uses average persons per year over a five-year period and projects that trend to the year 2025. Between

2000 and 2005, the population growth is estimated to have averaged about 138 additional persons each year and 690 persons per five year increments. Using the 2005 Maryland Department of Planning estimate as a starting point, Centreville's population will have increased by 2,760 persons over the twenty-year period from 2005 to 2025, which is about a 103% increase. This projection methodology assumes that the high growth increase and trends experienced from 2000 to 2005 will continue.

Centreville Population Projections

2000	2005	2010	2015	2020	2025
1,970	2,660	3,350	4,040	4,730	5,420

2. Factors affecting the rate of growth are often economic and may include availability of employment in the area, finance costs for mortgages, bank costs to developers, value of raw land, and general economic stability. Other factors affect the location of growth, including zoning, agricultural preservation programs, and environmental constraints. This Plan does not attempt to pinpoint a future population figure for the years at the end of the planning period. Rather, it provides a scenario to accommodate growth when it occurs on lands contiguous to the Town and which could be served by utilities and community facilities. Under almost any circumstances, growth will occur in and around Centreville. That growth should be managed so as to be a positive and integrated expansion of the Town pattern.

3. The Town seeks to pace its rate of growth with available infrastructure both within the Town and the County. This cooperative approach will be sought when the Town considers areas of annexation.