
CHECKLIST & TABLE OF CONTENTS

APPLICANT: St. Mary's County, Maryland

NAME OF SUSTAINABLE COMMUNITY: St. Mary's County Sustainable Community Area

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

- TAB #1 Applicant Information**
- TAB #2 Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**
- TAB #3 Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**
- TAB #4 Sustainable Community Plan**
- TAB #5 Progress Measures**
- TAB #6 Local Support Resolution**
- TAB #7 Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.
Failure to provide the requested document will automatically deny your application.**

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

A. Proposed Sustainable Community Area (s):

County: Saint Mary's

Name of Sustainable Community: St. Mary's County Sustainable Community Area

Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, Wolters@MdHousing.org

St. Mary's County, Maryland Sustainable Community Area is defined in the attached map and includes all Priority Funding Areas within the County. Examples of the Sustainable Community Area includes, but are not limited to the following major community development areas, town and village centers in St. Mary's County:

- Lexington Park Development District
- Charlotte Hall Town Center
- Hollywood Town Center
- Piney Point Town Center
- Ridge Valley Center
- Mechanicsville Town Center
- Valley Lee Town Center
- St. Inigoes Village Center
- Chaptico Village Center

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 27,764.00

Existing federal, state or local designations (check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Community Legacy Area | <input checked="" type="checkbox"/> Designated Neighborhood |
| <input type="checkbox"/> Main Street | <input type="checkbox"/> Maple Street |
| <input checked="" type="checkbox"/> Local Historic District | <input checked="" type="checkbox"/> National Register Historic District |
| <input type="checkbox"/> A & E District | <input checked="" type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input checked="" type="checkbox"/> BRAC | <input type="checkbox"/> State Designated TOD |
| <input type="checkbox"/> Other(s): _____ | |

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)

- Emphasis on compact development served by adequate roads and utilities provides opportunities for high density housing (townhouses or apartments) that will be clustered to preserve open space.
- In-fill and redevelopment were encouraged in the growth areas and in rural areas; growth is directed to existing population centers and resource areas.
- Provided non-residential development bonuses for construction standards that improved energy efficiency or incorporated "green building" design.
- Created mixed use zones and design standards that will foster more efficient development and accommodate "live where you work" objectives of smart growth.
- Workforce housing and affordable housing initiatives were advanced, including offering payment in lieu of taxes and impact fee waivers and deferrals.
- Lexington Park revitalization continued, including implementation of a business loan guarantee program, streetscape improvement program, Lexington Park Enterprise Zone and a restructured Community Development Corporation.
- The County enjoyed on-going collaboration with the Maryland Department of Business and Economic Development (DBED) - International to capitalize on international business opportunities for St. Mary's County companies in an effort to expand and diversify the local economy.
- Certified Local Government grants have been utilized and continue to be available for historic preservation initiatives.
- Agricultural preservation efforts in the County have consisted of participation in the Maryland Agricultural Land Preservation Program. As of January 2008, 17,815 acres have been enrolled under the Tax Credit Program for properties placed in a five-year Agricultural Land Preservation District.
- The County abounds in sites and structures of historic interest. The County's Historic Preservation Commission has been active since 1993 in documenting sites before they are lost.
- The Southern Maryland Higher Education Center (SMHEC), was established by the State of Maryland in 1994 to provide a regional facility with state of the art technology to serve the university and professional training needs of the Southern Maryland region.
- In order to meet present and future transportation needs of the County in a coordinated and efficient way, not only for today but into the future, an integrated transportation plan was 1 – 11 adopted in 2006. A five (5) year Transportation Development Plan (TDP) was approved in October 2007 by the Maryland Transit Administration to enhance and improve public transit services operated by the County.
- Added to the County's 2010 Comprehensive Plan is Chapter 12 Human Services Element.
- St. Mary's County has been designated a State Enterprise Zone, affording incentives for expanding businesses.
- Since 2001, St. Mary's County has been awarded \$461,500 over a series of six Community Legacy awards utilized to preserve and revitalize the Area.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area.

For instance, does your area have higher development fees than outer "cornfields"?

(Answer Space 4,000 characters)

-With over 400 miles of shoreline, 18.3% (43,700 acres) of the County's land area is within 1,000 feet of tidal waters (the "critical area" defined under Maryland's Chesapeake Bay Critical Area laws). St. Mary's County ranks fourth among Maryland counties in critical area acreage.

-Low-density residential development continues to be a primary housing type. This type of residential development is very land consumptive and threatens to impact this valuable natural resource acreage and to reduce the overall build out potential in growth areas. As the Annual Growth Policy is implemented an increase in multifamily and attached housing types has increased.

-Patuxent River Naval Air Station (NAS) experienced tremendous growth from the Base Realignment and Closure Commission (BRAC) decisions in the 1990s. There is a sustained economic "engine" within the county supporting continued growth and the protection of the area around the Base to reduce conflicts and impacts on base operations poses a challenge. AICUZ limitations laid over the heart of the Lexington Park Development District pose challenges to redevelopment and infill of older commercial and residential areas and limits some opportunities for achieving density on vacant sites in the heart of that development district. These challenges also offer incentive and opportunity for significant public open space and amenities as the area redevelops

-The population within the Chesapeake Bay watershed is expected to increase by 3 million by 2030. Maryland will receive 1.1 million of this new population in 411,000 new households. At current rates of residential usage, this will result in a significant loss of resource lands to development and threaten to increase runoff contamination of the Bay.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)

Housing:

The 1990 census showed 27,830 housing units in St. Mary's County. By 2000 this number had increased by 22.5% to 34,801 units. The number of households increased to 30,624 in 2000 and to approximately 39,825 in 2010. This growth will continue to increase steadily in the next fifteen years.

In 2002 The Board of County Commissioners contracted with the Danter Company to complete a report on housing adequacy. The Danter study, released in 2003 stated that development trends in the County were not affordable for a significant portion of the population. More than 3/4 of the jobs in St. Mary's County did not pay enough for people to afford to rent or buy a home. Moreover, St. Mary's County's 2010 BRAC Multifamily Market Assessment determined that between 2000 & 2008 rents grew nearly twice as fast as income. The study also found that the rental housing stock was inadequate, both in quantity and quality. In comparison with other parts of the country, the quality of housing in St. Mary's County was not only lower, but also priced above the rental level typical of higher-quality housing. The Danter study concluded that there was an urgent need for modern rental housing and affordable ownership housing.

Parks and Recreation:

While the Area includes dozens of state, regional and community parks, including Great Mills swimming pool and Three Notch Trail hiker/biker route, in preparing the Land Preservation, Parks and Recreation Plan in 2005, the County conducted a needs analysis comparing recreation facility supply to demand. While considerable recreation land exists in the Area, sizable deficits existed for a number of facilities. These deficits will increase through 2020 and beyond as the population increases unless facilities are programmed and developed to keep pace. The most significant deficits were for baseball/softball diamonds, multipurpose fields for team sports, indoor facilities for basketball, volley ball, etc., pedestrian and bike trails, and fishing areas. In 2008 and 2009 the State and County acquired three large properties known as the Hayden, Beaven and Maryland Province Society of Jesus (Jesuit) properties. These acquisitions will contribute to fully meeting recreational goals.

Transportation:

The dominant mode of personal transportation in St. Mary's County is the private automobile and the vast majority of travel occurs on public roads and highways. However, recent rising fuel prices and traffic congestion are forcing a new look at other alternative modes of mobility. Although the railroad that once served this area is long gone and is not likely to return, its right-of-way is being maintained for a possible future light rail extension from Waldorf to Lexington Park. Daily commuter transit service to the D.C. area is well utilized and ridership has increased over the years. Local transit service is provided through the St. Mary's Transit System that has also experienced an increase in ridership. While the automobile has long been the preferred mode of transportation in St. Mary's County, this plan encourages efforts to lessen dependence on the automobile.

Infrastructure:

The two principle thoroughfares that traverse the Area are MD 235 (Three Notch Road) and MD 5 (Point Lookout Road). MD 235, a divided highway for much of its length, carries the bulk of traffic through the population centers of the Area. MD 5 takes a parallel southern route through the more rural part of the Area. Several road-widening projects have been completed in the Area to ease congestion, including a project that expanded MD 235 into six lanes for a four-mile stretch. MD 237 (Chancellor's Run Road) was widened a distance of 2.7 miles; this included one lane added in each direction, sidewalks and wide curb lanes to accommodate bicycles.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)

St. Mary's County contains approximately 231,280 acres of land area. As of 2002, 51% of the land was forested, and 26% was in agriculture. The acreage of land in agriculture decreased from 71,920 acres in 1997 to 68,153 acres in 2002, a decrease of 5.5 %. The number of farms also decreased from 658 in 1997 to 577 in 2002. The average farm size increased from 109 acres in 1997 to 118 acres in 2002. The Maryland Department of Planning reported a 5.7% loss in forestland from 125,706 acres in 1997 to 118,502 acres in 2002. Although developed land represents only 21% of the total land area, from a trend perspective, the amount of developed land has dramatically increased by 30.4% from 1997 to 2002.

In particular, low-density residential development is the most rapidly increasing category, growing by 40% from 1997 to 2002. This type of residential development is very land consumptive and threatens to impact this valuable natural resource acreage. In fact, the 9,074 acre increase in low density residential development from 1997 to 2002 constitutes 78.2% of the 11,600 acres of forest and agricultural land lost during the same time period.

The proposed Sustainable Community Area is located within and around St. Mary's County's Development Districts and Town Centers, specifically the primary and secondary growth centers within the County. These areas are urban in pattern and form and are designated for intensive and/or moderate residential, commercial and industrial development and constitute less than 20% of the County's distribution by land use.

The population within the Chesapeake Bay watershed is expected to increase by 3 million by 2030. Maryland will receive 1.1 million of this new population in 411,000 new households. At current rates of residential usage, this will result in a significant loss of resource lands to development and threaten to increase runoff contamination of the Bay. While current conditions may not be conducive to smart growth, St. Mary's County has made progress and instituted a variety of growth management strategies to protect natural resources and to direct development in to specific, suitable areas.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)

What makes St. Mary's County a desirable place in which to live, work and play? What are the challenges we face to maintain/improve the quality of life? To answer these questions, the County retained the services of Milton Herd, President of Herd Planning and Design, Ltd to facilitate local planning and public consensus building sessions. On June 11, 2008, an interagency charrette was held at the St. Mary's County Airport to gain input from government department representatives and community leaders. This was followed in July by a series of five community meetings to solicit citizen opinion.

Concerns were expressed about development trends, funding priorities, environmental impacts, and economic issues. Most stated their interest in maintaining the quality of life they have long enjoyed. Comments indicated a continued consensus that there are many features and characteristics of the County that make it a good place to live and warrant preservation. The widest recognition was given to the value of the County's rural character, natural resources, and historic features. Also very highly valued were employment opportunities and access to nearby metropolitan areas. Considerable importance was attributed to the clean environment, ease of internal movement, outdoor recreation, educational opportunities and the relaxed lifestyle.

Participants mentioned sense of community, which is enriched by ethnic and cultural diversity. Valued as positive features were proximity and access to the waterfront, tourism opportunities, and the Naval Air Station. Recommended changes and improvements derived from these inputs included limitation of sprawl development, improvement of the transportation system, and the revitalization of Lexington Park. The need to provide growth area infrastructure, especially public sewer, was emphasized to support development where intended. The consensus of opinions strongly favored guiding future growth away from rural areas. Recommendations included containment of development within existing growth areas and enhancement of agricultural land and sensitive areas preservation programs. In some cases, adjustments to growth area boundaries were suggested to better facilitate growth while lessening the impact to sensitive areas.

A consistent subject in need of improvement was transportation. Many participants supported specific road improvements that are currently planned or underway, including the Pegg Road extension and completion of FDR Boulevard. There was broad support for improved bicycle and pedestrian lanes and trails. There were also multiple mentions of the need for additional park and ride lots and improved mass transportation.

The need for new services and facilities was also expressed at the meetings, particularly for new or expanded library facilities. Several participants cited the need for new or expanded recreational facilities, including parks, water access (including expanded parking), swimming beaches, and an arts center. By far, the most frequently listed need was for expanded sewer service to serve growth areas.

Overall, those who participated in the meetings were civil, enthusiastic, and well informed about growth, development, and preservation in the County. The discussions were constructive and positive, with little debate. Despite various disagreements about particular issues, participants were moderate and balanced in their views, and generally supportive of the thrust of the County's current long-range planning efforts. In the context of various recommendations for refinements, infrastructure improvements, and stronger implementation efforts, participants essentially affirmed the basic elements and direction of the County.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)

St. Mary's County is bordered on the west by the Wicomico River, on the south by the Potomac River, on the east by the Chesapeake Bay, and on the northeast by the Patuxent River. With over 400 miles of shoreline, 18.3% (43,700 acres) of the County's land area is within 1,000 feet of tidal waters, or within the "critical area" defined under Maryland's Chesapeake Bay Critical Area laws.

Sensitive areas of St. Mary's County's "natural environment" are largely defined by the intersections between land and water. Waters flowing through the upland into stream buffers, streams, wetlands and floodplain converge to form the County's five primary tidal tributaries—the Patuxent River to the northeast and the Wicomico River, St. Clements Bay, Breton Bay, and the St. Mary's River which flow into the Potomac River to the southwest or flow directly via small streams into the Chesapeake Bay. There are also more than 19,800 acres of nontidal wetlands and approximately 2,000 miles of intermittent and perennial streams. Water that runs off the land scours erodible soils creating deeply incised stream valleys and side slopes, concentrates in the valleys, and periodically overflows into nontidal floodplains where the sediments settle out to form rich bottomland forests and wetlands.

St. Mary's County is divided into three principal watersheds, the Patuxent River watershed, the Chesapeake Bay watershed and the Potomac River watershed. The coastline of the County is diverse, ranging from steep bluffs to low eroding banks, from fringe marshes to wide sandy beaches and dunes, from wide tidal flats and winding tidal guts through marshes and estuaries. As the Bay's waters ebb and flood with the tides and waves formed by wind and storms, the 490 miles of shoreline is being continually worn down, moved, and rebuilt. Because much of the unique character of St. Mary's County is defined by her natural resources, protection of those resources for their value in defining the community's character and quality of life as we accommodate the needs of the people who live, work, and play here is a critical goal.

Steep slopes, floodplains, forest, and farms that had remained largely undisturbed have been impacted and fragmented by the demand for residential development that escalated in the 1980s and that continues to put development pressure on important resource lands and resource based industries. Managing the development pressure and the actions and activities associated with development that negatively impact continuation and viability of these resource based industries is also an important goal.

While there may be no clear consensus about the causes of risks posed to this coastal zone, it is clear that climate variability has measurably increased over the past 50 years. This region has experienced changes in average seasonal high and low temperatures, changes in seasonal precipitation averages, changes in the duration, frequency and intensity of storm events, and observed one foot of sea level rise over the past 100 years. It is also clear that there are environmental risks associated with life and development in a coastal area. Conservation of resources can preserve options for future citizens to adapt and respond to future risks if sea levels continue to rise and storm frequency and intensity increases as predicted.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)

While much remains to be done in the years ahead to ensure quality of life and to reduce the community's "carbon footprint," much has been accomplished. Currently, conservation of resources, including a reduction in resource consumption, is practiced. Below is a list of accomplishments since 2002:

- Provided non-residential development bonuses for construction standards that improved energy efficiency or incorporated "green building" design.
- Created mixed use zones and design standards that will foster more efficient development and accommodate "live where you work" objectives of smart growth.
- Augmented forest conservation provisions that streamline processing for projects that fully protect sensitive areas.
- The renovation of some of the Area's elementary schools incorporated elements of "green building" design and the new Evergreen Elementary School is a "green building".
- Re-use of obsolete and abandoned structures.
- The County's Commission on the Environment and its Water Policy Task Force have been active in efforts to conserve resources.
- The County's recycling program has been expanded.
- County government adopted a policy to increase its use of recycled products.
- Public transportation has expanded. St. Mary's Transit System, or STS, now connects with Charles and Calvert Counties, as well as with the Maryland Transit Authority's commuter service to Washington. STS also serves the southern portion of the County and offers weekend service.
- The Lexington Park Master Plan and the 2006 Transportation Plan call for an expanded network of sidewalks and bicycle trails to accommodate alternatives to automobile use.
- The County has encouraged alternative energy, renewable energy and reliability for demand and growth.

There have also been policies implemented since 2002 that maximize green features in the built environment, including:

- Require all projects to include adequate landscaping, including trees, shrubs and ground cover, especially in parking areas. Do not allow large expanses of paved area without adequate green space.
- Create pocket parks throughout the Area.
- Encourage green roofs and other green building techniques.
- Encourage Leadership in Energy and Environmental Design certification for significant buildings.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)

Many areas of concentrated development in St. Mary's County were developed prior to adoption and implementation of stormwater management regulations in Maryland. After adoption of these regulations by the State in 1983, much of the major residential development that occurred was placed on relatively large lots, and development on lots of this size was exempted by the regulations from providing stormwater management. In 2002, following the State's adoption of new stormwater management regulations and of the 2000 Stormwater Design Manual, and largely in recognition that stormwater exemption criteria were promoting sprawl and discouraging clustering of development, the County adopted ordinances to require that stormwater quantity and quality controls be provided for development in major subdivisions regardless of the size of the lots and for the road systems in minor subdivisions.

The St. Mary's River, Breton Bay and the Patuxent River (via smaller creeks) are the primary receiving waters for runoff from the Area. All of these water bodies have identified impairments associated with excess nutrients and sediment. It appears anecdotally that many of the individual catchment areas have impairments associated with erosion of legacy sediments and periodically from failures of erosion and sediment control or stormwater structures within individual development sites. Retrofit sites have been identified for a number of unmanaged or inadequately managed sites in the Area.

In order to reduce, and ultimately to eliminate impairments associated with poor water quality and excess quantity entering receiving waters, management of runoff from new development will need to achieve full control and/or provide mitigation for sediment and erosion control during construction and stormwater runoff from completed developments. At the same time the County will need to step up monitoring and enforcement to improve stormwater quality and reduce quantities leaving existing development sites with stormwater management facilities, improve land management practices and in some cases implement retrofit projects. Where existing development is without stormwater management, implementation of regional retrofits will be necessary, in addition to improving land management practices.

Most recently, water resource protection was enhanced via updated stormwater management regulations that address both water quantity and quality and protection for stream channels from damage due to smaller storm events.

Future objectives:

- In accordance with State regulations, require that developments utilize environmental site design to maximize conservation of natural plant and animal habitats to retain their natural capacity to intercept, infiltrate and filter runoff and where installation of stormwater control measures is unavoidable utilize regenerative stormwater systems or other innovative systems that reduce or eliminate runoff leaving the site and reduce or eliminate long term operation and maintenance of the facilities.
- Implement a program to reduce impacts by installing or retrofitting infrastructure to correct existing stormwater management and water quality problems.
- Provide both quality and quantity improvements in new stormwater management structures;
- Use retrofit measures to address stormwater management problems;

The proposed Sustainable Community Area is and will continue to be the principal growth area within the County. This Area has the majority of existing water, sewer, and stormwater infrastructure. Future expansion of infrastructure and service are planned for this Area. These areas pose the greatest challenges for managing stormwater and impacts of urban pollution, providing stormwater retrofits for older communities, and managing and improving the tributary streams and receiving tidal waters of Breton Bay and the St. Mary's River.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.

(Answer Space 4,000 characters)

The economic base of St. Mary's County remains healthy through the first decade of the new century. Population, jobs and income levels all grew steadily, each outpacing growth rates in Maryland and the U.S. St. Mary's is the only exurban Maryland County with a large regional employer in Naval Air Station Patuxent River (NAS). The NAS experienced tremendous growth from BRAC decisions in the 1990s. The facility employs approximately 22,000 military, civilians, and defense contractors. Approximately 75% of the County's labor force is employed at the Naval Air Station or base related companies. Many of these jobs are high technology, highly-skilled positions with average annual salaries in excess of \$75,000 per year. The new income associated with the base expansion has spurred successive rounds of economic development in real estate, retail trade, health care and business services. Coupled with other major regional employers in Department of Defense, energy, health care, and education, Southern Maryland as a region, and St. Mary's as a county both lead the state in projected job growth.

In order to maintain a competitive advantage in continuing to attract leading edge technology businesses to the County, the upgrade of the electronic infrastructure, including broadband and fiber optics remain among the highest of priorities and educational facilities must be helped to keep pace with employer requirements.

While acknowledging the Navy's contribution to the local and regional economy, the overall economic development strategy for the County is to focus on core industries while encouraging business diversity through the support of the growing small business community and incentivizing diverse industries. Of principal importance are expanding employment opportunities and reducing the salary gap between Department of Defense (DOD) and the private sector workforce.

In terms of unemployment, following a long period of steady and low unemployment (3%), unemployment has been rising steadily since the economic recession began in early 2008 and is now over 6%. While unemployment is on the rise, the amount of increase has been comparatively less than the state and nation. This is due in large part to the strong presence of the defense sector in the local economy.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)

From 1999 to 2008 median household income grew at the second fastest rate of all counties in Maryland. Over the same time period the median home price increased 125%, far exceeding the increase in median household incomes. This created acute challenges to meeting the needs of a growing workforce. Increasing housing prices through the first decade of the 21st Century, plus a lack of available housing types, coupled with increasing transportation costs, have made it difficult for many residents to live and work within their community.

In 2003, a county-wide housing needs assessment was conducted by the Danter Company, which compiled data from various sources, including properties surveyed, local records, interviews with local officials, real estate agents, major employers, as well as secondary demographic materials. The study examined the extent to which housing is not affordable for a significant portion of the population and household base. Danter recommended providing more quality rental housing, specifically for low to moderate income households, and locating such housing particularly in the Lexington Park area.

In May of 2007, the Community Work Force Housing Task Force, a group of individuals and representatives of organizations from the private and public sectors, reported to the County Commissioners. After explaining the need for adequate housing as a component of a policy to maintain and expand the County's workforce, the group recommended four strategies:

- Preserve the traditional and older neighborhoods of St. Mary's County to maintain the current availability of workforce housing;
- Create incentives for developers to encourage the construction of new supplies of workforce and affordable housing;
- Educate businesses and the community at large about existing State and federal housing assistance programs such as "House Keys 4 Employees" and More House for Less; and,
- Promote a rich diversity of housing types and sizes to ensure home ownership opportunities within a broad range of income levels. Affordable independent living units for seniors are also needed in St. Mary's County, especially in the northern part of the County. An issue that impedes the provision of housing in the north is the lack of sufficient water and sewer service.

The 2010 BRAC Multifamily Rental Market Assessment found that less than one quarter of renter households with incomes less than 30% AMI are served by existing supply of low income rental units in the county. In addition, Lexington Park properties serving moderate income band renter households are at a greater risk for losing affordability.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)

Population growth in the Area has continued to increase at a steady rate for several decades. Population increased by an average of 2% per year between 2000 and 2010. It is anticipated that population will continue to increase at a rate of 2.3% per year through 2020. The annual growth rate of the Area is the third fastest in the state.

Approximately 71% of the population is between the age of 20 and 64. With a median age of 34.6, the Area has the youngest population and in turn, the fastest growing workforce, in the state. The Area also has the highest concentration of military veterans.

Nearly 60% of households in the Area are married households, nearly 21% are unmarried households and 19% are individuals living alone. Households in the Area with children equal 40%.

Approximately 80% of the total population is White, 15% is Black, 3% is Hispanic, 2.4% is Asian and a combined 0.4% account for the American Indian/Alaska Native and Native Hawaiian/Pacific Islander population.

In general, St. Mary's County residents are educated with 26.6% of those 25 years and older possessing a bachelor's degree or higher and 9.4% possessing a graduate or professional degree.

Household income growth has been concentrated at the higher income levels and is 47.4%, the highest in the state. The median household annual income in the Area is estimated at \$80,624.00.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)

St. Mary's County Government is comprised of a number of departments, including, Economic and Community Development, Land Use and Growth Management, Parks and Recreation, Human Services, Public Safety and Public Works and Transportation. These departments report to the Board of County Commissioners and the County Administrator, who is responsible for day-to-day operation of the County. Department heads meet monthly with the County Administrator. In addition, County Commissioners meet weekly for County Administrator time. These meetings are open to departments as well as to the public.

Department heads and respective staff of many of these agencies are members in the Sustainable Communities Workgroup. Staff and members of other local agencies and councils, including the Community Development Corporation, the Human Services Council and the Chamber of Commerce are also members of the Workgroup.

Organizational Membership on the Sustainable Communities Workgroup will include, but is not limited to:

- 1.St. Mary's County represented by the Board of County Commissioners and the County Administrator.
- 2.The Housing Authority, Dennis Nicholson, Executive Director
- 3.Economic and Community Development, Laura Boonchaisri, Economic Development Coordinator.
- 4.Community Development Corporation, Robin Finnacom, Director.
- 5.Land Use and Growth Management, Jeff Jackman, Senior Planner.
- 6.Parks and Recreation, David Guyther, Director.
- 7.Human Services & Human Services Council, Cynthia Brown, Interim Director.
- 8.Public Safety, respective staff.
- 9.Public Works and Transportation, George Erichsen, Director.
- 10.Chamber of Commerce, Bill Scarafia, President/CEO
- 11.Department of Aging, Loris Jennigs-Harris, Director
- 12.Sheriffs Department, Community Police Coordinator

The Housing Authority, the Community Development Corporation and Department representatives from Economic and Community Development and Land Use and Growth Management, with direction from the Board of County Commissioners, will address operations and planning necessary for a successful Community Legacy Area, now Sustainable Community Area. Management and implementation of the Sustainable Communities Area Plan will be possible through active engagement and participation by all departments of the local government.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B. Organizational Experience:

Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? (Answer Space 4,000 characters)

St. Mary's County Government has extensive experience in administering revitalization plans and projects, namely, its combined experience easily exceeds 200+ years. Many, if not all of the members of this Workgroup have overseen planning and revitalization efforts in and around the Area.

The County has utilized Community Legacy funds since 2001 to administer a variety of revitalization activities including, studies of property conditions, relocation efforts, increased homeownership, rehabilitation of properties in the Area, neighborhood cleanups, installation of an ADA playground and for the restoration of vital neighborhood facilities. In most of these revitalization activities, Community Legacy funds were used in conjunction with other state and federal funds such as, Maryland Affordable Housing Trust, Community Development Block Grant, HOME Initiative and Partnership Rental Housing Program.

The Lexington Park area in St. Mary's County has been designated a State Enterprise Zone, affording incentives for expanding businesses, including: 1) ten-year, 80% credit against local real property taxes for new investment in real property improvements. 2) one or three year credit for wages paid to new employees; and 3) preferential consideration for financing programs of Maryland Department of Business and Economic Development.

Over \$350 million in local and state infrastructure investments have been made in the community to support the Navy expansion since 1998. These revitalization projects include investments in education, transportation, libraries and parks.

Many of these departments, agencies and councils have worked successfully in the past to accomplish goals, plans and projects, including the County's Comprehensive Plan, Lexington Park Development District Master Plan as well as the other revitalization and investment activities mentioned above. This represents a key strength of the capacity of these groups with respect to the implementation of the Plan. Key challenges include limited staff capacity, limited grant funds and shrinking County budgets.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

C. Public Input:

How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? (Answer Space 4,000 characters)

St. Mary's County's Sustainable Community Action Plan correlates directly with the County's Comprehensive Plan, Lexington Park Development District Master Plan and the Transit Development Plan. The investment strategies included in this application are a collection of the current and proposed revitalization initiatives and projects under the above plans. All of these plans and programs benefited from public input and comment opportunities. For example, on June 11, 2008, an interagency charrette was held at the St. Mary's County Airport to gain input from government department representatives and community leaders on the Comprehensive Plan. This was followed in July by a series of five community meetings to solicit citizen opinion. In addition, the Sustainable Community Area Map, Work Group and Application Overview were presented to the Board of County Commissioner's on April 10, 2012 for approval and support.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

A. Supporting existing communities & reducing environmental impacts.

(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)

To preserve and enhance quality of life by recognizing and protecting the unique character of St. Mary's County as a rural Chesapeake Bay peninsula; foster economic growth and create an atmosphere of excellence by focusing and managing growth to create vibrant, attractive communities, by protecting the rural character and economy of the countryside, by nurturing the shoreline and adjacent waters and by preserving and capitalizing on the other natural resources and historical quality of the County.

The Plan focuses on a number of Visions:

- Development (through physical and economic infrastructure) is concentrated in suitable areas.
- In rural areas, growth is directed to existing population centers and resource areas are protected.
- Sensitive areas are protected.
- Stewardship of the Chesapeake Bay and the land is a universal ethic.
- Conservation of resources, including a reduction in resource consumption, is practiced.
- Economic growth is encouraged and regulatory mechanisms are streamlined.
- Adequate public facilities and infrastructure are available or planned in areas where growth is to occur.
- Funding is available to achieve these visions.

Significant Accomplishments:

- Created mixed-use zones and design standards that will foster more efficient development and accommodate "live where you work" objectives of smart growth.
- In-fill and redevelopment were encouraged in growth areas and in rural areas; growth is directed to existing population centers and resources areas.
- In order to meet present and future transportation needs of the County in a coordinated and efficient way, not only for today but into the future, an integrated transportation plan was 1 – 11 adopted in 2006. A five (5) year Transportation Development Plan (TDP) was approved in October 2007 by the Maryland Transit Administration to enhance and improve public transit services operated by the County.
- Added to the County's 2010 Comprehensive Plan is Chapter 12 Human Services Element.
- St. Mary's County has been designated a State Enterprise Zone, affording incentives for expanding businesses.
- Since 2001, St. Mary's County has been awarded \$461,500 over a series of six Community Legacy awards utilized to preserve and revitalize the Area.
- Lexington Park revitalization continued, including implementation of a business loan guarantee program, streetscape improvement program, Lexington Park Enterprise Zone and a restructured Community Development Corporation.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)

Areas planned for growth are targeted to receive a majority of residential, commercial and industrial development. These areas are served or proposed to be served with public water and sewer and other necessary infrastructure to meet the needs of current and future residents in an orderly, efficient and environmentally sustainable manner. This infrastructure must also be undertaken in order to improve the readiness or competitiveness of the Area for private investment.

St. Mary's County's relationship to its four bordering rivers and the Chesapeake Bay is vital to the overall environment and human use of such. St. Mary's County is in collaboration with State and Federal policies and has in place Watershed Implementation Plans.

Public investments in roads, parks, schools and other facilities and infrastructure have been supportive of growth. While the pace of growth will vary as has been the case recently with the slowing economy, this plan builds on the County's inherent strengths of its major employers and unique industries combined with a great quality of life that will enable continued growth into the future.

In terms of land use, economic development has and must continue to adhere to principles of concentrating in appropriate areas, avoiding conflicts with surrounding land uses and effectively generating improvements to supporting infrastructure and facilities. Implementation strategies should continue to reinforce such adherence to principles. To support the continued function and contributions of the largest employer in the County, NAS Patuxent River, the County Commissioners have committed to minimizing encroachment, improving schools, ensuring adequate housing, improving transportation, revitalizing Lexington Park, promoting international marketing, encouraging technology transfer and other forms of economic diversification, and providing a range of lodging and conference facilities. Such commitments will lead the way in fostering economic development throughout the County.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. (Answer Space 4,000 characters)

The County must continue to use a suite of regulatory programs (Critical Area Program, forest conservation regulations, storm water regulations, requirements for open space conservation and clustering etc.), tax and funding incentive programs (Agricultural Districts, Maryland Agricultural Land Preservation Foundation Easements, a transfer of development rights program, installment purchase agreements, etc), and planning programs to require when necessary and promote when possible the stewardship of Bay, its tributaries, and the land and watershed resources. The County has established objectives, policies, and actions based primarily on avoiding loss, minimizing unavoidable loss and mitigating to offset the impacts associated with the loss. Based on this the County has and will continue to develop ordinances and programs to effectively protect sensitive areas, to set and measure progress in meeting goals for preservation and to set limits on the allowable loss of resources. Below is a short list of these objectives.

Objective: Ensure mixed use development that co-locates residential, office, retail and public uses by encouraging mixed use projects that allow people to walk easily between and among residential, office and retail spaces and locating public projects such as parks, libraries and community centers in mixed use centers.

Objective: Maximize green features in the built environment by requiring all projects to include adequate landscaping, including trees, shrubs and ground cover, especially in parking areas and not allowing large expanses of paved area without adequate green space, creating pocket parks throughout the development districts and town centers, encouraging green roofs and other green building techniques and encouraging LEED certification for significant buildings.

Objective: Expand and encourage "Buy Local". The "Buy Local" marketing campaign for Southern Maryland farm products funded via the Tobacco Buyout program increased demand for local produce and value added products.

Objective: Utilize "Green Infrastructure" mapping provided by DNR and detailed GIS data to identify and map important forest and wetland "hubs" and connections between them. This network should provide pedestrian connections between major developments and be linked via public paths and walkways to existing parks and recreational open space areas.

Objective: Improve the water quality of streams by meeting assigned effluent discharge requirements and by identifying and seeking to reduce other sources of pollution. Use of recycled grey water could significantly reduce the use of valuable potable drinking water for uses for which non-potable water is adequate.

Objective: Reduce existing and potential pollution, and achieve State water quality standards by conducting watershed studies to verify water quality, to identify sources of pollution and causes for water quality problems and determine actions necessary to correct identified problems. Storm water management techniques will aim to reduce pollutants carried by storm drains into local streams.

Objective: Urban management practices can include, enhanced Nutrient Removal (ENR) technologies to further reduce the amount of nutrients flowing from sewage treatment plants; low-impact Development Practices (LID) include a variety of techniques including rain gardens, rain barrels, roof gardens and down spout (gutter) disconnects; septic system upgrades will reduce the amount of nitrogen flowing into the Bay.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

Numerous local community groups, organizations and County departments will be key to the attainment of the objectives listed in this section. Leading and spearheading implementation of these objectives will of course be the Board of County Commissioners ("the Board") and the County Administrator. The departments of Land Use and Growth Management, Economic and Community Development and Public Works and Transportation (among others) have an invested interest in attaining these objectives as well and will advise and support the Board in attaining these goals. The planning and eventual implementation will involve an open and public process that invites and supports public review and comment.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

B. Valuing communities and neighborhoods -- building upon assets and building in amenities:

(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)

St. Mary's County is rich in natural scenic beauty and abounds in sites of historic interest. Its diverse cultural activities augment the appeal of the County to the visiting public. By far the most important fixed visitor destinations in the County are Point Lookout State Park, historic St. Mary's City and Sotterley Manor. Events such as the air exposition at the Naval Air Station in the spring, the Blessing of the Fleet, the Crab Festival and the Oyster Festival in the fall also attract large numbers of people. The Amish Market in Charlotte Hall operates twice weekly and is a significant cultural and focal point.

The County abounds in sites and structures of historic interest; 31 are listed on the National Register of Historic Places and 779 on the Maryland Inventory of Historic Sites. The County's Historic Preservation Commission has been active since 1993 in documenting sites before they are lost, increasing the inventory to 890. In addition, three historic districts have been created.

Calvert, Charles and St. Mary's Counties are linked by a circuit of visitor destinations and attractions. They coordinated their efforts to become a designated Heritage Area and adopted the Southern Maryland Heritage Area Plan. The Plan includes the earliest footholds of religious freedom, the colonists' co-existence with the native Indians, the booming prosperity of the tobacco plantations in the 18th and 19th century, and the unique culture of watermen and boat builders. The Plan serves to protect and preserve these valuable resources unique to the character and history of the Southern Maryland counties

There are 4 state parks, 20 regional and community parks, and 4 indoor recreation centers. In addition, public schools provide 22 facilities used by the public for recreation. Other major facilities include the Great Mills swimming pool, the Wicomico Shores golf course and clubhouse, the Three Notch Trail hiker/biker route, and 22 State and County-owned water access points.

The Southern Maryland Higher Education Center (SMHEC) was established by the State of Maryland in 1994 to provide a regional facility with state of the art technology to serve the university and professional training needs of the Southern Maryland region. In 2009, the Center hosted almost 70 graduate university degree programs and almost 20 bachelor completion degree programs, presented in their entirety at SMHEC by eleven university partners in the professional fields of engineering; education; management; clinical and community counseling, and school counseling; criminal justice and law enforcement; information technology; business administration; engineering technology; technical management; communications; and human resources, financial, health care, marketing and project management.

St. Mary's College of Maryland, established in 1840, is a four-year, fully accredited, public, secular liberal arts college located in St. Mary's City, Maryland. The institution also offers one postgraduate degree, a Masters of Arts in Teaching. Much of its campus is shared with Historic St. Mary's City, the fifth site of colonization in British North America and one of the premier archaeological sites on the East Coast.

The Navy is a significant presence in St. Mary's County. The 6,384 acre Patuxent River Naval Air Station (NAS), commissioned in April 1943, and its annex at Webster Field, test and evaluate aircraft and related systems. As the County's largest employer, the facility employs approximately 22,000 military, civilians, and defense contractors. With over 230 high-tech defense contractors, the County has emerged as a world-class center for maritime aviation research, development, testing and evaluation.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)

Preserving the rural character of Saint Mary's County is a continuing goal and new approaches must be found to achieve it.

Policy: Employ local government regulations and investment to preserve rural character, enhance development districts, increase cultural opportunities and support economic growth and diversification.

-Support projects and initiatives developed under the Southern Maryland Heritage Tourism Management Plan whose objective is to preserve heritage resources while increasing the economic impact of tourism.

-Promote balanced heritage activities and programs that capitalize on the natural, recreational, historical and cultural resources of the County and the region.

Policy: Develop and maintain an inventory of natural, recreational, historical, and cultural resources in the County as a resource for tourism and recreation; education and research; preservation and conservation; and economic development.

-Continue to identify historically significant properties for inclusion in the Maryland Inventory of Historic sites.

-Require the identification of cemeteries, burial grounds, and archeological sites on a property prior to any disturbance of the site.

-Ensure protection or preservation of historic or prehistoric archaeological materials:

-Devise and enforce protective requirements for all development, considering among other things: buffers, plat notes, bonding and inspections;

-Encourage compatible development in designated historic districts. Establish performance standards to prevent negative impacts on surrounding properties.

-Document local cultural traditions through the Historical Society.

-Promote adaptive reuse of historic structures.

Policy: Preserve the local farm industry. If agricultural lands can be allowed to generate a greater financial return than development, this will discourage its conversion and serve to preserve the County's heritage, support the continuation of family farms, and preserve rural character.

-Significant new initiatives, such as grape production and wineries, must be sought to replace the tobacco buy-out through alternative crop production.

-Additional local outlets for the sale of agricultural products are also needed.

-Greenhouse production must be sustained and expanded to facilitate year round income. -Farm related commercial and industrial activities and agri-tourism to diversify income must be encouraged.

Policy: Respect the unique community and historic character of commercial uses outside of growth areas that have traditionally served the needs of local residents.

-Support continued operation of small scale commercial uses serving a localized market.

-Protect and grow traditional industries, such as seafood, agricultural, and tourism.

Policy: Encourage participation in natural, historic and cultural preservation through education and public awareness.

-Develop signage to promote, link and interpret the Southern Maryland heritage area.

-Expand and promote heritage education, using natural and cultural resources of the Southern Maryland heritage area to communicate the importance of the resources to the quality of life; educate about threats to these resources and everyday opportunities for action.

-Expand environmental education curriculum in public schools.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground. *(Answer Space 4,000 characters)*

A major factor influencing the location and intensity of development is the presence of public and community facilities and services. Development will be fostered where facilities exist or are planned. St. Mary's County must not only provide services and facilities where currently required, but anticipate their need in the future. It must also be mindful that the provision of facilities will guide growth where it should occur, and the lack of facilities and services will discourage growth in areas to be preserved. Below is a list of policies, initiatives or projects that will increase community access to green spaces, parks and other amenities:

- Establish a county-wide system of recreational community facilities (including boat landings, waterfront parks, regional parks, neighborhood parks, and, in high-density areas, children's play lots), which meet year-round recreation desires.
- Provide additional public open space and recreation lands, particularly active parks, in and near development districts.
- Provide additional baseball/softball diamonds, multipurpose fields for team sports (football, soccer, lacrosse, field hockey), indoor facilities for "court sports", and pedestrian/bicycle trails.
- Accommodate and promote fishing, boating, sailing and other water- oriented recreational activities. Provide adequate public access to the waterfront, rivers and bays through the purchase and maintenance of public landings as well as developed and natural waterfront parks. Of particular need is additional public access to the Patuxent River.
- Focus new recreational facilities in population centers.
- Create and maintain an extensive network of bikeways that will enhance access to cultural resources throughout the County including residential, recreational, educational, institutional and commercial areas within St. Mary's County.
- Provide support for people and their bicycles once they reach their destinations.
- Promote a safe, comfortable and bicycle friendly environment which encourages people to use bicycle facilities both for transportation and leisure purposes.
- Consider land use features such as parks, park and ride lots, off road trails, water access areas, schools, points of interests (farmers markets, historical landmarks/churches, museums) and County designated growth areas along County and State roadways to identify future trail locations.
- Evaluate and identify locations for sidewalks where new sidewalk connections should be constructed.
- Construct sidewalk networks between neighborhoods, schools, parks and other activity nodes/centers.
- Require vehicular and pedestrian interconnection between adjacent parking lots and subdivisions to reduce the need to travel on primary and collector roads.
- Continue improving ADA compatibility and mobility enhancement projects, and maintain sidewalk obstruction and repair programs.
- Require pedestrian connections between adjacent parking areas at the time of infill or redevelopment activities.
- Provide expanded pedestrian and bicycle recreational and transportation opportunities.
- Provide connections to neighborhoods, schools, and other activity centers to facilitate safe alternative access.
- Expand upon a trail network in St. Mary's City that would incorporate St. Mary's College and the historical sites.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

Numerous local community groups, organizations and County departments will be key to the attainment of the objectives listed in this section. Leading and spearheading implementation of these objectives will of course be the Board of County Commissioners ("the Board") and the County Administrator. The departments of Economic and Community Development and Public Works and Transportation (among others), as well as the Historic Preservation Commission, have an invested interest in attaining these objectives as well and will advise and support the Board in attaining these goals. The planning and eventual implementation will involve an open and public process that invites and supports public review and comment.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness

(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)

The economic base of St. Mary's County remains healthy through the first decade of the new century. St. Mary's is the only exurban Maryland County with a large regional employer in NAS Patuxent River. Coupled with other major regional employers in Department of Defense, energy, health care, and education, St. Mary's as a county both lead the state in projected job growth.

The overall economic development strategy for the County is to focus on core industries while encouraging business diversity. The goal is to enable business and employment opportunities for all segments of the population. The first priority is to continue to support the strong defense economy that supports NAS Patuxent River. Workforce expansion is vital to this, along with business attraction for additional contractor services to support expanded programs at Pax River.

A second priority is support of the growing small business community. They are the backbone to the non-defense economy and provide the essential goods and services to support a growing community. About one-third of the defense contractors are home-grown small businesses. But this sector is challenged more by economic swings than large employers. Assisting in the creation, retention, and expansion of small businesses means streamlining regulations that are too costly and cumbersome.

In keeping with business diversity, we need to incentivize expansion of diverse industries that build off of traditional economies. The County's first industries of agriculture and seafood are facing significant challenges. New ventures in agritourism, wineries, organic farming, and other uses of farmland for cottage industries provide opportunity to continue a rural way of life essential to the community. The hospitality and tourism industry has expanded as St. Mary's has become more of a destination. The County's rich history and heritage will continue to be a major driver for visitation.

Complementary industries such as construction and retail, while slowed by the current economic situation, represent significant small business opportunities in a growing community. Green design of facilities and sites that dramatically reduces resource use will be very important. A heightened need for the arts, entertainment, and cultural amenities for all age groups will require new venues such as a performing arts center.

A final priority is the attraction of businesses and industries seeking knowledge. The workforce in St. Mary's is a concentration of talent that's among the most highly-skilled and educated in Maryland. The specialized expertise applied mostly to the defense sector can be transferred to conduct research, design, and engineering in other fields such as information assurance and security. This will require new approaches and incentives to attract these types of businesses and organizations to the County and the region.

Policy: Accommodate building of new and expansion of existing technology businesses. Support both defense and non-defense related business ventures.

Policy: Attract quality businesses through marketing and recruitment of enterprises with high asset and high wage levels.

Policy: Attract particular businesses offering products, services, and other amenities with high local consumer and community demand.

Policy: Recognize contribution of small businesses to both quality of life and economic development when revitalizing existing communities.

Policy: Encourage use of the traditional economy and the historic character of an area as a tourism asset and as an appropriate location for small businesses.

Policy: Provide expanded opportunity for rural industrial and entrepreneurial activities.

Policy: Reestablish a robust agriculture program that preserves open spaces and strengthens traditional farming. Encourage agricultural development.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)

Workforce expansion is vital to economic development in St. Mary's County. This involves attraction, recruitment and retention as well as preparation and revitalization of the future workforce. One particular demographic of interest is the young professionals in the age range of 20s and 30s who are typically new members of the community as interns or new employees in the defense sector. They represent the future workforce and it is vital that proactive efforts are pursued to attract and retain these new workers.

Close interaction with the school system through STEM and other programs, Educational Partnership Agreements with higher education institutions, and stronger relationships with Jobs Connection/WIA programs all play an important role in workforce creation.

Business attraction for additional contractor services to support expanded programs at Pax River, coupled with targeted complementary work of light manufacturing, fabrication, and assembly. One strong possibility to pursue is UAV manufacturing. A Research and Technology Park tied to SMHEC and other research partners could provide a platform for technology transfer and commercialization of new innovations.

Policy: Support advanced work force educational opportunities to ensure job employment skills are available to meet existing and new technology requirements.

Policy: Increase offerings to attract and retain young professionals and families who represent an increasing portion of the local workforce.

Policy: Increase education about and production of specialty crops for urban, regional and niche markets with emphasis on locally grown and raised. Examples include grapes and other fruits for wine; flowers; herbs, ornamentals and other nursery plants; organic produce and high value vegetables and fruits.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)

St. Mary's County has come a long way in the past 50 years with Naval Air Station Patuxent River forcing extensive growth being the Base Realignment and Closure (BRAC) movement beginning in the early 1990's. St. Mary's County's Sustainable Community Area will continue to be impacted by BRAC activities in Maryland and due to this, all initiatives and projects of the Area should complement BRAC-related growth.

While much needed infrastructure improvements, schools and transportation avenues were renovated, expanded, and built in the 1990's, efforts must continue to protect, enhance and diversify the County's economic base. Recognizing that Patuxent River Naval Air Station and Webster Field are the economic engines that drive the economy, this plan must continue to protect these valuable assets from encroachment.

The provision of facilities and infrastructure to support growth in designated growth areas must be a major component of the County's strategy for the future. Two major issues affect the provision of public facilities and infrastructure (PFI). First, existing needs created by the rapid growth of the past few years must be more effectively accommodated. Secondly growth or redevelopment should be permitted only if adequate PFI is available. Adequacy will be more readily available with the redevelopment of existing and perhaps obsolete or dilapidated development. This revitalization would be a most cost effective and efficient utilization of PFI. Such efforts would also direct growth away from rural areas. Below is a list of objectives complementing BRAC related growth:

Objectives:

- Designate growth areas sized to accommodate the needs of the projected 2030 population of the County. Target a majority of new residential development in development districts, town centers and village centers.
- Concentrate development activity in areas served or proposed to be served with public water and sewer.
- A range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes and addresses issues of homelessness, blight removal and community revitalization.
- New residential and employment growth is internally and externally integrated, creating neighborhoods and communities rather than a predominant land use pattern of scattered subdivisions and strip retail or office plazas.
- In order to maintain a competitive advantage in attracting leading edge technology businesses to the County, the upgrade of the electronic infrastructure, including broadband and fiber optics remain among the highest of priorities, and educational facilities must be helped to keep pace with employer requirements.
- There is a need to implement traffic calming strategies and engineered retrofit projects to reduce vehicular speed and enhance the safety of pedestrians, bicyclists, and those relying on horse-driven transportation.
- Identified transportation corridors need to be reserved, dedicated and/or mapped in accordance with Article 66B in order to ensure safety and the availability of right-of- ways for the planned transportation network.
- Communications systems throughout the County need to be upgraded. In today's world of internet based education, telecommuting, and internet based commerce, countywide access to high speed internet and cellular service is a must.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

Numerous local community groups, organizations and County departments will be key to the attainment of the objectives listed in this section including, but not limited to: the Department of Economic and Community Development, the Chamber of Commerce, Public Works and Transportation, the Navy Alliance and the Navy Air Systems Command (NAVAIR).

IV. SUSTAINABLE COMMUNITY ACTION PLAN

D. Promoting access to quality affordable housing.

(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? (Answer Space 4,000 characters)

From 1999 to 2008 median household income grew at the second fastest rate of all counties in Maryland. Over the same time period the median home price increased 125%, far exceeding the increase in median household incomes. This created acute challenges to meet the needs of a growing workforce. Increasing housing prices through the first decade of the 21st Century, plus a lack of available housing types, coupled with increasing transportation costs, have made it difficult for many residents to live and work within their community. This plan identifies various approaches to meeting housing needs.

GOAL: Promote a safe, affordable, variety of housing located in livable communities by encouraging a variety of developments and housing types to meet the needs of citizens based on employment, demographic and economic characteristics of the population.

Policy: A variety of housing stock, both new and existing, owner-occupied or rental should include: single-family homes (custom-built or modular), multi-family homes (town houses, duplexes, apartments), multi-story high density complexes, consistent with fire protection standards, manufactured housing built to U.S. Department of Housing and Urban Development code independent and assisted care residential facilities, and accessory apartments.

Policy: Determine the optimum mix of housing types or range of costs to support the County's existing and future needs based on an evaluation of the demographic and economic characteristics of the population.

Policy: Monitor the variety of the County's housing stock to ensure choices are being provided for all income levels and routinely adjust permitting and/or enhance incentives to maintain an appropriate balance of housing types. Bridge the gap between supply and the need for affordable and workforce housing.

Policy: Promote the development of housing options for the elderly including independent living facilities, assisted living accommodations and nursing care facilities.

Policy: Permit manufactured housing, including mobile homes, in appropriate locations subject to standards required for other single-family dwelling development.

Policy: Encourage inclusion of accessory apartments where parking is adequate and in accordance with standards that restrict external structural alterations so that the visual character of the neighborhood will not be adversely altered.

Policy: Encourage construction and renovation of housing units to enhance and respect existing patterns of community development.

Policy: Support incentive programs for rehabilitation or replacement of deteriorating housing stock.

Policy: Support programs which encourage home ownership.

Policy: Support increased multifamily rental and homeownership opportunities for households with low to modest incomes.

GOAL: Encourage the provision workforce and affordable housing.

Policy: Award bonus density in exchange for the provision of workforce and affordable housing in the growth areas.

Policy: Encourage efficient design which reduces the costs and impacts of development by clustering to reduce land and development costs, by encouraging the construction of new housing for a variety of income levels, reduce the per project percentage of land retained for open space in the Development District from 50 percent as low as 20 percent in exchange for the construction of workforce or affordable housing and by maximizing public and private agency efficiency in providing infrastructure to the home sites.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation? *(Answer Space 4,000 characters)*

This plan envisions projects and initiatives that result in compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

GOAL: Promote safe housing in livable communities.

Policy: Reduce the need for automobile travel. Increase the sense of community and neighborhood by developing mixed use communities which integrate housing, transportation, shopping, recreation and educational facilities.

Policy: Locate residential developments so as to avoid environmentally sensitive areas and increase access to public transportation.

GOAL: Ensure mixed use development that co-locates residential, office, retail and public uses.

Policy: Encourage mixed use projects that allow people to walk easily between and among residential, office and retail spaces.

Policy: Encourage residential development above first-floor retail space.

Policy: Encourage live-work units.

Policy: Encourage outdoor restaurant seating where feasible.

Policy: Locate public projects such as parks, libraries and community centers in mixed use centers.

Policy: Encourage building heights that will make mixed use projects economically feasible, except where AICUZ and AE zoning dictates lower heights.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? (Answer Space 4,000 characters)

With the development of policies and initiatives that increase access to a variety of housing needs, the County intends to continue to improve access to affordable workforce, rental and homeownership housing. Affordable workforce housing and affordable independent living units for seniors are particularly needed. All residents, regardless of demographics, will benefit from the policies and initiatives outlined herein; the goal being meeting the needs of all citizens.

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

Numerous local community groups, organizations and County departments will be key to the attainment of the objectives listed in this section including, but not limited to: the Department of Economic and Community Development, the Housing Authority, the Community Development Corporation, the Affordable Workforce Housing Task Force, Public Works and Transportation, Human Services and Parks and Recreation. The planning and eventual implementation will involve an open and public process that invites and supports public review and comment.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

E. Support transportation efficiency and access.

(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)

St. Mary's County has experienced rapid growth in population and employment over the last fifteen years. In order to meet present and future transportation needs, a well maintained, multimodal transportation system that facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers is required. Planned improvements to the transportation network must correspond with and support the overall land use plan. Focusing development in growth areas can help manage the spread of traffic congestion and support alternate modes of transportation. The alternative transportation component needs to include a bicycle and pedestrian network that provides safe and functional connections between residential, employment, recreational, shopping and transit centers. In keeping with the land use plan to discourage development in rural areas, there is a need to limit transportation improvements outside of growth areas to essential capacity improvements as well as the upgrading of substandard roads and bridges.

ROADWAYS

Objective: Provide safe, efficient, economical roads which support community revitalization, economic development, and environmental stewardship by:

- In growth areas, create local traffic roads parallel to but well back from arterial routes to combat strip development patterns by providing visible and accessible commercial and residential frontage, and to reduce local traffic impact on peak traffic flow on arterial roads.
- Require joint use access driveways for ingress/egress to contiguous properties. Require access driveway consolidation to reduce the existing number of ingress and egress points.
- Develop and implement transportation plans and standards that support and promote resource protection, environmental stewardship, community revitalization, economic development, rural character, corridor preservation, and cost containment goals.
- Facilitate Transportation (or Transit) Oriented Development and mixed use/compact land use patterns that promote walking, biking, and taking transit. Require these alternative transportation modes to be components evaluated in all major development proposals.

COMMUTER TRANSIT

Objective: Improve mobility and public transportation programs and service to the citizens of the Area by:

- Implement the short and long-term service improvements, restructure and re-align routes as proposed in the adopted Transportation Development Plan.
- Facilitate mobility coordination between public and private service providers to better serve the growing needs of the community.
- Meet the rapidly growing transit demand to and from St. Mary's County by expanding routes and service opportunities.
- Encourage use of transit in order to minimize trips, help reduce emissions, increase economic opportunities for persons without motor vehicles, and provide service to the elderly and those with medical needs.
- Leverage Federal and State resources for capital and operational improvements to the local transit system.

BICYCLES

Objective: To promote a safe, comfortable and bicycle friendly environment which encourages people to use bicycle facilities both for transportation and leisure purposes by:

- Implement bicycle lanes by: 1.) narrowing existing travel lanes; 2.) removing a travel lane; 3.) removing parking; 4.) shoulder widening and; 5.) including bike lanes in new construction. Bicycle lanes are recommended for roads that have high traffic volumes and speeds where it is necessary to provide the cyclist with the maximum amount of separation between the motor vehicle.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) (Answer Space 4,000 characters)

The results of three State-sponsored studies have identified the MD 5 / US 301 corridor between White Plains and the Branch Avenue Metro station as a major light rail or rapid transit corridor for Southern Maryland. The Transportation Action Plan of the "Southern Maryland Regional Strategy" has recommended taking immediate actions necessary to meet the State and federal requirements to prepare for eventual implementation of light rail transit service in that corridor. This light rail transit service will benefit St. Mary's County commuters, and the general public that visits the Washington D.C. Metropolitan area. Bus rapid transit would be an alternative to light rail in this corridor.

Objective: Identify which locations will experience congestion in the future, and which transit improvements will be required to ensure efficient travel through those areas.

Objective: Expand bus service to regional and metropolitan destinations and protect the old railroad right-of-way for possible future light rail use by:

-Preserve the old railroad right-of-way for future light rail or rapid transit usage and for park and ride lots to support these facilities. The property should be protected for eventual implementation 50 or more years from the date of this Comprehensive Plan in support of the Maryland Department of Transportation's report to the General Assembly, entitled "Hughesville to Lexington Park Right-of-Way Preservation Study". In the interim, the Three Notch Trail is being constructed in the right-of-way.

-When feasible, have developers construct portions of the Three Notch Trail or pay a fee in lieu.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

Numerous local community groups, organizations and County departments will be key to the attainment of the objectives listed in this section. Leading and spearheading implementation of these objectives will of course be the Board of County Commissioners ("the Board") and the County Administrator. The departments of Economic and Community Development, Public Works and Transportation, Transportation Task Force, Recreation and Parks, Planning Commission, Land Use and Growth Management, as well as the Maryland Department of Transportation, have an invested interest in attaining these objectives as well and will advise and support the Board in attaining these goals. The planning and eventual implementation will involve an open and public process that invites and supports public review and comment.

V. PROGRESS MEASURES

For the Plan parts of section IV (A through F):

(1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)

In general, St. Mary's County must strive to preserve and enhance its present character and improve the quality of life for its citizens while maintaining a pace of growth and development that is well managed. Development is to be of a controlled nature, directed to the most appropriate areas and discouraged in others. Such a philosophy is necessary to cost effectively provide levels of public services and facilities that will be required to support present and future residents.

Vision 1. Quality of life and sustainability: a high quality of life is achieved through universal stewardship of the land, water, and air, resulting in sustainable communities and protection of the environment.

Vision 2. Public participation: citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.

Vision 3. Growth areas: growth is concentrated in existing population and business centers, growth areas adjacent to these centers or strategically selected new centers; new development is clustered to preserve rural lands and open space land uses and infrastructure is planned to provide for controlled concentrated growth.

Vision 4. Community design: compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources to create neighborhoods and communities. Existing communities are revitalized. New businesses are encouraged to reuse existing structures, or construct new infill buildings in order to utilize existing infrastructure and bring new activity into declining areas.

Vision 5. Infrastructure: growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient and environmentally sustainable manner. Maximize green features in the built environment.

(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes. (Answer Space 4,000 characters)

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. The Comprehensive Plan does not state specific benchmarks—it establishes goals, objectives, policies and actions and then relies on regulations and functional plans to provide implementation based on standards and benchmarks established within the Ordinances. The implementation of the Comprehensive Plan, herein the Sustainable Community Action Plan's goals, objectives and policies is accomplished via the Comprehensive Zoning Ordinance, Road Ordinances, Subdivision Ordinance, Stormwater Management Ordinance, Building Code and other functional plans which provide specific benchmarks and standards for development. Standards that implement the Housing Plan Element include incentives for provision of workforce and affordable housing by reducing open space requirements from 50 to as low as 20%, setting minimum requirements for assuring adequate amenities within developments and opportunities for passive and active open space. To implement the Transportation Plan Element the ordinances assure adequate roads and adequate but not excessive parking. Vision 9. Environmental protection: land and water resources, including the Chesapeake and coastal bays, are protected regional airport facilities, and establish requirements for bicycle lanes, sidewalks, trails, and carefully managed to restore and maintain healthy air and water, natural systems and living resources. interconnection of open spaces. The ordinances establish a TDR program to transfer development to growth areas and assure that rural residential development results in expanded protection of undeveloped rural land. Vision 10. Resource conservation: waterways, forests, agricultural areas, open space, natural systems and scenic areas are conserved. Water Resources Element is implemented via ordinance requirements for Environmental Site design, protection of floodplains and the natural infrastructure that conveys, infiltrates and filters stormwater. The Comprehensive Plan incorporates by reference the adopted Hazard Mitigation Plan which establishes specific benchmarks, and Vision 11. Stewardship: government, business entities and residents are responsible for the creation of mitigation projects to reduce risk to people and property including flood hazard reduction through improved sustainable communities by collaborating to balance efficient growth with resource protection. stormwater management in urban and suburban areas.

Vision 12. Implementation: strategies, policies, programs and funding for growth and development, resource conservation, infrastructure and transportation are integrated across the local, regional, state, and interstate levels to achieve these visions.

REPLACE THIS PAGE WITH
LOCAL GOVERNMENT SUPPORT
RESOLUTIONS

**SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the “Department”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the “Act”). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant’s Initials: _____

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Authorized Signature

Print Name and Title

Date