

SUSTAINABLE COMMUNITIES PROGRAM
APPLICATION FOR DESIGNATION
RENEWAL

for

Town of St. Michaels, Maryland

2023



SGSC Approved - 1.10.24

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Town of St. Michaels, Town Commissioners

NAME OF SUSTAINABLE COMMUNITY: St. Michaels

SECTION A - SUSTAINABLE COMMUNITY RENEWAL **APPLICANT INFORMATION**

Name of Sustainable Community:		Town of St. Michaels, Maryland	
Name of Applicant:		Commissioners of St. Michaels, Maryland	
Applicant's Federal Identification Number:		52-6000805	
Applicant's Street Address:		300 Mill St., PO Box 206	
City: Town of St. Michaels	County: Talbot	State: MD	Zip Code: 21663
Phone Number: (410) 745-9535	Fax Number:	Web Address:	

Sustainable Community Application Local Contact:

Name: Rob Straebel		Title: Town Administrator	
Address: [REDACTED]	City: St. Michaels	State: Maryland	Zip Code: 21601
Phone Number: [REDACTED]	Fax Number:	E-mail Address: [REDACTED]	

Sustainable Community Contact for Application Status:

Name: Steve Ball		Title: Town Planner	
Address: [REDACTED]	City: St. Michaels	State: Maryland	Zip Code: 21601
Phone Number: [REDACTED]	Fax Number:	E-mail Address: [REDACTED]	

Other Sustainable Community Contacts:

Name:		Title:	
Address:	City:	State:	Zip Code:
Phone Number:	Fax Number:	E-mail Address:	

(1) Sustainable Community Boundary and Description

- (1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not? **Yes, the map was updated to include a 7.6 acre site at 201 Boundary Lane which the Town purchased as a new park site.**
- (2) If yes, Include the following in as an attachment:
 - a. PDF or JPEG of modified Sustainable Communities boundary map,

A copy is included at the end of this application.

- b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary), N/A

(3) Approximate number of acres of entire SC Area: **186.95 Acres**

(4) Existing federal, state or local designations:

- ☐ Main Street ☒ National Register Historic District ☒ Local Historic District
☐ Arts & Entertainment District ☐ State Enterprise Zone Special Taxing District ☐ BRAC
☐ State Designated TOD ☐ Other(s): **Sustainable Community & DNR Harbor Designation.**

(5) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?

The US Census Bureau profile lists St. Michaels with a population of 1,049 per the 2020 decennial census count, which is an increase of approximately 50 people since the last application update. There are 60% female and 40% male residents and the racial composition is 724 (69%) White, 237 (23%) African American, 39 (4%) of people are two or more races, 32 (3%) Hispanic and the remainder some other race. The median household income is \$69,057 and 44.1% have a bachelor's degree, graduate or professional degree. There are 725 housing units, 32.8% of the residents are over 65 years of age. Private enterprise employees 43% of workers and 22.6% are self-employed. 46% of the houses are valued more than \$500,000 and 19% are renter occupied. In the past five years, the racial and age mix has remained steady, the population slightly increased and the median household income increased by over \$15,000.

(2) Organizational Structure, Experience and Public Input:

(3) Describe any changes to the Applicant's organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan?

There have been many changes to the organizational staff in the past five years. Significant changes have occurred with turnover to the small administrative staff including a new Town Administrator, a new Town Planner and a new Code Compliance Officer. The Town Clerk and General Services Clerk recently retired. While this may not seem a lot to larger communities, it has resulted in changes which will benefit the community by enabling the town to implement new policies and procedures to better organize and implement plans and projects.

A new Sustainable Communities Workgroup was formed to develop the new plan and strategies.

(4) What have been the strengths and challenges of the capacity of the Sustainable Communities Workgroup with respect to implementation of the SC Plan?

The workgroup are citizen volunteers that helped formulate the plan, but have not directly worked to implement it. However, many citizens serve on volunteer boards which work on a

variety of issues including various ones related to the Sustainable Communities plan. Challenges for implementation include a limited staff and financial resources which requires employees to take on multiple projects and duties at the same time in order to keep them on track. Strengths are that many long-term residents are active in the community and care about planning and quality of life that makes St. Michaels an attractive place.

- (5) How did residents and other stakeholders in the community provide input to the Sustainable Communities Action Plan update? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

The Sustainable Communities workgroup consisted of representatives from the Planning Commission, the Parks and Recreation Board, the Housing Authority, the Chesapeake Bay Maritime Museum, the Historic District Commission, Climate Change/Sea Level Rise Commission, the Town Planner, Police Chief and Public Works Manager and other citizens. The updated plan will help to inform the community on issues related to updating the Town's Comprehensive Plan in 2025.

- (6) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan? Please describe with which revitalization strategies you would like assistance.

Assistance with information about various funding sources to be matched with our action plan would be of value as we proceed with implementation.

SECTION B - SUSTAINABLE COMMUNITY RENEWAL **REPORT**

PART I: QUALITATIVE ASSESSMENT

Purpose:

The purpose of this assessment is to capture significant projects/ improvements that have been completed since the approval of your local government's Sustainable Communities designation.

In relation to the goals stated in your local government's Sustainable Community Action Plan, **please highlight at least three major accomplishments from the last five years**, including how you achieved them. When writing your narrative, consider the questions below and refer to the six elements discussed in the General Information section of this document (page iv) – Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning.

- 1) **Outcome:** Which outcomes identified in your Sustainable Community plan were you able to achieve?
- 2) **Projects:** Which projects did you implement in order to achieve the outcome? Also indicate when you started and completed these projects.
- 3) **Partners:** With whom (i.e. state agencies, local stakeholders) did you partner to complete projects?
- 4) **Impact:** What kind of measurable impact did the achieved outcome have on your community? Are there other intangible benefits?
- 5) **Photos:** Please also include pictures that depict your accomplishments.

[EXAMPLE] Descriptive Narrative: Please list the most significant accomplishments that apply

ENVIRONMENT:

Accomplishment 1

Outcome: Completion of St. Michaels Nature Trail

Project 1: Secured a grant for \$35,000 the feasibility of extending the St. Michaels Nature Trail by 1.25 miles. Hired an engineering consultant to complete the report, set the alignment, developed a stormwater management plans and held a public outreach meeting to set the final alignment and connection to Perry Cabin Ballfield park.

Partners:

Maryland Department of Transportation

Impact: The community is very supportive of this project. The plans resulted in 30% construction design.

Descriptive Narrative: Please list the most significant accomplishments that apply.

ENVIRONMENT

Accomplishment 2:

Outcome: Prepare St. Michaels for Current and Future Sea Level Rise

Project: Completed a Harbor Stormwater & Infrastructure Study. This project did a general review of flooding and sea level rise and designated areas in need of further analysis that are subject to sea level rise and flooding from tidal surge. The project was completed.

Project: Based on the project study listed above, two additional more detailed studies were funded with state grants and the projects were commenced but not yet completed. This included the E. Chew, W. Harbor Road area on the east side of town to assess sea level rise and propose specific mitigation measures and costs. A second study was initiated for the San Domingo Creek area to also propose specific mitigation measures and costs. Both of these projects are ongoing.

Project: An additional grant was funded by the Maryland Department of Emergency Management and the Federal Emergency Management Agency to study a third area of town, the Mill Street corridor, but this work is yet to commence.

Partners: Maryland Department of Natural Resources; Maryland Department of Emergency Management; Federal Emergency Management Agency.

Impact: The impact of these studies and associated mitigation efforts are significant. When completed, the projects will mitigate a majority of tidal surge and sea level rise flooding for the most vulnerable areas of the town.

ECONOMY

Accomplishment 3:

Outcome: Increase broadband internet connectivity for the daily needs of tourists, residents and businesses.

Projects: Meetings were held with Easton Utilities concerning the extension of fiber optic cable services to the community and expansion into western Talbot County. The result of those meetings led to the development and approval of a franchise agreement to provide this service to the community. Plans are being developed to set the cable alignment in town right of ways and installation of the cable. It is anticipated that this project will be completed in the next sustainable communities plan update period.

Partners: Private enterprise: Easton Utilities. Public funding: State of Maryland grant assistance.

Impact: Although not yet complete, these efforts will result in greater competition and better service for internet access for the entire community and for visitors of St. Michaels. The town will also receive 5% annual revenues from service as a part of the agreement.

TRANSPORTATION

Accomplishment 4:

Outcome: Promote alternative transportation modes by providing appropriate pedestrian infrastructure.

Projects: In conjunction with the town, the State Department of Transportation completed a rebuilding of a major portion of the town's sidewalks and crosswalks throughout the town center. This occurred from Dodson Ave. to Morengo St. for a distance of approximately 2,900 feet.

New granite curbs brick pavers were installed and uneven surfaces improved for safety and to enhance appearance. The town contributed a portion to the overall costs of \$435,501 and the state completed the work. The funding covers salaries and construction engineering services and managed by the State Highway Administration.

Partners: Maryland Department of Transportation.

Impact: Improved overall appearance to attract residents and tourists and improved safety for pedestrians.

QUALITY OF LIFE

Accomplishment 5:

Outcome: Provide needed improvements to the St. Michaels Community Center

Projects: Plans were developed, funds were raised and the project has commenced construction. Recent contributions will enable the completion of the building construction in 2024. The project involves the rehabilitation of an existing vacant former lumber warehouse constructed circa 1962. The proposed renovations include a complete renovation of the interior of the structure in order to convert it to a community center, as well as the addition of parking spaces, a fenced in grass courtyard area, and various additional exterior improvements. The total costs of the project are \$3,565,358 and there is a grant from the US Department of Housing and Community Development for \$500,000.

Partners: State of Maryland, A. James & Alice B. Clark Foundation, The Harry and Jeanette Weinburg Foundation. US Department of Housing and Community Development, Town of St. Michaels, Individual Private Contributions.

Impact: Social services for the citizens of the town and county will be enhanced along with a variety of training services.

Descriptive Narrative: Please use this section to describe any major outcomes or projects from your last Sustainable Communities Action Plan that have NOT been accomplished and why.

HOUSING

Outcome 3: Increase the diversity of housing types available within the town.

St. Michaels is a small town and mostly built out so opportunities to diversify housing are limited. In addition, there is limited staff. In order to diversify housing a detailed housing opportunities analysis is needed and to target specific sites for different housing and this is a low priority in comparison to other required work duties.

QUALITY OF LIFE

Outcome 1: Provide for increased demand for medical services within the town.

This is another project that can take a great deal of time to analyze and is low on the work priority list. To consider opportunities for improved medical service would require outreach to providers to better understand supply and demand for services and associated costs to provide satellite services to St. Michaels versus centralized services in Easton, the nearby larger community.

Part II: Competitive Funding

Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
Community Legacy (CL): N/A	DHCD		To be determined	Our St. Michaels Community Center applied for \$250,000 to complete the new construction project.
Strategic Demolition Fund (SDF): N/A	DHCD		Examples of projects that used this fund to remove buildings or impervious surfaces for future park sites.	We intend to apply for this grant to clear future park sites.
Community Safety & Enhancement Program: N/A	MDOT		To be determined	
Maryland Bikeways Program:	MDOT	\$35,000	We received funding to do 30% construction drawings of the St. Michaels Nature Trail expansion.	We were recently awarded another \$48,000 to complete the construction drawings.
Sidewalk Retrofit Program:	MDOT		Our current sidewalk and curb project in the downtown area was a MDOT enhancement project.	
Water Quality Revolving Loan Fund: N/A	MDE		To be determined	

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Other Funding Programs: *examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.*

***Please add more rows if necessary**

<i>Sea Level Rise, Flooding and Stormwater Mitigation: 1. East Chew/W. Harbor; 2. San Domingo Creek</i>	<i>MDNR, Maryland Department of Natural Resources</i>	<i>\$75,000 \$59,850.</i>		<i>For Sea Level Rise mitigation</i>
<i>Sea Level Rise, Flooding and Stormwater Mitigation: 1. Mill St. Corridor, Muskrat Park, Mulberry St.</i>	<i>MDEM/FEMA, Maryland Department of Emergency Mgt.</i>	<i>\$220,500</i>		<i>For Sea Level Rise mitigation</i>

COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?

Construction funding for a new Police Station and Town Administration building.

SECTION C - SUSTAINABLE COMMUNITIES ACTION PLAN

Town of St. Michaels

Environment

This section describes projects involving the natural environment, our use of natural resources, and our relationships or access to the natural environment.

This category includes projects focusing on (but not limited to): the quality of land, water, and air; tree canopies and green spaces; green infrastructure; habitat improvement, climate change mitigation and adaptation; nuisance flooding; stormwater infrastructure and management; water and sewer capacity; energy conservation; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation improvements.

Strengths

- **Access to water & the Chesapeake Bay** – town harbor, boat slips, parks, individual home sites.
- **Climate Change & Sea Level Rise Commission** – An active commission secured two DNR sea level rise and flood mitigation project grants. A third grant was just awarded.
- **Walkable Community** – sidewalks, compact design, public parking, attractive commercial businesses and housing architecture.
- **Nature & Green Space** – trail amenities, annual flower and tree plantings, conservation lands in and around the town.

Weaknesses

- **Design Issues** – compact design means limited space for stormwater mitigation work. Low elevation causes flood and sea level rise problems.
- **Water System Capacity** – The water system is nearing demand capacity. An additional back up well is needed. A demand and use projection study are needed.

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<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Mitigate the impacts of sea level rise.</p> <p>Progress Measures: Construction of sea level rise protection infrastructure. Monitor and record flood levels and number of events.</p>	<p>Strategy A: Complete and implement West Harbor/E. Chew Study for sea level rise and flood mitigation plan.</p> <p>Strategy B: Complete and implement San Domingo Creek/Westside Study for seal level rise and flood mitigation plan.</p> <p>Strategy C: Finish design plans for rising the Mill Street elevation and construct improvement. Complete an overall flood mitigation concept plan for the corridor.</p>	<ul style="list-style-type: none"> - Maryland Department of Natural Resources (MDNR). - Federal Emergency Management Agency (FEMA). - Chesapeake Bay Maritime Museum.
<p>Outcome 2: Improve the town's water system service</p> <p>Progress Measures: Complete system wide improvements as needed. Determine adequate needs to best service the population into the future.</p>	<p>Strategy A: Develop a supply and demand study for future water needs.</p> <p>Strategy B: Designate a site and develop a 3rd well for system backup protection.</p> <p>Strategy C: Complete installation of Smart Water Meters throughout the entire town.</p>	<ul style="list-style-type: none"> - State and Federal agencies for assistance in funding. - Consulting assistance.
<p>Outcome 3: Continue efforts to provide public access to the natural environment.</p> <p>Progress Measures: Provide specific inventory data to measure future progress.</p>	<p>Strategy A: Update parks, trails, conservation land inventories in the 2025 Comprehensive Plan.</p> <p>Strategy B: Document efforts of Parks & Recreation Advisory Board and St. Michaels in Bloom – citizen organization.</p> <p>Strategy C: Complete an additional 1.25 miles of the St. Michaels Nature Trail.</p>	<ul style="list-style-type: none"> - Maryland Department of Natural Resources, Program Open Space and community parks programs. - Citizen based efforts. - Envision the Choptank non-profit organization.
<p>Outcome 4: Increase public access to water resources.</p> <p>Progress Measures: Provide public facility improvements to key locations as opportunities become available.</p>	<p>Strategy A: Consider public access in sea level/flood mitigation plans.</p> <p>Strategy B: Develop public/private partnerships to improve waterfront access.</p> <p>Strategy C: Seek out funding sources to finance improvements.</p>	<ul style="list-style-type: none"> - State and federal agencies. - Eastern Shore Land Conservancy. - Private donations.

Economy

This section is centered on economic growth and management.

Strengths and weaknesses might focus on the following: business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

Strengths

- **Business** - Diversity of business interests related to tourism, hospitality.
- **Communication** - Internet service for commercial core and residential areas.
- **History** - Historic resources create a strong sense of place.
- **Festivals** - Over 20 annual festivals throughout the year brings in a lot of business.
- **Urban Design** - Community design and waterfront attract visitors.
- **Museums** - Various museums including the Chesapeake Bay Maritime Museum.
- **Waterfront** - Water related businesses help support the economy.

Weaknesses

- **Services** - Needs more basic services for residences and visitors alike.
- **Renovation** - Need for redevelopment of some areas off commercial core.
- **Vacancy** - Business turnover and associated costs.
- **Seasons** - Economy is affected by weather, strong seasonal activities.
- **Communication** - Internet is not always reliable.

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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Redevelopment of Key Areas</p> <p>Progress Measures: Number of buildings or changes in infrastructure. Securing funding sources aside from Town government.</p>	<p>Strategy A: Develop plans for public improvements to help incentivize new private sector development. Update Comprehensive Plan.</p> <p>Strategy B: Research grants for business improvements such as tax incentives, façade renovations, redevelopment grants or loans.</p> <p>Strategy C: Consider hiring a grants manager to assist business development and secure funding opportunities, partnerships</p>	<p>Maryland Department of Housing and Community Development (DHCD).</p> <p>Federal Housing and Urban Development.</p>
<p>Outcome 2: Technology & Utility Improvements for the community benefit.</p> <p>Progress Measures: New services provided for residents and businesses. Changes in location and type of services.</p>	<p>Strategy A: Work with Easton Utilities to provide fiber optic cable throughout the community.</p> <p>Strategy B: Work with Bepo Company to install new smart water meters that improve service via electronic reporting and monitoring.</p> <p>Strategy C: Develop new infrastructure master plans to accurately and efficiently manage public facilities within the Town.</p> <p>Strategy D: Work with Verizon and other companies to investigate relocating utility poles from Talbot St. (MD Route 33) to other locations to enhance community safety and aesthetics.</p>	<p>Utility Provider Companies.</p> <p>Talbot County Public Works.</p> <p>Private engineering consultants.</p> <p>Business technology companies.</p> <p>Verizon</p> <p>Easton Utilities</p>
<p>Outcome 3: Strengthen and improve the Local Economy</p> <p>Progress Measures: Increase the number of “non tourist” type of businesses and the diversity of businesses.</p>	<p>Strategy A: Assist start-up businesses with information on planning and permitting and zoning regulations.</p> <p>Strategy B: Monitor festivals and activities that attract visitors. Assess costs and benefits of festivals to better capture the economic benefits derived from tourism.</p> <p>Strategy C: Develop data bases on existing businesses to better determine service areas needed to residents and businesses.</p>	<p>Talbot County Office of Tourism.</p> <p>Maryland Department of Commerce.</p> <p>Town Planning & Zoning.</p>

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	Strategy D: Coordinate with Chesapeake Bay Maritime Museum and other organizations on events.	

Transportation

This section describes the way people in your community get from place to place.

Strengths, weaknesses and outcomes can focus on: access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

Strengths	Weaknesses
<ul style="list-style-type: none">● Trails - The Nature/Bicycle Trail is very popular with residents and tourists.● Biking - Bicycling is common throughout town and bike racks are located at park facilities.● Recreation - YMCA is located next to public schools.● Sidewalks - Replacement sidewalks were recently added.● Events - Shuttles and traffic controls are used for major events.	<ul style="list-style-type: none">● Congestion - Sidewalks can get congested with visitors.● Pedestrian Safety - Interface between pedestrians and traffic is a problem.● Service Locations - Lack of some basic services requires travel of 10 miles or more for goods and services.● Retail Services - One main commercial corridor for business, delivery and through travel.● Parking - Available parking needs additional study.● Transit - Demand and use for public transit is limited.

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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Improve Pedestrian & Traffic Interface Safety. Progress Measures: Reduction in incidents, accidents and injuries.	Strategy A: Provide greater police officer, or public service aide presence on sidewalks and pedestrian crosswalk areas. Strategy B: Provide authorization for the use of public service aides for traffic control and parking violations. Strategy C: Consider the use of planters, bollards or other pedestrian circulation control measures.	St. Michaels Police Department and Administration. State Agency Funding Sources.
Outcome 2: Improve Parking and Traffic Circulation for Residents, Business & Tourism. Progress Measures: Develop a comprehensive parking study.	Strategy A: Develop a comprehensive study that includes parking supply and demand, festival parking logistics, pedestrian circulation and walkability, street design improvements, traffic circulation, and signage improvements. Strategy B: Research grant opportunities for funding this study in “A” above.	Maryland Department of Housing and Community Development. Sustainable Communities related grant funding sources.
Outcome 3: Develop Revenues for Parking Project Improvements Progress Measures: Allocation of revenues related to parking.	Strategy A: Look into implementing a sales tax surcharge for retailers and legislative authorization for 1-2% gross sales tax and allocated revenues for parking and design improvements. Strategy B: Consider new fees for paid parking as part of an overall study of parking, including fees for on street parking.	State legislative delegation. Talbot County Commissioners
Outcome 4: Consider Changes to Parking on Talbot Street Progress Measures: Study pedestrian and traffic design issues on Talbot Street (MD 33).	Strategy A: Consider removing parking from Talbot Street (22 spots) and better design pedestrian accessways, crosswalks, outside dining opportunities. Strategy B: Replace lost parking in other areas of town.	State Highway Administration Business Owners on Talbot Street.

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<p>Outcome 5: Consider Traffic Circulation Changes for Public School Access off of Talbot Street (MD 33)</p> <p>Progress Measures: Review Right of Way Access Opportunities</p>	<p>Strategy A: Open discussions with Talbot County Board of Education, Talbot County and SHA – Capital Improvement Funds (CIP).</p> <p>Strategy B: Propose new access plan design funding and eventual construction funding.</p>	<p>Talbot County Board of Education</p> <p>Maryland State Highway Administration</p>
<p>Outcome 6: Complete the Nature/Bicycle Trail System</p> <p>Progress Measures: Build the remaining 1.25 miles of the remaining trail.</p>	<p>Strategy A: Complete 100% design and construction documents for the remainder of the trail.</p> <p>Strategy B: Submit public grants and solicit private funding opportunities to construct the remainder of the trail</p>	<p>Maryland Department of Transportation (MDOT)</p> <p>Non-Profits such as Rotary or other similar organizations.</p> <p>Talbot County transportation.</p>

Housing

This section focuses on the homes in which people in your community live and efforts which make it easier for them to find and stay in a place to call home.

Strengths, weaknesses and outcomes might focus on the following: affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

Strengths	Weaknesses
<ul style="list-style-type: none"> ● History - The Historic District and architectural history of houses provides for neighborhood character of older homes. ● Housing for Lower Income - There are some existing affordable housing opportunities within a small jurisdiction. ● Preservation - The Historic District Commission works toward preservation of existing housing and protection of architectural significant structures. ● Housing Assistance - The Saint Michaels Housing Authority is active with various programs. ● Non-Profit Housing - Habitat for Humanity is active with various programs. ● Policy Support - The Comprehensive Plan promotes infill and revitalization of housing to prevent sprawl 	<ul style="list-style-type: none"> ● Conversions - Many houses have been converted to seasonal short term rental housing as a capital investment opportunity. ● Housing Choice - Limited housing choices exist within a desirable community which results in high housing prices. ● Housing Type - Lack of housing types offer limited opportunity for new residents with various income levels. ● Available Land - There are few vacant parcels of land that could provide new housing. ● Housing Cost - Service industry employees cannot afford to live in town.

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<ul style="list-style-type: none"> • Zoning - Opportunities for 2nd floor apartments above commercial businesses are available. • Appeal - The community is a desirable place to live. 		
Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Promote restoring and rehabilitating existing historic housing. Progress Measures: Amount of preservation of significant historic architecture.	Strategy A: Inventory the historic district for homes in need of exterior upgrade or renovation. Strategy B: Keep accurate records of renovation of historic homes and structures.	Maryland Historic Trust. St. Michaels Historic District Commission.
Outcome 2: Promote infill and renovation to allow alternative housing types. Progress Measures: Ordinances amended or approved.	Strategy A: Examine existing ordinances and regulations that can be amended to promote alternative housing types. Strategy B: Study and present a report on short term rentals, B&B's, long term rentals and boarding rooms to determine the overall impact on the community and make changes as needed.	State Department of Housing and Community Development. State Department of Planning. Property Owners, Citizens.
Outcome 3: Provide support for low to moderate income housing projects. Progress Measures: Increase the amount of affordable housing in town.	Strategy A: Partner with support organizations including the St. Michaels Housing Authority and Habitat for Humanity Strategy B: Encourage programs and policies that make it economically feasible to develop affordable and workforce housing like tax credits and subsidies.	St. Michaels Housing Authority Eastern Shore Habitat for Humanity US Dept. of Housing and Urban Development.

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<p>Outcome 4: Research incentives to provide resources for possible employer sponsored housing.</p> <p>Progress Measures: Number of resources available.</p>	<p>Strategy A: Outreach to existing businesses to determine interest and commitments.</p> <p>Strategy B: Examine zoning code to allow for these type of facilities.</p>	<p>Major employers in Town</p> <p>State and Federal agencies related to housing and economic development.</p>
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Community Health and Quality of Life

This section is concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public health including improving community design to promote healthy behaviors such as walking and strengthening community support and connectedness through health and wellness programs and facilities that create inclusive communities. These projects may include built environment, indoor spaces, outdoor environments such as increasing community gardens and access to services including educational facilities and programs; health and wellness facilities and programs that serve multi-generations; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities. Projects should include community engagement that includes participation in the selection of strategies and outcomes, progress reports, and evaluation.

Strengths	Weaknesses
<ul style="list-style-type: none"> ● History - The Historic District, town neighborhoods and walkable commercial district provide an attraction to visitors and sense of community history. ● Festivals - There are 25 + festivals every year the add to sense of community. Many held at the Chesapeake Bay Maritime Museum. ● Safety - The Police Department has various programs for youth outreach including field trips, block parties and the St. Michaels Youth and Law Enforcement (SMYLE) programs. The town has a low crime rate. ● Recreation - The town has an active YMCA as well as a community swimming pool and a community center providing after school programs and partners with the Police Department. ● Art - The Art League of St. Michaels: Programs include Children's Art Day, Banners Program under the theme of "Celebrate St. Michaels"; Art displays at library and restaurant, student scholarships. 	<ul style="list-style-type: none"> ● Social Service - Some residents are hesitant to utilize available social services resources. ● Renovation - Some historic buildings are in need of restoration and repair. ● Medical - Limited number of medical facilities. ● Institutional Buildings - Substandard conditions of municipal and police administrative facilities. ● Local Services - Need for additional local services such as grocery store, laundromat in town.

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<ul style="list-style-type: none"> • Concert in the Parks and other community events and programs are offered by the St. Michaels Community Center. 		
Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Promote medical services for the town.</p> <p>Progress Measures: Number of medical facilities and providers in or near town.</p>	<p>Strategy A: Document medical facilities offices in town or near the town limits within 1 mile.</p> <p>Strategy B: Survey major county medical providers and services offered on a county wide basis and to understand opportunities for additional services in St. Michaels.</p> <p>Strategy C: Promote “Aging in Place” resources and research various grants or program participation opportunities.</p>	<p>Social services organizations.</p> <p>Medical provider information.</p> <p>Coordinate with Bay One Hundred Senior Center at the YMCA.</p>
<p>Outcome 2: Complete renovation and use of the new St. Michaels Community Center.</p> <p>Progress Measures: Document fundraising progress</p> <p>Progress Measures: Issuance of permits.</p>	<p>Strategy A: Keep channels of communication open with the Community Center representatives and progress towards completion.</p> <p>Strategy B: Follow up on planning and permitting processes and assist in any building and zoning issues.</p> <p>Strategy C: Help promote fundraising efforts as needed.</p>	<p>St. Michaels Community Center</p> <p>St. Michaels Town Planning Office</p>
<p>Outcome 3: Advance opportunities for a variety of art: music, visual arts and performing arts.</p> <p>Progress Measures: Number of related organizations.</p> <p>Progress Measures: Number of activities, events.</p>	<p>Strategy A: Organize a meeting with various groups to discuss opportunities to work together.</p> <p>Strategy B: Create a comprehensive list of arts related organizations and services in St. Michaels.</p>	<p>Community based non-profits and arts organizations.</p>

Sustainable Communities Renewal Application - Section C

<p>Outcome 4: Increase the amount of various recreational activities available for adults in the community.</p> <p>Progress Measures: Document recreational activities.</p> <p>Progress Measures: Coordinate activities and programs with Parks & Recreation Advisory Board.</p>	<p>Strategy A: Explore new opportunities for various recreation including a dog park, bike & scooter programs.</p> <p>Strategy B: Develop a master plan for the preservation of open space and recreational amenities for the 7.6-acre Environmental Concern property recently acquired by the Town on waterfront property.</p> <p>Strategy C: Examine opportunities to link the adjacent open space trail and stormwater pond in an improved loop trail to the Environmental Concern master plan.</p>	<p>Citizen input from Town</p> <p>MDNR Program Open Space and Parks improvements grant funding.</p>
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Local Planning and Staffing Capacity

This section is concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

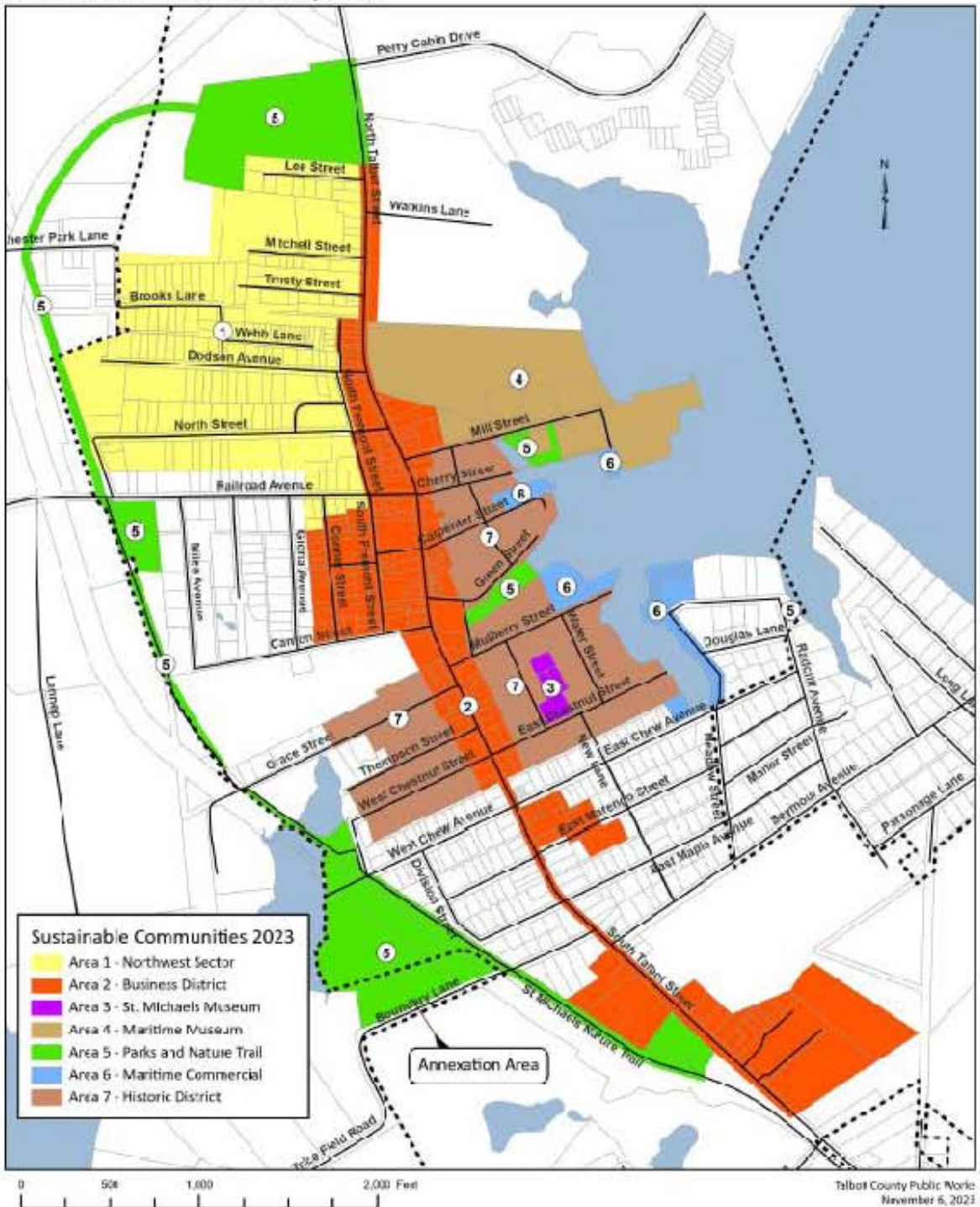
Strengths, weaknesses and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Strengths	Weaknesses
<ul style="list-style-type: none">● Town Planner - The Town employs a Town Planner (Zoning Official) and a Code Enforcement Officer● Participation - There is strong community involvement for a small town.● Comprehensive Plan - The Comprehensive Plan reflects the community's values.● Historic Guidelines - The Historic District Guidelines were recently updated and adopted.● Zoning Code - There were extensive Zoning Text Amendments in 2023 to address a variety of land use and zoning issues to further protect the small town and historic design of the city. This includes:<ul style="list-style-type: none">- Franchise, chain store review regulations;- Tree mitigation requirements;- Commercial design and safety requirements;- Townhouse accessory use setback changes;	<ul style="list-style-type: none">● Complex Issues - The Town has more sophisticated land use and zoning issues than typical small towns due to its attraction to visitors and tourists which requires a high level of expertise but has limited resources.● Short Term Rentals - There is an abundance of short-term rental properties and their impact upon the community. Ambiguous regulations need further analysis and clarification.● Geography - Low elevations adjacent to waterfront makes large parts of the town susceptible to flooding and sea level rise impacts.● Work Load - The town utilizes many state and federal grants to fund projects and additional staff is needed to manage consultants, track and report on these projects.● Staffing Needs - Limited staff requires employees to coordinate many projects. When someone leaves employment institutional knowledge is gone and sometimes important projects can be lost or require starting over.

Sustainable Communities Renewal Application - Section C

		<ul style="list-style-type: none"> • Housing - Lack of middle-income housing opportunities.
Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Analyze Short Term Housing Progress Measures: Document existing short-term units, B&B's, residential room rental requirements and legal issues.	Strategy A: Revise application forms for consistency with adopted regulations. Strategy B: Prepare a comprehensive report for Town Commissioners Strategy C: Consider revisions to better mitigate impacts and ensure compliance with codes, ordinances and required tax payments.	Talbot County Tax Assessor's Office. Business Association. Citizens.
Outcome 2: Update the Comprehensive Plan Progress Measures: The 10-year update is required in 2025	Strategy A: Utilize this Sustainable Communities Report to help guide issues in the update of the Comprehensive Plan. Strategy B: Develop a long-range implementation plan that can be used in part as a basis for capital improvements and policy planning. Strategy C: Engage the community in major planning efforts. Strategy D: Utilize the Housing section of this report for policy and program development in the plan.	Citizens of St. Michaels. Maryland Department of Planning. Maryland Department of Housing and Community Development. Consultant assistance.
Outcome 3: Additional staff and/or resources Progress Measures: Adopted budget	Strategy A: Provide facts and data related to staffing. Strategy B: Provide facts and data related to resources. Strategy C: Document work and fiscal projections for the future.	Town Administrator. Town Commissioners. Town Citizens.

Town of St. Michaels
Sustainable Communities Map 2023



Sustainable Communities Related Projects



Quality of Life Project: St. Michaels Community Center



*Town Commissioner Joyce Harrod
Police Chief Jeff Oswald*



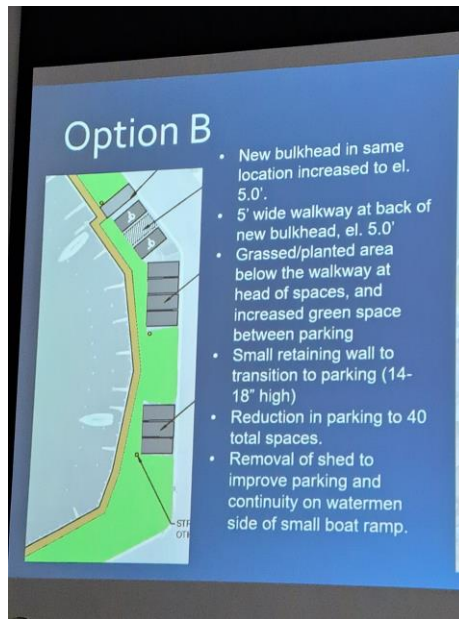
Transportation Related Project: SHA Enhancement Project – Sidewalks, Curb, Crosswalks



Environment Related Project: Sea Level Rise – Study Areas

Left: E. Chew/W. Harbor Road Area

Right: San Domingo Creek Area



Climate Change/Sea Level Rise Commission – Reviewing Mitigation Options

Sea Level Flood Mitigation Study Consultants



West Harbor Rd/ East Chew Public Slip Area Flood Mitigation




- Mitigate flooding in the study area.
- Improve area for all users.
- Assess protections and green techniques.
- Provide conceptual plans for future grant funding.

Brent Jett, P.E., CFM, CC-P Coastal Resiliency Group Leader,
Senior Project Engineer with GMB, Seaford office.

GMB Consultants

Consultants & Designers, Inc.

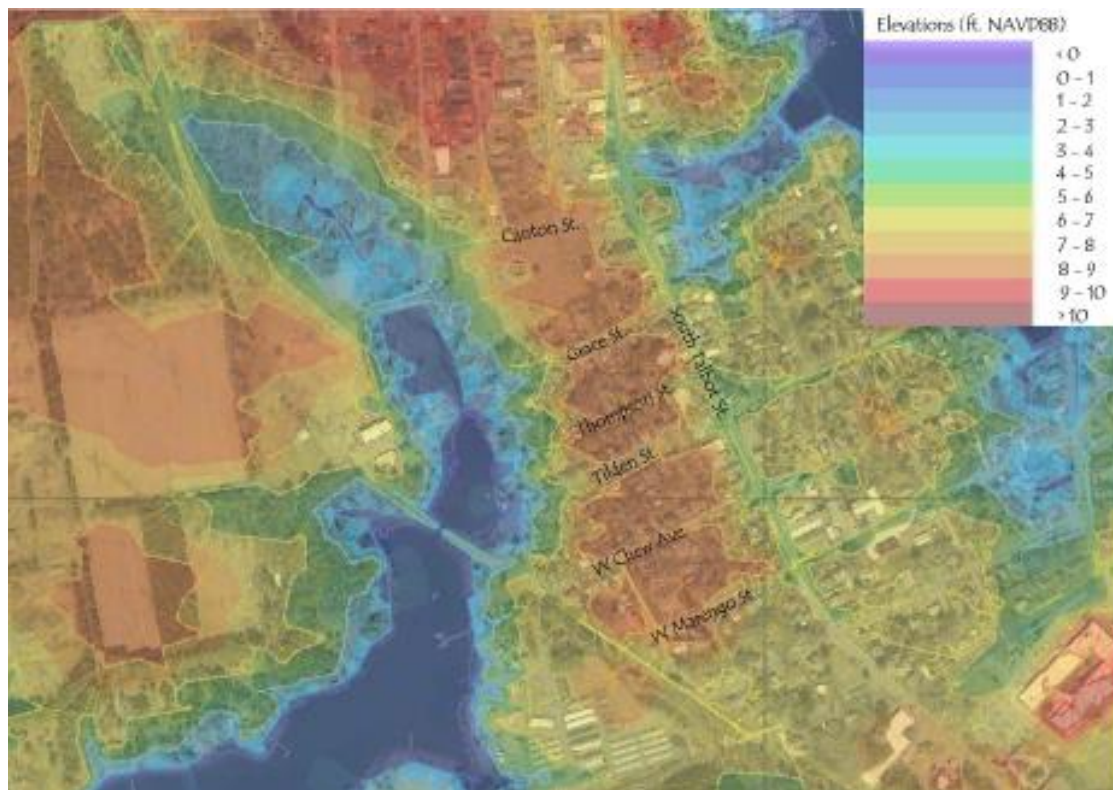




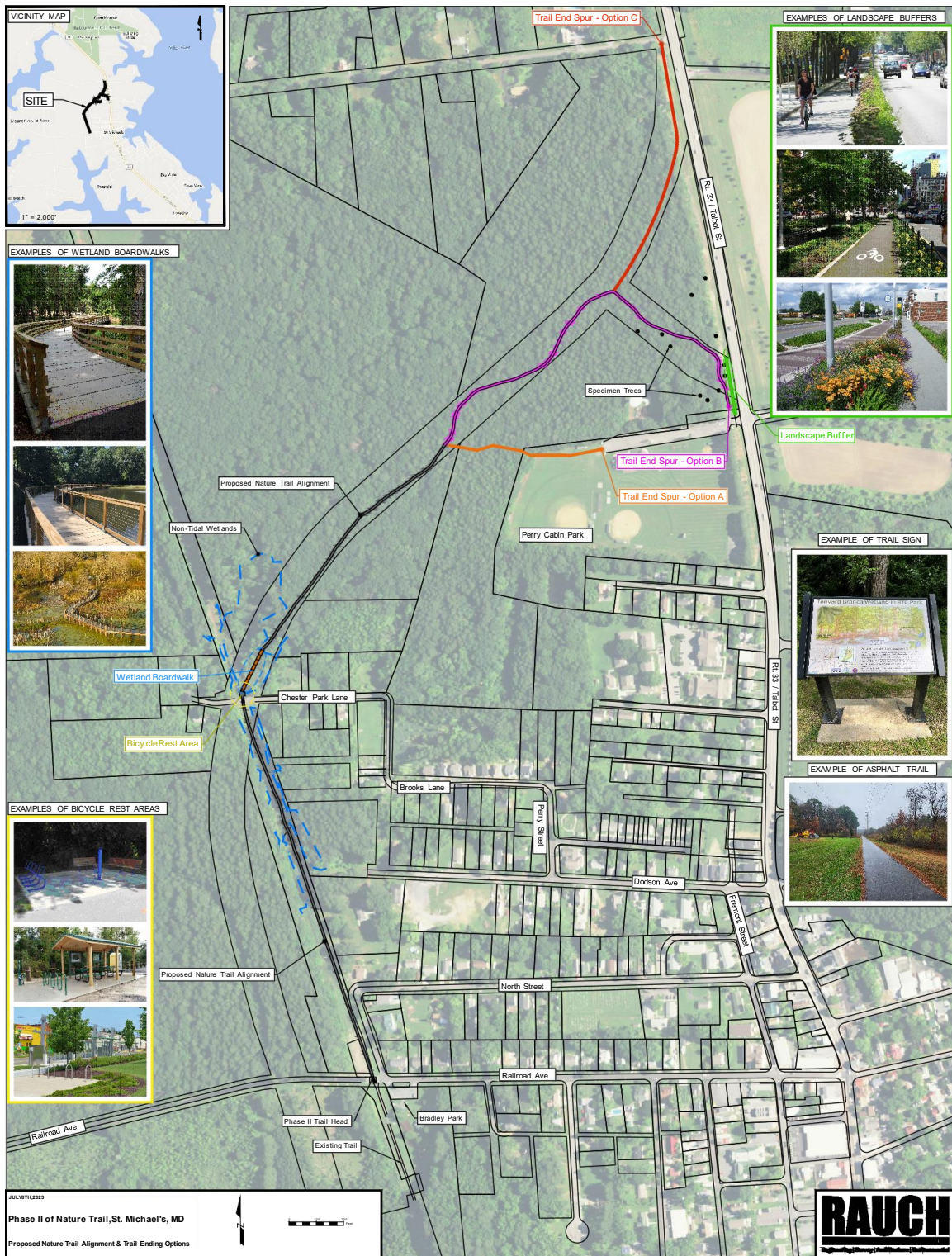
**St. Michaels San Domingo Creek and West Side Stormwater
and Harbor Infrastructure Assessment and Flood Mitigation Study**

PROGRESS DRAFT

Bayland Consultants



San Domingo Creek – Sea Level Rise Impact Area



Nature Trail Project – Future Extension Project Map



Transportation and Quality of Life Project: Nature Trail Extension Community Outreach Meeting

Sustainable Communities Work Group, 2023

Don Bibb, St. Michaels Housing Authority

Branden Meredith, Chesapeake Bay Maritime Museum

Patrick Rofe, St. Michaels Community Center

Jeff Oswald, Town of St. Michaels Police Department

Brian Thompson, Town of St Michaels Public Works

Doug Rollow, Town of St. Michaels Planning Commission

Mike Bibb, St. Michaels Historic District Commission

Sue Ann Raring, St. Michaels Parks & Recreation Board

Steve Ball, Town of St. Michaels, Town Planner