
CHECKLIST & TABLE OF CONTENTS

APPLICANT: Town of Denton

NAME OF SUSTAINABLE COMMUNITY: Denton 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.**

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**Name of Sustainable Community:** Denton Sustainable Community Area

Legal Name of Applicant: Town of Denton

Federal Identification Number: 52-6000904

Street Address: 13 North Third Street

City: Denton**County:** Caroline**State:** MD**Zip Code:** 21629-

Phone No: (410) 479-2050**Fax:** (410) 479-3534**Web Address:** www.dentonmaryland.com

Sustainable Community Contact For Application Status:**Name:** Ann Jacobs**Title:** Main Street Manager

Address: 406 Market Street**City:** Denton**State:** MD**Zip Code:** 21629

Phone No: 4434961755 x410-4**Fax:****E-mail:** ann@downtowndenton.com

Person to be contacted for Award notification:**Name:** Ann Jacobs**Title:** Main Street Manager

Address: 406 Market Street**City:** Denton**State:** Mar**Zip Code:** 21629

Phone No: 4434961755 x410-4**Fax:****E-mail:** ann@downtowndenton.com

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: Caroline

Name of Sustainable Community: Denton 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

The proposed Sustainable Community area for the Town of Denton borders the Choptank River on the west, Maryland Route 404 on the east, recently annexed areas further east and south plus regional highway commercial and industrial park areas. See attached location map with detailed listing of parcels. The entire proposed SC Area is identical to the Maryland Department of Planning approved Priority Funding Area (Refer to Sustainable Communities Map).

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: _____

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

- Community Legacy Area
- Designated Neighborhood
- Main Street
- Maple Street
- Local Historic District
- National Register Historic District
- A & E District
- State Enterprise Zone Special Taxing District
- BRAC
- State Designated TOD
- Other(s): Maryland Heritage Area #12 - Stories of the Chesapeake Heritage Area (Harriet Tubman, James Michener), Unde

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)

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)

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)

Much of the older residential stock is in need of rehabilitation and a large percentage has become rentals. The Town instituted a new rental property registration program (as of 2009) which requires all landlords to register, allows Town code administrator inspections to ensure these units meet minimum livability standards.

There are many foreclosed and pending foreclosure properties which are becoming in disrepair and in need of exterior property maintenance measures.

The Town identified in its 2010 Comprehensive Plan a large redevelopment eligible area. This area is targeted for new affordable housing and mixed uses.

The historic district has empty commercial buildings in need of tenants. Some of these historical structures are in need of major rehabilitation. The Arts and Entertainment District (sub-area of the downtown historic district) has publicly owned structures which are vacant and in need of rehabilitation. Parking areas, although functional, require significant investment to rehabilitate, beautify and address urban stormwater issues.

Delmarva Community Transit (DCT) offers bus connectivity to locations within Caroline, Talbot, Queen Anne's and Dorchester County as well as para-transit services for the elderly. There are three bus routes from Denton with stops at two central locations downtown – the municipal parking lot at Third and Gay Streets and the Health and Public Services Building located at 403 South 7th Street as well as two other locations in town. Service is provided from 7:30 am until 5:45 pm between Denton, Easton, Federalsburg, Preston and Greensboro with approximately 20 to 30 stops on each of the three routes throughout the day. There is one route on Saturday from Denton to Easton with forty-four stops for the whole day.

About five hundred clients are served weekly and there are plans to expand but the expansion may not happen due to county budget constraints.

The Town of Denton and Denton Main Street have been working with an entrepreneur starting a taxi service to be based in downtown Denton.

Most Denton residents rely on personal vehicles to commute to/from work, most of which is outside the Town and County. However, with a Super Walmart opening in Denton in the Fall of 2012 and the increase in retail shops opening in Downtown Denton the needs of the community can be increasingly met without traveling out of the community.

The State roads are old thoroughfares in need of major rehabilitation and modernization. MD 404 Business (Franklin and Gay Streets) were the major east/west routes until the MD 404 Bypass was built. These two streets are in need of major work to resurface, for sidewalk replacement and conformance to ADA standards. The road widths are in excess of what is now needed and should be improved with bump-outs for parking, bike paths, and stormwater retrofit to meet new urban TMDL WIP targets.

Fifth Avenue from Market Street to the Food Lion Shopping Center as well as many connecting side streets and sidewalks was repaved and improved in 2011. Other side streets require repaving, stormwater enhancement, and sidewalks.

The Town recently adopted a new lighting code to prevent light pollution while continuing to maintain safety. The lights will have to be replaced with fixtures that conform to the new lighting code. Both private and public lighting fixtures will need to conform to the code as redevelopment occurs.

The State Highway Association has funded design for ADA compliant sidewalks on Gay Street from First to Sixth Streets. Delmarva Power has recently replaced street light bulbs from Fifth and Sixth Street to the town borders with energy efficient 70 watt bulbs. Market Street has also been relamped with the same bulbs from First to Fifth Streets.

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)

From the 2010 Comprehensive Plan
Town of Denton, Maryland under Land Use:

“GOALS

- Assure balanced growth between residential, commercial, industrial, and public uses to meet the needs of our residents, and improve their quality of life.
- Achieve a pattern of compatible, effective, and efficient land utilization, preserving the positive features of our community, and conserving the small town character of the downtown.
- Improve the overall quality of the Town by implementing “smart growth” principles to direct development towards existing communities already served by infrastructure, seek to utilize the resources that existing neighborhoods offer, and conserve open space.
- Encourage economic growth with land use policies that retain and expand existing businesses, and promote the emergence of new businesses in locations that provide optimal benefit to the community.
- Provide for a desirable alternative settlement pattern to rural and suburban subdivision occurring in our County, which displaces agriculture and erodes the essential traditional character of our rural countryside. The Town will coordinate with the County and other municipalities concerning future growth outside of the current boundaries.

OBJECTIVES

In order to further its land use goals, the Town will pursue the following land use objectives:

- Ensure that new development does not adversely impact the provision of Town services and facilities. Ensure new residential neighborhoods are fully integrated into the community, reflect the positive characteristics of existing residential neighborhoods, and provide connectivity between new and existing neighborhoods.
- Ensure an appropriate mix of residential, commercial, and light industrial uses within the Town, including a full array of commercial services that increases employment opportunities while meeting the needs of the community and surrounding market areas.
- Ensure a user friendly and efficient urban transportation network; this should include public transportation (subsidized if necessary); alternative transportation modes such as bike paths, sidewalks, and more extensive pedestrian options; and mechanisms that encourage good traffic flow (fewer cul-de-sacs, more through streets, and more use of planning and street grid systems).
- Encourage a varied residential development that provides for a diverse mix of physical housing types and styles; and efficient arrangement of land uses. Maintain neighborhood stability and property values by avoiding incompatible land uses and encouraging compatible infill and redevelopment where appropriate.
- Create incentives to promote re-investment in the Central Business Commercial District (CBC) and along the waterfront.
- Support development of a viable economic base which encourages further economic investment, business retention, diversification and expansion and which offers a broad range of employment and business opportunities.
- Set aside land for development of employment uses, including small business and light industrial uses to meet the projected needs of residents.
- Support Caroline County's implementation of its Transfer of Development Rights (TDR) and Purchase of Development Rights (PDR) programs.
- Assist with the County's TDR program by exploring the opportunity to create an approved intergovernmental agreement designating in-fill property as a possible receiving area.
- Support efforts of the County to manage growth outside of the municipal growth area so that the County can remain essentially rural.
- Work with the County to address impacts of new development on the provision of County facilities, and services.
- Limit future growth through infill and redevelopment within the Town, and through annexation of the land included in the Town's designated growth area.
- ...See printed copy for more.

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)

Crime is an issue (mostly drug related) in the northwestern quadrant of the SC Area. Vacant homes due to foreclosures are appearing throughout the SC Area. Many older homes are in need of rehabilitation. The area is ripe for redevelopment and new affordable housing, especially in the redevelopment area of the Sustainable Communities area. The Town instituted a rental registration program for landlords and now mandates inspections for livability. Some homes have been condemned and others have been demolished.

Strengths -

1. A rich local history.
2. Rural, small town charm
3. Central Courthouse and Courthouse Green
4. Crouse Park
5. Museum of Rural Life
6. Choptank River
7. Proposed Chesapeake Culinary Center located at 512 Franklin Street
8. Caroline County Library and Performance Space
9. Caroline County Fretterd Community Center and gym
10. Early settler style architecture and charming downtown district with mature trees and profuse flowers
11. Multiple quality restaurants (Harry's on the Green, The Market Street Public House, Pig Point Barbeque, The Lily Pad Café, The Salad Star, Bullocks Delly and Gas Station and Bargain Beverage gas station and deli at 1st and Franklin Streets.
12. Caroline County Arts Council (The Foundry)
13. Fishing, Farmer's market and Farm produce stands
14. A downtown that is walkable and friendly
15. Summerfest, a free family event in Downtown Denton for two days in August
16. Huge traffic counts from people driving to the beach
17. Abandoned railway through the town that will eventually be used as part of the rails to trails program.
18. Maloney building has been renovated and upgraded with sprinklers...
19. Seven new businesses (Harry's on the Green, Pig Point Barbeque, Color'N'Clay, The Salad Star, Freddie Bell Jones Modeling and Finishing School, Joviality Gifts, B&G Seafood) have been established in retail spaces in the Central Commercial District in a 4 block area since 2009.
20. The renovation of 323 Market Street for the Microenterprise Center is underway and expected to be completed by June, 2012. Two commercial tenants are in the process of applying for the complete space on the first and second floors.
21. The renovation of the Hardee House at 7 North 4th Street is complete on the exterior. The interior will be completed by the Heartland Quilters who have a commitment to create a regional textile museum and shop in partnership with the Caroline County Council of Arts.
22. The renovation of the Smith House at 9 North 4th Street for an architectural and cabinet making business with artist/owner to live in the second floor space.
23. Active chapter of Habitat for Humanity
24. A Super Walmart is under construction and is set to open in the fall of 2012.

Weaknesses –

4. Tight town/county budgetary constraints
5. The commercial building at 219-227 Market Street has been losing residential and commercial tenants for the last several years due to an inattentive owner and bankruptcy
6. PNC bank left their central downtown location and the site remains empty.
7. Some high downtown rents
8. Insufficient employment opportunities
9. Vehicle dependent because jobs are located outside of town

The Town is blessed with two good local schools (Denton Elementary School and Lockerman Middle School). A new Middle School is planned to be constructed in 2017 on a site owned by State Highway Administration and, hopefully, to be declared surplus and offered to the Caroline County Public School System. The Wesleyan Christian School is a

private school located off Camp Road serving grades Kindergarten through 8th grade and has an enrollment 100 students.
There is no access to a Community College Satellite Campus in Denton.
See written application for more.

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)

The Town continues to plan for and provide improvements to highlight the natural environment through stronger ordinances and effective enforcement, such as the Critical Area and Stormwater Management codes, as well as, projects to manage urban runoff. Other positive impacts on the environment are the implementation of energy conservation efforts, changes in the Town laws to promote conservation efforts, and the development and implementation of public awareness of conservation efforts.

The general weakness is the substantial timeframe and cost associated with effective implementation of stormwater and energy conservation projects with the financially constrained community.

Key projects include:

- The Crouse Park project. Includes a visitor and nature center and potentially a future restaurant, provides plans for stormwater management improvements to reduce runoff and improve water quality, and nature trails.

- Ordinances protecting Critical Area to prevent removal of trees. RCA Resource Conservation Area – located on the western side of the Choptank only one house every 20 acres is permitted to be built.

- Current plans to improve Gay Street, a main one way street, to include best management practice techniques (rain gardens, bioretention area, etc.) and bicycle travel lane.

- Community Garden and Artsway project. A community garden incorporating rainwater collection features, as well as, a community garden.

- Old Caroline High School. Adaptive reuse of a 100 year old existing high school into a viable culinary school. The project proposes to provide LED lighting and future plans for a geothermal heat and air system. The community is located in the Maryland Coastal Zone. Because the majority of the Town resides 40 feet above the Mean High Water flooding currently is limited to unusual weather events. Currently, the assessment for climate induced sea level rise has not been prioritized.

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)

Many of the projects described under C1 also reduce the Town's carbon footprint. Below is a list of projects and policies adopted by the Town of Denton to minimize impact on the environment:

- Promotes local jobs to minimize commuting.
- Revitalization of several historic downtown buildings.
- Offering low interest loans to private investors for the acquisition and rehabilitation of downtown buildings for adaptive reuse.
- The Town is exploring the use of solar energy to power the wastewater treatment plant.
- The Town is negotiating with the a private landowner to swap sixteen acres of open space located on the 404 corridor in exchange for ten acres in the industrial park.

Is recycling (commercial or residential) available to minimize waste?

- Residential curbside recycling is currently being reviewed this fiscal year as part of a contract renewal.
- There is one residential recycling center in Denton.
- The Town also adopted the International Green Building Code (IGBC) in 2011 requiring the recycling of construction waste for large projects.
- Weekly curbside cardboard and newspaper pickup is provided to in town residents and businesses.
- Weekly curbside pickup of brush is provided and the brush is turned into mulch.
- Seasonal leaf collection is provided to town residents.
- The town has recently purchased a street sweeper and a scheduled street sweeping occurs weekly on town maintained roads.
- There are several locations around town for shoes and clothing drop offs.
- A Rebuilding Together chapter and Salvage Depot was created in 2007 to reuse construction materials and architectural salvage.

Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? There is a Farmers Market in Downtown Denton on Tuesday mornings and another is planned for Wednesdays and Fridays from spring until fall to take the place of a Wednesday afternoon market that previously took place from 2007 through 2011. There is a planned Community Garden project underway with a \$10,100 grant awarded for the purchase of supplies and materials. The garden should be in place by the summer of 2012. 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? The Town has made significant strides in water conservation by replacing miles of deteriorated water mains and repairing leaks. The unaccounted water use has decreased from 33% in 2000 to 13% in 2011.

All new development is required to use Low Impact Design (LID) utilizing best management practices (BMP's) such as Environment Site Design (ESD) to the maximum extent practicable (MEP), improvements to protect surface water and aquifers. The Town also adopted the International Green Building Code (IGBC) in 2011, as part of a comprehensive implementation of the energy conservation efforts parallel with the State that includes the International Energy Conservation Code (IECC).

The Town in partnership with Downtown Denton Mainstreet is promoting the State program, 'Be SMART', energy conservation, low interest, loan program.

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)

There are improvements and positive results to the Town stormwater management practices that impact the entire Town, as well as, the SC Areas, recognizing the need to manage runoff.

Strengths include:

- Stronger enforcement of the maintenance of stormwater features. In 2008 property maintenance required 21 commercial properties to clean existing stormwater ponds and features. Many of the features had no proper maintenance for up to ten years.
- The Town adopted the state model stormwater management ordinance in 2010 requiring Environmental Site Design (ESD) to the Maximum Extent Possible (MEP).
- The Town has completed the bid process for the installation of a community garden with rainwater harvesting. The project is part of the Community Garden / Artsway project.
- The Town has begun the process to redesign and redevelop Gay Street, a major one way thoroughfare through the Town and SC areas. The Town approached the State Highway Administration (SHA) for a design to install stormwater Best Management Practice (BMP) features and bicycle lane to promote alternative means of transportation.
- The Town has begun the process of redevelopment of Sharp Road Park to include a stormwater retrofit. The Sharp Road Park project includes Critical Area mitigation, future multipurpose ball fields, and stormwater features to harvest rainwater and mitigate stormwater runoff. Currently the only stormwater feature located on the park is a vegetative channel.
- Improvements were made in the enforcement of the Critical Area 10% Rule and mitigating for tree loss through improved permitting process and citations for violations.
- Improvements from a less obvious code enforcement source, through the Rental Licensing program, residential rental property owners are required to bring residential properties into full compliance, including stormwater management. Many properties in the SC area were found to have missing or nonfunctioning gutters. All residential rental property owners are being required to provide for stormwater mitigation using BMP's.
- Grant funded rehabilitation of a historic high school (designated as a Smart Site) into a culinary training center. The Scope of Work includes stormwater management features where none exist.

Weaknesses include:

- Long timeframe for retrofit and lack of general funding.
- The weakness in the economy, including the lack of jobs, foreclosures, etc. requires longer corrective action period.

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)

Denton is the center of a sparsely populated rural area in a landlocked county, however this can be compensated for by an underserved market full of opportunity as identified in the 2009 Arnett Muldrow Market Analysis...

"Denton is part of an area growing in population. As a result, the market will naturally support more services over time. Second, the trade areas identified are limited to those outlined above. This means that we are only looking at opportunities to capture sales from four zip codes (The primary and secondary trade areas including Denton, Ridgely, Greensboro and Goldsboro) in the immediate vicinity of Denton. A successful store model might capture from well beyond this geography and could foster a strong visitor market as well.

With this information in mind, the following represents a synopsis of the retail leakage (money "leaking" from the area to stores in other areas) data for Denton:

- Stores in Denton's primary trade area for Denton sold \$48.3 million in merchandise in 2008. Consumers in the same geography spent \$119.8 million in stores of similar type in 2008.
- This means that overall the primary trade area for Denton is leaking sales to the tune of \$71.5 million annually.
- With the exceptions just a few categories, Denton is leaking sales in nearly every retail category, including restaurants, clothing, general merchandise, sporting goods, building supply and gardening store, and a host of smaller specialty store types. The chart below will explore where Denton is indeed gaining sales versus where it is leaking sales by individual retail categories in greater detail.
- Stores in the three zip codes that comprise Denton's secondary trade area (Ridgely, Greensboro and Goldsboro) sold \$28.7 million in merchandise.
- Secondary trade area consumers spent \$115.4 million in the same retail store types.
- The secondary trade area is leaking sales in the large amount of \$86.7 million each year.
- Combined, these four zip codes are leaking sales of \$158.2 million annually representing a significant potential to capture additional sales into the market.

Source for figures above: Claritas, Inc.

The influence of Easton and the Western Shore as retail destinations is strong and it will continue to "sap away" retail trade from Caroline County. However, there are strong opportunities in Denton to capture even a small portion of these sales back into the community resulting in a more vibrant retail climate for the city." * Source – Arnett Muldrow 2009 Market Analysis

What is the current level of broadband access available to serve residents, businesses and public facilities? Broadband through Comcast is available as well as Verizon and AT&T Wireless. Free broadband access is available in the central business district from Second to Fourth Streets through Atlantic Broadband.

What efforts are currently in place to increase worker skills and employment? The Super Wal-Mart opening in the fall of 2012 will provide 250 jobs. The Crouse Park development project with a planned anchor restaurant will provide a number of jobs.

The historic Old Caroline High School located in Downtown Denton is being renovated and will open in 2013 as the Chesapeake Culinary Center. The CCC will provide training for students as cooks, servers and bartenders to work in the food service industry.

Describe trends in employment rates and business formation.

The U.S. Department of Labor Unemployment rate for Caroline County in December 2011 was 8.3%. Denton's employment includes local, state, and federal government agencies; and private sectors include construction, manufacturing, trade, transportation and utilities, financial activities, professional and business services, education and health services, and leisure and hospitality services. Three of the largest employers in Caroline County are located in Denton.

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)

Foreclosure rates are up. 40% of properties in Denton are rentals. During 2011, the foreclosure rate for Caroline County was 0.4%. The housing market in Denton consists of 44% renter-occupied housing units and 56% owner-occupied housing units. Over the past three years, residential property values experienced a decline and on an average residential property values decreased 17%.

Describe whether your jurisdiction's prevailing housing costs – both homeownership and rental – are affordable to households below 120% AMI, 80% AMI and 50% AMI. Current housing costs are not affordable in relation to the area median income (AMI). The median household income for Caroline County is \$58,799 and the median value of owner-occupied housing units is \$228,100. Per the State of Maryland 2011 Income and Rent Limits for Caroline County, median household income is \$66,400

What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? Assistance is currently offered through the following housing program locations: Caroline Hospice Foundation, Wesleyan Home Care, Health Care Reit, Gables at Caroline, Caroline County Developmental Center, Caroline Nursing Home, Channel Marker Foundation, Riverview Gardens, Denton Elderly Limited Partnership, Caroline Apartments, and Village Circle Apartments.

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)

The latest Census 2010 demographic profile for Denton reveals a median age of 36, comprised of two major races consisting of 73% white and 23% black or African American, the average household size is 2.56, and the median household income is \$58,799. Caroline County's educational attainment indicated 82% of persons over age 25 are high school graduates and 15% of persons over age 25 acquired a bachelor's degree or higher education.

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)

The Sustainable Communities application is a joint project with the Town of Denton and Downtown Denton Main Street, including the DDMS board and the Main Street Manager. The Main Street Manager is working together with the Denton Director of Planning and Codes to update the boundaries of the Sustainable Communities Area. The workgroup is comprised of representatives from the following organizations:

1. Denton Town Council (Dennis Porter, Mayor, Dr. Agnes Case, Conway Gregory, Robert Clendaniel and Dean Danielson)
2. Don Mulrine, Town of Denton Administrator
3. Tom Batchelor, Town of Denton, Acting Director of Planning and Codes and Senior Code Enforcement Officer
4. Bill Kastning, Town of Denton, Former Director of Planning and Codes
5. Ann Jacobs, Main Street Manager, Downtown Denton Main Street
6. Glenn Collins, Project Manager, Denton Development Corp
7. Abigail McNinch, Retail Shop Owner and Former DDC Project Manager
8. Marina Dowdall, Director, Caroline County Council of Arts and Member of Denton Planning Commission
9. Sue Simmons, Director of Caroline County Parks and Recreation
10. Bill Clemens, Director of Habitat for Humanity
11. Greg Eigenbrode, Retail Shop Owner and Board Member of DDMS
12. Fred Spence, President, Provident State Bank
13. John Strube, Choptank Community Health
14. Larry Porter, Caroline County Commissioner
15. Kathy Mackel, Director, Caroline County Tourism
16. Tolbert Rowe, Vice President, Downtown Denton Main Street and Bay Capital Mortgage
17. Brian Tyler, Restaurant Owner and member of Denton Planning Commission
18. Dallas Lister, Denton Volunteer Fire Company

This diverse group has met once in December and has given much feedback and support for the continuation of the Sustainable Communities designation.

The leaders of the Sustainable Communities Workgroup are Don Mulrine, Town Administrator and Ann Jacobs, Main Street Manager as well as Tom Batchelor, Acting Director of Planning and Codes, The Town Council and Planning Commission, The Caroline County Council of Arts and the Caroline County Department of Recreation and Parks. These organizations which include Town and County government, county non-profits and private enterprise have and will continue to actively implement plans and projects that enhance our community and are aligned with the goals of the Sustainable Community designation. In the past each of these organizations has taken full advantage of available funds to enhance their programs which have provided public art and performances, a community garden, trees, façade improvements and building renovations.

These leaders will continue to educate themselves on sustainability through seminars and workshops, working in their respective organizations and with the Town to support the existing community, local businesses, public transportation and affordable housing. They will also work to enhance the local community, working together with each other to meet needs and goals, taking advantage of local, state and federal grants and loans as well as private donations and investment.

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)

The members of the Town Council has been very proactive in administering revitalization plans and projects including recommendations from the George, Miles & Buhr 1997 Improvement Plan, the 1991 Hyett Palma Downtown Denton Retail Market Assessment to the 2009 Arnett Muldrow Market Analysis and Branding Plan.

Don Mulrine, the Town Administrator, has worked in both the public and private sectors bringing over twenty years of experience to Maryland. Don, while mayor of Newport Delaware was the Only Local Official who traveled under then Governor Carper with his team of Legislators and Economic Development Officers to Switzerland to convince an international company to remain in Delaware. Don also worked with this company to invest over one hundred thirty million dollars into the facility. Don has also worked with local business leaders to enhance the Newport Industrial Park with new one hundred and twenty square foot buildings and infrastructure improvements with both public and state funding. As Town Manger in Camden Delaware, he managed the design and construction of the new Town Hall and Police Complex using USDA funds.

The Main Street Manager has worked with the Town Department of Planning and Codes to make positive changes including simplifying codes to streamline business openings, beautification through planting trees and moving street lights, organizing meetings with the public and other ways of communication, working together to produce events for the community. She also has facilitated the opening of over eight downtown businesses, move or expansion of several other businesses, the purchase of buildings and managed the 2009 Market Analysis and Branding plan developed by Arnett Muldrow & Associates.

Abby McNinch was formerly a project manager for the Denton Development Corp. and she continues to provide direction and support with ongoing projects. Abby has worked closely with DHCD and is responsible for managing the redevelopment for multiple downtown Denton projects

Glenn Collins, as the present project manager for the Denton Development Corp currently manages the grant administration and project development of several downtown projects including the Old Caroline High School, The Crouse Park development and the Microenterprise Center at 323 Market Street.

Tom Batchelor, Acting Director of the Planning and Codes Department together with department staff and the Planning Commission has worked closely on all of the current downtown revitalization projects. Both the Planning and Codes Department staff and the Planning Commission have worked to take the steps necessary to facilitate revitalization by working with Downtown Denton Main Street and the downtown business owners to simplify ordinances, working with the DDC and Town Administrator on town revitalization projects, updating the Comprehensive Plan, implementing impact fees and initiating a rental registration fee to hold landlords accountable. Marina Dowdall was a founding board member for Downtown Denton Main Street, has worked to combine grant money with local talent to create public art, provide music for events and create a community demonstration garden. Caroline County Habitat for Humanity, Inc (CCHFH) has been selected as one of 163 affiliates nationwide to participate in Habitat for Humanity International's initial phase of its Neighborhood Revitalization Initiative. That effort will focus on improving housing conditions while partnering with other community organizations to provide services that enhance the overall quality of life across struggling neighborhoods.

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)

At the October, 2011 Town Council meeting there was a public discussion about renewing the Sustainable Communities designation and the Town Council approved the resolution unanimously. See attachment.

Prior to this the 2009 Arnett Muldrow Market Analysis and Branding plan involved many roundtable discussions and more than three public meetings to gather information and feedback from a varied and diverse group including business owners, media and publications, Town and County Government, commercial building owners and residents and even middle school children.

Also in 2009 the Denton Department of Planning and Codes conducted a town-wide survey of property owners to gather information about demographic data as well as feedback about a wide range of issues from health services, police protection, pros and cons about living in Denton to recreational desires. See attached copy of the 2009 Property Owner Survey. There were also a total of four separate comprehensive plan meetings including two for the Town Council and two for the Planning Commission.

More recently there have been public meetings held to provide information and elicit feedback about the Regional Quilt Center to be located at 7 North 4th Street and the Community Garden to be located in the Arts and Entertainment district on 4th Street.

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)

From the Town of Denton's 2010 Comprehensive Plan outlining the Town's Smart Growth approach:

"...the 2009 Smart, Green and Growing Legislation passed by the Maryland General Assembly, outlined twelve Planning Visions toward a more sustainable, more livable, and less costly future. The visions address quality of life, public participation, growth areas, community design, infrastructure, transportation, housing, economic development, environmental protection, resource conservation, stewardship, and implementation approaches. These twelve Planning Visions are address throughout the Comprehensive Plan.

Significant Accomplishments over the last decade: 2002 - ED project conceptual plan for Old Caroline High School
2003-Carter block building rehabilitated for office and retail space.

2005- MD A&E District Designation awarded for North 4th Street, Acquisition of Old Caroline High School for use as a culinary school, acquisition of property at 401 Market Street.

2006-Designation of Heritage Area for Caroline Co., Family Support Center rehabilitated.

2007-Private purchase and renovation of the 1883 Schoolhouse for the Lily Pad Cafe, Wharves at choptank Crossing basin dredging, nature path, wharf and bulkhead construction. Impact fees implemented, Acquisition by Town of blighted 323 Market Street.

2008-Downtown Denton Main Street becomes a non-profit entity. Rehab of 401 Market St for use as headquarters and gallery for Caroline County Council of Arts. Denton Pattern Book Developed.

2009-Market Analysis and Branding Plan done by Denton Main Street. Private acquisition of house at 406 Market St. to be renovated for use as retail and office space.

2010-Resurfacing of 5th Ave and sidewalk repair. Comprehensive Plan. Comprehensive Rezoning. Updated Storm water managment ordinance. Arts Way Pedestrian Pathways Project developed and initiated. Private renovation of historic house at 401 Market St. for fine dining restaurant. Microenterprise Center project developed and funding secured. Old Caroline H.S. Smart site designation. Rental registration program initiated. YMCA opened in a large vacant storefront. Public art project at 401 Market St. Over 8 new businesses opened in previously vacant commercial spaces.

2011-Rehab of historic house at 7 N. 4th St., Rehab of 23 Market St. for microenterprise center. Construction of Super Walmart begun. New gift shop opened in Main St. District. Community Garden project initiated.

2012-Rehab of historic house at 9 N. 4th St. initiated. Community Garden is under construction. Town of Denton gifts four properties to Caroline Habitat for Humanity for building new single family haomes. Regional fiber arts center to open in historic house at 7 N. 4th St. Denton Facade Program has helped approx. 25 businesses.

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)

A detailed GIS map was created for implementing a "town wide" approach to stormwater management. The Town's wastewater treatment facility was upgraded to ENR technology in 2011 thus reducing total nitrogen discharges to <4.0 mg/L and total phosphorus discharges to <0.3 mg/L. A combination vacuum/water truck was acquired in 2012 to be used for maintaining the Town's sewer collection system as well as the stormwater conveyance. A new well will be drilled in 2012 to replace an aging well that does not produce sufficient volume or quality.

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)

Below is a list of current and planned projects that are designed to reduce the Town of Denton's impact on the environment:

- Artsway (Town) Project is in the final stages of implementation. The contract has been awarded and is being negotiated to install a 1250 square foot pervious paver pathway and rainwater harvesting on town property. The rainwater harvesting system includes disconnecting approximately 1800 square feet of roofing. This project is located in the Critical Area, classified as Intensely Developed Area (IDA).
- A community demonstration garden is to be constructed with a grant from the Caroline Human Services Council and it will be located next to the pathways in the A&E district. This garden will utilize an underground cistern as well as rain barrels to teach water conservation practices.
- 512 Franklin Street (Culinary School-Town Project) includes an Environmental Site Design (ESD) to the Maximum Extent Possible (MEP) in compliance with the current state standards for SWM.
- The 323 Market Street Micro Business Enterprise (MBE-Town Project) is currently under rehabilitation and scheduled to be completed in two months. This building provides rooftop disconnect of approximately 2000 square feet of roofing. This project is located in the Critical Area, classified as Intensely Developed Area (IDA).
- The Crouse Park (Town project) includes construction and SWM to mitigate tidal influenced flooding in the only waterfront town property.
- The Town adopted the International Green Building Code (IGBC) in 2011 that includes recycling of construction waste of commercial renovations.
- The Town is in step with the State by adopting the 2009 International Energy Conservation Code (IECC) in 2011 and scheduled to update the code this year to 2012 edition of the IECC.
- The Critical Area ordinance is scheduled to be updated in 2012 regulating the Critical Areas of Denton.
- The Town is in the planning/discussion stages with SHA to implement SWM retrofits on Gay St and Franklin St. to reduce stormwater runoff.
- The Town is in the planning/discussion stage to amend a Critical Area mitigation requirement to include SWM retrofit at Sharp Road Park.

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)

- The Town of Denton
- Downtown Denton Main Street
- Denton Development Corporation
- Caroline County Department of Recreation and Parks
- Caroline County Council of Arts
- The Community Garden Committee
- Fiber Arts Center
- Caroline Human Services Council

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)

- a. Employers – Caroline County Government –County Seat, Board of Ed, Choptank Community Health System Administrative office
- b. Summerfest
- c. Caroline County Department of Recreation and Parks
- d. Caroline County Council of Arts
- e. Courthouse Green
- f. Caroline County Library
- g. Restaurants: Harry's on the Green, The Market Street Public House, The Lily Pad Café, The Salad Star
- h. Adkins Arboretum
- i. Tuckahoe State Park
- j. Martinak State Park

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)

The Town of Denton is listed on the National Register of Historic Places, is a local Historic District, a Maryland Heritage Area #12 – Stories of the Chesapeake Heritage Area which includes the Harriet Tubman and James Michener Byways.

The 1999 designation of Denton as a Main Street district involves the community through volunteer positions as board and committee members who can take ownership in promotion and revitalization projects.

The A&E designation has already seen the restoration of existing historic buildings put to use as The Foundry, home of the Caroline County Council of Arts executive office and gallery, the Hardee House which is being renovated to become a regional quilt center and the Smith House which will be occupied by a private architect and cabinet maker.

The historic armory renovation was completed in 2008 and is now the home of the Caroline County Recreation and Parks offices along with community meeting spaces. Also, Caroline County is considering rehabilitating the old Law Building on Market Street possibly as a County administration building.

The Tubman All-American Road traverses Wharves Project property, and interpretive center will be “gateway” for UGRR (Under Ground Railroad) tours. The newly-designated All-American Road was planned to run directly through the Wharves Project, the subject of the EDA funding request. Indeed, plans call for the interpretive center to be the starting point or northern entry onto the Tubman All-American Road, which is carefully mapped to include Tubman sites as well as a myriad of other UGRR-related sites and assets in Caroline County.

The heritage and information center on the waterfront in Denton will be part of a network of interpretive centers and museums being developed, or assisted, by the Caroline County Historical Society in various towns. As a visitor center, it will also be the starting point to send visitors to other interpretive centers. The centers vary in size from multi-building complexes like Linchester Mill or the Choptank Heritage Center to one-room buildings. This network includes the following:

Subject	Location	Status
1. Steamboats and sailing vessels	West Denton	Completed
2. Rural life	Denton	Completed

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. Community garden which will include children's garden and play area
- b. New trees planted in Central Business Commercial District – 24 trees were planted in the CBC zoning district using Forest Conservation funds.
- c. Crouse Park Waterfront Development including educational center and nature paths.
- d. Eco-tourism assets. Caroline County has 7,707 acres of state parks and nature preserves. The County contains two major state parks: Tuckahoe State Park near Denton and Martinak State Park on the edge of Denton. Atkins Arboretum is also nearby. There are eight public water landings as well as 80 miles of water trails in Caroline County. The visitor center in the Wharves Project will direct visitors to these attractions, plus interpret the ecology of the Choptank River, which is adjacent to the visitor center. The Wharves Project includes a nature trail.

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)

- a. Town of Denton Departments of Planning and Codes, Public Works and Police
- b. Caroline County Economic Development
- c. Denton Development Corp
- d. Downtown Denton Main Street
- e. Caroline County Council of Arts
- f. Caroline County Department of Parks and Recreation

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 town of Denton has already been proactive in simplifying the business permitting process for existing commercial spaces in the Central Business Commercial district by eliminating unnecessary requirements. In addition the Town of Denton is working in partnership with the Denton Development Corp and Downtown Denton Main Street to develop a Microenterprise Center located at 323 Market Street. This project is making use of a once blighted property in the center of the Central Business Commercial district.

The Town of Denton offers a revolving loan fund to start up and expanding businesses as well as technical support from Downtown Denton Main Street for with developing business plans, cash flow projections, loan applications as well as help with marketing and promotions, co-op advertising and help to navigate the business permitting process.

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)

Three major projects are:

- The Crouse Park waterfront development with a destination restaurant
- The Fourth Street A& E district which includes the Caroline County Council of Arts building and will include a regional quilt center at 7 North 4th Street and an architectural and cabinet making business at the renovated Smith House at 9 North 4th Street.
- The renovation of the Old Caroline High School at 512 Franklin Street is to be the site of the Chesapeake Culinary Center

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)

No, the Denton Sustainable Communities Area will not be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland.

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)

1. The Town of Denton
2. Caroline Economic Development Corporation
3. Downtown Denton Main Street
4. Denton Development Corporation
5. Caroline County Council of Arts

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)

Caroline County Habitat for Humanity,(CCHFH), will be developing properties for homeownership for low income families, in the 30% to 60% of area median income. This includes any household that can qualify to pay a low cost mortgage; Caroline County Habitat for Humanity does not discriminate on the basis on race, color, creed, national origin, gender, sexual orientation, religion, age, disability or other legally protected status in admission to, access to, or operations of its programs, services or activities. These homes will be located, for the most part, in the SC area, and will be redeveloped lots with homes built on previous building sites and where homes have been torn down. CCHFH will also be searching for newer homes to rehab in the same area for homeownership in the same category.

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)*

Yes, with the infill housing being near bus stops and the newly created sidewalks on 5th Avenue connecting residents to shopping and services in the area this will provide easy accessibility for those without cars.

All of these properties will be within walking distance of the downtown area, grocery stores, pharmacies, and the new Super Wal-Mart.

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)

CCHFH estimates that it will build at least 12 new homes, and rehab 6 homes for low-income families in the 30% to 60% percentile.

Interfaith Housing has planned the rehabilitation of Edenton Manor, a 32 unit senior living facility for residents over the age of seventy. The rehabilitation will include ADA accessibility in the restrooms and kitchens and elevators for all units above the first floor.

Working with USDA and Caroline Habitat the Town of Denton is planning to have 38 Single Family Homes rebuilt or rehabilitated which will provide housing for approximately 142 people.

(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)

- The Town of Denton
- Caroline Habitat for Humanity
- Cabell Corporation
- Interfaith Housing

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)

Below are the completed projects to date:

- Updated ADA compliant sidewalks were built along the complete length of 5th Avenue during the 2011 upgrade to provide safe pedestrian passage from residential areas to necessary businesses including a grocery store, pharmacies and medical offices.
- The Town is exploring a plan to reduce Gay and Franklin Streets to a single car lane and using the extra space to create bicycle lanes.
- Delmarva Community Transit Bus

Transportation Plan from the Comprehensive Plan:

1. All new streets will conform to the Town's functional classification of street types (Map 7-4).
2. The general layout of all new streets shall meet all safety and access requirements for fire, police, and emergency services.
3. Flow of arterial street traffic should not be significantly impeded. Local street intersections should be spaced to minimize interruptions of arterial traffic flow.
4. Site accesses and driveways should be minimized along arterial streets. Controlled and shared access is encouraged.
5. New streets should provide appropriate connection to streets in adjacent subdivisions or neighborhoods.
6. Vehicular movement at design speed must be assured. All streets must have proper widths of right-of-ways, curb-to-curb width, and radius of curvature of horizontal and vertical curves for required level of service.
7. All streets shall be designed and built in accordance with standards set forth in the Town Subdivision Regulations. Residential street standards for width of street and width of right-of-way may be reduced to fit the scale of the neighborhood.
8. Private streets shall be discouraged.
9. Cul-de-sacs shall be discouraged.
10. Proposed new development will be required to be served by access streets adequate to accommodate the vehicular traffic projected to be generated by the development. Developers will be required to pay for the construction of all new streets in accordance with Town standards and may be required to pay for improvements to existing off-site streets impacted by the development.
11. Curbs, gutters, and sidewalks shall be provided in accordance with Town standards and specifications. Sidewalks shall address the needs of the handicapped.
12. The Planning Commission will determine where sidewalks, curbs, and gutters are necessary and appropriate based on the pedestrian circulation recommendations in this plan element.
13. Street lights and fire hydrants as per Town specifications shall be provided on all future Town Streets.
14. Traffic studies may be required, at the discretion of the Planning Commission.

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)

Not applicable.

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)

- The Town of Denton
- DCT (Delmarva Community Transit)
- Downtown Denton Main Street (currently working with local entrepreneur to start a taxi service.)

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)

- Reduce vacancy rate in existing storefronts and dwelling units.
- Enhance Tax Assessment base
- Provide connectivity between parks, schools, shopping and residences/communities
- Increase employment opportunity
- Reduce vehicle miles
- Increased affordable workforce housing

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

- 38 Dilapidated Homes to be removed, rehabilitated or rebuilt
- The amount of unaccounted for drinking water will be reduced to less than 10%
- The commercial/retail vacancy rate of the Main Street District will be reduced to less than 20% (8 out of the 10 vacant spaces will be occupied).
- The stormwater system will be 100% compliant with the Town ordinance.

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