
CHECKLIST & TABLE OF CONTENTS

APPLICANT: City of Hagerstown

NAME OF SUSTAINABLE COMMUNITY: Hagerstown

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:** Hagerstown

Legal Name of Applicant: City of Hagerstown

Federal Identification Number: 52-6000794

Street Address: City Hall, 1 East Franklin Street

City: Hagerstown**County:** Washington**State:** MD**Zip Code:** 21740

Phone No: (301) 739-8577**Fax:** (301) 790-3424**Web Address:** www.hagerstownmd.org

Sustainable Community Contact For Application Status:**Name:** Bruce Zimmerman**Title:** City Administrator

Address: 1 E. Franklin Street**City:** Hagerstown**State:** MD**Zip Code:** 21740

Phone No: (301) 739-8577 x112**Fax:** (301) 790-3424**E-mail:** bzimmerman@hagerstownmd.org

Person to be contacted for Award notification:**Name:** Kathleen Maher**Title:** Planning Director

Address: 1 E. Franklin Street**City:** Hagerstown**State:** MD**Zip Code:** 21740

Phone No: (301) 739-8577 x138**Fax:** (301) 791-2650**E-mail:** kmaher@hagerstownmd.org

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: Washington

Name of Sustainable Community: Hagerstown

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 SC Area covers the approximate boundaries of the pre-1891 platted area of the city, developed at a dense urban scale. It includes:

- * the City's Downtown (Central Business District) and Arts and Cultural Center
- * the seat of municipal and county government
- * Circuit Courthouse and District Courthouse
- * six National Register historic districts (and four locally zoned historic districts)
- * the National Pike
- * Community Legacy Area
- * Target Investment Zone for Heart of Civil War Heritage Area
- * Smart Growth A&E District
- * two Enterprise Zones
- * Empowerment Zone area
- * Low-/Moderate-Income Concentration Area for CDBG
- * 1,591 units of low-income housing in project-based developments
(Hagerstown Housing Authority, Section 8, Farmers Home, Low-Income Housing Tax Credits)
- * two County elementary schools
- * Barbara Ingram School for the Arts (County high school)
- * one private primary school
- * University System of Maryland Center at Hagerstown (USMH)
- * Washington County Free Library/Western Maryland Regional Library
- * 13 City parks
- * Municipal Stadium (home of minor league baseball team)
- * three historic private cemeteries
- * five Fire Stations
- * the majority of the churches in Hagerstown
- * 10 Neighborhoods 1st groups

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 2,880

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): Certified Heritage Area and TIZ; CDBG Low-Mod Benefit Area; CSAFE; Partners in Economic Progress Zone.

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)

1. 956,000 in Community Legacy grant awards were used by the City to fund seven revitalization projects - projects assisted with grant fund for home improvements and off-street parking, creation of new downtown park beside University System of Maryland Center, creation of new downtown anchor - School for the Arts, mothballing of County Alms House;
2. \$40,000 Neighborhood Business Works grant to the Chamber of Commerce funded a City facade grant program downtown - assisted with renovation of downtown building to house relocated existing business and apartment for business owners;
3. \$261,000 Community Parks and Playgrounds grant funded a park project downtown;
4. \$22,500 Appalachian Regional Commission grant funded design of the park project downtown;
5. \$189,500 in Heritage Area grant awards were used by the City to fund two streetscape enhancement projects downtown and several tourism support projects;
6. Numerous Program Open Space and Community Parks and Playgrounds grant awards have been made to the City for park improvement projects;
7. Numerous transportation grants have been made to the City for sidewalk and trail enhancement projects, including \$386,092 in Safe Routes to Schools funding in the last three years;
8. \$300,000 USDA grant for R.C. Willson Water Transmission Main Upgrade project.
9. \$800,000 MDE Bay Restoration Grant Fund grant for Citywide Wastewater Collection System Inflow and Infiltration Remediation project.
10. \$9.5 million MDE Bay Restoration Grant Fund grant for Enhanced Nutrient Removal project at the Wastewater Treatment Plant.

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)

1. Perceptions about safety and convenience of parking can deter investment.
2. Condition of older buildings and industrial sites can deter investment.
3. Perceptions about approval process in historic districts can deter investment.
4. Financial lenders have more confidence with greenfield development than redevelopment of urban properties.
5. Forest Conservation regulations now require developers to address afforestation on impervious sites which results in payment-in-lieu fees because it is impossible to create “forest” on tight urban sites.
6. Stormwater regulations now require developers to construct stormwater structures for alterations to impervious sites and the complexity of such structures raises can make investment infeasible.
7. Municipal lands are “double taxed” (city and county property taxes), while county properties only have a “single tax” (county tax).
8. Greenfield land zoned for economic development on the City’s fringes creates competition for riskier urban infill and redevelopment sites.

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)

- a. Distinct residential neighborhoods of varying character (e.g., modest-elaborate architecture, small-large homes, dense row houses to less dense detached homes) to serve needs of all income and social strata of the community.
- b. Varying economic areas (e.g., downtown commercial and railroad-corridor industrial) that provide more affordable lease spaces to serve needs of local business community.
- c. Vacant and under-utilized large commercial and industrial buildings in downtown and surrounding older employment areas.
- d. Minimal investment in downtown business district.
- e. Older, "working class" residential neighborhoods suffering from neglect.
- f. Heavy through-traffic on E/W Franklin and Washington Streets (US40 one-way pair through downtown) and N/S Potomac (connector of MD 60 and MD 65) through SC Area and downtown in particular.
- g. While there are 13 parks in the SC Area, the downtown and West End areas are under-served in neighborhood playgrounds.

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)

- a. Zoning make-up of the SC Area: 61% with residential zoning, 6% with mixed-use zoning, 11% with commercial zoning, and 22% with industrial zoning.
- b. 10% of SC Area is vacant raw land available for development, but without infrastructure in place (238 acres of industrial land, 22 acres of commercial land, 8 acres of mixed-use zoned land, and 25 acres of residential land).
- c. 15 acres associated with the former Washington County Hospital are located in the eastern central area of the SC Area. The former hospital buildings are in the process of demolition and the land will be graded and seeded. Other associated lands are surface parking and a multi-level parking garage. The lands are currently zoned for mixed-use and commercial. Meritus Health has an RFP out to bid to assess the lands and create a redevelopment plan. The recommendations from this plan will be considered by the City for a future Comprehensive Plan amendment for that area and possible comprehensive rezoning.

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)

- a. Low cost of living.
- b. Small town charm and “little-big city” services and amenities in urban metro area.
- c. Low part-one crimes compared to other cities of a similar size in Maryland - although, the local impression is that the community is unsafe due to media attention to infrequent violent crime reports.
- d. Excellent transportation systems serving the community with two intersecting interstate highways at the city edge, numerous freight railway lines, and a regional airport nearby in the county.
- e. Metropolitan areas of Baltimore and Washington, DC are 75 miles away – far enough to keep our area out of the metro sprawl but close enough for fairly easy access to metropolitan services.
- f. Public transit options include a County transit bus system centered on the city and commuter bus service to the Shady Grove MARC station.
- g. Rich school system serving the city with diverse educational choices for students, including magnet programs at various public school levels, a public county-wide high school for the performing and visual arts, a public county-wide technical high school, private primary and secondary schools, and a local center for the University System of Maryland. In addition, nearby in the county are Hagerstown Community College and Kaplan University.
- h. Central branch of County library system and regional branch of State library system expanding in our downtown.
- i. Large inventory of historic buildings, many in protected historic districts.
- j. Excellent parks system and recreational resources within the city and nearby in the county, including but not limited to City Park, Fairgrounds Park, Hagerstown Greens at Hamilton Run, Potterfield Pool, Hagerstown Ice and Sports Complex, Potomac River, C&O canal, Appalachian Trail, Greenbrier State Park.
- k. World famous Civil War resources nearby in the region and numerous State historic resource parks nearby in the county.
- l. Numerous museums in the city and county and an array of arts and cultural organizations and events in the city serving the community.
- m. Professional and amateur spectator sports in the city and nearby in the county, including the Hagerstown Suns minor league baseball team, Hagerstown Speedway, Mason-Dixon Dragway.

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)

- a. 80% of the SC Area is developed, with much of that area development having an urban, nearly impervious character.
- b. While 10% of the SC Area is raw land available for development, prior activities on that land (e.g., crop cover, commercial, industrial uses) mean this land is not in a "natural" untouched state. Most of the land has a character of either meadow or re-growth, scrub land.
- c. Approximately, 280 acres of the SC Area (10%) are man-made open space in parks, cemeteries, and school grounds.
- d. 22% of the entire city has tree canopy cover. The City is attempting to increase the tree canopy cover percentage, but it is an extremely slow process.
- e. Washington County has air quality issues associated with ozone and fine particulate matter.
- f. The city is not located in a coastal zone. The city is located within the Antietam Creek basin which drains into the Potomac River, but the river is non-tidal in our region.

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)

- a. The City works to improve tree canopy cover and increase pervious area by adding trees and landscaping into the built environment, such as the City's street tree planting program and the forest conservation and landscaping requirements in the development review process.
- b. The City provides curb-side recycling pick-up to most residential properties in the city.
- c. The City and the County work to provide transportation alternatives in our community, such as bike lanes and improved sidewalk connections around the city and construction of a new transit transfer station in the downtown.
- d. The City is engaged in on-going upgrades to the City's Waste Water Treatment Plant and Water Treatment Plant to improve water quality.

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)

The City has adopted stormwater regulations consistent with the new State regulations. These new regulations place urban properties at a disadvantage with greenfield sites, due to the expense and challenges of retrofitting, old impervious properties with facilities to control water quantity and protect water quality.

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)

- a. Skilled workforce in manufacturing sector, although the job supply in this sector has shrunk.
- b. Plentiful water and wastewater capacity to serve the development needs of the city.
- c. 9.4% unemployment rate in the city in Oct. 2011.
- d. Many of recent employment gains have not brought higher-paying jobs, but have resulted in minimum-wage or near-to-minimum-wage jobs. In relation, there are insufficient high-paying jobs to retain college educated children and to attract new college educated residents.
- e. The downtown area experienced a 32% vacancy rate on the ground floor of commercial and mixed-use buildings in the fall of 2011. In contrast, the shopping centers outside the SC Area in the city had an 18% vacancy rate and the shopping centers outside the city in the county had a 7% vacancy rate in November 2011.
- f. There was 303,000 sq.ft. of vacant space in 15 vacant commercial and mixed-use downtown buildings and 236,000 sq.ft. of space in 10 marginally-occupied downtown buildings.
- g. There was 519,000 sq.ft. of vacant and marginally occupied space in old industrial buildings in the SC Area in the fall of 2011. There was also 100 acres of environmentally challenging old industrial sites in the SC Area, including one Superfund site.

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)

- a. 16% of housing units in the SC Area were vacant in 2005-2009. City-wide, 1.7% of total housing units were in foreclosure in 2010.
- b. 72% of the SC Area's housing units were renter-occupied in 2005-2009, a reverse of the State percentage.
- c. Median value (mean of several census tract medians) of an owner-occupied home in the SC Area in 2005-2009 was \$150,928, and the median rent was \$543.
- d. Large concentrations of subsidized housing in the SC Area, including 1,120 units of public housing, 884 Section 8 vouchers, and 560 units of other project based subsidized housing in 2008. The total number of subsidized units of 2,564 in 2008 would account for 27% of the occupied housing units in 2005-2009.
- e. The SC Area's median family income of \$31,954 in 2005-2009 was 21% of the median value of an owner-occupied home in that area.

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)

- a. Large concentration of low-income and socially-challenged citizens in SC Area creating high demand for services.
- b. 26% of the SC Area's population was below the poverty level in 2005-2009.
- c. 27% of the occupied housing units in the SC Area are subsidized for low- and moderate-income households.
- d. The median family income of residents in SC Area was \$31,954 in 2005-2009 – 50% of the area median family income.
- e. In 2005-2009, only 7% of SC Area residents 25 years and older had a bachelor's degree or higher.
- f. Unemployment rate has soared over the past 5 years, with the County rate of 4.4% in 2005 rising to 10.3% in 2010. October 2011 unemployment rates: 8.8% county; 9.4% city.

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 Community Plan and application was coordinated by the City's Department of Community and Economic Development. In the summer of 2011, the City formed a 15 member Sustainable Community Work Group to help the City finalize revitalization strategies for the SC Plan. The Work Group included community stakeholders from the business community, the Chamber of Commerce, the County School System, the Community Action Council, Hagerstown Housing Authority, Washington County Arts Council, neighborhood groups, and City staff. City staff included members of the Departments of Community and Economic Development, Parks and Engineering, and Police. Staff of the Department of Community and Economic Development will assess funding opportunities to implement strategies recommended in the SC Plan and will coordinate with community stakeholders and City staff on future grant applications to the State of Maryland for projects to implement the plan.

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 City of Hagerstown, the Community Action Council, Hagerstown Housing Authority, and Washington County Public School System have extensive experience administering revitalization plans and projects in our community. The final version of the City's SC Plan will be circulated amongst the stakeholders on the SC Work Group for their reference and future planning endeavors. City staff will coordinate projects brought forth by the City to State funding programs and we will assist where possible with projects spearheaded by our community stakeholders in the SC Area. The challenges in implementing the SC Plan will be in coordinating and assembling scarce resources to tackle complex, multi-faceted problems in an area that the larger community of Washington County often prefers to avoid and rarely supports financially.

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)

The City's Sustainable Community Work Group was divided into sub-groups to cover the areas of housing, transportation, community facilities, economic development and downtown. The sub-groups consisted of professionals who were knowledgeable about and/or working in the fields identified above. A more generalized community point of view was provided by a representative of the City's Neighborhoods 1st Groups. City staff provided the Work Group with an overview of the Comprehensive Plan's recommendations for the city and helped to facilitate sub-group meetings. A series of meetings were held in the late summer and fall of 2011 with the Work Group's recommendations finalized in late October and incorporated into the City's Sustainable Community Plan later that fall. City staff presented the draft Sustainable Community Plan and application to the Mayor and City Council at a public meeting on December 13th. These meetings are televised live on the government access cable channel. The City will work with community stakeholders on projects to implement the recommendations in the SC Plan.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy - a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increased prosperity for local households and improved health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a sustainable and livable community.

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)

- A. Reinforce downtown's role as region's economic, cultural, and institutional center.
 - i. Improve image of downtown through enhancement of physical environment.
 - ii. Diversify recruitment approach to cultivate and accommodate a wider mix of customers and to stimulate business-to-business economic activity.
 - iii. Develop and support initiatives that bring people downtown and stimulate the economy.
 - iv. Create and expand safe and attractive parking areas.

- B. Encourage revitalized downtown housing development with a diversity of price ranges.
 - i. Add new residences through adaptive re-use of upper floors, upgrades to existing vacant units, and creation of mixed-use buildings with apartments over retail and service uses.
 - ii. Improve quality of existing housing stock to ensure safety of residents and to attract more responsible tenants.
 - iii. Add housing and studio space for artists in the A&E district.

- C. Strengthen downtown's role as a regional tourist destination.
 - i. Encourage creation of small inn or hotel with enough conference space to support small regional and State meetings.
 - ii. Focus on history, arts, and culture and creation/support of anchors to draw people downtown.
 - iii. Encourage outdoor dining and other street-level activity.

- D. Continue to use comprehensive neighborhood revitalization strategies to address needs of city's neighborhoods.

- E. Grow the parks and open space system to give neighborhoods appropriate levels of recreational amenities.

- F. Promote high quality housing stock and increased home-ownership rates throughout the city.

- G. Encourage re-use and revitalization of vacant and underutilized land within the city.

- H. Recruit service-sector, high technology and other businesses that offer higher wages and strengthen the City's economic and fiscal base.

- I. Strengthen the role of historic resources in the city by encouraging rehabilitation and reuse of historical residential, commercial, industrial and mixed-use buildings.

- J. Ensure sufficient school, utility, and other public facilities capacity to serve the growing needs of the city and its surrounding growth area.

- K. Establish a cohesive pedestrian-friendly atmosphere throughout the downtown and surrounding neighborhoods.

- L. Protect sensitive environmental areas, such as stream buffer zones and steep slopes, through conservation, stabilization, and restoration activities.

- M. Undertake various activities, such as regulation of private development and construction of stormwater retrofits as

appropriate, to reduce non-point source nutrient loads and to gain compliance with the upcoming Watershed Implementation Plan for the county.

N. Ensure city's transportation network meets the mobility needs of its residents, businesses and visitors – including roads, transit, pedestrian, and bicycle facilities.

O. Ensure adequate capacity of roadway network around and through the city to prevent over-loading of the City Center with the region's through traffic.

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. Develop Downtown Parking Master Plan (underway).
- b. Implement Parking Plan recommendations.
- c. Explore opportunities for stormwater retrofits as funding allows.
- d. Improve aesthetics of downtown pedestrian environment.

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)

- a. Explore opportunities for stream buffer restoration projects as funding allows.
- b. Implement Tree Canopy Cover Goal of increasing City tree canopy cover percentage from 22% to 30% by 2020.
- c. Continue street tree planting projects.
- d. Continue city-wide inflow and infiltration correction projects to wastewater collection system.
- e. Market City's Green Buildings Tax Credit program to investors and developers.

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. Chamber of Commerce
- b. Antietam Creek Watershed Alliance

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. Small town feel with larger city amenities.
- b. Unique architectural character of downtown and mixing of uses in close-knit area.
- c. Relatively low-cost space that could accommodate the needs of start-up and expanding businesses.
- d. Mixed-use zoning and other flexible urban zoning tools to accommodate blending of uses in exciting ways.
- e. Strong arts and cultural assets in the downtown and surrounding region.
- f. Diverse, walkable residential neighborhoods interconnected with downtown and each other and surrounding business districts.
- g. Low cost of living compared to jurisdictions to the east.
- h. Plentiful recreation and sports opportunities in the city and surrounding region, including a minor league baseball team.
- i. Diverse educational opportunities with public and private school systems, Hagerstown Community College, University System of Maryland Center at Hagerstown, and Kaplan University.
- j. Diversified economic base with room for more employment opportunities.
- k. Good medical facilities with new hospital and large medical support community.
- l. Excellent transportation connections with other regions, with I-81 and I-70, Hagerstown Airport, Greyhound, and a commuter bus system to metro area.
- m. Excellent public utilities, including electric, water and wastewater, to serve growth needs of city and surrounding growth area.

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)

- a. Develop new and expand existing incentive programs to support and attract entrepreneurial and small business development and stimulate building renovations and enhancements.
- b. Recruit employment centers to expand a daytime population that will support existing businesses and increase demand for businesses.
 - i. Facilitate relocation of government offices into the Downtown area.
 - ii. Approach businesses seeking new office locations in region and facilitate location in Downtown area.
 - iii. Assist with planning efforts on redevelopment of the former hospital lands in the SC Area.
- c. Support plans to expand and enhance existing cultural and educational anchors.
 - i. Support plans to expand facilities to serve growing needs of Barbara Ingram School for the Arts.
 - ii. Assist with enhancement efforts of new facilities in expanded Washington County Free Library.
 - iii. Support plans to enhance support facilities for the Maryland Theatre.
- d. Assist with creation of new anchors and support facilities to attract patrons to the Downtown area.
 - i. Add permanent performance stage in University Plaza for concerts and other outdoor performances.
 - ii. Explore opportunities to develop small hotel with meeting space for regional conferences.
 - iii. Assist with efforts to expand or create additional heritage museums in the SC Area (e.g., Doleman Black Heritage Museum, Fire Museum, expanded display space for collections of Discovery Station and Washington County Historical Society, etc.).
 - iv. Promote available meeting space in Downtown area as venues for small regional meetings and conferences.
- e. Intercede with blighted properties to facilitate re-use by new businesses and/or residents that support the goals for the Downtown area.
 - i. Rehab 36-40 N. Potomac Street as mixed-use project with upper floor artist loft housing.
 - ii. Rehab 60 W. Washington Street into small business center with incubator space for start-up businesses.
 - iii. Acquire and mothball properties when opportunities arise and promote adaptive re-use opportunities to potential investors.
- f. Target areas of SC Area for redevelopment and facilitate planning efforts and investor recruitment (e.g., former Hospital lands, surface parking lots, condemned/obsolete buildings, former MVA lands, former YMCA, etc.).
- g. Enhance public infrastructure to support private sector investment in buildings and businesses.
 - i. Continue bricking and landscaping sidewalks in the A&E District.
 - ii. Develop and implement recommendations of Downtown Parking Master Plan for technological upgrades, future demand needs, incentives for patrons.
- h. Develop strategies to address the environmental hurdles that discourage people from visiting the Downtown area.
 - i. Improve design features to allow for natural surveillance of public and private areas (e.g., windows, lighting, etc.).
 - ii. Improve way-finding to orient infrequent visitors.
 - iii. Create safe access routes between parking and destinations.
 - iv. Address signs of disorder quickly (e.g., graffiti, broken windows, trash, etc.).
 - v. Increase implied and/or explicit presence of authority.
 - vi. Install "blue light" kiosks for 911 access at strategic areas.
- i. Develop and support initiatives that bring people Downtown and stimulate economy (e.g., special events, sidewalk dining, parks).
- j. Promote and market the SC Area to young people and non-traditional households that have not closed their minds to living and conducting business in this area.

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. Assist with plans to relocate a downtown fire station (Antietam Fire Company) to new location in the north end of Hagerstown.
- b. Replace/Upgrade aging elementary schools (e.g., Bester Elementary School and Winter Street Elementary School) to better serve Hagerstown attendance areas.
- c. Assist with plans to replace/upgrade Municipal Stadium for the Hagerstown Suns.
- d. Explore opportunities to develop pocket parks throughout the SC Area.
- e. Add the new play equipment in under-served areas of the SC Area: downtown, West End, and South End.
- f. Explore opportunities to create a dog park somewhere in the city.
- g. Explore creation of "Rail-By-Trail" along little used rail lines in the SC Area.
- h. Explore replacement of Winter Street elementary school (if it relocates) with a neighborhood park.
- i. Explore opportunities for Community Center or Community Meeting Space in the Downtown area to serve socializing needs of neighborhood groups and residents.

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. Greater Hagerstown Community
- b. Local lending institutions
- c. Washington County Public School System
- d. Meritus Health
- e. State and County economic development agencies
- f. Washington County Free Library
- g. Maryland Theatre
- h. Doleman Black Heritage Museum
- i. Hagerstown/Washington Convention and Visitors Bureau
- j. Washington County Arts Council
- k. Washington County Industrial Foundation
- l. Local media
- m. Hagerstown/Washington County Chamber of Commerce
- n. Volunteer Fire Companies
- o. Hagerstown Suns

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)

- a. Increase Economic Development Knowledge Infrastructure to underpin strategic planning efforts (e.g., census of businesses, inventory of leasable space, comparison of demographics with competition, market analyses, business surveys, etc.).
- b. Market and promote the City for economic development (e.g., expand web-based tools, brand a fast-track system for relocation and development review, launch an "open for business" campaign, etc.)
- c. Recruit service-sector, high tech and other businesses that offer higher wages and strengthen the City's economic and fiscal base.
- d. Upgrade business and investment incentive programs (e.g., revolving loan fund, Partners in Economic Progress program, Sign and Facade Grant Program).

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)

- a. Develop training programs to mentor start-up businesses on how to ensure success.
- b. Support efforts by local educational institutions to provide workforce training programs to retrain employees of departed or retracting businesses.
- c. Revamp and consolidate two existing City Revolving Loan Funds for business assistance and commercial building rehab.
- d. Explore development of new Public-Private Loan Guarantee Program in partnership between local lenders and local government.
- e. Explore modifications to the City's Partners in Economic Progress (PEP) program to encourage more investment and business recruitment (e.g., new Storefront Rent Relief Grant Program similar to the City's Upper Floor Rent Relief Program for retail, restaurants, and A&E enterprises).
- f. Update the City's Downtown Sign and Facade Grant program and consider increasing grant maximums.

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)

There is the potential for the SC Area to be impacted by BRAC activities at Fort Detrick in Frederick County, if new employees and businesses are in need of the more affordable housing and business start-up space in our community.

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. Washington County Public School System
- b. Hagerstown Community College
- c. University System of Maryland Center at Hagerstown
- d. Greater Hagerstown Community
- e. Local lending institutions
- f. Downtown Alliance
- g. Downtown cultural community
- h. Hagerstown/Washington County Chamber of Commerce
- i. State and county economic development agencies
- j. Western Maryland Consortium

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)

- a. Revise zoning regulations to allow for higher density single-family, duplex, and townhouse subdivisions in higher density zoning districts.
- b. Devise zoning regulations to allow for artist live-work space in the downtown and other appropriate zoning districts.
- c. Continue to support endeavors to create wider mix of housing opportunities in the downtown to attract more diverse income groups.
- d. Assess the need for different types of live/work space and explore mechanisms to fill the needs.
- e. Develop a parking incentive program for Downtown residents where on-site parking is not available to the tenants.
- f. Assess need for green space to serve SC Area residents and consider removal of substandard housing and replacement with green space.
- g. Assess effective means to reduce residential density in substandard, over-occupied buildings and to improve such properties.
- h. Create and recruit features to attract target populations (e.g, grocery store, entertainment, dog park, green space).
- i. Improve quality of housing stock and adapt upper floors for non-traditional housing types.
- j. Create target areas of strong architectural character for home-owner, tenant, and investor recruitment programs.

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)*

- a. All neighborhoods and sectors of the SC Area have transit routes in close proximity and most streets have sidewalks.
- b. Transportation costs for these residents will depend upon whether residents work within the city or nearby business centers or if they commute out of the county.
- c. "Safety through environmental design" measures will make the walkability within the SC Area more attractive.

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)

- a. Affordability is not an issue in the SC Area. The City focuses efforts on attempting to improve the quality of the housing stock and the behavior of absentee landlords (e.g, Rental Registration program).
- b. The City would like to increase the home-ownership rate in the city from its current ratio of 60% rental-40% owner-occupied, a reverse of the state average. The home-ownership rate in the SC Area is even lower at 28%.

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. Washington County Community Action Council
- b. Hagerstown Housing Authority
- c. Downtown Alliance
- d. Neighborhood First Groups

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)

- a. Explore funding opportunities for bus shelters along County Commuter routes.
- b. Implement the Bicycle Master Plan recommendations for commuter bike routes.
- c. Continue to fill the gaps in the city's pedestrian network and ensure that all new development includes sidewalks that connect to surrounding network.
- d. Ensure adequacy of capacity of roadway network in the community to prevent over-loading of the SC Area with the region's through traffic.

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)

Light rail does not exist in this community and thus Transit Oriented Development is 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)

- a. County Commuter
- b. Maryland Department of Transportation
- c. Developers

IV. SUSTAINABLE COMMUNITY ACTION PLAN

F. Coordinating and Leveraging Policies and Investment

(1) What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area? (Answer Space 4,000 characters)

The SC Work Group will work with the community stakeholders identified in the different sections of this SC Plan to implement strategies intended to remove barriers to investment and maximize funding opportunities in the SC Area. For example, business representatives on the Work Group will assist the City to forge partnerships with local lending institutions.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans? (Answer Space 4,000 characters)

The Sustainable Community Plan is consistent with the recommendations in the City's 2008 Comprehensive Plan, the City's 2008 Community Legacy Plan, the City's 2010 Consolidated Plan, the Mayor and City Council's 2010 Strategic Plan, the City's 2011 City Center Plan and Strategic Directions, and the recommendations of the SC Work Group in the fall of 2011. The City's Smart Growth approach outlined in Sub-section A is directly lifted from the City's 2008 Comprehensive Plan. The City's 2008 Community Legacy Plan and Heart of the Civil War Heritage Area TIZ strategies for downtown Hagerstown are built upon the core goals of Hagerstown's Comprehensive Plan. The SC Work Group developed recommended revitalization strategies within the framework of these Comprehensive Plan goal statements.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) How will the Plan help leverage and/or sustain more private sector investments? *(Answer Space 4,000 characters)*

- a. Public-private partnerships on loan guarantees for downtown projects will reduce risk for local lending institutions.
- b. More active local lending institutions will bring economic prospects to the downtown.
- c. More flexibility in zoning codes for alternative housing types and manufacturing in the Downtown area will provide more opportunities for securing tenants and thus reduce risk for investment.
- d. Proposed modifications to City incentive programs will make more business prospects and investors eligible for assistance and thus leverage more private investment.

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)

- a. Blighted buildings in Downtown area are brought under control and impact is improved.
- b. Public infrastructure is sufficient and attractive to serve the needs of the SC workforce and residents.
- c. Upper floors of commercial and mixed-use buildings are occupied with businesses and market rate housing to support positive economic activity at heart of SC Area.
- d. Downtown cultural and educational anchors are expanded and enhanced to continue community's efforts that make the Downtown a regional destination for arts and entertainment.
- e. Condition and value of housing stock in SC Area neighborhoods is improved.
- f. Raw land is developed with good employment opportunities for SC Area.
- g. Additional amenities created in SC Area to make living and working in this area more attractive to folks with choice.

V. PROGRESS MEASURES

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

- a. Increase investment by local lending institutions in Downtown renovation projects – two loans by December 2013.
- b. Increased occupancy in Downtown storefronts by good economic prospects – 5% by December 2013.
- c. Increase occupancy rates in upper floors of Downtown buildings – 5% by December 2013.
- d. Increased business start-up and recruitment numbers in the SC Area – 7 by December 2013.
- e. Support struggling existing businesses through small business development, training and support center – 3 by December 2013.
- f. Increased home-ownership rate in the SC Area - 30% home-ownership rate by December 2015.
- g. Increased median family income in SC Area – 55% of area median family income by December 2015.
- h. Increased higher education attainment levels for SC Area residents – 9% of 25 years and older with bachelor's degree or higher by December 2015.
- i. Increased use of City's Partners in Economic Progress program – 5 new prospects by December 2013 and 5 more by December 2015.

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