
CHECKLIST & TABLE OF CONTENTS

APPLICANT: Town of Ridgely

NAME OF SUSTAINABLE COMMUNITY: Town of Ridgely

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:** Town of Ridgely

Legal Name of Applicant: Town of Ridgely

Federal Identification Number: 52-6000802

Street Address: 2 N. Central Ave.

City: Ridgely**County:** Caroline**State:** MD**Zip Code:** 21660

Phone No: 410-634-2177**Fax:** 410-634-1343`**Web Address:** www.Ridgelymd.org

Sustainable Community Contact For Application Status:**Name:** Diane Wojcik**Title:** Town Administrator

Address: 2 N. Central Ave.**City:** Ridgely**State:** MD**Zip Code:** 21660

Phone No: 410-634-2177 x**Fax:** 410-634-1343**E-mail:** dianeewing@yahoo.com

Person to be contacted for Award notification:**Name:** Diane Wojcik**Title:** Town Administrator

Address: 2 N. Central Ave.**City:** Ridgely**State:** MD**Zip Code:** 21660

Phone No: 410-634-2177 x**Fax:****E-mail:** dianeewing@yahoo.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: Town of Ridgely

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

RIDGELY BOUNDARIES

To the north, Ridgely is bordered by RaceTrack Road and the Ridgely Air Park

To the east, we are bordered by Seward Road and Sunrise Ave.

To the south, we are bordered by Route 480 with Greenridge and Oakview development on south side of Rt. 480.

To the west we are bordered by Sunset Ave. and Cow Barn Road. Route 312 runs through the center of Town as Central Ave. and part of the north east border.

All of this area is our Town. We want to include it all in the application. Whatever affects one area, can have an influence on another area because we are a small, close community.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 1,193.00

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): PFA

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)

Rails to Trails Project – Has made a significant difference in the use of Ridgely Historic Park and the Railway Interpretive Center. Many people are walking and biking. The Railway Interpretive Center has the Historic Telephone Exchange Building, the caboose, the old 1889 Railroad Station, a Town Clock, a Fountain from World War 1, and the Rails to Trails runs parallel to it. A huge difference due to the development has been the activities such as Olde Ridgely Days, a Farmers Market and the Fall Fest .This project was developed through the use of a grant for \$200,000 of State Highway funding. Martin Sutton Park has been upgraded, the tennis courts maintained, the skate park developed and the children's play area revitalized through Program Open Space.

The Waste Water Plant was upgraded last year through a loan of \$1,550,000 from the Maryland Department of the Environment in 2009. This included new pumps, piping, valves and irrigation equipment. The liner for the lagoons was replaced starting in 1999 with a total grant, more or less, of \$1,623,000 from MDE and \$2,900,000 from EPA. This was vital to the welfare of the Town.

Caroline County developed the Technical Park in 2004 consisting of 95 acres and the property was annexed into Town. This was funded through the "One Maryland" plan providing \$1.5 million for acquisition of land. Maryland Board of Public Works approved an additional \$1 million for site development. It is currently being marketed as a Business Park. There are 25 developed acres with available sites for 18 businesses. The overall site layout has been designed to accommodate 500,000 square feet of office/commercial space. Ridgely Air Park is across from it and has also been annexed into Town. The runway was to be expanded to 5,000 feet. The thought was that it was expected to be incorporated into the business transportation element associated with the Park and attract companies to the area.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer "cornfields"?

(Answer Space 4,000 characters)

One barrier to Smart Growth would be our infrastructure. Our aged water and sewer system from 1930 needs replacing due to aging and to accommodate the current population, let alone including growth.

Our water and sewer allocations are at capacity. If the Tech Park should develop, their 9,000 gallon allocation might not be enough. Our Ridgely Elementary School grows every year and that population chips away at our available supply. We need another 200,000 gallon water tower.

Our Ridgely Fire Station, built in 1930, is outmoded and unsafe. It is crumbling and needs replacing. They purchased land a long time ago, but funding has not been available to build the new station. They were shovel ready but their ARRA grant application was not chosen.

Currently, a barrier to improvement and maintenance of our progression is the lack of grant funding. This has a huge impact on a small community's efforts to maintain the status quo and provide any improvements or updates.

Another huge barrier was tremendous reduction in the Highway User Revenue. We went from as much as \$190,000 to \$7,770. This was crippling.

Environmental laws and regulations can be difficult to accommodate, especially a small system with limited finances. The regulations do not get easier to honor.

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)

Condition of the housing: Generally, our Town looks wonderful. Our Central Avenue, or Main Street is neat and clean. The mini-gardens add an element of color and greening. Many of the historic houses have been repaired and are well maintained. Most all of the historic houses are lived in. One is to be opened as a bed and breakfast.

We have a strong Community Spirit and Sense of Place. The majority of our citizens were born here and grew up knowing many people. There have always been many churches and a school for gathering and working together.

A weakness is that we can not repair our streets and sidewalks due to the fact that the Highway User Revenue was taken away. Whereas we had been receiving as much as \$190,000, last year we received \$7,700.

Historic and Cultural Places: We are attempting to fully utilize our historic assets. The Railroad Park is a wonderful attraction and is a complete facility for activities. We have a grant to repair the Railroad Station. Our plans are to develop a community gathering area for groups such as the Boy Scouts, Cub Scouts, or others. The Telephone Exchange Building has an exhibit of local history. The old caboose was sand blasted and painted on one side last week and looks much better. These are fully discussed in our narrative.

Our transportation assets include a bus service to Town, a Rails to Trails element, a bike route to school, and a very wide 'main street' for motor scooters and bicycles.

The Ridgely House built in 1867, houses memorabilia from long ago. It is now used as the Town Hall and Police Station.

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)

The Ridgely Comprehensive Plan was updated in September 2009. It includes Maryland Planning Laws and Policies. This includes Article 66B, Resource Protection Act of 1992, Neighborhood Conservation and Smart Growth Act of 1997, Md. State Finance & Procurement Article, Md. House Bill 1141 giving governments until October 1, 2009 to update their Comprehensive Plan, and the Smart and Sustainable Growth Act of 2009.

The Ridgely Zoning Ordinances require that all nonresidential construction be approved by the Ridgely Zoning Commission. They review for compliance with lot size, setbacks, parking, and use. They review design as to compatibility with neighborhood, etc.

Chapters in the Comprehensive Plan cover the following issues:

Chapter 1: Existing Conditions – Growth, Income, Housing, Economics

Chapter 2: Land use and Growth Management

Chapter 3: Municipal Growth

Chapter 4: Community Facilities

Chapter 5: Resource Conservation

Chapter 6: Water Resources

Chapter 7: Heritage Preservation

Chapter 8: Transportation

Chapter 9; Implementation

Lists of Table and Figures

This extensive Comprehensive Plan covers all of the elements listed and more. It is an aggressive and progressive document.

The Ridgely Planning and Zoning Document is in the process of being updated and improved.

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)

We are happy to have an Elementary School in our Town. This is conducive to learning and community endeavors. The children participate with artistry for our Fall Fest, planting a tree every year, a Halloween Parade where everyone gets a bag of goodies from the Town, and community activities at Martin Sutton Park and the Railroad Park. There are life lessons here.

Our Ridgely Historic Society is very active and supportive of the Town. They are the sponsors of the Fall Fest and Ridgely Olde Time Days. They have established the Railroad Park with the old Train Station as the center, the Historic Telephone Exchange Building, The Town Clock, the old caboose and the Rails to Trails. This year the Fall Fest had over 100 cars on exhibit, alpacas on display and a wonderful model train set up. These two activities draw a few hundred people which says a lot for our Town.

Our Lions Club is the sponsor of the Strawberry Festival in the spring. This has been an event for many years. Here are home grown berries with ice cream, crafts, vendors, a parade, fun for children and much more. They provide scholarships. Their Christmas light display spans our wide Central Avenue and is like no other around here.

The Ridgely Volunteer Fire Department holds many dinners and activities for fund raising. This all volunteer group is a wonderful gathering of citizens who protect our Town and have a Mutual Aid agreement with the rest of the County. They have a King and Queen contest every year which is now held at the Fall Fest. Many families attend and participate.

While there are a few domestic incidents and small time robberies, major incidents are few. Loitering is discouraged. With a population of mostly long term and native residents, it makes a difference in how they conduct themselves. We have a relatively low rate of crime.

A significant weakness may be that we do not have any heavy industry or manufacturing to provide needed jobs for the area. If the County Business Park/Tech Park develops, this could be a boon for us.

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)

We are located in the center of the Eastern Shore peninsula. The air is clear. The noise is limited. We are surrounded by farming country. We want to maintain our country village atmosphere because it is a desirable way to live. Our natural resources are protected by laws and vigilant community members. Our waste water plant is within all MDE limits. Our Tree Commission is vigilant and provides us with trees where needed. The tree canopy over our side streets is provided by old, elegant trees extending very high. Our main street, Central Avenue, is wide and bordered by more old trees. It is lovely.

Near our Town are outstanding natural resources. These comprise one of our major strengths.

Adkins Arboretum is located west of Ridgely. This is an outstanding arboretum of 500 acres dedicated to promoting the appreciation and conservation of the region's native plants. 15 miles of paths along streams, through meadows and native plant gardens and a rich bottomland forest attract nature lovers. They offer year-round programs in ecology, horticulture and natural history for all ages. Our dream is to have the Rails to Trails extend out to the Arboretum. They plan to add five acres of new plants as part of their expansion initiatives.

Tuckahoe State Park is next to Adkins Arboretum. A quiet country stream is bordered for most of its length by wooded marshlands and runs through the length of this beautiful park with a 60 acre lake. There are 20 miles of scenic hiking, biking and equestrian trails, flat water canoeing, hunting, picnicking and a recycled tire playground for the children. There are 51 sites for family camping and Youth Group Camping. Scales & Tales are exhibits through the summer. There are Challenge Course Programs offered. Goose hunting is by permit only.

Our mini-gardens came about as a result for reuse of curb bump-outs. When we cut back on the number of employees, it made it difficult for Public Works to maintain everything. We were considering ripping up the 12 bump-outs and paving the area. Instead of ripping them out, we asked the residents to plant gardens. They are lovely.

These green parks on the periphery of Town, along with the parks in Town, enable us to enjoy nature at her fullest.

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)

We have had a recycling area for a long time. We just had to add another container. But, we are now investigating the possibility of 'single stream' recycling. We have contacted others in the area and find that it has been a good thing to do. They were surprised at how cooperative the citizens were. Apparently, the cost of the bins is offset by a lower dumping fee at the land fill. When you see the amazing products from recycled waste, it gives you a whole new perspective.

We have started a Photovoltaic Project for our waste water plant on the west side of Town. SSA Solar of Maryland, Inc. and Aztec Solar Power have begun a proposal to erect the panels. We are waiting for the permits to clear. This will save the Town money and produce a green element for our plant. We want to then proceed with possible photovoltaic construction on the east side of Town and include the school.

Our local Towns and citizens provide us with local produce all summer. We think it is the best. There is nothing sweeter than a Caroline County watermelon. Hanover Foods is located in the Town and processes local vegetables. We are the Green Garden County!

We saw a need to revise our waste water plant a few years ago and as a result, we inserted a new liner and completed an upgrade to the pump house and pumps, lines and electric. Our spray irrigation has a definite impact on the environment and we want it to be environmentally acceptable to the County and State for the good of the people.

The New Sustainable Maryland Certified initiative will give us access to information and funding to provide the best for our Town. Without support from the State or Federal Government, we could not make this happen.

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 Town's Environmental Stewardship is ensured by a cooperative agreement with Caroline County, in that the County reviews and issues permits on behalf of the Town. Our Planning Commission is very strong on reviewing new building and development applications to see that we are protected from problems and that our laws and codes are followed. Through stormwater management and development standards, the Town should require environmental site design techniques that optimize conservation of natural features, slow down runoff and increase infiltration and evapotranspiration.

Recommendations include;

Limiting impervious surface areas to 10% in identified critical or sensitive areas. – Permit open section roadways in new developments – Incorporate the use of nonstructural best management practices.-Maintain existing forest cover and promote the enhancement of contiguous forest areas. –Work with Caroline County to address failing septic systems. – Allow narrower, shorter streets and sidewalks within our plan. –Allow grass channels or biofilters for residential street drainage. – Require parking lots be landscaped for bioretention islands. –Direct rooftop runoff to pervious surfaces. –Designate a minimum buffer width and provide mechanisms for long-term protection.

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)

As we build on the existing elements of the Town and outlying areas, we have a potential for Heritage Tourism, Heritage Preservation and preservation of the small town atmosphere. The Town History of the Railroad Park and the beautiful old houses is an added attraction along with Adkins Arboretum and Tuckahoe State Park.

The County 'Tech' Park has huge potential with 18 constructed sites for businesses. The infrastructure, including broadband service, is already there. The potential for a wonderful business park is monumental with the Ridgely Airport across the road. This is an active viable airport in the town limits and has been selected as the preferred site for a County Airport.

To increase worker skills and employment, we are preparing to provide access to public computers for job search to the residents of the Town of Ridgely. We intend to set up 6 internet accessible workstations that will allow residents to log on in hopes of gaining employment. Residents will be able to print necessary forms and resumes for a nominal fee. It is our vision to see an employment surge for our Towns' people.

Medifast is a very fast-growing diet food manufacturer. They are one of the largest employers in the County. They are now advertised on TV and in magazines. Medifast has been considering expanding their plant. We will support this move.

Commercial land uses total approximately 5% of Ridgely's total area. Industrial uses total 47 acres, or 4%. Exempt and Exempt Commercial uses are one of the largest land use categories in Town at 21% or 237 acres. This would include the Airport, the Business Tech Park, Town Hall, the Fire Department and Public Works and many local churches. In addition several acres are utilized for public use including parks, streets, the wastewater treatment plant, and Ridgely Elementary School. Agricultural uses total approximately 43% of the Town's land area total of 1,133 acres.

The Business Employment Planning area consists of traditional commercial and industrial operations that have historically existed in Ridgely. These industries are located along West Bell Street and the intersection of Cow Barn Road. The largest planning area is the Airport and Business Park.

One of our weaknesses is that we are not on the 'beaten path'. Denton and Federalsburg have well established industrial areas. They are more visible and accessible via major highways. Their industrial parks were developed when funding was more readily available.

ECONOMIC COMPETITIVENESS: Medifast is one of the largest employers in the Town. Not only do they provide employment, but they engage in programs with the employees to provide enjoyment, wonderful working conditions, and fulfilling the needs of the workers. They have been a huge supporter of our Town through donations, maintaining mini-gardens, providing signage and providing a field for the Pop Warner football team. We hope that they plan to expand in the near future.

We support other communities through the Caroline County Municipal Association. We support our landscape with tree planting and establishing mini-gardens instead of black top over the rounded curbing.

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)

Preserve the small town atmosphere and qualities that make Ridgely a desirable place to live and work.

Trends in housing are comparable to other areas. New building has slowed considerably. However, we have had plans approved for a 36 Townhouse unit on Cow Barn Road. They obtained their allocations some time ago. Housing prices have dropped here as in other places. Property values are down compared to 3 years ago. But in this area, a substantial family home is now reasonably priced. Lister Estates was the last major development in Town. It was successfully marketed to middle income families.

We have homes that are priced for lower income to middle income families. The apartment complexes are available to low income. There are properties housing Section 8 residents at or below 120% AMI.

We have few water and sewer allocations left to develop more land. We must reserve the allocations for the Business Park and others who have paid for theirs. We are working with Caroline County regarding the Tech/Business Park. As it develops, we will overcome any deficiencies in water or sewer access. Between us, we will address any existing issues.

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 Maryland Dept. of Planning stated in a press release that there is a slowly aging population. A surprising difference is that traditional families are in decline. The Census data revealed that the median age of State residents was 38, average household size was 2.61. 67.5 percent of the State's occupied housing units were owned, compared with 32.5 percent that were rented. They stated that in several jurisdictions on the Eastern Shore, the elderly make up more than one-fifth of the population. The so-called nuclear family had a sharp drop in Maryland, declining by nearly 22,000 households between 2000 and 2010, in contrast to the nearly 24,600 gain during the 1990's. As a result, nuclear families now make up 20.4 percent of all households. In 1970, their share was 41.4 percent. Average household size remained virtually the same at 2.61. Reasons behind the stabilization of average household size over the last decade include growth of foreign-born population as well as the effects of the recession.

Our population by race shows us to be very diverse: we had white alone count of 1,264; Black or African American count of 267; American Indian or Alaska Native of 14; 3 Asian; 30 Hispanic and 11 of some other race.

In the Town of Ridgely, the population size in 2010 was 1819 with average household size around 2.85. Average family size was 3.56. Of the population, 1,073 were over 25. Of those, 80% are high school graduates with 14.6% holding a college degree. 106 veterans reside in town.

There are 957 in the labor force, or 75% of the Town. There was a median household income in 2009 inflation-adjusted dollars, of \$50,357.00. In 2009, per capita income was \$22,610.00. The estimated total housing units is 722 with 638 occupied.

The median age was 32 years old. There were 174 households with persons over 60 years old.

There were 604 husband-wife households and 47 unmarried-partner households. There were 274 all other households.

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)

Applicant experience in administering revitalization plans and projects. Describe the roles of the members of the SC Workgroup and experience: The following people were involved with the administration and planning for the waste water plant upgrade and replacement of the lagoon liner. They are involved with the daily operations and planning of the Town.

Leader: Diane Wojcik, Town Administrator

Town Commissioners: Dale Mumford, Linda Epperly-Glover, Anthony Casey and Public Works, David Crist

Office Staff: Stephanie Berkey, Clerk and Melissa Leonard, Assistant Clerk

Martin Sokolich, the Planning and Zoning Commission President has been involved with any building projects in the Town for the past several years as Planning and Zoning Commissioner. He reviews all plans and advises the citizen and the Town. He was instrumental in compilation of the Comprehensive Plan and is currently working with a company to revise the Planning and Zoning Ordinance and Manual.

Cathy and Rick Schwab, Historic District Commission President and Assistant Were involved with acquiring and administering the grant for the Rails to Trails Project of \$200,000. They were instrumental in acquiring the historic Telephone Exchange Building. They recently procured funds for a \$16,000 Town clock. They also initiated the Farmers Market. They developed the Olde Time Ridgely Days and the Fall Fest. All of this took a great deal of planning.

Lou Hayes, Parks and Rec. Commission President – has worked with development of Martin Sutton Park and the Little League Field. He is still working toward developing 2 more Little League Fields.

Mike Redgraves, Lions Club Leader and Gerald Sutton, also a Lion have worked with the Town to plan and produce the Strawberry Festival, Fall Fest, Christmas Lights and other events. They work to provide fund raising for many purposes including scholarships.

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)

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Management: Most of the people involved are leaders through their respective organizations or commissions and have vast experience, especially in Ridgely. Diane Wojcik, THE Ridgely Town Administrator, has been a Town Administrator in 2 locations for 10 years; has completed over \$4,000,000 in infrastructure projects including a waste water treatment plant upgrade through CDBG, MDE and USDA funding, Main Street and Sunset in Greensboro complete water, sewer, roads and sidewalk replacement with CDBG, MDE, USDA and SHA funding, Program Open Space and FEMA grants for removal of houses in flood area and has completed over 90 housing rehabilitation projects totaling over \$1,200,000 through CDBG funding with Caroline County. She has worked with non-profits and 12 years with insurance agencies. Her experience is vast and varied. Implementation of the SC Plan will fall in line with planned infrastructure and Town development and previous experience.

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)

Meetings have been held to organize the Sustainable Communities Panel. Letters were sent to all the Commission members for their input and further ideas. All the information is described in the narrative, including the list of future plans. The Plan was well received and expanded.

We have used public notices to inform the public of our efforts. We have projected ideas at Town Meetings. We introduced and passed the Resolution at a Town Meeting. We have entered information regarding Sustainable Communities on our website, www.ridgelymd.org.

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)

Our goals and objectives are to provide an appropriate array of community facilities and services, required to maintain the public health, safety and welfare of the residents of Ridgely. Our Smart Growth approach was outlined in our Comprehensive Plan with a development pattern analysis. A copy is attached. Requirements for new development include: Water and sewer allocation certification; Subdivision Plant Capacity Commitment Form; MDE Construction Permits; Water Capacity Management Plan; Wastewater Capacity Management Plan and inclusion in the County Comprehensive Water & Sewerage Plan.

Waste Water Treatment Plant Upgrade: In 2009 we upgraded our plant to maximize the use of the existing spray irrigation land for effluent disposal. This replaced the center pivot spray irrigators with solid set irrigators. New pumps and a newly constructed building were installed. These changes were coupled with a crop replacement in the irrigation fields to loblolly pines which will decrease crop management delays and keep nutrient levels within permitted levels. This \$1,550,000 project helped the environment and made the plant more efficient.

Ridgely Tech/Business Park; Transit oriented development includes the Ridgely Airpark which consists of 152.46 acres. Ridgely Airpark has been used continually as an airport since 1966 and currently provides small aircraft with a paved runway, hangers, fueling and radio facilities. It is considered a major portion of development of the business park. It is strongly supported by the Maryland Aviation Administration. The site for the Ridgely Business/Technology Park adjoins MD Route 312, immediately south of the Ridgely Airpark, all has been annexed into the Town. The Business Park site consists of 95 acres with 18 developed lots for business. There is water, sewer, electric, streets and broadband at the site.

Ridgely House purchase/Town Hall: Built in 1867, approximately 5,356 square feet on Central Avenue. Now listed on Maryland's register.

Martin Sutton Memorial Park: the Park is located off Park Avenue and Fourth St. This 24 acre facility funded primarily with Project Open Space funds, was developed as a multi-service park. It includes playgrounds and facilities for baseball, softball, basketball, soccer, tennis, volleyball, picnicking, skateboarding and horseshoes. There is a ½ mile track for walking, jogging and cycling. POS funded renovation in 2007 for construction of a new bandstand and park benches. The large pavilion provides an area for many activities.

Ridgely Railroad/Historic Park: This area preserved for the Railroad Station, the Telephone Exchange Building, the old Caboose, and the World War II water fountain is a highly functioning preserved area for local activities and historic significance. The vitality of the area was very significant during this years' events. Over 100 classic cars and hundreds of people turned out for the Fall Fast and Olde Time Ridgely Days.

Cow Barn Park: This sports park was developed for use of the Town and County. It consists of 35 acres located west of Town. The area is large enough to develop 4 Little League Fields.

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)

During any development, stormwater plans will be thoroughly reviewed by Caroline County Staff as we fall under the Caroline County Stormwater Management Plan. All activities will have to meet their standards. The Ridgely Industrial Park project plans have been thoroughly covered during plan development. All infrastructure has been constructed and broadband has been added. Initial cost was to be \$3,175,000.

The Ridgely Waste Water Plant upgrade was completed in 2010 at approximately \$1,550,000. Any other local development in process has already received allocations for water and sewer. We will assess any future development proposals in light of the site's physical suitability to accommodate development, while protecting natural resources, sensitive areas, and the quality of the Town's ground water and will encourage the County to do likewise.

We will incorporate environmentally sensitive building and site-design standards and guidelines that follow LEED models into the subdivision review process to minimize the potential negative impacts of development on natural resources and sensitive areas. We must continually be vigilant because we are surrounded by farm land and natural habitats. Plans for the new Ridgely Fire Station are LEED certified, incorporate geothermal heating, pervious surfaces for parking and other elements.

We make every effort to conserve forest and/or woodland resources and, whenever possible, replenish growth through tree conservation measures and replanting programs implemented through our local Tree Commission in compliance with the Maryland Conservation Act.

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)

MANAGEMENT OF STORMWATER; During development, stormwater plans will be thoroughly reviewed by Caroline County Staff as we fall under the County Stormwater Management Plan. All activities will need to meet their standards. The Ridgely Industrial Park project plans have been thoroughly covered during plan development. All infrastructure has been constructed and broadband has been added. Initial cost was to be \$3,175,000. The Ridgely Waste Water Plant upgrade was completed in 2010 at approximately \$1,550,000. Any other local development in process has already received allocations for water and sewer. We will assess any future development proposals in light of the site's physical suitability to accommodate development, while protecting natural resources, sensitive areas, and the quality of the Town's groundwater and will encourage the County to do likewise.

RAIN GARDENS: Have been developed in the curb bump-outs on Central Avenue. They add pervious surface and enhance the Central Avenue. Plants have been bought from the Phyto Ecology nursery in Ridgely.

INSULATION: The Town Hall had insulation inserted throughout the third floor by a local contractor. This should provide a tremendous energy saving in our 1867 building. We are also installing 2 new 16 SEER HVAC units for cooling by a local contractor. We installed interior storm windows on many of the windows, especially the largest ones through a contractor in Ridgely.

RECYCLING OF WASTE; We have talked with our local hauler, Waste Management. We are involved with a study of the other towns in the area who have implemented the single stream process. We have received information from our trash hauler regarding the process, costs and savings.

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We make every effort to conserve forest and/or woodland resources and whenever possible, replenish growth through tree conservation measures and replanting programs implemented through our local Tree Commission in compliance with the Maryland Forest Conservation Act.

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)

Applicant experience in administering revitalization plans and projects. Describe the roles of the members of the SC Workgroup and experience: The following people were involved with the administration and planning for the waste water plant upgrade and replacement of the lagoon liner. They are involved with the daily operations and planning of the Town. Leader: Diane Wojcik, Town Administrator

Town Commissioners: Dale Mumford, Linda Epperly-Glover, Anthony Casey and Public Works, David Crist

Office Staff: Stephanie Berkey, Clerk and Melissa Leonard, Assistant Clerk

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Cathy and Rick Schwab, Historic Society Commission President and Assistant Were involved with acquiring and administering the grant for the Rails to Trails Project of \$200,000. They were instrumental in acquiring the historic Telephone Exchange Building. They recently procured funds for a \$16,000 Town clock. They also initiated the Farmers Market. They developed the Olde Time Ridgely Days and the Fall Fest. All of this took a great deal of planning.

Lou Hayes, Parks and Rec. Commission President – has worked with development of Martin Sutton Park and the Little League Field. He is still working toward developing 2 more Little League Fields.

Mike Redgraves, Lions Club Leader and Gerald Sutton, also a Lion have worked with the Town to plan and produce the Strawberry Festival, Fall Fest, Christmas Lights and other events. They work to provide fund raising for many purposes including scholarships.

Management: Most of the people involved are leaders through their respective organizations or commissions and have vast experience, especially in Ridgely. Diane Wojcik, THE Ridgely Town Administrator, has been a Town Administrator in 2 locations for 10 years; has completed over \$4,000,000 in infrastructure projects including a waste water treatment plant upgrade through CDBG, MDE and USDA funding, Main Street and Sunset in Greensboro complete water, sewer, roads and sidewalk replacement with CDBG, MDE, USDA and SHA funding, Program Open Space and FEMA grants for removal of houses in flood area and has completed over 90 housing rehabilitation projects totaling over \$1,200,000 through CDBG funding with Caroline County. She has worked with non-profits and 12 years with insurance agencies. Her experience is vast and varied. Implementation of the SC Plan will fall in line with planned infrastructure and Town development and previous experience.

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)

Our Comprehensive Plan lists many ways to outline the goals, objectives and recommendations for the future of Ridgely. The largest development and growth area will be the Tech Park and Airport. This would include support businesses, employees, and unimagined effects on the Town and schools. Therefore, we strongly promote interjurisdictional coordination and future cooperative planning and zoning efforts with Caroline County. We must place priority on the protection of historic and culturally significant buildings. We will also review, update, and revise Ridgely's Design Guidelines, Zoning Ordinance, and Subdivision Regulations consistent with the Comprehensive Plan.

We will promote historic rehabilitation and revitalization for existing housing stock. The Eastern Shore vernacular architecture found along Ridgely's streets must be preserved. We will continue to build heritage tourism attractions in Ridgely such as the Railroad Station, the Cow Barn property, Rails to Trails, Telephone Exchange Building, and the historic caboose. The Ridgely House is already recognized as a historic structure. Zoning provisions must promote adoptive reuse of historic structures for public and private uses including bed and breakfasts, craft/gift shops, small retail operations, cafes and restaurants, museums, and studio space for artisans. We will continue to work with the Md. Dept. of Housing and Community Development, the Maryland Historical Trust, Caroline County Historical Society and the EDC will work with us to promote and enhance heritage preservation and tourism initiatives in Ridgely.

We want to maintain our country village atmosphere. Our natural resources are protected by laws and vigilant community members. Our Waste Water Plant is within all MDE limits. The tree canopy over our side streets and Main St. is provided by old, elegant trees.

The Town Environmental Stewardship is ensured by a cooperative agreement with Caroline County who reviews and issues permits on behalf of the Town. Our historic elements and parks comprise one of our major strengths.

Adkins Arboretum is located west of Ridgely. This is arboretum of 500 acres with 15 miles of paths along streams and meadows. Our dream is to have the Rails to Trails extend out to the Arboretum. They are one of 3 Institutions to receive funding through IMLS/s Museums for American Program and will add 5 acres of new plants. This area has a huge impact on our Town as does Tuckahoe Park.

Tuckahoe State Park is next to Adkins Arboretum. A quiet country stream is bordered for most of its length by wooded marshlands with a 60 acre lake and 20 miles of scenic hiking, biking and equestrian trails, canoeing, hunting, picnicking and a recycled tire playground for the children.

Mini-gardens came about as a result for reuse of curb bump-outs. We could not maintain the 12 bump-outs so we asked the residents to plant gardens instead, and they did.

KEY PARKS; Martin Sutton Park was developed in the 1970s. Caroline County uses our excellent tennis courts for play. There are of 24 acres of ball fields, playground, tennis courts, a ½ mile walking track, a skate park, a gazebo, a band stand and a large pavilion. There have been weddings, receptions, car shows and the Strawberry Festival is held there every year.

Ridgely Athletic Park is about 35 acres on Cow Barn Road has 3 Little League fields.

KEY HISTORIC ASSETS: The heart of the village of Ridgely was the Railroad from 1868. Ridgely was dubbed "The Strawberry Capital of the World". Ridgely Memorial Park contains: The Railroad Interpretive Center; the 1889 Railway Station; the Caboose; the World War I Fountain; The Telephone Exchange Building.

RIDGELY HOUSE; Built in 1869 and on the Maryland Historic Trust listing, it now houses the Town Hall and Police Department.

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)

PROMOTE "PLACE-MAKING PRINCIPLES"

Continuity and Enclosure: The form and fabric of a place defines the living environment and establishes a hierarchy of both public/private spaces for clarity of function and movement. Good urban design provides a sense of well being and amenity by ensuring recognition of the natural context and the functional requirements of the community as well as responding with public spaces and routes that are lively and pleasant to use. The ease of movement for residents and visitors is reinforced by consideration of connectivity and permeability. Legibility principles establish an understanding of place and way-finding for residents and visitors, while a discernable planned structure ensures that the living environment has a clear image and is easy to understand.

Adaptability comes about through provisions for changing lifestyles and community needs. This enhances the future social and economic sustainability of a community- adaptable space and provides for flexible uses and gradual change, where buildings and areas adapt to a variety of present and future uses, including the reuse of historic buildings and spaces. We must remember: Diversity of space and function provides a range of experience and choice.

Continuity and Enclosure: promote the continuity of street frontages and the enclosure of space by development, which clearly defines private and public areas.

Character: promote character in Ridgely by responding to and reinforcing locally distinctive patterns of development, landscape and culture.

People Oriented: Promote public spaces and routes that are attractive, safe, uncluttered and that work effectively.

Ease of Movement: Promote access and local permeability by making places that connect with each other and are easy to move through, putting people before traffic uses.

Preservation and Protection: Promote the preservation and protection of historic and natural resources. Integrate those resources with society and minimize the impacts of human activities on the natural environment.

Diversity: Promote diversity and choice through a mix of compatible developments that work together to create viable places that respond to local needs.

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)*

All of the following portions of the Town are under plans to improve, expand or develop

In 2006, the Town established the Ridgely Tree Commission "to preserve and enhance the Town's physical and aesthetic character by preventing the indiscriminate removal or destruction of trees between the sidewalks and the streets in the Town of Ridgely." They wished to retain the trees to protect wildlife, improving overall air quality, reducing and diverting surface water runoff, preventing silt and sediment from entering into the Town's storm sewer system which ultimately enters the State's waterways.

We have an exceptional tree canopy shading streets with very old, beautiful trees which we do our best to preserve and protect. One condition which needs to be addressed is the areas where trees have uprooted sidewalks. As per the 1991 State Forest Conservation Act, forest conditions are an integral part of the planning process.

Rails to Trails-This project was developed through the State Highway Association funding, in combination with the Historic Park and Railway Interpretive Center. Originally the plan was to develop the Trail to run from the Town to Tuckahoe Park and Adkins Arboretum. The portion within Town limits is complete and used frequently. It provides walking access to the pharmacy and café and other businesses. We still plan to work with the County to continue it to Adkins Arboretum and beyond, to Tuckahoe State Park.

Martin Sutton Park is a viable, well used space. Caroline County uses our excellent tennis courts for play. It consists of 24 acres of ball fields, playground, tennis courts, a ½ mile walking track, a skate park, a gazebo and band stand and a large pavilion. There have been weddings, receptions, reunions, car shows, yearly Strawberry Festival and many other activities. We are planning more lights and a new sign. This park has been an integral part of our community since its' inception.

Ridgely Athletic Park on Cow Barn Road, is located on the west edge of Town. This is a property of about 35 acres large enough to develop 4 Little League fields. We currently have 3 fields with bleachers. Plans include lighting for the area and playground equipment. We are planning 2 Senior League fields.

Tuckahoe State Park is not within the Town boundaries, but is so much a part of the green environment and community activities that it needs to be considered as part of our access to green space. This consists of a quiet country stream bordered for most of its length by wooded marshlands and runs through the length of the park. The 60 acre lake offers boating and fishing. There are 20 miles of scenic hiking, biking and equestrian trails, canoeing, hunting, picnicking, as well as a Recycled Tire playground for children. Activities include day camps, canoe trips, Scales & Tales exhibits and Challenge Course programs. There are 51 camping sites and cabins, large pavilions for 80 people. The Park is supported by a Maryland Conservation Corps Program which engages young adults to dedicate a year of service to natural resource conservation.

Adkins Arboretum is located in the Tuckahoe Park area. This is the only arboretum on the eastern shore of Maryland. It covers 400 acres dedicated to promoting the appreciation and conservation of the region's native plants. 5 miles of paths along streams, through meadows and native plant gardens with a rich bottomland forest attract nature lovers. They offer year-round programs in horticulture and natural history. Our plan is to one day have the Rails to Trails extended out to Adkins Arboretum and Tuckahoe State Park. This is a wonderful walking, riding, biking and hiking area for the family. Adkins Arboretum and TuckahoePark have excellent websites. Please visit them to see what they have to offer.

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)

Involved in the operations and planning for the Town are the 3 Commissioners, The Planning and Zoning Commission of 5 people, the Tree Commission of 5, Parks and Recreation Committee, Historic Society of Ridgely, Economic Development Commission, Public Works Superintendent, County leaders to work with Tech Park, the Lions Club, and local interested citizens.

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 Caroline County Tech Park is the major development initiative at this time. Located within the Town, it has been constructed with all infrastructure including water and sewer, broadband, roads, streets, lights, etc. We met December 15, 2011 to review marketing strategies. This 95 acre property acquisition was funded through the Maryland Department of Business and Economic Development. There are sites for at least 18 businesses. Ridgely Air Park is across the street and provides viable transportation for the park. This airpark can be a critical east coast fueling area. Development of this project would reach out into the community for needed services, construction, supplies, food, transportation, etc. Medifast has expanded their diet food business and is now advertising in the national media. They strongly support the community. They have donated a field for the Pop Warner Football League in coordination with the Lions Club. We support this company and assist them in any way we can.

In January 2007, the Town established a Local Revolving Loan Fund to assist in helping our businesses to expand and grow. We supported a local Child Care Center.

We are meeting with a local property owner to discuss and plan for apartments for the elderly or low income. The development will be called Walnut Farms.

As of note: since we began this application, 4 new businesses have opened in town and another is in process. We now have The Ridgely Diner, Central Perk, Jody's Cut n' Curl on Central Avenue and Connolly's Market on Route 480. Permitting and inspection are performed through the Town government. We are currently revising our Planning and Zoning Ordinance and Code book.

Job training: we are applying for a program to bring computers into the Town Hall to provide access for job hunting/training for local residents. As we have no library, this will provide substantial support.

As economic development evolves, we will promote character by responding to and reinforcing locally distinctive patterns of development, landscape and culture. We want to promote public spaces and routes that are attractive, safe, uncluttered and that work effectively. We have been fortunate to have a Town laid out and planned to be used for these purposes. We will promote access and local permeability by making places that connect with each other and are easy to move through. This encourages economic viability. Along with economic development, we must preserve and protect our historic and natural resources, integrate those resources with society and minimize the impacts of economic development on human activities and the natural environment. Above all we keep sight of our primary goal for land use: Preserve the small town atmosphere and qualities that make Ridgely a desirable place to live and work. Part of our objectives must be to assure the provision of community facilities and services to all living and working areas and to minimize adverse impacts on water quality, natural resources.

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)

Our workforce development policy consists of maintaining the integrity of the Town's infrastructure. As we can afford help, we hire people for maintenance and improvements. We hire local contractors for construction when possible. We recently covered the third floor of the historic Ridgely House with insulation and put interior storm windows in many windows. We have 2 new HVAC systems that were installed December 7th through the 13th. We continually hire local workers for leaf removal, assistance with the Parks, etc. With only 3 men on our Public Works force, we need extra help.

Our goal for job creation is development of the Tech Park as described in other sections. This would provide employment for the businesses at the park plus local business support. This would be a huge economic event.

The Photovoltaic Array to be constructed at the Waste Water plant will provide jobs in the area and great energy savings.

We also plan for a computer system for public access for job hunting and support. This will be in the Town Hall building.

For several years, we have been trying to build a new Fire Station. The old existing one from 1930 is inadequate. The property was bought many years ago. Efforts to attain funding are continuous. An ARRA application was submitted and the plans were 'shovel-ready', but it was not accepted. The entire application used LEED certified techniques, impervious concrete, energy-saving lighting and geothermal heating/cooling. Building this facility would provide many jobs from all areas.

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)

BRAC WILL NOT DIRECTLY IMPACT THE RIDGELY AREA

There are potential, indirect impacts: 12,000 additional people will now come to work in Maryland. Some of them may choose to live in our neighborhood. We have many who already commute to the western shore to work.

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)

Applicant experience in administering revitalization plans and projects. Describe the roles of the members of the SC Workgroup and experience: The following people were involved with the administration and planning for the waste water plant upgrade and replacement of the lagoon liner. They are involved with the daily operations and planning of the Town.

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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)

Housing plans are under way for a 36 unit townhouse community for all ages and incomes known as Cow Barn development. Water and sewer allocations have been reserved for several months. Construction plans are finalized and zoning is in place.

Meetings are taking place this month for a new unit known as Walnut Farms. This is to be for elderly or low income, whichever financing arrangements can be made. The allocations have been reserved for 24 units. When plans are finalized, we will be ready to proceed.

Weese Development is a small development of 3 new houses to be built in town. All of the plans are final. Construction to start soon.

Current housing conditions throughout the county are affected by the economy. Also, there is a large amount of unemployed who need housing. Tuckahoe Gardens, the development at Chicken Bridge and Strawberry Court are 3 developments for low income and elderly rentals.

Housing Policies clearly state that we shall work to preserve Ridgely's heritage resources. We do this through appropriate preservation of historical, archeological, natural and scenic resources. We will continue to build heritage tourism attractions such as the Ridgely Railroad House, the old Cow Barn building and the Rails to Trails to promote revitalization of the Town Center and Central Business District. We must ensure that the architecture found along our streets is maintained and preserved as a valuable economic asset and heritage resource. A large part of this plan falls within our Historic District and the Planning and Zoning Committee. They realize the vitality and preservation of our ways of life is paramount.

We will work with Caroline County to explore ways to provide local funding to assist with heritage preservation, neighborhood revitalization and tourism in Ridgely and other municipalities.

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)

The new Walnut Farms development is within walking distance of the Town Center and the Ridgely Elementary School. Our current housing developments; Tuckahoe Gardens, Chicken Bridge and Strawberry Court have a bus service. This bus service can be accessed from most streets in Town. Cow Barn development is very close to the Rails to Trails which gives easy access to Belle Street and Central Avenue. The development is across from the Ridgely Ball Park.

The issue of living near your work is a major element in rural areas. The majority of people have to travel to another location. With the advent of the Caroline County Tech/Business Park, many local people would be employed and be located within 3 miles of their work.

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)

Our goal for affordable housing is 35 additional units. That would provide a home for approximately 85 to 100 more people. There are other units to be built that would house workers and those who do not need low income housing such as Weese development.

We have many professionals in Town such as teachers, fire fighters, County workers, State workers, etc. All populations will benefit from any new affordable housing.

There are many elderly persons in our Town and County. There are also many low income persons. Any housing that is created will fall into these categories: elderly, low income, handicapped and others. While the 2009 income figures for Maryland have the median household income for the state at \$70,050, Caroline County is listed at \$57,050. With a Census population of 1,639 in the Town, there are 604 who are over 60.

(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 groups involved in our plans would include the Historic Commission, the Tree Commission, the Rails to Trails Committee, the Parks and Recreation Commission, Planning and Zoning, Economic Development Commission, and the newly composed Sustainability Commission.

The Ridgely Commissioners and Public Works would be involved with plans, approvals and implementation of plans. All employees become involved through oversight, financial processes, communication, record keeping and other intractions. The Lions Club has been heavily involved with several projects and will remain active with us.

Caroline County will be involved with anything extending beyond our boundaries, such as the Tech Park. The Caroline County Historic Commission has also been involved with the Railroad Interpretive Center and will continue on. They want to restore the train station to its original design. They are planning to bring the Herzog barn into the Ridgely Historic Park.

Medifast, a large company who manufactures diet products, has been involved with the mini-gardens on Central Avenue. They provide printing and binding processes when needed and other community support. For example, they publish the Caroline Sun; History of Ridgely. Tommy Rampmeyer, a Ridgely native, composes a Ridgely History book every year based on the Caroline Sun articles. He has published 11 books dealing with the history of Ridgely, the County and the Country. This is a wonderful asset. The Caroline Sun was a Ridgely newspaper active from the 1900's into the 1960s.

Ridgely Elementary School participates in sports and other activities and will have a part in Parks and local activity planning.

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)

Our current plans for expansion of the Rails to Trails will strengthen the walking and bicycling areas for local access. This runs through a residential portion of Town. Walnut Farms will have easy access to the trail and Central Avenue. Cow Barn property will have easy access to the Trail as they are in easy walking distance from it.

Planned improvements include new sidewalks on Central Avenue, state route 312. Upon recognition as a Sustainable Community, we will apply for funding for this initiative. Our beautiful old trees have caused large upheavals of the sidewalk that must be corrected. We also want to improve the sidewalks leading to the Ridgely Elementary School.

One objective for the Town is to ensure that new development extends the Town's grid, alley and sidewalk systems, where appropriate, and that developer plans and agreements reflect the recommendations of the Comprehensive Plan for such systems. Ridgely was laid out in a grid system which can provide functional systems for streets and sidewalks. Alleys were designed throughout and they were utilized for sewer line installation to provide easy access for repairs and maintenance.

Our Comprehensive Plan recommends that we adopt the Federal Functional Classification System to maintain a balanced system of streets and provide guidelines for redevelopment of existing streets and the construction of new streets. We will review traffic capacity for the near future and what street improvements may be warranted. Improvements could include installation of curb, gutter, sidewalks and bike lanes where none exist (such as the route to the school) including planting space.

We are expecting the results of a traffic study of Route 480 and Central Avenue in the new year. This is the major intersection of the Town. Traffic has increased due to the opening of the landfill on River Road off Route 480 last January, 2011. Many big trucks use this route. We have asked for a traffic signal many times and sincerely hope that the study will warrant a light.

We are so pleased with the opening of the Ridgely Diner, Central Perk, Connollys Market, and the Beauty Parlor just this month. All of these businesses are easily accessible. With the current population, we have ample parking on Central Avenue.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The closest transportation center is the Ridgely Air Park, 3 miles from center of Town. This air park is increasing in usage. It is in a strategic area for quickly refueling for east coast transportation. This has an advantage over major hubs because of quick access to fuel with much less traffic.

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)

Applicant experience in administering revitalization plans and projects. Describe the roles of the members of the SC Workgroup and experience: The following people were involved with the administration and planning for the waste water plant upgrade and replacement of the lagoon liner. They are involved with the daily operations and planning of the Town.

Leader: Diane Wojcik, Town Administrator

Town Commissioners: Dale Mumford, Linda Epperly-Glover, Anthony Casey and Public Works, David Crist

Office Staff: Stephanie Berkey, Clerk and Melissa Leonard, Assistant Clerk

Martin Sokolich, the Planning and Zoning Commission President has been involved with any building projects in the Town for the past several years as Planning and Zoning Commissioner. He reviews all plans and advises the citizen and the Town. He was instrumental in compilation of the Comprehensive Plan and is currently working with a company to revise the Planning and Zoning Ordinance and Manual.

Cathy and Rick Schwab, Historic Society Commission President and Assistant Were involved with acquiring and administering the grant for the Rails to Trails Project of \$200,000. They were instrumental in acquiring the historic Telephone Exchange Building. They recently procured funds for a \$16,000 Town clock. They also initiated the Farmers Market. They developed the Olde Time Ridgely Days and the Fall Fest. All of this took a great deal of planning.

Lou Hayes, Parks and Rec. Commission President – has worked with development of Martin Sutton Park and the Little League Field. He is still working toward developing 2 more Little League Fields.

Mike Redgraves, Lions Club Leader and Gerald Sutton, also a Lion have worked with the Town to plan and produce the Strawberry Festival, Fall Fest, Christmas Lights and other events. They work to provide fund raising for many purposes including scholarships.

Management: Most of the people involved are leaders through their respective organizations or commissions and have vast experience, especially in Ridgely. Diane Wojcik, THE Ridgely Town Administrator, has been a Town Administrator in 2 locations for 10 years; has completed over \$4,000,000 in infrastructure projects including a waste water treatment plant upgrade through CDBG, MDE and USDA funding, Main Street and Sunset in Greensboro complete water, sewer, roads and sidewalk replacement with CDBG, MDE, USDA and SHA funding, Program Open Space and FEMA grants for removal of houses in flood area and has completed over 90 housing rehabilitation projects totaling over \$1,200,000 through CDBG funding with Caroline County. She has worked with non-profits and 12 years with insurance agencies. Her experience is vast and varied. Implementation of the SC Plan will fall in line with planned infrastructure and Town development and previous experience.

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)

SPECIFIC OUTCOMES TO BE PRODUCED:

- A catalyst for economic vitality
- Development of the Ridgely Air Park and Tech/Business Park
- Photovoltaic Array at the Waste Water Plant
- Single Stream Recycling
- Develop Walnut Street apartments for senior/rental housing
- Develop 36 Town Houses on Cow Barn Road
- Railroad Station Improvements/immediate:painting
- Park Improvements for all 4 area parks
- Sidewalk repairs and improvements
- Maintaining historic structures. Repairs to Ridgely House. Maintain our specific grid and alley system.
- Maintain and continue our Water and Waste Water standards.

The Sustainable Community Action Plan (SC) will be a catalyst for economic vitality and livability reinvestment. The implementation of this plan will coincide with development of the Tech/Business Park and Ridgely Air Park, The Photovoltaic Array construction, adoption of a Single Stream recycling effort, the Railroad Station improvements, Sidewalk improvements, lighting at the ball parks, planting more trees, and preparations for our huge 150 Year Anniversary Celebration.

The SC Plan will further support our goals and objectives which require us to maintain the public health, safety and welfare of our citizens. This is achieved through diligence regarding our water and waste water, the WIP plan, planning and zoning initiatives, development efforts and future land uses. The SC Plan coincides with our Comprehensive Plan through a development pattern analysis. The Town of Ridgely has been divided into eight (8) primary planning areas as well as three (3) secondary planning areas. These are administrative areas and will enable the Planning Commission and the Town commission to develop regulations and encouragements to properly manage growth and protect the environment. Planning areas are designed to provide flexibility to address

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

When we are designated a Sustainable Community, we will be encouraged to pursue these goals due to access A Benchmark for the progress of our SC plan will be implementation of the plans for the development of the Tech/Business Park. This will be a monumental step forward economically and structurally for the area. This Park and further development of the Ridgely Air Park could have a profound effect on the whole Eastern Shore of Maryland. Our overall goal is to maintain the existing character of this residential country Town, allow appropriate infill and redevelopment with appropriate architectural characteristics for the area that reflect the small town atmosphere. Final plans for the Photovoltaic Array at the Waste Water Plant will be a decided benchmark. direct Town revitalization efforts to the downtown area, create more pedestrian friendly environments through expansion of the Rails to Trails and improved sidewalks, and preserve the historic sites and structures. All of this Every item we have listed to require specific outcomes will be regarded as a reality when it begins. Webster's Dictionary says a "benchmark" is a point of reference for measuring or a standard. The beginning of a plan is our benchmark.

We have 4 wonderful, viable parks already developed. They are widely used and contribute to the Town's livability, As the Sustainable Community Group meets together and organizes all of the specific outcomes to be produced, green development standards and enjoyment. The total of the park areas is about 170 acres. This is a great way we will recognize the progress, make any changes, and safe guard the integrity of the projects. The participants are local, concerned citizens who have the same goals in mind – including diligence regarding the environment, primary drainage ways in the Town. The 12 mini-gardens provide a water management plan and green garden plan safeguarding our way of life, protecting our parks and homes, and caring about the future for our children while enhancing the Main Street appearance. The Conservation Areas within the Town are indicators of the carrying capacity for portions of the Town's water and serve as a buffer. They support given natural resource limits Produced, there will be more as life and times evolve. for TMDL's.

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