



# SUSTAINABLE COMMUNITIES PROGRAM

## APPLICATION FOR DESIGNATION RENEWAL

### Eligible Applicants:

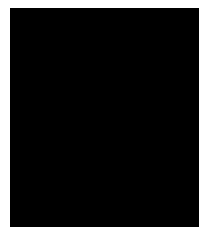
*Local Governments with a Sustainable Communities  
Designation*

*Local Government Consortiums with a Sustainable  
Communities Designation*

Application must be submitted  
on or before the expiration date of  
Sustainable Communities designation.

Maryland Department of Housing and Community Development  
Division of Neighborhood Revitalization  
2 N Charles Street, Suite 450  
Baltimore, MD 21201  
410-209-5800  
<http://dhcd.maryland.gov/>

**SGSC Approved 3.05.2025**



## **Overview of Sustainable Communities**

The Sustainable Communities Act of 2010 established a framework for reinvestment and revitalization of Maryland’s existing communities creating a single, locally designated geographic focus area. Since that time the “Sustainable Communities” designation has provided an efficient means of targeting scarce public and private resources for multiple State agency investments and prioritizations.

## **Purpose or Renewal and Streamlined Application**

The Sustainable Communities (SC) designation must be renewed every five years. This renewal application provides an opportunity for local governments to update their existing SC action plan and report on the accomplishments made over the past five years. Through the renewal process, local governments can request additional technical assistance and highlight any areas from the original action plan for which progress must still be made.

## **Application Eligibility and Threshold Requirements**

Local governments (municipal or county) are eligible to apply.

Eligible applicants are to reconvene their **Sustainable Communities Workgroup** to discuss the accomplishments and challenges of their Sustainable Community Action Plans in addition to any update they may like to make to the Action Plan. The applicant may choose to select new members to participate in the Workgroup. The purpose of this workgroup is to continue and reinforce working relationships and collaborations among local governmental departments and better align community development priorities and strategies. In addition, this is an opportunity to assess if the Workgroup would like technical assistance from State government agencies to implement certain action items or develop strategies to address local challenges.

## **Threshold Requirements**

All Sustainable Community applications must meet the following threshold requirements:

- 1) Sustainable Community Area boundaries must be entirely within a Priority Funding Area (PFA) and should be an area in need of renewal and reinvestment that would benefit from a targeted long-term strategy. Applicants can verify Priority Funding Area boundaries by visiting the MDP website at:  
<http://www.mdp.state.md.us/OurProducts/pfamap.shtml>
- 2) The proposed Sustainable Community is within or near a town center or transportation center, or there is a need for financing assistance for small businesses, nonprofit organizations or microenterprises;
- 3) The updated Plan must be consistent with other existing community or comprehensive plans;
- 4) A Sustainable Communities Workgroup is re-convened and a roster of members should be provided with the application.

Applications that do not meet these threshold requirements will not be considered.

### **Application Submission and Evaluation**

The Sustainable Community application will be evaluated based on thorough assessment of strengths and weaknesses and how well desired outcomes, strategies and action steps are connected to the local conditions.

The first page of the electronic application is the Table of Contents. This should also serve as a checklist and be used to provide corresponding tabs.

Please submit all materials (application, maps, pictures, and/or shapefiles) via email to the Sustainable Communities project management team.

### **Incomplete applications will not be accepted.**

Deliver Sustainable Community Applications via email:

Subject Line: Sustainable Community Application

To: Carter Reitman

[Carter.reitman@maryland.gov](mailto:Carter.reitman@maryland.gov)

Copy: Olivia Ceccarelli-McGonigal

[olivia.ceccarelli@maryland.gov](mailto:olivia.ceccarelli@maryland.gov)

### **Site Visits, Follow-up Discussion, Technical Assistance**

Attendance at a minimum of one application consultation session or training is mandatory for all applicants. Consult with Olivia Ceccarelli-McGonigal at 410-298-5826 or by email at [olivia.ceccarelli@maryland.gov](mailto:olivia.ceccarelli@maryland.gov) if you would like to schedule a meeting.

If requested, the Department can provide technical assistance to local governments to prepare their Sustainable Communities applications. When needed, the Department may offer technical assistance, in collaboration with the Maryland Department of Planning, to local governments with limited capacity to prepare their Sustainable Communities applications.

During the application review process, the review team may make site visits and/or hold meetings with applicants. In addition, applicants may be contacted by the Department for follow-up discussions prior to awards.

### **Approval**

Approval of applications will be made by the Governor's Smart Growth Coordinating Committee on the recommendation of an inter-agency review team. The review team is coordinated by the Department of Housing and Community Development. The Governor's Smart Growth Coordinating Committee can defer the approval of a Sustainable Communities renewal to the Governor's Smart Growth Subcabinet.

All questions related to the application, please contact Olivia Ceccarelli-McGonigal at 410-209-5826 or by email at [olivia.ceccarelli@maryland.gov](mailto:olivia.ceccarelli@maryland.gov) or your regional project manager, found at this link: <https://dhcd.maryland.gov/Communities/Documents/SRP/PM-Map-ContactInfo.pdf>

## **RENEWAL APPLICATION INSTRUCTIONS**

The Sustainable Communities application for renewal has **three** sections:

### **A. Contact information, General Information, Organizational Capacity:**

In this section, applicants are asked to update their contact information, provide information about demographic shifts over the past five years, discuss the strengths and weaknesses of their Sustainable Communities workgroup and share any technical assistance needs the workgroup may have.

### **B. Report on accomplishments over past five years:**

The report is an opportunity to reflect on any accomplishments achieved in the Sustainable Community area. It is a tool used to evaluate if the SC applicant achieved its intended outcomes, implemented the strategies initially envisioned, and identify what resources were used. Renewal applicants are encouraged to discuss how priorities, actions, and objectives were or were not achieved across the six elements listed on the previous page (v), including how any of the elements may have interrelated during the five initial years of SC designation.

### **C. Sustainable Communities Action Plan Update:**

The Sustainable Communities Action Plan has been revised so that it is less time consuming and focused on developing a strategic implementation plan. Renewal applicants are encouraged to use their previous Sustainable Communities applications as a basis for their updated Action Plan. You may identify which weaknesses have not yet been addressed or which strategies have not yet been implemented. Include your revitalization priorities for the next five years, basing them on your community's current strengths and weaknesses.

## **SUSTAINABLE COMMUNITIES PLAN ELEMENTS**

The table below provides a description of each subject area/element of the Sustainable Communities Action Plan. Included are examples of common strengths and weaknesses within each subject area and the types of projects that might be implemented to address said strengths and weaknesses.

**ENVIRONMENT:** Describes projects involving the natural environment, our use of natural resources, and our relationships to the natural environment.

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

**ECONOMY:** Describes projects centered on economic growth and management.

This category includes projects focusing on (but not limited to): business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

**TRANSPORTATION:** Describes projects involving the way people in your community get from place to place.

This category includes projects focusing on (but not limited to): access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

**HOUSING:** Describes projects involving the homes in which people in your community live and which make it easier for them to find and stay in a place to call home.

This category includes projects focusing on (but not limited to): affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

**COMMUNITY HEALTH & QUALITY OF LIFE:** Describes projects concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public safety and the reduction of crime; libraries; educational facilities and programs; health and wellness facilities and programs; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities.

**LOCAL PLANNING & STAFFING CAPACITY:** Describes projects concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

This category includes projects focusing on (but not limited to): updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

## **Additional Guidance for Developing the Sustainable Communities Action Plan**

### **III. SUSTAINABLE COMMUNITY ACTION PLAN UPDATE**

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, increase prosperity for local households and improve the 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 identified in the action plan are your priorities for improving the livability of community places -- residential, commercial, or other public or private properties – and the sustainability of new work, retail, recreational and housing opportunities for residents. At the same time, the plan should only discuss the strategies that will impact the geographic area targeted for revitalization, so that resources have the best opportunity to have the intended effect. These projects can also be designed to 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 livable and sustainable community.

All communities submitted an SC Plan when the community earned its original designation. Some applicants may want to take advantage of the designation renewal process to outline new strategies, set new priorities or reaffirm existing strategies for their Sustainable Community. Changes to SC Plans may reflect changes in external factors affecting the community or changes in the priorities of the applicant.

#### **Action Plan Guidance**

The Action Plan section has been broken down into the same six categories as the Comprehensive Assessment section of this document. These parts address key components of your Sustainable Community Action Plan. Follow the guidelines below to fill out the matrix.

- 1) For each section, pinpoint essential strengths and weaknesses of your community.** Example Transportation: Strength - Good sidewalk connectivity. Weakness - Insufficient amount of downtown parking.
- 2) Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest potentials. Include a means of measuring the success of said outcome.** Example Economy: Outcome – Expand broadband fiber optics in Town. Progress Measure - Linear measurement of fiber laid and number of residential and business connections.
- 3) After defining the outcomes, list detailed strategies (break down to several action steps if needed) that will serve as the means to achieve those goals.** Example Economy: Strategy - Increase number of Town sponsored events □ Develop with community input, a series of weekend events that the Town could host.

- 4) **List potential partners that can support the successful implementation of these strategies through different types of resources.** Example Economy: DHCD (Community Legacy program), Small Business Administration (Services and financial assistance) etc.

**CHECKLIST AND TABLE OF CONTENTS**

APPLICANT: Town of Denton

NAME OF SUSTAINABLE COMMUNITY: Denton Sustainable Community Area

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

- ☐ **Section A - Sustainable Community Renewal Applicant Information**
  - [Applicant Information](#)
- ☐ **Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**
  - [Part 1: Qualitative Assessment](#)
  - [Part 2: Comprehensive Assessment](#)
  - [Competitive Funding](#)
- ☐ **Section C – Sustainable Community Renewal Action Plan Update (Matrix)**
  - [Action Plan](#)
- ☐ **Section D – Sustainable Communities Workgroup Roster**
- ☐ **Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**
  - [Disclosure Authorization](#)
- ☐ **Section F – Additional Files:** The following contents should be included:
  - If requesting a boundary modification, map in pdf format and a GIS shapefile of the proposed Sustainable Community boundary
  - Photos (jpeg format) of your aforementioned accomplished projects of the last five years



## **I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION**

<b>Name of Sustainable Community:</b>		Denton Sustainable Community Area	
<b>Name of Applicant:</b>		Town of Denton	
<b>Applicant's Federal Identification Number:</b>		52-6000904	
<b>Applicant's Street Address:</b>		4 N. 2 <sup>nd</sup> St.	
<b>City:</b> Denton	<b>County:</b> Caroline	<b>State:</b> MD	<b>Zip Code:</b> 21629
<b>Phone Number:</b> 410-479-2050	<b>Fax Number:</b> 410-479-3534	<b>Web Address:</b> www.dentonmaryland.com	

### **Sustainable Community Application Local Contact:**

<b>Name:</b> Scott Getchell	<b>Title:</b> Town Administrator

### **Sustainable Community Contact for Application Status:**

<b>Name:</b> Lisa Orendorf	<b>Title:</b> Administrative Aide

### **Other Sustainable Community Contacts:**

<b>Name:</b>		<b>Title:</b>	
<b>Address:</b>	<b>City:</b>	<b>State:</b>	<b>Zip Code:</b>
<b>Phone Number:</b>	<b>Fax Number:</b>	<b>E-mail Address:</b>	

## **II. SUSTAINABLE COMMUNITY – General Information**

### **A. Sustainable Community Boundary and Description**

- (1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not? No.
- (2) If yes, Include the following in as an attachment:
  - a. PDF or JPEG of modified Sustainable Communities boundary map,
  - b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),
- (3) Approximate number of acres of entire SC Area: 3424 acres

## Sustainable Communities Renewal Application - Section A

(4) Existing federal, state, or local designations:

- X Main Street
- X National Register Historic District
- X Local Historic District
- X Arts & Entertainment District
- X State Enterprise Zone Special Taxing District
- X State Designated TOD

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

*Based on the 2020 Census statistics the population of Denton Maryland is 4,848.*

*The average age is 34.4. 6.9% are under age 5, 26.3% are under age 18, 73.7 are 18 and over, 11.4% are 65 and over.*

*The ancestry of Denton: 12.3% English, 0.5% French, 11.1% German, 9.8% Irish, 7.3% Italian, 0.3% Norwegian, 0.9% Polish, 1.0% Scottish, 1.4% Sub-Saharan African.*

*Median Household Income \$50,808, Household size average: 3.55 people.*

*Education: 38.1% High school or equivalent degree, 22.9% Some college, no degree. 3.7% Associates degree, 10.1% bachelor's degree, 6.4% Graduate or professional degree.*

*Housing Units: 1,730 occupied housing units. 134 vacant housing. 486 Married couples, 53 Male householder, no spouse, 130 Female householder, no spouse,*

## B. Organizational Structure, Experience and Public Input:

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

*The members of our Sustainable Communities Workgroup have changed since our previous application. Current members include:*

*Scott Getchell – Town of Denton Town Administrator; Mark Chandler – Town of Denton Superintendent of Public Works; Kim Crispino – Town of Denton Tourism Coordinator; Lisa Orendorf – Town of Denton Administrative Aide; Jessica Willoughby – Downtown Denton Main Street Executive Director; Katie Northam – Town of Denton Project Manager*

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

*We have struggled with the challenge of funding to grow our area for green infrastructure.*

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

*Input was provided at local public meetings as well as one on one conversations with business leaders.*

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

## Sustainable Communities Renewal Application - Section A

would like assistance. *We do not seek technical assistance at this time. We will reserve that assistance for future projects.*

# **SUSTAINABLE COMMUNITY RENEWAL REPORT**

## **PART I: QUALITATIVE ASSESSMENT**

### **Purpose:**

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

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

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

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

#### Example – Accomplishment 1

*Outcome:*

*Projects:*

***Project 1:***

***Project 2:***

***Project 3:***

*Partners:*

*Impact:*

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

**Accomplishment 1:**

*Outcome: **Energy Efficient Blowers (Wastewater Treatment Plant)***

*Projects: The team replaced 4 new energy efficient mixing motors which is required for mixing wastewater during treatment. The new motors are energy efficient which they are running at 65% power vis 100% power. An additional electric savings. The motors replaced were 15 years old and original.*

*Partners:*

*Green Team, Wastewater Employees, Vendors on Motor Selection, Engineering Consultant.*

*Impact:*

*The town wastewater plant is saving 65% power from the old mixers and only running at 50% capacity.*

**Accomplishment 2:**

*Outcome: **New HVAC Equipment at Police Station.***

*Projects: Denton Police Department heating and AC equipment.*

*With the town continuing our goals of replacing degrading systems, the original 13-year-old HVAC units were replaced with energy efficient Mitsubishi units on the first floor.*

*Partners: Green team / Denton Police Dept.*

*Impact: Savings to towns energy bill also eliminated the use of propane and emergency heat requirements.*

**Accomplishment 3:**

*Outcome: **Replaced 1 of 3 Original Blower System's***

*Projects: The wastewater treatment plant has three large blowers used in the wastewater treatment. Our Superintendent suggested replacing the unit moving towards energy efficient motors on the units. The town is saving electric and reducing noise with the new blowers.*

*Partners: Green team, wastewater, vendor, town engineer support.*

*Impact: The unit was near end of life; additional maintenance was required. The town thru ARPA replaced the two-remaining unit in 2022/2023. Also, Wastewater treatment employees did the installation to save costs.*

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

*Outcome: **Replace Street Lights.***

*Narrative: With our partner Delmarva Power – Centreville, the town has replaced 60 streetlights using energy efficient LED lamps. We were able to reduce 250-watt light to 150 watts and 100-watt lights to 70 watt LED units.*

*Outcome:*

*With rising energy costs on streetlights, we can maintain cost which was budgeted as well as add new developments.*

## **SUSTAINABLE COMMUNITY RENEWAL REPORT**

### **PART II: COMPREHENSIVE ASSESSMENT**

**Purpose:**

The purpose of the comprehensive assessment is to capture indicators of accomplishments in each Sustainable Community. Indicators should reflect the five year time period since the adoption of the Sustainable Communities Action Plan. Thus, the following questions focus on the common outcomes that were identified in the various Sustainable Community Action Plans approved by the State. The assessment will be grouped in the sections of Environment, Economy, Transportation, Housing, Quality of Life, and Land Use.

**Please answer the following questions to the best of your knowledge.**

Check “YES” if applicable to your community. If you answer “YES” please quantify the accomplishment (i.e. Q: Has there been an increase in the number of businesses in your Main Street/commercial district? A: YES 4 new businesses have opened in the past five years). If necessary, please also provide a short description of the accomplishment.

Please check “NO” if the question item did not have any impact on your community. If you answer “NO” please briefly summarize what kept you from achieving your plan’s desired outcomes.

Check “N/A”, if the question item does not apply to your Sustainable Community.

## Denton Sustainable Communities Renewal Application - Section B

ENVIRONMENT	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an improvement in water quality? Have you completed any projects intended to improve water quality? Ex. impervious surface reduction, stormwater improvements etc.	X			<p>Town recently added a mixer in the water tower on Legion and Camp Road to reduce temperature of water as well as mix chlorine, which settles or dissolves.</p> <p>Town installed a PVC water line in 2023 on Franklin St. from 1<sup>st</sup> St. to 6<sup>th</sup> St. This will replace a 4-inch nickel steel line with lead joint in places.</p>
2. Have you improved wildlife habitat in your community? Ex. native plantings, pollinator gardens, rain gardens	X			<p>Sharp Road Park / 4<sup>th</sup> Street Park, and Crouse Park Continue to add native trees to the area for wildlife, continue to clean and improve water quality at Crouse Park.</p> <p>Community Garden – Plantings and new trees on order. The garden development created additional public open space in development.</p>
3. Have you increased access to green space, parks or outdoor recreational opportunities?	X			<p>Town completed two phases of a 3-phase park improvement at 4<sup>th</sup> Street Park. Replacing 25-year-old equipment and adding ADA and age-appropriate replacement equipment.</p> <p>4<sup>th</sup> St. Park Phase 3 will include a walking path and new fencing. Community Garden behind 323 Market St.</p>
4. Have you implemented operational sustainability practices (example: town hall enhancements) and/or community-based practices? (ex. Rain barrels or rain gardens at residences, recycling, composting etc)	X			<p>The Community Demonstration Garden at Gay St. and 4<sup>th</sup> Street has a rain collection system set up to receive rainwater from 3 buildings. The rainwater is then used to water the garden.</p> <p>The Town Hall at 2<sup>nd</sup> and Market St. has all LED lighting. 90% of HVAC updated to energy efficient units.</p> <p>We are also in the process of replacing large bay window which were single pane. New windows are also low UV and installed. 4 of 5 windows are completed.</p>



## Denton Sustainable Communities Renewal Application - Section B

<b>OTHER:</b>				We are applying for a Maryland grant for energy study for solar parking facility with EV changers and solar panels on roof of town hall.
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<b>ECONOMY</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?	X			There has been an increase in downtown businesses, rental space is 95% occupied. 322 Market Street is being renovated by a developer for new businesses to open or relocate. This is a 2-million-dollar project. Potential for 20 new businesses, one new renter has 40 employees.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?		X		We did not apply nor seek.
3. Has there been an increase in foot traffic in the Main Street/commercial district?	X			We have seen an increase in foot traffic downtown due to several new businesses opening downtown. Community groups added events in 2021, 2022, and 2023 to the downtown area as well which attracted up to 1,000 guests to downtown Denton per event.
4. Have the number of commercial vacancies decreased?	X			Our downtown only lost 1 business in Feb 2022. With 322 Market Street coming online in April 2022 anticipate increased businesses in the downtown. We have a new Plaza breaking ground that will increase business in Denton too. Also, Dairy Queen, Halal Indian Restaurant, Aldi, and Popeyes are leasing space in the new Denton Plaza II location.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?	X			Slight increase in new employment with new small businesses. (Purple Peake CBD and Kent Liberty Tattoo). Earth Tones Café, 322 Market St. new businesses created 12 jobs in July 2022. The following new businesses have increased employment as well. Aldi 12 employees El Hala 6 new employees Dairy Queen 10 new employees.
6. Has there been an increase in workforce development training or other opportunities for connecting potential employees to well-paying jobs?	X			Caroline County along with the school district and local Denton businesses have established a training program. Good Will Industries in Denton Plaza has a program for employment. Wal-Mart also trains weekly employees online and in-person.

## Denton Sustainable Communities Renewal Application - Section B

OTHER:				
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TRANSPORTATION	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?		X		No Additional bike trails or paths were added. We did add walking trails at Sharp Road Park for exercise. The Sharp Road Park walking trail is 6,300 ft.
2. Have there been improvements to the public transit infrastructure?			X	Transit is provided by DCT and has limited routes in our county. There has been a reduction in riders in Denton due to funding from Caroline County and DCT.
3. Has there been an increase in sidewalks? (Amount in linear feet). Were accessibility elements added, such as more ADA-accessible ramps and signage/signals? Has there been a noticeable increased use of these walking places?		X		No additional sidewalks added from previous applications.  Since COVID we have seen an increase in residents walk downtown and around their neighborhoods with pets.  State MDOT updated all ADA crosswalks on Gay Street and Franklin St.  Denton Plaza has updated for new development. The Garden's housing development has added sidewalks and ADA. A proposed development on Camp Rd. has a nature walk around which includes a buffer area for a stream.
4. Have there been any roadway improvements that support "Complete" or "Green" streets?		X		Provident State Bank installed pervious pavers in their parking lot during renovations as well as to meet storm water requirements.
5. Has traffic congestion along major roads decreased? (Amount in percent)		X		No, traffic has not decreased, today MD 404 sees an average of 75,000 vehicles or higher daily.
OTHER:				

## Denton Sustainable Communities Renewal Application - Section B

HOUSING	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have any residential facades or interiors been improved? Has the energy efficiency of any housing units been increased?	X			A number of permits were received to update homes during COVID. A new housing development called the Gardens with 63 units completed it buildings with updated international building codes. Energy Efficiency: The Denton Town Homes on Camp Rd. are designed for work force housing with environmental walking trails. The Gardens development has 63 new single-family homes that meet international building codes and Maryland energy standards which the Town of Denton adopted.
2. Has the homeownership rate increased?	X			Yes, with the Gardens 62 units of home ownership. Denton remains 45% rentals.
3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable? How many are within .5 miles of a transit stop?		X		There have been only 5 new Habitat homes built to international building codes including energy star.  All 5 homes are near the DCT bus stop at 3 <sup>rd</sup> and Gay St.  Riverwood, completed in 2020, has work force housing. 64 units, 30 new buildings. Denton LLC proposes 44 town homes for work force as well.
4. Has there been demolition of blighted properties?	X			The town and Tuckahoe Habitat for Humanity received DHCD funding to purchase and demolish 8 blighted homes, 3 new homes were built in their place.
5. Has the residential vacancy rate decreased?			X	Unaware.
6. Has the jurisdiction partnered with any community development corporations to improve its housing stock, increase the availability of affordable housing, or support those experiencing homelessness or being threatened with eviction? Has the jurisdiction initiated any of its own programs to do the same?	X			The Gardens development has increased. The building of Trice Meadow's (7 units) has increased housing stock as well.  Denton LLC is a new development with 44 town homes for work force professionals (teachers, firemen, etc.). The proposed project is currently under review.  The Town has provided a home at 1000 Market St. for Senior transition, we partnered with His Hope Ministries, our local homeless shelter agency.
7. Has there been an increase in homeownership counseling services or individuals accessing such services?			X	Unaware.

Denton Sustainable Communities Renewal Application - Section B

OTHER:				
<b>COMMUNITY HEALTH &amp; QUALITY OF LIFE</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. How many historic properties were renovated/improved? To your knowledge, did the renovations mitigate certain environmental hazards such as lead and asbestos?	X			New owners for 3 apartment homes in the town historic district were completely renovated on Market Street. Two private owners have made updates with historical commission approval.
2. Have there been improvements and/or additions to your public or community available spaces? Examples include museums, community centers, public plazas, murals and public art.	X			The Rural Life Museum has started renovations to the original Fire House. They also updated their museum space with a WWII Show.  New murals were added on 3 <sup>rd</sup> Street by the Caroline Co. Arts Council. The Fiber Arts Center also added new outdoor art to their building. The Arts Council and local businesses completed a new mural for a 4 <sup>th</sup> St. business exterior.
3. Are there opportunities for residents to gather, communicate and celebrate? Do they serve multi-generations and all populations in the community? Examples are wide-ranging and may include fairs, community history days, neighborhood meetings, etc.	X			Numerous events take place downtown. Third Thursday, monthly car shows during the summer, Chamber of Commerce holds multiple outdoor events, Main Street and Arts Council hold outdoor events, and some of the local businesses hold events to draw people into town and increase sales. The Town of Denton and Caroline Co. Recreation and Parks have been holding an annual event for 34 years in downtown Denton, Caroline Summerfest. It happens the 3 <sup>rd</sup> full weekend in August and attracts approx. 10,000 people over a 2-day period. This event supports non-profits in the county and is a free family friendly event with live music, dancing, food, fireworks, and more.  We also have an annual Caroline Pride event, Juneteenth event, and Cannafest event that celebrates the many facets of our county.  We recently celebrated our 11 <sup>th</sup> anniversary of Martin Luther King Jr Day with over 200 residents. Local organizations and Caroline Co. Public Schools participated in the walk and wellness day event.

## Denton Sustainable Communities Renewal Application - Section B

				There is an annual Police Unity Tour that rides through Denton every May 11 <sup>th</sup> to raise money and funds for fallen police officer families. The over 700 riders ride through Denton from NJ to DC each year. The riders come from all over the United States.
4. Have there been any changes in access to health and wellness services? Examples include mobile clinics, hospitals, telehealth opportunities.	X			<p>Choptank Community Health has a new facility in Denton. Shore Health built a new building as well as the county has a new mobile unit. Urgent care is now available in Denton but no hospital in our County yet.</p> <p>Caroline County Health Dept. has added a mobile unit that tours the County.</p> <p>Choptank Community Health has added a mobile unit that travel Caroline Co. This health bus visits every school in our county.</p>
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/outdoor courses or groups)?	X			Sharp Road Park has been updated recently for recreation. Numerous county athletic groups use the fields. It has a basketball court and a new walking track with upcoming exercise station equipment to be installed soon.
6. Do all residents have access to healthy food options such as fresh food grocery stores, farmers markets, community gardens, etc., within the Sustainable Community?	X			<p>Denton has 3 grocery stores, a farmers' market, community garden for use. Recently Earth Tones Café opened in downtown, they serve vegan food and has been a great hit with the locals and out of towners alike.</p> <p>Caroline Co. School district has provided lunch as well as weekend meals for grades pre k-8<sup>th</sup> grade as well as a summer food program.</p>
7. Has there been a decrease in crime rate?		X		We have had a slight increase in crime when Walmart opened. They tend to have a number of shoplifters.
8. Do all residents have access to the Internet and other basic utilities and services?		X		Denton has access to Comcast, Simple Fiber (March 2022), and Atlantic Broadband. Anyone within town limits should have access to these services. Anyone in rural areas around Denton may not have this access. Choptank Electric is providing fiber (Choptank Fiber) in rural areas. The schools in town don't always have access due to their locations and rely on hot spots thru Verizon, however its marginal quality.
<b>OTHER:</b>				

## Denton Sustainable Communities Renewal Application - Section B

LOCAL PLANNING & STAFFING CAPACITY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have there been any infill developments?	X			From purchase of blighted properties, eight new homes were built. Denton LLC on Camp Rd. has 44 town homes planned.
2. Has there been an increase in the amount of preserved/protected land?		X		Denton LLC on Camp Rd. has buffers with trails for a natural stream in the area with walking path.
3. Have there been any developments hindered by growth constraints? If so, please describe. Example constraints could be inadequate infrastructure, insufficient zoning density/intensity, or lack of buildable land.		X		Developers are required to connect their development plan for infrastructure with approvals to town systems.  National restaurant chains, and mom and pop restaurants that inquire about coming to Denton, and serve alcohol, are hindered by a Caroline County law that states the owner or manager of the bar must reside in Caroline County, in order to receive a liquor license. This has kept many restaurants from developing here in Denton.
4. Have there been any zoning or policy changes that have fostered growth or redevelopment in your Sustainable Community?		X		The 2022/2023 Comprehensive Plan is complete. The town hired a consultant to assist us with the plan. The zoning ordinance is in development.
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	X			The wastewater treatment plant recently upgraded to UV system which eliminates Chlorine and Sulfur Dioxide.  A mixer was added to the water tower on Engelman Ave. and Camp Road to enhance water quality. A new mixer will be added 5 <sup>th</sup> and Gay St. tower.
6. Have you hired any new staff members, reassigned duties, or procured the services of a contractor to increase or better align local capacity? Have you	X			The Town has a Project Manager (9/2022) assigned in the coordination of the Comprehensive plan as well as all new projects for Planning in the town. The Planning and Codes department added an administrative assistant.

## Denton Sustainable Communities Renewal Application - Section B

implemented any professional development programs?				
7. Has your community initiated or completed any planning efforts that will support the Sustainable Community area, including comprehensive planning, small area planning, or planning studies?	X			<p>We are working with our Arts Council for our ArtsWay Designation.</p> <p>The Planning Commission is working on zoning ordinance needed for the comp plan changes.</p>
<b>OTHER:</b>				

## Denton Sustainable Communities Renewal Application - Section B

<b>COMPETITIVE FUNDING:</b> Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	<b>Source</b> <b>(federal, state, foundation, etc.)</b>	<b>Amount</b> <b>Received</b>	<b>If no funding was received, what technical or other assistance from the state would help with future applications?</b>	<b>Other Notes</b>
<b>Community Legacy (CL):</b> <ul style="list-style-type: none"> <li>•</li> <li>•</li> <li>•</li> </ul>	DHCD	0		
<b>Strategic Demolition Fund (SDF):</b> <ul style="list-style-type: none"> <li>• FY13</li> <li>• FY17</li> <li>• FY19</li> </ul>	DHCD	\$400,000.00 \$250,000.00 \$100,000.00		
<b>Community Safety &amp; Enhancement Program:</b>	MDOT	0		
<b>Maryland Bikeways Program:</b>	MDOT	0		
<b>Sidewalk Retrofit Program:</b>	DHCD	0	The Main Street organization received \$100,000 to install new sidewalks on the north side of Market St. The town partnered to update streetlights and trees at the same time.	
<b>Water Quality Revolving Loan Fund:</b>	MDE	\$633,388.00		



Denton Sustainable Communities Renewal Application - Section B

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

\*Please add more rows if necessary


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

<h1>Sustainable Community Action Plan</h1>
Denton Sustainable Community

## Example Section

### Strengths

- Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community)

### Weaknesses

- Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)

### Desired Outcomes and Progress Measures

Outcomes should be considered end results of actions and strategies. Based on the strengths and weaknesses, identify the strengths on which you would like to build and the challenges you would like to address.

Progress Measure: What will you use to measure success toward outcome? Is it quantifiable or qualifiable?

### Strategies and Action Items

Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.

### Implementation Partners

Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.

Example Outcome 1: Code violations and complaints are reduced in the Sustainable Community residential areas.

Example Progress Measures: Code violations reduced by 25% in Sustainable Community residential areas

Example Strategy A: Review and revise, as needed, code compliance program to reduce frequency and number of residential code violations.  
Example Action 1: Complete analysis of code violations over the past five years to determine areas, both geographically and topically, for which code violations are most frequent.  
Example Action 2: Conduct outreach programs to determine barriers to code compliance.  
Example Action 3: Analyze code compliance program for potential inefficiencies and opportunities for proactive engagement.  
Example Action 4: Pursue façade improvement funding to assist low-income homeowners overcome barriers to code compliance.

Maryland Department of Planning, Maryland Department of Housing, County Planning Department, local homeowners' association

## Environment

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

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

Strengths	Weaknesses
<ul style="list-style-type: none"><li>● <u>WWTP Upgrades</u> – The state mandated upgrades to the Wastewater Treatment Plant (WWTP) in Denton allows us to increase the cleaning capabilities of the WWTP so that the water sent back into the Choptank River is clean and safe for the environment, people, and animals that live in the river.</li><li>● <u>Tree Planting Program</u> – The Town works hard to plant trees that are damaged and taken down due to disease, storms, or decay. This helps to cool the sidewalks in town, provides birds and small animals with additional homes in the trees, and cleans the environment with their oxygen production.</li><li>● <u>Community Demonstration Garden</u> – This garden is managed by the Denton Main Street Organization on land owned by the Town. Volunteer gardeners work the space and have annual displays of local Maryland plants and public community garden space. This program has been thriving the last 4 years.</li><li>● <u>Visitor Center Parking Lot Stormwater Pond</u> – This pond was installed to collect additional runoff from the building of the new visitor center. It also keeps water from flooding the parking lot. It has become its own ecosystem that includes fish, cattails and other natural plants, and attracts turtles, butterflies, and birds like Herron cranes.</li></ul>	<ul style="list-style-type: none"><li>● <u>Solar</u> – Residents within Denton don't have solar on their homes. Very few businesses have solar as well. There are no covered parking areas that have solar on top. If this was more popular and utilized by our residents it would reduce electricity needs and bills for everyone.</li><li>● <u>Wind Energy</u> – Another item that Denton residents don't take advantage of is wind energy. There are very few people/businesses that have wind as a source of electricity.</li><li>● <u>Recycling Centers</u> – Our contracted trash removal company does provide recycling at the curb but it's a charge to the customers and not used as much as it should be. Anyone that wants to take recycling to a local center only has containers located near Walmart in the parking lot. The box store and local grocery stores don't talk about or encourage their customers to recycle. Its something we need to work on in our area and around the state.</li><li>● <u>Choptank River High Water Levels</u> – The Town of Denton is no stranger to global warming effects. We are on the Choptank River that has tidal influences from the Chesapeake Bay. Excess runoff and heavy rain events periodically cause the Choptank River to rise and get close to structures for potential flooding. So far it has not been a major issue, but the writing is on the wall, it may get worse. With most preventative measures money is always a need to prepare for high water events. Something we will continue to work on in the coming future. With assistance from FEMA.</li></ul>

## Denton Sustainable Communities Renewal Application - Section B

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increase in community recycling awareness</p> <p>Progress Measures: Increase in the number of recycling opportunities for community members</p>	<p>Strategy A: Promote recycling at home and at businesses.</p> <p>Action 1: Provide more places for community members to recycle in town.</p> <p>Action 2: Raise awareness about recycling opportunities, such as existing recycling bins.</p> <p>Action 2: Collaborate with local schools to teach students recycling best practices, who will in turn take the information home to families and encourage them to recycle.</p>	<p>Caroline County Public Schools, Maryland Environmental Service, Waste haulers</p>
<p>Outcome 2: Increase in community green energy awareness</p> <p>Progress Measures: Increase in the number of outreach efforts</p>	<p>Strategy A: Encourage wind/solar usage at individual homes and businesses.</p> <p>Action 1: Offer program information on the town website.</p> <p>Action 2: Encourage wind/solar use by hosting informational events.</p>	<p>Maryland Energy Administration, Caroline County, Solar and wind energy providers</p>
<p>Outcome 3: Improve climate change preparedness</p> <p>Progress Measures: Increase in the number of revised policy and protocols</p>	<p>Strategy A: Revise existing policy and protocols in light of identified potential climate change impacts.</p> <p>Action 1: Revise Nuisance Flooding Plan to include discussion of potential flooding due to sea level rise and increased storm frequency and intensity.</p> <p>Action 2: Add a conservation overlay zone to the Denton Zoning Ordinance that encompasses sensitive areas, wetlands, forest, and other natural resources affected by sea level rise and flooding resulting from extreme weather events.</p> <p>Action 3: Evaluate the planning and management of capital improvements based on climate change characteristics.</p> <p>Action 4: Support new development design that minimizes impervious surfaces and loss of existing resource values in green infrastructure hubs and corridors to the maximum extent possible.</p>	<p>Town of Denton</p>
<p>Outcome 4: Increased protection of natural resources</p> <p>Progress Measures: Number of acres of additional area protected</p>	<p>Strategy A: Work with State and County officials and agencies to implement strategies to protect sensitive environmental areas, and preserve natural resources that form green infrastructure.</p> <p>Action 1 : Define natural resource protection areas encompassing wetlands, streams, priority preservation areas, forests, the 100-year flood plain, stream buffers, and threatened and endangered species habitats. Regulate these areas with standards similar to those applicable to the Chesapeake and Atlantic Coastal Bays Critical Area.</p> <p>Action 2: Work with Caroline County Officials to extend similar natural resource protection areas along Saulsbury, Watts Creeks, and Poor House Run.</p> <p>Action 3: Require agriculture properties within the corporate limits to implement Comprehensive Soil Conservation Plans to maintain a preferential assessment.</p> <p>Action 4: Strictly limit forest clearing and apply best management practices to protect water quality in the catchment area of Tier II streams in and near Denton.</p> <p>Strategy B: Revisit the Choptank River Watershed Plan and continue work to improve water quality in the Choptank River.</p>	<p>Maryland Department of the Environment, Maryland Department of Natural Resources, Caroline County, Agriculture property owners</p>

Denton Sustainable Communities Renewal Application - Section B

Outcome 5: New and improved community green spaces Progress measures: Increase in the number of parks projects planned or accomplished	Strategy A: Improve existing parks Action 1: Continue to add native trees in Sharp Road Park/4th St Park, and Crouse Park for wildlife Action 2: Improve water quality at Crouse Park  Strategy B: Provide equitably distributed parks, recreation areas, and open space opportunities Action 1: Identify opportunities to develop additional neighborhood parks on the east side of MD 404 and central neighborhoods	Caroline County Department of Parks and Recreation

## Economy

This section is centered on economic growth and management.

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

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• <u>Denton Plaza II Development</u> – 2022 has led to the development of an addition to our Denton Plaza area. Denton Plaza II is being worked on now with an Aldi Store, and 3 restaurants. It's located on the 404 Corridor.</li> <li>• <u>Full Downtown Area (Davis Group)</u> – Downtown Denton stores are full of businesses we are happy to report. A new investor came and purchased some of the buildings since our last application and lowered the business rental fees to an amount our locals could afford. This in turn filled our downtown with new business and it's still going strong. We are very thankful for this. Davis Group recently opened a broadband company in an old downtown building. They renovated it for their own use, for a data center, and to rent the 1<sup>st</sup> and 2<sup>nd</sup> floor space for additional businesses. They have the building at 80% capacity and are working to fill the rest of the 20% space left.</li> <li>• <u>Main Street Organization</u> – Our MD designated Main Street is going strong. The Main Street Manager is doing a great job helping current and new businesses thrive in the community. Farmers Markets, monthly events, and community support have kept the downtown alive and recently more active with participation and attendance at events. A few of the businesses downtown also have events that bring in thousands to the area from out of state and out of our region. This has been particularly helpful to our downtown businesses that have struggled for years to stay in business.</li> <li>• <u>Business Retention post Covid-19</u> – Covid 19 hit our businesses hard like most areas. Amazingly they are all still open. The restaurants survived off reducing hours and offering curb-side pickup of food, in 2020 a Farmers Market was created for people to get local products,</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Broadband / High Speed Internet Service for All</u> – The town is still in need of a quality business providing high-speed internet for our residents and businesses. Within the town limits people have access to high-speed, but anyone outside the limits are scattered with service and some without at all. We need a national developer to come in and put down the funds to run high-speed fiber through the entire county. Choptank Electric is working on this problem but has a 10 year plan that started 2 years ago. It's a slow process and will not be available to everyone.</li> <li>• <u>Downtown Visitors</u> – The town does have a slight increase in visitors due to the visitor center opening in 2017 however we tend to have a hard time advertising our existence on State Route 404. SHA makes it difficult to put signs up along the highway to direct people to town. The town and tourism board have always wanted a permanent sign on the highway that they could change up to advise people of upcoming events in Denton and the County, but funding and lack of support from SHA has made this difficult.</li> <li>• <u>Tourism</u> – Denton is a designated Historic area, a part of the Harriet Tubman Underground Railroad, a Maryland Artsway District, Maryland Mainstreet, and American Discovery Trail. We struggle with getting people into our downtown on weekends and after business hours. We have a great historic downtown that needs a little more of a draw by tourists traveling to the beaches.</li> </ul>



## Denton Sustainable Communities Renewal Application - Section B

<p>produce, and much needed essentials as well. We were lucky to survive this as small as our community is. Local residents were a huge part of keeping our local business alive.</p> <ul style="list-style-type: none"> <li>• <u>Proximity to MD Route 404</u> – Denton is next to State Route 404 which is busy with traffic daily. It's even busier in the summer as people going to the Maryland and Delaware beaches drive on 404 to get there. This access to 404 is also great for our businesses and Industrial Park.</li> <li>• <u>Denton Industrial Park</u> – Dentons Industrial Park is located just outside of town on Route 404. There are several businesses there and space for new. The last 3 lots are under contract.</li> </ul>	
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increase local and tourist attraction to the Town Center</p> <p>Progress Measures: Increase in the number of visitors</p>	<p>Strategy A: Incorporate wayfinding signage, welcome signage and historical plaques into the fabric of the town to highlight destinations.</p> <p>Action 1: Increase signage along Route 404 to attract tourists to the town.</p> <p>Strategy B: Continue to promote the development of the town center as an engaging and pedestrian-oriented place.</p> <p>Action 1: Initiate streetscape improvements and support public/private initiatives to improve the physical appearance of the streetscape.</p> <p>Action 2: Increase lighting downtown to improve walkability and safety.</p> <p>Action 3: Support and encourage the efforts of property owners and merchants to promote physical and commercial revitalization.</p> <p>Strategy C: Continue to host and build on regular events that draw people from within and outside the region to the Town center.</p> <p>Strategy D: Strengthen and promote Denton's Main Street</p> <p>Action 1: Increase Main Street's staffing capacity</p> <p>Action 2: Support local businesses using marketing strategies, such as print ads, radio, and the Main Street website</p> <p>Action 3: Improve engagement with the local business community</p> <p>Action 4: Develop a 5-year strategic plan for the Main Street organization</p>	<p>State Highway Administration, Maryland Department of Transportation, Denton Main Street, Caroline County Office of Tourism</p>
<p>Outcome 2: The historic value of the town is highlighted</p> <p>Progress Measure: Number of new historic buildings preserved,</p>	<p>Strategy A: Encourage the preservation, renovation, restoration, and adaptive reuse of buildings with historical and architectural significance.</p> <p>Action 1: Continue to support the efforts of the Caroline Historical Society to renovate the former Denton Town Hall as a center for tourism development.</p>	<p>Caroline Historical Society, Maryland Historical Trust, Stories of the Chesapeake, Denton Main Street,</p>

## Denton Sustainable Communities Renewal Application - Section B

<p>Increase in the number of historic promotion efforts</p>	<p>Action 2: Continue to support the the Rural Life Museum renovations to the original Fire House, a historic structure that will be transformed into a museum</p> <p>Action 3: Consider the use of Federal and State funding programs that might be used to assist in the restoration and upkeep of buildings.</p> <p>Strategy B: Support the promotion of historic sites through tourism efforts and local engagement.</p> <p>Action 1: Encourage school and community participation in historical resource management programs through education and public awareness.</p> <p>Action 2: Enhance Denton's visibility in Stories of the Chesapeake Bay Heritage Management Area.</p> <p>Action 3: Continue installing historic signage to highlight the American Discovery Trail</p>	<p>Caroline County Public Schools</p>
<p>Outcome 3: Increased economic vitality in the Central Business District</p> <p>Progress Measure: Number of new businesses in the CBD</p>	<p>Strategy A: Support re-investment in the Central Business District and along the waterfront.</p> <p>Action 1: Encourage further economic investment, business diversification and expansion, and offer various employment and business opportunities.</p> <p>Action 2: Develop supportive private facilities, e.g., a waterfront restaurant, at Daniel Crouse Memorial Park, and the renovation of 9 N Fourth Street.</p> <p>Strategy B: Retain and improve existing small businesses</p> <p>Action 1: Create a commercial facade/tenant fit out program</p>	<p>Denton Main Street, Private investors, Denton business owners</p>

## Transportation

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

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

Strengths

Weaknesses

## Denton Sustainable Communities Renewal Application - Section B

- Walkable Downtown – Our downtown is a livable, walkable town. Restaurants, churches, post offices, public offices, are all within a few blocks of each other. Handicap ramps and corner street access are in place for anyone in a wheelchair or with limited mobility.
- Bike Lanes – MDOT painted bike lanes in town on State (Gay St. and Franklin St.) streets. We have many bicyclists that use them frequently.
- EV Charging Stations – The Town has 4 electric vehicle (EV) charging stations in downtown. Caroline County courthouse has 4 as well in their employee parking area. This provides owners of EV cars a space to charge while at work, shopping, or dining in town. It also attracts tourists who drive to the beach as a place to stop and charge. This provides environmentally conscious people the opportunity to charge and save the environment.

- Delmarva Community Transit (DCT) – DCT is a local bus transportation service on the Eastern Shore. It has its limits though. It only runs minimal routes and times. Most people cannot rely on it to get around day to day. The schedules are minimal. It needs work and we believe it lacks funding to expand.
- Uber and Lyft Access – Neither of these businesses exist in Denton. Anyone looking for alternative transportation around the area does not have access to these companies.
- Airport Transportation – There is no airport transportation in our town or county. Anyone needing to go to the closest international airport drives 1.5 hours to get to Baltimore Washington International (BWI), Reagan National, or Dulles Airport (approx. 2 hrs. away). There is a need for this service as well.
- High-Speed EV Charging Stations – Although we have Type 2 EV chargers downtown, the town really needs to provide Type 3 High Speed Chargers for those passing through our area on their way to/from the beach. If provided it would not only fuel up EV cars quickly, it would also attract people to stop in town and shop/dine while their vehicle charges in less than an hour. We need developers to get on board and provide these high-speed charging stations in their parking lots.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Expanded EV charging stations in town</p> <p>Progress Measures: Number of new EV charging stations</p>	<p>Strategy A: Initiate planning for EVs, E-bikes, and AVs to assess potential needs and inform planning and capital improvements programming.</p> <p>Action 1: Create guidelines for new development to include parking spaces with high-speed chargers, especially in areas with restaurants and retail.</p> <p>Action 2: Work with local electric companies (Choptank Electric or Delmarva Power) to install high-speed chargers.</p> <p>Action 3: Apply for Federal and State programs that offer grants for installation of EV chargers.</p>	<p>Delmarva Power, Choptank Electric, Private EV Charging Companies (EVGo, etc.), Developers, Denton DPW</p>

Denton Sustainable Communities Renewal Application - Section B

<p>Outcome 2: Interconnected trails and streets are designed to balance the needs of all users</p> <p>Progress Measures: Completed trail master plan and number of implemented improvements</p>	<p>Strategy A: Implement the Fourth Street Park walking trail plan</p> <p>Action 1: Seek funding for plan implementation</p> <p>Action 2: Begin installing walking trails in the park</p> <p>Strategy B: Prepare a trail master plan that includes pedestrian trails linking neighborhoods with destinations such as schools, parks, commercial areas, and employment centers to reduce dependence on the automobile.</p> <p>Strategy C: Implement the trail master plan.</p> <p>Action 1: Implement the recommended street improvements.</p> <p>Action 2: Implement the recommended improvements at key intersections.</p> <p>Action 3: Ensure rights-of-way widths accommodate motorists, pedestrians, and bicyclists in safety.</p> <p>Action 4: Amend development codes to require dedication-to-public-use or a cross-use easement along the greenways.</p>	<p>Denton Main Street, Denton DPW, Caroline County</p>
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## Housing

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

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

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• <u>Residential Areas</u> – We have several housing developments on the outskirts of town with lots of families and safe neighborhoods.</li> <li>• <u>Historic Residential Homes</u> – Many of the historic homes in town are still used as residences by homeowners and rents, unlike some communities with historic homes that are too expensive for residents and are instead used by businesses.</li> <li>• <u>Resident Income Diversity</u> – Our residential areas both in and out of town have a mix of low income, moderate income, and high-income residents.</li> <li>• <u>Housing Affordability &amp; Access</u> – Denton has many residents that commute to DC, Baltimore, and Annapolis for work. Those folks benefit from lower house prices here in town and housing close to town and easy access to the highway.</li> </ul>	<ul style="list-style-type: none"> <li>• <u>Affordable Rentals</u> – There is a lack of availability of low-cost apartments for first-time renters.</li> <li>• <u>Senior Housing</u> - There is a need for more senior housing.</li> <li>• <u>Housing Quality</u> - Some residences require support for repairs and maintenance.</li> </ul>

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increased supply of affordable housing</p> <p>Progress Measures: Number of new affordable housing units</p>	<p>Strategy A: Align regulatory policies with affordable housing goals and correct regulations or requirements that exclude affordable housing types or unnecessarily raise construction costs.</p> <p>Action 1: Work with Caroline County to waive or reduce fees (e.g., impact fees) and infrastructure requirements for affordable housing developments to make them financially feasible.</p> <p>Action 2: Streamline approval processes to make the development review process less time consuming.</p> <p>Strategy B: Support the efforts of Habitat for Humanity Tuckahoe, Inc., and similar groups providing safe, decent, and affordable housing.</p> <p>Strategy C: Participate with State agencies, Caroline County, and others to coordinate affordable housing activities and programs.</p>	<p>Caroline County, Denton Planning Department, Habitat for Humanity Tuckahoe, Maryland Department of Housing and Community Development</p>

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<p>Outcome 2: Increased investment in infill and redevelopment</p> <p>Progress Measures: Number of new infill and redevelopment projects</p>	<p>Strategy A: Modify zoning and regulations to permit the full spectrum of housing types where appropriate.</p> <p>Action 1: Revise the zoning code to reduce minimum lot standards, reduce minimum lot area requirements for accessory dwelling units, and allow cottage cluster development.</p> <p>Action 2: Require a minimum mix of housing unit types in master planned communities.</p> <p>Strategy B: Facilitate context-appropriate infill and redevelopment in targeted areas.</p> <p>Action 1: Incentivize infill and redevelopment in Denton's Urban Center, Core Neighborhoods, General Residential, Urban Fringe, and Transition planning districts.</p> <p>Action 2: Focus building on vacant lots, reuse of underutilized sites (such as parking lots and old industrial sites), and rehabilitation or expansion of existing buildings</p> <p>Action 3: Implement public water and sewer projects that enable higher-density residential development and mixed-use neighborhoods in designated growth areas and encourage a mix of housing densities and types in new subdivisions.</p>	<p>Caroline County, Denton Planning Department</p>
<p>Outcome: Improved conditions of existing housing</p> <p>Progress Measures: Residential vacancy rate decreases or remains stable</p>	<p>Strategy A: Continued maintenance and upkeep of existing housing and renovation or removal of substandard housing.</p> <p>Action 1: Promote existing programs.</p>	<p>Maryland DHCD</p>

## Community Health and Quality of Life

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

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

Strengths	Weaknesses

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- Walk In Urgent Care – Since our last renewal application, we now have a walk-in urgent care in town. This is a great addition to Denton as before we had to drive 30 minutes to Easton to be seen in the ER, and sometimes you would wait over 5 hours to be seen. Now with this new facility the wait is less than 1 hour and close to home.
- Choptank Community Health Center – built a facility in Denton to accommodate health care needs. It includes a pediatric dental facility and offers services to low-income patients as well.
- Kidney Dialysis – a recent addition to Denton is a kidney dialysis facility. This local facility allows residents to have dialysis close by and not have to travel 30 minutes or more for this life saving service.
- ArtsWay – Denton has worked hard to develop a Maryland State ArtsWay District. It includes the Caroline County Council of Arts, Fiber Arts Center of the Eastern Shore, Chesapeake Culinary School, and Denton Community Demonstration Garden. The members of the ArtsWay provide art space to sell, learn, and develop artisan skills. **The Fiber Arts Center** holds weekly classes for beginners to advanced sewers and quilters, holds lectures, and special events. They have national exhibits that change quarterly and are expanding. **The Culinary School** instructs high school age students to adults on creating with food. They have 3 kitchens located in an historic renovated Schoolhouse that offers meeting and entertainment space, classroom space, catering, retail space, and space for Shore Gourmet to sell breakfast and lunch items to the public. The ArtsWay also has public art around town sponsored by the **Caroline County Council of Arts (CCCA)**. CCCA offers space for local artisans to sell their creations, they hold class instruction, special events, and much more. The **Community Demonstration Garden** is sponsored by the Downtown Denton Main Street Organization and ran by volunteers. It provides public space to garden, grow produce, hold events, grows Maryland native plants, holds the Farmers Market, and a space to get away and commune with nature.
- Community Events – Denton is home to several small-scale events. After Covid-19 lockdown ended suddenly everyone wanted to hold outdoor events and our downtown area has been very popular for that. We welcome the events that bring in many new faces to our community. Our downtown has struggled in the past with low attendance at events, so this change is great.
- Caroline Co Parks & Recreation Programs – is a division of the Caroline County government and has wonderful programs for children and adults. They are a real plus for our community and offer year-round activities, classes, events for all.

- Public Swimming Pool – our area does not have a public swimming pool. This would be an added bonus to have locals cool off during the summer months.
- Movie Theatre – Our town and our county do not have a movie theater. It really limits activities for youth and families that would like to be able to stay in town and spend their money on fun activities.
- Bowling Alley – Back in the day Denton did have a bowling alley, we don't currently have anything like this for youth or families to enjoy. If you drive 30 minutes out of town to Easton, that is the closest bowling alley to us.
- Activities for Youth – Although we have great programs provided by CC Recreation and Parks, YMCA after hours or weekend activities are limited for our area. This would be a welcome investment for our community to have fun activities for youth to have.

*There may be many other active businesses that can come to town to give residents an opportunity to have close entertainment, the above items were just a few suggestions that many other towns of larger population have.*

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<p>They have many sports programs that help feed the high school sports programs and give the youth of our community a positive place to play and learn.</p> <ul style="list-style-type: none"> <li>• <u>Boating on the Choptank River</u> – We are a small community, but the Choptank River provides several activities for people that live in the area. Fishing, boating, kayaking, and more.</li> </ul>	
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: More family and youth engagement opportunities in town</p> <p>Progress Measures: Number of new spaces and initiatives</p>	<p>Strategy A: Create new spaces for family and youth activities in town.</p> <p>Action 1: Work with investors to bring in new businesses such as a movie theater, a bowling alley, or a permanent location for the YMCA.</p> <p>Strategy B: Improve family and youth programming within existing town spaces.</p> <p>Action 1: Work with local partners to develop programming to include new events and opportunities at Cobbler House, 4th St houses, and community gardens.</p>	<p>Caroline County Economic Development, Private Investors, Denton Main Street, Caroline County Recreation &amp; Parks</p>
<p>Outcome 2: Educational facility needs are addressed</p> <p>Progress Measures: Number of implemented improvements</p>	<p>Strategy A: Support the implementation of the facility needs from the School Master Plan.</p> <p>Action 1: Renovation and addition to the Denton Elementary School.</p> <p>Action 2: Partial renovation of the Lockerman Middle School.</p> <p>Action 3: Addition to North Caroline High School.</p>	<p>Caroline County</p>
<p>Outcome 3: Increased support and appreciation for local art</p> <p>Progress Measures: Number of new arts projects and programs</p>	<p>Strategy A: Work with the Arts Council to support local art programs and installations.</p> <p>Action 1: Continue to build on existing arts festivals and programs.</p> <p>Action 2: Support local art projects and artists.</p> <p>Action 3: Install additional murals in town, for example on the sheds in the community garden.</p>	<p>Arts Council, Denton Main Street</p>
<p>Outcome 4: Public spaces promote healthy behaviors</p> <p>Progress Measures: Number of new exercise equipment installations</p>	<p>Strategy A: Create public exercise opportunities at Sharp Road Park.</p> <p>Action 1: Install outdoor exercise station equipment in the park.</p> <p>Action 2: Explore the installation of exercise equipment along walking trails.</p>	<p>Caroline County Recreation &amp; Parks, Denton Main Street</p>



## Local Planning and Staffing Capacity

This section is concerned with a local government's ability to plan for the community's future and to meet the current needs of residents. Strengths, weaknesses and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Strengths	Weaknesses
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## Denton Sustainable Communities Renewal Application - Section B

- Town Priority Funding Area (PFA) and Opportunity Zone Area – Support development in the town.
- Knowledgeable Town Staff – Over 40 years of knowledge.
- Quick Permit Turnaround – New software to track.
- Strong External Support – Hired consultant for new wastewater and planning laws; hired consultant for the Comprehensive Plan re-write; engineering firm on retainer for WWTP and Planning.

- Real Estate Value Increases – The high market for property values and building products has caused an increase in prices for business and for new development in the area.
- WWTP Capacity – Currently the WWTP is running at 50%. We have room to grow within town limits. We are currently in the process of adding software to monitor systems which will help with keeping track of growth. However if we grow too fast, our water/sewer production may not be able to handle the new business or homes that will develop.
- Developers – Staff holds regular meetings with current developers and their teams to guide them through updated town and state codes. More developers are needed to increase growth in the area. There are times we are lacking in developers to create shopping, dining, and entertainment space.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increased government support of responsible development</p> <p>Progress Measures: Number of policy and regulation updates in line with responsible development and the Comprehensive Plan</p>	<p>Strategy A: Update WWTP ordinances to support a cleaner and safer environment. Action 1: Hire a consultant to update ordinances for WWTP. Action 2: Each project calculation recorded for each ERU used.</p> <p>Strategy B: Adjust impact fees to support affordable housing development. Action 1: Hire a consultant to rewrite the town's impact fees.</p> <p>Strategy C: Revise the Zoning Ordinance to include flexible regulations that enable the Planning Commission to approve context-appropriate infill and redevelopment projects. Action 1: Prioritize applying these regulations to old town Denton neighborhoods. Action 2: Identify large vacant or underdeveloped properties in the fringe and suburban planning districts of 10 acres or more for "Planned Neighborhood" zone eligibility.</p> <p>Strategy D: Continue to identify vacant commercial and industrial properties and make inventories available to County and State economic development agencies.</p> <p>Strategy E: Implement the Annexation Plan.</p>	<p>Denton Planning Department, Denton Utilities Commission, Town Staff with approval of Mayor and Council</p>

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	<p>Action 1: Limit future annexations to land for commercial and industrial use that expands the tax base without substantive fiscal impacts, supports increased employment opportunities, or for public institutional uses serving the community.</p> <p>Strategy F: Update the Official Zoning Map for consistency with the recommendations of the Comprehensive Plan.</p>	
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