

TOWN OF ELKTON



Sustainable Communities Program Renewal

July 20, 2022

SGCC Approved - 12.7.22

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Town of Elkton

NAME OF SUSTAINABLE COMMUNITY: Elkton 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

SECTION A

Sustainable Community Renewal Applicant Information

I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

Name of Sustainable Community:		Town of Elkton Sustainable Community Area	
Name of Applicant:		Town of Elkton	
Applicant's Federal Identification Number:		52-6000790	
Applicant's Street Address:		100 Railroad Avenue, P.O. Box 157	
City: Elkton	County: Cecil	State: MD	Zip Code: 21922
Phone Number: [REDACTED]	Fax Number: [REDACTED]	Web Address: www.elkton.org	

Sustainable Community Application Local Contact:

Name: Jeanne D. Minner		Title: Planning Director	
Address: 100 Railroad Ave	City: Elkton	State: MD	Zip Code: 21921
Phone Number: [REDACTED]	Fax Number: [REDACTED]	E-mail Address: [REDACTED]	

Sustainable Community Contact for Application Status:

Name: Jeanne D. Minner		Title: Planning Director	
Address: 100 Railroad Avenue	City: Elkton	State: MD	Zip Code: 21921
Phone Number: [REDACTED]	Fax Number: [REDACTED]	E-mail Address: [REDACTED]	

Other Sustainable Community Contacts:

Name: Robert J. Alt		Title: Mayor	
Address: 100 Railroad Avenue	City: Elkton	State: MD	Zip Code: 21921
Phone Number: [REDACTED]	Fax Number: [REDACTED]	E-mail Address: [REDACTED]	

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? **Yes. Elkton would like to increase the Sustainable Community boundary to include an area of senior apartments and apartments for low-moderate income households. This boundary modification was recommended by DHCD staff and includes three apartment complexes built in the early 1990's (Cottages at Chesapeake, Gardens at Chesapeake and Elk Chase Apartments). The proposed boundary also includes eleven duplex homes also built in the early 1990's and the Holly Hall Elementary School. The area of expansion is**

approximately 39 acres. Future potential projects may involve updating the existing apartment units or duplexes, and construction of a day care center.

- (2) If yes, Include the following in as an attachment:
- PDF or JPEG of modified Sustainable Communities boundary map,
 - GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),
- (3) Approximate number of acres of entire SC Area: 3,329
- (4) Existing federal, state or local designations:
- ☒ Main Street ☐ Maple Street
 - ☐ National Register Historic District ☒ Local Historic District ☒ Arts & Entertainment District
 - ☒ State Enterprise Zone Special Taxing District ☐ BRAC ☐ State Designated TOD
 - ☒ Other(s): HUB Zone and Opportunity Zone
- (5) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?
- The demographic trends in Elkton indicate the population is getting somewhat older and earning slightly more than before. High school graduation rates are unchanged, but the poverty rate continues to increase.**
- The median age has decreased from 36.3 to 35.7 years old, with the number of individuals age 65 and older about the same at 12.6% of the total population. The percent of children under 5 decreased slightly, from 6.3% to 6%. The percent of school-age children (ages 5-18) decreased from 22.8% to 16.1%, while adults 18 and over, saw an increase from 74.8% to 77.9% of the population.**
- The racial diversity has slightly changed, with the white population decreasing from 77.5% to 73.7%. Black or African American population increased slightly from 15.6% to 15.7%. The Asian population decreased 3.1% to 1.8%, while the Hispanic or Latino population saw the largest increase – from 7.5% to 9.5% of the population.**
- Household size has increased from 2.71 to 3.24 persons per household.**
- Household income has slightly increased, with the median household income at \$54,871, up from \$53,851 in 2017 but still much less than Cecil County (\$79,415) and Maryland (\$87,063). Elkton's poverty rate for individuals has continued to increase over the past 5 years from 17.5% to 21.4%. This is significantly higher than Cecil County (9.5%) and Maryland (9%).**
- As for educational attainment, the rate of high school graduation has stayed constant at 85%. The number of individuals with an advanced degree decreased slightly from 20.8 to 20.5%.**
- The number of housing units increased from 6,102 to 6,386. Housing vacancy rates dropped from 9.9% to 6.8%. The homeownership rate is 49.8% - this is a decrease from the 2011-2015 ACS, which showed home ownership at 52.3%.**

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 SC Workgroup includes several members as in the previous Workgroup. Five previous members are no longer on the workgroup for a variety of reasons. The Sustainable Communities Workgroup consists of the following persons:

- **Mayor Robert J. Alt** – Resident, elected official, businessman and commercial property owner.
- **Jessica Price** – Main Street Manager, Executive Director of the Elkton Alliance, Façade Grant Administrator.
- **Margie Blystone** - Resident, Elkton Alliance Executive Board Member, Elkton Arts & Entertainment District Chairman, Façade Grant Committee Member, Elkton Events Planning Committee Member, Former Co-Owner of the Palette & The Page (voted Elkton Small Business of the Year 2014), Serves as Volunteer Office Assistant to the Executive Director of The Elkton Alliance, Elkton Citizen of the Year (2020-2021), Member of the Board of Directors to the Cecil County Historical Society.
- **Bernard D. DeMarinis** – Resident, electrical engineer, President of the University Research Park (URP), a not-for-profit 501C3 organization that strives to increase research/higher education activities in northeastern Maryland. Former Director of Strategic Initiatives for the MITRE Corporation. He is an officer/Board member of a large number of professional, technical, educational and not-for-profit organizations.
- **Candy Bathon** – Owner of Homes for Rent, and Treasurer/ Board member of the Elkton Alliance.
- **Jon Esser** – Dean of Arts & Humanities, Cecil College and Cecil College Board of Directors and Board member of the Elkton Alliance.
- **Danielle Carroll** – Resident, Vice President of the Elkton Alliance; Associate Vice President Business Banker for Harford Bank.
- **Nick Cannistraci** - Resident and Planner I for the Town of Elkton.
- **Jeanne D. Minner, AICP** – Director of Planning for the Town of Elkton for 30 years, American Institute of Certified Planners, successfully managed over \$7 Million in grants for the Town of Elkton.

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

Elkton's Sustainable Communities Workgroup consists of dedicated and active community representatives, including elected officials, residents, bankers, business owners, educators and other key stakeholders, all with many years of experience in their professions, as well as their dedication to serve on a variety of Boards, including the Elkton Alliance. Mayor Robert Alt works tirelessly to encourage investment in Elkton. Town staff and the Elkton Alliance are key to implementing the Sustainable Community Plan. The Town Administrator has 32 years' experience with managing municipal improvement projects, and the Director of Planning has 30 years' experience with urban planning and grants administration. The challenges include securing adequate funding for priority projects, property acquisition and construction of public improvements.

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

The SC Action Plan update is based on the existing Sustainable Community Plan (2017) and the Elkton Comprehensive Plan (January 2010). This Plan also references the Elkton Pedestrian Plan, the Elkton Bicycle Plan and the Elkton Transit-Oriented Development Plan. The SC Workgroup reviewed the SC Plan and provided recommendations for

updating the Plan. The working group consists of a broad cross-section of residents, elected officials, business owners, landlords, bankers, educators and local government staff.

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

The Town of Elkton would appreciate technical (and financial) assistance from State agencies to help implement the following Plan Strategies:

- **State Highway Administration and Maryland Department of Transportation – MD Route 213 (Bridge Street) and 268 (North Street) are the primary north-south roadways in Elkton, and provide access to the downtown. The Town would like technical assistance from SHA and MDOT with design and installation of a complete street program that includes traffic calming techniques, fully ADA accessible sidewalks and Green Streets. These same improvements are needed on other Town-owned roads in Elkton's Central Business District (Railroad Avenue, High Street and Bow Street). These improvements have been identified in a number of plans.**
- **Maryland Historic Trust – The Town would like technical assistance from MHT with developing a strategic plan to acquire and preserve the historic Holly Hall Mansion. This is a significant historic property that is deteriorating and is at risk for demolition by neglect. Assistance with developing a plan that would incorporate available grant and program opportunities to restore and preserve the historic structures would be beneficial to the property owner and community.**
- **Maryland Department of the Environment – The Town would like assistance from MDE on a strategy for funding a watershed analysis and a stormwater retrofit plan. A strategy for funding extension of sanitary sewer collection systems to areas of failing septic systems is also needed. The Town would also like assistance to conduct an audit of Elkton's water distribution system, to determine the source of water loss/leaks.**
- **Maryland Emergency Management Agency – The Town would like technical assistance to develop a strategy to fund a Comprehensive Flood Control Action Plan that addresses silt deposition, stormwater management, municipal park mitigation design, and possible land acquisition.**
- **Maryland Department of Planning – The Town would like technical assistance from the MDP with Comprehensive Plan and Zoning Ordinance amendments.**
- **Maryland Department of Housing and Community Development - continued support for Elkton's successful Façade Grant program. Our current Façade Grants have been fully expended. We currently have additional requests for assistance to redevelop a building in the downtown into a music venue - the building has been vacant for 18 years. We currently have three additional requests for Façade Grant assistance.**

SECTION B

Sustainable Community Renewal Report (Projects, Strategies and Partners)

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: Improved stormwater management

Projects:

Project 1: Stormwater Retrofit Plan – In October 2014, the Town Council approved the Town's stormwater retrofit plan which outlines various strategies and capital budget expenditures over the next five years. Strategies include reducing the amount of impervious surface in the community and improving stormwater management. One of the plan recommendations is to pass an ordinance that assesses an environmental protection fee on municipal permits.

Project 2: Green Streets – The Town added green elements to approximately 600 linear feet of roadway that had been experiencing severe flooding. Specifically, bioswales were constructed and trees were planted.

Partners:

Chesapeake Bay Trust – provided technical assistance

MD DHCD – provided financial assistance in form of a Community Legacy grant (totaling \$50,000).

Impact: The implementation of the projects had a significant impact on the community by improving stormwater runoff. The streets with the newly constructed bioswales no longer experience flooding.

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

Accomplishment 1:

Outcome: An indoor community recreation facility to provide the residents of all ages a place to participate in Elkton's Parks and Recreation programs, early education programs, after school programs, sports activities and community health programs,

Projects: Construction of a \$3.2 Million, 19,840 square foot Neighborhood Community Recreation Center, 121 Stockton Street, Elkton, MD 21921

The Town had identified a need for a community recreation center. Town-owned land on U.S. Route 40 was considered, but ultimately rejected due to concern regarding safe access by pedestrians and distance to neighborhoods. The Town had identified 2.28 acres of surplus land owned by the Cecil County Board of Education/Cecil County Government that could be developed as a community recreation center. This site is in the center of Elkton's downtown, located in a Qualified Census Tract, and within walking distance of a number of neighborhoods. Elkton negotiated with Cecil County Government to acquire the property. The Town applied for and received \$800,000 in CDBG funds (MD-19-CD-28) for this project. Construction of the 19,840 square foot building was completed in 2020. This building includes gymnasium space suitable for indoor sports and exercise activities and classroom spaces for dance, day camp, science and cooking classes and a wide variety of programs offered by the Elkton Department of Parks and Recreation. The project was a great success. Drone videos of the interior and exterior of the building have been posted on the Town's website.

Partners: Town of Elkton; Cecil County Government; MD DHCD

Impact: This project has had a positive impact on residents of all ages. In addition to the activities and day camps offered by the Elkton Parks and Recreation Department, the Judy Center provides pre-K classes, seniors hold exercise classes, and the Cecil County Health Department has conducted Covid testing and vaccines in the new Community Center.

Accomplishment 2:

Outcome: Improved pedestrian facilities

Projects: Elkton Pedestrian Plan that identified and prioritized sidewalk improvements for State and Local Roads in Elkton.

The Town of Elkton in 2014 requested the assistance of WILMAPCO in developing a Pedestrian Plan. The intent of the project was to build upon and incorporate pedestrian improvement maps recently completed with MD SHA and studies and analysis such as Elkton's Comprehensive Plan (2010), WILMAPCO's Top Pedestrian Priority Segments (2012), Elkton Walkable Community Workshop (2008), MD SHA's U.S. Route 40 Improvements (Landing Lane to MD 213) 2012 and WILMAPCO's 2013 Transportation Equity Report Environmental Justice and Title VI (2013).

The project assisted the Town in creating a comprehensive pedestrian plan that prioritized improvements to pedestrian facilities and will create complete streets, establish walkability enhancements within Transportation Justice areas where identified, identify areas in need of retrofits to meet ADA standards, and establish a network of bicycle and pedestrian facilities within Elkton.

The Town of Elkton Planning Department and Elkton Department of Public Works met regularly with WILMAPCO and SHA planners to conduct and gather field data. The Elkton Pedestrian Plan was completed in July 2018

Partners: Town of Elkton, WILMAPCO, SHA planners, and Cecil County Planners.

Impact: The Plan recommendations provide numerous benefits. The recommended improvements, once constructed, will increase the safety of people walking, biking, driving, and taking transit in Elkton, improve access for those with disabilities, encourage more people to walk as a mode of transportation, and enhance public safety. These improvements will be implemented through coordination between the Town of Elkton, Cecil County, and the State of Maryland.

Accomplishment 3:

Outcome: Improvements to public spaces in the downtown.

Projects: Town Square ADA Project

This project, located at 101 East Main Street, entailed removal of material and architectural barriers which restrict mobility and accessibility by elderly or handicapped persons. This project included the construction of ADA accessible ramps from Main Street to the Elkton Town Square and to the Elkton Chamber and Alliance Offices and Elkton Visitor Center. The lawn area was reconfigured to better accommodate visitors and special events. The project includes the reconstruction and rehabilitation of existing walkways, retaining walls, and entrances to the historic Elkton Chamber and Alliance Visitor Center Building. The MD Community Development Block Grant program (CDBG) provided \$135,000 in funding assistance (MD-18-CD-4). The project was completed January 2020.

Partners: Town of Elkton, MD DHCD

Impact: This project provided handicap accessibility from the sidewalk to the Town Square, and from the Town Square to the Elkton Alliance offices and the Elkton Visitor Center, in addition to creating a better layout to accommodate visitors and for special events, including the annual lighting of the Christmas tree in the center of the Town Square.

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: Re-establishment of Passenger Rail Service

Narrative: The only gap in commuter rail service along the Amtrak Northeast Corridor (NEC) is a 21-mile stretch between Perryville, Maryland and Newark, Delaware. A priority transportation project identified by both the Town of Elkton and Cecil County is the re-establishment of passenger rail service to Elkton, and implement Elkton's Transit-Oriented Development (TOD) Plan. Reopening the Elkton Train Station is about jobs, the environment and sustainability. Passenger rail service would provide more transportation choices and improve access to community amenities, enhance economic competitiveness, support existing communities, coordinate policies and leverage investment.

It appears with passage of House Bill 778, that Maryland Transit Administration's MARC Cornerstone Plan that a service and operations plan will be developed for MARC, SEPTA or AMTRAK to run competitive transit schedules between Perryville, Maryland and Newark, DE. Included in the Bill is 30% design for a new Elkton infill MARC station on the Penn Line. The location of the proposed Elkton infill MARC station is unknown at this time.

Outcome: Flood Control

Narrative: Elkton has a long history of frequent flooding along the Big Elk Creek. Rain-driven events result in heavy silt-laden runoff originating upstream. Excessively high tides along the Elk River during heavy storms compound the impacts. The resulting stream bank erosion threatens adjacent residential properties. The significant silt accumulation behind the Farr Creek Dam and Diversion Dam renders the anadromous fish passage inoperable. The volume of suspended sediment also requires the closure of the surface water intake at the Elkton Water Treatment Plant (WTP), reducing the amount of municipal water that can be processed. Flood events regularly submerge Delaware Avenue (MD 7), Howard Street, and Bridge Street (MD 213). This an inconvenience to residents, businesses and visitors, but more importantly, affects emergency response times. The downtown businesses incur property damage and loss of income. Historic structures are threatened. Meadow Park becomes inundated and covered in silt.

A solution to the flooding problem will require a comprehensive flood control plan that addresses silt deposition, stream bank erosion, stormwater management, and infrastructure protection. The scope must be expanded to include the Big Elk Creek from MD 279 to US Route 40. A grant application has been submitted for this study.

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.

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>Projects to improve water quality include: A drug deposit box in Town Hall; New Water Treatment Plant filtration media; New well #4 under construction; New 600,000-gallon water tower will be constructed at Southfields PUD; Replacement of aging water lines in Patriots Glen and on Main Street; Upgrades underway at two 900,000 reservoirs; New UV treatment at the Water Treatment Plant; Installation of new remote-read water meters town-wide.</p>
2. Have you improved wildlife habitat in your community? Ex. native plantings, pollinator gardens, rain gardens	X			<p>The Unity Garden at the Cecil County Circuit Courthouse, 129 E. Main St., is now maintained by the Cecil County Master Gardeners, and will become certified as a Chesapeake Bay Landscape.</p> <p>The Gardens at 135 E. Main St. These gardens surround the Historical Society/Arts Council building along with a large garden in front of the Rev. Duke Log House. The gardens in front of the log house began at the request of the juvenile court system as a community service project. Volunteers from the Historical Society and the Arts Council created the garden space and juveniles earn community service credit by working in the garden.</p> <p>The MD DNR stocks Howard's Pond three times a year for recreational fishing.</p> <p>The Cecil County Watershed Stewards Academy (WSA) is a partnership with the Cecil County Department of Public Works-Stormwater Management Division and the University of Maryland Sea Grant Extension. The WSA program trains adult community leaders in ways to reduce polluted stormwater runoff and improve local water quality. Participants complete an intensive 16-course training program consisting of classroom and hands-on field work, a class project, and an individual capstone project in their community.</p> <p>Once trained, participants achieve the designation of Master Watershed Steward and work with other members of their communities to assess watersheds to help identify sources of pollution and restoration opportunities, educate their community on pollution sources and how to reduce them, implement small-scale stormwater management practices such as installing rain barrels or constructing rain gardens, inspect and/or maintain small-scale stormwater management Best Management Practices (BMP), and connect communities with environmental resources and people who can help restore watersheds.</p>

Sustainable Communities Renewal Application - Section B

<p>3. Have you increased access to green space, parks or outdoor recreational opportunities?</p>	<p>X</p>			<p>The Town of Elkton acquired 46 acres behind the South Stream subdivision for open space and environmental protection (forest conservation and Chesapeake Bay Critical Area preservation) utilizing Elkton's Forest Conservation and Chesapeake Bay Critical Area fee-in-lieu funds.</p> <p>The Historic Elk Landing Foundation agreed to relinquish a portion of their 99-year lease for 20 acres of land to be developed as public sports fields outside of the floodplain. The Town engaged the services of KCI Technologies to develop the plans for the ballfields.</p> <p>Mayor Alt worked closely with Elkton's Department of Public Works and Parks and Recreation to design a trail for a 5K race on Meadow Park West and Meadow Park East;</p> <p>The Town was recently approved Community Parks and Playgrounds Grant funds to install outdoor playground equipment at the new Neighborhood Community Center at 121 Stockton Street.</p> <p>The Town is currently working to acquire a one-acre undeveloped parcel to develop a pocket park on East High Street to serve adjacent neighborhoods.</p>
<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.)</p>	<p>X</p>			<p>Continuation of a recycling program in Town Hall where wastebaskets are provided to each office and meeting room for single-stream recyclables.</p> <p>Depleted printer ink cartridges are also collected and returned to the manufacturer for recycling.</p> <p>Continuation of single-stream recycling program with municipal trash service.</p> <p>Continuation of neighborhood "clean-up" days.</p> <p>Covid screens have been installed at several locations in the Administration Building where the public interfaces with staff (Administration; Finance; Building and Zoning).</p> <p>The Town continues to maintain the rain garden in the Bow Street Municipal Parking Lot.</p>
<p>OTHER:</p>				

Sustainable Communities Renewal Application - Section B

ECONOMY	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 increase in the number of new businesses in your Main Street/ Commercial District?	X			Yes, there are new businesses in Main Street Town Center Zone since 2017 such as: New York Deli; Cecil Slices; Pastries by Penny; Sonia Tailor; Escapade Escape Rooms; Off the Ivy venue; Teal Antler boutique; Brookbend Interiors; C3ntral Tavern; Elk River Brewing; Crave eatery; Hill Culinary Catering; Lab Corps; Traffic Planning and Design; Tienda Espinoza grocery; and Dollar General.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	X			Renewal and expansion of Elkton's Enterprise Zone. Opportunity Zone. Arts & Entertainment District renewal.
3. Has there been an increase in foot traffic in the Main Street/commercial district?	X			Yes. Outdoor dining spaces were created through a collaboration between the Town and local restaurants during Covid. This contributed to increased foot traffic and activity in the Main Street commercial district. Special Events by the Elkton Alliance has been increased to 54 events each year. Event attendance has been steadily increasing and is now at an all-time high. Cecil Chamber of Commerce hosts the Shamrock Games Bowling Event, and Annual Member Picnic. Cecil County Arts Council hosts Wonderland of Wreaths; Community Arts Festival; Artists in Action; Morning Yoga; and the Caber Toss Challenge, to name a few. Cecil County Historical Society hosts a variety of history-based events and their volunteers assist the public with genealogical and historical research. Showcase on Main draws attendees to their performances.
4. Have the number of commercial vacancies decreased?	X			Yes. In addition to the new businesses identified in question 1 above, the former Town Hall/former Cecil County Council building is being redeveloped as a new music venue. A new sushi restaurant is planned at the recently vacated Cecil County Tourism office. Other businesses include: CubeSmart Self-Storage; Planet Fitness; Tortilla Werks; Maryland Brewing Company; Dollar General; Terumo expansion; Fred Ward Engineers. The owner of the former Wedding Chapel has submitted plans to renovate and expand the building, including adding upper-level offices.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?	X			Yes. New and expanded industries include: Fortress Steel; First Gladwyne Storage; First Gladwyne Business Park; Tortilla Werks; Estes Express expansion; Free State Business Park; Clene Nanomedicine; Highline Warren warehouse; Terumo Medical Corp. expansions; and the Southfields warehousing project. Large employers such as Clene Nanomedicine, Terumo Medical Corp. and Northrop Grumman are or soon will be hiring hundreds of workers.

Sustainable Communities Renewal Application - Section B

6. Has there been an increase in workforce development training or other opportunities for connecting potential employees to well-paying jobs?	X			<p>Susquehanna Workforce Network is a non-profit organization that coordinates workforce development programs. SWN provides services for businesses and individuals in Cecil and Harford Counties. SWN and the Division of Workforce Development and Adult Learning operate the region's three workforce centers, in cooperation with partner organizations and agencies. Elkton's center is located at 1275 West Pulaski Highway. The centers offer a range of services and resources, including job search services, career advising and customized job-training, workshops, job fairs, basic skills assessments, career assessments. Partner organizations include universities, community colleges, private technical institutions and other training providers. Financial assistance is available and often training is at no or limited cost to the jobseeker.</p> <p>The Cecil County Public Library offers job and career resources, such as resume help, interview tips, online training and certifications, and more. Personalized assistance is available Job, career, and skill-Building Tools, on-demand job coaching, resume reviews and practice live interviewing with a job coach, free online training videos. Unlimited access to thousands of video courses, making it easy to learn skills on business, creative, and technology topics, prepare for school and career tests through tutorials and practice tests to prepare for school, military, and career tests, including the ACT, SAT, ASVAB, AP, GED, GRE, civil service, and career training tests.</p> <p>Cecil College offers workforce training including: accounting; business management; computer training; child care; animal care; and online career training. Training for skilled trades include: automotive repair; basic construction skills; diesel technology; heavy equipment operations; HVAC/R; marine service technology; pest management; welding and CDL training..</p>
<p>OTHER: Other new businesses in Elkton's Sustainable Communities Area include the following</p>	X			<p>Other businesses in Elkton's Highway Commercial and Business-Industrial District include: Free State Business Park building #1; Aldi expansion; Highline-Warren Warehouse; Hillcrest Pharmacy & Compounding of Elkton; Alpha Dental; Five Guys restaurant; PharmKent Wellness; CVS; Starbucks; Maryland Brewing Company; Belle Hill Self-Storage and expansion; Arby's; Ollies; Angry Jack's Axe Throwing Club; Walmart Training Center; J&J Pho Vietnamese Restaurant; Enzo's Pizza; CubeSmart Self-Storage; Tractor Supply Greenhouse addition; Chick-fil-A expansion; Aspen Lee Boutique; Chipotle; Triple Threat Combat Sports; Harbor Freight, Aldi expansion; Dunkin Donuts; Planet Fitness expansion; Villa Corona Mexican Grill; Ella Rose Boutique.</p>

Sustainable Communities Renewal Application - Section B

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			Elkton's Department of Public Works installed East Coast Greenway (ECG) directional signage along the Town roads that are included as part of the ECG. The ECG within Elkton is located along Elkton-Newark Road (MD 279), North Street (MD 268), East and West Main Street, South Street, Howard Street, Bridge Street (MD 213), Landing Lane and Pulaski Highway (US Route 40).
2. Have there been improvements to the public transit infrastructure?	X			Cecil Transit continues to refine and improve their transit system in Elkton and the surrounding area. Routes include Route #1 with service to Glasgow, DE; Route #2 Cross-County Connection serving Elkton, North East, Perryville, the MARC Train, Perry Point V.A., and Cecil College in North East and Elkton. Route #4 with service to Newark, DE. In addition, Cecil Transit offers Demand Response service along with a Taxi Vouchers Program. Two taxi companies participate in the Taxi Voucher Program: Friendly Taxi, and Key Lime Specialty Transport. The Cecil County Health Department is responsible for administering the Medical Assistance Ambulance Transportation Program for Cecil County residents. Uber & Lyft services are also available.
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			The Town Square ADA project included the construction of ADA accessible ramps from Main Street to the Elkton Town Square and ramps to the Elkton Chamber and Alliance Offices and Elkton Visitor Center. This area has experienced increased use, especially during special events held in or around the Town Square. Sidewalk improvements have been installed on Stockton Street to facilitate access to the new Neighborhood Community Center. Sidewalks were installed on Whitehall Road connecting neighborhoods on Whitehall Road to the Southfield Park Shopping Center. Brick sidewalks were replaced with concrete sidewalks on North Street, due to tripping hazards. There has been a noticeable increased use of the sidewalks in the downtown as a result of the outdoor dining accommodations during Covid.
4. Have there been any roadway improvements that support "Complete" or "Green" streets?	X			SHA installed a new traffic circle on Red Hill Road (MD 281). Road improvements have been installed on US 40 at MD 279.
5. Has traffic congestion along major roads decreased? (Amount in percent)	X			It did during Covid when people were working from home and schools were virtual. New developments are required to provide a Traffic Impact Study if they generate more than 50 trips per day. MD 213 and US Route 40 will be improved with an additional northbound lane to mitigate additional traffic expected to be generated by the Southfields PUD project.

Sustainable Communities Renewal Application - Section B

OTHER:				
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			The Façade Grant is very successful, however, no requests for residential improvements have been received as of yet. Elkton Housing Authority is making improvements and adding new units to the Elkton Senior Apartments at 150 East Main Street and to Rudy Park. Windsor Village is also being updated. Several other landlords have upgraded their apartments. As a result of the pandemic, home remodeling has increased. Contractor revenue increased dramatically.
2. Has the homeownership rate increased?		X		The homeownership rate is currently 49.8%. This is a decrease from the 2011-2015 ACS, which indicated home ownership at 52.3%.
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			The number of new housing over the past 5 years has increased by 90 dwelling units. Of those, 30% or 27 are within .5 miles of a transit (bus) stop. All were market-rate single-family homes. Over the past 20 years, 554 new affordable apartment homes were constructed. This included 184 senior apartments, and 84 workforce housing apartments. Elk Chase (126 apts.); Glen Creek (160 apts.); The Villas at Whitehall (70 senior); Birchwood at Elkton (61 senior); North Street Senior Residences (53 senior); Villages at Belle Hill (84 workforce homes). Of these, only Glen Creek Apartments are not within .5 miles of a transit stop.
4. Has there been demolition of blighted properties?	X			Several blighted properties have been demolished including burned-out houses in Elkton Heights and Hollingsworth Manor. A blighted property on East High Street was acquired by the Town and will be demolished and the lot donated to Habitat for Humanity to construct a new home on the site. The former George's Restaurant site has been demolished and a new carwash is planned for that site. The former RMR industrial site has been demolished, and a new Dollar Store has been constructed. A mini-warehouse is planned for the balance of the site. The Elkton Diner was also demolished. The Town has attended foreclosure tax sales to acquire and demolish blighted properties.
5. Has the residential vacancy rate decreased?	X			Housing vacancy rates dropped from 9.9% to 6.8%. Vacancy rate and turnover rate has decreased.

Sustainable Communities Renewal Application - Section B

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			<p>The Town partners with the Elkton Housing Authority and has supported numerous affordable housing developments in Elkton.</p> <p>Cecil County Housing and Community Development administers emergency rental assistance and housing choice voucher programs and counseling.</p> <p>The Town holds quarterly landlord meetings and community clean-up days.</p> <p>Covid relief funds were made available in Cecil County for rental assistance to families in need.</p> <p>The Town partnered with the Paris Foundation to provide space in Hollingsworth Manor for their mission to provide food and other assistance to those families in need.</p> <p>For several years, the Town of Elkton waived the \$15,000 water and sewer connection fees for new homes to encourage housing development.</p> <p>The Town supported and partnered with the developers of the affordable apartments listed in question #3 above by providing a variety of incentives, such as, deferred major facilities fees, amendments to the zoning ordinance to reduce parking requirements, and award of a \$500,000 DHCD CDBG grant for acquisition and construction costs.</p>
7. Has there been an increase in homeownership counseling services or individuals accessing such services?	X			<p>Cecil County Housing and Community Development Department provides homeownership counseling services and Section 8 counseling.</p>
OTHER:				

Sustainable Communities Renewal Application - Section B

COMMUNITY HEALTH & QUALITY OF LIFE	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. How many historic properties were renovated/improved? To your knowledge, did the renovations mitigate certain environmental hazards such as lead and asbestos?	X			<ul style="list-style-type: none"> • The Historic Elk Landing Site Stone House Window and Door project. • The Log Cabin restoration project at the Cecil County Historical Society. • There were 23 historic properties renovated/improved over the past 5 years. None of the improvements included lead or asbestos abatement. • Twenty-three properties have been improved with Elkton's Façade Grant Program over the past five years.
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			<ul style="list-style-type: none"> • Construction of Elkton's Neighborhood Community Center • Town Square ADA Project • New murals on Howard Street and Main Street. Tree of Life Memorial. • Hammering Heart sculpture. • Decorative gates by Ed Dowell at Meadow Park, Marina Park, Howard's Pond and the Historic Elk Landing site. • The Historic Elk Landing – Stone House Window and Door Project. • 135 Garden (deck and seating). • Bernard Purdie mural in the Neighborhood Community Center.
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			<p>The newly renovated and handicap accessible Town Square is often the center of many special events noted below: Recurring events hosted by the Elkton Alliance and the Town of Elkton include: First Fridays; Comedy Roast; St. Patrick's Day Weekend Celebration; Elkton Little League Parade; Elkton's Own Antique Roadshow; Music on Main; Elkton Classic Car Cruise; Fishing Rodeo; Memorial Day Parade; Jump into June & Chalk the Walks; National Night Out; Dog Days of Summer; Theatre Under the Stars; Red, White and Brew; Fourth of July Fireworks; CornFest; Fall Fest Kick-Off Party; Elkton Fall Fest; Scarecrow Contest; Main Street Trick-or-Treat; Elkton Alumni Night; Empty Bowls; Decades Dance Elkton VFW Post 8175; Halloween Parade; Cash for Christmas; Citizen of the Year Banquet; Turkey Trot; Small Business Saturday; Artists Sunday; Christmas Tree Lighting; Cookie Throwdown Competition; Old Fashioned Christmas; and Holiday Art Window Design Competition.</p> <p>The new Neighborhood Community Center hosts a variety of activities including the Bernard Purdie mural dedication.</p> <p>Historic Elk Landing special events include: Defender's Festival; Tea party; Beer tasting; Kayak tour; house tours; Ghost tours; historic reenactments; Daughters of the American Revolution events and Boy Scouts Camp Out.</p>

Sustainable Communities Renewal Application - Section B

			<p>Elkton Library hosts a variety of events including Family StoryTime; Tech Tuesday; Yoga for Kids; Mike Rose Magic; Manga Anime Club; Escape the Submarine; Preschool Art; etc.</p> <p>Singerly Fire Company holds a number of events such as: Sportsman's Bash; Craft/Vendor Shows; Annual Antiques Show; Annual Paper Americana Show; Come Meet Santa; Raffles; Crab Feasts; Flea Market; Pit Beef/Turkey/Ham Event; Bingo, Craft Beer Festival; Yard Sale and Public Shred Day; New Years' Eve Event; Bottle Show; etc.</p> <p>Cecil County Tourism created Winter Lights-Cecil Nights to encourage shopping and activity in the downtowns during the winter months. They also hosted British Invasions of Cecil, Travels with George, and the Partner Appreciation Program. In addition they hosted and sponsored an Asian equestrian group in Elkton for a lunch and beer tasting at local restaurants. Their Heritage Troupe took part several Historical Society events over the years. They have also hosted an art-oriented social media campaign called Finders Keepers.</p> <p>Voices of Hope hosts recovery friendly events. Drug-Free Cecil hosts events such as Prevention Youth Rally and Art Show. Friends of Cecil County Victim Memorial Services hosts the Annual Jail and Bail. The Office of the State's Attorney hosts Homicide Victims Memorial Wall and Walk Event. CASA (Court Appointed Special Advocates) events include Outdoor Movie Night, Family Fun Day. Elkton VFW events include: Pancake Breakfast with the Easter Bunny; Soup Sale; Spring Fling Craft and Vendor Show; Saturday Night Special Baked Ziti; Breakfast with Santa; Halloween Party; Trunk or Treat at the VFW; etc. Various local Church events (Bingo, Breakfasts, Prom dresses). Town of Elkton Community Clean-up Days. Elkton High Hall of Fame museum of famous graduates.</p>
4. Have there been any changes in access to health and wellness services? Examples include mobile clinics, hospitals, telehealth opportunities.	X		<p>Christiana Care acquired Union Hospital in 2020. Union Hospital provides 72 beds, 6 operating rooms and 375 physicians and a number of specialty care, including oncology gastroenterology and audiology. Christiana Care is Delaware's largest health system of 1227 beds, with a staff of 11,800, a Level 1 trauma center, and a Level III neonatal intensive care unit, a comprehensive stroke center and a Gene Editing Institute. The merger with the 110-year old Union Hospital will bring a new level of financial stability to this facility. Christiana Care Go Health Urgent Care at Elkton is a new urgent care facility in Elkton. Voices of Hope acquired two (2) half-way houses in Elkton (Park Circle and Elkton Blvd). Cecil College offers a Lifelong Learning Program, exercise classes and wellness events.</p>
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational	X		<p>The YMCA of Cecil County provides a variety of health and wellness opportunities. Elkton's new Neighborhood Community Center offers activities for both children and adults including sports leagues, lessons, clinics, art and music classes, dance lessons, camps and special events. The Town of Elkton also offers a number of community and neighborhood parks. Elkton's municipal parks offer pavilions, playgrounds, a walking track, tennis courts, outdoor basketball courts, multipurpose fields, boat ramps, walking trails, and a fishing pond. The Town hosts an annual 5K Race.</p>

Sustainable Communities Renewal Application - Section B

indoor/outdoor courses or groups)?				<p>Patriots Glen National Golf Course offers 18 holes (par-72), a driving range and clubhouse on 215 acres.</p> <p>Cecil County offers adults 55 and over the Healthy Lifestyles Fitness Center exercise facility with age-appropriate equipment and certified personal trainers. In addition, the Arthritis Foundation's Exercise Program and the Life Beyond Cancer Fitness Program are also offered.</p> <p>The Cecil County Arts Council offers yoga classes.</p> <p>Elkton Little League ballfields are located in downtown Elkton.</p> <p>Cecil College at Elkton Station offers health and wellness programs.</p> <p>The Southfields PUD includes a Sports Complex.</p> <p>The Cecil County Health Department offers a wide variety of wellness programs, from Behavioral Health to Clinic Programs to Environmental Health Services and Health Promotion.</p>
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>Elkton Farmers Market offers a permanent space for local farmers to sell their produce.</p> <p>Cecil County Department of Community Services Help Center operates a food pantry to assist people facing food insecurity.</p> <p>The Paris Foundation is a Christian non-profit organization serving the poor. They provide an evening meal seven days a week. They serve approximately 100 residents per day.</p> <p>Gilpin Manor Elementary School provides a Community Pantry with 24-hour access to food and other small household items. The pantry is stocked by Nicanor, Inc.</p> <p>Sheilagh's Pantry, in partnership with Maryland Rural Development Corporation, opened in Hollingsworth Manor, and offers food, clothes and more to those in need.</p> <p>The Market at 135 – Cecil County Arts Council, Cecil Land Trust and the Historical Society of Cecil County operate a market offering farm fresh products from local Cecil County farmers.</p> <p>Fresh Source offers micro-greens, and partner with local farms offering produce.</p> <p>Local grocery stores include Acme, Aldi, Redner's, and Food Lion. The Grocery Outlet will be opening soon.</p> <p>The Rotary Club also collects food for those in need.</p>
7. Has there been a decrease in crime rate?	X			<p>Yes. Over the past 5 years the crime statistics decreased from a high of 1187 incidents in 2018 to 857 incidents in 2021.</p>
8. Do all residents have access to the Internet and other basic utilities and services?	X			<p>Additionally, the Elkton branch of the Cecil County Library offers free internet.</p> <p>Comcast internet also provides discounts to families.</p> <p>The public schools provided students free laptops during Covid.</p>
OTHER:				

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			Infill and redevelopment projects include the businesses previously listed under Economy questions 1, 4, 5 and Other.
2. Has there been an increase in the amount of preserved/protected land?	X			The Town acquired 46 acres of land adjacent to the Big Elk Creek, identified as a Targeted Ecological Area, utilizing Forest Conservation and Critical Area fee-in-lieu funds. Targeted Ecological Areas are lands and watersheds of high ecological value that have been identified as conservation priorities by the Maryland Department of Natural Resources for natural resource protection.
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			Limited sewer capacity at north east and north west areas of Town. Muddy Lane development constraints due to railroad overpass. Singerly Fire Department. Response times to this area preclude development. Denied access highway on MD 279 Elkton-Newark Road. Geometric constraints at the intersection of MD 279 and Belle Hill Road. Artesian Maryland's Franchise Area overlaps Elkton's future growth areas. Persistent flooding adjacent to the downtown impacts businesses on Howard Street and Bridge Street. Brownfield sites limit redevelopment on those tracts of land.
4. Have there been any zoning or policy changes that have fostered growth or redevelopment in your Sustainable Community?	X			The Mayor and Commissioners waived water and sewer hook-up fees for new residential development over the past five (5) years. This waiver expired May 31, 2022. A number of amendments have been made to the Elkton Zoning Ordinance over the past 5 years. Driver training and VoTech schools are now permitted in all commercial and industrial zones; Breweries are now permitted in all commercial zones, and the most significant change that fostered growth in Elkton was the adoption of a new Planned Unit Development (PUD) overlay zone that allows industrial uses that will generate jobs.
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	X			New filtration media has been installed at the water treatment plant. New sanitary sewer lines will be constructed to accommodate the Clene Nanomedicine project. Two 900,000-gallon reservoirs are currently being rehabilitated. The Elkton Alliance received a \$100,000 safety grant for security camera systems in the downtown. New water meters with remote reading have been installed town-wide.

Sustainable Communities Renewal Application - Section B

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 implemented any professional development programs?	X			<p>Elkton added a position in the Finance Department to oversee water billing and work with the Assistant Town Administrator on a water audit.</p> <p>The elected Mayor and Commissioners regularly attend lectures at the MML conferences.</p> <p>The Elkton Planning Commission and Board of Appeals are members of the MPCA and are required to pass an education course.</p> <p>The Director of Planning is a certified Planner and maintains her certification by attending either in-person or virtually, training and education classes offered by the American Planning Association, MD Department of Planning, and Sustainable Community training and other education providers.</p>
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>Council Hall Feasibility Study (2020)</p> <p>Elkton Pedestrian Plan (2018)</p> <p>Elkton Historic District Design Guidelines (2017)</p> <p>Minihanes Upper Floor Feasibility Study.</p>
OTHER:				

Sustainable Communities Renewal Application - Section B

COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
Community Legacy (CL): <ul style="list-style-type: none"> • Town Square ADA Project • 2018 Façade Grant • 2019 Façade Grant • 2020 Façade Grant • 2021 Façade Grant 	DHCD	\$135,000 \$50,000 \$50,000 \$40,000 \$25,000		(See Accomplishment #3) Twenty-three properties have been improved with Elkton's Façade Grant Program over the past five years
Strategic Demolition Fund (SDF): <ul style="list-style-type: none"> • Elkton Armory Acquisition • 100 Chesapeake Blvd - Clene Nanomedicine 	DHCD	\$ 175,000 \$1,000,000		The Town of Elkton contributed \$59,810 toward the Armory acquisition. Clene acquired the former Gore Manufacturing building and is redeveloping for pharmaceutical manufacturing.
Community Safety & Enhancement Program: <ul style="list-style-type: none"> • Elkton Alliance Security Cameras 	MDOT	\$100,000		Security cameras to be installed on Main and North Streets.
Maryland Bikeways Program:	MDOT			
Sidewalk Retrofit Program:	MDOT			
Water Quality Revolving Loan Fund:	MDE			
<p>Other Funding Programs: <i>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.</i></p> <p>*Please add more rows if necessary</p>				

Sustainable Communities Renewal Application - Section B

U.S. HUD Community Development Block Grants (CDBG) <ul style="list-style-type: none"> Elkton Neighborhood Community Center (NCC) 	DHCD	\$800,000		(See Accomplishment #1)
Community Parks and Playgrounds <ul style="list-style-type: none"> Lights - Meadow Park Football Fields Playground Equipment for NCC 	DNR	\$210,000 \$247,000		Lights have been installed. Playground equipment ordered.
Operating Assistance Grant <ul style="list-style-type: none"> Elkton Council Hall Adaptive Reuse Feasibility Study 	OAG	\$16,000		Study completed, funding needed for design and engineering plans/bid documents.
Chesapeake Bay Critical Area Program <ul style="list-style-type: none"> Plan Implementation Grant 	DNR	2018 \$5,000 2019 \$5,000 2020 \$3,500 2021 \$3,500 2022 \$3,500		Program administration assistance.
Maryland Historical Trust <ul style="list-style-type: none"> 2021 Historic Preservation Capital Grant Program. 2002 African American Heritage Preservation Program 2022 Historic Preservation Capital Grant Program 	MHT	\$100,000 \$48,000 \$61,000		Elk Landing Stone House Window and Door Project. Elkton contributed an additional \$44,000 towards this project. Hollingsworth House Phase 3 Restoration. Stone House Fireplace and Masonry Restoration Project.

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

Comprehensive Flood Control – The Town of Elkton would like to undertake a **Comprehensive Flood Control Study and Action Plan** for purposes of identifying, developing and prioritizing flood control projects within the 100-year floodplain along the Big Elk Creek. The project area includes the section of 100-year floodplain and floodway that impact the eastern and southern portions of the historic downtown (central business district) and bisects the main north/south commercial corridor (MD 213) in Elkton. The study area is approximately 14,000 linear feet (2.68 miles), and is located between MD 279 (Elkton Road) and U.S. Route 40 (Pulaski Highway). Previous plans were very limited in scope and recommendations, and were not fully funded. The persistent flooding in Elkton affects every aspect of the Sustainable Communities Plan. It is a drain on State and local services, and greatly affects the quality of life in Elkton.

Rail Service - The only gap in commuter rail service along the Amtrak Northeast Corridor (NEC) is a 21-mile stretch between Perryville, Maryland and Newark, Delaware. A priority project is to re-introduce passenger rail service to Elkton, develop a multi-modal transportation center and implement Elkton's Transit-Oriented Development (TOD) Plan. Reopening the Elkton Train Station is about jobs, the environment and sustainability. Passenger rail service would provide more transportation choices and improve access to community amenities, enhance economic competitiveness, support existing communities, coordinate policies and leverage investment.

It appears with passage of House Bill 778, that Maryland Transit Administration's MARC Cornerstone Plan that a service and operations plan will be developed for MARC, SEPTA or AMTRAK to run competitive transit schedules between Perryville, Maryland and Newark, DE. Included in the Bill is 30% design for a new Elkton infill MARC station on the Penn Line.

Other Projects/Needs:

- **Acquisition and preservation/restoration of the historic Holly Hall mansion located prominently at a gateway in Elkton.**
- **Comprehensive Plan Update.**
- **MD 279/Belle Hill Road Intersection Analysis.**
- **Marina Park Bulkhead Restoration and Boardwalk.**
- **Funding for engineering and construction plans to adaptively reuse the former Council Hall as a restaurant or incubator space.**

SECTION C

**Sustainable Community Renewal Action Plan Update
(Matrix)**



Town of Elkton Sustainable Community Action Plan

July 20, 2022

Example Section

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community) 	<ul style="list-style-type: none"> Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>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.</p> <p>Progress Measure: What will you use to measure success toward outcome? Is it quantifiable or qualifiable?</p>	<p>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.</p>	<p>Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.</p>
<p>Example Outcome 1: Code violations and complaints are reduced in the Sustainable Community residential areas.</p> <p>Example Progress Measures: Code violations reduced by 25% in Sustainable Community residential areas</p>	<p>Example Strategy A: Review and revise, as needed, code compliance program to reduce frequency and number of residential code violations.</p> <p>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.</p> <p>Example Action 2: Conduct outreach program to determine barriers to code compliance.</p> <p>Example Action 3: Analyze code compliance program for potential inefficiencies and opportunities for proactive engagement.</p> <p>Example Action 4: Pursue façade improvement funding to assist low-income homeowners overcome barriers to code compliance.</p>	<p>Maryland Department of Planning, Maryland Department of Housing, County Planning Department, local homeowners association</p>

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.

<u>Strengths</u>	<u>Weaknesses</u>
<p>WATER QUALITY AND WATER AND SEWER CAPACITY</p> <ul style="list-style-type: none"> • Elkton’s Wastewater treatment plant has been upgraded to provide improved service capacity and cleaner state-of-the-art technology (BNR/ENR). • A prescription drug collection box has been installed at the Town Hall. • A new well and 600,000-gallon water tower is planned to accommodate the Southfields PUD project. • Energy and cost-efficient devices and new filtration media have been installed at the Water Treatment Plant. • Elkton is currently refurbishing two 900,000-gallon reservoirs. <p>TREE CANOPIES AND GREEN SPACE</p> <ul style="list-style-type: none"> • The Town of Elkton acquired 46 acres of riparian forest in a Targeted Ecological Area adjacent to the Big Elk Creek for preservation, utilizing Elkton’s Forest Conservation and Chesapeake Bay Critical Area fee-in-lieu funds. <p>HABITAT IMPROVEMENT</p> <ul style="list-style-type: none"> • The Unity Garden at the Cecil County Circuit Courthouse, 129 E. Main St., is now maintained by the Cecil County Master Gardeners, and will become a certified Chesapeake Bay Landscape eligible for Bay-Wise credit. 	<p>WATER QUALITY:</p> <ul style="list-style-type: none"> • A Sourcewater Protection Plan is needed to protect drinking water quality. (See Local Planning and Staffing Capacity) • The public may be uninformed regarding how their actions may affect water quality. Town should provide a video tour of the Wastewater Treatment Plant (WWTP) on their website to educate and inform the public. • Large rain events cause a surge in the wastewater collection system, impacting the capacity of the WWTP. Elkton needs to conduct an Inflow and Infiltration (I&I) analysis to determine the extent and location of any breaches in the sanitary sewer collection system. • The Town is in need of a water supply audit and leak detection analysis to locate unaccounted for water loss in our municipal water supply system. <p>TREE CANOPIES AND GREEN SPACE:</p> <ul style="list-style-type: none"> • Forested corridors are important to increase overall habitat quality within a watershed. Elkton should develop a plan to interconnect forested/green areas that will provide a wildlife corridor for a positive environmental impact. This should be included as a goal in Elkton’s Comprehensive Plan. (See Local Planning and Staffing Capacity)

- The Gardens at 135 E. Main Street surround the Historical Society/Arts Council building along with a large garden in front of the Rev. Duke Log House.

NUISANCE FLOODING

- A majority of the Floodplain land is in parkland and public open space.

STORMWATER INFRASTRUCTURE AND MANAGEMENT

- Rain garden and rain barrel installation at public parking lot/Farmers' Market.

ENERGY CONSERVATION

- The Town owns a 7-acre solar array adjacent to WWTP.
- LED lights in Municipal Building and on 60 street lights.
- Four (4) EV charging stations are available in the North Street Municipal lot

RECYCLING

- Residential recyclables (single stream) are collected by Waste Management once a week. The Elkton Municipal Offices also participate in recycling including ink cartridge recycling.

PET WASTE

- Pet waste bags and receptacles are available in public parks to reduce the amount of pet effluent entering the waterway.

PARKS AND RECREATION IMPROVEMENTS

- There are several large public parks adjacent to Big and Little Elk Creeks, and Howard's Pond. Park amenities include: pavilions; a playground; a walking track; tennis courts; outdoor basketball courts; multipurpose fields; small craft boat ramps; walking trails and a fishing pond.
- The Town has constructed a new \$3.2 Million, 19,840 square foot Neighborhood Community Recreation Center at 121 Stockton Street. The facility includes indoor basketball courts, a walking track, and classrooms for day camp activities, dance, exercise, and learning.
- New lights have been installed on the football fields in Meadow Park.
- The Elk Landing Foundation agreed to relinquish a portion of their 99-year lease so 20 acres of land may be developed as public sports fields out of the floodplain. The Town engaged the services of KCI Technologies to develop the plans for the ballfields.

GREEN INFRASTRUCTURE:

- The rain garden at the Farmer's Market is in need of improvements including hardscaping. The Watershed Stewards Academy or Community Cares Day could fix, clean and enhance the plant material and Elkton DPW could create a low fence with gate around the facility. Solar lights should be installed, and the Elkton Alliance could install a descriptive plaque.
- Empty planters at the courthouse should be utilized and have appropriate plants installed.
- An informational sign or plaque should be installed at the Unity Garden with permission from Cecil County Courthouse
- North and Bridge Streets are in need of streetscaping utilizing Best Management Practices (BMPs) that provide water quality with landscaping. (See Transportation)
- Additional streetscape improvements are needed on Main Street. Hanging planters should be installed on the light poles to increase the attractiveness of the Downtown. The Master Gardeners or School of Technology may be interested in participating. Elkton's DPW could acquire a portable water tank and water the plants 3x a week.

HABITAT IMPROVEMENT:

- Invasive plants and insects have been identified along the Big Elk Creek (Knot Weed, Multi-flora Rose, English Ivy, Spotted Lanternfly; Emerald Ash Borer etc.) the invasives can kill or weaken the existing trees. The Master Gardeners could partner with Fair Hill Nature Center to help eliminate the invasives.
- A Master Naturalist Program should be developed.

FLOOD CONTROL:

- Repetitive flooding and siltation from the Big Elk Creek is a persistent problem in Elkton. It affects downtown businesses, roadways, the Water Treatment Plant (WTP) and parkland. The streambanks along the Big Elk Creek are deteriorating in areas and are in need of restorative work. Siltation of the Big Elk Creek contributes to the intermittent flooding problems in Elkton. The Town should continue to pursue FEMA grants to develop a comprehensive flood mitigation action plan. A workgroup

- Mayor Alt worked closely with Elkton’s Departments of Public Works and Parks and Recreation to create a trail for 5K races on Meadow Park West and Meadow Park East;
- The Town provided a successful homeless relocation and clean-up program in our public parks.

committee should be formed to study issue with assistance from Rae Frederique.

- The Little League fields should be relocated out of the floodplain. The current fields could be acquired with Program Open Space funds and used to mitigate flooding.

STORMWATER INFRASTRUCTURE:

- A watershed assessment is needed to determine the location of BMPs and stormwater retrofits for compliance with Elkton’s MS4 permit. Following the watershed assessment, engineering design, and cost estimates for stormwater management retrofits are needed to meet nutrient loading reduction requirements. Funding is needed to assist Elkton in implementing the required stormwater retrofits and other MS4 requirements. Furthermore, sanitary sewer service should be extended to areas with failing septic systems.
- The Town should continue and expand homeowner education regarding stormwater drainage and discourage grass clippings in the road gutter.

RECYCLING

- There is a lack of recycling options at special events. The Town should provide recycling bins for these events.
- A battery recycle depository should be provided at Town Hall.

PARKS AND RECREATION IMPROVEMENTS:

- A long-term plan for Meadow Park should be developed once the repetitive flooding has been addressed. A sensory garden should be included in the plan for people with special needs (blind, autistic). Non-invasive fragrance-oriented plants should be incorporated.
- A trail system is needed to connect neighborhoods, public parks, the downtown, our Historic Elk Landing site and the East Coast Greenway, Lower Susquehanna Heritage Greenway and the Mason-Dixon Trail. Grant funds should be pursued to develop a trail plan.
- A neighborhood park should be developed in the area of East High Street. The Town should pursue acquisition of the Foard property for a “Pocket Park” in the downtown that is easily accessible for the residents in the

	<p>neighborhood. This may be a good location for an autism-friendly sensory garden and playground.</p> <ul style="list-style-type: none"> • A majority of Elkton's parkland is in the 100-year floodplain. The parks end up being closed for days during and after flood events. There is a need for additional parkland/ballfields outside of floodplain. 20-acres adjacent to Elk Landing may provide a suitable location for the ballfields. The Town should pursue Program Open Space funds to construct the ballfields. • The Parks and Recreation activities should be expanded to include the following: bicycle and kayak rental, circuit training equipment in the public parks, tennis lessons and tournaments at our tennis court, pickle ball and pickle ball tournaments, yoga, and a bicycle velodrome (400 meter track bike racing facility). The surface of Meadow Park walkway should be improved with pervious rubber track. (See Local Planning and Staffing Capacity below). • The vegetation around the footbridge over the Big Elk Creek is overgrown and there are concerns regarding safety. The footbridge should be lighted with solar-powered lights, and overgrown vegetation trimmed. The School of Technology could make this a horticulture project. Friends of Cecil County Parks & Recreation could also partner with Elkton's DPW.
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<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Completion of a comprehensive Inflow and Infiltration (I&I) analysis.</p> <p>Progress Measures: Reduction of flow surge at Elkton's Wastewater Treatment Plant (WWTP) during periods of precipitation. This will provide more plant capacity and eliminate the costs of treating stormwater inflow at the WWTP.</p>	<p>Strategy A: Engage a consultant to perform an analysis to determine locations of compromised pipes in the sanitary sewer collection system</p> <p>Action 1: Develop plans to repair sanitary sewer collection system</p> <p>Action 2: Repair areas of I&I utilizing either DPW staff or contactors.</p>	<p>Town of Elkton Elkton Department of Public Works (DPW) Inframark KCI Technologies (Elkton's consulting engineer) Consultant MDE</p>
<p>Outcome 2: Flood Control</p> <p>Progress Measures: The development of a Comprehensive Flood Mitigation Action Plan.</p>	<p>Strategy A: The Town will pursue FEMA grants to retain a consultant experienced in flood control projects.</p> <p>Action 1: Engage the services of a consultant to design comprehensive flood mitigation strategies.</p>	<p>Town of Elkton Consultant FEMA MDE</p>

	<p>Action 2: A workgroup committee will be formed to work with a consultant and develop the plan.</p> <p>Action 3: The Town will adopt a Comprehensive Flood Mitigation Action Plan.</p> <p>Action 4: The Town will then apply for grant funds to assist with the construction cost.</p> <p>Action 5: Begin construction of plan improvements.</p>	<p>Critical Area Commission Committee members Property Owners</p>
<p>Outcome 3: Compliance with TMDL/MS4 requirements.</p> <p>Progress Measures: Reduction in nitrogen and phosphorus loads from existing impervious surfaces and septic systems.</p>	<p>Strategy A: Identify and apply for funding to conduct the Watershed Assessment and Retrofit Plan.</p> <p>Action 1: Engage a consultant to conduct the Watershed Assessment.</p> <p>Action 2: The Assessment will include a Best Management Practices (BMP) recommended action plan.</p> <p>Action 3: Develop a construction timetable for the recommended retrofits.</p> <p>Action 4: Draft engineering plans to install stormwater retrofits.</p> <p>Action 5: Installation of stormwater retrofits.</p> <p>Strategy B: Identify existing septic systems in town and connect those properties to municipal sanitary sewer, prioritizing septic systems within the Chesapeake Bay Critical Area.</p> <p>Action 1: Elkton's DPW, Building Department and Finance Department will work together to identify existing septic systems in town.</p> <p>Action 2: A prioritized list of properties will be developed, focusing on properties with failing septic systems and those within the Chesapeake Bay Critical Area.</p> <p>Action 3: The Town will engage KCI Technologies to develop a plan for extension of sewer service to the prioritized properties.</p> <p>Action 4: The Town will seek funding assistance for owners to connect to the sanitary sewer.</p> <p>Action 5: Properties with failing septic systems are connected to municipal sewer.</p>	<p>Town of Elkton KCI DPW Building Department Finance Department Planning Department Cecil County MDE grants</p>
<p>Outcome 4: A municipal trail system connecting neighborhoods, waterfront parks and shopping.</p> <p>Progress Measures: Development of a municipal trail plan.</p>	<p>Strategy A: Engage the services of a qualified consultant to develop a comprehensive trail system in Elkton. Public participation is a key component of this plan.</p> <p>Action 1: Identify funding sources for design and construction.</p> <p>Action 2: Consultant to develop engineered trail plans and cost estimates.</p> <p>Action 3: Town will apply to grant programs for construction assistance.</p> <p>Action 4: A phased construction of the trail system will begin.</p>	<p>Town of Elkton KCI DPW Consultant MD DNR Program Open Space FEMA MD Heritage Area Grant Program Federal Trails Program</p>
<p>Outcome 5: Creation of a new neighborhood park on East High Street.</p>	<p>Strategy A: The Town will enter into sales agreement with owner.</p> <p>Action 1: Apply for funding to assist with acquisition</p> <p>Action 2: The Town will purchase the property utilizing DNR funding.</p>	<p>Town of Elkton Property owner DPW</p>

<p>Progress Measures: Acquisition of Foard Property on East High Street.</p>	<p>Action 3: The Town will engage the services of qualified consultant to design a pocket park for the enjoyment of residents of all ages. Action 4: The Town will apply for funding to assist with construction of the park improvements. Action 5: The Town will construct the planned park improvements.</p>	<p>DNR Consultant Contractor</p>
<p>Outcome 6: Elk Landing Ballfields</p> <p>Progress Measures: Construction of two new ballfields outside of the floodplain</p>	<p>Strategy A: The Town will engage the services of a qualified engineer to design the construction plans for the ballfields. Action 1: The Town will apply for funding assistance for construction. Action 2: The Town will bid out and hire a contractor to construct the ballfields.</p>	<p>Town of Elkton KCI DPW DNR Contractor</p>

Economy

This section is centered on economic growth and management.

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

Strengths

BUSINESS ATTRACTION AND RETENTION

- Elkton is the county seat and is the commercial, governmental, and employment center for a large rural area.
- Elkton is within the Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metropolitan Statistical Area (MSA). An MSA is an area of one or more adjacent counties or county equivalents that have at least one urban core area of at least 50,000 population, plus adjacent territory that has a high degree of social and economic integration with the core as measured by commuting ties. The PA-NJ-DE-MD MSA has a population of over 6 million.
- The Upper Chesapeake Corporate Center on U.S. Route 40, is an attractive industrial park in the Sustainable Community Area, and is the location of Cecil County Administration Offices, Cecil Soil Conservation Services, Cecil County Emergency Management, Department of Motor Vehicles (DMV), a trucking business, several industrial firms, a warehouse, medical offices, a credit union, and a grocery store. Ten (10) acres are available for future development.
- The Southfields Planned Unit Development (PUD) will include the construction of three large warehouses, a commercial sports plex, hotels, commercial/retail businesses, and over 800 new homes.
- New warehouses have been constructed, and more are planned, at the Upper Chesapeake Corporate Center and the Free State Business Park.
- The Elkton Alliance, now a 501c3 collaborative CDC, works closely with the MD Dept. of Commerce to provide assistance to local businesses, and actively recruits new businesses to the downtown.
- Municipal Water and Sewer availability throughout the town.
- Broadband is available throughout the town.

Weaknesses

BUSINESS ATTRACTION & RETENTION

- Proximity to "tax-free" Delaware may create a disadvantage in attracting new businesses.
- Cecil County is an "island" separated by State lines, tolls, and the Susquehanna.
- Maryland's higher minimum wage may deter new businesses from locating here.
- There is a need for additional hotel space in Elkton.

IMPROVING & MAINTAINING THE HEALTH OF BUSINESS DISTRICTS, DOWNTOWNS, AND MAIN STREETS

- Absence of a multi-year Capital Improvement Plan.
- Homeless population has been reduced, but still exist in undeveloped areas and parks. Concern that with the end of Covid funding and eviction moratoriums that the numbers may increase. The Town should develop a plan that will continue after the Covid funds are depleted.
- Frequent and persistent flooding and siltation from the Big Elk Creek is a persistent problem in Elkton. It affects downtown businesses, roadways, the Water Treatment Plant and parkland. The Town should continue to pursue FEMA grants to develop a comprehensive flood mitigation action plan. (See Environment)
- Lack of multi-modal transportation system. The Town should continue to pursue re-opening the train station for commuters in the downtown. (See Transportation).

- Crime is down in Elkton over the past 5 years.

IMPROVING AND MAINTAINING THE HEALTH OF BUSINESS DISTRICTS, DOWNTOWNS AND MAIN STREETS AND COMMERCIAL VACANCY REDUCTION

- Elkton is a Main Street community and coordinates efforts of Sustainable Communities with the Main Street Five-Point Approach for commercial revitalization.
- Elkton's Sustainable Community Area includes the downtown mixed-use central business district. Christiana Care Union Hospital; Cecil College; Circuit and District Courts; Cecil County Board of Education; the Cecil County Health Department; Cecil County Historical Society; Cecil County Arts Council; Cecil County Chamber of Commerce; Elkton Alliance and Visitor Center; Elkton Police Department and Municipal Offices are all located in the downtown central business district.
- The Mayor and Commissioners have approved Tax Increment Financing (TIF) for the Town that will assist in funding new infrastructure improvements.

EMPLOYMENT/JOB TRAINING

- The Susquehanna Workforce Network is a nonprofit organization working in Harford and Cecil Counties to coordinate workforce development programs.
- Hundreds of new jobs are being created due to expansions at Terumo Medical, Northrop Grumman and construction of the new Clene Nanomedicine facility.
- The Town has experienced an Increase in both retail and warehousing.

IMPROVING OR CREATING ECONOMIC IMPACT OF CULTURAL OR HISTORIC ASSETS

- Elkton's Historic Elk Landing site conducts house tours and special events that attract tourists to Elkton. The Historic Elk Landing Foundation has restored the exterior of the Stone House and is preparing to restore the interior stone fireplaces. The Foundation will complete the interior restoration of the Hollingsworth Mansion in the next year or so.
- Cecil County Tourism created Winter Lights-Cecil Nights to encourage shopping and activity in the downtowns during the winter months. They also hosted British Invasions of Cecil, Travels with George, and the Partner Appreciation Program. In addition, they hosted and sponsored an Asian equestrian group in Elkton for a lunch and beer tasting at local restaurants. Their Heritage Troupe took part several Historical Society events over the years. They have also hosted an art-oriented social media campaign called Finders Keepers.

- Recommendations in Elkton's Transit-Oriented Development Plan, the Elkton Pedestrian Plan and Elkton's Bicycle Plan should be incorporated in a Capital Improvement Plan. Accommodation for e-bikes and mopeds should be considered. (See Transportation)

EMPLOYMENT/JOB TRAINING

- Elkton should post jobs and bus routes on the Town website.
- The Town should include a hyperlink to Cecil College on their website.

MARKETING, BRANDING, AND TOURISM

- The most recent Branding Plan was not adopted.
- Existing marketing plans and strategies are over 15 years old and need to be updated. The Elkton Alliance has hired Platinum PR to develop an Economic Development Strategic Plan.
- An outdoor sound system is needed for special events in the downtown. The Elkton Alliance has ordered a sound system, funding provided by the Maryland Improvement Grant.

IMPROVING OR CREATING ECONOMIC IMPACT OF CULTURAL AND HISTORIC ASSETS:

- Armory should be used for special events.
- There is a lack of artist and incubator space. The Town should apply for grants to create a plan to address this.
- The Town should obtain capital grants to develop the former Council Hall as a restaurant or business incubator space.

COMMERCIAL BUILDING ACQUISITION, REHABILITATION, AND/OR ADAPTIVE RE-USE:

- The iconic Holly Hall Mansion should be acquired, preserved and adaptively reused as restaurant, education, or office space.

CREATING A SENSE OF PLACE AND VIBRANCY THROUGH STREETSCAPING AND BEAUTIFICATION:

- The rain garden at the Farmer's Market needs improvement including hardscaping.
- Empty planters at the courthouse should have plants installed.
- North and Bridge Streets are in need of streetscaping, utilizing BMPs for water quality landscaping. (See Environment)

PROVIDING TECHNICAL AND FINANCIAL ASSISTANCE TO BUSINESSES

- Small-business assistance program available via the actively used, award-winning (National Medal) Elkton branch of the County Public Library.
- Elkton now includes a new Opportunity Zone that provides tax benefits to investors.

COMMERCIAL BUILDING ACQUISITION, REHABILITATION AND/OR ADAPTIVE RE-USE

- Elkton recently completed a Council Hall Adaptive Reuse Feasibility Study for the former Elkton Council Hall/Fire Department building. The Town would like to see the building adaptively re-used as a restaurant.

CREATING A SENSE OF PLACE AND VIBRANCY THROUGH STREETSCAPING AND BEAUTIFICATION

- Elkton is a Main Street Community with an active Façade Grant program.
- Property conditions have improved in the downtown due, in a large part, to a successful Façade Grant Program.
- Elkton's downtown includes an Arts & Entertainment District and Historic District.
- Certain districts within Elkton, such as: Maryland Main Street; Arts & Entertainment district; HUB zone; Enterprise Zone; Opportunity Zone and Historic District provide opportunities for grants and other assistance to property owners.
- Elkton Alliance hosts a large number (56) of Community Events within the CBD.
- There has been an increase in attendance at the numerous special events held in the downtown.
- Outdoor dining has been expanded in the downtown.
- Vacancies in the downtown have decreased.
- Elkton provides a Farmers Market in the downtown.
- There are new opportunities to purchase groceries in or near the downtown with the opening of The Market at 135 and Fresh Source Market.

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Development of a 5-year Capital Improvement Plan.</p> <p>Progress Measures: Well-maintained, fully functioning municipal infrastructure.</p>	<p>Strategy A: Town of Elkton should determine the best way to identify and prioritize necessary capital improvements for the next 5 years, incorporating recommendations described in the Pedestrian and Bicycle Plans, the TOD Plan, and this Plan.</p> <p>Action 1: Research funding sources to finance the recommended capital improvements</p> <p>Action 2: Implement capital improvements consistent with timelines set forth in the plan.</p>	<p>Town of Elkton (Elected Officials, Planning Commission and all Departments)</p> <p>KCI</p> <p>MDE</p> <p>SHA</p> <p>DHCD</p>
<p>Outcome 2: Adaptively reuse the Elkton Armory for events.</p> <p>Progress Measures: Invest in improvements and repairs to the Elkton Armory so that the building may be used for community special events, festivals, art shows, etc.</p>	<p>Strategy A: Identify repairs and improvements needed to host public events in the Armory.</p> <p>Action 1: Contact MHT Easement Committee for approval of proposed improvements.</p> <p>Action 2: Apply for funding assistance for the repairs.</p> <p>Action 3: Hire a contractor to make the improvements/repairs.</p> <p>Action 4: Reach out to the Elkton Parks and Recreation Department; Elkton Alliance; Cecil County Arts Council; Christiana Care Union Hospital; Cecil County Health Department; Cecil College; etc. to plan and schedule public events.</p>	<p>Town of Elkton</p> <p>MHT</p> <p>KCI</p> <p>MD Dept. of Commerce</p> <p>Contractors</p>
<p>Outcome 3: Develop former Council Hall into a restaurant or incubator space</p> <p>Progress Measures: Develop engineering and construction plans for the required renovations to adaptively reuse this building as a restaurant or incubator space.</p>	<p>Strategy A: Engage the services of an architect an engineer to design detailed construction plans.</p> <p>Action 1: Apply for funding assistance to construct the improvements.</p> <p>Action 2: Hire contractors to make the necessary improvements.</p>	<p>Town of Elkton</p> <p>Consultant</p> <p>MHT</p> <p>DHCD</p> <p>Contractors</p> <p>MD Dept. of Commerce</p>
<p>Outcome 4: Acquire, restore and preserve the Holly Hall historic mansion</p> <p>Progress Measures: Acquisition of the Holly Hall Mansion.</p>	<p>Strategy A: Negotiate with and acquire the property from the owner.</p> <p>Action 1: Apply for funding to assist with the acquisition.</p> <p>Action 2: Establish a non-profit organization that will hold a long-term lease on the property, and whose mission is to restore and interpret the site in the same way the Historic Elk Landing Foundation does with the Elk Landing Site.</p>	<p>Town of Elkton</p> <p>Big Elk Mall LLC</p> <p>MHT</p> <p>DHCD</p> <p>MD Dept. of Commerce</p> <p>New non-profit organization</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
<p>PEDESTRIAN SAFETY AND ACCESSIBILITY</p> <ul style="list-style-type: none"> • Compact, walkable downtown with street grid. • The Elkton Pedestrian Plan will provide a resource to prioritize sidewalk improvements. • Access to the Town Square and Elkton Alliance offices/Visitor Center have been improved with ADA ramps. <p>ALTERNATIVE MODES OF TRANSPORTATION, SUCH AS BIKEWAYS AND TRAILS</p> <ul style="list-style-type: none"> • Newly adopted Bicycle Master Plan to improve cycling access. • Large public parks suitable for trail systems. <p>PUBLIC TRANSIT SUCH AS BUS AND RAIL</p> <ul style="list-style-type: none"> • Cecil County Transit Office provides fixed-route and demand-response transit service between Elkton, Glasgow, Newark, University of Delaware, North East and Perryville. • Uber and Lyft ride services are available. <p>PARKING AND ROAD CONDITIONS</p> <ul style="list-style-type: none"> • Elkton is located on major highway routes (MD 279, 213, 281, 268, 7D, 545 and US Route 40). • SHA has installed a roundabout at Red Hill Road and Muddy Lane for better traffic flow and safety. • New wayfinding signs have been installed. • Public Parking lot improvement project on Main Street included two-way access to Main Street, 4 electric vehicle charging stations, landscaping and LED lighting. 	<p>PEDESTRIAN SAFETY AND ACCESSIBILITY/SIDEWALKS</p> <ul style="list-style-type: none"> • Some sidewalks are difficult to traverse and/or include impediments. (ex. Locust Lane and Bridge Street (MD 213)). These streets are not ADA compliant. • Some major roads do not have sidewalks. New pedestrian connections need to be established. • Pedestrian bridge is needed on Delaware Avenue over the Big Elk Creek. <p>ALTERNATIVE MODES OF TRANSPORTATION, SUCH AS BIKEWAYS AND TRAILS</p> <ul style="list-style-type: none"> • Lack of bicycle infrastructure. • Poor trail-cycle lane-sidewalk connectivity for bikers and pedestrians. • Lack of a multimodal transportation system to attract new workers to the area. • US 40: a multi-use path would provide a safer option for cyclists and pedestrians. • MD 279: A multi-use path for the East Coast Greenways would provide a safer path for the ECG in this area. <p>PUBLIC TRANSIT SUCH AS BUS AND RAIL/ ACCESS TO TRANSIT CORRIDORS/PROXIMITY TO TRANSPORTATION CENTERS</p> <ul style="list-style-type: none"> • Lack of commuter rail. The former station is now closed, and there is no connection to MARC. Lack of Elkton train station is missing link between Newark and Perryville, MD. Passenger rail service needed to connect Baltimore, Aberdeen, Elkton, Newark and Wilmington. <p>PARKING</p> <ul style="list-style-type: none"> • Bow Street municipal parking lots are in need of upgrades, including installation of landscape islands and signage.

- Traffic congestion on MD 213 at U.S. Route 40 may be alleviated with additional lanes planned to be installed by the Southfields PUD project.

- A number of privately-owned parking lots are deteriorating and in need of maintenance.
- Cecil County Courthouse parking lot should be made available after hours for special events utilizing sandwich style boards.
- More, better, standardized, universal and recognizable (brown) directional signage to public parking is needed. Signage directing parking off of Main Street and signage directing to the electric vehicle charging stations is needed.

ROAD CONDITIONS

- Streets in the Central Business District are in need of improvements. North Street (MD 268), Bridge Street (MD 213), Bow Street, High Street and Railroad Avenue should be improved as “Complete Streets” to provide safe use and support mobility of all users. Improvements must include streetscape improvements to address water quality. Recommendations on the sidewalk and bicycle improvements are described in the Elkton Bicycle Plan and Elkton Pedestrian Plan. Elkton’s Transit-Oriented Development Plan also provides recommendations on road and sidewalk improvements.
- MD 213 between US 40 and Howard Street includes a center lane that allows drivers to turn left. This lane can be problematic when southbound drivers occupy this lane due to traffic back-ups at the US Route 40 light.
- Gateway Signs are needed and should be installed at major entryways and trailblazing signs should be installed where needed.
- Howard Street is now experiencing bottlenecks for left turns onto 213.
- The Town should explore the idea of extending Blue Ball Road with a bridge over the railroad tracks. This would provide another north/south access in Elkton.
- Stockton Street should be extended to east to connect with Collins for access to Neighborhood Community Center.
- The west side of Bridge Street Bridge is in need of improvement. All of the bridges in Elkton are in need of improvements with updated and more attractive lighting.
- Red Hill Road (MD 281) has a large number of potholes that need to be repaired.
- The intersection at MD 279 and Belle Hill Road is awkward, congested, and limits economic development in the Highway Interchange Zone.

	<ul style="list-style-type: none"> • The Town should consider extending Osage Street to US 40. • The Elkton Police Department should consider reinstituting their bicycle patrol in the downtown.
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Identify town wide sidewalk improvements recommended in the Elkton Pedestrian Plan and the Locust Lane Sidewalk Plan. Begin constructing the recommended improvements. Engage SHA to construct sidewalk improvements on MD 213, MD 268 and US 40.</p> <p>Progress Measures: Improved pedestrian sidewalks, to address connectivity, safety and ADA compliance.</p>	<p>Strategy A: Engage a Civil Engineer to develop sidewalk improvement plans. Action 1: Explore funding assistance for construction. Action 2: Purchase construction easements as needed. Action 3: Bid construction project and engage contractor to make necessary improvements. Strategy B: Continue to reach out to SHA to request construction of sidewalk improvements on their roadways. Action 1: Ensure the specific sidewalk improvements are included in Elkton's Transportation Priorities Letter to MDOT's Transportation Secretary, as part of the annual SHA Tour meeting in Cecil County.</p>	<p>Town of Elkton SHA MDOT Planning Department Civil Engineer DPW</p>
<p>Outcome 2: Implement Elkton's Bicycle Plan recommendations. Include accommodations for e-bikes and mopeds. Encourage development of multi-use paths by SHA on MD 279 and US 40.</p> <p>Progress Measures: Bicycle improvements that provide a safer experience for cyclists.</p>	<p>Strategy A: Engage a Transportation Engineer to draft bicycle improvement plans recommended in Elkton's Bicycle Plan. Action 1: Explore funding assistance for construction. Action 2: Bid bicycle road improvements and engage contractor to make improvements.</p>	<p>Town of Elkton SHA MDOT Transportation Engineer Elkton DPW</p>
<p>Outcome 3: Design improvements to the street system in Elkton's Downtown as "Complete Streets" incorporating a "road diet" and water quality improvements. (North Street, Bridge Street, Railroad Avenue, Bow Street, and High Street)</p> <p>Progress Measures: Design street improvements for safety of all modes of transportation.</p>	<p>Strategy A: Engage a Traffic Engineer to analyze and design improvements to the street system in Elkton's Downtown to function as "Complete Streets" and incorporate a "Street Diet". Provide streetscape improvements that incorporate water quality benefits. Sidewalk improvements as described in Elkton's Pedestrian Plan must be incorporated as part of this project. Action 1: Seek funding assistance for design and engineering of the improvements. Action 2: Bid design and engineering for improvements.</p>	<p>Town of Elkton Elkton DPW KCI Traffic Engineer SHA DHCD</p>

<p>Progress Measures: New and improved streetscapes in Elkton’s downtown that provide a more comfortable pedestrian and bicycle experience, while incorporating water quality benefits and green infrastructure.</p>	<p>Action 3: Work with SHA regarding water quality improvements along their roads. Action 4: Acquire any right-of-way or easements necessary to construct the improvements. Action 5: Identify and apply for grant funds to assist with the construction. Action 6: Bid and hire contractor to make improvements. Action 7: Construct an install the improvements.</p>	
<p>Outcome 4: Public Parking Lot Improvements and Signage.</p> <p>Progress Measures: Installation of landscape islands for water quality and directional signage to public parking lots.</p>	<p>Strategy A: Engage Elkton’s consulting engineer to design landscape and other needed improvements for the public parking lots on Bow Street. Action 1: Bid and hire contractor to make improvements to the public parking lots. Strategy B: Select a design for public parking lot signage. Action 1: DPW signage shop to fabricate and install signage.</p>	<p>Town of Elkton Elkton DPW KCI Technologies Contractor</p>
<p>Outcome 5: Installation of monument--style Gateway signs at key entrances to Elkton.</p> <p>Progress Measures: Installation of Gateway signs at key entrances into Elkton.</p>	<p>Strategy A: Town selects a design and locations for installation. Action 1: Seek funding assistance for sign fabrication and installation. Action 2: Town acquires any necessary easements Action 3: Installation of Gateway Signage.</p>	<p>Town of Elkton Elkton DPW SHA</p>
<p>Outcome 6: Re-establish passenger rail service to Elkton.</p> <p>Progress Measures: The establishment of passenger rail service and a multi-modal transportation hub in downtown Elkton will create jobs, provide more transportation choices, improve access to community amenities, enhance economic competitiveness, and enhance Elkton’s sustainability.</p>	<p>Strategy A: Continue to push for the extension of MARC passenger rail service to Elkton. Action 1: The Town will work with MTA on the construction and design of a multi-modal transit center adjacent to the existing (former) Train Station. The MTA to Identify funding sources and partners; engage consultant to design transit center; bid and construct transit center. Strategy B: Construction of street alignments on Railroad Avenue and Bow Street as described in Elkton’s Transit-Oriented Design Plan. Action 1: Engage consultant to design improvements. Action 2: Bid and construct road improvements.</p>	<p>Town of Elkton Cecil County Government MTA MARC State of Maryland State of Delaware WILMAPCO Consultant</p>
<p>Outcome 7: Complete a feasibility study for road extensions for Blue Ball Road, Osage Street, and Stockton Street.</p> <p>Progress Measures: Development of feasibility studies for extension of several roads in Elkton.</p>	<p>Strategy A: Engage a qualified consultant to conduct a feasibility study for certain road extensions in Elkton. Action 1: Study should provide a cost/benefit analysis. Action 2: If an extension is feasible, identify funding assistance for design and construction. Action 3: Amend Transportation Element in Elkton’s Comprehensive Plan.</p>	<p>Town of Elkton Consultant SHA</p>

Outcome 8: Study intersection of MD 279 and Belle Hill Road for capacity improvements/realignment. Progress Measures: Analysis of intersection to improve capacity and accommodate future development of the area.	Strategy 1: Contact SHA and request they study the intersection and propose improvements for traffic safety, flow and stacking. Include this request in future transportation priority letters.	Town of Elkton SHA MDOT
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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
<p>AFFORDABILITY</p> <ul style="list-style-type: none"> Elkton's rents and homes are more affordable than Delaware or PA. Affordable housing is available in Elkton's Sustainable Communities Area and throughout the Town (over 13% of housing units in town are available to LMI individuals). <p>INCREASING HOMEOWNERSHIP</p> <ul style="list-style-type: none"> The Town has acquired several blighted residential properties and prepared them for redevelopment by Habitat for Humanity. The Town had adopted a 4-year moratorium on water and sewer connection fees for new residential development to encourage new housing construction <p>DIVERSIFYING THE KINDS OF HOUSING AVAILABLE</p> <ul style="list-style-type: none"> Elkton offers a diversity in housing age, type and price points. A variety of housing options are available close to downtown. <p>HOUSING PROGRAMS</p>	<p>AFFORDABILITY/INCREASING HOMEOWNERSHIP</p> <ul style="list-style-type: none"> Homeownership rates have gone down over the past 5 years, from 52.3% to 49.8%, according to the ACS. The Town is concerned about the high percentage of rental properties and would like to see an increase in home ownership. Housing affordability is affected by taxes. The Town should consider an incentive such as "1 year tax-free" for new homeowners. Rising interest rates may further affect this. Investors out of state/country are out-bidding homebuyers. Millennials can't afford to buy their first home. Is it possible to deed-restrict new homes to be owner-occupied? <p>DIVERSIFYING THE KINDS OF HOUSING AVAILABLE</p> <ul style="list-style-type: none"> There is a need for additional quality residential housing in the downtown. There is a lack of 55+ market rate apartments available. The Town should track the tax credit expiration of affordable housing/apartments in Elkton.

<ul style="list-style-type: none"> • The Elkton Housing Authority (EHA) provides affordable housing to 150 households on three (3) properties: Rudy Park, Windsor Village and 150 E. Main – all within the Sustainable Community Area. • EHA received \$250,000.00 in Strategic Demolition funds for improvements to their properties mentioned above. EHA has partnered with The Ingerman Group in a PPP to renovate and undertake new construction of the EHA's existing housing to provide modernization, ADA accessibility, and greater housing choice for LMI families. • Town holds quarterly landlord meetings. <p>AGING IN PLACE</p> <ul style="list-style-type: none"> • There are three senior apartment complexes in the downtown area with Cecil Transit bus stops in front of each one. <p>PREVENTING FORECLOSURES</p> <ul style="list-style-type: none"> • The Cecil County Housing & Community Development Department offers a number of housing programs to assist those who are delinquent with mortgages or rent and provide help with budgeting, etc. <p>REDUCING RESIDENTIAL VACANCIES</p> <ul style="list-style-type: none"> • Housing vacancy rates dropped from 9.9% to 6.8% over the past 5 years. 	<p>IMPROVING HOUSING CONDITIONS</p> <ul style="list-style-type: none"> • Absentee landlords tend to neglect property maintenance.
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: 55+ market-rate housing options in Elkton.</p> <p>Progress Measures: New 55+ market rate housing in Elkton.</p>	<p>Strategy A: Reach out to builder/developers of 55+ housing and encourage them to build in Elkton.</p> <p>Action 1: Elkton should conduct a Comprehensive Housing Needs Assessment as part of the Comprehensive Plan update. This will determine needs and potential housing policy initiatives to encourage additional senior housing development in Elkton.</p>	Town of Elkton DHCD
<p>Outcome 2: Continuum of Care housing options in Elkton.</p> <p>Progress Measures: New Continuum of Care housing in Elkton.</p>	<p>Strategy A: Reach out to builder/developers of Continuum of Care housing and encourage them to build in Elkton.</p> <p>Action 1: Elkton should conduct a Comprehensive Housing Needs Assessment as part of the Comprehensive Plan update. This will determine needs and potential housing policy initiatives to encourage continuum of care housing development in Elkton.</p>	Town of Elkton DHCD

<p>Outcome 3: Encourage the development of affordable housing.</p> <p>Progress Measures: New types of affordable housing options in Elkton.</p>	<p>Strategy A: Elkton should conduct a Comprehensive Housing Needs Assessment as part of the Comprehensive Plan update. This will determine needs and potential housing policy initiatives to encourage a variety of affordable housing options in Elkton, including additional subsidized housing and workforce housing.</p>	<p>Town of Elkton DHCD</p>
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Community Health and Quality of Life

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

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

Strengths	Weaknesses
<p>IMPROVEMENT OF PUBLIC HEALTH/HEALTH & WELLNESS FACILITIES</p> <ul style="list-style-type: none"> • Christiana Care acquired Elkton's Union Hospital in 2020. This merger will enable the hospital to provide a wide array of services and partnerships to serve the people in this region. Union was already an award-winning, full-service community hospital located in downtown Elkton and the largest regional hospital in Cecil County. This merger will build on that success. • The Cecil County Health Department is located in downtown Elkton. <p>ACCESS TO EDUCATIONAL FACILITIES AND PROGRAMS</p> <ul style="list-style-type: none"> • Cecil College Elkton Station is conveniently located in downtown Elkton. Cecil College offers fine arts, dance, music, theatre, ceramics and teacher education programs in addition to a Lifelong Learning Program, career and youth programs, exercise classes and wellness events. The Performing Arts Hall and Elkton Station Gallery host student performances and displays student art. 	<p>IMPROVEMENT OF PUBLIC HEALTH THROUGH COMMUNITY DESIGN/PROMOTE WALKING/OUTDOOR SPACES/MULTI-GENERATIONAL PROGRAMS</p> <ul style="list-style-type: none"> • The need to develop trails connecting parks, neighborhoods and cultural sites (Elk Landing), and provide park amenities for seniors has been identified in previous plans. Camera systems could be installed along trails to address safety concerns. (see Environment) • Town should provide a boardwalk along the water. The Mayor would like to see a boardwalk installed along Marina Park waterway. • The Town's Parks and Recreation Department needs to be more park-oriented. We need to develop a better use of our parks. In addition to the creation of trails, we need to have wellness events and offer lessons such as tennis or yoga. • Bicycle and kayak rental companies should be encouraged to locate in Elkton.

- The Elkton (Central) Branch of the Cecil County Library is an actively used award-winning (National Medal) library. Their expanded parking lot now includes EV stations and a solar panel array.
- Elkton is served by 3 public elementary schools, 3 public middle schools, 2 public high schools, a Parochial school, and a Christian Academy. Gilpin Manor Elementary School was recently renovated.
- High school graduation rate is 85%.
- Opportunities to volunteer in the community are offered through AmeriCorps Seniors; VolunteerCecil and Cecil Cares.
- Cecil College offers professional development and networking through the Cecil Leadership Institute.

COMMUNITY GARDENS

- Small gardens are located at the Cecil County Historical Society.

QUALITY OF LIFE

- The Elkton Alliance was approved for \$100,000 safety grant for new surveillance cameras.
- Crime rate has continued to decline.
- There are a number of local organizations that can assist people dealing with a variety of challenges including substance abuse, prevention, education, foster care, etc. (Youth Empowerment Services (YES); Drug-Free Cecil; Voices of Hope; CASA; Domestic Violence Shelter; Rape Crisis Center; Child Advocacy Center; and On Our Own.)

PROGRAMS FOR THE DISABLED

- Upper Bay provides housing, facilities and programs for the disabled.

INDOOR SPACES/ MULTI-GENERATIONAL PROGRAMS

- Elkton recently completed a new \$3.2 Million, 19,840 square foot Neighborhood Community Recreation Center. This facility houses the Elkton Parks and Recreation Department, and offers activities both children and adults including sports leagues, lessons, clinics, art and music classes, dance lessons, summer day camp and special events. In addition, the Judy Center provides pre-K classes. Covid vaccines and testing were offered here.

- A pocket park on East High Street would provide an amenity for residents. (see Environment)
- Flood control is crucial to fully utilizing Elkton's public spaces. (See Environment)
- Sidewalk improvements recommended in the Elkton Pedestrian Plan should be constructed. A majority of the improvements are on SHA roadways. (see Transportation)

GARDENS

- Encourage the owner of Birchwood to develop the community garden that was to be an amenity for the senior apartments on High Street.

QUALITY OF LIFE

- Elkton's poverty rate for individuals has continued to increase over the past 5 years from 17.5% to 21.4%. This is higher than Cecil County (9.5%) and nearly double that of Maryland (9%).
- Household income has slightly increased, with the median household income at \$54,871.00, up from \$53,851.00 in 2017 but still much less than Cecil County (\$79,415) and Maryland (\$87,063)
- The Perception of Increased crime, drugs, gangs and prostitution, despite the decreases in crime, continues to be an issue.

CIVIC AMENITIES

- Public space improvements. Town Square is in need of trees and shade structures. Lights in the trees would provide a nice atmosphere in the evening. Solar sun sails could provide additional shade.
- Add hanging baskets of flowers along Main Street.
- Install a ramp on the side of the stairway between the Bow Street Parking Lot and Main Street for bikes/strollers/ADA.
- Lack of passenger rail service. (see Transportation)
- Address pockets of Cecil County jurisdiction properties within Elkton that negatively impact water quality or are eyesores/blighted, such as Farr Creek area, the junk yard, and house on Cox Lane constantly burning trash. The Town should reach out to Cecil County Government to resolve this. (see Local Planning and Staffing Capacity)

ARTS & ENTERTAINMENT

- The YMCA of Cecil County in Elkton provides a variety of health and wellness opportunities.
- The Cecil County Arts Council offers yoga classes.
- Cecil County offers adults 55 and over the Healthy Lifestyles Fitness Center exercise facility with age-appropriate equipment and certified personal trainers. In addition, the Arthritis Foundation's Exercise Program and the Life Beyond Cancer Fitness Program are also offered.

OUTDOOR ENVIRONMENTS/ PROMOTE WALKING

- Elkton has several large public parks adjacent to the Big Elk Creek. Park amenities include pavilions, playgrounds, a walking track, tennis courts, outdoor basketball courts, multipurpose fields, a dog park, small craft boat ramps, walking trails, and a fishing pond. The Town also hosts an annual 5K Race.
- Little League ballfields are adjacent to the downtown.
- Patriots Glen National Golf Course offers 18 holes (par-72), a driving range and clubhouse on 215 acres.

CIVIC AMENITIES

- Elkton's Historic District includes a number of buildings on the National Historic Register and Maryland Inventory of Historic Properties. The diversity of architecture in Elkton shows the steady development and prosperity of the town over its 235-year history. Elkton's Historic District Commission reviews all requests for alterations or new construction in Elkton's Historic overlay zone to ensure compliance with our Historic District Design Guidelines.
- The Historical Society of Cecil County (HSCC) is the keeper of irreplaceable artifacts, documents, photos, and maps. They play an important role in protecting and preserving the historical record and assisting the public in their understanding of the past. The Historical Society of Cecil County has been protecting and preserving the historical record of Cecil County and the legacy of our ancestors for over 90 years. The Historical Society of Cecil County's Eva M. Muse library has the largest collection of books, manuscripts, maps, government documents and newspapers pertaining to Cecil County in existence. The constantly expanding collection contains over 2,000 books and

- More murals that depict historical events that occurred in Elkton should be encouraged. Electric boxes could have wraps that promote for 250th anniversary of this Nation's independence. The Historical Society and Cecil County Tourism could work together on this project.
- Improvements are needed to the information kiosk on Main Street. An electronic kiosk should be installed that would provide information on and promote tourism history and our parks.
- Elkton should apply to become a Heritage Area.

HOMELESS PREVENTION

- The number of homeless counted in the Point in Time in Cecil County over the past 5 years has significantly declined from 193 to 126 (2019 count). Of the 126 homeless, 22 were unsheltered. This was a 50% decline from 2018. However, because Elkton is the County Seat and the location of a number of services for the homeless, there is a perception that homelessness is increasing in Elkton. There is also concern that once the ARPA funding is expended, the number of homeless individuals will increase

14,000 issues of newspapers (starting in 1827) most of which have been digitized. The Cecil County Historical Society is restoring the Rev. Duke Log House, circa 1800, replacing many rotten logs. Once restored we are planning on holding educational programs that focus on the basics of democracy. A total renovation of the DeWitt Military museum is underway adding new educational signage that will explain the history surrounding the conflict and more detail about Cecil County's enlisted personnel and what contributions Cecil County made to the war effort. There are also plans for a permanent exhibit about the indigenous people of Cecil County based on the large donation of artifacts.

- Historic Elk Landing cultural site (Revolutionary War and War of 1812). WR3.
- The newly renovated and handicap accessible Town Square is often the center of many special events.
- The Town acquired the Elkton Armory to preserve and adaptively reuse the building.
- A Colored School museum (historic Rosenwald School) is planned on Booth Street. This property has the oldest pipe organ in Cecil County.

ACCESS TO QUALITY FOOD OPTIONS

- Farmers Market in the downtown.
- A number of Faith-based, non-profit and volunteer organizations provide food and other assistance to those in need. (Paris Foundation; Sheliass Pantry; Cecil County Department of Community Services Help Center; Gilpin Manor Elementary School provides a Community Pantry.
- Quality food options include Fresh Source Market (microgreens) and The Market at 135.

ARTS & ENTERTAINMENT

- The Elkton Alliance hosts approximately 56 outdoor events annually, including 15 Arts and Entertainment venues.
- The Cecil County Arts Council, the Cecil County Historical Society and Cecil County College also host a number of cultural and arts programs/events in downtown Elkton throughout the year.
- Our Arts and Entertainment District is in downtown Elkton.

<ul style="list-style-type: none"> • Now in its 45th year, the Cecil County Arts Council is a non-profit organization, dedicated to “presenting, promoting and sustaining the arts in Cecil County”. At venues all throughout Cecil County, the Arts Council provides opportunities for the community to experience art through events, workshops, group programs and exhibits. • Public art such as “Hammering Heart” can be enjoyed at the Cecil County Court House Unity Garden. • Artist registry is up and running. <p>HOMELESS PREVENTION</p> <ul style="list-style-type: none"> • The Town has provided assistance to homeless persons to relocate them from our parks, and has cleaned up the trash, waste and debris from the camps. • On Our Own also offers housing. 	
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Stabilize the failing bulkhead and construct a boardwalk along the Big Elk Creek in Marina Park to provide public access to the water for fishing or relaxing.</p> <p>Progress Measures: Design, approval and construction of bulkhead repairs and a waterfront boardwalk in Marina Park.</p>	<p>Strategy A: Engage a consultant to design streambank stabilization and a boardwalk along the Big Elk Creek in Marina Park.</p> <p>Action 1: Seek funding assistance for streambank stabilization and construction of a boardwalk.</p> <p>Action 2: Obtain permits from MDE for construction.</p> <p>Action 3: Bid and award construction.</p>	<p>Town of Elkton Elkton DPW Consulting Engineer MDE Contractor</p>
<p>Outcome 2: Outdoor recreation activities/programs offered by the Elkton Parks and Recreation Department.</p> <p>Progress Measures: The Town of Elkton creates a new position in the Parks and Recreation Department for outdoor activities programming.</p>	<p>Strategy A: The Town of Elkton creates a new position in the Parks and Recreation Department for an outdoor recreation coordinator.</p> <p>Action 1: Develop a job description.</p> <p>Action 2: Hire new outdoor Recreation Coordinator.</p> <p>Action 3: Recreation Coordinator will develop outdoor park programs.</p>	<p>Town of Elkton Elkton Parks and Recreation Director</p>

<p>Outcome 3: Placement of trees in Town Square. Installation of lights and shade structures. Hanging baskets of flowers on Main Street</p> <p>Progress Measures: Placement of trees with lights in Town Square. Installation of hanging baskets on Main Street.</p>	<p>Strategy A: Purchase trees for installation at the Town Square. Action 1: Install trees at the Town Square. Action 2: Purchase and install lights in the trees. Action 3: Determine if shade structures are necessary within the Town Square. Strategy B: Purchase and install hanging baskets on Main Street. Action 1: DPW to water plants 3x a week.</p>	<p>Town of Elkton Elkton Alliance Elkton DPW</p>
<p>Outcome 4: Explore the installation of a ramp adjacent to the steps to Main Street.</p> <p>Progress Measures: Feasibility of ramp installation adjacent to Main Street stairway.</p>	<p>Strategy A: Request Elkton’s consulting engineers determine the feasibility of a ramp adjacent to the steps to Main Street for ease in walking bicycles, strollers, etc. along the stairway.</p>	<p>Town of Elkton KCI Technologies</p>
<p>Outcome 5: Historic Mural Wraps on electric boxes.</p> <p>Progress Measures: Design and installation of historic murals on electric boxes.</p>	<p>Strategy A: Contact PECO for permission to place a wrap on their equipment. Action 1: Select designs for the wraps and have them fabricated and installed.</p>	<p>Town of Elkton Elkton Alliance Cecil County Historical Society</p>
<p>Outcome 6: Electronic Kiosk that informs the viewer of special events, location of park facilities, etc.</p> <p>Progress Measures: The purchase and installation of an electronic kiosk on Main Street.</p>	<p>Strategy A: Research and select the appropriate electronic kiosk. Action 1: Seek funding assistance to purchase the kiosk. Action 2: Program and install the kiosk.</p>	<p>Town of Elkton Elkton Alliance DHCD</p>
<p>Outcome 7: Collaborate with Cecil County agencies on addressing homelessness.</p> <p>Progress Measures: Reduction in the number of homeless individuals in Elkton.</p>	<p>Strategy A: Convene another meeting with representatives from Cecil County Government, the Health Department and Social Services, the Mary Randall Center and the Men’s Shelter and other key stakeholders/service providers. Action 1: Collaborate with the stakeholders to identify strategies to reduce homelessness in Cecil County. Action 2: Identify grant funding that may enable implementation of strategies identified. Action 3: Begin implementing strategies.</p>	<p>Town of Elkton Cecil County Health Department Social Services Mary Randall Center Men’s Shelter DHCD</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
<p>ZONING ORDINANCES</p> <ul style="list-style-type: none"> • Elkton's environmental regulations protect floodplains, wetlands, Critical Areas, forests, steep slopes and streams. • Elkton's Historic District Regulations and Design Guidelines promote historic preservation. • Current zoning is conducive to revitalization/mixed-use development. • Elkton recently reduced zoning barriers for senior and handicapped housing in the central business district. • Relaxed parking requirements in the Town Center zone. • Amended PUD zoning regulations permit industrial uses (jobs). <p>LAND USE</p> <ul style="list-style-type: none"> • Main Street community; Enterprise Zone; Arts & Entertainment District. • Increased protected lands by 46 acres using fee-in-lieu funds. • Sports Plex planned. <p>POLICY/TAXES/FEES</p> <ul style="list-style-type: none"> • New Opportunity Zone • Expanded Enterprise Zone. • Homeless population reduced. 	<p>LAND USE</p> <ul style="list-style-type: none"> • The Downtown lack adequate formalized open spaces. The Town should pursue acquisition of the East High Street property. This has been a recommendation of previous land use plans. (see Environment) • The quality of the parkland and greenways surrounding Elkton need to be improved once the repetitive flooding is mitigated. A plan should be developed for a Big Elk Greenway with a formal trail system that will connect open spaces, forests, waterways and recreational areas with neighborhoods, businesses and shopping. The trail system should be designed to incorporate the Mason-Dixon Trail and the East Coast Greenway. Security cameras could be added for crime prevention. (see Environment) • A long-term plan should be developed for the future of Meadow Park. A sensory garden should be installed for people with special needs (blind, autistic), using native, and fragrance-oriented plants. • As the population of the Town increases, the Town should continue to increase the amount of public open space, improve and expand parks and playgrounds, and increase opportunities for recreational water access. • Develop a plan to interconnect forested areas to provide a wildlife corridor for positive environmental impact. Include this goal in the Comprehensive Plan.

- Total crime reduced.
- The Town is implementing a Tax Increment Financing zone for the entire Town

STAFF CAPACITY

- Dedicated elected officials and staff with decades of experience.
- Although not municipal staff, the Elkton Alliance, now a 501c3, is very active with dedicated stakeholders; Cecil County Arts Council; Elkton Historical Society; Cecil College activities and events with dedicated volunteers.

SECTOR PLANS

- Transit –Oriented Development Plan, Bicycle Plan, and Pedestrian Plan promote and encourage Smart Growth Principles.
- Council Hall Feasibility study

COMPREHENSIVE PLAN

- Elkton’s Comprehensive Plan

PLANS FOR CAPITAL IMPROVEMENT PROJECTS/GRANTS

- Infrastructure improvements
- Expansion and continued economic growth will require improvements to infrastructure. WWTP in future expansion to accommodate build out.
- Town continues to work with Artesian to provide water to new development (high water users).
- Reservoir improvements.

- Continue to plan a strategy for Holly Hall Mansion, to protect, restore and adaptively reuse this important historic structure. (see Economy)
- The Town should explore the idea of extending Blue Ball Road with a bridge over the railroad tracks. This would provide another north/south access in Elkton. (see Transportation)
- Address pockets of Cecil County jurisdiction properties within Elkton that negatively impact water quality or are eyesores/blighted, such as Farr Creek area, the junk yard, and house on Cox Lane which is constantly burning trash. The Town should reach out to Cecil County Government to resolve this.
- The Zoning Ordinance should be amended to include a medical district in the western edge of the central business district. This will preserve the downtown Main Street area for retail, restaurant and other business uses.

POLICY/TAXES

- Housing affordability is affected by taxes. The Town should consider an incentive such as 1 year tax free for new homeowners.

STAFF CAPACITY

The Elkton Planning Department consists of two (2) employees. The volume of work has greatly increased over the past 20 years. The Department is due for additional staffing to keep up with plan reviews, grants and reports. The Elkton Parks and Recreation Department consists of three (3) full-time employees. The recommended improvements and increased utilization of our parkland will require at least one additional staff person in this department.

SECTOR PLANS

- The Downtown Plan is over 20 years old and needs to be updated.
- The Branding Plan was not adopted by the Elkton Alliance or the Town.
- There is a lack of artist and incubator space. The Town should apply for grants to create a plan to address this.
- The central business district is in need of streetscape improvements. Priority is the “Train to Main”(North Street, Railroad Avenue and Bow Street). MD 213 (Bridge Street) and High Street should also be addressed in this plan. (see Transportation)
- The Town needs to develop and adopt a Source Water Protection Plan for wellhead areas. (see Environment)

- A “Complete Streets” plan including streetscape improvements is needed for North Street, Bridge Street, Bow Street, High Street and Railroad Avenue. (see Transportation)

COMPREHENSIVE PLAN

- Elkton is due to begin updating their 2013 Comprehensive Plan.

PLANS FOR CAPITAL IMPROVEMENT PROJECTS/GRANTS

- Recommendations of previous plans should be incorporated into a Capital Improvement Plan. (Downtown Plan; TOD Plan, Bicycle Plan, Pedestrian Plan, etc.). (see Economy)
- Persistent flooding and siltation from the Big Elk Creek is an ongoing problem in Elkton. It affects downtown businesses, roadways, the Water Treatment Plant and parkland. The streambanks along the Big Elk Creek are deteriorating in areas and are in need of restorative work. Siltation of the Big Elk Creek contributes to the intermittent flooding problems in Elkton. The Town should continue to pursue FEMA grants to develop a comprehensive flood mitigation action plan. A workgroup committee should be formed to study issue with assistance from Rae Frederique. (see Environment)
- A watershed assessment is needed to determine the location of BMPs and stormwater retrofits for compliance with Elkton’s MS4 permit. Following the watershed assessment, engineering design, and cost estimates for stormwater management retrofits are needed to meet our nutrient loading reduction requirements. Funding is needed to assist Elkton in implementing the required stormwater retrofits and other MS4 requirements. In addition, sanitary sewer service should be extended to areas with failing septic systems. (see Environment)
- The bulkhead at Marina Park is collapsing and must be repaired. A boardwalk or promenade should be designed and constructed along the water for access/enjoyment. (see Community Health & Quality of Life)
- Design and construct the restaurant space recommended in the Elkton Council Hall Adaptive Reuse Feasibility Study. (see Economy)
- Bow Street municipal parking lots are in need of upgrades/improvements. (see Transportation)

	Strategies and Action Items	Implementation Partners
Outcome 1: Develop a long-range plan for Meadow Park. Progress Measures: Long-Range Plan for Meadow Park	Strategy A: Engage the services of a qualified consultant to develop a long-range plan for Meadow Park.	Town of Elkton Elkton Parks and Recreation Department. Elkton Planning Department Consultant
Outcome 2: Acquisition of additional parkland to meet demand of future population growth. Progress Measures: Identify location of potential parkland for acquisition.	Strategy A: Identify potential future parkland for acquisition. Action 1: Apply to Program Open Space Grant Program for financial assistance.	Town of Elkton Elkton Planning Department Elkton Parks and Recreation Department Program Open Space
Outcome 3: Include in Comprehensive Plan a goal to interconnect forested areas as land is developed Progress Measures: Amend Elkton's Comprehensive Plan to identify as a goal to prioritize interconnection of forested areas.	Strategy A: Amend Elkton's Comprehensive Plan to include as a goal that forested areas should be interconnected.	Town of Elkton Elkton Planning Department Elkton Planning Commission
Outcome 4: Incubator Space Study Progress Measures: Conduct a study to determine need for business incubator space.	Strategy A: Engage a consultant to conduct a study to determine the need for and possible locations of a business incubator space in Elkton.	Town of Elkton Elkton Planning Department DHCD
Outcome 5: Improved property conditions and maintenance of the Farr Creek residential properties. Progress Measures: Code enforcement by Cecil County at the Farr Creek residential properties.	Strategy A: Contact Cecil County Zoning Administrator regarding code enforcement issues at the Farr Creek residential area.	Town of Elkton Cecil County Government
Outcome 6: Creation of two new staff positons in Elkton. Progress Measures: Hire an additional staff person for Elkton Parks & Recreation to develop and manage the parks and coordinate and program outdoor activities. Hire an additional Planner in the Elkton	Strategy A: Draft a job description for the Parks & Recreation position, Action 1: Post position, interview and hire qualified person. Strategy B: Draft a job description for the additional Planner. Action 1: Post position, interview and hire qualified person.	Town of Elkton Elkton Human Resources Department Elkton Parks & Recreation Department Elkton Planning Department

Planning Department for grants administration, plan review and project administration.		
Outcome 7: Update Elkton's 2002 Downtown Plan Progress Measures: Updated Downtown Plan	Strategy A: Hire a qualified consultant to perform the necessary analysis to update Elkton's 2002 Downtown Plan. Activity 1: Consultant will include representatives from the Town, the Elkton Alliance, residents and business community in drafting the updated Plan. Activity 2: Public outreach for input and comments on the Draft updated Downtown Plan. Activity 3: Adoption of the Plan.	Town of Elkton Elkton Alliance Elkton Planning Commission Elkton Planning Department DHCD Residents Business Owners
Outcome 8: Update Elkton's 2013 Comprehensive Plan Progress Measures: Updated Elkton Comprehensive Plan.	Strategy A: Request assistance from MDP in updating the Comprehensive Plan. Activity 1: Solicit consultants for assistance with updating the Plan. Activity 2: Assemble a workgroup to draft the updated Plan. Activity 3: Public outreach for input on the Plan. Activity 4: Hold public hearings and adopt the updated Plan.	Town of Elkton Elkton Planning Commission Elkton Planning Department Maryland Department of Planning Consultant
Outcome 1: Development of a Sourcewater Protection Plan. Progress Measures: Establishment of maps and associated land use regulations for the protection of wellhead recharge areas.	Strategy A: Engage the services of a qualified consultant to accurately map wellhead recharge areas. Action 1: Draft sourcewater overlay regulations to ensure future land use will not compromise municipal wells. Action 2: Adopt Sourcewater Protection maps and land use regulations	Town of Elkton Town Consulting Engineers Consultant MDE MDP

SECTION D

Sustainable Communities Workgroup Roster

Mayor Robert J. Alt – Resident, elected official, businessman and commercial property owner.

Jessica Price – Main Street Manager, Executive Director of the Elkton Alliance, Façade Grant Administrator.

Margie Blystone - Resident, Elkton Alliance Executive Board Member, Elkton Arts & Entertainment District Chairman, Facade Grant Committee Member, Elkton Events Planning Committee Member, Former Co-Owner of the Palette & The Page (voted Elkton Small Business of the Year 2014), Serves as Volunteer Office Assistant to the Executive Director of The Elkton Alliance, Elkton Citizen of the Year (2020-2021), Member of the Board of Directors to the Cecil County Historical Society.

Bernard D. DeMarinis – Resident, electrical engineer, President of the University Research Park (URP), a not-for-profit 501C3 organization that strives to increase research/higher education activities in northeastern Maryland. Former Director of Strategic Initiatives for the MITRE Corporation. He is an officer/Board member of a large number of professional, technical, educational and not-for-profit organizations.

Candy Bathon – Owner of Homes for Rent, and Treasurer/ Board member of the Elkton Alliance.

Jon Esser – Dean of Arts & Humanities, Cecil College and Cecil College Board of Directors and Board member of the Elkton Alliance.

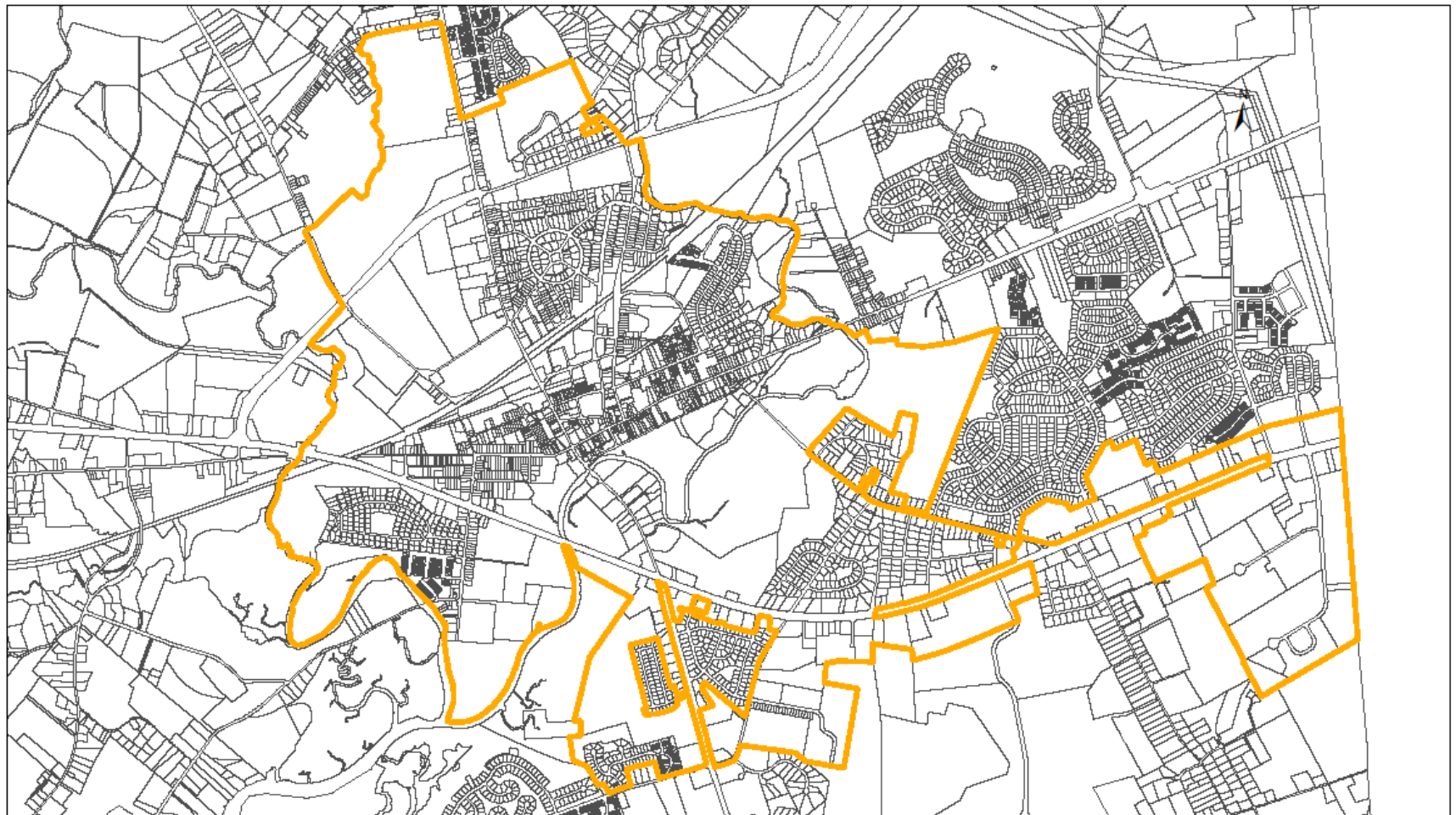
Danielle Carroll – Resident, Vice President of the Elkton Alliance; Associate Vice President Business Banker for Harford Bank.

Nick Cannistraci - Resident and Planner I for the Town of Elkton.

Jeanne D. Minner, AICP – Director of Planning for the Town of Elkton for 30 years, American Institute of Certified Planners, successfully managed over \$7 Million in grants for the Town of Elkton.



SECTION F

- **Map and GIS Shapefile**
(GIS shapefile submitted separately)
- **Photographs**



Town of Elkton, MD
2022 Modified Sustainable Communities Boundary Map

Legend

-  Sustainable Community  Parcel Boundary



0 0.25 0.5 1 Miles

**TOWN OF ELKTON
SUSTAINABLE COMMUNITIES
APPLICATION FOR RENEWAL 2022
PROJECT PHOTOGRAPHS**

Neighborhood Community Center
121 Stockton Street, Elkton, MD 21921



Town Square ADA Project
101 East Main Street, Elkton, MD 21921



Elkton Armory Acquisition
101 Railroad Avenue, Elkton, MD 21921



Historic Elk Landing Stone House Window and Door Project
590 Landing Lane, Elkton, MD 21921

Before



After

