SUSTAINABLE COMMUNITIES PROGRAM

APPLICATION FOR DESIGNATION RENEWAL

Eligible Applicants:

Local Governments with a Sustainable Communities Designation
Local Government Consortiums with a Sustainable Communities Designation

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

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

Overview of Sustainable Communities

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

Purpose or Renewal and Streamlined Application

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

Application Eligibility and Threshold Requirements

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

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

Threshold Requirements

All Sustainable Community applications must meet the following threshold requirements:

1) Sustainable Community Area boundaries must be entirely within a Priority Funding Area (PFA) and should be an area in need of renewal and reinvestment that would benefit from a targeted long-term strategy. Applicants can verify Priority Funding Area boundaries by visiting the MDP website at: http://www.mdp.state.md.us/OurProducts/pfamap.shtml

2) The proposed Sustainable Community is within or near a town center or transportation center, or there is a need for financing assistance for small businesses, nonprofit organizations or microenterprises;

3) The updated Plan must be consistent with other existing community or comprehensive plans;

4) A Sustainable Communities Workgroup is re-convened and a roster of members should be provided with the application.

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

Application Submission and Evaluation

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

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

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

Incomplete applications will not be accepted.

Deliver Sustainable Community Applications via email:

Subject Line: Sustainable Community Application
To: Olivia Ceccarelli-McGonigal
olivia.ceccarelli@maryland.gov
Copy: John Papagni
john.papagni@maryland.gov

Site Visits. Follow-up Discussion, Technical Assistance

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

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

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

Approval

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

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

RENEWAL APPLICATION INSTRUCTIONS

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

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

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

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

SUSTAINABLE COMMUNITIES PLAN ELEMENTS

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

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

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

ECONOMY: Describes projects centered on economic growth and management.

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

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

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

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

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

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

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

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

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

<u>Additional Guidance for Developing the Sustainable Communities Action Plan</u>

<u>III. SUSTAINABLE COMMUNITY ACTION PLAN UPDATE</u>

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy – a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increase prosperity for local households and improve the health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects identified in the action plan are your priorities for improving the livability of community places -- residential, commercial, or other public or private properties – and the sustainability of new work, retail, recreational and housing opportunities for residents. At the same time, the plan should only discuss the strategies that will impact the geographic area targeted for revitalization, so that resources have the best opportunity to have the intended effect. These projects can also be designed to reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more livable and sustainable community.

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

<u>Action Plan Guidance</u>

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

1) **For each section, pinpoint essential strengths and weaknesses of your community**. Example Transportation: Strength - Good sidewalk connectivity. Weakness - Insufficient amount of downtown parking.

2) **Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest potentials. Include a means of measuring the success of said outcome.** Example Economy: Outcome – Expand broadband fiber optics in Town. Progress Measure - Linear measurement of fiber laid and number of residential and business connections.

3) **After defining the outcomes, list detailed strategies (break down to several action steps if needed) that will serve as the means to achieve those goals.** Example Economy: Strategy - Increase number of Town sponsored events ⬜ Develop with community input, a series of weekend events that the Town could host.

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

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Town of Emmitsburg

NAME OF SUSTAINABLE COMMUNITY: Town of Emmitsburg

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

❑ **Section A - Sustainable Community Renewal Applicant Information**

- Applicant Information

❑ **Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**

- Part 1: Qualitative Assessment
- Part 2: Comprehensive Assessment
- Competitive Funding

❑ **Section C – Sustainable Community Renewal Action Plan Update (Matrix)**

- Action Plan

❑ **Section D – Sustainable Communities Workgroup Roster**

❑ **Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**

- Disclosure Authorization

❑ **Section F – Additional Files:** The following contents should be included:

- If requesting a boundary modification, map in pdf format and a GIS shapefile of the proposed Sustainable Community boundary

- Photos (jpeg format) of your aforementioned accomplished projects of the last five years

I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

Name of Sustainable Community:	Town of Emmitsburg
Name of Applicant:	Town of Emmitsburg
Applicant's Federal Identification Number:	52-6017142
Applicant's Street Address:	300A South Seton Avenue

City: Emmitsburg	**County:** Frederick	**State:** MD **Zip Code:** 21727
Phone Number: ▇▇▇▇▇	**Fax Number:** ▇▇▇▇▇	**Web Address:** www.emmitsburgmd.gov

Sustainable Community Application Local Contact:

Name: Zach Gulden, MPA		**Title:** Town Planner & Zoning Administrator	
Address: 300A South Seton Avenue	**City:** Emmitsburg	**State:** MD	**Zip Code:** 21727
Phone Number: ▇▇▇▇	**Fax Number:** ▇▇▇▇	**E-mail Address:** ▇▇▇▇▇	

Sustainable Community Contact for Application Status:

Name: Zach Gulden, MPA		**Title:** Town Planner & Zoning Administrator	
Address: 300A South Seton Avenue	**City:** Emmitsburg	**State:** MD	**Zip Code:** 21727
Phone Number: ▇▇▇▇	**Fax Number:** ▇▇▇▇	**E-mail Address:** ▇▇▇▇▇	

Other Sustainable Community Contacts:

Name: Cathy Willets		**Title:** Town Manager	
Address: 300A South Seton Avenue	**City:** Emmitsburg	**State:** MD	**Zip Code:** 21727
Phone Number: ▇▇▇▇	**Fax Number:** ▇▇▇▇	**E-mail Address:** ▇▇▇▇▇	

II. SUSTAINABLE COMMUNITY – General Information

A. **Sustainable Community Boundary and Description**

(1) **Are you requesting any changes to your Sustainable Community boundary? Describe why or why not?** No. An expansion was previously approved to include more properties along routes identified as gateways to Emmitsburg. This meant extending south on South Seton Avenue to the Town boundary and north on North Seton Avenue to include properties that front on North Seton. Community Park and Memorial Park in central Emmitsburg were included so to apply for facility funding as appropriate. The current boundary is deemed appropriate.

(2) If yes, Include the following in as an attachment: N/A
   a. **PDF or JPEG of modified Sustainable Communities boundary map,**
   b. **GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),**

(3) Approximate number of acres of entire SC Area: 148.6

(4) <u>Existing federal, state or local designations:</u>

☐**Main Street** ☐**Maple Street**

X - **National Register Historic District** ☐**Local Historic District** ☐ **Arts & Entertainment District**

☐ **State Enterprise Zone Special Taxing District** ☐ **BRAC** ☐ **State Designated TOD**

X - **Other(s):** Main Street Affiliate, Heart of the Civil War Heritage Area, & Journey Through Hallowed Ground Maryland Scenic Byway / National Road Segment.

(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 2020 Census accounts for the Town as a whole and not within the SCA in particular. According to the 2020 Census:

- o Age:
  - ▪ Under age 18:
    - • 2010 = 733
    - • 2020 = 605
    - • Change = -128 or -17.5%

  - ▪ Age 18 and older:
    - • 2010 = 2,081
    - • 2020 = 2,165
    - • Change = +84 or 4%

- o Race:
  - ▪ White alone:
    - • 2010 = 2,672
    - • 2020 = 2,489
    - • Change = -183 or -6.8%

  - ▪ Black or African American alone:
    - • 2010 = 56
    - • 2020 = 86
    - • Change = +30 or 53.6%

  - ▪ American Indian & Alaska Native alone:
    - • 2010 = 5

- 2020 = 3
- Change = -2 or -40%

  - Asian alone:
    - 2010 = 25
    - 2020 = 22
    - Change = -3 or -12%

  - Native Hawaiian & Other Pacific Islander alone:
    - 2010 = 0
    - 2020 = 3
    - Change = +3 or +300%

  - Some Other Race alone:
    - 2010 = 19
    - 2020 = 21
    - Change = +2 or +10.5%

  - Two or more races:
    - 2010 = 37
    - 2020 = 146
    - Change = +109 or +294.6%

- Average household size:
  - 2010 = 2.64
  - 2020 = 2.52

- Household income:
  - According to the 2020 American Community Survey 5-year estimate, 5% earn less than $10,000, 2% $10,000 - $14,999, 18% $15,000 - $24,999, 4% $25,000 - $34,999, 8% $35,000 – $49,999, 16% 50,000 - $74,999, 18% $75,000 - $99,999, 19% $100,000 - $149,999, 6% $150,000 - $199,999, and 4% $200,000 or more.

- Educational attainment:
  - According to the 2020 American Community Survey 5-year estimate, approximately 3% of the population has less than a 9th grade education, 7% 9th-12th grade with no diploma, 34% high school graduate, 19% some college with no degree, 10% associate's degree, 14% bachelor's degree, and 13% graduate or professional degree.

- Number of housing units:
  - Occupied:
    - 2010 = 997
    - 2020 = 1,042
    - Change = +45 or +4.5%

  - Vacant or seasonally occupied:

- 2010 = 73
- 2020 = 59
- Change = -14 or -19.2%

The Town's population decreased from 2,814 in 2010 to 2,770 in 2020 mostly due to the closing of a long-term elder care facility.

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 organizational structure of the Town has remained the same as in our original application. There are five elected Commissioners and a Mayor; and a Town Manager who heads the administrative wing of the Town government.

- The Sustainable Communities Workgroup membership has undergone some changes in the past five years, but has retained a core of steadfast members who enjoy the opportunity to work on behalf of the Community. The current Workgroup members include:

  1. Mark Long – Planning Commission Chairperson & lives within the SCA.

  2. Frank Schmersal – longtime resident, and lives within the SCA.

  3. Sharon Hane – longtime resident and lives outside of the SCA.

  The Mayor is currently searching for two more members.

- The Town Planner is the Workgroup's advisor who manages implementation of the SCA Plan. The Town's Grant Coordinator also applies for numerous grants to help with implementation of the Plan.

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

- The Workgroup has provided thoughtful recommendations during the recent renewal effort. They have served as the local review entity for the Community Legacy Façade and Restoration Grants, making recommendations regarding applications to forward to the Maryland Historical Trust. The group has served well and with competence. Obtaining grant funds are always a challenge as they are becoming more and more competitive.

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

- The Action Plan is based on the Town's 2015 Comprehensive Plan in which the community was heavily involved in its process. The Comprehensive Plan followed the state mandated Twelve Visions format, which emphasizes Sustainability. In Emmitsburg, our historic core and gateways to the community were described in the Community Design section, along with scenic views, byways, and local focal points. The importance of maintaining the historic core of the Town was emphasized, and participation in the Community Legacy grant program was mentioned as a form of Stewardship for the community as well. The 2015 Comprehensive Plan continued and expanded upon the goals of connectivity throughout the Town, and the promotion of healthy lifestyle opportunities.

- The Workgroup met on June 7, 2022 to review and make recommendations on this application. The meeting was open to the public, broadcast via the local cable TV Channel 99, and its recording was placed on the Town's YouTube page.

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

- There are no specific items for which we need technical assistance at the time. The Town will take advantage of State assistance in the future as needed.

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. <u>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.</u>

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: *Continue to improve the main streets of Emmitsburg, where businesses & attractions are most prevalent.*

Projects:
1. *The Town has been awarded a total of $280,000.00 in Community Legacy grant money in FY's 2017-2022 in order to fund a façade and restoration program. An additional $205,000.00 in resident match requirements equate to a total of $485,000.00 invested to restore the facades of buildings within SCA in the past five years.*

2. *The Town and MD MDOT/SHA finalized two major projects within this time period: 1) square/downtown revitalization (new sidewalks on East/West Main St / North/South Seton Ave and Town square renovations) & 2) replacement of the E Main St bridge.*

3. *The Town has been designated as a Main Street Affiliate.*

Partners:
MD DHCD – provided financial assistance in form of Community Legacy grants & Main Street Affiliate support.
MD MDOT/SHA – provided financial assistance and management of the E Main St bridge & square/downtown revitalization projects.
Residents – provided private Community Legacy grant match.
Town – provided cash & in-kind grant match.

Impact: *There have been major improvements to dozens of properties on East/West Main Street and North/South Seton Avenues as a result of the Community Legacy grant program. The square/downtown revitalization project resulted in continuous sidewalks from Timbermill Run on the west side of Emmitsburg to Silo Hill/MD140 intersection – which has been a major goal for the Town. The square was greatly improved visually, ADA compliant, and is now more pedestrian-friendly. For those who travel through the Town, the improvements have been noticeable, and broadcast that Emmitsburg is working on its goals of creating a more vibrant community. Both commercial & residential properties have benefited from the improvements. Before and after photos are included in the attachments to illustrate the vast improvement that has been accomplished.*

Accomplishment 2:

Outcome: Pedestrian Connectivity

Projects:
1. *The Town was awarded a $685,893.00* Community Development Block Grant in order to renovate 122 sidewalk curb ramps throughout Town to conform to current American with Disabilities Act (ADA) standards. *All sidewalk curbs in the Town are now ADA compliant. Extra funds were used to install new ADA compliant sidewalk in various areas throughout Town that lacked sidewalk.*

2. *Other sidewalk connections added since 2015, include: 1) Potomac Street from South Seton Avenue to Chesapeake Avenue; 2) East Lincoln Avenue from South Seton Avenue to Creamery Road; 3) Emmit Gardens to East Main Street; and 4) Mother Seton School to Fire Department activities building on Creamery Road.*

Partners:
US Department of Housing & Urban Development & MD DHCD - provided funding & grant oversight.
MDOT/SHA – provided grant funds for a sidewalk connection.
Various community Homeowner Associations – provided grant cash match.
Town – provided cash & in-kind grant match.

Impact: Title II of the ADA requires local governments make their facilities, streets, and sidewalks accessible to people with disabilities, so they may travel through the community in a safe and convenient manner. The Town renovated 122 sidewalk

curb ramps that were old, cracking, and not ADA compliant, which before created unsafe conditions for all citizens and visitors, but especially the elderly, disabled, wheelchair bound, and sight and hearing impaired. Visitors and residents can now safely travel on the Town's sidewalk network for the first time ever. Before and after photos are included in the attachments to illustrate the vast improvement that has been accomplished.

Accomplishment 3:

Outcome: Impervious area / stormwater improvements

Projects:

1. The Town planted 11 acres of trees at its waste water treatment plant property on Creamery Road. We will plant another 16 acres of trees at a neighboring property on Creamery Road by October 2023. Both plantings are being used as credit in order to satisfy the restoration requirements set forth in our federal/state mandated stormwater management permit.

2. The Town has also started collecting Forest Conservation Act funds for new development within the Town. Previously, developers would pay fee in-lieu funds to Frederick County, which will then plant the required trees elsewhere throughout the County. We are now using these funds to plant trees within Emmitsburg. The Town recently completed a street tree plan. This plan will be used by staff to bid out street tree projects when we receive more fee money.

3. The Town obtained a grant to create a concept plan to convert North Seton Avenue to a green street. Water currently sheet flows down North Seton Avenue and into Flat Run, which frequently entraps the residents of the Northgate residential development. It also greatly erodes away Flat Run's stream bank. This concept plan is step one of three to complete the project. The next step is engineering the concept plan, and the final step is implementation.

Partners:
StreamLink Education – non-profit group who planted our trees at the WWTP and will plant the trees at the neighboring property as well. They obtained a substantial grant from MD DNR to complete these plantings at no cost to the Town.
First Energy – they provided the tree planting grant match for StreamLink.
Chesapeake Bay Trust – provided grant for North Seton Avenue green street concept plan.

Impact: These projects have and will result in more tree canopy throughout the Town. This will also greatly benefit local waterways and airways. Before and after photos are included in the attachments to illustrate the vast improvement that has been accomplished.

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

Outcome: *Transit service*

Narrative: *The Town had numerous discussions with Frederick County and Mount Saint Mary's University representatives in order to add transit services to Emmitsburg; however, it was determined that funds do not currently exist for this endeavor.*

Outcome: *Update sections of the town code to reflect current needs of the community and planning for future development – in particular the cluster development ordinance.*

Narrative: *The cluster development ordinance was development and presented to the Board of Commissioners & Mayor; however, it was not approved.*

Outcome: *Update sections of the town code to reflect current needs of the community and planning for future development – in particular the "stormwater-oriented issues" ordinance.*

Narrative: *No stormwater improvement ordinances have been passed during the last five years.* The Town conducted a stormwater utility feasibility study in 2021/2022, which determined that the implementation of a stormwater utility is necessary in order to fund future stormwater improvements mandated by our federal and state stormwater management permit. We expect the stormwater utility implementation ordinance to pass late 2022, which will be implemented starting in January 2023.

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.

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			The Town has planted 11 acres of trees at our Waste Water Treatment Plant (WWTP). The WWTP property buffers Tom's Creek, which flows into Flat Run Creek, and ultimately the Chesapeake Bay. The Town is in the design phase of retrofitting the Silo Hill residential development stormwater basin. The basin currently is used for quantity control. The new basin will satisfy quantity and quality requirements. The Town is in the design phase of renovating North Seton Avenue into a green street, which will be implemented during the next 5 years. A concept plan was completed during the current term.
2. Have you improved wildlife habitat in your community? Ex. native plantings, pollinator gardens, rain gardens	X			All 11 acres of trees planted at the WWTP were native plantings. This area will create a wildlife habitat.
3. Have you increased access to green space, parks or outdoor recreational opportunities?	X			The sidewalk connections and ADA sidewalk ramp improvements mentioned in a previous section increase pedestrian access to our parks.
4. Have you implemented operational sustainability practices (example: town hall enhancements) and/or community-based practices? (ex. Rain barrels or rain gardens at residences, recycling, composting etc)	X			The Town sells rain barrels at a 50% reduced rate to Town residents & businesses. 114 rain barrels were sold during this reporting period. The Town sells reduced rate compost bins. The Town Office purchases "green" supplies when available. For example, we purchase 100% recycled paper for our printers. Town Staff has been successful in obtaining grants in order to obtain permanent trash and recycling containers for our parks. To-date, grant funds have allowed us to purchase 12 new recycling bins and 4 trash bins.

OTHER:			X	

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			New businesses on Main Street include a new creamery/bakery (Ripleigh's) and insurance broker (State Farm). New businesses in our Commercial District include an insurance broker (Insurance Brokers of Maryland), gas/convenience store (Rutter's, which is in construction phase), comic book store (Wookie Walkers), pizza restaurant (Tuscany's), and smoothie shop (Mason Dixon Mixin').
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	X			We are now a Main Street Affiliate, Tree City USA certified, People Loving & Nurturing Trees (PLANT) certified, Sustainable Maryland certified, a MML Banner Town, Maryland Green Registered, and a Maryland Smart Energy Community.
3. Has there been an increase in foot traffic in the Main Street/commercial district?	X			Yes, we believe there has been an increase in foot traffic due to the revitalization efforts that the Town and MDOT/SHA has undertaken in the past 5 years.

	YES	NO	N/A	
4. Have the number of commercial vacancies decreased?	X			The Town still has a few vacant commercial vacancies on Main Street; however, vacancies in the commercial district have greatly decreased (Silo Hill Shopping Mall & Seton Square).
5. Has there been an increase in local jobs within the Sustainable Community for its residents?	X			The new businesses mentioned above equate to more local jobs.
6. Has there been an increase in workforce development training or other opportunities for connecting potential employees to well-paying jobs?			X	This is handled by Frederick County. The local Seton Center also helps with workforce development training and opportunities.
OTHER:				

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			2.63 miles were added to the purple bike trail and 3 miles to the orange trail.

2. Have there been improvements to the public transit infrastructure?		X		The County has not yet decided to add a public transit route in Emmitsburg.
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 was awarded a $685,893.00 Community Development Block Grant in order to renovate 122 sidewalk curb ramps throughout Town to conform to current American with Disabilities Act (ADA) standards. All sidewalk curbs in the Town are now ADA compliant. Extra funds were used to install new ADA compliant sidewalk in various areas throughout Town that lacked sidewalk. Other sidewalk connections added since 2015, include: 1) Potomac Street from South Seton Avenue to Chesapeake Avenue; 2) East Lincoln Avenue from South Seton Avenue to Creamery Road; 3) Emmit Gardens to East Main Street; and 4) Mother Seton School to Fire Department activities building on Creamery Road.
4. Have there been any roadway improvements that support "Complete" or "Green" streets?		X		No improvements during this time; however, we completed a concept plan for the North Seton Avenue Green Street project.
5. Has traffic congestion along major roads decreased? (Amount in percent)		X		Traffic congestion still remains a problem, especially on Main Street. A potential solution has been brought forward by MDOT/SHA; however, it was not approved by the Town's Board of Commissioners.
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 Town manages the Community Legacy façade & restoration grant each year. Numerous residential and commercial facades are upgraded every year as a result of this program. The Town does not collect data of energy efficiency housing units.
2. Has the homeownership rate increased?			X	The Town does not collect data of homeownership rates.
3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable? How many are within .5 miles of a transit stop?	X			There have been a limited number of single-family dwelling to multi-family dwelling conversions. It is unknown which are affordable. The Town does not have a transit stop.
4. Has there been demolition of blighted properties?		X		None during this time.
5. Has the residential vacancy rate decreased?			X	The Town does not collect data of residential vacancy rates.

	YES	NO	N/A	
6. Has the jurisdiction partnered with any community development corporations to improve its housing stock, increase the availability of affordable housing, or support those experiencing homelessness or being threatened with eviction? Has the jurisdiction initiated any of its own programs to do the same?		X		The County handles this.
7. Has there been an increase in homeownership counseling services or individuals accessing such services?			X	This is unknown.
OTHER:				
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			Facades of 55 historic properties were renovated/improved as a result of the Community Legacy grant program from FY15-FY22. It is unknown regarding the lead/asbestos.

2. Have there been improvements and/or additions to your public or community available spaces? Examples include museums, community centers, public plazas, murals and public art.	X			The Town installed a mural on the Community Pool house with Community Legacy grant funds. The Town installed an ADA compliant playground & 18-hole disk golf course in Community Park. The Town installed 12 historical wayside exhibits throughout the community as a historic walking tour.
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			Yearly events include Community Heritage Day, Earth / Arbor Day events, fireworks, National Night Out, Christmas tree lighting ceremony, Turkey Trot, and pool parties. These serve multi-generations and all populations in the Community.
4. Have there been any changes in access to health and wellness services? Examples include mobile clinics, hospitals, telehealth opportunities.		X		Frederick County would handle this through the Department of Health.
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/outdoor courses or groups)?	X			County gymnasium for organized sports, athletic facilities in our parks, including Little League baseball and softball, trail loop with exercise stations, an 18-hole disk golf court, tennis courts, and pickle ball courts in Community Park.

	YES	NO	N/A	
6. Do all residents have access to healthy food options such as fresh food grocery stores, farmer's markets, community gardens, etc., within the Sustainable Community?	X			The Town sponsors and manages a farmer's market and provides garden plots for residents to grow their own vegetables.
7. Has there been a decrease in crime rate?			X	The Town does not keep crime rate data.
8. Do all residents have access to the Internet and other basic utilities and services?	X			Basic utilities and services are provided in the Town.
OTHER:				
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		There are very limited empty lots within the Sustainable District.

2. Has there been an increase in the amount of preserved/protected land?			X	Frederick County has a preservation program.
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		No developments have been proposed that have been denied.
4. Have there been any zoning or policy changes that have fostered growth or redevelopment in your Sustainable Community?	X			The Town changed the zoning of 600 East Main Street from Low-Density Residential to Neighborhood Commercial. An insurance broker bought and renovated the property.
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	X			The Town has relined sewer lines and replaced waterlines at various locations within the Sustainable Community area. The State and Town partnered to replace sidewalks within this area as well, which recently concluded. The State also replaced a bridge on the east side of Town.

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			The Town has hired a part time Grant's Administrator.
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			The Town conducted a parks & recreation study, which was used to determine the appropriate impact fees for new development. This will ensure our parks are adequately funded for future growth.
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): ● FY13-FY17 - $50,000 per year. ● FY17 additional $75,000 for square revitalization project. ● FY19 - $50,000 ● FY20 - $55,000, ● FY21-FY22 - $50,000 per year.	DHCD	$530,000	N/A	N/A
Strategic Demolition Fund (SDF):	DHCD	$0	The Town is interested in receiving program guidelines for future projects.	N/A
Community Safety & Enhancement Program:	MDOT	$0.00	The Town is interested in receiving program guidelines for future projects.	N/A
Maryland Bikeways Program:	MDOT	$0.00	The Town is interested in receiving program guidelines for future projects.	N/A
Sidewalk Retrofit Program:	MDOT	$0.00	The Town is interested in receiving program guidelines for future projects.	N/A

Water Quality Revolving Loan Fund:	MDE	$0.00	The Town is interested in receiving program guidelines for future projects.	N/A

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

*Please add more rows if necessary

Community Development Block Grant (CDBG)	DHCD	$685,893	N/A	ADA sidewalk ramp project.
Chesapeake Bay Trust	Chesapeake Bay Trust	$59,538	N/A	Rain barrel program, N Seton Ave Green Street concept plan, storm drain marking program, and Silo Hill basin retrofit design/permitting.
Clean-Up Green-Up	Keep Maryland Beautiful	$18,000	N/A	Park recycle/trash bins.
Governor's Capital Budget	MD FY20 Budget	$1,000,000	N/A	Water clarifier project. Requested through Senator Hough's office.
Main Street Communities Cooperative Fund	Visit Frederick	$10,000	N/A	Additional investment in the façade program.

COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?
The Town is always seeking grant funding in order to improve water, sewer, and stormwater management infrastructure.

Sustainable Community Action Plan

Town of Emmitsburg

Example Section

Strengths	Weaknesses
1. Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community)	2. Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)

Desired Outcomes and Progress Measures Outcomes should be considered end results of actions and strategies. Based on the strengths and weaknesses, identify the strengths on which you would like to build and the challenges you would like to address. Progress Measure: What will you use to measure success toward outcome? Is it quantifiable or qualifiable?	Strategies and Action Items Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.	Implementation Partners Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.

Example Outcome 1: Code violations and complaints are reduced in the Sustainable Community residential areas.
    Example Progress Measures: Code violations reduced by 25% in Sustainable Community residential areas
	Example Strategy A: Review and revise, as needed, code compliance program to reduce frequency and number of residential code violations.
	        Example Action 1: Complete analysis of code violations over the past five years to determine areas, both geographically and topically, for which code violations are most frequent.
	Example Action 2: Conduct outreach program to determine barriers to code compliance.
	Example Action 3: Analyze code compliance program for potential inefficiencies and opportunities for proactive engagement.
	Example Action 4: Pursue façade improvement funding to assist low-income homeowners overcome barriers to code compliance.
		Maryland Department of Planning, Maryland Department of Housing, County Planning Department, local homeowners association

Environment

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

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

Strengths	Weaknesses
1. Watershed property – over 1,000 forested acres to protect water supply, which also includes 13 miles of multi-user trails, fishing, and hunting. 2. Scott Road Farm – Land enrolled in CREP in 2009 for 15-year period. 3. Partnership with the Daughters of Charity who provides long-term easements for MS4 tree plantings and Stream Link who applies for grants and plants / maintains trees. 4. Street tree plan completed to add street trees to all of the Town's parks.	1. 164.74 acres of impervious surface per most recent MS4 baseline impervious assessment. 2. Significant flooding on North Seton Avenue, which frequently entraps residents of Northgate.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Implement street tree plan, which will help alleviate weakness #1. This will reduce impervious and plant more trees. **Progress Measures:** # of trees planted per year.	**Strategy A:** Use forest conservation fee in-lieu funds to implement. **Strategy B:** Apply for Chesapeake Bay Trust Urban Tree or other grants as available. **Strategy C:** Seek donations.	Developers who pay forest conservation fee in-lieu. Chesapeake Bay Trust. Donors.

Outcome 2: Implement North Seton Avenue green street plan, which will help alleviate weaknesses 1 & 2. The plan will dramatically reduce the amount of impervious and increase green space. **Progress Measures:** Engineered plan completed in 2023/2024. Implementation in 2025/2026.	**Strategy A:** Apply for grant funds to fund the engineering of the completed concept plan. **Strategy B:** Apply for grant funds to fund implementation of the engineered plan. **Strategy C:** Work with MDOT/SHA as it is a state owned road and other County / State agencies as necessary.	Chesapeake Bay Trust. MD Department of Housing & Community Development. MDOT/SHA. Other grantors.
Outcome 3: Conduct an urban tree canopy assessment / street tree inventory, which will help alleviate weaknesses 1 & 2. We will be able to focus on the areas that lack tree coverage and are high with impervious area. **Progress Measures:** completed plans	**Strategy A:** Apply for grant funds to complete the project.	Unknown.
Outcome 4: Clean all town owned streets monthly to remove debris that ultimately end up in the waterways. **Progress Measures:** purchase street sweeper	**Strategy A:** Apply for grant funds to purchase a street sweeper in order to properly clean the streets throughout Town.	Unknown.

Economy

This section is centered on economic growth and management.

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

Strengths	Weaknesses
1. FEMA Emergency Management Institute & National Fire Academy are located on the outskirts of the Town boundary, which brings a significant amount of visitors. 2. The National Shrine of Saint Elizabeth Ann Seton is located on the	1. Limited amount of vacant lots for infill business development. 2. Limited amount of businesses located within our Sustainable Community District. 3. Limited amount of restaurants & entertainment facilities. 4. Local job sources. Most working adults commute to Frederick and beyond.

outskirts of the Town boundary, which brings a significant amount of visitors.

3. The Town is a Main Street Affiliate designee.

4. Emmitsburg Business Professional Association (EBPA) presence works towards business attraction & retention.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Apply for new grants that became available since becoming a Main Street Affiliate. This will help alleviate weaknesses #1, 2, & 4. We can take advantage of grants in order to demolish dilapidated buildings and prepare for new development. **Progress Measures:** Amount of grant funds obtained and used to retain / attract businesses.	**Strategy A:** Apply for grants in order to continue beautification of the SCA. I.e. new street lights, façade & restoration program, etc.	MD DHCD EBPA Frederick County
Outcome 2: Jobs **Progress Measures:** Increase in number of local jobs. This will help alleviate weakness #4.	**Strategy A:** Work with Frederick County Tourism (Visit Frederick) to increase awareness of Emmitsburg attractions and opportunities. **Strategy B:** Work with Frederick County Office of Economic Development & Visit Frederick to assist existing and potential businesses in Emmitsburg. Research incentives that can be offered at the Town level. **Strategy C:** Consider rezoning residentially zoned land along major road corridors to the Neighborhood Commercial (B-1) zoning district during the 2025 Comprehensive Plan update in order to allow more business opportunities.	Visit Frederick Frederick County Office of Economic Development

Outcome 3: Increase tourism **Progress Measures:** Increase tourism in Town.	**Strategy A:** Apply for grants in order to fund the completion of the historic walking trail & to increase tourism. **Strategy B:** Apply for grant funds in order to create a Town marketing plan. **Strategy C:** Apply for grant funds in order advertise the Town.	Visit Frederick Frederick County Office of Economic Development
Outcome 3: Increased restaurants & entertainment facilities, which will help alleviate weakness #3. **Progress Measures:** Amount of new restaurants & entertainment facilities added.	**Strategy A:** Work with Visit Frederick & Frederick County Office of Economic Development on ways to attract restaurants & entertainment facilities.	Visit Frederick Frederick County Office of Economic Development

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
1. Increased level of pedestrian-oriented connectivity within the Town. 2. ADA compliant sidewalks now connect each end of the town to one another – including to each one of our parks. 3. 13 miles of multi-user trails near Rainbow Lake. 4. Multi-user trail located in Community Park. 5. Code inclusion of sidewalk installation requirements in all new developments.	1. Very limited amount of parking options in SCA. 2. Lack of public transportation. Private vehicle dependence.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Continue adding sidewalk / bicycle connections to improve accessibility. **Progress Measures:** New linear feet of new sidewalk connections per year.	**Strategy A:** Seek grant funds in order to renovate existing sidewalks in poor conditions & add new sections in areas lacking accessibility. **Strategy B:** Require all new developments add sidewalk and bicycle lanes to all new and improved roads. **Strategy C:** Apply for grant funds to finalize sidewalks on South Seton Avenue to the edge of the Town boundary and on East Main Street to our business district across US15.	MD DHCD MDOT / SHA
Outcome 2: Addition of a new public parking facility, which will help alleviate weakness #1. **Progress Measures:** Implementation of Town's 5-year parking plan.	**Strategy A:** Seek grant funds in order to acquire land, demolish buildings (if applicable), & construct a public parking facility.	MD DHCD
Outcome 3: Continue to seek completion of the planned MDOT/SHA park & ride on Taneytown Pike, which will help alleviate weakness #1. **Progress Measures:** completion of park & ride	**Strategy A:** Work with local legislators in order to fund park & ride completion.	MDOT / SHA
Outcome 4: Install wayfinding signage. **Progress Measures:** # of signs installed.	**Strategy A:** Seek grant funds in order to add wayfinding signage such as directions to the town office, pool, parks, etc.	FC Tourism
Outcome 5: Obtain public transportation route from Emmitsburg to Frederick, which will help alleviate weakness #2. **Progress Measures:** # of routes obtained per week.	**Strategy A:** Work with County officials and Mount Saint Mary's University to establish a permanent bus route to/from Emmitsburg, the University, and Frederick.	Frederick County Mount Saint Mary's University

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
• Good amount of relatively new single-family residential housing stock or building opportunities. • Vast amount of recreational activities available, trails, community pool, parks, etc., all location within the Town. • Walkable community – large sidewalk network.	1. Limited amount of good quality affordable housing – duplexes, triplexes, townhomes, multi-family dwellings, etc. 2. Limited amount of undeveloped Medium Density (R-2) & High Density (R-3) zoned property.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Increase R-2 & R-3 zoned land within Town Boundary and Town Comprehensive Growth Map, which will help alleviate weaknesses #1 & 2. **Progress Measures:** Increased acreage of R-2 & R-3 zoned land.	**Strategy A:** Encourage new affordable housing development, which utilizes state and federal tax incentives. **Strategy B:** Consider rezoning land to R-2 & R-3 in 2025 Comprehensive Plan update.	MD CDBG US Department of Housing & Urban Development MD DHCD Frederick County Town Planning Commission & Board of Commissioners.
Outcome 2: Improve housing conditions. **Progress Measures:** # of dwelling units improved.	**Strategy A:** Continue Community Legacy façade restoration program. **Strategy B:** Consider MD DHCD Strategic Demo Fund grant in order to purchase uninhabitable dwelling units throughout Town & sell lots to affordable dwelling unit developers.	MD DHCD

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
1. Small town atmosphere in community, rural setting. 2. Proximity to Mount St. Mary's provides cultural opportunities. 3. Frederick County library branch in Town. 4. Civic groups, faith-based organizations, support organizations. 5. Recreational opportunities in several town-owned parks. 6. Frederick County Fire & Rescue Museum and National Fire Heritage Center. 7. FEMA / NETC and National Fallen Firefighter's Foundation brings thousands of visitors to Emmitsburg each year. 8. Day-trip distance to Washington D.C., Baltimore, Gettysburg, Frederick, other regional attractions.	1. Outdated recreational equipment in parks. 2. Lack of connectivity between the Scott Road farm and Town. 3. Need for revitalization and improvements for sustainable district properties.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Continue to improve Town-owned parks, which helps alleviate weakness #1. **Progress Measures:** Park amenities added.	**Strategy A:** Apply for grant funds in order add new amenities to parks. **Strategy B:** Seek partnerships to improve parks with volunteers.	MD DHCD Civic organizations
Outcome 2: Continue to improve the main street of Emmitsburg, which helps alleviate weakness #3. **Progress Measures:** Revitalization results.	**Strategy A:** Continue to pursue grant opportunities to help defray the cost of desired improvements to the streetscapes, wayfinding signage, etc.	MD DHCD MHT
Outcome 3: Add walking/bike trail from Scott Road farm to Community Park, which will help alleviate weakness #2. **Progress Measures:** Revitalization results.	**Strategy A:** Seek grant funding to construct trail. **Strategy B:** Require trail construction during Frailey Farm annexation / development approval.	Developers MDOT/SHA

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
1. Full time Town Planner employed by Town. 2. Part time Grant's Coordinator employed by Town. 3. Recently updated Subdivision & Zoning ordinances – including business friendly and endorsed sign code, new development requirements, etc. 4. Significant amount of sewer connections "taps" exist.	1. Bedroom community. 2. Limited amount of water connections "taps" remain. 3. Limited amount of undeveloped land within Town Boundary.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Update outdated sections of Town Code in order to reflect current needs of the community and planning for future development, which will help alleviate weaknesses 1, 2, & 3. **Progress Measures:** Updated code.	**Strategy A:** Reconsider cluster development ordinance. **Strategy B:** Update sections of code based on 2025 Comprehensive Plan update. **Strategy C:** Update sewer, water, and park rate studies as necessary to ensure proper funding of vital infrastructure.	Maryland Municipal League American Planning Association Planning Commission & Board of Commissioners
Outcome 2: Hire Main Street program manager. **Progress Measures:** n/a	**Strategy A:** Work with Main Street national and state organization. Seek grant funds.	Main Street