



# 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/>

**LARRY HOGAN**, *Governor*

**KENNETH C. HOLT**, *Secretary*

**BOYD K. RUTHERFORD**, *Lt. Governor*

**TONY REED**, *Deputy Secretary*

## **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 OF 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 ASSISTANCE**

If a local government has limited capacity, staff from the Maryland Department of Housing and Community Development (DHCD) and Department of Planning (MDP) will be available to assist local government officials through the application process.

Please contact your Regional Project Manager at DHCD if you would like to request or learn more about this assistance (see page iv for contact information).

## **SUSTAINABLE COMMUNITIES BENEFITS**

The benefits of a Sustainable Community designation are substantial. The SC designation is a threshold requirement for application to several Maryland Department of Housing and Community Development revitalization programs (such as the Community Legacy Program and Strategic Demolition Fund listed below). Other programs from both the Department and other State agencies offer additional points or preference in the application process. The Sustainable Communities designation provides access to a suite of resources that can support housing and community development, local transportation enhancements, tax credit programs and programs to support a healthier environment. Taken together, these resources can promote safer, healthier and more attractive communities for families to live and put down roots.

**Community Legacy Program** is administered by the Maryland Department of Housing and Community Development and provides local governments and community development organizations with financial assistance to strengthen communities through such activities as business retention and attraction, encouraging homeownership and commercial revitalization. Community Legacy funds are restricted to Sustainable Community Areas.

**Strategic Demolition Fund** is administered by the Maryland Department of Housing and Community Development and provides grants and loans to local governments and community development organizations for predevelopment activities including demolition and land assembly for housing and revitalization projects.

The Strategic Demolition Fund catalyzes public and private investment in the reuse of vacant and underutilized sites. These funds are restricted to Sustainable Communities.

### **Application Eligibility and Threshold Requirements**

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

Eligible applicants are to convene 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;
- 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 Evaluation**

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

### **Priority Funding Areas**

All Sustainable Communities must be located entirely within a Priority Funding Area. Applicants can verify Priority Funding Area boundaries by visiting the MDP website at:

<http://www.mdp.state.md.us/OurProducts/pfamap.shtml>

### **Application Training**

The Department will be hosting various webinars for communities planning to submit a renewal application. Attendance at a minimum of one application training session is strongly encouraged for all applicants. Contact your Regional Project Manager (contact information page iv) to schedule an application training or verify when the webinars will be scheduled.

### **Application Submission**

Applications will be submitted **both electronically/digitally and via postal mail**. Each applicant must submit **one** hard copy of their application with all required attachments. DHCD reserves the right to not consider incomplete applications.

The first printed page of the electronic application is a Table of Contents (see page vii). This should also serve as a checklist and be used to provide corresponding tabs. In addition to the digital copy of the application, all pictures and maps are to be submitted on a CD-ROM or flash drive. Pictures should be burned to the CD in a JPEG format and maps should be burned to the CD in a pdf format. Please **ALSO** include GIS shapefiles of Sustainable Community boundaries and other GIS related data if a boundary change is requested. Be sure to label your files on the CD-ROM appropriately, i.e., “Proposed Sustainable Community Boundary,” “Current Sustainable Community Boundary,” etc.

No incomplete applications will be accepted.

Deliver Sustainable Community Applications to:  
Sustainable Community Application  
ATTN: Mary Kendall  
Division of Neighborhood Revitalization  
Department of Housing and Community Development  
2 N Charles Street, Suite 450  
Baltimore, MD 21201

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

During the application review process, the review team may make site visits, hold meetings or have for follow-up discussions with applicants prior to designation approval.

### **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.

### **Contact Information**

*All questions related to application content, please contact your regional project manager. Regional contacts listed in the table on the next page.*

DIVISION OF NEIGHBORHOOD REVITALIZATION, STATE REVITALIZATION PROGRAMS <b>REGIONAL PROJECT MANAGERS</b>		
<p><b>REGION 1:</b></p> <ul style="list-style-type: none"> <li>• Northwest Baltimore City</li> <li>• Northwest Baltimore County</li> </ul> <p>Larry Brown                      Assistant Director                      Phone: 410-209-5819                      Email: <a href="mailto:larry.brownjr@maryland.gov">larry.brownjr@maryland.gov</a></p>	<p><b>REGION 2:</b></p> <ul style="list-style-type: none"> <li>• Northeast Baltimore City</li> <li>• Northeast Baltimore County</li> </ul> <p>Garland Thomas                      Project Manager                      Phone: 410-209-5803                      Email: <a href="mailto:garland.thomas@maryland.gov">garland.thomas@maryland.gov</a></p>	<p><b>REGION 3:</b></p> <ul style="list-style-type: none"> <li>• Southeast Baltimore City</li> <li>• Southeast Baltimore County</li> <li>• Anne Arundel County</li> </ul> <p>Olivia Ceccarelli-McGonigal                      Project Manager                      Phone: 410-209-5826                      Email: <a href="mailto:olivia.ceccarelli@maryland.gov">olivia.ceccarelli@maryland.gov</a></p>
<p><b>REGION 4:</b></p> <ul style="list-style-type: none"> <li>• Southwest Baltimore City</li> <li>• Southwest Baltimore County</li> <li>• Howard County</li> </ul> <p>Nick Mayr                      Project Manager                      Phone: 410-209-5842                      Email: <a href="mailto:nicholas.mayr@maryland.gov">nicholas.mayr@maryland.gov</a></p>	<p><b>REGION 5:</b>                      Western Maryland</p> <ul style="list-style-type: none"> <li>• Allegany</li> <li>• Frederick</li> <li>• Garrett</li> <li>• Washington</li> <li>• Carroll</li> </ul> <p>Sara Jackson                      Project Coordinator                      Phone: 410-209-5812                      Email: <a href="mailto:Sara.jackson@maryland.gov">Sara.jackson@maryland.gov</a></p>	<p><b>REGION 6:</b>                      Washington DC Metropolitan</p> <ul style="list-style-type: none"> <li>• Prince George’s</li> <li>• Montgomery</li> </ul> <p>Duane Felix                      Assistant Director                      Phone: 410-209-5825                      Email: <a href="mailto:Duane.Felix@maryland.gov">Duane.Felix@maryland.gov</a></p>
<p><b>REGION 7:</b>                      Upper Eastern Shore</p> <ul style="list-style-type: none"> <li>• Harford County</li> <li>• Caroline</li> <li>• Cecil</li> <li>• Kent</li> <li>• Queen Anne’s</li> <li>• Talbot</li> </ul> <p>Ashlee Green                      Project Manager                      Phone: 410-209-5815                      Email: <a href="mailto:Ashlee.Green@maryland.gov">Ashlee.Green@maryland.gov</a></p>	<p><b>REGION 8:</b>                      Lower Eastern Shore, Southern Maryland</p> <p>Lower Eastern Shore</p> <ul style="list-style-type: none"> <li>• Dorchester</li> <li>• Somerset</li> <li>• Wicomico</li> <li>• Worcester</li> </ul> <p>Southern Maryland</p> <ul style="list-style-type: none"> <li>• Calvert</li> <li>• Charles</li> <li>• St. Mary’s</li> </ul> <p>Ashlee Green                      Project Manager                      Phone: 410-209-5815                      Email: <a href="mailto:Ashlee.Green@maryland.gov">Ashlee.Green@maryland.gov</a></p>	

## **SUSTAINABLE COMMUNITIES PLAN ELEMENTS**

Ongoing designation as a Sustainable Community is contingent upon the continuation, expansion, and/or modification of a multi-year investment strategy that addresses the topic areas of Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning. The table below provides a non-exhaustive list of ideas that can be incorporated into each element as they are addressed in the sections that follow in this application.

**ENVIRONMENT:** Environmental accomplishments and objectives may include improvement of quality of land, water, air or watersheds, increased tree canopy, mitigation or adaptation to issues related to sea level rise, reduction of carbon footprint, improved energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, construction of parks, trails and other recreation facilities, recycling, improved water and sewer capacity, etc.

**ECONOMY:** Economic accomplishments and objectives may include increased regional accessibility, business attraction/retention, improved health of the business district and decreased commercial vacancies, improved accessibility to employment opportunities and economic drivers, adopted local policies/regulations that encourage economic growth, enhanced marketing and tourism, improvements to cultural and historic assets, etc.

**TRANSPORTATION:** Transportation accomplishments and objectives may include increased access to transit corridors, improved pedestrian safety and increased accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, improved parking and road conditions, etc.

**HOUSING:** Housing accomplishments and objectives may include an increase in affordable, workforce or market rate housing, either for homeownership or rental, improved housing conditions and values, increase in housing programs, reduction in foreclosures and residential vacancies, increase in property values and home sale values, etc.

**QUALITY OF LIFE:** Quality of life accomplishments and objectives may include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc.

**LAND USE/LOCAL PLANNING:** Land use accomplishments and objectives may include changes to zoning, improved land use policies, increase/decrease in taxes and fees, etc.

## **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. Qualitative and Comprehensive Report on accomplishments over past five years:**

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

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

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

**CHECKLIST AND TABLE OF CONTENTS**

**APPLICANT:** Town of Federalsburg

**NAME OF SUSTAINABLE COMMUNITY:** Federalsburg

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**
- Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**
- Section C – Sustainable Community Renewal Action Plan Update (Matrix)**
- Section D – Sustainable Communities Workgroup Roster**
- Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**
- Section F – CD-ROM:** The CD-ROM should include the following contents:
  - If requesting a boundary modification, map in pdf format of the proposed Sustainable Community
  - **GIS shapefiles of the modified Sustainable Community boundary (if requesting a modification) and other GIS related data**
  - Pictures (jpeg format) of your accomplished projects of the last five years (as indicated in Section B)
  - Digital copy of completed Sustainable Communities Renewal Application





**I. 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?

There is no need to change the boundary of the Sustainable Community, as the present boundary still reflects the appropriate area of the Town and is up to date. We are not requesting a change of boundary.

(2) Include the following in as an attachment (if requesting a modification to your current boundary):

- 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: 1285 acres (5.2 km<sup>2</sup>)

(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): MD Heritage Targeted Investment 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?

Between 2011 and 2016, there has been a decrease of 71 persons (2.59% of the population) living in Federalsburg, bringing the population down to 2,675. Of that 2,675, 28.87% are younger than 18 and 23.85% are older than 55, a shift towards an older population of 2.36% from the 2011 percentages (where 31.72% of residents were younger than 18 and 21.49% of residents were older than 55). While the working population of Federalsburg has remained at the same level, the population is aging without replacing its youth.

Federalsburg continues to be a diverse community. Its residents are 53.01% white, 40.22% black, and 4.56% Hispanic/Latino, percentages which have not substantially changed in the past five years. The educational attainment of the community has also remained quite steady, with high school graduates comprising about 74% of the population over age 25 and college graduates comprising about 11%. However, in this five-year period the median household income in Federalsburg has declined by nearly \$10,000 – from \$36,337 to \$27,593. A similar decline in homeownership has occurred as well. In 2016, only 34.76% of homes were owner-occupied, down from 47.81% in 2011, a decline of 13.05%.

Federalsburg believes that these declines have occurred for the following reasons: property taxes in Caroline County towns are higher than in similar communities in other counties because Caroline County is a

## Sustainable Communities Renewal Application - Section A

mostly rural farming area. The combination of the Town's taxes and the already high County taxes encourage prospective residents to buy property in cheaper neighboring counties instead of settling in Federalsburg. In addition, 54% of Caroline County residents leave the County to commute to work, and this lack of jobs inside the County has contributed to the decline in population, homeownership, and median household income.

### **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 Workgroup was small, composed of a few citizens, some local elected officials, and some members of the Business Group and the Town's Economic Development Committee. However, the group has not met in a while. A canvas completed during the preparation of this application of Workgroup members who have not left Federalsburg or died in the past five years were satisfied with the direction of the Action Plan and believed there is no need for a major update.

- (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 did not provide input for the update of the Action Plan, stating that the current direction is still the direction that ought to be followed.

- (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?

In most cases, input was received at Town meetings, Business Group meetings, and one-on-one conversations with residents. The Action Plan is based upon the local comprehensive plan as well as the County plans for the Federalsburg area.

- (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.

Federalsburg is most in need of a program that would help rebuild streets and sidewalks in the Sustainable Community area, and would like assistance in identifying or creating a revitalization strategy for this need. Options that the Town is considering include a revolving loan fund with a 1% interest rate and 5-10 year pay schedules.

# **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) **Pictures:** 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:* The Enterprise Zone has successfully attracted businesses to Federalsburg's three industrial parks, all of which are nearly at capacity – only two properties remain for development in Frank Adams Industrial Park. Federalsburg is thus considering purchasing land for a fourth industrial park.

*Projects:*

- In collaboration with multiple state and county agencies, Federalsburg attracted Crystal Steel, a global company based in Taiwan, to occupy three vacant properties in one of the industrial parks. Crystal Steel was previously based in Delaware and relocated due to Federalsburg's incentives and excellent facilities. So far Crystal Steel has hired approximately 50 employees and has committed to hiring 50 more. They have also established a training program in welding for high school students and young adults in the area.
- Anco Glass Company has established itself in the industrial park in the last two years, adding 25-30 employees.
- Dart/Solo Cup operates a factory with three shifts, employing 400-500 people.
- Other businesses which have stayed in Federalsburg due to the industrial base include Jack & Jill Ice Cream, Tri-Gas & Oil, M&M Refrigeration, H&M Bay Trucking, CW Transport, Culpepper Wood Preservers, Armor Trailer Sales & Service, Service Today, Sisk Fulfillment Service, Inc., St. Michael's Winery production facility, Trenton Pipe Nipple Company, UPS Freight, Valpac, Inc., Victory Packaging, Inc., Yale Sportswear Corp., Bee's Energy Express, and Reliance Treated Lumber.

*Partners:* Private businesses, Caroline County, Caroline County Economic Development Corporation, Caroline County Tourism Department, Federalsburg Business and Civic Organization, Federalsburg Economic Development Commission.

*Impact:* Federalsburg has become a vibrant industrial destination, attracting both local, national, and international businesses. 25% of Federalsburg residents work in the industrial parks, and Federalsburg's population during the work day is substantially higher than its resident population (over 1,400 persons per work day commute in). Crystal Steel's welding education effort is increasing the skill level of local workers as well as providing them with jobs, and the Caroline County school system is now creating similar training programs to help students develop trade skills that result in employment with these local businesses.

### **Accomplishment 2:**

*Outcome:* Improvements to the Marina Park, Chambers Park, and the Marshyhope Creek corridor have both increased recreational opportunities and had positive environmental impacts.

*Projects:*

- Funds from the Maryland Department of Natural Resources (DNR) were used to refurbish the Marina's 12-slip boat ramp, a boardwalk/fishing dock, a picnic area, and a soft kayak launch, all easily accessible from northwest Fork Dock Park in the center of Federalsburg's Main Street. All boat ramps in Federalsburg are free to use by the public, with no permits needed. Further DNR grant funds and Recreational Trail Funds are being used to build an ADA-compliant floating canoe and kayak dock, expected to be completed this year.
- A six-phase restoration and improvement project in Chambers Park and Legacy Park is underway, including the renovation of a historical log cabin. This project, funded by Community Parks and Playground grants from DNR, also included the development of a skateboard park and refurbishment of tennis courts. Grants from local groups and businesses, churches, the Town, and the Tony Hawk Foundation supported the skate park.

*Partners:* Maryland Department of Natural Resources, Stories of the Chesapeake Heritage Area, Federalsburg Lions Club, Caroline County Recreation and Parks, Comcast Employees, Tony Hawk Foundation

*Impact:* Public use of all parks increased once the updates were complete, resulting in opportunities for Federalsburg families to engage in healthful activities and enjoy the outside together.

### **Accomplishment 3:**

*Outcome:* Over \$33,305,080 in grant money received between 2008 and 2018, enabling Federalsburg to complete many of its Sustainable Community goals.

*Projects:* In the last five years, some of these grants have included: a) a design grant for stormwater management at the Marina Park from MDE for \$55,000, which allowed Federalsburg's Town Engineer to design a stormwater management control project with a public demonstration to educate the general public about this issue and some solutions; b) two MDOT-SHA Safe Routes to School projects (\$49,800 for University Avenue and \$40,000 for Gerald Boulevard); c) a grant of \$7,970 to complete the Marshyhope Creek Greenway Trail Interpretive Signage project; d) a DPL Incentive program to change over to LED lighting in Town buildings (\$49,500); e) a grant from MEA to convert street lights in the Federalsburg Industrial Parks to LEDs (\$19,500); f) a Community Parks & Playgrounds grant for \$26,404 to create an ADA-compliant floating canoe and kayak dock at Northwest Fork Dock Park; g) a DNR grant passed through from Caroline County for \$41,500 to plant trees in Federalsburg; h) the designation of the Historic District was funded by \$5,000 from the National Trust, \$1,000 from the Chesapeake Heritage Area, and \$3,000 from Preservation Maryland – the town then contributed an additional \$14,000 for a historic property expert to evaluate the town's buildings and make the appropriate application to the Secretary of the Interior; i) a grant from Maryland Beautiful for \$5,000 which paid for streetscaping of the downtown area; j) and façade improvement grants from DHCD to improve façades of downtown properties.

*Partners:* MDE, DNR, DPL, MEA, Community Parks & Playgrounds, Stories of the Chesapeake Heritage Area, MDOT-SHA, CDBG-DHCD, Lions Club, Caroline County Recreation and Parks, and many others.

*Impact:* Federalsburg would not have become the town it is today without the programs and grants above.

**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:* Federalsburg did not complete its Strategic Development Plan project implementation despite obtaining a Maryland Community Development Block Grant of \$50,000 to do so. The major part of the project which was not completed was a survey of community needs in the industrial parks.

*Narrative:* The CDBG grant was used to create a plan which was finished in September of 2016 at a cost of \$31,350. However, when the survey portion of the plan was prepared, the process was interrupted by a town election, and the new Town Manager was unable to muster up interest to complete the survey. The balance of \$18,650 was recaptured/ Currently, a new Town Council is considering reopening the survey, but it would need to be adjusted to fit the changes in businesses in the intervening time, as well as plans for redevelopment of the downtown area.

*Outcome:* The Federalsburg Business and Civic Association is mostly inactive; furthermore, low involvement amongst the community means that limited community input for projects is a continuing problem, as is long-term commitment.

*Narrative:* The Business and Civic Association does not hold many meetings; it has only met once in the last year to provide flower baskets for downtown and the annual Mayor's Prayer Breakfast. This lack of participation is common in the Town; individual residents are mostly occupied with their own lives, and the limited population means that there is a limited pool of possible participants.

# **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

<b>ENVIRONMENT</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Has there been an improvement in water quality?	✓			In the past five years, after the 2009 upgrade of Federalsburg's wastewater treatment plant, the Nanticoke River Keepers have given the Marshyhope in the Federalsburg area a B- rating annually.
2. Has the amount of impervious surface in your Community been reduced? (Amount in SF)		✓		Commercial growth has resulted in a small amount of impervious surface increase – less than one acre.
3. Have there been improvements and/ or additions to your park and/ or recreational green space?	✓			Six-phase park improvement program at Chambers Park, Federalsburg's "Legacy" Park. In addition, a grant from the Caroline County Health Department paid for health-related signs around the Marina Park loop trail for public education.
4. Did the Sustainable Community implement any recycling or waste reduction programs?	✓			Federalsburg's recycling program is connected to the Maryland MDE recycling program. Recycling separation is enforced by camera observation of garbage and lack of pick-up of non-separated garbage.
5. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers markets etc.) within the Sustainable Community?	✓			There is a Food Lion within the Town, as well as a Haitian fresh food store in the downtown area. In addition, due to the Town's rural and agricultural location, many farmers sell their produce at roadside stands.
<b>OTHER:</b>				

Sustainable Communities Renewal Application - Section B

<b>ECONOMY</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?	✓			Local entrepreneur has acquired a formerly vacant building at the end of Main Street and is in the process of opening a family-oriented sports bar. The industrial parks have also acquired new businesses, such as Crystal Steel, Anco Commercial Wall Glass, Eastern Shore Forest Products, and St. Michael's Winery.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	✓			Federalburg is now on the National Register of Historic Places, West Historic District, CAR-338.  Federalburg's industrial parks and downtown are also an Enterprise Zone.
3. Has there been an increase in foot traffic in the Main Street/commercial district?		✓		Competition with more-established commercial districts in nearby towns, plus the lack of sales taxes in Delaware – only ten miles away – has prevented the establishment of new commercial businesses on Main Street.
4. Have the number of commercial vacancies decreased?		✓		There has been an increase of one commercial vacancy in the downtown area, as the Haitian food market and Haitian soft goods stores combined into one storefront to save on costs.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?		✓		While the new businesses in the industrial parks have provided many new jobs in the area, most of these jobs are not taken by Federalburg residents.
<b>OTHER:</b>				

Sustainable Communities Renewal Application - Section B

<b>TRANSPORTATION</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?	✓			The new Marshyhope Creek Greenway trail is 2.5 miles long., and runs beside and behind the downtown area and the Marshyhope Creek. The trail is a hiking, biking, and walking trail, with ample opportunities for the Federalsburg community to travel to the downtown safely, experience the Eastern Shore's beauty, and exercise. A map of the trail is included.
2. Have there been improvements to the public transit infrastructure?	✓			Federalsburg has installed one bus stop and has two more planned for the Delmarva Community Transit bus route. Federalsburg is part of Route 6, which runs Denton-Federalsburg-Preston-Easton.
3. Has there been an increase in sidewalks? (Amount in linear feet)	✓			490 linear feet of sidewalks have been improved via the federal Safe Routes to School program, and an additional 600 linear feet are in progress.
4. Have there been any roadway improvements that support "Complete" or "Green" streets?		✓		Federalsburg is still working to repair streets due to water main leaks.
5. Has traffic congestion along major roads decreased? (Amount in percent)		✓		Traffic has steadily increased between Federalsburg and East on MD Route 331 and MD Route 318, due to commute congestion during peak hours and an increase of traffic between Easton and Delaware.
<b>OTHER:</b>				

Sustainable Communities Renewal Application - Section B

<b>HOUSING</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Have any residential facades been improved?	✓			Façade improvements have taken place in many parts of Federalsburg. Of particular note are two of the Town's low & moderate income housing developments have been completely remodeled, and another is in the process of doing these improvements.
2. Has the home ownership rate increased?		✓		The homeownership rate has decreased by 13.01%. However, in the past five months, a small upward trend is visible, as five houses have been bought which had been on the market for over two years; the buyers are families, not developers.
3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable?	✓			There has not been any new housing development in the past five years, but Habitat for Humanity built nine housing units in the SC area.
4. Has there been demolition of blighted properties?	✓			Court-ordered demolitions of vacant properties have occurred.
5. Has the residential vacancy rate decreased?		✓		The residential vacancy rate has remained the same.
<b>OTHER:</b>				

Sustainable Communities Renewal Application - Section B

<b>QUALITY OF LIFE</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Has there been a decrease in crime rate?	✓			The number of violent and property crimes in Caroline County as a whole has decreased from 470 in 2011 to 217 in 2016, a decrease of over 50% (FBI Crime Data).
2. Have there been improvements and/ or additions to your public spaces (i.e. museums, community centers, public plazas)?	✓			The Town is now in the midst of redoing the streetscape of the main two downtown blocks of Main Street, using funds from Keep Maryland Beautiful (\$5,000). The streetscape improvement includes new street trees, decorative garbage bins, flower planters, and LED street lights in a colonial style.
3. Has there been an increase in public art/ arts & entertainment programs/venues (i.e. murals, movie theatre, music events)?	✓			Five murals representing the history of Federalsburg, created by a local artist, have been installed on the outside of the Town Hall. An additional mural by the same artist was installed at the "Exeter", the miller's house for the historic mill in the Town. The mural at "Exeter" tells the story of the mill and the house. Brochures for the public about these murals are available.
4. How many historic properties were renovated/improved?	✓			The property at 119 South Main Street, on the register of historic properties, was renovated this year.
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/ outdoor courses or groups)?	✓			The Marshyhope Creek Greenway Trail passes through Marina Park and has a walking loop which is ¾ of a mile long, and has informative signage for walkers in both English and Spanish. There are also ample kayaking, boating, fishing, and water trail opportunities on the Marshyhope. This trail is part of over 45 acres of recreational land in Federalsburg and the surrounding area.
<b>OTHER:</b>				

Sustainable Communities Renewal Application - Section B

<b>LAND USE/ LOCAL PLANNING</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Have there been any infill developments?		✓		There has been no infill development for the past eight years due to the housing market crash.
2. Has there been an increase in the amount of preserved/protected land?		✓		The amount of preserved and protected land around Federalsburg has remained the same.
3. Have there been any developments hindered by growth constraints?			✓	
4. Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community?	✓			The town and county zoning boards have relaxed ordinances or issued exemptions to attract businesses to the industrial parks, on an individual negotiated basis.
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	✓			Town has installed new LED street lamps, street trees, planters, and new trash receptacles in the downtown area.  The Town has received funding from USDA for engineering estimates to repair a failing section of waterline on Old Denton Road and replace water meters throughout the Town, and is now actively seeking funding for the implementation of both projects.
<b>OTHER:</b>				

Sustainable Communities Renewal Application - Section B

<b>COMPETITIVE FUNDING:</b> Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	<b>Source</b> (federal, state, foundation, etc.)	<b>Amount Received</b>	<b>If no funding was received, what technical or other assistance from the state would help with future applications?</b>	<b>Other Notes</b>
<b>Community Legacy (CL):</b> <ul style="list-style-type: none"> <li>Downtown façade program</li> </ul>	DHCD	\$35,000		Project timeline: 2015-2018
<b>Community Safety &amp; Enhancement Program:</b> <ul style="list-style-type: none"> <li>Safe Routes to School – University Ave.</li> <li>Safe Routes to School – Geraldi Blvd.</li> </ul>	MDOT State pass-thru Federal	\$49,800 \$40,000		The Geraldi Blvd. project has not yet started.
<b>Recreational Trails Program:</b> <ul style="list-style-type: none"> <li>Interpretive signage project for Marshyhope Creek Greenway Trail</li> <li>Trail repair under Railroad Bridge</li> </ul>	MDOT State pass-thru Federal	\$7,970 \$7,450		
<b>Water Quality Revolving Loan Fund:</b> <ul style="list-style-type: none"> <li>Stormwater and project design grant from Science Services Administration – MDE (2017-2018)</li> <li>Wastewater Pump Station Upgrade at Nuttle (2014-2015)</li> <li>Bank Replacement Project (2012-2013)</li> </ul>	MDE	\$55,000 \$325,000 \$165,000	The design for the stormwater project is complete, but more funding is needed to implement the project	
<b>Other Funding Programs:</b> <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>				
*Please add more rows if necessary				
<b>Historic District Grant</b>	National Trust Preservation MD Stories of the Chesapeake	\$14,000		

Sustainable Communities Renewal Application - Section B

<b>COMPETITIVE FUNDING:</b> Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	<b>Source</b> (federal, state, foundation, etc.)	<b>Amount Received</b>	<b>If no funding was received, what technical or other assistance from the state would help with future applications?</b>	<b>Other Notes</b>
<b>DNR Grants</b> <ul style="list-style-type: none"> <li>• Community Parks &amp; Playgrounds – ADA-compliant floating canoe &amp; kayak dock</li> <li>• Engineering &amp; Construction - Dredging Project at East Central Avenue Bridge (2015-2017)</li> <li>• Community Parks &amp; Playgrounds – Austin Park Pavilion (2014-15)</li> <li>• Resurfacing of Marina Park basketball court</li> <li>• Emergency Repair Grant - Bulkhead repairs at Marina Park (5 times)</li> <li>• Debris clean-up grant, each year for last five years</li> </ul>	DNR	\$26,404 \$176,250 \$14,000 \$56,386 \$25,000 \$32,500		Canoe & kayak project funds have not yet been drawn down.
<b>MEA Grants</b> <ul style="list-style-type: none"> <li>• LED street lights for industrial parks</li> <li>• DPL Incentive Program for LEDs in town buildings</li> </ul>	MEA	\$19,500 \$49,500		



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

Federalsburg has been looking for a better way to get funding for road improvement and rebuilding in the Town. The large Federal and State sources for road improvement do not seem to be geared toward a small municipality like Federalsburg. The 'Safe Routes to School' program works for sidewalks, but not for roads. Federalsburg needs road funding specifically.

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

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

Guidance for completing the Action Plan can be found on the next page.

## Action Plan Guidance

The document 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 of the different sections, 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.

# Sustainable Community Action Plan

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Federalsburg

Submitted by Town of Federalsburg

Date:

## Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>Federalsburg has the most acres of parkland in Caroline County, and is built around the Marshyhope Creek which runs through the center of town and is easily accessible for recreational use. Chambers Park and Chambers Lake comprise the park lands of Federalsburg.</li> <li>Marina Park on the Marshyhope has a 12-slip boat dock and a soft kayak launch. Chambers Park has picnic grounds, playgrounds, tennis courts, a skateboard park, baseball diamonds, a football field, and a pavilion.</li> <li>Strong rural and agricultural character of the surrounding area.</li> <li>Strict stormwater management program and forestation regulation for all new development.</li> </ul>	<ul style="list-style-type: none"> <li>Parks continue to be in need of maintenance, especially Legacy Park</li> <li>Federal flood insurance restrictions impact amount that can be invested in certain properties, as much of downtown is in the flood plain.</li> <li>Much of the SC area is in a floodplain and requires stormwater management. Most new business development has therefore occurred outside of the floodplain area – and outside of the SC boundary/downtown.</li> </ul>

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>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>What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen? →</p> <p>Progress Measure: Identify how you will know that you have achieved your outcome.</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.</p> <p>Specify how you are planning to achieve the desired outcomes.</p> <p style="text-align: right;">→</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>Outcome 1: Encourage and promote eco-tourism along the Marshyhope Creek corridor and in Federalsburg itself.</p> <p>Progress Measures: Increased numbers of eco-tourists; presence of eco-tourism businesses in Town</p>	<p>Strategy A: Complete construction of ADA-compliant hard kayak launch and the six-phase restoration of Legacy Park; continue the upkeep of Marina Park, the Marshyhope Greenway Trail, and the VFW boat ramp.</p> <p>Strategy B: Develop strategies to encourage and promote the use of docks, boat slips, and kayaking, through market research and outreach. Connect Federalsburg’s history to the walking trails and water trail, particularly Captain John Cook’s Water Trail which is at the merge of the Nanticoke river and</p>	<p>Maryland Department of the Environment, local businesses, Maryland Historical Society, Caroline County Department of Economic Development, Maryland Department of Commerce</p>

	<p>Marshyhope Creek</p> <p>Strategy C: Encourage eco-tourism-centered businesses to establish themselves on Main Street</p>	
<p>Outcome 2: Improve stormwater management in the Town.</p> <p>Progress Measures: Increased water quality, lowered flood risk</p>	<p>Strategy A: Implement MDE funded design to improve stormwater management, including locating funding to do the project.</p> <p>Strategy B: Encourage use of pervious surfaces in any new parking structures or sidewalks, particularly in public areas like Marina Park.</p>	<p>MDE, DNR</p>

## Economy

(Economic strengths and weaknesses can include but are not limited to regional accessibility, business attraction/retention, health of the business district and commercial vacancies, workforce/employment and economic drivers, local policies/regulations, marketing, tourism, cultural and historic assets)

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>• 5 major trucking firms based in Federalsburg (Burriss Logistics, East of the Bay, C&amp;W Transport, H&amp;M Bay, and Tri-Gas and Oil), along with many independent truckers – as many as 44 small companies.</li> <li>• Three industrial parks (all of which are at capacity) with a variety of local, national, and international businesses.</li> <li>• Sewing Outlet on Main Street is a destination for many in the region.</li> <li>• Town has revolving loan fund that supports many small businesses.</li> <li>• Located in an ideal area for eco-tourism – Federalsburg is on the Marshyhope Creek which leads to the National Captain John Smith Water Trail and has easy access to the marina and creek from Main Street.</li> </ul>	<ul style="list-style-type: none"> <li>• 6 commercial storefront vacancies on Main Street, one of which is town-owned and has been vacant for 10 years. Five of these units are in one building, which has received CL funds for façade improvement recently.</li> <li>• Federalsburg is surrounded by other, more vibrant main streets with a larger selection of restaurants and retail; it suffers from competition from Easton and Delaware (DE is a ten-minute drive away and has no sales tax).</li> <li>• Median household income has declined by nearly \$10,000 in the past five years.</li> </ul>

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Reduce commercial storefront vacancies and built a vibrant downtown.</p> <p>Progress Measures: new business starts, reduced commercial vacancies</p>	<p>Strategy A: Seek funds to make residential and commercial upgrades to the Town-owned building so that it is more attractive to a future property owner</p> <p>Strategy B: Offer commercial façade improvement and tenant fit out matching grant programs to assist entrepreneurs with launching new small businesses downtown</p> <p>Strategy C: Conduct survey of residents to find out what businesses they want to see on Main Street with a DHCD sample survey.</p>	<p>DHCD Town of Federalsburg Revolving Business Loan Fund</p>

<p>Outcome 2: Connect the needs of the manufacturing companies in the industrial parks to downtown's businesses</p> <p>Progress Measures: new business starts, presence of hotels, restaurants, etc.</p>	<p>Strategy A: Encourage the development of restaurants, bed and breakfasts/small hotels, work spaces, and storefronts which sell products produced by the local manufacturing companies</p> <p>Strategy B: Work with industrial/commercial real estate brokers to identify new businesses to develop and occupy remaining four undeveloped acres of industrial park and any new industrial parks; emphasize businesses which might contribute to downtown</p>	<p>Local manufacturing companies, civic and business associations</p>
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# Transportation

(Transportation strengths and weaknesses can include 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, road conditions)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Freight rail service runs through the Town, serving the industrial parks and the surrounding areas and stretching into Delaware.</li> <li>Federalsburg is well-served by local roads.</li> <li>Federalsburg is served by MD Upper Shore Transit/Delmarva Community Transit.</li> <li>The 2.5-mile Marshyhope Greenway Trail is used as a bike trail to connect to both downtown Federalsburg and the nature sections of the trail system for more active bike riding.</li> </ul>	<ul style="list-style-type: none"> <li>Federalsburg does not have a connected system of bike trails.</li> </ul>

Desired Outcomes and Progress Measures	→ Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Increase bikeability and walkability of Federalsburg.</p> <p>Progress Measures: Linear feet of new bike or walking trails</p>	<p>Strategy A: Develop detailed plans for bicycle routes, bicycle parking and storage facilities, and signage, including an easily identified logo that signifies bike routes. Seek funding to create these bike routes.</p> <p>Strategy B: Link the Marshyhope hiker/biker trail with an expanded bikeway within and around Town.</p>	<p>MDOT (Maryland Bikeways)</p>
<p>Outcome 2: Ensure the continued viability of the Maryland Delaware Railroad.</p> <p>Progress Measures: Continued operation of the railroad.</p>	<p>Strategy A: Explore the feasibility of constructing trans-loading facilities at the industrial parks served by the railroad.</p>	<p>MDOT, Maryland Delaware Railroad</p>

# Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Town manages rental property registry and code enforcement</li> <li>936 occupied housing units, of which 344 are owner-occupied and the rest rented. Five apartment complexes serving seniors and low-income populations.</li> <li>Average rental price is \$676/month, and the average purchase price of a home is \$121,300. Federalsburg is reasonably affordable.</li> </ul>	<ul style="list-style-type: none"> <li>The housing stock is older. Most housing was built between 1880 and 1950.</li> <li>Approximately 20 residential vacancies throughout Town – in properties that are significantly dilapidated</li> <li>Only ¼ of employees in the industrial parks live in the Town</li> <li>Two large vacant parcels waiting for residential development inside the SC area (62 acres and 20 acres)</li> <li>8-10 upper stories of mixed-use buildings are in need of renovations to reach code compliance</li> </ul>

Desired Outcomes and Progress Measures	→ Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Encourage more industrial park employees to live in the Town.</p> <p>Progress Measures: Higher home ownership rate, number of new homeowners employed by industrials parks, development of local tax base</p>	<p>Strategy A: Partner with manufacturing companies to establish a Live Near Your Work program for employees at industrial parks</p> <p>Strategy B: Create down payment assistance incentives for industrial park employees to become Federalsburg homeowners</p>	<p>Industrial park businesses, DHCD (Maryland Mortgage Program, etc.)</p>
<p>Outcome 2: Reduce residential vacancies and make the extant housing stock more attractive.</p> <p>Progress Measures: Reduced vacancy rate, façade repairs and renovations, higher homeownership rate</p>	<p>Strategy A: Partner with Habitat for Humanity to renovate or replace dilapidated properties and transform them into affordable housing</p> <p>Strategy B: Bring in a developer for a tiny house community to appeal to aging population and young employees with small families</p> <p>Strategy C: Launch a residential façade improvement program to beautify target blocks and/or help income-restricted homeowners spruce up their exteriors</p>	<p>Habitat for Humanity, local developers, DHCD</p>
<p>Outcome 3: Build new housing stock, including affordable housing.</p> <p>Progress measures: Presence of new housing stock.</p>	<p>Strategy A: A local developer seeks to expand into the Brooklyn neighborhood, creating ADA-compliant housing units while demolishing vacant rental stock</p>	<p>Local developers</p>

# Quality of Life

(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Small town feel, with historic agricultural and industrial base, surrounded by rural greenery</li> <li>• Multitude of intact designated historic properties, one of which is the original rail station used by the MD-DE freight rail line</li> <li>• Growing diverse population, with many Haitian immigrants</li> <li>• 2.5 mile greenway trail, with interpretive signs and rustic exercise trails, runs through the Town</li> <li>• The Lions Club is a strong partner to the Town on various neighborhood improvement efforts</li> <li>• The Town has maintenance health care available through Choptank Community Health Systems, which includes Choptank Federalsburg Dental Center. In addition, Corsica River Mental Health, Federalsburg Family Practice (an outpatient facility of Nanticoke Hospital in Delaware) and Advantage Rehab are located in the Town, as is a family-owned drug store.</li> </ul>	<ul style="list-style-type: none"> <li>• Previously-extant farmers market ended when Dollar General left the town vacant space</li> <li>• Downtown is visually bland, especially in comparison to the historic properties in other parts of the town</li> <li>• The Town's business and civic association does not often meet.</li> <li>• There is no major medical facility in or near Federalsburg; emergencies go to Delaware. In addition, Federalsburg has lost both of its private dentistry practices in recent years.</li> </ul>

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Develop a Main Street which looks and feels like the historic town of Federalsburg and attracts foot traffic.</p> <p>Progress Measures: reoccupation of vacant commercial properties, increased foot traffic, visual branding</p>	<p>Strategy A: Establish historic walking tours of Town, including the historic train station. Design, fabricate, and install markers for a self-guided tour and/or recruit volunteer tour guides from the community.</p> <p>Strategy B: Continue to beautify downtown with new street lights, trees, trash cans, wayfinding signs, and historic markers. Continue to improve the façades of Main Street properties, including residential ones.</p> <p>Strategy C: Establish Design Guidelines for properties on Main Street to maintain a more distinct character of the Town.</p>	<p>Maryland Historical Trust, Maryland Heritage Area</p>
<p>Outcome 2: Increase food choice and access to local</p>	<p>Strategy A: Re-establish farmers' market in front of kombucha brewery, and</p>	<p>Civic and business associations,</p>

<p>food for Town residents.</p> <p>Progress Measures: return of farmer's market, opening of new groceries and restaurants within SC area</p>	<p>encourage business owner and others to vend agri-business products and products sold on downtown Main Street there</p> <p>Strategy B: Encourage local Haitian community to open a Haitian-specific grocery and/or restaurant</p> <p>Strategy C: Locate a tenant for the vacant restaurant property currently owned by the Town, and further the plans of opening a family sports bar at the other end of Main Street</p> <p>Strategy D: Explore possibility of satellite location for Denton Culinary Institute</p>	<p>local entrepreneurs, Town of Denton</p>
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# Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Town planning and zoning authority offers significant flexibility in encouraging growth and development, and is often willing to adjust ordinances for appropriate businesses</li> </ul>	<ul style="list-style-type: none"> <li>Current industrial parks are nearly full</li> <li>Housing stock is very old and not zoned for mixed-use development or density</li> </ul>

Desired Outcomes and Progress Measures	→ Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Acquire and zone a fourth industrial park, and begin to attract businesses.</p> <p>Progress Measures: acquisition of appropriate parcels, zoning of parcels, businesses beginning development</p>	<p>Strategy A: Town acquires vacant land appropriate for use as an industrial park, and begins site preparation and development</p> <p>Strategy B: Town continues to attract local, national, and international businesses who would like to develop land in the industrial parks</p>	<p>Town and County zoning boards, private businesses</p>