



SUSTAINABLE COMMUNITIES PROGRAM

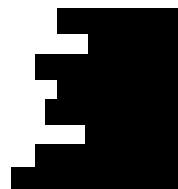
APPLICATION FOR DESIGNATION RENEWAL FOR

GARRETT COUNTY MUNICIPALITIES

December 15, 2023

SGSC Approved - 2.24

Maryland Department of Housing and Community Development
Division of Neighborhood Revitalization
2 N Charles Street, Suite 450
Baltimore, MD 21201
410-209-5800



CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Town of Oakland

NAME OF SUSTAINABLE COMMUNITY: Garrett County Municipalities

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

SECTION A

Sustainable Community Renewal Applicant Information

SECTION A - SUSTAINABLE COMMUNITY RENEWAL **APPLICANT INFORMATION**

Name of Sustainable Community:		Garrett County Municipalities	
Name of Applicant:		Town of Oakland	
Applicant's Federal Identification Number:		52-6000081	
Applicant's Street Address:		15 South Third Street	
City: Oakland	County: Garrett	State: MD	Zip Code: 21550
Phone Number: 301-334-2691	Fax Number: 301-334-4401	Web Address:	

Sustainable Community Application Local Contact:

Name: Rachelle Watkins		Title: Garrett County Circuit Rider	
[REDACTED]		[REDACTED]	
[REDACTED]		[REDACTED]	

Sustainable Community Contact for Application Status:

Name: Rachelle Watkins		Title: Garrett County Circuit Rider	
[REDACTED]		[REDACTED]	
[REDACTED]		[REDACTED]	

Other Sustainable Community Contacts:

Name: Jessica Briggs		Title: VP of Community & Economic Development	
[REDACTED]		[REDACTED]	
[REDACTED]		[REDACTED]	

SECTION A - SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

(1) Sustainable Community Boundary and Description

- (1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not?
We are not requesting to change any boundaries. There are no municipal annexation plans currently. The boundaries coincide with the corporate boundaries of each town, with a few small exceptions.
- (2) If yes, Include the following in as an attachment: N/A
- PDF or JPEG of modified Sustainable Communities boundary map,
 - GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),
- (3) Approximate number of acres of entire SC Area:
According to Garrett County's planning office, there are approximately 5,292 acres of land within the Sustainable Community boundary for the towns, which include the Towns of Accident, Deer Park, Friendsville, Grantsville, Kitzmiller, Loch Lynn, Mountain Lake Park, and Oakland.
- (4) Existing federal, state, or local designations:
- ✓ Main Street ☐ Local Historic District ☐ BRAC
 - ✓ Arts & Entertainment District ☐ State Enterprise Zone Special Taxing District
 - ✓ National Register Historic District ☐ State Designated TOD
 - ✓ Other(s): *Western Maryland Gateway to the West Heritage Area*
Hot Spot Community
Opportunity Zone
Designated Neighborhood

Municipality	Community Legacy Area	Designated Neighborhood	Main Street	National Register Historical District	Other: Heritage Area*	Other: Hot Spot Community	Other: Opportunity Zone	A&E District
Accident	X				X			
Deer Park	X				X			
Friendsville	X				X			
Grantsville	X	X			X	X	X	X
Kitzmiller	X				X			
Loch Lynn Heights	X	X			X		X	
Mountain Lake Park	X			X	X		X	
Oakland	X	X	X	X	X		X	X

- (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?

Sustainable Communities Renewal Application - Section A

Garrett County as a whole, realized a 4% decline in population between 2010 and 2020. The Sustainable Communities experienced a .05% decrease. Population between the 2010 and 2020 Census varies greatly between the towns with population losses of 24% (Deer Park) and 10% (Friendsville) while Grantsville had a gain of over 26%.

Municipality Population	2000	2010	2020	2010-2020 Change
Accident	353	325	338	4.0%
Deer Park	405	399	303	(24.10%)
Friendsville	539	491	438	(10.80%)
Grantsville	619	766	968	26.4%
Kitzmiller	302	321	300	(6.5%)
Loch Lynn Heights	469	552	493	(10.7%)
Mountain Lake Park	2,248	2,092	2,147	2.60%
Oakland	1,930	1,925	1,851	(3.80%)
Total Towns	6,865	6,871	6,838	(0.05%)
Unincorporated Area	22,981	23,226	21,968	(5.0%)

The below chart provides population trends for each of the Sustainable Communities towns. The Sustainable Communities in this application are predominantly white. However, there is a significant trend in the rate of increase of non-white persons between 2010 and 2020.

Municipality	White		African American		Native American		Asian		Multi-Race	
	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020
Accident	320	330	2	3	2	6	1	3	2	6
Deer Park	397	286	2	4	0	0	0	0	0	11
Friendsville	489	423	0	3	1	17	1	0	0	18
Grantsville	761	957	5	8	8	14	1	3	1	12
Kitzmiller	320	296	0	3	3	9	0	1	0	3
Loch Lynn Heights	550	490	6	3	0	9	0	1	1	2
Mountain Lake Park	2,075	2,110	15	17	17	35	13	21	9	24
Oakland	1,903	1,811	11	32	16	21	14	23	2	31
Total Towns	6,815	6,703	41	73	47	111	30	52	15	107
County Wide		27,521		246		405		85		783

The median age of residents in the Sustainable Communities also increased from 39.6 in 2010 to 43.5 in 2020.

Municipality	Median Age	
	2010	2020
Accident	34.5	36
Deer Park	34.9	43.8
Friendsville	44.6	43.6
Grantsville	38.4	53.6
Kitzmiller	40.4	42.8
Loch Lynn Heights	32.8	37.1
Mountain Lake Park	44.4	45.6
Oakland	46.9	45.7
Total Towns	39.6	43.5
County Wide		46.8

Sustainable Communities Renewal Application - Section A

There is a distinct difference in the housing tenure of Garrett County households residing in the Sustainable Communities and those living outside. 84% of the occupied units outside the incorporated areas of the County are owner occupied as compared to 56% inside the Sustainable Communities' boundaries. The higher rate of rental occupancy inside the Sustainable Communities area is the result of the development of income restricted affordable homes in communities with existing infrastructure and services. As the chart below shows, 79% of the affordable occupied rental housing units in the County are located inside the Sustainable Communities' borders.

Municipality	Total Housing Units			Owner Occupied Units			Renter Occupied Units		
	2000	2010	2020	2000	2010	2020	2000	2010	2020
Accident	162	173	161	93	90	90	48	55	42
Deer Park	181	175	155	69	105	107	60	51	40
Friendsville	270	272	251	154	118	111	116	101	104
Grantsville	298	397	417	139	149	161	139	201	210
Kitzmilller	155	158	147	93	95	87	34	31	32
Loch Lynn Heights	202	228	217	130	131	138	51	72	58
Mtn Lake Park	948	954	999	538	561	542	329	312	362
Oakland	918	1009	1001	425	441	416	362	434	447
Total Towns	3,134	3,366	3,348	1,641	1,690	1,652	1,139	1,257	1,295
Unincorporated	13,627	15,488	15,059	7,313	7,605	7,586	1,386	1,509	1,421
Total	16,761	18,854	18,407	8,951	9,291	9,238	2,525	2,766	2,716

Municipality	Affordable Housing/Income Restricted Units GCCAC Owned			Affordable Housing/Income Restricted Units Other Owned		
	2000	2010	2020	2000	2010	2020
Accident	xx	7	7	xx	24	24
Deer Park	xx	1	1	xx	6	
Friendsville	xx			xx	60	60
Grantsville	xx	37	37	xx	38	38
Kitzmilller	xx	2	2	xx		
Loch Lynn Heights	xx	31	31	xx		
Mtn Lake Park	xx	165	193	xx		
Oakland	xx	144	257	xx		
Total Towns	xx	387	528	xx	128	122
Unincorporated	xx	171	171	xx	0	0
Total	xx	558	699	xx	128	122

(2) Organizational Structure, Experience and Public Input:

- (3) 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?

There have been no changes to the organizational structure for the Sustainable Communities in the past five years. While the town of Oakland is the applicant, it is doing so on behalf of the eight incorporated towns in Garrett County who are members of Garrett County Municipalities Inc. (GCM). The Board of GCM is comprised of the mayors of the eight towns and Duane Yoder, as President of the Garrett County Community Action Committee (CAC). CAC provides office space and staff to administer the Municipal Circuit Rider program and to assist the Towns in implementing their Sustainable Communities Area Plan. The GCM Board meets monthly and provides guidance, input, and monitoring for the Sustainable Communities Plan. The current chairperson for the GCM board is Spencer Schlosnagle, Mayor of Friendsville. In addition to board members, the meetings are regularly attended by Kim Durst and Connor Norman from the County Community and Economic Development Office, Paul Edwards, Chairman of the Garrett County Board of Commissioners, Jarrett Mahony, Municipal Code Enforcement Officer, Rachelle Watkins, Circuit Rider, Jessica Briggs CAC VP for Community Development.

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

The culture of collaboration and cooperation is the core attribute that the GCM structure and active member participation nurtures. GCM members discuss various projects and funding sources. Members share ideas and provide input on challenges facing the towns. The mayors share experiences, problems, and potential solutions. The input of the county agencies participating as advisory members plays an important role in updating and coordinating plans and funding opportunities. CAC and GCM are exploring how to improve the data reporting and financial systems to provide current information to GCM members on the standing of the Sustainable Communities projects and the budget status for each of the projects and grants awarded in support of the Sustainable Communities plan.

- (5) 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 included in this renewal application still uses the original Community Legacy Plans adopted by each town but are enhanced by the updated comprehensive plans being adopted in 2023 by Loch Lynn, Oakland, Grantsville, and Friendsville. It also includes the 2022 Kitzmiller strategic economic development plan. The County Planning Director, Siera Wigfield, met with the GCM board on three occasions to coordinate county and municipal planning efforts involving the Comprehensive Plans and the County transportation plan. The Sustainable Communities

Sustainable Communities Renewal Application - Section A

application also was informed by the County Water and Sewer Master Plan and the Management Plan for the Mountain Maryland Gateway to the West Heritage Area.

- (6) 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.

Currently, we do not need any assistance.

SECTION B

Sustainable Community Renewal Report

Part I: Qualitative Assessment

SECTION B- 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 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.

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

Accomplishment 1: HOUSING

Outcome: *Constructed & Preserved 77 affordable housing rental units within the Towns of Oakland, Mountain Lake Park, and Loch Lynn Heights.*

Projects: Chautauqua Park West

Garrett County Community Action Committee developed the Chautauqua Park West project by utilizing the low-income housing tax credits awarded to the project in 2019. The project was placed in service in November 2022. Chautauqua Park West is a scattered site housing development, located in three separate municipalities.

Site 1: Chautauqua Park West at Liberty Hill

21 newly constructed rental housing units located within the Town of Oakland.

Liberty Hill delivers 13 affordable and 8 workforce housing rental units. Thirteen of the Liberty Hill rental units are set aside for households with incomes up to 60% of the area median income. The remaining eight units at Liberty Hill serve households with incomes higher than 60% of the area median income.



Site 2: Chautauqua Park West at Parkwood Village

Preserved 32 affordable rental housing units located within the Town of Mountain Lake Park.

Parkwood Village delivered thirty-two substantially rehabilitated housing units. All thirty-two units have project-based USDA rental assistance, which supports households earning very low income (up to 50% of the area median income).



Site 3: Chautauqua Park West at Pleasant View

Preserved 24 affordable rental housing units located within the Town of Loch Lynn Heights.

Pleasant View delivered twenty-four substantially rehabilitated housing units. All twenty-four units have project-based USDA rental assistance, which supports households earning very low income (up to 50% of the area median income).



Accomplishment 1: HOUSING

Partners: *Garrett County Community Action Committee is the developer of the Chautauqua Park West project. Numerous financing partners contributing to the project include Maryland DHCD, Federal Home Loan Bank of Atlanta, CDBG, HOME, USDA Rural Development, Enterprise Community Partners, Rural LIISC, First United Bank & Trust, Town of Oakland, and Garrett County Government.*

Impact: *Providing affordable housing options for families.*

Chautauqua Park West increased rental housing stock in the town of Oakland with the addition of 21 new units, expanding affordable housing options for Garrett County residents. Two of the project sites delivered like-new rental housing units and revitalized neighborhoods in Mountain Lake Park and Loch Lynn Heights. The total project development cost exceeded \$21 million dollars. Chautauqua Park West was developed using local contractors and vendors, providing employment during COVID-19 shutdowns, and boosted Garrett County's economy.

Accomplishment 2: ENVIRONMENTAL

Outcome: *Expand and enhance green space in the county.*

Projects: Leo Martin Memorial Park

The Leo Martin Memorial Park is in the town of Mountain Lake Park and is named for a former mayor who provided leadership and vision for the town in many projects. The park includes a pavilion and seating as well as a “splash pad”. The “splash pad” includes several opportunities to “splash and get wet”. It was a big hit in the summer of 2023 when it was completed.

Partners: *Community Parks & Playgrounds*

Impact: *The park is well used by the residents of Mountain Lake Park as well as surrounding areas. It is located on MD Rt. 135 (Maryland Highway) and provides an attractive and inviting entry to a portion of the town. It utilizes previously vacant property and is a great addition to the town. This is the first park to have a splash pad and it has generated interest in the other towns to develop one in their town.*



Accomplishment 3: Environmental

Outcome: *Address flooding and stormwater in the municipalities*

Projects: *Recertification of the Levee in the Town of Kitzmiller*

The town of Kitzmiller is located along the banks of the Potomac River. Prior to the construction of the levee, portions of the town were in either the floodway or the floodplain. The levee reduced the area of flood danger. Following the devastating effects of Hurricane Katrina in areas of Mississippi, the Army Corps of Engineers required the town to complete a recertification process. This required the town to contract with an engineering firm that had sufficient experience to complete the process. It was an extensive process that required certified measurements and drawings depicting the levee crest elevation, natural ground elevation and base flood elevation. The process also required completing an update operation and maintenance plan and numerous other calculations.

Partners: *Army Corps of Engineers, MDE, DNR, Community Development Block Grant, Garrett County Planning and Land Development staff.*

Impact: *The purpose of the levee is to control flooding on the North Branch of the Potomac River. By completing the recertification process, most of the residents of the town do not have to carry flood insurance on their property, which is a big saving.*



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: *Add amenities for senior residents (Quality of life)*

Narrative: *The current Sustainable Communities Plan included the completion of a senior center as part of the age restricted Meadows at Mountain Lake elderly housing project in Mountain Lake Park. A location was identified as part of the site on which the Meadows housing project is built. While the site remains available, funding for the design, construction and operation was not available.*

Outcome: *Upgrade pedestrian and bike connections and crossings (Transportation)*

Narrative: *As part of the Eastern Continental Divide Loop Trail, there is interest in developing a connecting trail between Herrington Manor and the Civil War trail in Oakland. This would allow access via a bicycle/pedestrian trail for residents and visitors to Oakland to the State Park at Herrington Manor which features a lake for swimming, numerous picnic areas, trails and boathouse/concession stand. Utilizing the road for the trail is not safe as the road and its shoulders are narrow so the trail proponents are working to develop a trail on private property. Funding is not readily available making this trail not a top priority.*

Outcome: *Attract and retain local businesses (Economy)*

Narrative: *One of the initiatives listed in the previous plan was the redevelopment of the former Texaco Gas Station site in Kitzmiller. This project was also noted with high importance in the recently completed Economic Development Plan for Kitzmiller. This site is a prime location for business opportunities. This is a project the town of Kitzmiller is interested in pursuing as a potential site for business “pop-ups” Since the completion of the Economic Development Plan, there have been discussions with organizations and/or agencies to create partnerships as a first step for the project.*

SECTION B

Sustainable Community Renewal Report

Part II: Competitive Funding

Part II: 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): Loch Lynn Community Building Upgrades (2019) Loch Lynn Town Hall Rook Replacement (2019) Accident Flowery Vale Upgrade (2019) Grantsville Sign Illumination (2019) Friendsville Welcome Sign (2019) Oakland Façade (2019) Deer Park Gazebo Renovation (2020) Kitzmilller Sidewalks Phase II (2020) Garrett County Façade and Minor Interior (2020) Oakland Façade and Interior Improvements (2021) Garrett County Signage and Branding (2022) Oakland Signage (2023)	DHCD DHCD DHCD DHCD DHCD DHCD DHCD DHCD DHCD DHCD DHCD DHCD	\$18,000 \$35,000 \$60,000 \$12,000 \$10,000 \$50,000 \$10,000 \$10,000 \$63,000 \$80,000 \$40,000 \$10,000		
Strategic Demolition Fund (SDF): Grantsville 103 Main Street Demo (2020) Mt. Lake Park Bethel Education Center (2022) Kitzmilller Sidewalk Repairs (2022)	DHCD DHCD DHCD	\$100,000 \$100,000 \$125,000		
Community Development Block Grant (CDBG): Grantsville Senior Center HVAC (2019) Kitzmilller Community Center Roof (2019) Loch Lynn Building Upgrade (2019) Friendsville Community Building Upgrade (2020) Oakland Sewer (2022) Oakland Sewer (2023) Oakland Sidewalks (2023) Friendsville Comp Plan Update (2023) Grantsville Comp Plan Update (2023) Loch Lynn Heights Comp Plan Update (2023) Oakland Comp Plan Update (2023) Oakland Blighted Property Demo (2023)	DHCD DHCD DHCD DHCD DHCD DHCD DHCD DHCD DHCD DHCD DHCD DHCD	\$35,000 \$240,000 \$18,000 \$45,000 \$800,000 \$800,000 \$165,000 \$43,000 \$43,000 \$43,000 \$43,000 \$97,000		
ODAG Kitzmilller Strategic Economic Development Plan	DHCD	\$25,000		

Sustainable Communities Renewal Application - Section B

Maryland Bikeways Program: N/A				
Water Quality Revolving Loan Fund: Oakland Water Plant Improvements Grantsville ENR Plant Upgrade Loan (2022) Grantsville ENR Plant Upgrade Grant (2022)	MDE MDE MDE	\$365,000 \$6,428,000 \$14,167,000		
Other Funding Programs: <i>examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.</i> *Please add more rows if necessary				
DNR POS/Community Parks and Playgrounds Accident Town Park West Upgrades (2019) Friendsville Community Park Improvements (2019) Mt. Lake Park Leo Martin Memorial Park (2020) Accident Community Pond – Fishing Pier (2021) Friendsville Community Park Improvements (2021) Oakland Broadford Park Trails/Stage (2022) Mt. Lake Park Leo Martin Memorial Park (2022) Grantsville Community Park Lighting (2023) Accident Town Park East Playground Improvements (2023) Oakland Miscellaneous POS (2023) Oakland Miscellaneous POS (2023) Oakland Broadford Park (2024)	DNR POS DNR POS DNR POS DNR POS DNR POS DNR POS DNR POS DNR POS DNR POS DNR POS DNR POS DNR POS	\$20,000 \$32,910 \$158,815 \$27,731 \$25,006 \$275,000 \$252,469 \$155,000 \$85,000 \$517,000 \$67,000 \$39,000		
Maryland Heritage Areas Authority: Oakland Community Safety Works Grant	MHAA	\$29,545		
USDA-Community Facilities Grant Program Accident Dump Truck Oakland Water/Sewer Truck Grantsville Dump Truck Kitzmiller Dump Truck Grantsville Utility Truck	USDA-CFG USDA-CFG USDA-CFG USDA-CFG USDA-CFG	\$50,000 \$50,000 \$50,000 \$50,000 \$39,300		

Sustainable Communities Renewal Application - Section B

ARC Grantsville Springs Road Infrastructure (2019) Grantsville Rt. 40 Water Line Study (2020)	ARC ARC	\$197,500 \$15,000		
Rural Development Grantsville WWTP Upgrade Search Grant (2019) Grantsville Sewer System Improvements Loan (2021) Grantsville Sewer System Improvements Grant (2021) Grantsville Sewer System Improvements Loan (2021) Grantsville Sewer System Improvements Grant (2021)	USDA USDA USDA USDA USDA	\$30,000 \$202,000 \$419,000 \$141,000 \$575,000		
Congressional Earmark Grantsville Sewer Treatment Enhancement	Congressional	\$1,000,000		
COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?				
A funding source for the required Comprehensive Plan update for the town of Accident.				
A funding source for the required Comprehensive Plan update for the town of Mountain Lake Park.				
A funding source to acquire and rehabilitate and/or demolish abandoned and blighted properties located in all eight Garrett County municipalities.				
A funding source to support substantial housing rehabilitation project(s) that preserve Garrett County's low-income housing rental pool, located in all eight towns.				
A funding source that can be used for travel, training, and staff development activities of the Garrett County Municipal Circuit Rider, who serves all eight towns.				

SECTION C

Sustainable Communities Action Plan

SECTION C - SUSTAINABLE COMMUNITIES ACTION PLAN

Garrett County Municipalities

Environment

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

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

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> • The municipalities have a lot of green space and recreational facilities. • All the towns have public water and sewer. • The towns are located near several state and county parks. • The towns have active trash, recycling, and green waste programs. • Plans for regional sewer collection and treatment facility involving Deer Park, Loch Lynn, Mtn Lake Park, and Oakland • Oakland Farmers Market 	<ul style="list-style-type: none"> • Some recreational facilities and amenities require replacement or maintenance. • The current sewer and water capacity is not enough to support development within the sustainable community. • Combined stormwater and sewage systems make the treatment of sewage more difficult. There are ongoing sewer/water maintenance and compliance issues. • Lack Funding for regional sewer facility. • Lack of stormwater management systems in the towns. • Some municipalities do not have access to fresh produce.

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
Outcome 1: Upgrade Sewer Systems Progress Measures: Feet of upgraded sewer lines, taps and treatment capacity	Strategy A: Funding for regional sewer treatment plant/distribution in Loch Lynn Heights, Deer Park, Oakland, and Mountain Lake Park Strategy B: Investigate sewer treatment plant upgrade or building new facility (In Progress) in Grantsville. Upgrade to ENR Facility on same footprint. Strategy C: Add Sewer line extension on Springs Road in Grantsville. Strategy D: Upgrade sewer line cleanouts in Loch Lynn Heights. Strategy E: Complete sewer line rehabilitation in Mountain Lake Park.	County Public Works Department, USDA, MDE

Sustainable Communities Renewal Application - Section B

	<p>Strategy F: Continue to remove I & I from the sewer system in Oakland.</p> <p>Strategy G: New Bradley Run sewer pump station in Oakland.</p>	
<p>Outcome 2: Water quality and capacity</p> <p>Progress Measures: Funding for line extensions and storage capacity</p>	<p>Strategy A: Create water storage capacity in Oakland to address fire suppression.</p> <p>Strategy B: Replace town water lines in Accident.</p> <p>Strategy C: Complete water line extension easterly along National Road in Grantsville.</p>	CDBG, USDA, ARC
<p>Outcome 3: Conserve Energy/Green Infrastructure</p> <p>Progress Measures: Units receiving applications</p>	<p>Strategy A: Connect sustainable community residents with CAC solar energy project.</p> <p>Strategy B: Promote CAC Weatherization program with town residents</p>	GCCAC, MEA, DHCD, DHS
<p>Outcome 4: Expand, enhance, and maintain green space in the county.</p> <p>Progress Measures: Acres of green space improved.</p>	<p>Strategy A: Clean up the Meadowview Pond/Wildlife Sanctuary and rehab accessory structures in Grantsville.</p> <p>Strategy B: Green scape planning and tree replacement in the Town of Loch Lynn Heights (remove hazardous, dead, and diseased trees). Repairs and maintenance of trails (remove invasive plant species on trails and recreation areas).</p> <p>Strategy C: Landscaping at new retaining wall and concession stand at playing fields in Loch Lynn Heights.</p> <p>Strategy D: Develop preventative measure for flood wash-out of trails in Loch Lynn Heights.</p>	Program Open Space (POS), Community Parks and Playgrounds, DNR
<p>Outcome 5: Parks and Recreation Improvements</p> <p>Progress Measures: Number of improvements to parks and green spaces</p>	<p>Strategy A: Update picnic tables, pavilion garage doors and install Pickle Ball court at parks in Accident.</p> <p>Strategy B: Deer Park town square site improvements.</p> <p>Strategy D: Develop and install solar panel system on community pavilions in Grantsville.</p>	Program Open Space (POS), Community Parks and Playgrounds, DNR

Sustainable Communities Renewal Application - Section B

	<p>Strategy E: Install water feature, fountain, or splash pad in Grantsville Park.</p> <p>Strategy G: Enlarge recreation complex in Loch Lynn Heights to include basketball and tennis courts.</p> <p>Strategy H: Expand Loch Lynn Heights community pavilion and replace playground equipment.</p>	
<p>Outcome 6: Address flooding and stormwater in the municipalities</p> <p>Progress Measures: Plan developed.</p>	<p>Strategy A: Develop stormwater plan for towns as needed.</p>	<p>MDE</p>
<p>Outcome 7: Support healthy food options.</p> <p>Progress Measures: Number of farmer's market visitors</p>	<p>Strategy A: Establish a Farmer's Market in Accident.</p> <p>Strategy B: Continue to support Farmer's Market in Oakland.</p>	<p>Garrett County Economic Development Natural Resource Specialist, Garrett County Extension Office, Mount Fresh Produce Association, MD Department of Agriculture</p>

Economy

This section is centered on economic growth and management.

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

<u>Strengths</u>		<u>Weaknesses</u>
<ul style="list-style-type: none"> ● Oakland has been designated as a Maryland Main Street. ● Each town has strong employment and has their own industry/focus. ● Grantsville experienced a 26.4% growth between 2010 and 2020. ● The towns have used façade program funds to make the business districts within the towns inviting and boost foot traffic. ● The towns have many historic buildings and museums which draw tourists from around Maryland. ● Kitzmiller strategic economic development plan 		<ul style="list-style-type: none"> ● The poverty rate in the towns is 18% compared to the county average of 12.7% and median income in the towns is 75% of the county median income. ● Between 2010 and 2020 the overall population in the towns remains flat with some of the towns experiencing a loss of population ranging from 24% to 4%. The County's population declined by 4% ● Fewer than 20% of adults over 25 holds at least a bachelor's degree ● Besides Oakland, none of the other towns qualify for the main Street Program. ● Seasonality is an issue with tourism related businesses. ● Competition for workforce with larger cities (higher wages). ● Limited qualified workforce.
Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Business attraction and retention Progress Measures: Business startups and expansion	Strategy A: Implement Kitzmiller Strategic Economic Development Plan Strategy B: Work with Flying Scott company to develop a promotion to highlight their business and history in Deer Park. Strategy C: Explore the possibility of a business park in Friendsville. Strategy D: Continue to support the Business Associations in Oakland, Grantsville, and Friendsville.	Garrett County Government, Tri County Council, MDC, DHCD, ARC

Sustainable Communities Renewal Application - Section C

	<p>Strategy E: Revitalization of Billy Bender Dealership buildings in Grantsville. Property gifted to the Town of Grantsville – plans to offer for future economic development.</p> <p>Strategy F: Further development and revitalization of Main Street in Grantsville including streetscape and façade programs.</p> <p>Strategy G: Support the Garrett County Arts Council in locating and continuing their Gallery Too in the Grantsville A&E District.</p> <p>Strategy H: Redevelop former Texaco Gas Station on Rt. 38 in Kitzmiller.</p> <p>Strategy I: Pursue development of former HP warehouse in Loch Lynn Heights.</p> <p>Strategy J: Provide façade support for business in all towns.</p> <p>Strategy K: Rehabilitate the Southern States building in Oakland.</p> <p>Strategy L: Maintain the main street designation for Oakland.</p> <p>Strategy M: Acquire and develop Grimm lot adjacent to Oakland Town Parking Lot.</p>	
<p>Outcome 2: Workforce attraction and retention</p> <p>Progress Measures: Units produced.</p>	<p>Strategy A: Complete workforce housing project in Grantsville</p> <p>Strategy B: Initiate workforce housing project in Oakland</p> <p>Strategy C: Formation of land trust to promote and sustain workforce housing.</p> <p>Strategy D: Rehabilitation of blighted vacant properties for housing use.</p>	<p>Garrett County Government, Garrett County Community Action, Housing Alliance, DHCD</p>
<p>Outcome 3: Promote Tourism</p> <p>Progress Measures: Number of Visitors</p>	<p>Strategy A: Work with County Business Office and Chamber to improve exposure.</p> <p>Strategy B: Support annual <i>Chautauqua</i> program in Mountain Lake Park.</p> <p>Strategy C: Develop an Agri-Tourism Program for Accident.</p> <p>Strategy D: Develop a Deer Park Water Festival.</p>	<p>Garrett County Historical Society, MD Historic Trust, Preservation Maryland, Chamber of Commerce, MD Heritage Program</p>

Sustainable Communities Renewal Application - Section C

	<p>Strategy E: Develop tourist attractions and events that promote the county's heritage. Improve exposure by distributing brochures across State Visitor Centers.</p> <p>Strategy F: Develop a wayfinding plan with signage for Grantsville.</p> <p>Strategy G: Increase promotion of Braddock's Trail and the National Road in Grantsville.</p> <p>Strategy H: Develop an Amish Country driving/biking tour in Grantsville.</p> <p>Strategy I: Develop sanctioned sports events such as fishing and biking in Grantsville.</p> <p>Strategy J: Develop and install new National Road signage as a joint project through Western Maryland.</p> <p>Strategy K: Develop marketing plan to promote locations along scenic byway – specifically for River Walk and Botanical Gardens in Kitzmiller.</p>	
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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
<ul style="list-style-type: none"> All the towns have several walking and biking trails that could become part of a county-wide network. Garrett County Community Action operates an on-call bus system which can help transport people throughout the county at a low cost. Well maintained vehicular road system. 	<ul style="list-style-type: none"> There is no regular county-wide public transit system. Highway user revenue given to the towns is set to sunset in the next few years. This will require the towns to fund road maintenance from their own budgets. Pedestrian and bike trails are disconnected, and crossings are not well protected. Some municipalities have parking needs for trail access and the downtown areas. Lack of sidewalks.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Upgrade pedestrian and bike connections and crossings</p> <p>Progress Measures: Number of crossings improved, feet of sidewalks improved or installed.</p>	<p>Strategy A: Develop a plan to connect trails between Kitzmiller, Jennings Randolph Lake and Wolf Den Run State Park.</p> <p>Strategy B: Develop a bike trail in Accident.</p> <p>Strategy C: Improve sidewalks for pedestrian safety in Oakland.</p> <p>Strategy D: Provide safety improvements to roads in Oakland.</p> <p>Strategy E: Improve pedestrian signage in Oakland according to study completed in 2019.</p> <p>Strategy F: Develop a connecting trail from Fort Alice to Herrington Manor in Oakland as part of the Continental Divide Loop.</p> <p>Strategy G: Develop a mountain bike trail in Broadford Park - Oakland/Mountain Lake Park.</p>	<p>Garrett Trails, MDOT, Garrett County Government, Strategic Demolition, Town of Oakland, Town of Friendsville, Town of Grantsville, Town of Kitzmiller, Town of Loch Lynn Heights, Town of Mountain Lake Park, Town of Accident</p>

Sustainable Communities Renewal Application - Section C

	<p>Strategy H: Develop connecting trails and sidewalks to community amenities, including the Hospital, Health Department, and schools in Oakland.</p> <p>Strategy I: Develop trail connection in Friendsville to Greater Allegheny Passage.</p> <p>Strategy J: Suspension bridge over the Youghiogheny River in Friendsville.</p> <p>Strategy K: Complete sidewalk improvements in Grantsville.</p> <p>Strategy L: Replace deteriorated sidewalks in Kitzmiller.</p> <p>Strategy M: Complete sidewalk improvements in Loch Lynn Heights.</p> <p>Strategy N: Develop a trail plan and continue with inter-connecting trails in Mountain Lake Park.</p> <p>Strategy O: Complete sidewalk improvements in Friendsville.</p>	
<p>Outcome 2: Address parking needs</p> <p>Progress Measures: New parking spaces added</p>	<p>Strategy A: Develop a parking facility for the downtown Oakland business district.</p> <p>Strategy B: Develop phase II of parking lot in Friendsville for hikers, bikers, and boaters.</p> <p>Strategy C: Enhance and improve the Oakland Municipal Parking Lot.</p>	<p>Strategic Demolition, MDOT, Town of Oakland</p>
<p>Outcome 3: Maintain existing road network</p> <p>Progress Measures: Number of feet of street upgrades and number of amenities added</p>	<p>Strategy A: Install LED streetlights in Loch Lynn Heights.</p> <p>Strategy B: Replace or repair street signs and review the need for additional signage in Loch Lynn Heights.</p> <p>Strategy C: Develop a plan for Water Street improvements in Oakland.</p>	<p>Town of Loch Lynn, Potomac Edison, DHCD/Main Street</p>
<p>Outcome 4: Priority transportation needs are identified and addressed.</p> <p>Progress Measures: Number of projects completed</p>	<p>Strategy A: Adopt annual transportation priority project list to include in County Transportation Plan.</p> <p>Strategy B: Provide Sustainable Communities input for the Garrett Transit Development Plan.</p>	<p>Garrett County Government, MDOT, Garrett County Community Action</p>

Housing

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

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

Strengths		Weaknesses	
<ul style="list-style-type: none"> Garrett County Community Action (GCCAC), a local nonprofit, has helped 300 low-moderate income households buy their own homes within the towns over the past 12 years. GCCAC also develops, owns, and manages more than 700 affordable rental housing units. GCCAC also develops and owns numerous community facilities. Garrett County government homeownership initiative. County infrastructure fund Broad support for housing 		<ul style="list-style-type: none"> There are low homeownership rates within the towns (56%) compared to the rest of Garrett County (84%) Some housing within the towns is in poor condition. While there are affordable units in the towns, this could be expanded. Developers and contractors focused on high end housing on Deep Creek Lake. Household median incomes are not keeping up with increases in the cost of developing housing. 	
Desired Outcomes and Progress Measures	Strategies and Action Items		Implementation Partners
Outcome 1: Increase home ownership. Progress Measures: Number of homebuyers.	Strategy A: Complete Grove at Hemlock housing project in Grantsville. Strategy B: Support the River Hill mixed-use housing development in Oakland. Strategy C: Support County infrastructure fund to promote development of affordable owner-occupied housing in Sustainable communities. Strategy D: Support County down payment assistance funding for homebuyers Strategy E: Increase utilization of MMPP and USDA home purchase loans Strategy F: Support CDBG First Time Homebuyers Program		Town of Grantsville, Town of Oakland, Garrett County Government, County Development Corporation, Garrett County Community Action, FAHE, DHCD, USDA

Sustainable Communities Renewal Application - Section C

Outcome 2: Increase supply of affordable rental housing. Progress Measures: Number of affordable units created or preserved.	Strategy A: Acquire and rehabilitate Guardian Apartments in Friendsville. Strategy B: Include rental units as part of the River Hill mixed-income housing development. Strategy C: Rehabilitate and preserve 50 older rental units scattered throughout the eight towns as affordable rental homes (Hometown Project)	Town of Friendsville, Town of Oakland, Garrett County Community Action, DHCD
Outcome 3: Improve housing conditions. Progress Measures: Number of units improved.	Strategy A: Refer residents with code issues to CAC home repair program. Strategy B: Apply for a CDBG home repair grant for Deer Park residents.	CAC, CDBG

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	
<ul style="list-style-type: none"> The towns have been successful in preserving historic structures and sites. Several towns offer summer concerts and other events such as 4th of July and the Autumn Glory festival. Low crime rates within the towns. Strong faith-based community network. Garrett College and nearby four-year institutions. 		<ul style="list-style-type: none"> Some municipalities need to replace outdated amenities or add new amenities. Some historic properties need maintenance and resources are limited. Aging stock of public facilities. Several community schools have been or are planned to close within the next five years. The homeless population has increased, exceeding available affordable rental housing pool. 	
Desired Outcomes and Progress Measures		Strategies and Action Items	Implementation Partners
Outcome 1: Support the restoration of historic, cultural properties. Progress Measures: Number of properties completed.		Strategy A: Restoration of Bethel AME Church in Mountain Lake Park Strategy B: Support the restoration of the Mill in Friendsville. Strategy C: Conduct a Historic Feasibility Study in Accident. Strategy D: Develop an interpretive center for general store in Kitzmiller. Strategy E: Develop an interpretive map with QR codes for the Historic sites in Kitzmiller. Strategy F: Develop the Fuller Baker and Casselman Inn interpretations and signage in Grantsville.	Garrett County Community Action, MHT, Preservation MD, Garrett County Government, NAACP, MD Heritage Program, Town of Accident, Town of Kitzmiller, Town of Friendsville, Town of Grantsville, Town of Mountain Lake Park

Sustainable Communities Renewal Application - Section C

	<p>Strategy G: Develop and place National Road monument public art project in conjunction with the Grantsville A&E.</p> <p>Strategy H: Promote Braddock's Trail and National Road in Grantsville.</p> <p>Strategy I: Preserve former historic school in Kitzmiller.</p> <p>Strategy J: Restoration of Assembly Hall in Mountain Lake Park.</p>	
<p>Outcome 2: Rehabilitate or replace community resources and add new resources</p> <p>Progress Measures: Number of projects completed</p>	<p>Strategy A: Update Accident town Hall (new windows)</p> <p>Strategy B: Add Wifi to recreational areas in Loch Lynn Heights.</p> <p>Strategy C: Develop or construct a Community Center in Loch Lynn Heights.</p> <p>Strategy D: Obtain technical assistance to develop plans for the enhancement of the museum in Kitzmiller.</p> <p>Strategy E: Develop a Deer Park interpretive exhibit.</p>	<p>Community Legacy, CDBG, Garrett County Economic Development, Garrett County Historic Society</p>
<p>Outcome 2: Access to health and community facilities.</p> <p>Progress Measures: Number of projects completed.</p>	<p>Strategy A: Open Mountain Laurel Medical Center Pharmacy in Grantsville</p> <p>Strategy B: Continue rehabilitation of former Kitzmiller elementary school building.</p>	<p>Garrett County Community Action, Mountain Laurel Medical Center, Town of Grantsville Town of Kitzmiller, DHCD</p>
<p>Outcome 3: Enhance a sense of place and community.</p> <p>Progress Measures: Number of projects completed.</p>	<p>Strategy A: Promote museums in Oakland, Grantsville, Friendsville and Kitzmiller.</p> <p>Strategy B: Continue to develop and support ice skating rink in Grantsville Town Park.</p> <p>Strategy C: Develop Leadership Program in towns.</p> <p>Strategy D: Sponsor Youth Leadership Development in Deer Park.</p> <p>Strategy E: Develop and construct a Veteran's Memorial in Friendsville.</p> <p>Strategy F: Preserve Friendsville Elementary School.</p>	<p>MD Heritage Program, DHCD, Garrett College, Garrett County Historical Society, Town of Grantsville, Town of Friendsville, Town of Oakland, Garrett County Chamber of Commerce</p>

Sustainable Communities Renewal Application - Section C

	<p>Strategy G: Develop and construct a Veterans Memorial in Friendsville.</p> <p>Strategy H: Develop a festival in conjunction with the National Pike festival in Grantsville.</p> <p>Strategy I: Develop additional anchor events at the Grantsville Community Park.</p> <p>Strategy J: Develop additional partnerships with Grantsville High School and Elementary School.</p> <p>Strategy K: Develop a town logo for Loch Lynn Heights.</p> <p>Strategy L: Continue supporting and updating the town website, online presence, and town map in conjunction with the Greater Grantsville Business Association.</p> <p>Strategy M: Establish a Historic Group in Mountain Lake Park.</p> <p>Strategy N: Support development of A&E business district.</p> <p>Strategy O: Sustain Free Concert Series.</p>	
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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	
<ul style="list-style-type: none">• All the towns now share a code enforcement officer.• Some of the towns have adopted mixed use and commercial zoning to create a strong downtown area for their municipalities.• Most towns have Comprehensive Plans.		<ul style="list-style-type: none">• Kitzmiller and Deer Park have not adopted zoning ordinances for their towns.• Not all towns have Revitalization and/or Economic Development Plans.	
Desired Outcomes and Progress Measures	Strategies and Action Items		Implementation Partners
Outcome 1: Local planning and land use. Progress Measures: Completion of plans	Strategy A: Complete update of Comprehensive Plans Strategy B: Adopt zoning plan in Kitzmiller. Strategy C: Consider potential annexation easterly along National Road in Grantsville. Strategy D: Consider potential annexation on Hemlock Drive in Grantsville.		MDP

SECTION D

Sustainable Communities Workgroup Roster

Sustainable Communities Workgroup Roster

Garrett County Municipalities, Inc. (GCM)

Richard Carlson	Mayor of Accident
Donald Dawson	Mayor of Deer Park
Spencer Schlosnagle	Mayor of Friendsville
Emily Newman-Edwards	Mayor of Grantsville
Robert Reckart	Mayor of Kitzmiller
Carolyn Corley	Mayor of Loch Lynn Heights
Donald Sincell	Mayor of Mountain Lake Park
Kathy Shaffer	Mayor of Oakland
Duane Yoder	Garrett County Community Action Committee

Additional Participants in GCM Meetings

Jessica Briggs	Vice-President Community Action – Department of Community Economic Development
Kim Durst	Garrett County Business Development
Paul Edwards	Garrett County Commissioner
Peggy Jamison	Garrett County Circuit Rider
Jarrett Mahoney	Garrett County Code Enforcement Officer
Connor Norman	Garrett County Business Development
Rachelle Watkins	Garrett County Community Action - Circuit Rider
Siera Wigfield	Garrett County Department of Community Development and Planning

SECTION E

Signature Letter