

Approved SGCC 5/12/2021



Town of Hampstead

Sustainable Communities Program Renewal Application



Town of Hampstead, Maryland
1034 S. Carroll Street
Hampstead, MD 21074
410-239-7408
www.hampsteadmd.gov
Christopher M. Nevin, Mayor

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? Yes, we would like to add five (5) properties that have been annexed into Town since 2015. All of the properties helped with infill inside the municipal borders.
- (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: 1,871.33 acres
- (4) Existing federal, state or local designations:
 - ☐Main Street ☐Maple Street
 - ☐National Register Historic District ☒Local Historic District – The Hampstead Historic District is recognized by the Maryland Inventory of Historic Properties ☐Arts & Entertainment District
 - ☐State Enterprise Zone Special Taxing District ☐BRAC ☐State Designated TOD
 - ☐Other(s): Tree City USA
- (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?

Demographic Trends:

Population: Per Carroll County Government as of 12/31/2020: 6,334

Households: Per Carroll County Government as of 12/31/2020: 2,475

Housing Units: Per Carroll County Government as of 12/31/2020: 2,552

Age Breakdown as Per Neighborhood Scout:

>5 Years: 5.4%
5-17 Years: 18.5%
18-24 Years: 7.5%
25-34 Years: 16.5%
35-54 Years: 26.4%
55-64 Years: 14.1%
65 Years +: 11.7%

Race Breakdown as Per City-Data:

White: 88.1%
Asian: 2.7%
Hispanic: 2.5%
Black: 2.4%

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2 or more races: 1.5%
American Indian: 0.8%
Other: 0.4%

Average Household Size as Per City-Data: 2.56

Median Household Income as per City-Data: \$83,047

Educational Attainment as per Neighborhood Scout

High School Graduate: 94.3%
College Graduate: 36.7%

Based on information from 2015 the following significant demographics have changed:

Median Household Income has increased by \$5,964
Population and Households have been stagnant.

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 original organizational structure has basically stayed the same with the addition of a Main Street business owner. The Sustainable Communities Group has experienced some changes of positions, but not faces. The Chief of Police is also a new participant in our Sustainable Communities Workgroup.

The Assistant Zoning Administrator and the Project Manager have been filling the role of Workgroup Advisors. Town Hall Staff, Public Works Staff, the Police Department and the Workgroup have been very successful in achieving some of the goals set in 2015 and will continue to do so with the new goals set here moving forward.

- (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 strength of the Workgroup has been the teamwork displayed to implement the Plan. The Workgroup includes many Town Officials and Town Staff who take pride in making Hampstead the best Town that it can be. One challenge the group faced has been the construction projects on Main Street. They have prevented the Workgroup from achieving some of the goals dealing with aging buildings and economical renewal on Main Street. The other major challenge was dealing with the Covid pandemic. Most projects were put on hold as priorities shifted to ensuring the health, safety and economic well being of the citizens and businesses of Hampstead.

- (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?

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Almost everyone in the Workgroup is a Hampstead resident or business owner with a vested interest in the Town. Residents of Hampstead have been very valuable volunteering on projects such as our annual tree plantings. The Sustainable Communities Action Plan is based on several plans including the Comprehensive Plan, Carroll County's Water and Sewer Master Plan, Carroll County's Bike and Pedestrian Master Plan and some elements that were first introduced in the 1999 Main Street Revitalization Plan.

- (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.

Yes, we recently talked with our Project Coordinator, Sara Jackson about possible grant programs for the demolition and rebuild of the Hampstead Fire Department. We will be reaching out in the near future about applying for Strategic Demolition Funding on the Fire Department's behalf. Additionally, we would be interested in technical assistance with Architectural and Beautification, or Facade Enhancements for our Main Street properties possibly utilizing Community Legacy Funding.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART I: QUALITATIVE ASSESSMENT

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

Accomplishment 1:

Outcome: Replace aging water line below Main Street.

Projects:

Project 1: In 2016 the Town replaced 9,380 linear feet of water mains and appurtenances along Main Street which dated back to 1936. At the same time, 1,608 linear feet of aging sewer mains and appurtenances were replaced by Carroll County.

Project 2: The Town will be replacing the remaining 2,295 linear feet of aging water mains and appurtenances on side streets in Town during the spring of 2021. The bid to complete the work was awarded to Mid-Atlantic Utilities, Inc. and they are beginning the project this month.

Partners: Maryland State Highway Administration, Mid-Atlantic Utilities, Inc., Carroll County Department of Land and Resource Management, JMT, WBCM, Hampstead Merchants Association, Main Street Businesses, Carroll County Utilities.

Impact: After the 1936 water main was replaced, the amount of water pumped on a daily average dropped from 450,000 gallons to 350,000 gallons.

Accomplishment 2:

Outcome: Reduce stormwater run-off to the streams and other water resources.

Projects:

Project 1: One of the components of the Main Street Revitalization Project was the installation of two new stormwater management facilities, one (1) in 2018 and one (1) in 2019. Also included in this project was the use of pervious concrete for a significant portion of the sidewalk on both sides of Main Street allowing rainwater to seep through the concrete directly into the ground below.

Project 2: In 2016 the Town worked with Carroll County to perform stormwater retrofit projects and the installation of micro-bioretenion facilities at the Small Crossings and Savannah Court Stormwater Facilities. One part of this project was the removal of some impervious pavement at the end of McAllister Lane. It was replaced with a new bioretention facility designed to capture and treat runoff from impervious area that drains to the location. This facility was designed to safely convey runoff that bypasses the surrounding inlets during events greater than ten (10) years and up to a 100 years.

Partners: Maryland State Highway Administration, C. J. Miller, LLC, Carroll County Department of Land and Resource Management, EA Engineering, Science, and Technology, Inc.

Impact: Reduce urban nutrient pollution into Prettyboy and Piney Run watersheds.

Accomplishment 3:

Outcome: Discuss the option of installing an electric car charging station in Town.

Projects:

Project 1: In 2020 the Town worked with BG&E to install two (2) Level 2 (L2) electric vehicle charging units in the municipal parking lot off of Houck Avenue. L2 chargers will fully charge an electric vehicle in three (3) to eight (8) hours, compared to standard Level 1 chargers, which require 11 to 20 hours. Each of these charging units is capable of charging two (2) vehicles at one time. BG&E also worked with Carroll County Government in 2020 to install three L2 electric vehicle charging units at the North Carroll Branch Library which is within the municipal limits of Hampstead. Combining both locations, ten (10) vehicles can be charged at the same time.

Partners: Baltimore Gas & Electric, Carroll County Government.

Impact: The installation of these charging stations provided of electric vehicle owners in Hampstead additional charging options. Also, having these charging stations available for use may help someone decide to buy an electric vehicle. Electric vehicles do not create tailpipe emissions which cut down on air pollution leading to cleaner overall air quality. An added positive result of the charging stations in the municipal lot would be the ability to walk, shop and enjoy our new Main Street while charging their vehicle.

Accomplishment 4:

Outcome: Create a prosperous, vibrant community identity that provides a sense of place and achieves balanced growth all while protecting our unique heritage.

Projects:

Project 1: The citizens of Hampstead have always maintained a sense of pride in being a friendly, family oriented, safe community with distinctive small-town charm. With the inconvenience of the Main Street projects over the past five (5) years, the Town has tried to schedule and create activities and opportunities promoting these qualities. In 2017 the Hampstead Police Department moved National Night Out from a small community pavilion to the Fire Department Carnival Grounds on Main Street. An event which attracted approximately 50 people in 2016, had a crowd of approximately 500 in its first year on Main Street. The event has continued to grow ever since, becoming one of the favorite nights each year. It is an event in which Police and other First Responders, Hampstead residents and businesses all come together to share their sense of Town Pride.

Project 2: To help protect the small town feel during the Main Street Revitalization Project, the Town spent over \$650,000 to purchase 170 lampposts to provide pedestrian lighting the entire length of the project. The addition of these unique old-fashioned lampposts really create a small town feel as you can see in the attached photos.

Project 3: When Covid-19 arrived in 2020 and schools and businesses were shut down, the Town responded in many ways to support its residents on both a physical level as well as an emotional level. With the closures of Hampstead Elementary School and Spring Garden Elementary School, the respective PTA's of these schools were unable to hold their Annual Mother's Day Flower Giveaway so the Town decided to hold the event. The Town purchased 960 petunias and the Mayor, Town Hall Staff and numerous community volunteers wrapped them in decorative bags. A safe social distancing plan was developed for delivering the flowers to children. Families would enter the Municipal Parking Lot from the south end, drive to the middle of the lot where each child in the vehicle would be given a flower by a volunteer without anyone getting out of their car, and then they would exit via the north end of the parking lot. Volunteers on this project included the Mayor, Town Council, Town Hall Staff, Department of Public Works, Police Department and the Principal of Spring Garden Elementary. The event was promoted on Facebook and through emails from both schools' PTAs. The project was a huge success as almost all the 960 flowers were given away during the four-hour pickup window. This event brought joy to many children and their parents during a very difficult, uncertain time.

Project 4: The Town partnered with the Main Street Revitalization and Beautification Committee for the first annual Day of Gratitude. Held in the center of Town on Saturday, October 10, 2020, the event was a celebration devoted to thanking those who have helped and are continuing to help us get through these challenging times. We

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would like to thank our local businesses, the police and fire departments, and the road crew working on completing Main Street renovations. Residents could fill out thank you cards and deliver them to their favorite Main Street merchants. Food was provided and a free concert was held in War Memorial Park.

Partners: Hampstead Police Department, Hampstead Mayor and Town Council, Hampstead Town Staff, Hampstead Department of Public Works, Hampstead Fire Department, State Highway Administration, Hampstead Business Owners, Community Volunteers, Spring Garden Elementary PTA, Hampstead Elementary PTA, Spring Garden Principal Wendy Leishear, C. J. Miller, LLC.

Impact: The Town felt that new lampposts on Main Street would project the small town feel of warmth and safety that our citizens believe is a key piece of the quality of life standard in Hampstead. The short posts also provide more direct light onto the new sidewalks, giving people the opportunity to enjoy a pleasant walk on Main Street after the sunset.

The quality of life benefits gained by National Night Out, the Flower Giveaway, and A Day of Gratitude have been very successful. National Night Out allowed our citizens to interact with our first responders, learn about their jobs and responsibilities, and meet them on a personal basis. It has built a great sense of community pride.

The Mother's Day Flower Giveaway was a spur of the moment event where the Town jumped in to save an annual event in a time where a sense of normalcy was much needed. During the height of the COVID pandemic, families needed a reason to smile, not to have something else taken away. The parade of vehicles coming through the line to pick up flowers for Mom was a huge public relations success story, but more importantly, it provided a reason for kids to have a sense of normalcy, see their school principal, and give their Mom her annual Mother's Day Flower. Parents, kids, volunteers and Town Staff were extremely proud to be a part of Hampstead that weekend.

A Day of Gratitude was another event to boost people's morale and bring back a sense of normalcy. It provided an opportunity for residents to get outside and visit with friends and family whom they had not seen in possibly six months.

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: Reduce the number of store front vacancies and broaden and diversify the Town's business, service and residential base.

Narrative: Since 2015 Hampstead's Main Street has been an ongoing construction zone. Starting with the water and sewer line replacement project and followed by the Main Street Revitalization Project, flagmen and one-way traffic has been an everyday occurrence in Hampstead. The Town's emphasis has been to ensure that the existing businesses had all the resources available to continue their day to day operations as normal as possible. Now, with a brand new beautiful Main Street, it is the time to make this outcome happen. Two well established businesses in the State are in the works to relocate to Hampstead with one looking to purchase and invest in a vacant Main Street storefront. Each business will bring a unique quality to Hampstead. On the residential side, the Town and the Developers of the Hampstead Overlook project will soon enter the final plan stage for the development. This Planned Unit Development will bring a mix of townhomes and single-family homes to the area which will be attractive and affordable for younger buyers. The developers hope to break ground in spring of 2022.

Outcome: Develop new parking lots that will support the commercial area of Main Street.

Narrative: Options to make additional parking available to shoppers visiting our Main Street businesses have been discussed. While there is parking for the public on Main Street, there is only one municipal parking lot available for larger crowds. The Town has encouraged shared parking among the merchants to help with the situation. There are few opportunities for the Town to purchase land in the downtown district and construct a parking facility. The Town will continue to monitor and follow all opportunities to increase parking options in the downtown Main Street area.

Outcome: Improve resident awareness of and participation in Local Government.

Narrative: Using social media and new technology, we feel that resident awareness has improved, but unfortunately, participation in Local Government has not. We advertise all Town meetings, workshops and events on our website and Facebook page. The Facebook posts get shared to numerous other local pages, so the meetings and events are well known. When we advertise a Christmas Tree Lighting or Parade this way, many people attend. When we advertise a Council Meeting or Planning Workshop the same way, we may have an individual or two attend. For our Comprehensive Plan Update, the Town put together a ten (10) question survey card asking the citizens of Hampstead their thoughts on the Town and the next ten (10) years. The survey was on our website and Facebook page and we dedicated an article in our quarterly newsletter asking people to please fill out the survey. Out of a Town of over 6,000 people, we received single digit responses. We stream all Council Meetings live online, and they are rebroadcast on a local county television station. We ask people to volunteer and help serve the Town and the response is always "No, I don't have the time." We will continue to investigate new and more effective methods of communication.

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.

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ENVIRONMENT	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an improvement in water quality? Have you completed any projects intended to improve water quality? Ex. impervious surface reduction, stormwater improvements etc.	X			Carroll County is in the process of upgrading the Waste Water Treatment Plant located within Town limits with Enhanced Nutrient Removal capability. There was a Memorandum of Agreement signed between Carroll County and the County's eight (8) municipalities relating to stormwater management projects and cost-sharing. Much of the new sidewalk installed the length of Main Street is pervious concrete. There were also two new stormwater management facilities included in the Main Street project.
2. Have you improved wildlife habitat in your community? Ex. native plantings, pollinator gardens, rain gardens	X			The Hampstead Tree Commission has spent over \$50,000 in the last five years planting, pruning and maintaining trees in the Sustainable Community. Over 300 new trees have been planted since 2017. Species of trees that have been planted include Maple, Willow, Dogwood, Serviceberry and Redbud.
3. Have you increased access to green space, parks or outdoor recreational opportunities?	X			While the Town has made improvements to the parks within the Sustainable Community, the largest new park abuts the Sustainable Community boundary, just outside of the Town limits. In 2016, Carroll County opened Leister Park on Black Rock Road. It has a pavilion, playground, soccer/lacrosse field, disc golf course and a partially wooded 1.5-mile walking trail. Although outside the Sustainable Community, many residents of the Town enjoy Leister Park for its many amenities.
4. Have you implemented operational sustainability practices (example: town hall enhancements) and or community-based practices? (ex. Rain barrels or rain gardens at residences, recycling, composting etc)	X			When the 1936 water main under Main Street was replaced, the amount of water pumped daily dropped approximately 100,000 gallons. The Town also installed leak detectors on the water system. These detectors help catch leaks when they first begin and before they can become major water losses. These detectors are now being provided to the largest private users of Town water to help them monitor their usage. Water saving faucets were installed in all Town buildings. In 2016, The Town installed a large solar panel facility on Town land. The Town also continues to provide free recycling bins to all residents and has a recycling pickup weekly year-round. Yard waste is also picked up at no cost to all residents from April through December. In 2019, the Town worked with Matrix Energy Services and the BGE Smart Energy Savers Program on a Lighting Retrofit Project. This project included an audit of all of our building locations and installation of new, energy efficient lighting.

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ECONOMY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?	X			Since 2015, sixteen (16) new businesses opened on Main Street and twelve (12) still call Main Street home and are thriving. One additional retail establishment is in the final planning stages of opening on Main Street, while two others are in the beginning planning stages. Many organizations have expressed an interest in opening downtown.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	X			The two designations the Town has are a Priority Funding Area and a Sustainable Community. We hope to use the Sustainable Community designation to improve our downtown district through Community Legacy and Strategic Demolition Funding Grants.
3. Has there been an increase in foot traffic in the Main Street/commercial district?	X			Since the recent completion of the Main Street Revitalization Project, there is a noticeable increase in people walking in the downtown district. Brand new sidewalks run from the southern end of Town to the northern railroad crossing, making it pedestrian accessible for our citizens.
4. Have the number of commercial vacancies decreased?		X		We have very few vacant commercial properties on Main Street and those properties are currently being looked at by potential buyers. Unfortunately, we have had several businesses close in our shopping centers in the last six months due to the pandemic. The gains in filling vacant properties was offset by these closings.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?	X			The influx of new businesses along Main Street has created a conservative count of 50 full and part time positions. A locally owned Hampstead business is in the planning stages of building a large manufacturing facility which will create many additional jobs.

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TRANSPORTATION	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?		X		Due to the narrow nature of the roads, we are unable to add bike lanes to streets in Town, but our local roads are biker friendly with low traffic levels. There are many bike lanes leading out of Town on roads such as Hampstead – Mexico Road, Lower Beckleysville Road and the Hampstead Bypass. The Town has coordinated with the Carroll County Planning Department on a County-wide Bike and Pedestrian Master Plan.
2. Have there been improvements to the public transit infrastructure?	X			The Carroll Area Transit System (CATS) is a private, non-profit corporation with a primary mission of providing reliable, efficient, and safe transportation to older adults, persons with disabilities, economically disadvantaged citizens, transportation-dependent citizens, as well as the general public of Carroll County. Service to the Hampstead area has recently been added to their routes. The North Carroll Orange TrailBlazer, features nine (9) stops in Hampstead. In addition to the regular stops, deviations are available to all riders with advance notice. All TrailBlazer vehicles are wheelchair accessible.
3. Has there been an increase in sidewalks? (Amount in linear feet)	X			The entire length of the Main Street Revitalization Project included new sidewalks on both the eastern and western sides of Main Street. The new sidewalks total was approximately 16,050 linear feet. Approximately 12,700 feet replaced aging older sidewalk and 3,350 linear feet of new sidewalk was added. There was also 1,200 linear feet of new sidewalk poured on Shanelle Court in the new Northside Estates development which connects with the new sidewalk on Main Street.
4. Have there been any roadway improvements that support “Complete” or “Green” streets?	X			The Main Street Revitalization Project included adding a new, more efficient stormwater management system along Main Street. Ponding of rainwater that used to occur regularly in the downtown district is now directed to new stormwater facilities. Trees were planted during the landscaping portion of the Main Street project. In addition to the aesthetic benefit these trees provide, they also help with stormwater management.
5. Has traffic congestion along major roads decreased? (Amount in percent)			X	Traffic congestion in Hampstead was alleviated with the opening of the Hampstead Bypass in 2009. Most traffic along Main Street and within the municipal limits is local traffic.

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HOUSING	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years. If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have any residential facades been improved?	X			In the fall of 2020, the Town introduced a Bucket of Paint Program. If a resident painted and repaired the exterior of their home on Main Street, the Town would reimburse them for up to \$250 in supplies. When we began the program in the fall of 2020, we had seven (7) property owners involved in the program. The program will run through October of 2021. We are confident we will have more residents apply when the weather becomes warmer in the spring.
2. Has the home ownership rate increased?		X		Hampstead's home ownership rate has declined from 77.9% in 2015 to 73.3% in 2019. Homeownership rates have declined nationwide during this time period. Hampstead remains well above the national average of 64%.
3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable?	X			In 2016, Northside Estates received approval to build a seventeen (17) home community off Main Street, just north of Route 482. Fifteen homes have been constructed and sold. The final two lots have been sold and the homes should be completed in 2021.
4. Has there been demolition of blighted properties?		X		The blighted house at 1400 N. Main Street was demolished in 2018. Old Town Grill on Main Street was destroyed by a fire in 2018. It is scheduled to be demolished in the spring of 2021 and a new retail establishment will be built in its place. There are no other blighted properties in Hampstead.
5. Has the residential vacancy rate decreased?	X			Hampstead has a homeowner vacancy rate of 2.4% and a rental vacancy rate of 1.3% from a total of 2,441 units. Properties are selling very quickly in the Hampstead area. There are currently only nine (9) properties and one (1) condominium on the market.

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COMMUNITY HEALTH & QUALITY OF LIFE	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been a decrease in crime rate?	X			Hampstead has a low crime rate which has decreased every year since 2015. Part One Offenses have decreased from 114 in 2015 to 47 in 2020.
2. Have there been improvements and/ or additions to your public spaces (i.e. museums, community centers, public plazas)?	X			The playground at Oden Kemp Town Center Park was completely replaced with new equipment based on a railroad theme. All the new sidewalks and crosswalks on Main Street are ADA compliant. The skatepark at Chief Sites Park was completely renovated with new ramps and skating surface. The Town is currently in the process of renovating the walking path at Chief Sites Park. When complete, the path will connect the Roberts Field community with the park.
3. Has there been an increase in public art/ arts & entertainment programs/venues (i.e. murals, movie theatre, music events)?	X			In 2017, Music in the Park, a twice a month free Saturday concert held in War Memorial Park began. National Night Out was moved to the carnival grounds and attendance dramatically improved. A Day of Gratitude was created in the Fall of 2020 to thank everyone for working together to help Hampstead businesses survive the pandemic.
4. How many historic properties were renovated/improved?	X			One (1) historic property in Town was improved. The Richards family cemetery is located on Willow Street in Hampstead. The Richards were the founding family of Hampstead. The cemetery dates back to the late 1700s. The cemetery is under renovation with walking trails and gardens being added to the site. The gardens will try to create what may have been growing around the site in that time period.
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/ outdoor courses or groups)?	X			In 2016, eight (8) workout stations were added along the walking trail at Panther Park. A half court basketball court was also installed in Panther Park in 2019. Also, in 2016, the tennis courts at Melvin Miller Park were relined to include pickleball courts as well as tennis courts.
6. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers markets etc.) within the Sustainable Community?	X			The Hampstead Farmers' Market is open every Saturday from June to September. The Market can have as many as thirty vendors on a Saturday and the market only allows vendors who grow, make, or bake what they sell. The majority of the vendors are local farms selling their produce, meats and dairy products.

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LOCAL PLANNING & STAFFING CAPACITY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have there been any infill developments?	X			Through five (5) annexations since 2015, some infill has been achieved. These annexations include: The Mount LLC properties at 847 & 851 S. Main Street, the Beck property at 3696 Singer Street, the Melanie Acres property on Dana Avenue, the portion of parcel 3079, Hampstead Volunteer Fire Department, that was in the County at 1341 N. Main Street, and the GMS Holdings at 1631 Hanover Pike which includes Greenmount Station Restaurant. These five (5) annexations added 5.253 acres of infill to the Sustainable Community area.
2. Has there been an increase in the amount of preserved/protected land?		X		Within the Sustainable Community area, no development has occurred that includes forest conservation areas or dedicated open spaces. Property development remains market driven.
3. Have there been any developments hindered by growth constraints?		X		Hampstead has adequate facilities, including water and sewage, for development within the municipal limits.
4. Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community?	X			In 2015, when Hampstead originally received the Sustainable Community designation, the Florida Rock property was 117 acres on Houcksville Road zoned Restricted Industrial. Due to unexpected costs associated with infrastructure improvements necessary for industrial use, the owners of the property filed for a zoning change to R-7,500 Residential. The Town Council approved the request and the property was rezoned in 2016. The property, now know as Hampstead Overlook, is in the planning stages to be developed as a Planned Unit Development. The community would consist of 255 homes, a mix of single family and townhomes, which would be more affordable choices than what is currently available in Hampstead. It is because of this change in zoning that we request this property be added to the Sustainable Community Boundary.
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	X			There have been many improvements, the largest of which was the Main Street Revitalization Project. This project included moving and replacing underground gas lines, installing new curb, gutter and sidewalks, installing new lampposts, new stormwater facilities, landscaping and retaining wall design and installation, and resurfacing and repaving of Main Street. This project was 1.5 miles in length from North Woods Trail to the northern railroad tracks. Prior to the Main Street Revitalization Project, the water and sewer mains under Main Street were replaced.

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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): • • •	DHCD			
Strategic Demolition Fund (SDF): • •	DHCD			
Community Safety & Enhancement Program:	MDOT			
Maryland Bikeways Program:	MDOT			
Sidewalk Retrofit Program:	MDOT			
Water Quality Revolving Loan Fund:	MDE			

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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				
Funding Program: Program Open Space MD Department of Natural Resources	State and County	\$39,757.00		Skate Park Upgrade – Chief Sites Memorial Park
Funding Program: Program Open Space MD Department of Natural Resources	State and County	\$104,950.00		Train Station Themed Playground - Oden Kemp Town Center Park
Funding Program: Program Open Space MD Department of Natural Resources	State and County	\$53,000.00		Walking Trail and Park Improvements – Chief Sites Memorial Park
Funding Program: Program Open Space MD Department of Natural Resources	State and County	\$29,892.00		Park Improvements - War Memorial Park
Funding Program: Community Parks and Playgrounds MD Department of Natural Resources	State	\$58,215.00		Install Exercise Equipment along Walking Trail – Panther Park
Funding Program: Community Parks and Playgrounds MD Department of Natural Resources	State	\$48,203.00		Install Basketball Court – Panther Park

Sustainable Communities Renewal Application - Section B

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

Sustainable Community Action Plan

Town of Hampstead

**Submitted by the Town of Hampstead
March 2021**

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">• During the Main Street Revitalization Project, a new stormwater management system was installed on Main Street.• The Town's system of deep wells is a source of clean water.• The Town encompasses a number of parks that offer residents and visitors amenities such as; basketball courts, ball fields, tennis courts, volleyball courts, walking trails, playground and exercise equipment, fishing ponds and picnic locations. One of these park locations offers waterless toilets.• The Hampstead Tree Commission oversees the tree planting and maintenance in Hampstead. The Commission discusses preservation, pruning, planting, replanting, removal and disposition of trees. They develop a written plan of care that is provided to the Mayor and Council.• The Town has a recycling program that generated 436 tons in 2019. Our residents are provided an informational flyer listing acceptable recycling material. We also have a yard waste program that generated 279 tons in 2019.• The Town and the State Highway Administration supported and implemented a protected overlay program for an endangered species located in our area.• The Town is up to date on all necessary permits for the Maryland Department of the Environment, including the Stormwater Pollution Prevention Plan [SWPPP]. The SWPPP was a requirement from MDE to identify all potential sources of pollution that may affect the quality of stormwater at a specific location.• The Town is an active participant in the Water Resources Coordinating Council (WRCC) with Carroll County. WRCC is a committee that	<ul style="list-style-type: none">• Most of our roads are not wide enough to allow for bike lanes.• Stormwater inlets are failing around Town from the substandard work completed by Developers.• Stormwater ponds are being filled with homeowner yard clippings, tree branches, etc.• Developments are not connected to Main Street.

Sustainable Communities Renewal Application - Section C

<p>provides us support and assistance with watershed and stormwater regulations.</p> <ul style="list-style-type: none"> • New pervious sidewalks were installed along Main Street during the Revitalization Project. • The Town has a solar facility that includes a large array with a system size of 469.39 DC kW. • The Town has replaced or is in the process of replacing all the old water main lines throughout Town. Replacing these aging water mains has resulted in significant water savings. • Two (2) separate electric car charging stations are located within Town Limits. These stations are capable of charging ten (10) vehicles at one time. 	
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<p><u>Desired Outcomes and Progress Measures</u></p> <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><u>Strategies and Action Items</u></p> <p>Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.</p>	<p><u>Implementation Partners</u></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: Continue to provide the highest quality water to the residents of Hampstead.</p> <p>Progress Measures: Lower levels of contaminants and nitrates in Town water.</p>	<p>Strategy A: Upgrade water pump houses with activated carbon treatment technology to eliminate emerging contaminants.</p> <p>Strategy B: Construct new water pump houses with treatment processes to remove naturally occurring nitrates from the water.</p>	<p>Town of Hampstead Staff, Public Works Department, Maryland Department of the Environment, Carroll County, Engineering Firm, Construction Firm</p>
<p>Outcome 2: Continue to protect rare, threatened and endangered species.</p> <p>Progress Measures: Preserve habitats for endangered species.</p>	<p>Strategy A: Monitor the endangered species and their location/habitat.</p> <p>Strategy B: Discuss locations and species with the Department of Natural Resources to identify the level of protection required for the specific species.</p> <p>Strategy C: For continuous protection, establish a plan that provides the best course of action on how to care and protect these locations.</p>	<p>Town of Hampstead Staff, Public Works Department, Maryland Department of Natural Resources</p>

Sustainable Communities Renewal Application - Section C

<p>Outcome 3: Look for more opportunities to make our new Main Street a greener, more environmentally friendly area.</p> <p>Progress Measures: Number of planters or benches placed along Main Street. Creation of a small park along Main Street.</p>	<p>Strategy A: Install planters and benches on the sidewalks along the length of Main Street.</p> <p>Strategy B: Explore opportunities to purchase or acquire land for a small park or garden in the downtown district.</p> <p>Strategy C: Investigate grant funding programs such as Community Legacy with the Maryland Department of Housing and Community Development.</p>	<p>Town of Hampstead Staff, Public Works Department, Main Street Revitalization and Beautification Committee, Maryland Department of Housing and Community Development</p>
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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"> Recent growth in retail sector with quality new businesses and restaurants opening in Town. Unique small businesses in the downtown area of Main Street. Good working relationship between the Town, the Hampstead Merchant's Association and the local businesses. One of the lowest tax rates in the County. Over 80 acres of industrial land available. New residential developments and commercial businesses in the pipeline. Flexible Zoning on Main Street – Residential Office [RO] & Residential Business [RB] which will allow for infill. Successful Farmer's Market that provides local, fresh and seasonal produce, baked goods and artisans. 	<ul style="list-style-type: none"> Street parking is available but there is a lack of visual connection for off-street parking in and throughout the downtown area with only two public parking locations – Houck Avenue (50 spaces) and Fairmount Road (15 spaces). Too few local professional and technology related jobs. New regulations impairing redevelopment of older buildings on Main Street.

Sustainable Communities Renewal Application - Section C

Desired Outcomes and Progress Measures	 Strategies and Action Items 	Implementation Partners
<p>Outcome 1: Reduce the number of store front vacancies and broaden and diversify the Town's business base.</p> <p>Progress Measures: Number of new businesses occupying storefronts.</p>	<p>Strategy A: Make properties in the downtown district more desirable with the creation of a mixed use overlay zone. This would allow a mixture of residential and commercial use within the same structure.</p> <p>Strategy B: Use our new Main Street renovations as a marketing tool to attract new businesses. Additionally, incentivize facade improvements and renovation of vacant buildings by applying for funding through various grant programs for facade improvements and interior rehabilitation.</p> <p>Strategy C: Hold more community events in the downtown district introducing more residents and visitors to the area and the various businesses located on Main Street.</p>	<p>Mayor and Town Council, Planning and Zoning Commission, Town of Hampstead Staff, Department of Housing and Community Development, Carroll County Economic Development, Small Business Development Centers</p>
<p>Outcome 2: Attract new industrial development.</p> <p>Progress Measures: Land use that is zoned industrial is developed as such and will become a part of the character of the Town.</p>	<p>Strategy A: Work with the Industrial Development Authority of Carroll County to market their industrial land to prospective businesses suitable to the Town.</p> <p>Strategy B: Work with the Carroll County Bureau of Land and Resource Management on creating and installing infrastructure for the available properties, making them more marketable.</p> <p>Strategy C: Work with developers and engineers on possible land use, zoning regulations and site plans.</p>	<p>Mayor and Town Council, Planning and Zoning Commission, Town of Hampstead Staff, Industrial Development Authority of Carroll County, Carroll County Bureau of Land Resources, Developers, Engineers</p>
<p>Outcome 3: Strengthen the business community in Hampstead through partnerships with the local business associations.</p> <p>Progress Measures: Increased membership and participation in the local business associations.</p>	<p>Strategy A: Work with the associations to determine how we can market their benefits to new and existing local businesses.</p> <p>Strategy B: Establish a team to reach out to new and current business owners who are not members of a local business association.</p> <p>Strategy C: Define a plan to create fun and appealing networking and outreach activities to get individuals and businesses involved.</p> <p>Strategy D: Update the Hampstead Business Guide and Directory.</p>	<p>Town of Hampstead Staff, Mayor and Town Council, Local Business Associations, Business Owners</p>
<p>Outcome 4: Adaptive Reuse of Vacant Buildings.</p> <p>Progress Measures: The preservation of well known, valued properties can help strengthen the community.</p>	<p>Strategy A: Work with the property owners to examine reuse possibilities for the building and the land.</p> <p>Strategy B: Review the reuse plan to ensure that the planned uses are allowable under the Town Code and are consistent with the Town's Comprehensive Plan.</p> <p>Strategy C: Form partnerships to make the reuse project successful. These partners can include developers, community representatives, local elected officials, economic development agencies, investors and lenders.</p>	<p>Hampstead Town Staff, Hampstead Town Council, Hampstead Planning and Zoning Commission, Carroll County Department of Economic Development, Local Businesses and Residents, Investors, Lenders, Developers, Community Representatives, Elected Officials</p>

Transportation

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

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

Strengths	Weaknesses
<ul style="list-style-type: none">• Construction and implementation of the Hampstead Bypass has provided a safer roadway and less congestion through Main Street.• Main Street has new ADA sidewalks on both sides of the road making our Town a walkable community. New crosswalks and curbs were installed at all intersections of Main Street during the Revitalization project. New pedestrian streetlamps were also installed.• Residents and visitors have park and ride access from Route 30 and Route 482.• CSX Rail System travels through Hampstead from North Baltimore to York, Pennsylvania.• Hampstead has direct access to major roads and interstates located in Central Maryland. These roads provide commuters direct routes to Baltimore, Washington, DC and the other major business centers in the area.• Hampstead is conveniently located with access to the Hunt Valley Light Rail Station and the Owings Mills Subway station (Not directly served within our transit system - 25 minute drive from Hampstead).• Carroll Trailblazer Bus Service is a privately owned company that provides reliable, efficient and safe transportation to older adults, persons with disabilities, economically disadvantaged citizens, transportation dependent citizens and the general public of Carroll County. Trailblazer has numerous stops in the Hampstead area including senior housing developments and retail establishments.• The Town worked with Carroll County Department of Planning to develop a bicycle and pedestrian master plan.	<ul style="list-style-type: none">• Street parking is available but there is a lack of visual connection for off-street parking in and throughout the downtown area with only two public parking locations – Houck Avenue (50 spaces) and Fairmount Road (15 spaces).• Some individuals are not comfortable with street parking due to the narrowness of the streets and closeness of traffic (including larger trucks).• Lack of funding for new roads and road repairs – Highway User Revenue Funding.• There are a large number of Hampstead residents that work outside the Town/County resulting in heavier commuter traffic through Town.• Absence of separate bike lanes.• Sidewalks in older developments within Town are in poor condition and need repairs.

Sustainable Communities Renewal Application - Section C

Desired Outcomes and Progress Measures	→ Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Create interconnected network of sidewalks and trails for walkable access to parks and open spaces from residences and the downtown area.</p> <p>Progress Measures: Number of new trails and connections that are made.</p>	<p>Strategy A: Identify opportunities for making connections between parks, open spaces, residences and the downtown area. Find areas where there are gaps between trails and sidewalks and explore the possibility of connecting the areas.</p> <p>Strategy B: Create a list of the most feasible locations where connections can be made to parks, open spaces, neighborhoods or downtown.</p> <p>Strategy C: Explore grant funding possibilities through programs such as Program Open Space, Community Parks and Playgrounds, Maryland Department of Transportation's Sidewalk Retrofit Program, etc.</p> <p>Strategy D: Incorporate the changes into the Carroll County Bicycle and Pedestrian Master Plan as future trails. Have the County Department of Planning and local elected officials assist in securing funding for the project.</p>	<p>Town of Hampstead Staff, Planning and Zoning Commission, Public Works Department, Mayor and Town Council, County Department of Planning, Maryland Department of Planning, Maryland Department of Natural Resources, Maryland Department of Transportation</p>
<p>Outcome 2: Implement the completion of adopted/planned bike paths that are listed in the Carroll County Bicycle and Pedestrian Master Plan.</p> <p>Progress Measures: More bike paths and connections are available and used by riders in the area.</p>	<p>Strategy A: Work with Carroll County to construct the planned bicycle paths. Many of the planned bike paths included in the Hampstead section of the Master Plan are located in the County, outside of the municipal limits of the Town.</p> <p>Strategy B: Explore grant funding possibilities through programs such as Program Open Space, Community Parks and Playgrounds, Maryland Department of Transportation's Sidewalk Retrofit Program, etc.</p> <p>Strategy C: Incorporate the changes into the Carroll County Bicycle and Pedestrian Master Plan as future trails. Have the County Department of Planning and local elected officials assist in securing funding for the project.</p>	<p>Town of Hampstead Staff, Planning and Zoning Commission, Public Works Department, Mayor and Town Council, County Department of Planning, Maryland Department of Planning</p>
<p>Outcome 3: Continue to search for additional parking options for Main Street businesses.</p> <p>Progress Measures: Number of additional parking spots acquired.</p>	<p>Strategy A: Monitor current parking lot locations for use and available spots.</p> <p>Strategy B: Review current Town owned land to see if any of our locations are appropriate for additional parking allocated for Main Street.</p> <p>Strategy C: Review other locations within Town that could possibly be purchased and used as a combination parking lot and pocket park.</p>	<p>Mayor and Council, Planning and Zoning Commission, Town of Hampstead Staff, Hampstead Police Department, Department of Public Works, Local Businesses</p>

Housing

This section focuses on the homes in which people in your community live or making 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 condition (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

Strengths	Weaknesses
<ul style="list-style-type: none"> Hampstead is a very desirable place to live. Home sales and rentals move quickly, and homes are only on the market for a short time. Majority of developed land is residential. New housing developments are in the pipeline. Properties are currently available in all styles (Apartment, Condominium, Townhouse and Single Family). Named one of the “Most Affordable Places to Live” by Smartasset.com. Received the “Safest Place to Live” recognition from Movoto Real Estate. Named the "Best Place to Raise Children in Maryland" by Bloomberg Businessweek. 	<ul style="list-style-type: none"> Aging homes and neighborhoods. Lack of affordable starter houses for young adults. Lack of senior housing for the Town’s older residents. Limited inventory of available housing units for sale. Dilapidated older buildings that need interior and exterior renovations.

Desired Outcomes and Progress Measures	→ Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Create additional, more affordable private sector housing opportunities for young and elderly residents.</p> <p>Progress Measures: The number of elderly residents will increase and the number of young homeowners will increase.</p>	<p>Strategy A: Identify potential buildings that could be redeveloped for senior housing or identify possible infill lots for senior housing.</p> <p>Strategy B: Consider zoning code changes to provide greater opportunity to develop senior housing and/or condominiums/townhomes.</p> <p>Strategy C: Encourage more affordable starter homes for new buyers.</p>	<p>Mayor and Council Town of Hampstead Staff Planning & Zoning Commission Local residents, Carroll County, Developers</p>
<p>Outcome 2: Improve and maintain property appearance, especially on Main Street.</p> <p>Progress Measures: The physical appearance of properties improve and their values also increase.</p>	<p>Strategy A: Continue to promote, raise awareness, and possibly expand the Town’s Bucket of Paint Program which reimburses property owners for painting the exterior of their houses. Continue to explore avenues to create other incentive options.</p> <p>Strategy B: Encourage maintenance and rehabilitation of historic structures, especially properties listed on the Maryland Inventory of Historical Places,</p>	<p>Town of Hampstead Staff, Planning & Zoning Commission. Department of Public Works, Hampstead Police Department, Department of Housing and Community Development, Carroll</p>

Sustainable Communities Renewal Application - Section C

	<p>through education and outreach. Research special funding or tax credits for rehabilitation of historic properties.</p> <p>Strategy C: Apply for state funds through Department of Housing and Community Development for residential facade improvements.</p> <p>Strategy D: Create a mixed use overlay zone on Main Street which would allow property owners to do more with the residential portion of their building. This would increase the value of properties and the hope that owners would invest in improvements to their property.</p> <p>Strategy E: Enforce the Articles of the Town Code in regards to maintenance of property.</p>	County Historical Society, Maryland Historic Trust
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Community Health and Quality of Life

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

Strengths, weaknesses and outcomes might focus on the following: improvement of public safety and the reduction of crime; libraries; educational facilities and programs; health and wellness facilities and programs; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities.

Strengths	Weaknesses
<ul style="list-style-type: none"> The Hampstead Historic District, as recognized by the Maryland Historical Trust, contains 226 properties within a 98 acre boundary located along Maryland Business 30 in Hampstead. Historical Train Station Museum Small town atmosphere North Carroll Library North Carroll Senior Center North Carroll Recreation Council Hampstead Lions Club and Lions Club Baseball Program Music in the Park, a free Saturday evening concert that takes place in the summer at War Memorial Park. Several parks within Town that include basketball courts, tennis courts, volleyball courts, walking paths, skate parks, ponds for fishing, picnic areas and pavilions. 	<ul style="list-style-type: none"> Lack of programs and activities, specifically for younger adults (18+). Lacks a unifying identity in the Sustainable Community Area.

Sustainable Communities Renewal Application - Section C

<ul style="list-style-type: none"> • Leister Park is a Carroll County park but is located just outside of Town limits. • Coppermine Four Seasons Sports Complex offers gym facilities, youth programs, daycare, etc. – this complex is outside of Town but is still local to our residents. • Welcoming Town Staff • Dedicated Public Works Department with our own Certified Water Operators • Exceptional Police Department • Volunteer Fire Engine & Hose Company • US Post Office in Roberts Field Shopping Center • Strong school system. • LEED [Leadership in Energy and Environmental Design] certified schools and incoming businesses. • Town events: Christmas Tree Lighting, Farmers Market, Hampstead Day, Hampstead Manchester Business Expo, National Night Out, A Day of Gratitude. • Art exhibit in Town Hall with local artists paintings. • Safest Place to live in Maryland recognition by Movoto Real Estate • Best Place to Raise Kids recognition from Bloomberg Businessweek • Named number two in the ten Best Cities in Maryland To Achieve a Work-Life Balance by Zippia. 	
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Desired Outcomes and Progress Measures	→ Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Take advantage of our new Main Street and hold more community events and Town promotions.</p> <p>Progress Measures: People become more familiar with Main Street and the businesses located there. Increased pedestrian traffic on Main Street and attendance at Town events.</p>	<p>Strategy A: Work with local organizations and businesses to help sponsor and promote new activities in the downtown district.</p> <p>Strategy B: Create a volunteer program to assist with staffing new activities in the downtown district.</p> <p>Strategy C: Work with the Department of Public Works and the Police Department on planning events, concerts and new activities centered around Main Street.</p>	<p>Town of Hampstead Staff, Mayor and Town Council, Department of Public Works, Hampstead Police Department, Hampstead Train Station Committee, Main Street Revitalization and Beautification Committee, Hampstead Merchants Association, Main Street Businesses</p>

Sustainable Communities Renewal Application - Section C

<p>Outcome 2: Create a community identity that provides a sense of place and adequately describes the Town and residents of Hampstead while at the same time protecting our unique heritage.</p> <p>Progress Measures: Increased citizen involvement in marketing the Town.</p>	<p>Strategy A: Seek community input describing the qualities of the Town that they are most proud of. Incorporate the results into producing a Town brand. Incorporate the brand into correspondence, social media, and marketing materials. Explore the possibility of updating signage around Town to include the brand.</p> <p>Strategy B: Increase awareness of the history of the Town. Accomplish this through printed material, social media posts and signage throughout Town.</p>	<p>Town of Hampstead Staff, Main Street Revitalization and Beautification Committee, Main Street Businesses, Hampstead Residents</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"> Two industrial nodes on the north and south end of Town. Own and operate municipal water supply, can oversee additional connections/expansions to manage growth. Smart neighborhoods that are infilling and redeveloping. Within a priority funding area – smart growth. Currently installing new water lines on several side streets. Updated the Zoning Chapter for the Industrial District to accommodate the industries of today. The Town has the ability to offer adequate facilities and land. 	<ul style="list-style-type: none"> Building footprints in historic core that are not attractive to regional and national chains (casual food, dining options). Growth in the downtown district is restricted due to zoning constraints. Undeveloped land. Low number of retail stores in the downtown district.

Desired Outcomes and Progress Measures	→ Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Revitalize the downtown Main Street district economically through planning and zoning methods.</p> <p>Progress Measures: Increased property values in the downtown district. Make properties in the downtown district more desirable with the creation of a mixed use overlay zone.</p>	<p>Strategy A: Review existing buildings to determine the use or uses, including non-conforming uses, to determine how many properties have residential and commercial uses within one building.</p> <p>Strategy B: Explore the option of creating a mixed use overlay zone based on the information gathered in Strategy A. This would allow a mixture of residential and commercial use within the same structure while maintaining the base zoning of the property.</p>	<p>Mayor and Hampstead Town Council, Hampstead Planning and Zoning Commission, Carroll County Department of Planning, Hampstead Town Staff, Legal Counsel, Main Street Businesses and Residents</p>

Sustainable Communities Renewal Application - Section C

<p>Outcome 2: Complete comprehensive rezoning to achieve desired land uses.</p> <p>Progress Measures: More efficient use of properties leading to increased property values.</p>	<p>Strategy A: Review existing properties to ensure the use of the property meets the zoning of the property.</p> <p>Strategy B: Contact the owners of properties that may benefit from rezoning to gather feedback.</p> <p>Strategy C: The property owner may file the rezoning request with the Town. The Town will follow the protocol for rezoning with the County, Town Council, and Planning and Zoning Commission. Following the recommendation of the Commission, the Council will determine whether to approve the rezoning request.</p>	<p>Mayor and Hampstead Town Council, Hampstead Planning and Zoning Commission, Carroll County Department of Planning, Hampstead Town Staff, Legal Counsel, Main Street Businesses and Residents</p>
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