

**SUSTAINABLE COMMUNITY APPLICATION**

**I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**

**Name of Sustainable Community:** Mardela Springs Sustainable Community

**Name of Applicant:** Town of Mardela Springs

**Applicant's Federal Identification Number:** 14-1850263

**Applicant's Street Address:** Town Hall, P.O. Box 81, 201 Station St., Mardela Springs, MD 21837 - 0081

**City:** Mardela Springs **County:** Wicomico **State:** MD **Zip Code:** 21837-0081

**Web Address:** http://mardelasprings.org/home

**Sustainable Community Application Local Contact:**

[Redacted]  
[Redacted]  
[Redacted]

**Sustainable Community Contact for Application Status:**

[Redacted]  
[Redacted]  
[Redacted]  
[Redacted]

# SUSTAINABLE COMMUNITY APPLICATION

## II. SUSTAINABLE COMMUNITY – General Information

### A. Proposed Sustainable Community Area(s):

- (1) Provide a description of SC Area boundaries. How did the applicant determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.

**The Sustainable Community Boundary for the Town of Mardela Springs was selected by identifying the historically developed residential, commercial and institutional areas of the Town (Northwest of Barren Creek and excluding a large cemetery) all of which are located within a Municipal Priority Funding Area (Eligible for State Funds). The Commissioners decided to maintain the Sustainable Community Boundary as previously approved as that designated in 2016.**

- (2) Include the following in as an attachment: 1) PDF or JPEG of proposed Sustainable Communities map, 2) GIS shapefiles of proposed Sustainable Community boundary (mapped to the parcel boundary), 3) pictures of proposed Sustainable Community area. **Provided on CD-ROM**

- (3) Approximate number of acres within the SC Area: **132.1 Acres**

- (4) Existing federal, state or local designations: **None**

- Community Legacy Area  Designated Neighborhood Main Street Maple Street  
National Register Historic District Local Historic District  Arts & Entertainment District  
State Enterprise Zone Special Taxing District BRAC  State Designated TOD  
 Other(s):

- (5) **Prior Revitalization Investments & Smart Growth:**

- (a) *List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community?***

In Fall 2018/Spring 2019, the Town of Mardela Springs renovated the public recreational boating access facility located within the town limits. This consisted of demolishing an existing boat ramp and replacing it with a new 59 foot boat ramp. Also replaced was an existing bulkhead and installation of a new floating access pier and kayak/canoe launch that is handicap accessible. Improvements were also made to the parking lot. Funding for this project was provided by the Department of Natural Resources and a Federal Boating Access (BA) U.S. Fish and Wildlife grant.

## SUSTAINABLE COMMUNITY APPLICATION

In furtherance of the 2016 Sustainable Community Action Plan (Outcome 2, Strategy A), in 2020, the Town was awarded a Community Development Block Grant (CDBG) for a comprehensive sidewalk improvement program. The majority of the Town's existing sidewalk system was constructed before the Federal Americans with Disability Act (ADA) requirements (with a great deal of the sidewalks having been constructed more than 40-years ago and in state of significant disrepair). The Maryland Department of Planning assisted the Town in development of the CDBG application, the drafting of a Request for Proposals, reporting requirements of the grant (to include Federal wage requirements), requests for reimbursements, and all required progress reports to the MD Department of Housing and Community Development.

The CDBG award to the Town was in the amount of \$80,000.00, which resulted in the following pedestrian safety, and ADA improvements:

- Demolition (and disposal) of approximately 3,331 linear feet of existing sidewalk (of varying width) and replacement with "in-kind width" of approximately 3,331 linear feet of new sidewalk (and multiple driveway cuts) in the same location.
- Construction of approximately 523 linear feet of 4' wide sidewalk (where no sidewalk existed) and several new driveway cuts where appropriate.
- Construction of ADA compliant corner improvements in 11 locations.

### **B. Organizational Structure, Experience and Public Input:**

- (1) Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan?**

The Town Commissioners and Planning Commission will be responsible for the implementation of the Sustainable Community Action Plan. Town Staff will assist in the implementation, and the Maryland Department of Planning, Lower Eastern Shore Regional Staff will provide continuing technical assistance in furtherance of the Plan, including, but not limited to, assistance with drafting grant applications, grant management assistance, development of RFP's, assistance in the evaluation of consultant or contractor proposals, and assistance in program or project development and management. Other partners, as outlined within the Town of Mardela Springs Sustainable Community Action Plan may include Federal, State and Local Government Agencies, as well as NGO's and privately owned entities.

- (2) Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan?**

## SUSTAINABLE COMMUNITY APPLICATION

The Town Commissioners have overseen and implemented various projects involving the continued maintenance of the recreation fields, boat launching and fishing areas within the Town limits. As mentioned in Section A, Subsection 5 (above) of this application the Commissioners, with the assistance of the Maryland Department of Planning Staff applied for, and was awarded CDBG funds in the amount of \$80,000.00 for implementation of a sidewalk improvement program for rehabilitation of existing sidewalks in severe disrepair, and creation of new sidewalk and ADA compliant corner improvements. Additionally, the Commissioners have worked with residents to further historic preservation and enhance community character. Through the continued designation of a portion of the Town as a Sustainable Community, it is the Commissioners' intent to identify those areas that require focused efforts to sustain and improve the Town. More specifically, the Town desires to demolish several derelict/condemned buildings, which detract from the health, safety and general welfare of the Town, ultimately enabling reconstruction/redevelopment within the Sustainable Community. With respect to the Town's capacity to implement the SC Plan, the continuing Sustainable Community designation will provide for State funding opportunities to further the outcomes outlined in the 2022 Sustainable Community designation, and the continued technical assistance of the Maryland Department of Planning, Lower Eastern Shore Regional Office will enable the Town to make reasonably paced, incremental steps, in furtherance of the SC Plan.

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

The Town Commissioners held three regularly scheduled meetings, with the Sustainable Community Action Plan as an agenda item, which were open to the public. On January 18<sup>th</sup>, 2022, the Town Commissioners held a public meeting to approve the Sustainable Community Action. **Three (3) citizens attended this Commissioners Meeting, and these residents expressed support of the Action Plan.**

The 2022 Sustainable Community Action Plan is informed by the Town's 2011 Comprehensive Plan, the Town's 1998 Zoning Ordinance, and the previously approved 2016 Sustainable Community Application and Action Plan.

# Sustainable Community Action Plan

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Town of Mardela Springs

Town of Mardela Springs, Wicomico County, MD

**Approved by Town Commissioners on January 18<sup>th</sup>, 2022**

**Revised in response to the Smart Growth Coordinating Committee  
regarding failing on-site septic systems (June 29, 2022)**

# Environment

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

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>● 34.3 acres of recreation and park opportunities</li> <li>● Barren Creek and navigable access to Nanticoke River                             <ul style="list-style-type: none"> <li>○ Boat Ramp with relatively deep water (for small boats)</li> <li>○ Sufficient parking area for vehicles/trailers</li> <li>○ Boat launch facility recently improved (through MD DNR grant) to include parking lot resurfacing, boat ramp improvement, new kayak launch and ADA improvements.</li> </ul> </li> <li>● Mardela Springs' Chesapeake Bay Critical Area Program (All Critical Area classified as Limited Development Area)</li> <li>● Wetlands of Special State Concern along Barren Creek</li> <li>● Good recreational fishing opportunities</li> </ul>	<ul style="list-style-type: none"> <li>● While stormwater management system has 'adequate capacity' during storm events, however maintenance and repairs are problematic, due to budget constraints</li> <li>● <u>Mardela Springs has no public wastewater treatment system, and there have been several on-site septic systems that have failed, which could not meet current Environmental Health Department requirements for replacement on-site septic systems, resulting in property condemnation.</u></li> </ul>

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies</u>	<u>Implementation Partners</u>
<p>Based on the strengths and weaknesses identify the strengths on which you would like to build and the challenges you would like to address.</p> <p>What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen?</p> <p><b>Progress Measure: Identify how you will know that you have achieved your outcome.</b></p>	<p>Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.</p>	<p>Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.</p>
<p><u>Outcome 1:</u> Protect the quality of air, water, and land from adverse effects</p> <p>Progress Measures: Number of implementation measures</p>	<p><u>Strategy A:</u> Continue implementing Town's Critical Area Program to protect the aquatic habitat along Barren Creek and its tributaries</p> <p><u>Strategy B:</u> Preserve natural drainage ways and provide public access points for maintenance purposes.</p> <p><u>Strategy C:</u> Maintain open spaces</p>	<p>Maryland Department of Natural Resources - Fish, Heritage, and Wildlife Administration; Maryland Department of Planning</p>

started/completed; Number of trees planted	<ul style="list-style-type: none"> <li>- Plant and retain trees in open spaces</li> <li>- Obtain funding for improving open space and recreation opportunities</li> </ul>	
<u>Outcome 2: Work with Wicomico County Government in its current effort to develop an amendment to the County’s Water and Sewer Master Plan (WSMP) to implement a centralized (Rural) wastewater treatment and disposal alternative program.</u>	<u>Strategy A: The Town will coordinate with Wicomico County in the development of a centralized (Rural) wastewater treatment and disposal alternative program.</u>  <u>NOTE: The Town’s interest in this proposed County WSMP amendment goes beyond that of environmental protection, which is also addressed in the Local Planning and Land Use section of this Action Plan.</u>	<u>Wicomico County Government, Maryland Department of Planning, Maryland Department of Environment</u>

## Economy

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

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>● Newly established Dollar General within the proposed Sustainable Community boundary. Also, as a part of the CDBG Sidewalk Improvement Project, a new sidewalk was provided from the Dollar General Store to enhance pedestrian access of the residents.</li> <li>● Several ‘locally owned and operated’ small business within the proposed Sustainable Community boundary (e.g., Pacific East Aquaculture (Coral), Antique Shops, Art Gallery)</li> <li>● There are several businesses outside of the Municipality that provide economic benefit to the Town (e.g., Race Track, Main Street Treasures, Shore Paper Box)</li> <li>● Route 50 access provides economic stability</li> <li>● A new Royal Farms convenience store will be constructed in the near future.</li> </ul>	<ul style="list-style-type: none"> <li>● Town is in a fairly remote location</li> <li>● Weak market does not lend itself to new business establishment</li> <li>● Limited tax base weakens Town’s ability to improve community conditions, thereby limits its effectiveness in attracting businesses</li> </ul>

Desired Outcomes and Progress Measures	Strategies	Implementation Partners
<p><u>Outcome 1</u>: Encourage improved design of new commercial development as well as revitalizing existing commercial properties</p> <p>Progress Measures: Number of new parking spots; Location and square footage of new commercial development; proportion of mix-use in commercial areas</p>	<p><u>Strategy A</u>: Provide additional parking</p> <p><u>Strategy B</u>: Prohibit commercial strip development and focus on clustered economic development</p> <ul style="list-style-type: none"> <li>- Restrict retail development to primarily neighborhood-serving character</li> </ul> <p><u>Strategy C</u>: Size commercial development to ensure provision of appropriate public amenities as well as adequate parking</p> <p><u>Strategy D</u>: Allow limited residential use in commercial area</p>	<p>Maryland Department of Planning; Maryland Department of Housing and Community Development</p>

## Transportation

(Transportation strengths and weaknesses can include access to transit corridors, pedestrian safety and accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, proximity to transportation centers, parking, road conditions)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>● Main routes provide access to other communities on Eastern Shore and beyond</li> <li>● Existing transportation system and amenities sufficient for residents</li> <li>● Relatively good public transit - provided by Maryland Upper Shore Transit (MUST)</li> </ul>	<ul style="list-style-type: none"> <li>● Public Schools are out of municipality, and across U.S. Route 50 from Town (causing two significant issues) <ul style="list-style-type: none"> <li>○ For Town residents that attend the schools, pedestrian access across U.S. Route 50 is problematic</li> <li>○ The official ‘shelter’ location for the school during emergency situations is located within the proposed Sustainable Community (at the Fire Hall). Emergency access to shelter for the faculty and students is problematic as it requires crossing U.S. Route 50 during emergencies</li> </ul> </li> <li>● Poor public road surface conditions (e.g. Bratten and Main Street).</li> </ul>

Desired Outcomes and Progress Measures	Strategies	Implementation Partners
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<p><u>Outcome 1</u>: Maintain and enhance the safe and efficient movement of people and goods throughout Town and surrounding area</p> <p>Progress Measures: Number of repaired streets; Implementation of sidewalk connecting policy</p>	<p><u>Strategy A</u>: Improve existing streetscape as well as regulating new development</p> <ul style="list-style-type: none"> <li>- Seek out funding programs to improve deteriorating streets</li> <li>- Maintain existing grid system within Town by requiring streets to connect with other streets whenever practical</li> <li>- All developments incorporate access and circulation for public service, actual paved street sections should maintain a human scale</li> <li>- New streets and sidewalks designed to fit with existing neighborhoods and facilitate circulation</li> </ul> <p><u>Strategy B</u>: Coordinate Town, County, State, and Federal efforts in providing an efficient transportation system</p> <ul style="list-style-type: none"> <li>- Increase participation in region-wide transit service programs</li> <li>- Implement transportation plan that considers applicable modes of transportation and land use/ transportation plans for areas outside Town</li> <li>- Plan for adequate rights-of-way taking into account existing and future development</li> </ul>	<p>State Highway Administration; Wicomico County Department of Public Works; Maryland Department of Planning; Maryland Department of Transportation; Maryland Upper Shore Transit (MUST); Delmarva Power (regarding relocation of power poles during sidewalk improvements, for ADA accessibility).</p>
<p><u>Outcome 2</u>: Place an emphasis on facilitating pedestrian/ bicycle travel</p> <p>Progress Measures: Amount of new bike routes; Additional sidewalks within Community; Monitoring sidewalk maintenance</p>	<p><u>Strategy A</u>: Improve existing streets with sidewalks to better accommodate pedestrian/ bicycle movement and create new sidewalks</p> <ul style="list-style-type: none"> <li>- Adoption of sidewalk ordinance that identifies responsible parties for sidewalk creation and repair</li> <li>- Require new development to include sidewalk creation</li> <li>- Establish improved linkages to County’s existing bikeways system</li> </ul> <p><u>Strategy B</u>: Support bicyclists and pedestrians by providing safe and inviting routes and walkways between activity centers</p> <ul style="list-style-type: none"> <li>- Accessibility of sidewalks to pedestrians by preventing overgrowth of vegetation or blockage by parked vehicles</li> </ul>	<p>State Highway Administration; Wicomico County Department of Public Works; Maryland Planning Department; Maryland Department of Transportation</p>

# Housing

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

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>● Rural, family-oriented residential community</li> <li>● Affordable housing opportunities</li> </ul>	<ul style="list-style-type: none"> <li>● Most significant issue is abandoned/condemned residential buildings                             <ul style="list-style-type: none"> <li>○ There are 11 structures that are abandoned/condemned which are beyond repair (structurally, or because of environmental health issues)</li> </ul> </li> <li>● There are several residential buildings that are structurally sound which are vacant (on market, but not being bought)</li> <li>● There are many residential structures that are in poor repair, and while not 'unsafe structures' are unsightly thereby affecting the character of the Town and value of adjacent/nearby properties</li> <li>● Residential properties are trending away from home ownership to absentee-landlord rental properties</li> </ul>

Desired Outcomes and Progress Measures	Strategies	Implementation Partners
<p><u>Outcome 1</u>: Protect residential areas from encroachment of incompatible uses</p>	<p><u>Strategy A</u>: Preserve the predominant single-family character of the Town</p>	<p>Town of Mardela Springs</p>
<p><u>Outcome 2</u>: Maintain the integrity of existing residential neighborhoods</p> <p style="margin-left: 40px;">Progress Measure: New zoning code adopted</p>	<p><u>Strategy A</u>: Support safe and affordable housing</p> <ul style="list-style-type: none"> <li>- Adopt health and safety housing code for all housing units</li> </ul>	<p>Maryland Department of Housing and Community Development; Maryland Department of Planning</p>

<p><b>Outcome 3:</b> Maintain and repair current housing stock</p> <p>Progress Measure: Number of facades repaired</p>	<p><b>Strategy A:</b> Create list of houses in state of disrepair</p> <ul style="list-style-type: none"> <li>- Apply for residential facade improvement programs</li> <li>- Apply for demolition funding and promote redevelopment of newly vacant properties, post-demolition</li> </ul>	<p>Department of Planning; Department of Housing and Community Development</p>

## Quality of Life

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

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>● Historical heritage of the Town               <ul style="list-style-type: none"> <li>○ Town located within Lower Eastern Shore Heritage Area</li> <li>○ Town has a local Heritage Foundation</li> </ul> </li> <li>● Cherished quality of life, small town village character, pedestrian scale</li> <li>● Safe, close-knit community</li> <li>● Mardela Springs boat ramp and kayak launch, picnic area, ballpark and recreation area, and basketball court</li> <li>● Volunteer Fire Department, including EMS (Town has 24/7 Coverage)</li> <li>● Barren Creek Heritage Museum</li> <li>● Post Office</li> <li>● Churches: First Baptist, Emmanuel United Methodist Church, and Barren Creek Presbyterian</li> <li>● Civic organizations: Westside Historical Society, Adkins Historical Museum Complex, Mardela Springs Volunteer Fire Department Ladies Auxiliary, and Masonic Lodge</li> <li>● The Town has an established ‘Mardela Recreation Council’, focused on maintaining and improving recreational facilities, as well as working towards additional recreational opportunities for the residents.</li> </ul>	<ul style="list-style-type: none"> <li>● No public or private schools within corporate boundary               <ul style="list-style-type: none"> <li>○ See Transportation Section of Action Plan for detail of Town concern relative to schools</li> </ul> </li> <li>● Lacking own police force (consider need for substation)               <ul style="list-style-type: none"> <li>○ As with all communities on the Shore, the Town is experiencing issues related to crime (e.g. breaking and entering, drug use, vandalism, etc.) which may be mitigated by a more active police presence</li> </ul> </li> <li>● Lack of medical facilities (Closest emergency facilities in Salisbury)</li> </ul>

Desired Outcomes and Progress Measures	Strategies	Implementation Partners
<p><u>Outcome 1</u>: Preserve and protect the Town’s historic and cultural resources, and rural heritage</p> <p>Progress Measures: Adopted guiding principles; Amount of funds secured for staff and tourism opportunities</p>	<p><u>Strategy A</u>: Establish guiding principles to promote, protect, and enhance the historic and cultural resources that uniquely define the community.</p> <p><u>Strategy B</u>: Endorse and promote heritage and historical tourism opportunities</p> <ul style="list-style-type: none"> <li>- Pursue heritage tourism opportunities</li> <li>- Consider establishment of a Historic Preservation Program</li> <li>- Identify significant historic structures and sites</li> <li>- Seek grant funding and other incentives to maintain historic properties, buildings, and sites</li> <li>-</li> </ul>	<p>Maryland Historical Trust; Maryland Department of Housing and Community Development</p>
<p><u>Outcome 2</u>: Increase utilization of facilities</p> <p>Progress Measures: Number of new events held at facilities; Amount of funding received</p>	<p><u>Strategy A</u>: Renovation, or adaptive reuse, of older structures</p> <ul style="list-style-type: none"> <li>- Apply for grant and loan programs to improve existing facilities</li> </ul> <p><u>Strategy B</u>: Encourage use of public lands and buildings for a variety of public uses</p>	<p>Town of Mardela Springs</p>
<p><u>Outcome 3</u>: Provide access to health care opportunities</p> <p>Progress Measure: Scheduled visits of physician/health services in Mardela Springs</p>	<p><u>Strategy A</u>: Work with area physicians and/or County Health Department to schedule periodic clinics to provide health services</p> <ul style="list-style-type: none"> <li>- Consider establishing a community health center for Mardela Springs/Sharptown/Hebron</li> <li>- Consider partnership with TidalHealth Peninsula Regional facility to provide local periodic (quarterly?) wellness check services for Mardela Springs/Sharptown/Hebron</li> </ul>	<p>Wicomico County Health Department; TidalHealth Peninsula Regional facility</p>

# Local Planning and Land Use

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

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>● Sufficient land area is within the proposed Sustainable Community boundary to provide excellent opportunities for Town revitalization.</li> <li>● The Town has a fairly current Comprehensive Plan (Adopted February 15, 2010)</li> <li>● Direct access to the proposed Sustainable Community from a major transportation system (U.S. Route 50)</li> <li>● The Town Hall is in need of improvements (e.g. internal and exterior ADA improvements, and façade improvements to the Town Hall building).</li> </ul>	<ul style="list-style-type: none"> <li>● The Town Zoning Ordinance is fairly dated (Adopted October 20, 1998)</li> <li>● While the Town has a relatively current Comprehensive Plan (2010), it should be updated based on the State’s Comprehensive Plan “review and if necessary, update” requirement for plans in excess of 10-years old. While the State requirements regarding updates to a local jurisdiction’s comprehensive plan is to ‘review’ and ‘if necessary, update’ a comprehensive plan, sound planning practice would almost certainly result in the Town determining a need to update the comprehensive plan subsequent to a Zoning Ordinance update (the previously identified weakness, herein).</li> <li>● <u>Mardela Springs has no public wastewater treatment system, and there have been several on-site septic systems that have failed, which could not meet current Environmental Health Department requirements for replacement on-site septic systems, resulting in property condemnation.</u></li> </ul>

Desired Outcomes and Progress Measures	Strategies	Implementation Partners
<p><u>Outcome 1:</u> Provide variety of open space areas, recreational facilities, protection of undevelopable natural areas of the Town</p>	<p><u>Strategy A:</u> Protection of areas from encroachment of incompatible uses and intensive development through land development regulations</p> <p><u>Strategy B:</u> New development should avoid sensitive areas</p> <ul style="list-style-type: none"> <li>- Preservation of water quality</li> <li>- Prohibit residential development in areas with natural constraint</li> </ul>	<p>Outcome 3: Provide variety of open space areas, recreational facilities, protection of undevelopable natural areas of the Town</p>

	<p><u>Strategy C</u>: Designate open space areas and locations for recreational facilities</p>	
<p><u>Outcome 2</u>: Preserve rural image and small town atmosphere</p> <p>Progress Measures: Implementation of land use regulations; Preservation of growth boundaries</p>	<p><u>Strategy A</u>: Update Zoning Ordinance</p> <ul style="list-style-type: none"> <li>- Town is in the process of updating the Zoning Ordinance and commits to finishing the process in the near future.</li> <li>- Immediately following the Zoning Ordinance update, the Town should seek grant assistance to update the 2010 Comprehensive Plan.</li> </ul> <p><u>Strategy B</u>: Prevent sprawl development and instead encourage efficient use of land</p> <ul style="list-style-type: none"> <li>- Only permit new development that is consistent with current level of services and compatible with existing character of the Town</li> <li>- New residential development shall not obstruct vehicular or pedestrian movements</li> </ul> <p><u>Strategy C</u>: Protection and maintenance of existing structures</p> <ul style="list-style-type: none"> <li>- Locate new residential development near services and amenities</li> <li>- Base residential density on availability of amenities and Services</li> </ul> <p><u>Strategy D</u>: Focus on infill development (medium density residential) as well as redevelopment</p>	<p>Maryland Department of Planning; Town of Mardela Springs; Maryland Department of Housing and Community Development</p>
<p><u>Outcome 3</u>: Utilize town's locational advantage at Route 50 for development to facilitate job growth</p> <p>Progress Measure: Number and location of new businesses</p>	<p><u>Strategy A</u>: Focus development on highway commercial areas directly adjacent to Route 50, direct access points to Route 50 should be discouraged</p> <p><u>Strategy B</u>: Clustered economic development instead of commercial strip development</p> <p><u>Strategy C</u>: Size commercial development to ensure provision of appropriate public amenities as well as adequate parking</p>	<p>Maryland Department of Planning</p>

<p><u>Outcome 4:</u> Insofar as possible (based on grant award funds) improve the façade of Town Hall, create ADA compliant improvements to the Town Hall Property and ADA compliant improvements to the interior of Town Hall (e.g., ADA compliant entrance and emergency exit and provide ADA improvements to the restroom facility.</p> <p><u>Progress Measure:</u> Report on Improvements (per phase, if funded through different grant sources or over multiple grant cycles) to the Town Hall building and property to ADA Standards (to the extent possible based on grant funding awards the Town will apply for under the Community Legacy and/pr Strategic Demolition and Infrastructure Funds.</p>	<p><u>Strategy A:</u> Apply for grant funds, under the Sustainable Community Program grants, and/or Community Development Block Grant (CDBG) program</p>	<p>Maryland Department of Housing and Community Development, Maryland Department of Planning.</p>
<p><u>Outcome 5:</u> <u>Work with Wicomico County Government in its current effort to develop an amendment to the County’s Water and Sewer Master Plan (WSMP) to implement a centralized (Rural) wastewater treatment and disposal alternative program.</u></p>	<p><u>Strategy A:</u> <u>During the County’s continued development of a proposed Water and Sewer Master Plan (WSMP) amendment to implement a centralized (Rural) wastewater treatment and disposal alternative program, the Town will:</u></p> <ul style="list-style-type: none"> <li>• <u>Articulate to the County the unique circumstances of being the only Wicomico County Municipality not having a public wastewater treatment facility, and the Town is a Low to Moderate Income community (and the resultant significant financial limitations for the Town).</u></li> </ul>	<p><u>Wicomico County Government, Maryland Department of Planning, Maryland Department of Environment</u></p>

	<ul style="list-style-type: none"><li>• <u>Formally request that the County provide the Town with developing work products that may affect the Town and Municipal Growth Areas, so that the Town can review this information and develop reasoned input to the County during the WSMP amendment process.</u></li><li>• <u>Given the unique circumstance of the Town being incorporated, the Town will request that the County (in as timely a manner as possible), provide financial details as to how the Town would be obligated to the County (e.g., bond/debt service), potential Municipal and County tax increases, as well as estimates for each property owner for individual service lines on private property, and monthly user fee obligations to the County.</u></li></ul>	
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