



SUSTAINABLE COMMUNITIES PROGRAM

APPLICATION FOR DESIGNATION RENEWAL

Eligible Applicants:

*Local Governments with a Sustainable
Communities Designation*

*Local Government Consortiums with a
Sustainable Communities Designation*

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

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

SGSC Approved - 9.13.23

LARRY HOGAN
Governor
BOYD K. RUTHERFORD
Lt. Governor
KENNETH C. HOLT
Secretary
OWEN McEVOY
Deputy Secretary

Overview of Sustainable Communities

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

Purpose or Renewal and Streamlined Application

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

Application Eligibility and Threshold Requirements

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

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

Threshold Requirements

All Sustainable Community applications must meet the following threshold requirements:

- 1) Sustainable Community Area boundaries must be entirely within a Priority Funding Area (PFA) and should be an area in need of renewal and reinvestment that would benefit from a targeted long-term strategy. Applicants can verify Priority Funding Area boundaries by visiting the MDP website at:
<http://www.mdp.state.md.us/OurProducts/pfamap.shtml>
- 2) The proposed Sustainable Community is within or near a town center or transportation center, or there is a need for financing assistance for small businesses, nonprofit organizations or microenterprises;
- 3) The updated Plan must be consistent with other existing community or comprehensive plans;
- 4) A Sustainable Communities Workgroup is re-convened and a roster of members should be provided with the application.

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

Application Submission and Evaluation

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

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

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

Incomplete applications will not be accepted.

Deliver Sustainable Community Applications via email:

Subject Line: Sustainable Community Application

To: Carter Reitman

carter.reitman@maryland.gov

Copy: Olivia Ceccarelli-McGonigal

olivia.ceccarelli@maryland.gov

Site Visits. Follow-up Discussion, Technical Assistance

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

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

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

Approval

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

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

RENEWAL APPLICATION INSTRUCTIONS

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

A. Contact information, General Information, Organizational Capacity:

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

B. Report on accomplishments over past five years:

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

C. Sustainable Communities Action Plan Update:

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

SUSTAINABLE COMMUNITIES PLAN ELEMENTS

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

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

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

ECONOMY: Describes projects centered on economic growth and management.

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

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

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

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

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

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

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

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

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

Additional Guidance for Developing the Sustainable Communities Action Plan

III. SUSTAINABLE COMMUNITY ACTION PLAN UPDATE

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

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

Action Plan Guidance

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

- 1) For each section, pinpoint essential strengths and weaknesses of your community.** Example Transportation: Strength - Good sidewalk connectivity. Weakness - Insufficient amount of downtown parking.
- 2) Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest potentials. Include a means of measuring the success of said outcome.** Example Economy: Outcome – Expand broadband fiber optics in Town. Progress Measure - Linear measurement of fiber laid and number of residential and business connections.
- 3) After defining the outcomes, list detailed strategies (break down to several action steps if needed) that will serve as the means to achieve those goals.** Example Economy: Strategy - Increase number of Town sponsored events Develop with community input, a series of weekend events that the Town could host.
- 4) List potential partners that can support the successful implementation of these strategies through different types of resources.** Example Economy: DHCD (Community Legacy program), Small Business Administration (Services and financial assistance) etc.

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Town of Mount Airy

NAME OF SUSTAINABLE COMMUNITY: Mount Airy

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

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

- [Applicant Information](#)

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

- [Part 1: Qualitative Assessment](#)
- [Part 2: Comprehensive Assessment](#)
- [Competitive Funding](#)

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

- [Action Plan](#)

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

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

- [Disclosure Authorization](#)

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

- [If requesting a boundary modification, map in pdf format and a GIS shapefile of the proposed Sustainable Community boundary](#)
- [Photos \(jpeg format\) of your aforementioned accomplished projects of the last five years](#)

I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

Name of Sustainable Community:		Mount Airy Sustainable Community	
Name of Applicant:		Town of Mount Airy	
Applicant's Federal Identification Number:		52-6013055	
Applicant's Street Address:		110 South Main Street	
City: Mount Airy	County: Carroll	State: MD	Zip Code: 21771
Phone Number: 301-829-1424	Fax Number:	Web Address: mountairymd.gov	

Sustainable Community Application Local Contact:

Name: Ashley Collier		Title: Community Development Director	
Address: 110 South Main Street	City: Mount Airy	State: MD	Zip Code: 21771
Phone Number: [REDACTED]	Fax Number: [REDACTED]	E-mail Address: [REDACTED]	

Sustainable Community Contact for Application Status:

Name: David Warrington		Title: Town Administrator	
Address: 110 South Main Street	City: Mount Airy	State: MD	Zip Code: 21771
Phone Number: [REDACTED]	Fax Number: [REDACTED]	E-mail Address: [REDACTED]	

Other Sustainable Community Contacts:

Name: John Breeding		Title: Director of Planning	
Address: 110 South Main Street	City: Mount Airy	State: MD	Zip Code: 21771
Phone Number: [REDACTED]	Fax Number: [REDACTED]	E-mail Address: [REDACTED]	

II. SUSTAINABLE COMMUNITY – General Information

A. Sustainable Community Boundary and Description

- (1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not?

Not at this time.

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(2) If yes, Include the following in as an attachment:

- PDF or JPEG of modified Sustainable Communities boundary map,
- GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),

(3) Approximate number of acres of entire SC Area: 490.34

(4) Existing federal, state or local designations:

☒ Main Street ☐ Maple Street

☒ National Register Historic District ☒ Local Historic District ☐ Arts & Entertainment District

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

☐ Other(s):

(5) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?

The current 2021 Town population is 9,843 persons, which reflects a 57-person growth over the last 5 years. Twenty-seven percent of the Town population is under the age of 18 and that has decreased 5% since 2017. The Town's population remains very homogenous with 87.3% white, 4.1% black, and 8.6 other. Although, the minority population has grown over the past 5 years, it is still not very high. The majority of the population have high school educations with an increase of 2% over the last five years at 96.1%. More have bachelor's degrees too at 48.2%. The numbers have grown steadily.

The 2021 Census estimate for the housing units has remained unchanged from the last five years at 3,159. The person per household rate is 2.96, which is relatively unchanged since 2012. The per-capita income is estimated at \$46,935, with a median household income level of \$123,750, and 5.8% in poverty. Those numbers have increased by several thousand over a 5 year period, and the poverty percentage has grown by 3.1%.

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 Town of Mount Airy is a Council-Mayor form of government. Five Town Council members are elected with staggered terms with an election every two years. The Town controls all of the land development activity with their own Planning Commission, Recreation and Parks Board, Board of

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Appeals, Ethics Commission, Economic Development Commission, Recycling and Sanitation Commission, Water and Sewer Commission, Beautification Commission and several other Town Task Forces. The management of the Sustainable Communities (SC) plan, has been a joint effort through the workgroup members and town elected officials, staff and commissions.

Sustainable Communities Workgroup:

Larry Hushour, Mayor

Barney Quinn, Town Engineer

John Breeding, Director of Planning

Ashley Collier, Director of Community Development,

Sheri Cates, State Farm Insurance, Woman in Motion

Alice Settle-Raskin, Mount Airy Main Street Association

Membership of the Sustainable Communities Workgroup has changed over the last update of the SC plan. The group now includes a Downtown Mount Airy longstanding business owner. The Council Liaison from the last group, is now the current Mayor. Implementation of the SC plan will continue to be done through the public, commission volunteers, elected officials and staff planning, project implementation and grant writing.

- (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 SC Workgroup has several strengths due to the nature of the group being diverse individuals with one shared hope to see Mount Airy continue to flourish in the future. The variety of experience amongst this dedicated group of people is significant and influential. This year's SC Workgroup is made up of achievers who have already accomplished a lot of great things in Mount Airy. To list a few of the general accomplishments, some have begun non-profits and leadership groups, coordinated several thousand- and million-dollar projects, volunteered with multiple Mount Airy community organizations and given of their time freely when a citizen or friend was in need, taken classes and pursued degrees, worked late hours and communicated with everyone who has a part in the community about projects pertaining to Mt. Airy improvement. We have no doubt that this year will be even better. Normal challenges exist that will be before any government related workgroup, political climate and taking into consideration the public desires along with the law and process prior to beginning projects.

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

The SC Action Plan is heavily based off of the 2013 Mount Airy Comprehensive Master Plan and 2023 Mount Airy Comprehensive Master Plan update. Many community engagement activities were conducted to receive feedback on the Plan. The public was encouraged at each activity to write down comments or to send in a letter. All comments were documented in writing.

- (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.

At this time, the SC Workgroup has identified a few areas where assistance would be appreciated listed in Section B Sustainable Community Renewal Report (Projects, Strategies and Partners). The Town would appreciate assistance on grant applications with the Community Legacy Program and Strategic Demolition Fund as applicable.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART I: QUALITATIVE ASSESSMENT

Purpose:

The purpose of this assessment is to capture significant projects/ improvements that have been completed since the approval of your local government's Sustainable Communities designation.

In relation to the goals stated in your local government's Sustainable Community Action Plan, **please highlight at least three major accomplishments from the last five years**, including how you achieved them. When writing your narrative, consider the questions below and refer to the six elements discussed in the General Information section of this document (page iv) Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning.

- 1) **Outcome:** Which outcomes identified in your Sustainable Community plan were you able to achieve?
- 2) **Projects:** Which projects did you implement in order to achieve the outcome? Also indicate when you started and completed these projects.
- 3) **Partners:** With whom (i.e. state agencies, local stakeholders) did you partner to complete projects?
- 4) **Impact:** What kind of measurable impact did the achieved outcome have on your community? Are there other intangible benefits?
- 5) **Photos:** Please also include pictures that depict your accomplishments.

[EXAMPLE] Descriptive Narrative: Please list the most significant accomplishments that apply

Example – Accomplishment 1

Outcome: Improved stormwater management

Projects:

Project 1: Stormwater Retrofit Plan – In October 2014, the Town Council approved the Town's stormwater retrofit plan which outlines various strategies and capital budget expenditures over the next five years. Strategies include reducing the amount of impervious surface in the community and improving stormwater management. One of the plan recommendations is to pass an ordinance that assesses an environmental protection fee on municipal permits.

Project 2: Green Streets – The Town added green elements to approximately 600 linear feet of roadway that had been experiencing severe flooding. Specifically, bioswales were constructed and trees were planted.

Partners:

Chesapeake Bay Trust – provided technical assistance

MD DHCD – provided financial assistance in form of a Community Legacy grant (totaling \$50,000).

Impact: The implementation of the projects had a significant impact on the community by improving stormwater runoff. The streets with the newly constructed bioswales no longer experience flooding.

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

Accomplishment 1:

Outcome: Improved Environmental Impact

Project: Mount Airy Community Garden – 714 Rising Ridge Road, Mt. Airy, MD 21771. The Sustainable Mount Airy Commission developed the permanent Community Garden in 2022, that supported 31 gardeners in the first year. The project was included in the Town FY22 budget, but the Rotary Club of Mount Airy was able to support the project almost completely. Many additional sponsoring organizations have made the garden special with the construction of a driveway, addition of a portable toilet, garden and soil materials. The garden is completely fenced in, has a pollinator garden, and opportunities for citizens to volunteer one Sunday afternoon during spring-fall months.

Partners: The Rotary Club of Mount Airy, Walmart, Sheri Cates - State Farm Insurance Agent, Ross Contracting

Impact: Added 2.5786 acres of parkland to the Town of Mount Airy. Residents are now able to grow fresh produce for their use from May – November. The garden is a community of people who can educate others on all aspects of the gardening, pollinators, and healthy eating.

Pictures:



Accomplishment 2:

Outcome: Provide for the opportunity of new housing and housing stock diversity

Projects: Finalized Mixed Use District (MXD) zone approval process and rezoned the Beck Property.

The zone allows for a mix of residential and commercial development. 90 acres of the Beck Property have been rezoned. Circa 2021.

Partners: Mount Airy Planning Commission, Mount Airy Town Council

Impact: The MXD Zoning is a monumental step in zoning allowance for a complex and diverse development. By allowing the Beck Property to be rezoned, it has opened up the possibility at other areas in town. It is bringing out many members of the community and resulting in Planning and Town Council workshops to discuss concept plans. Shown below is the outline of the property that has been rezoned to MXD and one of the concept plans for each portion of the property (2022).



Accomplishment 3:

Outcome: Increased awareness of state of economy

Projects: Project 1 – Envision Mount Airy, Tour of Possibilities (Commercial Property Tour) A commercial property tour was held in 2019 and 2021. The tour involved developing a relationship with property owners/management directors to showcase the available commercial lease or sale properties to around 60 participants. Participants road a tour bus to visit the 21+ properties. With the event came the development of a tour booklet, highlighting features on each property, square footage, price, location, zoning, and amenities. Participants were treated to a breakfast and lunch.

Project 2 – Development and Management of Town incentive programs:

- Historic District Micro Grant*
- Small Business Operating Assistance Program*
- Building a Brighter Future Grant Program*
- Business Relief Loan Program*
- Community Legacy Façade Improvement Program*

Partners: Mount Airy Main Street Association, Greater Mount Airy Chamber of Commerce, Lee Development Group, R&F Investments, Weichert Realty, Northrop Realty, Carroll County Economic Development, Community Settlements, Sandy Spring Bank, Mount Airy Economic Development Commission, Mount Airy Economic Development Commission, Mount Airy Town Council

Impact: Highlighted the vacant and available properties in Mt. Airy town limits. The booklet was available in office and online to show to incoming or expanding businesses. Developing a professional relationship with the property owners to encourage the usefulness of each property. The incentive programs were helpful for COVID-19 recovery assistance. Projects were completed in a timely manner and business owners made improvements necessary for business. Some highlights included the following pictured: the tour booklet (2021) electric work for incoming brewery and replacement of damaged windows (2022), security camera and monitor installation for 24/7 gym (2021), purchase of inventory and new refrigeration systems for restaurant recovering from COVID-19 and a fire (2020).



Accomplishment 4:

Outcome: Better quality of life for Mount Airy residents

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Projects: Project 1 – Welcome Home Mount Airy Program - With 18+ sponsors from the business community, a beautiful reusable grocery bag is given to new residents and filled with promotional materials from each of the local business sponsors. With the assistance of a group of volunteers, elected officials, town administrative staff, and Mount Airy Police Department Officers, the bags are delivered to their new homes! A book was developed with pages filled up with the local sponsor advertisements and information for new residents including permitting for a fence or shed annual event flyers, and guides to various commissions.

Partners: Mount Airy Town Council, Mount Airy Economic Development Commission, EXIT Realty Center, Davey Tree Company, The Greater Mt. Airy Chamber of Commerce, Mount Airy Main Street Association, Superfoods Café and Market, La Bella Medispa, Green Home Solutions, Health Unlimited, Century Ford of Mount Airy, MISCellaneous Distillery, All Around Plumbing, Inc., Reed and Son Services, LLC., Wellness Point, Main Street Home Loans, Blossom & Basket Boutique, Southern States, Carroll Community College, Olde Town Restaurant, the Ridge Swim Club, Mt. Airy Children's Dental Associates, Mt. Airy NET, Sheri Cates State Farm Agent, Mt. Airy Motors, Inc., Browning Reagle Insurance Agency, Attorney Tim Barkley, Mt. Airy Liquors, SK Printing, Jersey Mikes Subs, Mt. Airy Collision Center, Inc.

Impact: An in-person visit from someone with the town to officially welcome residents and provide a link to additional resources. Inside the bags provides more information and a gift from participating sponsors, and encouraging residents to learn more about their business. Bags are being delivered from the Mayor, members of the Town Council, Mount Airy Police Department officers, Community Development staff, and members of the Mount Airy Economic Development Commission. Over 200 bags have been delivered since the start of the program in January 2022. This includes new residents that were part of July 2022 and more recent.



Project 2 – Acquired 6/10th of a mile for Rails-to-Trails – Western portion of trail.

Outcome: The Town purchased 6/10th of a mile of existing railroad corridor from CSX. This is known as Rails-to-Trails West. We are currently working through permitting and grant applications for capping, cleaning, and setting up with amenities for pedestrian and non-motorized vehicle use.

Partners: CSX, Maryland DNR, Mount Airy Town Council, Federal Government

Impact: Pedestrian connection to the residents located in the Frederick County portion of Mt. Airy, bringing them to the center of Town. Easier access to the seasonal Farmers Market and Downtown amenities. Recreation opportunity, bringing a connection to neighboring park.

Aerial Map



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: Design of Rails-to-Trails Connection from Center Street to Waste Water Treatment Plant Road, across MD Route 27.

Narrative: Rails to Trails progress is being made with construction improvements, including a boardwalk, to the 1/3 mile section connecting Watkins Park at 615 Center Street and the Downtown Mount Airy at 3 North Main Street in the Railyard. The Western Portion of the Rail Trail has recently been purchased and the soil capping process is about to begin in the fall. The connection from Center Street to Waste Water Treatment Plant Road across from MD Route 27 is still privately owned at this time. The owner came and stated at a Town Council meeting that they are not interested in allowing a pedestrian easement or any type of passage along their property. Working around the parcel is difficult due to grading. At this time, we are working on an alternative access to the trail through the MXD zoned Beck Property. We are hopeful and working towards this new opportunity to connect property that would be beneficial to the community.

Outcome: Determine the future use of the Flat-Iron Building

Narrative: The state of the Flat-Iron Building is still being determined. A Flat Iron Task Force has been created and is meeting regularly, providing updates to the Town Council and Mayor. Once a determination on the future state of the building can be determined it will be much easier to work on finding the future use of the building or the state of the land where the building had existed.

Outcome: Obtain access to Windy Ridge Park

Narrative: Windy Ridge Park has been utilized by pedestrians for a long time, but the vehicular park access is not present. Access to the park is now happening through East West Park, 1115 Prospect Road. A multi-use trail is being constructed in Windy Ridge that might benefit from a vehicular access point and parking lot; however, the need is still not obvious because it is a relatively passive park and there is citizen concern for park access through the nearby community. More research and discussion is needed prior to coming to a conclusion on an official access to Windy Ridge Park. The Town paved a parking lot for East West Park in 2021 which added 43 parking spaces. The playground was replaced in 2020 at East West Park.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART II: COMPREHENSIVE ASSESSMENT

Purpose:

The purpose of the comprehensive assessment is to capture indicators of accomplishments in each Sustainable Community. Indicators should reflect the five-year time period since the adoption of the Sustainable Communities Action Plan. Thus, the following questions focus on the common outcomes that were identified in the various Sustainable Community Action Plans approved by the State. The assessment will be grouped in the sections of Environment, Economy, Transportation, Housing, Quality of Life, and Land Use.

Please answer the following questions to the best of your knowledge.

Check “YES” if applicable to your community. If you answer “YES” please quantify the accomplishment (i.e. Q: Has there been an increase in the number of businesses in your Main Street/commercial district? A: YES 4 new businesses have opened in the past five years). If necessary, please also provide a short description of the accomplishment.

Please check “NO” if the question item did not have any impact on your community. If you answer “NO” please briefly summarize what kept you from achieving your plan’s desired outcomes.

Check “N/A”, if the question item does not apply to your Sustainable Community.

ENVIRONMENT	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an improvement in water quality? Have you completed any projects intended to improve water quality? Ex. impervious surface reduction, stormwater improvements etc.	YES			Certain development projects have been encouraged to use pervious pavement as an alternative. Storm water pond fountains are a project planned for this year which will reduce the amount of algae and mosquitos in the water. The Town upgraded a number of stormwater management facilities including: Merridale Pond, Twin Ridge #? Pond, Westridge Pond, Twin Ridge #3 Pond. Brittany Manor added 3 Dome Facilities. The Town added East-West Park pond. Most likely impervious surface has increased with new development in Brittany Manor and Pine Grove. The Town experimented with pervious concrete at Water Station #2, Carterque, La Bella Medispa, and Twin Arch Self Storage (TAI Lot 7). Enforcement of maintenance for this type of installation is not yet defined and proving to have failures in the surface.
2. Have you improved wildlife habitat in your community? Ex. native plantings, pollinator gardens, rain gardens	YES			The Town has placed extra importance on improving the natural community over the past 5 years with the installation of the Mount Airy Sustainable Commission. Butterfly and native plantings have been a priority. Recreation and Parks has installed three wildlife cameras in Windy Ridge park and have been tracking the wildlife that exists.
3. Have you increased access to green space, parks or outdoor recreational opportunities?	YES			More recreational activities are being offered which are always free and open to the public. Camp Night held in August has been steadily increasing in number. East West Park driveway and parking lot has now been paved to allow for a clean and inviting park access, which is also the access point to Windy Ridge Park. The Town is adding the Community Garden to parkland this year, which is approximately 2 acres.
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)	YES			The Sustainable Mount Airy Commission has been passing out compost bins to residents.

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OTHER:				

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?	YES			Since vacancy rates have been low, we have increased businesses slightly with businesses able to partner in the same building or space. The Mount Airy Commons is a collection of 15+ businesses.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?		NO		The Town is striving towards becoming an Arts and Entertainment District. We are partnering with the Arts Alliance to formulate an increase in arts activity downtown. We could use assistance guiding us to this designation.
3. Has there been an increase in foot traffic in the Main Street/commercial district?	YES			Employee numbers have risen over the 5-year period, to increase daily traffic to Main Street; however COVID-19 Pandemic had a huge impact on the public routine and events, which we have slowly been increasing back to normal numbers.
4. Have the number of commercial vacancies decreased?	YES			It's fluctuated a lot over the 5-year period, but were we are now is almost a 100% occupancy rate.

Sustainable Communities Renewal Application

5. Has there been an increase in local jobs within the Sustainable Community for its residents?	YES			The businesses have been growing and some so much that they have to leave the SC designated area for larger spaces outside.
6. Has there been an increase in workforce development training or other opportunities for connecting potential employees to well-paying jobs?		NO		There has been no increase in professional development training. The Town has held a four-week series in the spring and fall available to Greater Mount Airy Chamber of Commerce members for free or \$10 per class for others. We have held job fairs but have not connected the dots with workforce development training.
OTHER:				

TRANSPORTATION	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?	YES			The Town has acquired 6/10 th of a mile of additional pathway for Rails to Trails which was the former Baltimore & Ohio railway, owned by CSX Transportation. The trail is not ready for pedestrians yet, but it is going through a soil capping and remediation process. The project is slated to become available by spring 2023.
2. Have there been improvements to the public transit infrastructure?		NO		No changes have occurred to public transit.

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3. Has there been an increase in sidewalks? (Amount in linear feet). Were accessibility elements added, such as more ADA-accessible ramps and signage/signals? Has there been a noticeable increased use of these walking places?	YES			The Town updated the Main Street sidewalks from Culwell Drive to Watersville Road to include handicap ramps, add sections around poles, and encouraged the removal of individual mailboxes by installing cluster mailboxes that don't block the sidewalks (2.64 miles). The Town installed new sidewalks as follows: on Center Street from Main Street to Lookout Ave (0.14 miles), in Watkins Park (0.03 miles), on Cross Street (0.03 miles), Brittany Manor (1.50 miles), Pine Grove Court (0.11 miles).
4. Have there been any roadway improvements that support "Complete" or "Green" streets?			NO	If the Mixed Use Zoning District (MXD) development occurs, this is a goal to implement. The MD Route 27 Corridor design supports "Complete" streets of major arterial connection. There are new roads in Brittany Manor (0.69 miles), roads changed to one way on Veteran's Way (0.06 miles) and Park Ave (0.09 miles), added turn lane on Center Street (0.04 miles), added turn lane on Prospect Road (0.03 miles under construction), added Pine Grove Court (0.05 miles).
5. Has traffic congestion along major roads decreased? (Amount in percent)	YES	NO		A Route 27 Corridor Study was conducted to learn what improvements to make by 2040. Through traffic continues to increase AADT on MD27 by 10.7%, MD 808 by 4.5%, and Park Avenue by 4.3%. Yes. The failing left turn movement on southbound Ridgeside Drive to Main Street was removed. The nearly failing movement on westbound Center Street to Main Street added a lane for dedicated turn lanes. The failing movement on eastbound Prospect Road to Main Street added a lane for dedicated turn lanes (under construction).
OTHER:				
HOUSING	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have any residential facades or interiors been improved? Has the energy efficiency of any housing units been increased?	YES			Many residents in the Mount Airy Historic District have renovated. One more recently turned into a Bed & Breakfast located just at the corner of the Downtown Zone.

Sustainable Communities Renewal Application

2. Has the homeownership rate increased?	YES			Homeownership has increased slightly to 90.8% from 90.7%. This is according to U.S. Census Data.
3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable? How many are within .5 miles of a transit stop?		NO		No new housing units have been built in the SC designated area at this time, but developments are being reviewed for the addition of a mixed housing and commercial development, which would be a mix of single family and townhomes.
4. Has there been demolition of blighted properties?	YES			The Town has demolished a blighted shed property We have had some serious renovations in the past 5 years. The previous F&M Bank Building at the corner of Prospect and North Main Street was turned into a community park during the COVID-19 pandemic and about two years later, it is being completely repaired inside and outside for use as a brewery. We have applied for Strategic Demolition funds for Fiscal Year 2023.
5. Has the residential vacancy rate decreased?	YES			The residential vacancy rate has decreased from 1.7% in 2017 to 0.9% in 2020. This information is for the State of Maryland from the U.S. Census.
6. Has the jurisdiction partnered with any community development corporations to improve its housing stock, increase the availability of affordable housing, or support those experiencing homelessness or being threatened with eviction? Has the jurisdiction initiated any of		NO		The Town of Mount Airy has not looked into this but could consider being the informational source to support residents in their time of need. This could be on the website, printed resources in the local printed publications or in person communication. Residents contact Town Hall for many reasons, but we haven't fielded many, if any correspondence, on this.

Sustainable Communities Renewal Application

its own programs to do the same?				
7. Has there been an increase in homeownership counseling services or individuals accessing such services?		NO		The Town hasn't offered homeownership counseling services.
OTHER:				
COMMUNITY HEALTH & QUALITY OF LIFE	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. How many historic properties were renovated/improved? To your knowledge, did the renovations mitigate certain environmental hazards such as lead and asbestos?	YES			Five properties were renovated through the Community Legacy Façade Improvement Program over the past 5 years. One may have had a lead and asbestos mitigation.
2. Have there been improvements and/or additions to your public or community available spaces? Examples include museums, community centers, public plazas, murals and public art.	YES			The Mount Airy Volunteer Fire Department was able to renovate their Reception Hall on their carnival grounds. Many weddings and events are held there. We have been able to receive a State grant to replace the roof at the Mt. Airy Museum and Mt. Airy Pharmacy which was the home of our historic train station. We are working towards a public art mural project and hoping to use Dept. of Housing and Community Development funding towards it in 2022. The Town was able to install two sheds thanks to a willing land owner which has helped us to have supplies readily available for all our downtown events. The same land owner was willing to have the Town and Mount Airy Main Street Association repave a section of their parking lot which is home to the Farmers Market.

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3. Are there opportunities for residents to gather, communicate and celebrate? Do they serve multi-generations and all populations in the community? Examples are wide-ranging and may include fairs, community history days, neighborhood meetings, etc.	YES			We have annual events hosted by the Town and many other community groups all throughout the year. They are hosted under pavilions, in parks and in a few of the indoor rental halls. Two local carnivals are held annually, 5K and fun runs, downtown festivals, and walking tours. Many HOAs are hosting monthly meetings and residents have the opportunity to attend the many Town Council meetings. They are encouraged to participate in municipal meetings and volunteer when they are able to join a commission or board. Task Forces are often created during the year to solve problems facing the community.
4. Have there been any changes in access to health and wellness services? Examples include mobile clinics, hospitals, telehealth opportunities.		NO		Telehealth has increased with local doctors in area.
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/outdoor courses or groups)?	YES			Mount Airy has recently made Pickleball Courts out of existing outdoor hockey and basketball courts. We are attempting to build a temporarily lined court on existing Tennis Courts as well. There has been a lot out outreach over the past 5 years for in increase in courts. The ones that are existing are heavily used. The Town began a public "Mt. Airy Pickleball" Facebook group which encourages those interested in pickleball to reach out to members in the group for pick up games or other neighboring area pickleball opportunities. Mount Airy is home to many other outdoor recreational fields, courts, playgrounds, a fishing pond and walking trails. We encourage groups to host mile walks, runs, 5Ks and more in the neighborhoods and in parks. Recreation and Parks has increased recreational events in the last year and we are now hosting a least one per month.
6. Do all residents have access to healthy food options such as fresh food grocery stores, farmers markets, community gardens, etc., within the Sustainable Community?	YES			Mount Airy has three grocery stores in Town: Safeway, Food Lion, and Weis Markets. From June through September on Wednesdays from 3-7PM is the Mount Airy Main Street Farmers' Market. For \$50, up to 31 residents could rent a garden plot which is 10' x 20' at the new Community Garden Park, if there was anyone who could not afford, we were going to offer a program to pick up the cost. No one had any issues paying this year. There are plans to expand the garden plots in 2023. One resident who lives in a wooded and shady piece of Mt. Airy was grateful for the opportunity.

Sustainable Communities Renewal Application

7. Has there been a decrease in crime rate?	YES			The Town began a Mount Airy Police Force in 2017. Crime has remained steady or decreased over the period of time.
8. Do all residents have access to the Internet and other basic utilities and services?	YES			All Mount Airy Town residents have access to the Internet, but it is up to them to subscribe. They have access to phone, internet, satellite, gas, electric, and oil.
OTHER:				
LOCAL PLANNING & STAFFING CAPACITY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have there been any infill developments?	YES			A limited amount of infill has occurred. (John correct please, it may only be additional development on already developed lots). There are two large infill development projects in the works currently.
2. Has there been an increase in the amount of preserved/protected land?	YES			Yes, but only the Community Garden is being made into park land. It is sitting in the Twin Ridge Industrial park.

Sustainable Communities Renewal Application

3. Have there been any developments hindered by growth constraints? If so, please describe. Example constraints could be inadequate infrastructure, insufficient zoning density/intensity, or lack of buildable land.	YES			Cold storage property has lost development because of the need to meet open space requirements and to provide for sidewalk infrastructure.
4. Have there been any zoning or policy changes that have fostered growth or redevelopment in your Sustainable Community?	YES			Mixed-Use Development (MXD) and (MXU-CC) are two new zoning options for the Town. Neither has been officially approved for development, but the land owners are working through process.
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	YES			Road widening is happening in the fall at Prospect Road, which will have a dedicated turn lane for North or South onto Main Street. The municipal stairwell has a wonderful bright light now. Partnership between Town to install and local building owner to continue running the electric cost. A 12-inch water main was installed under Center Street, in anticipation of future development. Joint mailboxes from residential units have been installed up South Main Street, as well as bump outs of the sidewalk where a power pole may be impeding the pedestrian and bicycle flow, which has improved the walkability of the sidewalk.
6. Have you hired any new staff members, reassigned duties, or procured the services of a contractor to increase or better align local capacity? Have you implemented any professional development programs?	YES			The Community Development Department has been reassigned to manage Recreation and Parks, Sustainability, and Economic Development, which includes the Main Street Maryland program. Since the last plan update, the Department has a dedicated Communications Specialist and Parks and Events Manager.

Sustainable Communities Renewal Application

<p>7. Has your community initiated or completed any planning efforts that will support the Sustainable Community area, including comprehensive planning, small area planning, or planning studies?</p>	<p>YES</p>			<p>The Planning Department is actively working with the Mount Airy Planning Commission and community on updating the Mount Airy Comprehensive Master Plan. In 2019, the Town hired Design Collective to conduct planning of the future of the Downtown area, which was completed as the Downtown Mount Airy Vision Plan, which includes a portion of the SC designated area.</p>
<p>OTHER:</p>				

Sustainable Communities Renewal Application

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): <ul style="list-style-type: none"> • Façade Improvement Program FY19-21 • Façade Improvement Program FY21-23 	DHCD	\$50,000 \$50,000		
Strategic Demolition Fund (SDF): <ul style="list-style-type: none"> • • 	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: examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.

*Please add more rows if necessary

Operating Assistance Program – Technical Assistance Grant Program for Historic District Micro Grant Program	DHCD	\$25,000		
Add Brownfields Grant			Did not receive funding.	
Recreational Trails Program Grant	Federal			
Clean Up & Green Up Maryland – Compost bins and Keep America Beautiful Affiliate Fee FY20-21	Keep America Beautiful	\$5,000		
Maryland Arts Council – Design and plan a public mural for Downtown FY21	MD State Arts Council Grant	\$2,500		
Design and Construction of Hiker Biker Trail in Windy Ridge Park FY22	DNR	\$50,000		
Windy Ridge Oak Tree Planting FY22	Keep America Beautiful	\$5,000		

Sustainable Communities Renewal Application

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

Mount Airy Sustainable Community

Example Section

Strengths

- Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community)

Weaknesses

- Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)

Desired Outcomes and Progress

Measures

Outcomes should be considered end results of actions and strategies. Based on the strengths and weaknesses, identify the strengths on which you would like to build and the challenges you would like to address.

Progress Measure: What will you use to measure success toward outcome? Is it quantifiable or qualifiable?

Example Outcome 1: Code violations and complaints are reduced in the Sustainable Community residential areas.

Example Progress Measures: Code violations reduced by 25% in Sustainable Community residential areas

Strategies and Action Items

Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.

Example Strategy A: Review and revise, as needed, code compliance program to reduce frequency and number of residential code violations.

Example Action 1: Complete analysis of code violations over the past five years to determine areas, both geographically and topically, for which code violations are most frequent.

Example Action 2: Conduct outreach program to determine barriers to code compliance.

Example Action 3: Analyze code compliance program for potential inefficiencies and opportunities for proactive engagement.

Example Action 4: Pursue façade improvement funding to assist low-income homeowners overcome barriers to code compliance.

Implementation Partners

Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.

Maryland Department of Planning,
Maryland Department of Housing,
County Planning Department, local
homeowners association

Environment

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

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

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> ● Established Community Garden and added to parkland inventory ● Annual Mount Airy Main Street Farmers' Market ● Green purchasing Policy – whenever possible the town will purchase environmentally friendly ● Paper and Comingled Recycling – curbside program for residents ● Oil Recycling – Drop off location at Public Works ● Electronic Vehicle Charging Stations at Municipal Lot and Watkins Park ● Tree Planting in Windy Ridge ● Adding 6/10th mile Rails-to-Trails, which adds additional pedestrian accessibility, less need for motor vehicles ● Storm pond renovations ● Bee City Designation ● Establishment of Sustainable Mount Airy Commission – working through ● 1 or 2 microbrewing & micro distilling businesses are recycling their 	<ul style="list-style-type: none"> ● No tree canopy in Historic District – this would add to the charm of the district, filter the air and provide shade. The challenge lies with the existing power lines. ● Residents producing large amounts of waste that goes into the landfill each week without any benefit ● Residents currently lack local resources for sustainable living. The Sustainable Mount Airy Commission is tasked with this. ● Limited use of renewable energy for public buildings. There are some solar panels installed at the Waste Water Treatment Plant. ● Town could do a better job of education to the public and staff. Letting them know why dumping in the bin is important.

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
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Sustainable Communities Renewal Application

Outcome 1: Rainwater Collection off Municipal Buildings and Waste to Energy Recycling Program	Strategy A: Adding Solar canopy and town own parking lots. Strategy B: Adding cisterns to roofs of town-owned buildings. Strategy C: Onboarding of new parkland and green space. Progress Measures: A: Review yearly for additions or grants B: Measure the amount of water collected & yr goals, C: Green space audit yearly	Federal Grants State Grants Private Grant Local Non-profits
Outcome 2: Education Progress Measures: A: Carroll County Water Outreach reporting for state, B: Outreach Reporting, C: County Outreach report	Strategy A: Water PSAs and demos at public events. Strategy B: PSAs through social media channels. Strategy C: Giving out water-wise shower heads and shower timers to citizens free of charge.	Local Non-profits Farmers Market Mount Airy Main Street Assc. Mount Airy Chamber

Economy

This section is centered on economic growth and management.

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

Strengths

- Brewery is moving into Downtown which we anticipate will bring many new visitors.
- Commercial vacancies Downtown are limited – Mt Airy has offered a commercial property listing online for many years now.
- Façade Improvement Program has been fully taken advantage of by folks in the SC area. Another application was submitted for additional funds to the program.
- Financial incentive programs have aided businesses over COVID-19 recovery and post-COVID.

Weaknesses

- Moderate commercial vacancies in Mt. Airy area.
- Wayfinding signage to Downtown and Local Amenities needs improvement.
- Local business association membership is low and there is a need for volunteers
- Town purchasing buildings to repurpose,
- Small funding for incentive programs, could be making a larger impact with a revolving loan fund or grants in amounts of \$50,000+ for catalyst projects.

Sustainable Communities Renewal Application

<ul style="list-style-type: none"> • Mount Airy has a refreshed website and big social media presence for promotion and overall communication - hired a Communications Specialist to ensure we prioritize these. • Improved data collection for Town businesses, contact information, and building information. • Envision Mount Airy, A Tour of Possibilities (Commercial Property Tour) held about every other year. • Celebrate Mount Airy – Event to include and promote only the businesses located in 21771, Mount Airy’s zip code. • Business Card Exchange – Hosted 	<ul style="list-style-type: none"> • Branching out to the Howard and Montgomery side of Mount Airy to advertise/network, and improve print materials • Place-based heritage tourism, strengthening our cultural values and presenting that well to the public. • Town does not have a strong arts and entertainment presence. • Limited availability of fiber optics, natural gas, and competitive internet options. • Low on events to draw folks with 30 years and younger, with unique
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Networking with the Top 25 businesses in each of 4 Counties for the Event</p> <p>Progress Measures: A: Yearly inventory review, B: Site review yearly</p>	<p>Strategy A: Brochure and Printing Materials Budget</p> <p>Strategy B: Website to promote Tourism</p>	<p>Mount Airy Main St Assc. Mount Airy Chamber</p>
<p>Outcome 2: Establish Revolving Loan Program</p> <p>Progress Measures: A: Review program and budget yearly, B: Track yearly how many new businesses we gain</p>	<p>Strategy A: Help businesses struggling in the short term.</p> <p>Strategy B: Help new businesses with startup cost.</p>	<p>Mount Airy Main St Assc. Mount Airy Chamber</p>
<p>Outcome 3: Vacant Spaces – Business Incubator</p> <p>Progress Measures: A: Yearly review of current vacant spaces, B: Yearly review of grants applied for and budget remaining</p>	<p>Strategy A: Vacant Spaces – Business Incubator</p> <p>Strategy B: Grant Programs</p>	<p>Mount Airy Main St Assc. Mount Airy Chamber</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

- Electronic vehicle charging stations are available at the municipal lot or in Watkins Park
- Sidewalks are prevalent throughout town
- The Mount Airy Senior Task Support (MASTS) organization is providing a bus service for the Farmers Market with pick-ups in two locations in both Carroll and Frederick Counties.
- Rails-to-Trails provides a safe and healthy current trail with future connections coming, alternative to fossil fueled transportation
- Adding 23 additional public parking spaces to Downtown Mt. Airy (2022) with the improvement of the intersection of Prospect and Main Street to allow for two turning lanes on Prospect Rd.

Weaknesses

- Locally operated County bus systems do not assist with out-of-County operations, for ex. taking senior citizens living in Frederick County portion of Mt. Airy to the library or senior center located in the Carroll County portion of Mt. Airy.
- Car travel is typical way to get around, preferred for changing topography as well
- Pedestrian access into older commercial establishments is limited
- Some areas missing sidewalks, i.e. North Main Street
- Future annexations and development expected to increase traffic on MD Route 27
- Still determining safe way to connect Rails-to-Trails across MD Route 27
- Center Street Connection still does not exist which would connect Downtown Mt. Airy with MD Route 27.
- Vehicle parking downtown is limited during festivals
- Power poles are eye sores, obtrusive, and limiting for walkability

Sustainable Communities Renewal Application

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Provide local commuters for Mount Airy</p> <p>Progress Measures: A: review of hours of run time on trail, B: Yearly usage data collection</p>	<p>Strategy A: Electronic trolley for rails to trails</p> <p>Strategy B: Electric charging stations at Park and Ride</p>	<p>MASTF</p> <p>State Grant Funds</p> <p>Mount Airy Main St Assc</p>
<p>Outcome 2: Encourage and promote “Walkable Mount Airy”.</p> <p>Progress Measures: A: yearly asset review of green spaces, B: Yearly check in with MASTS</p>	<p>Strategy A: New trails and bike ways</p> <p>Strategy B: Wider sidewalks and grading, Age friendly states and communities’ designation – AARP – MASTS is looking into this as a weakness that we don’t have.</p>	<p>State & Federal Grant Funds</p> <p>Non-Profit Partners</p>
<p>Outcome 3: Parking Improvement Downtown</p> <p>Progress Measures: A: Review throughout the year how many bikes park in the town bike racks during events, or high traffic days (Weekends), B: Review of parking revenue yearly</p>	<p>Strategy A: Encouraging bikeways for Downtown.</p> <p>Strategy B: Parking garage/meters – elevated parking, solar driven</p>	<p>State & Federal Grant Funds</p> <p>Non-Profit Partners</p>

Housing

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

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

Strengths	Weaknesses
<ul style="list-style-type: none"> MXD Zone is newly adopted and being used on the Beck Property – allows opportunity for mixed residential and commercial development GreeneTree Development – Town houses, villas, single family homes, commercial element. Majority of Mt. Airy residents are homeowners. 2013 Master Plan recognized need for different housing stock – in adopted plan to allow for future housing needs. 2023 plan will incorporate an expanded housing element. 	<ul style="list-style-type: none"> Limited housing stock with a high price located in prime Frederick/Baltimore/DC Region No local program available for housing renovations Aging in place is an issue for those living in 2-story homes, prevalent in many of the neighborhoods. Housing data could be better tracked Education for the public and staff on what housing opportunities are out there.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Use the Master plan process to encourage adding housing for seniors.</p> <p>Progress Measures: Zoning Progression and marketing study to see our demo changes.</p>	<p>Strategy A: Use the new MXD Zoning to concept plans to site plans on both housing development projects.</p> <p>Strategy B: Master Plan revision being drafted</p>	<p>Developers, Staff, Planning Board and elected officials</p>
<p>Outcome 2: Use the Master plan process to encourage adding housing for emerging adulthood professionals.</p> <p>Progress Measures: Zoning Progression and marketing study to see our demo changes.</p>	<p>Strategy A: Use the new MXD Zoning to concept plans to site plans on both housing development projects.</p> <p>Strategy B: Master Plan revision being drafted</p>	<p>Developers, Staff, Planning Board and elected officials</p>

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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.

This category includes projects focusing on (but not limited to): improvement of public health including improving community design to promote healthy behaviors such as walking and strengthening community support and connectedness through health and wellness programs and facilities that create inclusive communities. These projects may include built environment, indoor spaces, outdoor environments such as increasing community gardens and access to services including educational facilities and programs; health and wellness facilities and programs that serve multi-generations; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities. Projects should include community engagement that includes participation in the selection of strategies and outcomes, progress reports, and evaluation.

Strengths	Weaknesses
<ul style="list-style-type: none"> • Historical Society is an active community partner with the town • Mount Airy has three grocery stores, Walmart, and restaurants with curbside, pick-up, and delivery options for safe and efficient food shopping. • Community Garden was established in 2022. • Local Youth Organizations available for seasonal sports • Health and Wellness Pavilion – a great partnership between Monocacy Health (Frederick) and Carroll Hospital. • Senior Center and Library available to all citizens • Annual events held Downtown, Carnival Grounds, and Parks 	<ul style="list-style-type: none"> • Searching for a permanent location for Mount Airy Police Station. • Entertainment venues are in short supply and there is much-needed growth still needed with the arts. • Hotels are limited – although AirBNB and a local B&B have recently been established • Adult sports leagues are limited • <i>Community Center, Community Stage, Amphitheatre</i> • <i>More cultural events and programming throughout the town</i> • <i>Annual summit for local organizations</i> • <i>Health Expo</i>

Sustainable Communities Renewal Application

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Develop a shared community space & encourage healthy eating that is sustainable Progress Measures: Community Garden	Strategy A: Promote Community Garden as a means to promote sustainability. Strategy B: Measure participation.	Staff, volunteers, community service organizations
Outcome 2: Create an outreach on daily actions to help the environment. Progress Measures: Attendance and feedback from events and outreach	Strategy A: Promote the town and include sustainable issues w/ educational demos and tables.	Staff, volunteers, community service organizations, Mount Airy Farmers Market

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"> Downtown Vision Plan was completed in 2019. Main Street Improvement Plan established between MAMSA and Town partnership – allowing resources to be used to pair up with future projects and programs MXD and MXU-CC zones are established – public and approval bodies are working through to positively impact Mt. Airy 	<ul style="list-style-type: none"> Increased staffing capacity will be needed for possible future large annexations. Water capacity does not yield a complete buildout of all infill development – Town will need additional sources of water to develop infill properties. Lot sizes and existing commercial inventory are limiting the growth of business Kraft property listed as open space? Banned list of invasive species – adopted resolutions

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Zoning changes Encourage more mixed uses</p> <p>Progress Measures: Business and residence survey and marketing demographic study to see if there is an increase in mixed uses development.</p>	<p>Strategy A: The 2013 town of Mount Airy master plan update has just concluded a year-long listening session with dozens of public meetings. The staff has begun preparing a draft of the 2023 plan.</p> <p>Strategy B: The staff continues to work with MAMSA regarding the curbside appeal. Major intersection improvements at Main St and prospect to address a new business edition.</p> <p>Strategy C: Development plans have been submitted and are under consideration.</p>	<p>Developers, Staff, Planning Board and elected officials</p>

Sustainable Communities Renewal Application

2023 Sustainable Communities Workgroup Roster

Larry Hushour, Mayor

Barney Quinn, Town Engineer

John Breeding, Director of Planning

Ashley Collier, Director of Community Development

Alice Settle-Raskin, Vice President MAMSA

Sheri Cates, State Farm Insurance, Woman in Motion

SIGNATURE LETTER