



SUSTAINABLE COMMUNITIES PROGRAM

APPLICATION FOR DESIGNATION RENEWAL

Eligible Applicants:

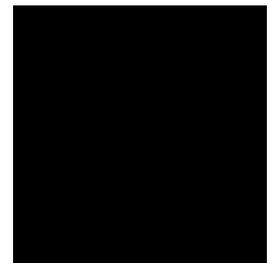
*Local Governments with a Sustainable Communities
Designation*

*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 3.05.2025



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:

To: Carter Reitman

carter.reitman@maryland.gov

Copy: Olivia Ceccarelli-McGonigal

olivia.ceccarelli@maryland.gov

Site Visits, Follow-up, and Technical Assistance

Attendance at a minimum of one application consultation session or training is mandatory for all applicants. Consult with Carter Reitman at 410-209-5849 or by email at carter.reitman@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 Carter Reitman at 410-209-5849 or by email at carter.reitman@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 and identify what state resources were used, if any, to achieve those outcomes. Renewal applicants are encouraged to discuss how priorities, actions, and objectives were or were not achieved across the Sustainable Communities plan elements, 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 details revitalization outcomes and strategies to achieve those outcomes over the next five years. 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.

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

1) For each element, identify the essential strengths and weaknesses of your community.

Example:

Strength - Good sidewalk connectivity

Weakness - Insufficient bicycle infrastructure

2) Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest opportunities. Identify a way to measure the success of that outcome.

Example:

Outcome - Expand fiber optic broadband Internet connections in Town

Progress Measure - Linear measurement of broadband fiber laid

3) After defining the outcomes, list detailed strategies and discrete actions that will serve as the means to achieve those goals.

Example:

Strategy A - Increase number of Town sponsored events

Action A - Organize a workgroup tasked with planning weekend events

Action B - 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:

Partner 1 - DHCD (Community Legacy program)

Partner 2 - Small Business Administration (Services and financial assistance)

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Town of Myersville

NAME OF SUSTAINABLE COMMUNITY: Sustainable Myersville

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

- Section A - Sustainable Community Renewal Applicant Information**
 - [Applicant Information](#)
- Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**
 - [Part 1: Qualitative Assessment](#)
 - [Part 2: Competitive Funding](#)
- Section C – Sustainable Community Renewal Action Plan Update (Matrix)**
 - [Action Plan](#)
- Section D – Sustainable Communities Workgroup Roster**
- Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**
 - [Disclosure Authorization](#)
- Section F – Additional Files:** The following contents should be included:
 - If requesting a boundary modification, map in pdf format and a GIS shapefile of the proposed Sustainable Community boundary
 - Photos (jpeg format) of your aforementioned accomplished projects of the last five years

SECTION A - SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

Name of Sustainable Community:		Sustainable Myersville	
Name of Applicant:		Town of Myersville	
Applicant's Federal Identification Number:		52-1458619	
Applicant's Street Address:		301 Main St., PO Box 295	
City: Myersville	County: Frederick County	State: MD	Zip Code: 21773
Phone Number: (301)293-4281	Fax Number: (301)293-3080	Web Address: Myersville.org	

Sustainable Community Application Local Contact:

Name: Brandon Boldyga	Title: Planning & Zoning Administrator
[REDACTED]	[REDACTED]

Sustainable Community Contact for Application Status:

Name: Brandon Boldyga	Title: Planning & Zoning Administrator
[REDACTED]	[REDACTED]

Other Sustainable Community Contacts:

Name: Mark Hinkle	Title: Mayor
[REDACTED]	[REDACTED]

(1) Sustainable Community Boundary and Description

(1) Are you requesting any changes to your Sustainable Community boundary? **Yes.** Why or why not? *The Town would like to remove two undevelopable out lots from the sustainable community area, including a portion of Doubs Meadow Park, recently acquired by the Town using State funds and a stormwater management lot.* If you are requesting an expansion of your boundary, identify at least one outcome in your Action Plan that would serve the expanded area and at least one State benefit that would support achievement of that outcome (e.g., Community Legacy grants, Safe Routes to School, etc.) **No expansion is requested.**

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

- a. PDF or JPEG of modified Sustainable Communities boundary map,

- b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),

(3) Approximate number of acres of entire SC Area: **139.7 acres**

(4) Existing federal, state or local designations:

- Main Street National Register Historic District Local Historic District
 Arts & Entertainment District State Enterprise Zone Special Taxing District BRAC
 State Designated TOD Other(s): **PFA**

(5) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years? ***Sustainable Myersville continues to be a relatively homogenous community with over 90% of the area identifying as Caucasian or White. As older residents have moved on over the past five years, younger families and individuals have moved into those vacant dwelling units, lowering the median age of Sustainable Myersville; however, housing costs in Myersville, and Frederick County at-large, remain high. As a result, Sustainable Myersville remains an economically affluent area, with median household incomes well above the median household income for Frederick County.***

(2) 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 SMWG remains a volunteer committee-driven group, primarily the Planning Commission, guided by Town staff, operating under the directive of the Mayor and Council.***
- (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 SMWG has incurred challenges since the last renewal application was submitted in December of 2020. The global pandemic, the largest issue since 2020, heavily reduced person-to-person connectivity during the span of the pandemic. The pre-pandemic levels of interaction within the community have not yet returned. Much of this is due to adaptations in lifestyle including virtual meetings, delivery of fast or pre-prepared foods, and online shopping. The SMWG, through the Town of Myersville, has been successful in maintaining consistent staff and volunteering base since the adoption of the SC.***
- (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? ***Input to the Sustainable Communities Action Plan update was provided through public meetings. The action plan is based on the Comprehensive Plan, last updated in January of 2023.***
- (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. ***The Town / SMWG would benefit from technical assistance implementing a façade improvement or restoration effort for residences or businesses located, and/or looking to locate within the SC in Myersville.***

SECTION B - SUSTAINABLE COMMUNITY RENEWAL REPORT **PART I: QUALITATIVE ASSESSMENT**

Purpose:

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

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

- 1) **Outcome:** Which outcomes identified in your Sustainable Community plan were you able to achieve?
- 2) **Projects:** Which projects did you implement 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: Implement an energy conservation program

Projects: Town LED Fixture Project: The Town of Myersville, with funding from First Energy, invested in replacing all lighting fixtures within all Town facilities. This project replaced dozens of florescent lighting fixtures, with new, LED, energy efficient fixtures.

Partners: First Energy

Impact: The project has saved the Town energy costs and highlights the importance of energy conservation and awareness within the community.

Accomplishment 2:

Outcome: Increase diversity in housing stock

Projects: Myersville Zoning Update: The Town of Myersville has been able to amend portions of the Town zoning code, with guidance from the MD MDP, to allow for higher density development within the SC, and to allow for accessory dwelling units (ADUs) Town-wide.

Partners: MD MDP

Impact: This effort has improved housing stock diversity and affordability within an otherwise costly and exclusive housing market. This highlights the Town's commitment to generate more affordable housing options.

Accomplishment 3:

Outcome: Increase police presence during off hours to improve safety and make residents more comfortable during hours when they may dine or recreate

Projects: Myersville Public Safety Policy: Though not necessarily a project, the Town has successfully been able to adjust policing coverage of the community deputy to provide coverage during weekends and nights to increase public safety and law enforcement visibility during hours when citizens may otherwise be more cautious about recreating or dining out within the SC area.

Partners: Frederick County Sheriff's Office

Impact: Citizens feel safer and are more likely to walk, recreate, dine, and shop during later hours or on weekends.

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: Offer financial incentives or relief to new and existing businesses in the SC

Narrative: The SCWG has not been successful at convincing the elected body to approve measures for financial incentives for businesses to locate within the SC, or to retain businesses currently located within the SC. The SC has seen a diner, a beauty salon and a gun smithing shop close their doors since the last renewal application was processed by MD DHCD. None of those locations have been able to attract new businesses to date. For two years, the Town suspended the business personal property tax, but was forced to re-implement the tax when operating expenses increased dramatically in the years following the pandemic. The re-instated business personal property tax, and lack of any commercial incentives has made Myersville and the SC less attractive than other jurisdictions that take a more active stance in attracting and sustaining businesses within their communities.

Outcome: Improve access to public transportation

Narrative: The Town of Myersville has not been successful in connecting the SC area to a mode of public transportation. There have been several occasions where third party groups have proposed trail systems connecting the SC area to other trail systems, however, they have not proposed to connect to a system that allows access to the MTA bus route located on Ventrie Court. The main obstacle to this effort is crossing I-70 and the associated interstate access ramps in a safe manner for pedestrians and cyclists.

Outcome: Provide space for senior citizen programming and regular activities within the community

Narrative: The Town of Myersville has not been successful in providing space for senior citizen programming and regular activities within the community. Although many young families have replaced individuals who have since moved on since the last SC renewal application, Myersville still boasts a significant senior citizen population. The Town of Myersville, a small Town of less than 2,000 individuals, lacks the funding to build and/or operate a senior center. The Town has not been successful in attracting State and/or County investment in doing so within the Town. A facility, such as a senior center, would be pivotable within the SC to increase mobility of seniors within the community, creating foot traffic for local businesses and recreational opportunities for those seniors who do not have access to these types of facilities otherwise.

Part II: Competitive Funding

Use the rows below to list awards for sustainability or revitalization projects your community has received through the Sustainable Communities designation. Add rows as necessary.	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"> ● Poplar Street Sidewalks 	DHCD	\$100,000		Expended since last renewal application, awarded before last renewal application
Strategic Demolition Fund (SDF):	DHCD			
Maryland Facade Improvement Program (MFIP)	DHCD			
Operating Assistance Grant (OAG)	DHCD			
National Capital Strategic Economic Development Fund (NED)	DHCD			

Sustainable Communities Renewal Application - Section B

Safe Routes to School:	MDOT			
Bikeways Network Program:	MDOT			
Sidewalk Retrofit Program:	MDOT			
Water Quality Revolving Loan Fund:	MDE			
<p>Other Funding Programs: <i>examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.</i></p> <p>*Please add more rows if necessary</p>				
Program Open Space <ul style="list-style-type: none"> ● Metzger Park Improvements ● Harp Park Improvements 	MD DNR	\$73,446		
Community Parks and Playgrounds <ul style="list-style-type: none"> ● Metzger Park Revitalization 	MD DNR	\$45,000		

Sustainable Communities Renewal Application - Section B

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

Sustainable Communities Renewal Application - Section B

The Town would like to explore funding sources for senior center construction/conversion and potential funding sources for senior center activities; however, a specific funding source for seniors does not seem to exist at this time.

SECTION C - SUSTAINABLE COMMUNITIES ACTION PLAN

[Sustainable Myersville]

Example Section

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> ● Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community) 	<ul style="list-style-type: none"> ● Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>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.</p> <p>Progress Measure: What will you use to measure success toward outcome? Is it quantifiable or qualifiable?</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>Example Outcome 1: Code violations and complaints are reduced in the Sustainable Community residential areas.</p> <p>Example Progress Measures: Code violations reduced by 25% in Sustainable Community residential areas</p>	<p>Example Strategy A: Review and revise, as needed, code compliance program to reduce frequency and number of residential code violations.</p> <p>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.</p> <p>Example Action 2: Conduct outreach program to determine barriers to code compliance.</p> <p>Example Action 3: Analyze code compliance program for potential inefficiencies and opportunities for proactive engagement.</p> <p>Example Action 4: Pursue façade improvement funding to assist low-income homeowners overcome barriers to code compliance.</p>	<p>Maryland Department of Planning, Maryland Department of Housing, County Planning Department, local homeowners' association</p>

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"> ● water resource awareness - The Town and its citizens practice good water conservation practices. The Town has passed several ordinances in place regarding water consumption, water source protection, and water allocation. ● pet waste practices – The Town provides numerous pet waste stations with pet waste bags and disposal containers for pet owners to properly dispose of their pet waste while walking their pets. The Town has passed a pet waste ordinance and has a good record of enforcing this ordinance when possible. ● recycling – Frederick County offers free recycling within the Town and SC. The Town has passed a mandatory recycling ordinance and works to educate the public in the importance of recycling and recycling properly. ● parks and open space – The Town operates over a dozen parks, several which are included within the SC, offering ample opportunities for recreation and activities as well as natural area conservation. 	<ul style="list-style-type: none"> ● climate change mitigation – The Town is small, and although important, climate change mitigation is challenging for a Town of approximately 2,000 residents to implement. ● green infrastructure – The Town has taken many steps to improve water quality, water protection, forest conservation and protect other natural resources; however, green infrastructure such as permeable asphalt, green roof technology or gray water systems, are most likely cost prohibitive for a Town this size. ● green programs – The Town mandates participation in the Frederick County recycling program; however, community gardens, rain barrel programs and composting efforts have not been as successful. These programs are difficult to gain support due to the rural location of Myersville, where many residents simply have enough property to grow their own gardens and utilize the yard waste service provided by the Town.

<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 - Section C

<p>Outcome 1: Provide financial incentives for “green development” practices</p> <p>Progress Measures: Commitment from developers to participate in any potential credit program.</p>	<p>Strategy A: Provide tap fee credits for developers who participate in the program.</p> <p>Strategy B: Provide permitting and review fee waivers for developers who participate in the program.</p> <p>Strategy C: Provide density bonuses through zoning regulations for developers who use “green development” practices</p>	<p>Mayor & Council</p> <p>Private Developers</p>
<p>Outcome 2: Implement an e-cycling program.</p> <p>Progress Measures: The amount of e-waste collected would determine whether or not the program has successfully engaged the public and reduced the amount of e-waste entering the waste stream.</p>	<p>Strategy A: Contract with an e-cycling contractor to physically collect the e-waste in Myersville for a fee.</p> <p>Strategy B: Partner with Frederick County to establish a satellite collection site in Myersville.</p> <p>Strategy C: Educate residents on where and how to e-cycle old electronics and e-waste.</p>	<p>Mayor & Council</p> <p>Frederick County Government</p> <p>Private E-waste Haulers</p>

Economy

This section is centered on economic growth and management.

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

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> ● strong tax base – The Town enjoys a strong tax base due to high property values, generally high-income earners and a large portion of utility taxes collected on public utilities. ● educated workforce – There are many skilled and highly educated residents within the Town who do not work full-time elsewhere due to lack of necessity. This allows these individuals to be available part-time or full-time locally without long commuting hours to work in high level positions closer to home. ● sense of place – The Town has worked tirelessly over the past ten years to create the physical presence of the community that is Myersville. The Town has added focal points throughout the SC and the Town at-large to encourage connectivity and a sense of community. The Town’s historic structures and character add a level of charm to the community. 	<ul style="list-style-type: none"> ● main street program – The Town of Myersville has had a long-standing approach of hands-off to economic development with no main street program to encourage infill development or redevelopment in the SC. This issue is political in nature and may remain a weakness in the SC plan for the foreseeable future. Proposed infill projects have drawn scrutiny from the community at-large. ● technical and financial assistance to businesses – The Town has offered very little incentive to businesses to locate in Myersville or remain in Myersville in the form of tax programs or credits, redevelopment assistance or technical programs. ● improving economic impact of cultural and historic assets – The Town has not explored the economic opportunities associated with the history of the trolley and historic tourism. This was greatly impacted by the global pandemic.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Offer financial incentives or relief to new and existing businesses in the SC</p> <p>Progress Measures: The number of businesses that locate to the SC or remain in the SC will be an indicator as to whether the strategies are successful or not.</p>	<p>Strategy A: Permanently eliminate business personal property taxes. And historic tourism</p> <p>Strategy B: Create a local tax credit for businesses that relocate to the SC or offer a tax credit for businesses that agree to remain in the SC for a specified period of time.</p>	<p>Mayor & Council</p> <p>Local Business Community</p>

Sustainable Communities Renewal Application - Section C

<p>Outcome 2: Improve the impact of Myersville Trolley 150 and historic tourism</p> <p>Progress Measures: The number of visitors at future trolley festivals or other trolley-related events as well as the increase in foot traffic and visitors within the SC will indicate whether or not the trolley and historic nature of the Town is being fully realized as an asset.</p>	<p>Strategy A: Highlight the Trolley 150 located within the Myersville Branch Library in local publications, tourism guides and on community calendars.</p> <p>Strategy B: Improve access to the trolley with more events focused on the trolley, housed in the Myersville Branch Library.</p> <p>Strategy C: Accent other historic structures within the SC to attract desired investment within the SC.</p>	<p>Mayor & Council</p> <p>Frederick County Government</p> <p>Middletown Valley Chamber of Commerce</p>
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Transportation

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

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

Strengths	Weaknesses
<ul style="list-style-type: none"> ● pedestrian access - ADA compliant sidewalks throughout a majority of the SC for access to amenities, parks, businesses and homes ● interstate access - adjacent to I-70 for easy access. ● trail access – access to over five (5) miles of Town trails from the SC and close proximity to the Appalachian Trail 	<ul style="list-style-type: none"> ● limited access to public transportation – no pedestrian connection to the MTA 991 bus route located at the MDOT SHA Park & Ride facility ● limited parking – limited areas for on or off-street parking in the SC ● no identified bike lanes – cyclists must use full lanes within the SC and within the Town at-large, which is a safety concern

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: improve inter-connectivity of bike trails and bike lanes.</p> <p>Progress Measures: would include the level of inter-connectivity between the Myersville Comprehensive Plan and the Frederick County Comprehensive Plan for bicycle routes.</p>	<p>Strategy A: Revise the Town’s Comprehensive Plan to coordinate with Frederick County and MDOT plans for bike lanes adjacent to Town, allowing for easier bike access to and from the SC.</p> <p>Strategy B: Work with MDOT SHA to include a designated bike lane along Maryland Route 17 (Main Street and Wolfsville Road) through the SC.</p>	<p>Mayor & Council</p> <p>Frederick County Government</p> <p>MDOT SHA</p>
<p>Outcome 2: improve access to public transportation</p> <p>Progress Measures: The number of commuters using public transportation on a regular basis would be an indicator of whether or not those strategies are successful.</p>	<p>Strategy A: Work with MDOT SHA to provide sidewalks or pedestrian access from the SC to the Park & Ride facility located on Ventrice Court. This would allow commuters the ability to use bike transit to access the MTA 991 bus route.</p> <p>Strategy B: Work with Frederick County Transit to provide a shuttle from the SC to the Park & Ride facility. This would provide a public transit option from the SC to the commuter bus which connects to the Metro system at Shady Grove.</p>	<p>Frederick County Transit</p> <p>MDOT SHA</p> <p>MTA</p>

Housing

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

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

Strengths	Weaknesses
<ul style="list-style-type: none"> ● high rate of homeownership – high levels of investment from the residents ● good housing conditions – low number of blighted properties to manage 	<ul style="list-style-type: none"> ● lack of diversity in housing stock – there are limited types of housing within the SC to choose from ● limited knowledge of housing programs available – there is no emphasis on making residents or potential residents aware of programs available for housing within the SC ● lack of affordable housing – housing costs are extremely high within the SC, making the SC less viable for many homebuyers and potential residents

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: increase diversity in housing stock</p> <p>Progress Measures: The number of applications for housing styles other than traditional single-family detached dwelling units received by the Planning Office will determine whether or not these strategies are feasible and/or successful.</p>	<p>Strategy A: Encourage developers to offer different styles of housing with development density incentives.</p> <p>Strategy B: Further relax zoning regulations to allow for more diverse types of housing.</p>	<p>Mayor & Council</p>
<p>Outcome 2: increase access to affordable housing</p> <p>Progress Measures: The average median income within the SC and the number of rental units available would likely act as good indicators as to whether the strategies have been successful.</p>	<p>Strategy A: Offer tax incentives to developers or landlords who offer some affordable housing units.</p> <p>Strategy B: Allow housing types that may sell or rent at more affordable prices, such as duplex, townhouse, accessory dwellings, apartments and condominium-style units.</p>	<p>Mayor & Council</p>

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"> ● low crime rate – low crime rates within the SC and the Town at-large boosting investment confidence ● library – library located within the SC providing County services and programs ● walkable – the SC is very pedestrian friendly with isolated instances of missing pedestrian connections ● numerous parks – several parks and pocket parks located within the SC 	<ul style="list-style-type: none"> ● no senior center or regular programming – no local programming available to senior citizens within the SC ● limited dining options – lack of local dining opportunities within the SC outside of fast-food restaurants ● lack of diverse grocer or general merchandise – there is no true market within the SC outside of a niche farmer’s market specializing in local baking goods, seasonal produce and deli meats

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: provide space for senior citizen programming and regular activities within the community</p> <p>Progress Measures: The number of seniors who remain within the community to age in place and the number of attendees at various programs or facilities will quantify the successes of these strategies.</p>	<p>Strategy A: Build or acquire a facility for use as a senior center within the core of the SC.</p> <p>Strategy B: Partner with Frederick County Department of Aging to bring senior citizen services and programming to the SC.</p>	<p>Mayor & Council</p> <p>Frederick County Government</p>
<p>Outcome 2: provide re-development incentives for key businesses</p> <p>Progress Measures: The number of key businesses that open or relocate to the SC will determine they effectiveness of any program created.</p>	<p>Strategy A: Provide financial incentives including review and permit fee waivers, and renovation reimbursement grants for potential businesses that propose to open dining, grocery, or general merchandise operations within the SC.</p>	<p>Mayor & Council</p> <p>Local Business Community</p>

Strategy B: Offer opportunities for a public-private partnership in cases where a business may offer to open key businesses and services within the SC

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"> ● full-time Planning Office – Town will be able to manage SC development and goals of the SCWG with full-time staff ● comprehensive plan recently updated – updated in 2023, the Comprehensive Plan now includes elements to achieve the goals set forth in the SC action plan ● updated zoning – the zoning ordinance now includes tools to achieve the goals set forth in the SC action plan 	<ul style="list-style-type: none"> ● lack of experience – staff and elected officials lack experience in using policy and taxing as steering mechanism ● political resistance – residents have not supported government policy aimed at targeting specific development or types of development

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: educate officials and citizens on the importance of the SC development and what it means to be sustainable</p> <p>Progress Measures: The level of interest among the different stakeholders and elected officials will gauge the success of the proposed strategies.</p>	<p>Strategy A: Hire staff or partner with other SC’s to utilize joint staff to develop and implement the SC plan more directly.</p> <p>Strategy B: Hold special session or public hearing to discuss importance of SC designation and benefits of developing the core of the Town.</p> <p>Strategy C: Public outreach survey or meeting(s) to inquire among SC businesses and residents what changes or programs they would like to see.</p>	<p>Mayor & Council</p> <p>Residents of SC</p> <p>Local Business Community</p>



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Sustainable Myersville Work Group

██████████ - Myersville Planning Commission

██████████ - Myersville Town Council/Ex-Officio

Brandon Boldyga - Myersville Town Staff