APPLICANT: Town of North East, Mayor and Commissioners
NAME OF SUSTAINABLE COMMUNITY: Town of North East

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

☐ TAB #1 Sustainable Community Applicant Information
☐ TAB #2 Sustainable Community Baseline Information and Map: In addition to the baseline narrative, include a hard copy of the proposed Sustainable Communities map in Tab 2.
☐ TAB #3 Local Capacity to Implement Plans & Projects and Workgroup Roster: Attach Sustainable Communities Workgroup roster noted in Section III
☐ TAB #4 Sustainable Community Plan
☐ TAB #5 Progress Measures
☐ TAB #6 Local Support Resolution and Letters of Support: In addition to the local support resolution, please include any letters of support that demonstrate partner commitments to the implementation and/or oversight of the Sustainable Community Plan.
☐ TAB #7 Signed Sustainable Community Application Disclosure Authorization and Certification
☐ TAB #8 CD-ROM: The CD-ROM should include the following contents:

☐ Map in pdf format of the proposed Sustainable Communities area
☐ GIS shapefile of the proposed Sustainable Community boundaries and other GIS related data, eg, spreadsheet of detailed listing of parcels that form the project boundary. If you have additional comments or questions about the GIS mapping requirements, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org
☐ Pictures (jpeg format) of your Sustainable Community as it relates to your application

All documents on this checklist are mandatory. Failure to provide the requested document will automatically deny your application.
## I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION

<table>
<thead>
<tr>
<th>Name of Sustainable Community:</th>
<th>Town of North East</th>
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<tr>
<td>Legal Name of Applicant:</td>
<td>Town of North East, Mayor and Commissioners</td>
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<tr>
<td>Federal Identification Number:</td>
<td>30042767</td>
</tr>
<tr>
<td>Street Address:</td>
<td>106 S. Main St.</td>
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<tr>
<td>City:</td>
<td>Town of North East</td>
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<td>County:</td>
<td>Cecil</td>
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<td>State:</td>
<td>MD</td>
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<tr>
<td>Zip Code:</td>
<td>21901</td>
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<tr>
<td>Phone No:</td>
<td>410-287-5801</td>
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<tr>
<td>Fax:</td>
<td>410-287-8267</td>
</tr>
<tr>
<td>Web Address:</td>
<td><a href="http://www.northeastmd.org/">http://www.northeastmd.org/</a></td>
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### Sustainable Community Contact For Application Status:

<table>
<thead>
<tr>
<th>Name:</th>
<th>Betsy Vennell</th>
<th>Title:</th>
<th>Director of Planning</th>
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<tbody>
<tr>
<td>Address:</td>
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<tr>
<td>Phone No:</td>
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<td>Fax:</td>
<td>410-287-8267</td>
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<tr>
<td>E-Mail:</td>
<td><a href="mailto:bvennell@northeastmd.org">bvennell@northeastmd.org</a></td>
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</tbody>
</table>

### Person to be contacted for Award notification:

<table>
<thead>
<tr>
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</table>
II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, nature, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA’S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

A. Proposed Sustainable Area(s):

County: Cecil

Name of Sustainable Community: Town of North East

Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@MdHousing.org

The SC area consists of about 64% of the Town’s land area and contains 1139 parcels. The boundary extends from I-95 at the northern end of Town south along MD 272 to include the US Rt. 40 Corridor through Town; on south along Mauldin Avenue encompassing the Transit Oriented Development areas proposed for revitalization; and continuing south along Main Street encompassing the traditional central downtown district and ending with the Town’s 10 acre waterfront park at the foot of Walnut street.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 463

Existing Federal, State, or Local designations (check all that apply):

- Community Legacy Area
- Designated Neighborhood
- Main Street
- Maple Street
- Local Historic District
- National Register Historic District
- A&E District
- State Enterprise Zone Special Taxing District
- BRAC
- State Designated TOD
- Other(s) There are no special existing federal, state or local designations such as a State Designated TOD. However, the Town is actively working with the Wilmington Metropolitan Planning Council to establish a Designated Transit Oriented Development District.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior revitalization Investments & Smart Growth:

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

(Answer space 4,000 characters)
The principal smart growth/revitalization related program investment that impacts the Sustainable Community Area is a major update to the North East Comprehensive Plan to include a Municipal Growth Element and revised Growth Area, a Water Resource Element and a major update to the Transportation Element. The Transportation Element provides general development guidance as well as specific locations for transportation improvements. See selected graphic in attachment 1 that are hereby incorporated into this application. The North East Maryland Transit Oriented Development Plan was based upon and is a direct extension of the work reflected in the revised Comprehensive Plan. The next step on this Concept “TOD” is to create regulations and density guidelines, and incentives to encourage the potential developer to develop and submit development proposals that will mirror the land uses as described in the TOD Plan. The reader will note the central location of the TOD effort within the Sustainable Community Area. The Sustainable Community Area designation will be the next phase of this work to implement the proposals incorporated into these plans.

Infrastructure: The Town of North East will ensure that the planning and zoning program does not unnecessarily impede development, and will work with the County to establish water and sewer service priorities and capacity reservations or allocations for in-Town lots-of-record and vacant parcels.

Ensuring an adequate supply of water for growth should not present difficult technical or regulatory obstacles, or higher than ordinary costs. Additional supply can be accommodated through continued improvements to the Town’s two Water Treatment Plants and by using groundwater as a supplemental source. The Northeast River Wastewater Treatment Plant (and not the water plant) is the major constraint on growth. Specific recommendations are found on page 10-26 of Chapter 10 – Water Resource Element (WRE) of the North East Comprehensive Plan.

Land Demand and Available Capacity
Vacant land was identified in Town on the basis of County land use data and recent aerial images (source: Cecil County GIS). This land included 346 acres of forest, farmland, and open land with some type of residential zoning. The land is concentrated at 12 locations in the Town. In addition, 32 small vacant lots were identified with residential zoning.

These properties were then reviewed for recent growth, sensitive areas, 100 year floodplains, and ownership. Approximately 74 acres were found to be inadequate as a reliable source of land for future residential growth due to:
• A combination of 100 year floodplain, wetlands, and habitat protection areas;
• Public or semi-public ownership; and
• Deed restricted community open space associated with modern subdivisions
There are 272 acres of land suitable for in-fill development. Based on zoning density and land required for streets and open space, this land will yield about 651 lots. With the addition of the 32 small vacant lots, total municipal capacity is estimated at 683 lots (or capacity for 683 households).

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION
(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer"cornfields"?

The primary barrier that may affect Smart Growth projects envisioned for the SC area is a lack of development funding and a sluggish economy. Affordable housing and improved access to regional job opportunities through enhanced transit options will spur future Smart Growth efforts within Town.

Reference is made to the North East Comprehensive Plan’s 62 page Transportation Element (Chapter 3) for additional detail regarding the Town’s needs and desires. Specific recommendations are detailed on pages 3-22 through 3-28, inclusive. Additional policies are described on pages 3-28 through 3-41 inclusive. The SC area will further focus and facilitate implementation of these policies and projects within the existing core of North East and support the Comprehensive Plan’s goals and policies contained in the Municipal Growth Element (MGE), Chapter 9. See Attachment 1 for detailed graphics locating pedestrian and safety improvements mentioned above as well as project details contained in the Transit Oriented Development Plan (TOD).
II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

(1) Describe the strengths and weaknesses in the proposed Area’s existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting?

(Answer space 4,000 characters)

Strengths:
Most of the existing Town community facilities and services such as fire, library, and recreation, are capable, with minor adjustments and improvements, of servicing the planned growth areas; Central Cecil County Location on US Rt 40 with direct access to I-95; Water system provides Average Daily Flow of 0.612 mgd, average daily permitted flow of 1.708 mgd and maximum daily permitted flow of 3.82 mgd. Current design capacity of the system is for an average flow of 1.697 mgd, a maximum flow of 2.83 mgd and plans for upgrades that will yield 2.847 average daily flows and 4.83 maximum daily flows; Existing rail line- Amtrak; Good elementary, middle and high; Attractive waterfront park offering access to the Northeast River and the Chesapeake Bay. 3 neighborhood parks and nearby Elk Neck State Park; Cecil College and Vocational Technology Center just north of Town boundary; College Library and cultural events are open to the public; North East branch of Cecil County Public Library (one of the busiest branches); Construction occurring of the bridge over the Amtrak railroad tracks in North East on MD 272. The new bridge will provide two lanes of traffic, wider shoulders and sidewalks to accommodate bicycle and pedestrian traffic; North East participated in revitalization projects throughout the years. Examples include the “Old Mill Plaza”; which rehabilitated a dilapidated area into a residential and commercial area while providing a Town parking lot; the Town’s purchase of a commercial Main Street property to create a Town Hall on Main Street; the purchase of property through Project Open Space for purpose of creating a Town Park.

Weaknesses:
In 2005, the County completed an upgrade of the WTTP for biological nutrient removal (BNR). As of 2009, the County is in the process of planning design modifications to improve the plant to meet enhanced nutrient removal (ENR) standards. This action, alone, would only increase maximum design (and permitted) capacity from the present 2.0MGD to 2.67MGD. Most important, the WTTP will still be grossly inadequate to handle planned County and municipal growth. A 2007 study by George, Miles and Buhr determined that the WTTP should be sized to handle 9.1MGD; The WTTP’s expansion is limited by an MDE-issued nutrient allocation (a cap) of 24,364 pounds per year of total nitrogen (TN), and 1,827 pounds per year of total phosphorous (TP); The County plans to use a comprehensive program of credits and other mitigating actions that will require approval by MDE (see County Master Water and Sewer Plan, as amended April 7, 2009, p. 4-8). As planned, the County proposes to expand the WTTP in four phases up to a maximum of 9.1MGD, while maintaining the nutrient cap; Middle School enrollment is above rated capacity (overcrowded); High School is right at capacity (no room to accept additional students to accommodate projected growth [without County expansion]); Of the 1135 dwelling units in the SC area for which data is available, 40% are single-family homes, 43% are townhouses, and 17% are apartments. 55% of all single-family dwelling units were built over 65 years ago and 90% are classified as fair, economy, or low cost quality. And about 20 are sided with tarpaper shingles; Limited public bus service is available via County ride services. The Town continues to coordinate with Cecil Transit regarding transit services in North East. Cecil Transit currently passes through the Town of North East twenty-four (24) times daily Monday – Friday with 8 additional trips through town with their Saturday service. Cecil Transit’s Perryville Connection - RT 2 operates Monday – Saturday with service from 6 AM – 7 PM. The Mid County Connection – RT 3 services the Town of North East Monday – Friday with service from 6 AM – 10 PM. Please go to www.ceciltransit.com for complete schedule information.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the Area’s land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment?

(Answer space 4,000 characters)
<table>
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<th>Zoning Acres</th>
<th>Percent Land Use</th>
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<td>60.7</td>
<td>Residential 204 45.8</td>
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<td>Commercial</td>
<td>56.9</td>
<td>12.3</td>
<td>Commercial 117 26.3</td>
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<tr>
<td>Industrial</td>
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<td>26.9</td>
<td>Industrial 1.6 &gt;1</td>
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<td>Institutional*</td>
<td>122</td>
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</tr>
<tr>
<td>Total</td>
<td>462***</td>
<td>100</td>
<td>445** 100</td>
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</table>

Data source: Maryland Department of Assessment and Taxation parcel records

* Institutional is tax exempt public and private land uses including parks and religious facilities
** does NOT include 18 acres of agricultural land use zoned residential and industrial
***does NOT include 1 acre of unzoned tax exempt land

It appears that existing commercial uses versus commercial and industrial zoning may need to be revised to ensure adequate opportunities for revitalization without the need to resort to variance procedures. Residential zoning appears adequate to address anticipated needs.
II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities with in or accessible to residents in the proposed SC Area?

(Answer space 4,000 characters)

Town is committed to raising the quality of life for its residents and visitors and numerous organizations and venues provide a wide variety of opportunities. Strong Community Identity with strong pro-Smart Growth policies: Mix land uses; Use compact building design; Create a range of housing opportunities and choices; Create walkable communities; Foster distinctive, attractive communities with a strong sense of place; Preserve open space, farmland, natural beauty, and critical environmental areas; Provide a variety of transportation modes; Make development decisions predictable, fair, and cost effective; Encourage community and stakeholder collaboration in development decisions. These policies support a high quality of life through universal stewardship of the land, water, and air resulting in sustainable communities and protection of the environment. Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals. A well-maintained, multi-modal transportation system facilitates the safe, convenient, affordable, and efficient movement of people, goods, and services within and between population and business centers. Compact, mixed-use, walkable design consistent with existing community character and located near available or planned transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archaeological resources; A range of housing densities, types, and sizes provides residential options for all citizens, and promotes employment opportunities for all income levels within the capacity of the Town. Land and water resources are carefully managed to restore and maintain healthy air and water, natural systems, and living resources. Waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved. Cooperative inter-jurisdictional approach to Smart Growth efforts. North East partners with Cecil County and all State and Federal agencies that help achieve the Town’s vision for the future and the policies contained in the North East Comprehensive Plan: Boys and Girls Club of Cecil County (NE chapter active for 15 years); Cecil College Community Cultural Center (just beyond SC area boundary); Millburn Stone Memorial Theater (Broadway plays, concerts, dancing, events); Onstage (monthly programs – dance, music, theater, visual arts); Cecil Dance Center (18 mo. to Seniors; 500 enrollees); Upper Bay Museum; Active local Farmers Market in the Town of North East; Chesapeake Bay Golf Club; Elk Neck River Yacht Club; Elk Neck State Park; Little League, Church sponsored activities, School sponsored activities; East Coast Greenway and Bike Trail (passes through SC area)

Weaknesses: Beginning in 2004, crime rates in North East began to exceed the national average measuring all crimes per 100,000 population. Two additional police officers were added to the force in 2007 bringing the total to 9 officers and the chief. The police department attributes the rise in crime as a byproduct of increased drug usage related to shoplifting and thefts. Statistically, the crime rate has gone up in Cecil County, not only North East, with the crimes related to drugs. By 2012, the crime rate had fallen to 2.42 crimes per 1,000 residents - just below the Maryland average of 2.45 per 1,000 residents. Thefts were by far the greatest number of crimes followed by burglaries and auto thefts. Additional detail is available of a number of charts included in Attachment 1 included on the CD and printed on the hard copy submission. The Town’s three community parks: North East Community Park, Turner Park, and Herring Snatcher Park all need improvements to make them more usable and attractive to residents and visitors.
II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

(1) Describe the strengths and weaknesses of the community's "Natural environment" in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise?

(Answer space 4,000 characters)

• Comprehensive and up to date Sensitive Areas Element in the Comprehensive Plan
• Well-managed Chesapeake Bay Critical Area Program. The Town’s Planning Office takes an active role in working closely with the Chesapeake Bay Critical Area program and the Zoning Ordinance contains Critical Area Regulations approved by the Critical Area Commission.
• Sensitive Areas, Critical Areas, and Habitat Protection Areas are recognized, identified, protected, and managed as part of the Town’s integral development review and approval process.
• Sensitive Areas include:
  Streams and Stream Buffers;
  Wetlands;
  Woodlands and native vegetation;
  Threatened and endangered wildlife habitats;
  Surface and ground water systems;
  Floodplains;
  Open space; and
  Highly erodible and permeable soils .
• Critical Areas are designated as Intensely Developed Areas; Limited Development Areas; and Resource Conservation Areas all within 1,000 feet of tidal high tide.
• Habitat Protection Areas include:
  The 100 foot buffer;
  Threatened and Endangered Species and Species in Need of Conservation;
  Colonial water bird nesting sites;
  Historic waterfowl staging and concentration areas in tidal waters, tributary streams or tidal and non-tidal wetland;
  Existing riparian forests;
  Forest areas utilized as breeding areas by forest interior dwelling birds and other wildlife species;
  Submerged aquatic vegetation (SAV’s);
  Designated Natural Heritage Areas; and
  Non-tidal wetlands.
• North East is part of the County Forest Conservation Program.
• The Town has adopted and enforced a Floodplain Ordinance since February of 1981.
• The Town has adopted the most recent FEMA maps and Model Ordinance to assist with flood hazards.

Weaknesses:
• The Chesapeake Bay Critical Area impacts the proposed SC area.
• Numerous non-tidal stream corridors impact the proposed SC area. The 100-year floodplain impacts the proposed SC area (determined by the Flood Insurance Rate Maps developed by the Federal Emergency Management Agency (FEMA)).
• The Town does not have an Urban Forestry Plan to preserve the Town’s extensive forested areas, developed woodlands, and street trees.
• The Town does not require that the same provisions regulating steep slopes in the Critical Area be applied Town-wide.

The Town is subject to potential inundation concerns given its relatively low elevation of 10 feet above sea level. The Town has recently updated their Floodplain Regulations, following the FEMA Model Ordinances, and now requires one additional foot of free-board with new construction or substantial improvements within the 100 year floodplain.
II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the strengths and weaknesses of any current efforts to reduce the community’s "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative?

(Answer space 4000 characters)

The Town is actively focused on implementing the Transit Oriented Development Plan that is in the geographic center of the proposed SC area. That Plan promotes walking, walk able residential neighborhood development around a new rail transit facility that is intended to remove commuter trips from both US Rt. 40 and I-95 measurably reducing the carbon footprint associated with single vehicle trips. (map of existing and proposed sidewalks on page 14 below.)

The Town is actively focused on implementing the Transportation Element proposals from the Comprehensive Plan. The first step is to secure Sustainable Community designation.

Town has updated its public building’s lighting with a more energy efficient bulbs, working with Delmarva on updates to the Town pedestrian street lighting.

The Town participates with weekly recycling pick up, at the resident's curb side.

The Town encourages local Farmers Markets within walking distance of residents.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows.

(Answer space 4000 characters)

The Town requires bufferyards between zoning districts and along the perimeter of commercial and industrial use that abut highway corridors, scenic routes and less intense land uses. The bufferyard is a combination of setback and a visual buffer or barrier and is a yard or area together with the planting required thereon. The planting units required of bufferyards can be calculated to ensure that they do, in fact, function as "buffers." Bufferyards and mandated non-impervious portions of development sites promote on site infiltration and reduce storm water runoff.

Cecil County Planning and Zoning administers the County’s Storm water Management Ordinance http://ecode360.com/15793653 (amended by the County Council 5-3-2011 by Ord. No. 2010-07).on behalf of the Town of North East. Development and redevelopment sites within the proposed SC area have opportunities for incorporating practices that reduce storm water flows consistent with the updated storm water regulations passed by the State in 2010.
II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area’s economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.

(Answer space 4000 characters)

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses (5 points)

(1) Describe the SC Area’s current economic strengths and weaknesses.

Strengths:
• Defined focus areas that benefit from several years of ongoing planning
• Area has a wide variety of land uses supported by appropriate zoning and up to date ordinances
• Area includes the Town’s various commercial areas and higher density more affordable housing developments
• Area includes locations targeted revitalization and infill.
• Area has good existing access to I-95 and is bisected by US 40 and MD 272. Amtrak and CSX rail lines also run through the Town. Passenger service is anticipated using commuter rail on the Amtrak line as described in the TOD Plan.
• Area is close to numerous major employers: Elkton - 6 miles; Newark, DE-12 miles; Wilmington, DE – 20 miles; Philadelphia, PA 40 miles; and Baltimore, MD 40 miles.
• Area has parks which the Community and surrounding Towns are able to utilize and benefit from.
• Area has multi-modal transportation corridors lend themselves to projects that support multiple goals and objectives including increased pedestrian safety, reduced crime, and higher general quality of life, reduced carbon footprint, mixed use revitalization, increased tourism and visitor traffic, expanded use of existing facilities and amenities, enhanced “sense of place,” additional emphasis on improving water quality and environmental protection, increased connectivity within the community between neighborhoods and between neighborhoods and commercial areas, other urban centers within the County and beyond, improved access to employment opportunities and better paying jobs, reduced congestion on major highway corridors, increased desirability as a place for family and household growth with secondary benefits of reducing existing vacancy rates

Weaknesses:
• The traditional downtown area is partially in the floodplain
• The traditional downtown area is threatened by potential sea-level rise
• Much of the existing housing stock is older and could benefit from revitalization, weatherization, and/or rehabilitation (see photos on CD of housing issues and graphic on the following page identifying specific problem areas within the downtown. The area is in need of more parking and pedestrian amenities
• Amtrak does not currently stop in North East (but the TOD plan includes a passenger station, parking and pedestrian and bicycle access).
• The area needs more well-paying employers and employment opportunities
• The area is divided by U.S. Rt. 40 effectively creating a distinct barrier
• The area has underutilized commercial properties, especially along US Rt. 40 and MD 272
• The area does not have sufficient bus shelters for the Cecil County Transit Services in North East (changed).
• The area does not have sufficient nor convenient regional transit services for all areas within the Sustainable Community Area. (changed)
• The North East Community Park needs updates to meet the needs of the Community and extended Community. The two other Town parks have no amenities, therefore, remain an underutilized source of recreation. See photos on CD
• The Town has seen numerous bankrupt, vacant and run-down properties as a result of the 2008 recession.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs-both homeownership and rental - are affordable to households below 120% AMI, 80% AMI, 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above?

(Answer space 4000 characters)
Real Estate sales in North East hit a recent high in the 3rd quarter of 2012 with closings exceeding one hundred. However, the latest published sales figures reflect activity during first three quarters of 2014 when sales had slowed to an average of fifty closings per quarter. Anecdotal observations by local real estate agents and discussions at the Chamber of Commerce suggest that property closings continue to slow. The median price for home sales over the last six years has fluctuated between $200,000 to $250,000.

Mean prices in 2009: All housing units: $209,084; Detached houses: $237,479; Townhouses or other attached units: $182,991; In 2-unit structures: $139,555; In 5-or-more-unit structures: $260,820.

Estimated median house or condo value in 2000: $91,200;
Estimated median house or condo value in 2012: $184,751

Median gross rent in 2012: $1,001.

Data sources include the U.S. Census and analyses published by http://www.city-data.com/city/North-East-Maryland.html

While median housing prices more than doubled between 2000 and 2010 and the number of housing units increased grew by 36%, vacant housing units increased by 63% suggesting that the market may be overbuilt or that economic conditions are such that affordability has decreased. No one area or neighborhood is disproportionately affected. Vacancies are evident all over Town.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the SC Area's demographic trends (with respect to age, race household size, household income, educational attainment, or other relevant factors).

(Answer space 4000 characters)
As of the census[2] of 2010, there were 3,572 people, 1,433 households, and 901 families residing in the town. The population density was 1,734.0 inhabitants per square mile (669.5/km²). There were 1,651 housing units at an average density of 801.5 per square mile (309.5/km²). The racial makeup of the town was 87.2% White, 7.6% African American, 0.4% Native American, 1.5% Asian, 1.0% from other races, and 2.4% from two or more races. Hispanic or Latino of any race were 3.3% of the population.

There were 1,433 households of which 38.3% had children under the age of 18 living with them, 38.0% were married couples living together, 17.4% had a female householder with no husband present, 7.4% had a male householder with no wife present, and 37.1% were non-families. 29.6% of all households were made up of individuals and 9.4% had someone living alone who was 65 years of age or older. The average household size was 2.49 and the average family size was 3.03.

The median age in the town was 30.7 years. 26.7% of residents were under the age of 18; 11.0% were between the ages of 18 and 24; 31.1% were from 25 to 44; 22.1% were from 45 to 64; and about 10% are considered “young seniors” in the 55 to 65 age cohort while 9.2% were 65 years of age or older. The gender makeup of the town was 47.7% male and 52.3% female.

Estimated median household income in 2012: $56,834
Estimated per capita income in 2012: $27,655


2000 census
As of the census[6] of 2000, there were 2,733 people, 1,081 households, and 701 families residing in the town. The population density was 1,730.8 people per square mile (667.9/km²). There were 1,215 housing units at an average density of 769.5 per square mile (296.9/km²). The racial makeup of the town was 93.82% White, 3.18% African American, 0.40% Native American, 0.88% Asian, 0.44% from other races, and 1.28% from two or more races. Hispanic or Latino of any race were 1.54% of the population.

There were 1,081 households out of which 36.4% had children under the age of 18 living with them, 42.4% were married couples living together, 16.7% had a female householder with no husband present, and 35.1% were non-families. 27.8% of all households were made up of individuals and 10.5% had someone living alone who was 65 years of age or older. The average household size was 2.52 and the average family size was 3.04.

In the town the population was spread out with 29.2% under the age of 18, 10.1% from 18 to 24, 31.7% from 25 to 44, 18.3% from 45 to 64, and 10.7% who were 65 years of age or older. The median age was 31 years. For every 100 females there were 91.7 males. For every 100 females age 18 and over, there were 87.9 males.

The median income for a household in the town was $39,563. The per capita income for the town was $18,287.

The median income for a family was $39,417. Males had a median income of $34,545 versus $26,768 for females. About 14.9% of families and 15.2% of the population were below the poverty line, including 19.4% of those under age 18 and 14.1% of those age 65 or over.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:
Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan?

Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan?

Group:
Planning Commission, Mayor and Commissioners, Department Heads (from Town of North East), North East Chamber of Commerce. We foresee the Town leading the way, and implementing additional work groups as each of the individual ‘projects’ are worked on/implemented.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

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

The Town of North East has been active in revitalization plans and projects throughout the years. Examples include the “Old Mill Plaza”; which rehabilitated a dilapidated area into a residential and commercial area while providing a Town parking lot; the Town’s purchase of a commercial Main Street property to create a Town Hall on Main Street; the purchase of property for the purpose of creating a Town Parking lot; the purchase of land through Project Open Space funding, for a Town Park. The members of the Workgroup have all worked with grant requirements, deadlines and funding initiatives, and due to the diversity of the members in the workgroup, members will be able to complement each other’s potential challenges.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

C. Public Input:
How did residents and other stakeholders in the community provide input to Action plan described below in section IV?

The Workgroup met in advertised open session and discussed five subject areas of interest that shaped the decisions regarding the size and location of the SC area and the types of projects the Town wants to pursue.

• Communities and neighborhood improvement (parks, trails, complete streets, etc.)
• Economy (what initiatives or policies or projects will improve the economy through business incentives)
• Environment: what major investments in community infrastructure, water, storm water, sewer, sidewalk and lighting must be undertaken in order to improve readiness of the Town. What projects can be done to reduce impacts on the environment.
• Affordable housing: initiatives or projects to expand housing choices
• Transportation: what will assist to promote an efficient transportation network to integrate bus, rail, carpooling, walking and bicycling.

The Workgroup discussed the application for the Main Street Designation and plans to encourage the Chamber of Commerce to employ a Main Street Manager. The Town is willing to partner in a grant application that would be needed to fund the position, or a portion of the position. The Workgroup discussed the possibility of a ‘circuit rider’ type of position, where the person hired would work for the Towns that paid to fund that ‘circuit rider’ position.
IV. SUSTAINABLE COMMUNITY ACTION PLAN

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, increased prosperity for local households and improved 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 in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also 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 a sustainable and livable community.

A. Supporting existing communities & reducing environmental Impacts.

(1) A community’s approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction’s Smart Growth approach and any significant accomplishments made over the last decade or so.

(Answer Space 4,000 characters)
The Town has supported Smart Growth concepts by encouraging growth where there is either infrastructure. As a condition of annexation, two workforce housing projects have been constructed. The housing provided has brought residents to an area where they can walk, ride their bicycle or receive Cecil County Transit transportation to retail stores, work and physician appointments. The Town has been working very closely with Cecil County Public Library for years to bring the main Cecil County Library to North East. It would be centrally located, accommodating the community and surrounding neighborhoods and areas. The Town continues to work with the State Highway Administration to provide the sidewalks needed to support resident’s access and safe passage to the library. The Transit Oriented Development Plan is at the hub of both the Sustainable Community Area and to the other transportation and recreation and housing initiatives that drive the Action Plan.

Development Recommendations: The TOD Vision includes a residential component of between 60-120 units within an easy walk of the rail station/transit hub. Placed adjacent to the rail station/transit hub, Commercial uses, at 500 to 2,000 SF will be secondary to residential uses in the North East TOD. A destination use will be imperative so the business can attract customers and clients.

Transportation Recommendations: Roadways with pedestrian and bicycle friendly environment, streetscape improvements, narrow traffic lanes, median refuges, bulb-outs, accessible pedestrian/countdown signals where applicable; roadway designs for safe and efficient movements of goods and people; lighting for safe passage, way finding signing for pedestrian, cyclist and vehicular orientation; ADA compatible sidewalks; designs to promote regional and local mobility and connectivity, accessibility and that support Maryland Smart Growth policies.

Site Specific Recommendations:
1. TOD Station Area 2: Existing roads need to be repaved, altered, and the proposed roads will need to be designed to accommodate multiple modes of transportation. The width of the proposed North Main Street, Rolling Mill Lane and the new street as shown in the TOD Plan should be no less than 32 feet wide from curb to curb.
2. Improvements for SHA 272/Mauldin Avenue, bring the road up to Standards, per SHA Access Manual, Provide adequate clearance for bus turning movement at intersections; tighten up the sweeping radii in the southeast quadrant of North Main Street/Mauldin Avenue.
3. To promote denser development in the TOD station area, while ensuring pedestrian safety, a continuous network for sidewalks must be provided to full connect pedestrians and cyclists. The Town's Transportation Plan updates specify enhancements.
4. Relocation of Cecil Transit and Greyhound in conjunction with development of Station Area 2.
5. Parking Lots for increased bus ridership for Station Area 2 to encourage motorists to switch from driving their cars, to riding a bus to their destinations.
6. To relieve existing traffic congestion with Mauldin Avenue and North Main Street intersection, the Rolling Mill Bridge over the North East Creek should be rebuilt, also providing access to Station site 2 from Mechanics Valley Road. The new bridge should be a minimum of one lane with accommodations for bicycles and pedestrians, with a preferred design of two lanes with sidewalks. This improvement also includes the rebuilding of Rolling Mill Lane and Rolling Mill Road, and should include a continuous five foot sidewalk.
7. The proposed transit hub should have covered bicycle spaces, secure racks and lockers for bicyclists changing their mode of transportation.

In closing: The TOD outlines the direction for the community over the next decade, allowing for transit read development to occur over time. THE next step will be the creation and adoption of a TOD overlay zone, to incorporate into the Town's Zoning Ordinance.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

(2) Describe any major investments in community infrastructure - water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribute to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community.

(Answer Space 4,000 characters)

The Town has partnered with CDBG for some of the Projects, such as the Victoria Park Apartments, the Riverwoods Apartments, Old Mill Plaza Rehabilitation project. To date, all water mains, sidewalk and lighting is provided by a developer when a project is proposed, however, the Town would be very interested in a partnering program for installation of investment within the proposed Sustainable Community Area. The Town's Main Street is located in the Floodplain and improvements to Main Street including storm water and water lines, lighting and sidewalks, crosswalks and landscape islands were completed in approximately 2003 through a partnering program with the State Highway Administration. The pedestrian lighting provided through the Main Street streetscape program were provided from the Streetscape Funding.
IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area’s impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of “green” building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of “Buy Local” approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative.

(Answer Space 4,000 characters)

The Town's Subdivision Regulations, and updated Comprehensive Plan, Floodplain Regulations and Critical Area Regulations and Zoning Regulations guide and provide restrictions, buffers, etc. which provide the restrictions regarding impacts to the environment. These updated plans provide for reduction of stormwater impacts and the reduction of watershed impacts. Cecil County Government regulates the stormwater management for all the Town's projects. The Critical Area Commission and Regulations provide restrictions on impervious surface, density, setbacks and Buffer Management. The Critical Area Regulations are implemented through the Town of North East Zoning Office and the Planning Office's coordination with the Critical Area Commission. The North East Planning Commission relies on the partnering with these Agencies as well as the Town's Regulations, and the North East Comprehensive Plan to guide them through project reviews and future development.

The Town's focus on pedestrian and safety improvements within the SC Area are described in detail in the Transportation Element of the Comprehensive Plan and are summarized in a series of site specific proposals on the attached Transportation Maps. They encourage a walkable community that reduces reliance upon the automobile reducing environmental impacts as well.

The Town is currently involved with the ENERWA Non-Profit Organization, Elk and North East Rivers Watershed Association. The Town is partnering with ENERWA to revitalize/rehabilitate a Town Parking Lot garden area into a 'rain garden' which would assist to capture storm water runoff.

The Town also is installing shoreline stabilization in the North East Community Park. In conjunction with this project a large rain garden has been approved by Cecil County Storm water Management, and the garden will be planted by volunteers from the University of Maryland Extension Office, Master Gardener's volunteer Program.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?

(Answer Space 4,000 characters)

The Town Administration; Mayor and Commissioners; Department Heads, the ENERWA group and the University of Maryland Extension Office Master Gardener's volunteers.
IV. SUSTAINABLE COMMUNITY ACTION PLAN

B. Valuing communities and neighborhoods -- building up on assets and building in amenities:

(1) What are the key assets that exist in the community upon which the Plan’s projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities.

(Answer Space 4,000 characters)

1. Three existing parks and public access to the Chesapeake Bay:
   North East Community Park: Park has a kayak launch area, picnic tables with a playground. There is a walking path and park benches facing the waterfront. The playground contains minimal handicap recreational equipment. There is minimal lighting at the Town Park and updates to the lighting would be beneficial for safety of our residents. The Town desires to add additional handicap recreational equipment based on anecdotal observation by Town Staff.
   Herring Snatchers Park: Park is located along the North East River and is the first park visible to the public when entering 'downtown'. The park contains one set of dilapidated steps, and one picnic table. The public would benefit for this park to contain additional amenities such as park benches, additional picnic tables and rehabilitation of the steps.
   Turner Park: Park was obtained a few years ago with project open space funds. Park abuts the Middle School and a large Boys and Girls club. It has not been updated for many years and contains a chain link back stop, with one bench for spectators and players. Park would benefit from Architect/Engineering Firm to prepare a site plan which includes lighting, bringing the ball field to little league standards, signs, installation of utility shed for equipment storage, dug outs installed, revitalize tennis courts and basketball court, handicap accessibility for use by Sunshine League in Cecil County.

2. Good existing schools, with travel challenges for the children to travel in and around Town due to missing sidewalk links. (see attached map). SHA has been working on two sidewalk projects to assist with the 'missing links', however, will not fund the proposed lighting to match existing lighting in Town.

3. Good existing cultural venues at Cecil College

4. Existing library with proposed relocation to make North East Branch Library the central branch in the County system. Installing pedestrian lighting and sidewalk to fill in the missing sidewalk links will be beneficial to the Community.

5. Good number of workforce housing in Town: Elk River Manor Apartments, Stoney Run Apartments, Riverwoods Apartments, Beacon Apartments.

6. Close proximity to State Parks

7. Good access to Route 40 and I-95, bordering the Corporate Limit.

8. Close to Perryville commuter Rail Station. Implementation of the Town's TOD would be able to bring commuter rail station to North East, as well. The first step in this process is to create a TOD Overlay District.

9. Wide variety of churches and religious institutions.

10. The proposed updates to the Town Parks would provide recreation, health and fitness and cultural options for all age groups.
IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community’s authentic “sense of place” and historic character?

(Answer Space 4,000 characters)

Construction began in 2015 on the SHA bridge over Amtrak railroad tracks in North East on Route 272. The updated bridge is proposed to take two years to complete, and will provide two lanes of traffic, wider shoulders and sidewalks which will be ADA Compatible to be able to accommodate the pedestrian traffic.

The Town's Zoning Ordinance and the North East Comprehensive Plan have regulations, policies and guidance for Town projects. There are Overlay District Regulations which address the Highway Corridor, to enhance the visibility of a project in this Corridor. There are Appearance Standards which are contained in the Town's Zoning Ordinance which are not intended to restrict variety, but to assist in focusing on design principals to develop a satisfactory visual appearance within the Town, and encourage appropriate design linkages between the sites, including context, site planning and building design.

The Town of North East also partners with the North East Chamber of Commerce to assist in promoting the cultural resources available in the Town of North East. The Chamber utilizes the Town center for monthly cultural events, as well as utilizing the North East Community Park for events available to the public, including but not limited to Music in the Park, Music on Main Street, Holiday events, and seasonal events.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.

(Answer Space 4,000 characters)

Turner Park: Update/revitalize existing Baseball Diamond and bring them up to accepted standards, adding lighting, and signage. To upgrade entire site to be both ADA compliant and completely handicap accessible for all players, residents and visitors. Project would benefit from an Architect/Engineering Firm to prepare a site plan which includes these amenities as well as plans to install an equipment shed, dug outs, public seating and parking, and revitalization of the tennis courts and basketball court.

Herring Snatchers Park: This very attractive location needs an overhaul to make it attractive and more usable to residents and visitors. Rehabilitate the steps/accessibility to the site. Hardscape including benches and picnic tables as well as landscape along the stream edge would be very attractive and create a lovely buffer from the stream.

North East Community Park: The Town has worked throughout the years to try and enhance amenities at the North East Community Park, however, the Town's residents and the Community would benefit from additional handicap play equipment. The Park is also lacking lighting, which would certainly increase the safety and usability of the Park.

Pedestrian Lighting: Adding pedestrian lighting in areas of Town where the State agrees to partner with sidewalk linkage.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?

(Answer Space 4,000 characters)

Town Administration, The Department Heads, The Planning Commission, North East Chamber of Commerce.
IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness:

(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds.

(Answer Space 4,000 characters)

• The Town offers a low rate revitalization loan for residential and commercial projects.
• The Town strives to streamline its permitting processes.
• The Town’s Chamber of Commerce is very active in the Community. There are several events planned throughout the year to bring visitors onto Main Street.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area?

(Answer Space 4,000 characters)

• Transit Oriented Development Plan describes projects and initiatives.
• Transportation linkage along US Rt. 40 as noted in the North East Comprehensive Plan, Transportation Element will provide opportunities for our residents to walk or ride their bicycles to work, or ride the transit bus.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4)

(Answer Space 4,000 characters)

TOD enhancements improve direct transit access and will reduce commute times for residents who work at Aberdeen or may commute to other BRAC areas further south.

The Town has no specific numbers on BRAC so does not consider itself to be impacted to any major degree at this time.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?

(Answer Space 4,000 characters)

Town Administration, Chamber of Commerce and affected property owners
IV. SUSTAINABLE COMMUNITY ACTION PLAN

D. Promoting access to quality affordable housing.

(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II?

The Town's Zoning Ordinance provides for a range of housing types and densities to meet the cross-section of age, household types and income demographics present in the current and projected population of North East. Recently the Town annexed property into the Corporate Limit which the Developer has constructed workforce housing apartments. The Town partnered with the Developer and was the applicant on behalf of the Developer for a CDBG Loan for this project.

The Town of North East offers 'Revitalization Loans'. These are low interest loans to assist property owners in revitalizing the exterior of their properties within the Town limits. The intent of this program is for the betterment of the entire community.

"R-1" Single Family Residential provides for single family residential development of spacious character together with such public buildings, schools, churches, public recreational facilities and accessory uses, as may be necessary or are normally compatible with residential surroundings.

"R-2" Two Family Residential provides for single family and two-family residential development of moderately spacious character, along with the "R-1" district uses.

"R-3" Multi-Family Residential provides for the continuation of existing higher density multiple family residential and townhouse projects approved prior to June 2006. The Town shall limit the extent of this district to those areas currently approved and zoned "R-3".

"R-4" Mixed Use Residential provides all uses in "R-2". It is also the purpose of the "R-4" Mixed Use Residential District to encourage "Master Planned Communities" that include a diverse mix and efficient management of land uses and housing types.

"RM-C" Multifamily Residential. North East's growth area includes land where existing residential development has already taken place or will have taken place prior to annexation. In some cases, these residential development projects may have been approved by the County but have not yet commenced development. It is the Town's intent to consider annexing such areas and to minimize situations where the application of existing Town Development Standards would create extensive non-conforming situations.

"R-O" Residential Office District provides for a mixture of residential uses and business uses. It permits business uses not unduly disruptive of a high density residential area. In addition, it is the intent of the Town to insure that new development and redevelopment in the district maintains an appropriate scale and character consistent with the surrounding neighborhoods.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation?

Yes, because of the location of vacant and underutilized parcels identified in the Comprehensive Plan which calls for centralized development and infill in the Sustainable Community parcel inventory; and the location of existing and planned apartments and multi-family developments and the projects anticipated by the Transportation Element and the Transit Oriented Development Plan. The Transit Oriented Development site is within walking distance (approximately 4 to 1/2 mile) of the entire Sustainable Community area.
IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing?

(Answer Space 4,000 characters)

The Town's goal is to meet the existing and anticipated demand for individuals and families entering the workforce in the 20-25 year old age cohort and seniors in the 60+ age group that may have retired or are nearing retirement. This is an age cohort with special needs and may include part-time residents who need smaller dwelling units with maintenance and security concerns. Where these sub markets are targeted, the Town anticipates streamlined project reviews to encourage their speedy implementation. We anticipate that market demands and development opportunities will be successfully met by private investment for all segments of our population.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?

(Answer Space 4,000 characters)

Town Administration, the North East Planning Commission, Department Heads, the Chamber of Commerce and the Board of Realtors.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

E. Support transportation efficiency and access.

(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses?

(Answer Space 4,000 characters)

The Town has an updated North East Comprehensive Plan-2012, which includes a revised Transportation element with updated connecting linkages which promote an efficient transportation network, linking residential districts into the commercial areas in Town. With the Cecil County Transit bus service, the transportation plan is able to extend throughout the County and into Delaware. In addition the Town's Transit Oriented Development Plan sets the stage for a Transit Hub, furthering the effort to provide multi-modal transportation in and throughout the Town, County and State. The Town has detailed plans to improve sidewalks and paths, promoting bicycling, and works cooperatively with the County to address transit opportunities to improve bus service including transfer linkages to routes serving Delaware locations.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) If applicable, describe the SC Area’s connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3)

(Answer Space 4,000 characters)

The Planning Commission and Mayor and Commissioners approved a Town of North East Transit Oriented Development Plan in North East. The Plan strategies include the creation of an overlay district that will provide incentives for a Developer to assist the Town in meeting the goals of the Plan. The Plan calls for a mix of land uses to provide this area with commercial opportunities, interspersed with dwelling units and apartments. The residents in this area will be able to utilize bus service in the immediate future, with train service as our long range goal. Residents will also be within walking/bicycle distance to take advantage of Main Street/downtown to shop, enjoy restaurants, and to walk to the Town parks. Until the train station comes to North East, residents who are living in the Transit Hub area, will be able to utilize the County Transit Bus service to go the Train Station in Perryville.
IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?

Town Administration, North East Planning Commission, Mayor and Commissioners, Department Heads and affected property owners.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

F. Coordinating and Leveraging Policies and Investment

(1) What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area?

Coordination with Maryland Department of Transportation and the State Highway Administration, along with the Cecil County Government assist to ensure speedy project review and approvals, thereby expediting transportation projects in the Sustainable Community. The information matrix spreadsheet at the back of the Transit Oriented Development Plan will be used to manage projects proposed for the 'TOD' subarea and can be expanded to include all future projects within the Sustainable Community Area to ensure consistent oversight and management of all projects. The Transit Oriented Plan work group will continue to oversee this project.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans?

The Sustainable Community Plan incorporates relevant elements of the North East Comprehensive Plan, the Transit Oriented Development Plan and the North East Zoning Ordinance. The Sustainable Community Plan is also consistent with the Program Open Space Cecil County Recreation Plan and the Cecil County School Facilities Master Plan and the Cecil County Library Plan.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) How will the Plan help leverage and/or sustain more private sector investments?

Visible improvements that make the Sustainable Community area more attractive, competitive, safe, and convenient and affordable will generate interest among property owners and investors to become part of the excitement. Potential newcomers and entrepreneurs will look upon the Sustainable Community area as a location to make sound investments based on rear improvements that will be highlighted in local media, general discussion and periodic news releases. As growth rates go up, investment and secondary growth will increase.
V. PROGRESS MEASURES

For the Plan parts of section IV(A through F):

(1) List the specific outcomes that the Plan seeks to produce.

(Answer Space 4,000 characters)

- Environmentally sound safe and secure projects including improvements to the North East Community Park, improving safe pedestrian passage with additional sidewalks and pedestrian lighting.
- Providing amenities in the Town Parks. Turner Park and Herring Snatchers Park are in need of rehabilitation and are underutilized, therefore, the upgrades and amenities would provide benefits for our residents and visitors.
- Retain, rehabilitate and reuse historic structures, while retaining the Town's character as outlined in the Transit Oriented Development Plan.
- Create a healthy desirable and dynamic multi-modal community by creating regulations to guide and implement the Transit Oriented Development Plan.
- Better connectivity between currently isolated residential developments and the downtown.
- Better connectivity between land uses on the North side of US Route 40 and the central part of Town.
- Better access and more opportunities for recreation and improved general quality of life for Town residents and visitors.
- Increased storm water protection for existing land uses and infill developments that utilize the latest on site storm water management techniques and best management practices.
V. PROGRESS MEASURES

(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes.

(Answer Space 4,000 characters)

- Number of new residents within the Sustainable Community Area.
- Number of new housing units within the Sustainable Community Area.
- Number of new or renovation building permits for commercial projects within the Sustainable Community Area.
- Number of feet of new sidewalks within the Sustainable Community Area.
- Number of safety improvements constructed.
- Number of increased park users.
- Number of transit riders using the new transit hub
- Number of increased tourists and overnight stays in local hotels
- Number of increased hits on Town web site and telephone inquiries at the Town Hall
- Number of increased enrollments in local schools
- Dollar value of increased local sales taxes
- Dollar value of increased hotel tax revenues
- Dollar value of increased property assessments
REPLACE THIS PAGE WITH LOCAL GOVERNMENT SUPPORT RESOLUTIONS
SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION

The undersigned authorizes the Department of Housing and Community Development (the “Department”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the “Act”). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant's Initials: ________________________________

Any one who knowingly mades, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Authorized Signature ___________________________
Print Name and Title ___________________________
Date ___________________________