

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Town of Port Deposit

NAME OF SUSTAINABLE COMMUNITY: Port Deposit

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**
- Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**
- Section C – Sustainable Community Renewal Action Plan Update (Matrix)**
- Section D – Sustainable Communities Workgroup Roster**
- Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**
- Section F – CD-ROM:** The CD-ROM should include the following contents:
 - If requesting a boundary modification, map in pdf format of the proposed Sustainable Community
 - **GIS shapefiles of the modified Sustainable Community boundary (if requesting a modification) and other GIS related data**
 - Pictures (jpeg format) of your accomplished projects of the last five years (as indicated in Section B)
 - Digital copy of completed Sustainable Communities Renewal Application

I. SUSTAINABLE COMMUNITY – General Information

A. Sustainable Community Boundary and Description

- (1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not? The town is not requesting a change at this time to the boundary. The boundary for the town's Sustainable Community was modified in 2015 to include the 53 acre parcel of the 1,200-acre Bainbridge property that includes the Tome School campus and buildings.
- (2) Include the following in as an attachment (if requesting a modification to your current boundary):
- a. PDF or JPEG of modified Sustainable Communities boundary map,
 - b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),
- (3) Approximate number of acres of entire SC Area: 290 acres
- (4) Existing federal, state or local designations:
- Main Street Maple Street
 - National Register Historic District Local Historic District Arts & Entertainment District
 - State Enterprise Zone Special Taxing District BRAC State Designated TOD
 - Other(s): Part of the Captain John Smith Chesapeake Historic National Trail, Lower Susquehanna Heritage Greenway Trail, and Star Spangled Banner National Historic Trail.
- (5) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?

The Town of Port Deposit amended the Sustainable Community boundary in 2015 to include a 53 acres parcel of the Bainbridge property to take advantage of the historic tax credits, economic development opportunities through Community Legacy, and neighborhood revitalization resources through the Program. The 1,200 +/- acre Bainbridge property was not included in the original application. The amended boundary now includes the 50 +/- acre Tome School campus and historic buildings that are part of the Bainbridge property.

The Bainbridge property, which was the former Bainbridge Naval Training Center, was given to the State of Maryland in 1976. The Bainbridge Development Corporation (BDC) owns the property and they, and their development partner, MTPM, LLC, have been working with the Navy to resolve the environmental contamination issues on the property that has delayed development progress. The BDC/MTPM have negotiated an environmental remediation agreement with the Navy that will permit them to move forward with a revised master development plan for the property. The town anticipates residential development will be prohibited on the property, with the exception of approximately 150 +/-, which will include the Tome School campus and buildings. The Town anticipates amendments will be required to the Comprehensive Plan and Zoning Ordinance that will permit industrial and manufacturing on the Bainbridge site. Commercial/business development of the property will provide more employment opportunities and draw people to our area. The demographics for the town has not changed in the last five years. Elected officials will initiate a town grant funded revitalization strategy this year to address vacant/abandoned homes and infill

development on buildable lots. The future development of the Bainbridge property will directly impact future demographic trends. We anticipate industrial development of the Bainbridge property will bring new employment opportunities to the region, as well as boost economic development and neighborhood revitalization in the historic down town area.

B. Organizational Structure, Experience and Public Input:

- (1) Describe any changes to the Applicant's organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan?

The town has hired a Code Enforcement Officer to enforce current codes. The town has initiated a codification project to review current building, property maintenance, and nuisance regulations to adopt revised regulations that will help eliminate building/property neglect and deterioration. The leaders in the community continue to be the elected officials, and appointed committee and board members.

The town recently developed a Waterfront Master Plan through a grant from DNR Chesapeake and Coastal Service. The Working Waterfront Committee will be used to develop and review the Sustainable Community Plan, as well as members of the Revitalization and Economic Development Committee. The Waterfront Master Plan includes strategies to link the waterfront to Main Street that include recommendations that will be used in the Sustainable Community renewal application.

- (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 strengths guiding implementation of the Sustainable Community Plan has been the dedication and commitment of the elected officials to:

- neighborhood revitalization;
- developing a plan and assistance to address vacant/abandoned buildings;
- providing assistance with vacant lot development;
- hiring a code enforcement officer to enforce current codes; and
- supporting a codification project for review and revision to our codes to deter building neglect.

The challenges of implementation of the SC Plan has been limited staff and volunteers, and financial resources to implement some of the objectives. Port Deposit has three full time staff members, two public works employees, and one part time code enforcement officer. Town staff is working to build a base of community volunteers, who serve at the Visitor Center, to assist with developing town events, festivals, and community activities. After more research, several of the objectives from the first plan are not feasible to complete due lack of resources and/or cooperation from needed partners.

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

The Town will use the Flood Risk Management Plan prepared by the U.S. Army Corp of Engineers in 2015. The Town recently completed a Waterfront Master Plan that will be used, as well as, our Comprehensive Plan to update our Sustainable Community Action Plan. The town will also use

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input from members of the Working Waterfront Committee and the Revitalization and Economic Development Committee, who were appointed by the Mayor in 2017. This group has been working on the revitalization town grant to address vacant and abandoned buildings and vacant lots.

- (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.

Department of Housing and Community Development – The Town would like continued support from DHCD with funding for historic renovations and restorations. Renovation and restoration of historic buildings cost more to complete and maintain compared to modern buildings. The town has received four \$50,000 facade improvement program grants; however, the town has only been able to provide grants for five or six projects per year out of fourteen to fifteen applications per year. We have a waiting list of property owners with viable exterior projects. An increase in funding provided for this program would be beneficial to the town.

State Highway Administration and Maryland Department of Transportation – MD Route 222 serves as the Town's Main Street in a small town that is on the National Historic Register. The Town would like technical assistance from SHA and MDOT with design and installation of a complete street program that includes innovative traffic calming techniques, new sidewalks and retrofit sidewalks to improve vehicle, pedestrian and bicycle transportation. The innovative street design should take into consideration preserving the unique historic culture and character of the town, which includes keeping our granite sidewalks. Maintaining the historic culture and character will support heritage tourism, economic development and community revitalization.

Department of Planning – The Town would like continued technical assistance from the MDP with Comprehensive Plan and Zoning Ordinance amendments. It would be beneficial if smaller towns would have access to a Circuit Rider Planner, who would be available to assist local Planning Commissions and elected officials with updates and amendments that would support and improve historic restoration, economic development, community revitalization, etc.

Maryland Historic Trust – The Town would like technical assistance from MHT with developing strategic plans to address abandoned/vacant historic buildings throughout the town. There are several significant historic properties that are at risk for demolition by neglect. Assistance with developing a plan that would incorporate available grant and program opportunities to restore and preserve the historic structures would be beneficial to the property owner and community.

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) **Pictures:** 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: Historic Jacob Tome Gas House restoration for Visitor Center and Towson University Research and Education Center for the endangered Northern Map Turtle and Turtle Habitat, and completion of the Lower Susquehanna Heritage Greenway Trail.

Projects:

Project 1. Restoration of the historic Tome Gas House was completed and the Visitor Center and TU Research and Education Center opened in August 2017. The Center is open May – September and staffed by town volunteers from Friday – Sunday. Historical exhibits from the Bainbridge Naval Museum and Paw Paw Museum are provided on the first floor of the Center and Towson University students conduct research on the second floor. In 2017, the Center was open in August and September and approximately 500 visitors signed our guest book. In 2018, the Center was open from May through September and approximately 700 visitors signed our guest book. The town plans to continue expanding tourism and ecotourism through this facility.

Project 2. Completion of the turtle habitat area for research. An agreement was signed with Towson University to manage the Research Center and assist with promoting Port Deposit as an ecotourism destination. Part of the agreement included the installation and maintenance of a living shoreline as a turtle habitat area, which was completed in 2017. Towson University students maintain the turtle habitat and are available during Visitor Center hours to provide education to the public on the turtle habitat and their preservation efforts for the endangered northern map turtle, as well as information on the Susquehanna River basin.

Project 2. Completion of the Lower Susquehanna Heritage Greenway Trail – the construction of the Visitor Center completed the LSHG trail link by connecting the waterfront promenade from Marina Park to Tome’s Landing Marina. The waterfront promenade runs parallel to the Susquehanna River from Marina Park to Vannort Drive off North Main Street (approximately one mile).

Partners:

Towson University – partnership for the Research and Education Center and Turtle Habitat
Bainbridge Naval Museum – provided historic display of the town’s connection with the Bainbridge Naval Base
Paw Paw Museum – provided historic display of the town’s history
Various State Agencies provided grant funding for the restoration of the Tome Gas House, including State Highway Administration, MHAA, MHT, etc.

Impact:

The restoration of the historic Tome Gas House has had a significant impact on tourism by drawing new visitors to Town with the Visitor Center and Towson University Research and Education Center for the Northern Map Turtle. The Town promotes ecotourism with the research facility that draws interested visitors for the preservation and conservation efforts to protect an endangered species. The Visitor and Research Center location has led to the town becoming a Geocaching site destination and a resource for community events in Marina Park. The living shoreline project for the turtle habitat has restored the area in front of the Visitor Center to its’ natural landscape.

The completion of the Lower Susquehanna Heritage Greenway Trail has had a significant impact as a direct link for pedestrians, via the promenade that was completed between Marina Park and the marina, to walk from the Visitor Center and public boat dock to the business community in the center of town.

Accomplishment 2:

Outcome: Construction of a comfort station behind the Maintenance building, in close proximity to the boat launching ramp for visitors to Marina Park to use.

Projects:

The town installed a comfort station modular building with two ADA compliant bathrooms and a concession area in Marina Park within close proximity to the waterfront promenade, children’s playground, public boat launch and the picnic pavilion. Maintenance of the comfort station is provided by town employees. The concession area is available for events. The comfort station is not heated. The restrooms are open 24 hours per day from April through October and used by visitors during the busy summer months. Portable bathrooms are used in the park when the comfort station is closed from November through March.

Partners:

Department of Natural Resources Parks and Playground grant was used to purchase and install the comfort station

Impact:

The installation of the comfort station in Marina Park has impacted visitors and residents by providing them a clean and efficient facility to meet their needs during the very busy spring and summer months. The park amenity is conveniently located close to the children’s playground, boat launch and picnic pavilion. Feedback from visitors and residents has been positive for the location and maintenance of this resource in Marina Park.

Accomplishment 3:

Outcome: Explore the feasibility of obtaining funding for housing and community rehabilitation to assist residents, developers and business establishments. Hire Code Enforcement Officer to identify buildings that do not meet present day building codes and investigate tax credits and community development funds that may be available to a Sustainable Community.

Projects:

Project 1. The Town has been awarded a total of four Facade Improvement grants through DHCD. The fourth grant was recently awarded, but has not been announced. The grants have been administered through the Town and have provided grants to home owners for exterior property improvements through a competitive application process. The \$150,000 grant investment in the community has been used to leverage funds for large projects, such as window and roof replacement and painting, as well as front porch repair and restoration, concealed gutter restoration and repointing chimneys. The town has awarded grant funds for eighteen projects over the last three years.

Project 2. In conjunction with the Facade Improvement Program, the town hired a Code Enforcement Officer and has initiated a codification project to update building and property maintenance codes to hold property owners accountable for maintenance and deter demolition by neglect.

Partners:

DHCD – Community Legacy – grant funds
Maryland Historic Trust – review of project proposals to ensure the historic integrity of the restoration
Port Deposit community

Impact:

The Facade Improvement Program has impacted neighborhood revitalization and the overall appearance and “curb appeal” of the community. The exterior improvements are visible to the public and a good sign that neighborhood revitalization is happening, which has led to improvements by other property owners that are not funded through the grants. The town has compiled a list of abandoned vacant and neglected buildings and developable vacant lots. The inventory list will be used to develop a plan of action to acquire the properties and either repair and restore or demolish the buildings. Town elected officials have allocated \$50,000 to develop the plan of action and provide financial assistance for proposed projects to address abandoned vacant and neglected

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buildings and/or develop vacant lots. The town anticipates using this funding to leverage additional DHCD grants in the future.

Hiring a Code Enforcement Officer has led to a town inventory of the current status and condition of buildings and properties, as well as an examination of current building and maintenance codes to strengthen enforcement to deter demolition by neglect.

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: Implementation of Maryland State Highway Administration's (SHA) Phase I stormwater management project, clearing and replacing grates, retrofitting pipe connections and installing larger storm drains on Main Street. This stormwater project is imperative to address flooding issues in Port Deposit. Stormdrain pipes will have flaps that stop water from coming up through the drains during a flood, which has been a huge problem in the past. The project includes the installation of several new outfalls and storm drains that will allow stormwater to be removed faster in low lying areas along Main Street as well.

Narrative:

The stormwater management project on Main Street was started in May 2018; however, the project has been cancelled for convenience pending re-design and construction review due to issues encountered with the installation of new stormwater drains on North Main Street. The project engineer uncovered old underground asbestos pipes and there were issues with meeting the required depth for new storm drains due to encountering solid granite. SHA officials have assured the town that the project will be completed with an anticipated new start date in September 2019.

Outcome: Explore feasibility of designating the Town as a "Quiet Zone" for Norfolk Southern Railroad traffic.

Narrative:

The Norfolk Southern Railroad is between Main Street and access to the Susquehanna River. There are three public railroad crossings with flashing lights and gates, one private crossing with no safety measures that is owned by the Town, and three railroad underpasses: Route 222, Netter's Alley and Vannort Drive. In order to obtain a quiet zone designation, the town would have to pay for an expensive comprehensive safety study that would include all the crossings, as well as a review of the fatality rate. One strike against the town is a fatality that occurred on the tracks within town limits. Also, if a quiet zone was approved, the town would be required to pay for expensive safety upgrades at all crossings (approximately \$500,000 for each crossing) and install new fencing to prohibit access to the tracks in other areas. The town contacted Montgomery County officials after they received a quiet zone designation for one crossing and was advised that the train conductor still has the authority and permission to blow the horn at any time regardless of the designation if he/she has a safety concern on the tracks. Due to the expense, the town will not be seeking a quiet zone designation.

Outcome: Partner with Habitat for Humanity to identify potential home sites.

Narrative: The Town contacted Habitat for Humanity and we explored the possibility of a housing project on North Main Street with the demolition of a vacant and abandoned four unit townhome building and new construction of a potential duplex or single family home. After considerable discussion, it was determined that demolition of the building and new construction would not be a feasible project for the Habitat for Humanity program in Port Deposit. The Program is designed to assist low income families achieve home ownership and the home expenses would be too expensive because the home owner would be required have flood insurance. Due to the location of this potential site and all Main Street properties being located in an AE flood zone, the possibility of partnering with Habitat for Humanity is not feasible. The Town would consider contacting them if an opportunity for a project would occur on Granite Avenue or Race Street, which are not in a flood zone.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART II: COMPREHENSIVE ASSESSMENT

Purpose:

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

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

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

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

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

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ENVIRONMENT	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an improvement in water quality?		X		However, the current aging wastewater treatment plant located in Marina Park on the banks of river is scheduled to be removed, and a new a state-of-the-art ENR wastewater treatment plant built at a location off S. Main Street. The ENR plant will improve the water quality and a portion of the Marina Park will be returned to the town for recreational use.
2. Has the amount of impervious surface in your Community been reduced? (Amount in SF)	X			The installation of the living shoreline for the turtle habitat in front of the Visitor and Research Center converted this area from an impervious surface to the natural environment of river grasses, sandy shoreline, and native plants.
3. Have there been improvements and/ or additions to your park and/ or recreational green space?	X			<p>The historic Tome Gas House in Marina Park on the waterfront has been restored for a Visitor Center and Towson University Research and Education Center and Turtle Habitat for the endangered Northern Map Turtle. The project included the installation of a living shoreline along the Susquehanna River that serves as the turtle habitat.</p> <p>Installation of a comfort station in Marina Park within close proximity of the playground, public boat launch, promenade and picnic pavilion. This project provided for the installation of two stormwater retention areas, which has added trees and landscaping to the area in front of the comfort station.</p>
4. Did the Sustainable Community implement any recycling or waste reduction programs?			X	
5. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers markets etc.) within the Sustainable Community?			X	
OTHER:	X			The Town anticipates the SHA stormwater project will continue starting in 2019, which will reduce flooding on Main Street and improve stormwater runoff.

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ECONOMY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?	X			In the last five years, two new businesses opened on Main Street and one business opened and closed within three years due to an issue with the landlord. One new waterfront restaurant was purchased and opened under new management, which has increased the number of visitors to the Town, especially on weekends.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	X			The Sustainable Community boundary was increased to include the historic Tome School campus (approximately 50+/- acres) on the granite bluff on the east side of Main Street. The designation will provide additional opportunities for grant funding for the historic structures on the property. The Town intends to re-connect this area to Main Street through the use of the Tome Steps at Town Hall.
3. Has there been an increase in foot traffic in the Main Street/commercial district?	X			Foot traffic has increased with the new waterfront restaurant, hair salon and gift shop opening within the last five years. However, the Town is hopeful that SHA and MDOT will provide technical assistance and funding for innovative Main Street and sidewalk improvements that would increase pedestrian and bicycle traffic, while preserving our historic heritage and safely connecting our community for residents and visitors.
4. Have the number of commercial vacancies decreased?	X			The number of commercial vacancies has decreased with the new businesses.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?	X			A number of people have moved into the Town to work at the local restaurants. The gift shop owner also purchased a home on Main Street in addition to renting commercial space for the business.
OTHER:				

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TRANSPORTATION	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?	X			The waterfront promenade is part of the Lower Susquehanna Heritage Greenway Trail. With the completion of the Visitor Center project, the trail was completed along the Town's waterfront from Marina Park to Vannort Drive (approximately one mile).
2. Have there been improvements to the public transit infrastructure?			X	
3. Has there been an increase in sidewalks? (Amount in linear feet)		X		However, the Town intends to seek technical assistance and funding through SHA and MDOT with design and installation of a complete street program that includes innovative traffic calming techniques, new sidewalks and retrofit sidewalks to improve vehicle, pedestrian and bicycle transportation. The innovative street design should take into consideration preserving the unique historic culture and character of the town, which includes keeping our granite sidewalks. Maintaining the historic culture and character will support heritage tourism, economic development and community revitalization.
4. Have there been any roadway improvements that support "Complete" or "Green" streets?		X		However, the Town intends to seek technical assistance and funding through SHA and MDOT with design and installation of a complete street program that includes innovative traffic calming techniques, new sidewalks and retrofit sidewalks to improve vehicle, pedestrian and bicycle transportation. The innovative street design should take into consideration preserving the unique historic culture and character of the town, which includes keeping our granite sidewalks. Maintaining the historic culture and character will support heritage tourism, economic development and community revitalization.
5. Has traffic congestion along major roads decreased? (Amount in percent)			X	
OTHER:				

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HOUSING	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have any residential facades been improved?	X			The Town has received three Facade Improvement grants for a total of eighteen exterior improvement projects and investment over \$150,000 in the community. The Town recently received notice that a fourth grant has been awarded for this purpose. The success of the program has substantially improved historic properties and the “curb appeal” of our community. The Town has a waiting list of residents seeking grant funds for viable projects. The Town would like to see more funding provided for this program, especially in historic districts where the cost of repairs/restoration is more expensive.
2. Has the home ownership rate increased?	X			One of our historic homes was purchased by a couple due to her affiliation with Towson University and work she did on interpretive signage for the project. They were here on business and fell in love with a historic home. The gift shop owner purchased a home on Main Street in addition to renting commercial space for her business.
3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable?			X	
4. Has there been demolition of blighted properties?	X			Over the last five years, two blighted properties were demolished – 250 North Main Street and 33 Center Street. The Town is working on a new program that will provide financial assistant to address vacant and abandoned properties and development of vacant lots. The Town’s initial \$50,000 investment will be used to develop an action plan to either demolish or restore several properties. It is anticipated that the Town will develop the action plan and utilize other Sustainable Community grant opportunities to complete the project(s).
5. Has the residential vacancy rate decreased?	X			The Town has noticed a decrease in the time a property is on the market before it is purchased. Several purchased properties are home owners and not investment property.
OTHER:				

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QUALITY OF LIFE	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been a decrease in crime rate?		X		However, the Town has installed five new public street cameras in the Central Business District and two at Town Hall. The Town anticipates the cameras will deter nuisance vandalism, such as minor destruction of property, breaking into cars, etc.
2. Have there been improvements and/ or additions to your public spaces (i.e. museums, community centers, public plazas)?	X			<p>The historic Tome Gas House was restored as a Visitor Center and Towson University Research and Education Center for the study of the endangered northern map turtle. The Lower Susquehanna Heritage Greenway Trail was completed that links Marina Park to the Tome's Landing Marina, which completes the waterfront promenade from Marina Park to Vannort Drive.</p> <p>Installation of a comfort station in Marina Park within close proximity of the playground, public boat launch, promenade and picnic pavilion. This project provided for the installation of two stormwater retention areas, which has added trees and landscaping to the area in front of the comfort station.</p>
3. Has there been an increase in public art/ arts & entertainment programs/venues (i.e. murals, movie theatre, music events)?	X			A local business, Lee's Landing Dock Bar, sponsors an annual summer music event in Marina Park with food vendors and live band performances.
4. How many historic properties were renovated/improved?	X			Eighteen historic properties have been renovated and improved through the Facade Improvement Program. However, the Town receives 14 to 15 applications per year and has only been able to award five to six projects per year. The Town has a waiting list of viable projects and would like to see more funding awarded toward this type of program.
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/ outdoor courses or groups)?	X			The completion of the Lower Susquehanna Heritage Greenway Trail has provide a waterfront promenade that connects Marina Park to Vannort Drive off North Main Street (approximate one mile). This provides residents and visitors an opportunity to walk the waterfront, visit businesses in the center of town, and enjoy the scenic vistas of the Susquehanna River.
OTHER:				

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LAND USE/ LOCAL PLANNING	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have there been any infill developments?		X		However, the Town is working on a new program that will provide financial assistant to address vacant and abandoned properties and development of vacant lots. The Town's initial \$50,000 investment will be used to develop an action plan to either demolish or restore several properties. It is anticipated that the Town will develop the action plan and utilize other Sustainable Community grant opportunities to complete the project(s).
2. Has there been an increase in the amount of preserved/protected land?	X			The Town placed the living shoreline/turtle habitat area in front of the Visitor Center and Research/Education Center under Program Open Space.
3. Have there been any developments hindered by growth constraints?			X	
4. Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community?	X			With assistance from the MD Department of Planning, the Town approved Zoning Ordinance amendments in 2016 that clarified definitions and amendments that clarified requirements and streamlined the approval process.
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	X			The State Highway Administration started a stormwater management project in May 2018; however, the project has been cancelled for convenience pending re-design and construction review due to issues encountered with the installation of new stormwater drains on North Main Street. The project engineer uncovered old underground asbestos pipes and there were issues with meeting the required depth for new storm drains due to encountering solid granite. SHA officials have assured the town that the project will be completed with an anticipated new start date in September 2019.
OTHER:				

Sustainable Communities Renewal Application - Section B

<p align="center">COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.</p>	<p align="center">Source (federal, state, foundation, etc.)</p>	<p align="center">Amount Received</p>	<p align="center">If no funding was received, what technical or other assistance from the state would help with future applications?</p>	<p align="center">Other Notes</p>
<p>Community Legacy (CL):</p> <ul style="list-style-type: none"> • 2016 Facade Improvement Grant • 2017 Facade Improvement Grant • 2018 Facade Improvement Grant • 2019 Facade Improvement Grant 	<p>DHCD</p>	<p>\$50,000 for each grant</p>	<p>The success of the program has substantially improved historic properties and the “curb appeal” of our community. The Town has a waiting list of residents seeking grant funds for viable projects. The Town would like to see more funding provided for this program, especially in historic districts where the cost of repairs/restoration is more expensive.</p>	
<p>Strategic Demolition Fund (SDF):</p>	<p>DHCD</p>		<p>The Town is working on a new program that will provide financial assistant to address vacant and abandoned properties and development of vacant lots. Technical assistance would be appreciated to develop an action plan to either demolish or restore several properties. It is anticipated that the Town will develop the action plan and utilize other Sustainable Community grant opportunities to complete the project(s).</p>	
<p>Community Safety & Enhancement Program:</p>	<p>MDOT</p>		<p>The Town intends to seek technical assistance and funding through SHA and MDOT with design and installation of a complete street program that includes innovative traffic calming techniques, new sidewalks and retrofit sidewalks to improve vehicle, pedestrian and bicycle transportation. The innovative street design should take into consideration preserving the unique historic culture and character of the town, which includes keeping our granite sidewalks. Maintaining the historic culture and character will support heritage tourism, economic development and community revitalization.</p>	

Sustainable Communities Renewal Application - Section B

<p align="center">COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.</p>	<p align="center">Source (federal, state, foundation, etc.)</p>	<p align="center">Amount Received</p>	<p align="center">If no funding was received, what technical or other assistance from the state would help with future applications?</p>	<p align="center">Other Notes</p>
<p>Maryland Bikeways Program:</p>	<p>MDOT</p>		<p>The Town intends to seek technical assistance and funding through SHA and MDOT with design and installation of a complete street program that includes innovative traffic calming techniques, new sidewalks and retrofit sidewalks to improve vehicle, pedestrian and bicycle transportation. The innovative street design should take into consideration preserving the unique historic culture and character of the town, which includes keeping our granite sidewalks. Maintaining the historic culture and character will support heritage tourism, economic development and community revitalization.</p>	
<p>Sidewalk Retrofit Program:</p>	<p>MDOT</p>		<p>the Town intends to seek technical assistance and funding through SHA and MDOT with design and installation of a complete street program that includes innovative traffic calming techniques, new sidewalks and retrofit sidewalks to improve vehicle, pedestrian and bicycle transportation. The innovative street design should take into consideration preserving the unique historic culture and character of the town, which includes keeping our granite sidewalks. Maintaining the historic culture and character will support heritage tourism, economic development and community revitalization.</p>	
<p>Water Quality Revolving Loan Fund:</p>	<p>MDE</p>			

Sustainable Communities Renewal Application - Section B

<p>COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.</p>	<p>Source (federal, state, foundation, etc.)</p>	<p>Amount Received</p>	<p>If no funding was received, what technical or other assistance from the state would help with future applications?</p>	<p>Other Notes</p>
<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>				
<p>Maryland Department of Natural Resources, Chesapeake and Coastal Service</p>	<p>state</p>	<p>\$50,000</p>	<p>Working Waterfront Grant to create a Waterfront Master Plan with strategic goals and strategies to fully utilize the town's resources and waterfront connections/opportunities to support economic development, heritage tourism, and community revitalization. Goals and objectives from this Plan was incorporated into this application.</p>	
<p>Maryland Heritage Areas Association Grant</p>	<p>state</p>	<p>\$15,000</p>	<p>50% funding for Phase I to prepare a structural engineering and design report for the restoration of a 75-step historic stairway between Main Street and the Tome School for Boys.</p>	
<p>Maryland Heritage Areas Association Grant</p>	<p>state</p>	<p>\$42,048</p>	<p>50% funding for restoration of the concealed box gutters and dormers on historic Adams Hall, which now serves as Town Hall.</p>	
<p>Maryland Historic Trust Capital Grant</p>	<p>state</p>	<p>\$38,457</p>	<p>Partnership grant to provide a cultural resource inventory of contributing/non-contributing historic structures for Port Deposit and a flood risk assessment of historic structures for the Town of Elkton.</p>	
<p>Dept of Natural Resources Parks & Recreation Grant</p>	<p>state</p>	<p>\$42,489</p>	<p>Grant funds for park improvements to the basketball court and surrounding area on North Main Street.</p>	
<p>Dept of Natural Resources Parks & Recreation Grant</p>	<p>state</p>	<p>\$206,038</p>	<p>Grant for the purchase and installation of a comfort station in Marina Park.</p>	
<p>US Dept of Agriculture</p>	<p>federal</p>	<p>\$30,000</p>	<p>SEARCH grant for Granite Avenue and Race Street stormwater drainage improvements. Engineering reports will be used to apply for the funds to complete the project.</p>	
<p>Exelon Grant</p>	<p>private organization</p>	<p>\$73,000</p>	<p>While not a competitive grant, the funds are for flood hazard mitigation to determine if flood control gates may be installed at the railroad underpasses, which will decrease flood impact on historic structures on Main Street.</p>	

Sustainable Communities Renewal Application - Section B

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

Many small towns do not have a Planner or Planning Department to research and create innovative plans to address public and community needs for housing, historic repairs/restoration, transportation, recreation, economic development, etc. It would be beneficial if smaller towns would have funds to hire a consultant to assist with developing these plans, or have access to a Circuit Rider Planner, who would be available to assist with developing these plans and provide local Planning Commissions and elected officials with updates and amendments that would support and improve historic restoration, economic development, community revitalization, etc.

III. SUSTAINABLE COMMUNITY ACTION PLAN UPDATE

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

Guidance for completing the Action Plan can be found on the next page.

Action Plan Guidance

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

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

Sustainable Community Action Plan

Port Deposit

Submitted by Town of Port Deposit

12/4/2018

Environment

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

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> Towson University Research and Education Center and Turtle Habitat (living shoreline) for endangered Northern Map Turtle Second largest population of bald eagles in the United States Refuse recycling program Part of the Lower Susquehanna Heritage Greenway Trail, Captain John Smith National Historic Trail and Star Spangled Banner National Historic Trail Natural beauty and scenic vistas of the Susquehanna River waterfront. 	<ul style="list-style-type: none"> Vulnerability of flooding from storms and Conowingo Dam Vulnerability to flooding from stormwater runoff Norfolk Southern Railroad line runs between the waterfront and Main Street

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Based on the strengths and weaknesses identify the strengths on which you would like to build and the challenges you would like to address. What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen? →</p> <p>Progress Measure: Identify how you will know that you have achieved your outcome.</p>	<p>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 style="text-align: right;">→</p>	<p>Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.</p>
<p>Outcome 1: Implement flood mitigation strategies from the Flood Risk Management Plan prepared by the U.S. Army Corp of Engineers.</p> <p>Progress Measures: Completion of the SHA stormwater management project.</p>	<p>Strategy A: Schedule monthly update schedule on the status of the stormwater management project with SHA officials.</p>	<p>State Highway Administration Water Witch Fire Company Norfolk Southern Railroad Exelon Corporation State Delegation FEMA MEMA MDE</p>

<p>Completion of study to determine if temporary flood gates may be installed at the railroad underpasses.</p> <p>Interior pumping plan for low lying areas on Main Street.</p>	<p>Strategy B: Maintain communication with State Delegation and SHA officials to ensure project is completed.</p> <p>Strategy C: Ensure temporary floodgate study is completed. If temporary flood gates can be installed at the railroad underpasses, move forward with a plan for design and installation.</p> <p>Strategy D: Meet with Water Witch Fire Company officials to determine low lying areas along Main Street and develop an interior pumping plan to remove the water when necessary (during a flood event, flash flood, etc.)</p>	<p>DNR Army Corp of Engineers</p>
<p>Outcome 2: Increase resiliency and enhance appearance and functionality of Marina Park.</p> <p>Progress Measures: Enhance Marina Park entrance to screen the railroad and refocus the view.</p> <p>New pathway along the east side of Marina Park along the railroad tracks to accommodate emergency access and event loading, reduce nuisance flooding, increase walking and jogging opportunities, and provide electricity to the park area for events/festivals.</p> <p>Reduce sedimentation and improve water circulation and quality behind jetty.</p>	<p>Strategy A: Develop a planting design at the entrance to the Park that can withstand wet conditions, as well as dry/non-irrigated conditions.</p> <p>Strategy B: Reconfigure playground area to provide sufficient room for pathway construction along the railroad in Marina Park.</p> <p>Strategy C: Design and install a new pathway along the railroad for emergency access vehicles and event loading that incorporates low shrubs and meadow mix between the railroad and pathway. Gabion basket benches/seat walls would be used along the pathway to provide a resilient type of seating that could withstand flooding and allow water to pass back during high water.</p> <p>Strategy D: Coordinate easement with Delmarva Power for electrical service installation in coordination with the pathway.</p> <p>Strategy F: Explore feasibility and options to increase water circulation behind the jetty that would reduce sedimentation along the shoreline and reduce debris and trash that collects on the living shoreline.</p>	<p>Volunteers Master Gardener from the area Delmarva Power Norfolk Southern Railroad DNR DHCD MDE</p>

Economy

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

Strengths

Weaknesses

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Increase economic activity in the town through community based assets.</p> <p>Progress Measures: New Veteran’s Memorial Garden in Marina Park.</p> <p>Increase safe access areas to the waterfront by human powered watercraft.</p> <p>Increase number of small-scale events in town.</p> <p>Increase business opportunities for pop-up and seasonal concessionaries.</p>	<p>Strategy A: Design and install new Veteran’s Memorial Garden, adjacent to the Visitor Center, to connect historical significance of the Bainbridge Naval Training Base using engraved memorial bricks and granite memorials to create an additional attraction to draw visitors.</p> <p>Strategy B: Explore feasibility and options for south end of Marina Park, Netter’s Alley, and/or Rock Run Park for safe access areas to the waterfront by human powered watercraft to create additional park attraction and draw visitors.</p> <p>Strategy C: Explore feasibility of hiring a part time marketing/event coordinator to build a volunteer base and develop local events and festivals that promote Port Deposit and surrounding community.</p> <p>Strategy E: Survey owners of vacant store fronts to develop a business program to determine market potential, timing and what types of pop-up retail could be supported (seasonal, year round, event related opportunities).</p> <p>Strategy F. Consider offering grants to attract small business entrepreneurs or local artists and assist in permanent tenant improvements or other forms of assistance to promote small business ventures.</p>	<p>National Park Service Lower Susquehanna Heritage Greenway MD Office of Tourism Cecil County Economic Development and Tourism Cecil County Office of Small Business Development Cecil County Arts Council Bainbridge Museum Paw Paw Museum Port Deposit VFW & American Legion MDOT/SHA Norfolk Southern Railroad Towson University Adjoining property owners Local businesses and volunteers</p>

	<p>Strategy G. Explore feasibility and potential options for utilizing Rock Run Park for a pop-up and seasonal concessionary area and access to waterfront for human powered watercraft.</p>	
<p>Outcome 2: Increase economic activity in the town through cooperative regional marketing.</p> <p>Progress Measures: Regional connections designated between Visitor Center and historic trails.</p> <p>Increase in number of tourism visitors through expansion of heritage and nature-based (eco) tourism.</p>	<p>Strategy A: Designate the Visitor Center & Research and Education Center as anchor site for Captain John Smith National Historic Trail (CAJO).</p> <p>Strategy B: Install National Park Service (NPS)kiosk with CAJO graphics used for two of the three panels. The third panel would show local attractions and services.</p> <p>Strategy C: Use the National Historic Trail and National Scenic Byways designations (Captain John Smith, Star Spangled Banner) and Lower Susquehanna Heritage Greenway Trail and Lower Susquehanna River Trail to market Town as a regional attraction.</p> <p>Strategy D: Develop educational program with Towson University to create a nature-based ecotourism component. Partner with local heritage partner to expand historic/educational component. These activities would be incorporated with the operation of the Visitor Center.</p>	<p>National Park Service Lower Susquehanna Heritage Greenway Port Deposit Heritage Corporation MD Office of Tourism Cecil County Tourism MDOT/SHA Towson University Exelon Corporation Cecil County Public Library Bainbridge Museum Paw Paw Museum Local businesses and volunteers</p>
<p>Outcome 3. Successful economic development on the 1,150-acre +/- Bainbridge property. Successful development of the 50-acre +/- historic Tome School site of the Bainbridge property.</p> <p>Progress Measures: Increase in workforce and employment opportunities for Port Deposit and surrounding community from commercial/industrial property development.</p>	<p>Strategy A: Work with the BDC and developer to review and modify existing zoning for the Bainbridge property to ensure regulations meet land use restrictions for economic development of the property.</p> <p>Strategy B: Explore feasibility of coordinating workforce training and employment opportunities for Town residents with business development on property.</p>	<p>Town elected officials Town Planning Commission Bainbridge Development Corporation / developer Cecil County Economic Development Office Susquehanna Workforce Network Cecil County Public Library Cecil College</p>

Successful development of the 50-acre +/- historic Tome School site.

Strategy C: Work with BDC to review and modify existing zoning that permits a mixed use development of this portion of the Bainbridge property that preserves the historic culture of the Tome School for Boys and provides additional open space and recreational opportunities for residents and visitors.

Transportation

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

Strengths	Weaknesses
<ul style="list-style-type: none"> • Waterfront promenade for pedestrians • Access to town via Susquehanna River • Proximity to Interstate 95 • Part of National Trail system – Lower Susquehanna Heritage Greenway Trail, Captain John Smith National Historic Trail, Star Spangled Banner National Historic Trail 	<ul style="list-style-type: none"> • No access to public transportation • No bicycle lanes • Limited linkage and access between Main Street and waterfront • Damaged sidewalks • Missing sidewalk connections • Tractor trailers on Main Street (MD Route 222) – posted restrictions are ignored by truck drivers • Limited public parking

Desired Outcomes and Progress Measures	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Improved connections/linkages between the waterfront and Main Street.</p> <p>Progress Measures: Increase number of pedestrian connections/linkages from Main Street to waterfront.</p> <p>New sidewalks where needed and repair/restore existing sidewalk where needed between South Main Street and Vannort Drive.</p>	<p>Strategy A: Explore feasibility and options for installing pedestrian access from S. Main Street directly to and in the area of the Visitor Center.</p> <p>Strategy B: Seek funding through SHA (Fund 79) to design and install new sidewalk (specific area from public parking lot on S. Main Street to pedestrian access point for Visitor Center/Marina Park).</p> <p>Strategy C: Seek funding through SHA (Fund 33) for sidewalk reconstruction and/or modifications and ensure reconstruction/modifications are compatible with Town’s historic character defining features.</p>	<p>MDOT/SHA Maryland Historic Trust Lower Susquehanna Heritage Greenway Norfolk Southern Tome’s Landing Condominium Association Local businesses State Delegation</p>

<p>Complete waterfront promenade loop to connect Marina Park (S. Main Street) to Vannort Drive off N. Main Street.</p>	<p>Strategy D: Seek funds to design and complete promenade connection to the North from the waterfront to Vannort Drive off North Main Street via an existing easement.</p>	
<p>Outcome 2: Improve vehicle, pedestrian and bicycle safety along Main Street</p> <p>Progress Measures: New signs to alert drivers of possible safety issues at entrance to Marina Park.</p> <p>New signage for Marina Park entrance, sign opportunities for TAC, CAJO and LSHG, pedestrian wayfinding system.</p> <p>Improve bicycle safety in Town.</p>	<p>Strategy A: Request that guide and warning signs be installed in advance of Marina Park and Visitor Center entrance on Route 222 due to restricted view of the entrance.</p> <p>Strategy B: Seek funding to conduct a sign study to create and install new signage for Marina Park and directional signs for pedestrians from Marina Park/Visitor Center to Central Business District via waterfront promenade and/or Main Street. Incorporate historic sites and historic audio walking tour.</p> <p>Strategy C: Provide bicycle racks along Main Street, and install warning signs and “Share the Road” designation signs for bicycles on MD Route 222 and 275.</p>	<p>National Park Service Lower Susquehanna Heritage Greenway Port Deposit Heritage Corporation MD Office of Tourism Cecil County Tourism MDOT/SHA Towson University Exelon Corporation Bainbridge Museum Paw Paw Museum Local businesses</p>
<p>Outcome 3: Improve boat access to the Town from the Susquehanna River.</p> <p>Performance Measure: Increase in visitors accessing town via Susquehanna River.</p>	<p>Strategy A: Seek funding to create a water trail map and marketing tool to promote and advertise public dock facility in Marina Park, waterfront amenities, local businesses, etc.</p> <p>Strategy B: Explore feasibility of using public boat dock for a water taxi service between Town, Town of Perryville and Town of Havre de Grace.</p>	<p>Lower Susquehanna Heritage Greenway Port Deposit Heritage Corporation MD Office of Tourism Cecil County Tourism MDOT/SHA Towson University Exelon Corporation Town of Perryville and Havre de Grace Bainbridge Museum Paw Paw Museum Local businesses</p>

Housing

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

Strengths	Weaknesses	
<ul style="list-style-type: none"> • Facade Improvement and community revitalizations programs provide grants for building renovations/restoration • Inventory of contributing and non-contributing historic buildings • Vacant buildable lots for in-fill development • Vacant homes available for “fix and flip” opportunities 	<ul style="list-style-type: none"> • Sixty percent of properties are rental/investment properties with absentee landlords • Low property values due to building conditions and rental properties • Repetitive flooding to historic structures 	
Desired Outcomes and Progress Measures	Strategies and Action Items 	Implementation Partners
<p>Outcome 1: Provide grant assistance to property owners for rehabilitation/restoration projects.</p> <p>Progress Measures: Grant funds provided through DHCD to home owners for exterior renovation/restoration projects.</p> <p>Grant funds provided through the Town to property owners for exterior and/or interior renovations/restoration projects to promote home ownership opportunities.</p> <p>Increase in property renovations/restoration and home ownership either through fix and flip or new construction opportunities.</p>	<p>Strategy A: Continue seeking Facade Improvement grant funds to assist home owners with exterior renovation/restoration projects.</p> <p>Strategy B: Phase I. Use the \$50,000 town grant to develop a plan of action to restore or demolish vacant and abandoned properties, and develop a plan to provide assistance to developers for in-fill development on vacant lots.</p> <p>Strategy C. Phase II. Utilize DHCD and town funds where applicable to assist with implementing the plan of action.</p>	<p>Town elected officials Property owners Port Deposit Heritage Corporation Cecil County Government Artesian Water DHCD</p>
<p>Outcome 2: Stronger property maintenance regulations to address nuisance issues and property clean up.</p> <p>Progress Measures: Decrease the time it takes to enforce property maintenance regulations that would require</p>	<p>Strategy A: Complete the codification project and ensure property maintenance regulations require property owners to fix nuisance issues before the property becomes an “eyesore” to the community.</p>	<p>Town elected officials Town Code Officer Town Legal Counsel FEMA MEMA</p>

<p>property owners to fix nuisance issues (painting, exterior repairs, etc.)</p> <p>Implement flood mitigation strategies to reduce repetitive flooding on Main Street. See Environment.</p> <p>Reduction in the damage to properties from flood events.</p>	<p>Strategy A: Complete flood mitigation strategies designated through the Flood Risk Management Plan provided by the Army Corp of Engineers.</p> <p>Strategy B: Once flood mitigation strategies have been implemented, seek to participate in the National Flood Insurance Program Community Rating System to help home owners reduce their cost for flood insurance.</p>	
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Quality of Life

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

Strengths	Weaknesses
<ul style="list-style-type: none"> • Low crime rate • Public parks and recreational opportunities • Cultural and historic assets include Town history, granite buildings, Paw Paw Museum and Bainbridge Naval Training Center Museum attractions • Cecil County Public library located on Main Street • Access to Susquehanna River waterfront and water activities (public boat launch, boating, fishing, scenic vistas) 	<ul style="list-style-type: none"> • Limited public events or festivals – see Economy • Lack of identity and pride in the community • Forty percent (40%) home owners and sixty percent (60%) rental properties • Norfolk Southern Railroad between Main Street and waterfront

Desired Outcomes and Progress Measures	Strategies and Action Items 	Implementation Partners
<p>Outcome 1: Improve public parks and recreational opportunities.</p> <p>Progress Measures: Provide additional recreational amenities in public parks.</p>	<p>Strategy A: Develop a recreational plan to identify and meet community recreational needs through the Town’s public parks for individuals, families and pets.</p>	<p>Town elected officials Residents Local businesses Lower Susquehanna Heritage Greenway</p>
<p>Outcome 2: Improve water access and recreational opportunities in Marina Park.</p> <p>Progress Measures: Improve waterfront access for watercraft (motorized and human powered) and pedestrians in Marina Park.</p>	<p>Strategy A: Coordinate the demolition and re-location of the waste water treatment plant from Marina Park to the designated site on S. Main Street and restore the area in Marina Park to gravel drive and grassy areas.</p> <p>Strategy B: Resolve property ownership issue for parcel 95 and either purchase the property or secure an easement to proceed with development on the south end of Marina Park.</p> <p>Strategy C: At completion of resolution for parcel 95, seek funding to prepare design and construction documents and bids for construction of new public</p>	<p>Town elected officials Cecil County Government Property owners parcel 95 DNR MDE DHCD MD Department of Planning</p>

	boat ramps, shoreline reconstruction/restoration, and soft launch area for human powered watercraft in south end of Marina Park. See Economy.	
Outcome 3. Improve educational opportunities for residents.	Strategy A: Partner with Cecil County Library, Bainbridge Museum, and Paw Paw Museum to promote books on local history and provide education to residents and visitors on the history of Port Deposit, local historic sites and attractions.	Cecil County Public Library, Port Deposit Branch Bainbridge Museum Paw Paw Museum Port Deposit Heritage Corporation Lower Susquehanna Heritage Greenway Maryland Historic Trust Cecil County Historical Society Local Town historians

Local Planning and Land Use

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

Strengths	Weaknesses
<ul style="list-style-type: none"> Codification project in progress to strengthen codes Bainbridge site development potential Flood mitigation projects in progress (storm drains on Main Street and temporary flood gates at RR underpasses) 	<ul style="list-style-type: none"> Town is located in a flood zone and critical area Small lot sizes and building challenges (granite cliff to the east, compliance with floodplain and critical area regulations) Limited available parking on numerous residential properties (must use public parking lots)

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Business opportunities for pop-up and seasonal concessionaries.</p> <p>Progress Measures: Increase in pop-up and seasonal businesses. See Economy.</p>	<p>Strategy A. Review existing Zoning Ordinance regulations to ensure pop-up retail is an allowable use and potential amendments to encourage use of lower floors as flex space for small scale commercial operations, and adaptive reuse of lower and upper floors of existing businesses.</p>	<p>Town elected officials Town Planning Commission Local businesses County Economic Development Office County Office of Small Business Development</p>
<p>Outcome 2: Zoning Ordinance amendments to support Bainbridge site development land use restrictions. See Economy.</p>	<p>Strategy A: Work with the BDC and developer to review and modify existing zoning for the Bainbridge property to ensure regulations meet land use restrictions for economic development of the property.</p>	

