

SUSTAINABLE COMMUNITIES PROGRAM

APPLICATION FOR DESIGNATION RENEWAL

Approved SGCC
10/14/2020

Eligible Applicants:

- *Local Governments with a Sustainable Communities Designation*
- *Local Government Consortiums with a Sustainable Communities Designation*

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

Maryland Department of Housing and Community Development

Division of Neighborhood Revitalization

2 N Charles Street, Suite 450

Baltimore, MD 21201

410-209-5800

<http://dhcd.maryland.gov/>

LARRY HOGAN, *Governor*

KENNETH C. HOLT, *Secretary*

BOYD K. RUTHERFORD, *Lt. Governor*

TONY REED, *Deputy Secretary*

OVERVIEW OF SUSTAINABLE COMMUNITIES

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

PURPOSE OF RENEWAL AND STREAMLINED APPLICATION

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

APPLICATION ASSISTANCE

If a local government has limited capacity, staff from the Maryland Department of Housing and Community Development (DHCD) and Department of Planning (MDP) will be available to assist local government officials through the application process.

Please contact your Regional Project Manager at DHCD if you would like to request or learn more about this assistance (see page iv for contact information).

SUSTAINABLE COMMUNITIES BENEFITS

The benefits of a Sustainable Community designation are substantial. The SC designation is a threshold requirement for application to several Maryland Department of Housing and Community Development revitalization programs (such as the Community Legacy Program and Strategic Demolition Fund listed below). Other programs from both the Department and other State agencies offer additional points or preference in the application process. The Sustainable Communities designation provides access to a suite of resources that can support housing and community development, local transportation enhancements, tax credit programs and programs to support a healthier environment. Taken together, these resources can promote safer, healthier and more attractive communities for families to live and put down roots.

Community Legacy Program is administered by the Maryland Department of Housing and Community Development and provides local governments and community development organizations with financial assistance to strengthen communities through such activities as business retention and attraction, encouraging homeownership and commercial revitalization. Community Legacy funds are restricted to Sustainable Community Areas.

Strategic Demolition Fund is administered by the Maryland Department of Housing and Community Development and provides grants and loans to local governments and community development organizations for predevelopment activities including demolition and land assembly for housing and revitalization projects.

The Strategic Demolition Fund catalyzes public and private investment in the reuse of vacant and underutilized sites. These funds are restricted to Sustainable Communities.

Application Eligibility and Threshold Requirements

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

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

Threshold Requirements

All Sustainable Community applications must meet the following threshold requirements:

- 1) Sustainable Community Area boundaries must be entirely within a Priority Funding Area (PFA) and should be an area in need of renewal and reinvestment that would benefit from a targeted long-term strategy;
- 2) The proposed Sustainable Community is within or near a town center or transportation center, or there is a need for financing assistance for small businesses, nonprofit organizations or microenterprises;
- 3) The updated Plan must be consistent with other existing community or comprehensive plans;
- 4) A Sustainable Communities Workgroup is re-convened and a roster of members should be provided with the application.

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

Application Evaluation

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

Priority Funding Areas

All Sustainable Communities must be located entirely within a Priority Funding Area. Applicants can verify Priority Funding Area boundaries by visiting the MDP website at:

<http://www.mdp.state.md.us/OurProducts/pfamap.shtml>

Application Training

The Department will be hosting various webinars for communities planning to submit a renewal application. Attendance at a minimum of one application training session is strongly encouraged for all applicants. Contact your Regional Project Manager (contact information page iv) to schedule an application training or verify when the webinars will be scheduled.

Application Submission

Applications will be submitted both electronically/digitally and via postal mail. Each applicant must submit **one** hard copy of their application with all required attachments. DHCD reserves the right to not consider incomplete applications.

The first printed page of the electronic application is a Table of Contents (see page vii). This should also serve as a checklist and be used to provide corresponding tabs. In addition to the digital copy of the application, all pictures and maps are to be submitted on a CD-ROM or flash drive. Pictures should be burned to the CD in a JPEG format and maps should be burned to the CD in a pdf format. Please ALSO include GIS shapefiles of Sustainable Community boundaries and other GIS related data if a boundary change is requested. Be sure to label your files on the CD-ROM appropriately, i.e., “Proposed Sustainable Community Boundary,” “Current Sustainable Community Boundary,” etc.

No incomplete applications will be accepted.

Deliver Sustainable Community Applications to:
Sustainable Community Application
ATTN: Mary Kendall
Division of Neighborhood Revitalization
Department of Housing and Community Development
2 N Charles Street, Suite 450
Baltimore, MD 21201

Site Visits, Follow-up Discussion

During the application review process, the review team may make site visits, hold meetings or have for follow-up discussions with applicants prior to designation approval.

Approval

Approval of applications will be made by the Governor’s Smart Growth Coordinating Committee on the recommendation of an inter-agency review team. The review team is coordinated by the Department of Housing and Community Development.

Contact Information

All questions related to application content, please contact your regional project manager. Regional contacts listed in the table on the next page.

DIVISION OF NEIGHBORHOOD REVITALIZATION, STATE REVITALIZATION PROGRAMS REGIONAL PROJECT MANAGERS		
<p>REGION 1:</p> <ul style="list-style-type: none"> • Northwest Baltimore City • Northwest Baltimore County <p>Larry Brown Assistant Director Phone: 410-209-5819 Email: larry.brownjr@maryland.gov</p>	<p>REGION 2:</p> <ul style="list-style-type: none"> • Northeast Baltimore City • Northeast Baltimore County <p>Garland Thomas Project Manager Phone: 410-209-5803 Email: garland.thomas@maryland.gov</p>	<p>REGION 3:</p> <ul style="list-style-type: none"> • Southeast Baltimore City • Southeast Baltimore County • Anne Arundel County <p>Olivia Ceccarelli-McGonigal Project Manager Phone: 410-209-5826 Email: olivia.ceccarelli@maryland.gov</p>
<p>REGION 4:</p> <ul style="list-style-type: none"> • Southwest Baltimore City • Southwest Baltimore County • Howard County <p>Nick Mayr Project Manager Phone: 410-209-5842 Email: nicholas.mayr@maryland.gov</p>	<p>REGION 5: Western Maryland</p> <ul style="list-style-type: none"> • Allegany • Frederick • Garrett • Washington • Carroll <p>Sara Jackson Project Coordinator Phone: 410-209-5812 Email: Sara.jackson@maryland.gov</p>	<p>REGION 6: Washington DC Metropolitan</p> <ul style="list-style-type: none"> • Prince George’s • Montgomery <p>Duane Felix Assistant Director Phone: 410-209-5825 Email: Duane.Felix@maryland.gov</p>
<p>REGION 7: Upper Eastern Shore</p> <ul style="list-style-type: none"> • Harford County • Caroline • Cecil • Kent • Queen Anne’s • Talbot <p>Ashlee Green Project Manager Phone: 410-209-5815 Email: Ashlee.Green@maryland.gov</p>	<p>REGION 8: Lower Eastern Shore, Southern Maryland</p> <p>Lower Eastern Shore</p> <ul style="list-style-type: none"> • Dorchester • Somerset • Wicomico • Worcester <p>Southern Maryland</p> <ul style="list-style-type: none"> • Calvert • Charles • St. Mary’s <p>Ashlee Green Project Manager Phone: 410-209-5815 Email: Ashlee.Green@maryland.gov</p>	

SUSTAINABLE COMMUNITIES PLAN ELEMENTS

Ongoing designation as a Sustainable Community is contingent upon the continuation, expansion, and/or modification of a multi-year investment strategy that addresses the topic areas of Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning. The table below provides a non-exhaustive list of ideas that can be incorporated into each element as they are addressed in the sections that follow in this application.

ENVIRONMENT: Environmental accomplishments and objectives may include improvement of quality of land, water, air or watersheds, increased tree canopy, mitigation or adaptation to issues related to sea level rise, reduction of carbon footprint, improved energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, construction of parks, trails and other recreation facilities, recycling, improved water and sewer capacity, etc.

ECONOMY: Economic accomplishments and objectives may include increased regional accessibility, business attraction/retention, improved health of the business district and decreased commercial vacancies, improved accessibility to employment opportunities and economic drivers, adopted local policies/regulations that encourage economic growth, enhanced marketing and tourism, improvements to cultural and historic assets, etc.

TRANSPORTATION: Transportation accomplishments and objectives may include increased access to transit corridors, improved pedestrian safety and increased accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, improved parking and road conditions, etc.

HOUSING: Housing accomplishments and objectives may include an increase in affordable, workforce or market rate housing, either for homeownership or rental, improved housing conditions and values, increase in housing programs, reduction in foreclosures and residential vacancies, increase in property values and home sale values, etc.

QUALITY OF LIFE: Quality of life accomplishments and objectives may 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.

LAND USE/LOCAL PLANNING: Land use accomplishments and objectives may include changes to zoning, improved land use policies, increase/decrease in taxes and fees, etc.

RENEWAL APPLICATION INSTRUCTIONS

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

A. Contact information, General Information, Organizational Capacity:

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

B. Qualitative and Comprehensive Report on accomplishments over past five years:

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

C. Sustainable Communities Action Plan Update:

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

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Commissioners of St. Michaels

NAME OF SUSTAINABLE COMMUNITY: Town of St. Michaels

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 RENEWAL APPLICANT INFORMATION

Name of Sustainable Community:

Town of St. Michaels

Name of Renewal Applicant:

Commissioners of St. Michaels

Applicant's Federal Identification Number: 52-6000805

Applicant's Street Address: PO Box 206

City: St. Michaels

County: Talbot

State: MD

Zip Code: 21663

Phone Number: (410) 745-9535

Fax Number: (410) 745-3463

Web Address: www.stmichaelsmd.gov

Sustainable Community Renewal Application Local Contact:

Name: Jean Weisman

Title: Town Manager/Clerk

Address: 300 Mill Street

City: St. Michaels

State: MD

Zip Code: 21663

Phone Number: 410-745-9535

Fax Number: 410-745-3463

E-mail Address: jweisman@stmichaelsmd.gov

Other Sustainable Community Contacts:

Name: Kymberly Kudla

Title: Town Planner/Zoning Officer

Address: 300 Mill Street

City: St. Michaels

State: MD

Zip Code: 21663

Phone Number: 410-745-9535

Fax Number: 410-745-3463

E-mail Address: kkudla@stmichaelsmd.gov

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? Yes – There were four (4) areas that were changed.
Area 1 – Northwest sector was expanded slightly to include a small section towards the beginning of Railroad Avenue.
Area 5 – Parks and nature trail were expanded to include the parking area as plans are to move the railroad station building to this location and create a welcome center/museum.
Area 6 – Maritime commercial was expanded to include the harbor.
Area 7 – Historic district area added as that would benefit from historic preservation and revitalization.
- (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: 186.95 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): Community Legacy Area & DNR Harbor Designation
- (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?
St. Michaels, according to 2017 five year Census estimates, has a population of 998. Which is a loss of 31 people since the 2014 application.
66.2% of the total population is white alone with 28% being African American or Black and the remaining 5.8% being other nationalities. Over the last five years, white population has slightly decreased while the Black/African American and other nationalities have increased.
59.2% of the population is female with 40.8% being male. Since 2014 the female population has slightly increased while the male population has decreased. The population breakdown is:
Persons under 5 years – 5.6%
Persons 5-19 years – 10.1%
Persons 20 to 44 years – 23%
Persons 45 to 59 years – 20.1%
Persons 60 years and older – 41%
The median age in St. Michaels is 55 years.
The median household income is \$53,523.00 which is significantly lower than the average income estimates from 5 years ago.

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?

A number of the Sustainable Communities Workgroup members have changed from 5 years ago.

Existing members: Carol Parlett, Don Bibb, and Trish Payne

New members: Jefferson Knapp, Helen Herman, Chris Thomas, Paulette Florio, Jim Fulton, Carolina Barksdale, Dennis Glacken, Kristen Greenaway and Melissa Knapp

Our Town Manager, Jean Weisman, has not changed but the Planning and Zoning Officer, Kymberly Kudla, has changed since last application. Town staff will continue to implement the action plan by incorporating the action plan into our everyday routine while coordinating with other Boards and groups, who are well qualified and capable, to accomplish our objectives.

- (2) What have been the strengths and challenges of the capacity of the Sustainable Communities Workgroup with respect to implementation of the SC Plan?

Challenges: We do have limited town staff and scheduling can be an issue when trying to come together as a workgroup.

Strengths: All our workgroup members are either long term residents or work within St. Michaels and all have different strengths and contribute valuable insights into the town's needs.

- (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 Action Plan was created from the input of different groups within the Town of St. Michaels including The Planning Commission, Chesapeake Bay Maritime Museum, Realtors, Business Owners, Community Center, and The Historic District Commission. All meetings to review the renewal application are open to the public to which residents can attend and provide comment as well. The Action Plan is based primarily off of the Comprehensive Plan.

- (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.

Help is always welcomed when it comes to implementation of our SC plan. Some potential areas would be façade improvement program for both the commercial district and historic district and expansion of our nature trail to the ballfields.

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: Improve the appearance of the commercial district with landscaping, sidewalk improvement and pedestrian amenities.

Projects:

- *Replaced tree beds throughout town with tree grates.*
- *St. Michaels In Bloom planted over 30,000 Daffodils throughout town.*
- *Replaced a number of concrete sidewalks with brick sidewalks with granite curb.*

Partners:

- *Town of St. Michaels*
- *St. Michaels In Bloom*

Impact:

- *The abundance of flowers planted helps improve the appearance of the town particularly at the entrance to town and the parks. The tree grates and replacement sidewalks provide safer pedestrian paths by removing trip hazards and eliminates deteriorating sidewalks while keeping town visually appealing.*

Accomplishment 2:

Outcome: Seek opportunities for stormwater retrofits and other best management practices to reduce impact on local environment and the Chesapeake Bay.

Projects:

- *Submerged gravel wetlands at the Carpenter Street parking lot and Fremont Street parking lot.*
- *Partnered with Inn at Perry Cabin to put a stormwater management feature on Thompson Street and corner of West Chestnut Street and Tilden Street.*
- *Regraded and installed plants in the stormwater management ditch behind Perry Cabin ballfield.*

Partners:

- *Town of St. Michaels*
- *Inn at Perry Cabin*

Impact:

- *The implementation of the projects had the significant impact of improving the quality of stormwater runoff.*

Accomplishment 3:

Outcome: Increase the number of visitors coming to the Town.

Projects:

- *Town of St. Michaels hired a Communications Manager to act as a link between the Town, businesses, and local tourism.*
- *Town of St. Michaels has increased to at least 20 festivals per year hosted by nonprofits and for profits alike.*
- *St. Michaels Community Center hosts Concerts in the Park on Thursday evenings from June to August.*
- *The St. Michaels Art League hosts Shakespeare in the Park each year.*

Partners:

- *Town of St. Michaels*
- *Businesses throughout Town*

Impact: Accommodation and Amusement tax revenue is up 38% from FY2014.

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:

Addition of downtown residential occupancy through the creation of 2nd and 3rd floor apartments within commercial structures.

Narrative:

While we allow 2nd and 3rd floor apartments, the needed retrofits are cost prohibitive so few property owners have turned the upper floors into residential units and the ability to turn into a short term rental further prohibits residential occupancy.

Outcome:

Maintain St. Michaels' diverse housing stock

Narrative:

The Town of St. Michaels has received concerns regarding gentrification of the northwest side of town that is historically low income housing stock. These properties are being purchased and brought to higher housing standards therefore increasing rents and property values.

Outcome:

Attraction of new businesses to serve the visitors and residents.

Narrative:

While we have many businesses in town that serve our visitors, within the last 5 years we have lost our grocery store, banks, and gas station that served the needs of our residents within town limits. Fortunately these basic services are available just outside of the Town boundary.

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.

Sustainable Communities Renewal Application - Section B

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	X		In 2017, ShoreRivers reported that 5 year trends for dissolved oxygen and water quality are improving in the Miles River, however, in 2018 saw a decline in water quality especially in the upper portions where water clarity only scored a total of 23%, 30 percentage points lower than the clarity score at the mouth of the Miles River. The decline in 2018 most likely due to record levels of rainfall and associated runoff.
2. Has the amount of impervious surface in your Community been reduced? (Amount in SF)			X	
3. Have there been improvements and/ or additions to your park and/ or recreational green space?	X			Back Creek Park added 32 kayak racks and there are plans in place to install a new kayak launch and dinghy dock.
4. Did the Sustainable Community implement any recycling or waste reduction programs?			X	The Town of St. Michaels had a recycling program in place prior to designation as a Sustainable Community.
5. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers markets etc.) within the Sustainable Community?	X			The St. Michaels Community Center has an active food distribution program 2 days a week and the local Episcopal church as a food pantry for nonperishable items. We have one small grocer (The Village Shoppe), and a Farmers Market that runs every Saturday from April to November. The only downside is the town has lost the only regular grocery store within town limits.
OTHER:				

Sustainable Communities Renewal Application - Section B

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		St. Michaels has a finite commercial district where new businesses come and go. Within the last year we have had 6 new businesses, 6 businesses relocate to a new location within town (leaving a few buildings now empty), and 4 businesses either close or move outside of St. Michaels.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?		X		St. Michaels considered the Main Street and Arts & Entertainment Designations but determined they did not meet town needs.
3. Has there been an increase in foot traffic in the Main Street/commercial district?		X		Even with a 38% increase in accommodation and amusement tax, the town has lost 2 larger hotels outside of town which has resulted in less foot traffic according to the opinion of local business owners.
4. Have the number of commercial vacancies decreased?		X		St. Michaels has seen a few turnovers in the last 5 years but also a number of new businesses move in. The town currently has 6 unoccupied commercial buildings.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?	X			Local businesses have stated that they have positions available but cannot find people to fill those positions.
OTHER:				

Sustainable Communities Renewal Application - Section B

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			In addition to our 1.3 mile biking/walking trail, the town, through Safe Routes to Schools program, installed 1,324 linear feet of walkways for safer access for kids to walk to school.
2. Have there been improvements to the public transit infrastructure?			X	Do not have public transit.
3. Has there been an increase in sidewalks? (Amount in linear feet)		X		Many of the sidewalks through town of been rehabilitated but not increased.
4. Have there been any roadway improvements that support "Complete" or "Green" streets?		X		Any roadway improvements were not to "complete" or "green" street standards but meet all environmental regulations. Streets throughout town and in particular our main street are narrow and do not leave a lot of room for expansion of bike lanes, sidewalks, or landscaping.
5. Has traffic congestion along major roads decreased? (Amount in percent)		X		The town receives complaints about the fact our main street is also a highway. Site constraints leave no options for widening.
OTHER:				

Sustainable Communities Renewal Application - Section B

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			2015: 17 permits issued for improvements. 2016: 24 permits issued for improvements. 2017: 28 permits issued for improvements. 2018: 32 permits issued for improvements. 2019: 26 permits issued for improvements.
2. Has the home ownership rate increased?			X	No way to track.
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			Habitat for Humanity subdivided a parcel into 8 lots, 7 of which affordable housing is currently being constructed. St. Michaels Pointe at Perry Cabin was a 14 lot subdivision from 7 lots. 4 houses have currently been completed but is not considered affordable housing.
4. Has there been demolition of blighted properties?		X		St. Michaels tends to see more properties renovated versus demolished.
5. Has the residential vacancy rate decreased?		X		St. Michaels has seen a rise in the number of 2 nd homes and not full time residents.
OTHER:				

Sustainable Communities Renewal Application - Section B

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	X		Controlled Dangerous Substance (CDS) investigations in 2018 were up over 2017. The SMPD continues to make a conscientious effort to partner with the Talbot County Drug Task Force by dedicating an officer to the Task Force when manpower permits. This has resulted in targeted investigations that have led to more arrests. Our experience with the Task Force have made the SMPD a better Police Department. Because of our commitment to partner, the SMPD has access to specialized equipment and manpower when needed. For example, the Task Force will assist with the preparation and service of search and seizure warrants when needed and they also assist with performing saturation patrols to suppress crime. This partnership continues to be a force multiplier. There have been no rape, robberies, homicides or any crime considered violent committed the past several years in St. Michaels. Disorderly conduct, domestic assaults, 2 nd degree assaults, thefts and violations of various drug laws are the crimes most often committed.
2. Have there been improvements and/ or additions to your public spaces (i.e. museums, community centers, public plazas)?	X			<ul style="list-style-type: none"> - New Classic Motor Museum - Community Center in process of receiving a new roof. - Improvements to Back Creek Park including a new kayak launch and dinghy dock. - Renovations to the Boy Scout cabin currently near completion.
3. Has there been an increase in public art/ arts & entertainment programs/venues (i.e. murals, movie theatre, music events)?	X			St. Michaels Art League has art sales and 2 nd Saturday “Art Night Out” art strolls, and 7 (soon to be 8) art galleries in town and hosts Shakespeare in the Park. St. Michaels Community Center hosts Concerts in the Park from June to August. Seaglass Festival has grown from about 3,000 attendees to 10,000 over the two days it occurs.
4. How many historic properties were renovated/improved?	X			2015: 6 properties 2016: 8 properties 2017: 14 properties 2018: 12 properties 2019: 12 properties

Sustainable Communities Renewal Application - Section B

<p>5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/ outdoor courses or groups)?</p>	<p>X</p>			<p>Local YMCA just relocated to a newly built structure within town limits and also includes a senior center. Community Center active with youth and seniors alike. The youth are offered afterschool and summer programs to stay busy including crabbing, swimming, and sports. Seniors are offered classes such as Wii bowling, exercise classes, and bike riding. St. Michaels Police Department has the SMYLE program (St. Michaels Youth and Law Enforcement and is hosting an adult police academy this year. St. Michaels also has a running festival which brings an estimated 2,500 runners to town each year.</p>
<p>OTHER:</p>				
<p>LAND USE/ LOCAL PLANNING</p>	<p>YES</p>	<p>NO</p>	<p>N/A</p>	<p>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?</p>
<p>1. Have there been any infill developments?</p>	<p>X</p>			<ul style="list-style-type: none"> - Classic Motor Museum - Habitat for Humanity completed an 8 lot subdivision on which houses are being placed on 7 of those lots. - 3 minor (2 lot) subdivisions resulting in 3 additional houses currently under construction. - St. Michaels Pointe at Perry Cabin was a 14 lot subdivision from 7 lots. 4 houses have currently been completed.
<p>2. Has there been an increase in the amount of preserved/protected land?</p>		<p>X</p>		<p>The town's borders are set by easements and the majority of the town is already developed which does not leave room for further increase in protected lands. 81 acres to the west is in an environmental trust easement. The land to the southwest as one comes into St. Michaels is in a critical area easement. Property on the northern boundary known as Miles Point contains 72 acres in a conservation easement.</p>
<p>3. Have there been any developments hindered by growth constraints?</p>		<p>X</p>		<p>All development projects have managed to work within our regulations.</p>

Sustainable Communities Renewal Application - Section B

<p>4. Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community?</p>	<p>X</p>			<ul style="list-style-type: none"> - Parking requirements for office for business, banking, professional, or government use changed from 300 to 400 square feet of gross floor area per 1 parking space. - A complete zoning code update has been drafted and will soon be adopted.
<p>5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?</p>	<p>X</p>			<ul style="list-style-type: none"> - 27 roads throughout town of been rehabbed and will continue to do repairs based on the repair/replacement study that was completed. - The town improved drinking water quality by upgrading to an arsenic removal system. - Talbot County has been in the process of relining the sewer line throughout town.
<p>OTHER:</p>				

Sustainable Communities Renewal Application - Section B

COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
Community Legacy (CL): • • •	DHCD			
Strategic Demolition Fund (SDF): • •	DHCD			
Community Safety & Enhancement Program:	MDOT			
Maryland Bikeways Program:	MDOT			
Sidewalk Retrofit Program:	MDOT			
Water Quality Revolving Loan Fund: Arsenic Removal System	MDE	\$1,357,000.00		

Sustainable Communities Renewal Application - Section B

COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
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>				
*Please add more rows if necessary				
St Michaels Community Center (SMCC) - Acquisition Grant - New Roof	CDBG CDBG	\$473,616.00 \$40,000.00		
WWI – Back Creek Harbor Improvements		\$346,574.00		
Safe Routes to Schools – New path in front of school	MDOT	\$254,000.00		
Parks & Playground – Pickle ball Court	MDP	\$0.00		
MHT – Boy Scout Cabin Renovations	MHT	\$0.00		
Community Facilities Grant	USDA Rural Development	\$50,000.00		

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

- New Town Office
- Police Department Improvements

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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.

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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

St. Michaels

Submitted by Town of St. Michaels

9/1/2020

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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"> • While not managed by the town, there is an excess of wastewater capacity. • Water is managed by the town and has adequate capacity barring significant new development. • There are environmental easements on all sides of the town creating a greenbelt and preserving the quality of natural resources important to the town and its character. • Recycling is provided by the town to residents. • A farmer’s market operates Saturdays, April through October. • Park space for residents with almost 100 acres across 14 town-owned park facilities. 	<ul style="list-style-type: none"> • Stormwater capacity. • St. Michaels Nature Trail is incomplete. Extending the trail to Perry Cabin Park is challenging because of wetlands and other environmental concerns. • Flooding and sea level rise are a concern. • Low, flat land with poor soil composition.

<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>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: Engage in hazard mitigation strategies to reduce flooding risk and increase amount of treated stormwater.</p> <p>Progress Measures: reduction in the number of flooded properties, increase in the amount of square</p>	<p>Strategy A: Develop incentives for residents and business owners to implement on-site stormwater management.</p> <p>Strategy B: Develop incentives for residents and business owners to retrofit their properties to reduce flood risk.</p>	<p>Maryland Department of Natural Resources (DNR); Talbot County</p>

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<p>feet or acres of treated stormwater, successful development and implementation of incentives.</p>	<p>Strategy C: Encourage the planting of trees and other native vegetation on residential and commercial properties.</p>	
<p>Outcome 2: Improve town-owned public park spaces to encourage use and promote environmental stewardship.</p> <p>Progress Measures: number of parks improved, number of acres/square feet of improved landscaping, number of trees planted, number of signs installed.</p>	<p>Strategy A: Enhance existing Town park facilities through the use of amenities such as restrooms, drinking fountains, benches, picnic tables and bike racks.</p> <p>Strategy B: Improved signage at parks such as interpretive and historical information.</p> <p>Strategy C: Improve and maintain landscaping in parks particularly with native species.</p>	<p>Maryland Department of Housing and Community Development (DHCD);</p>
<p>Outcome 3: Completion of the St. Michaels Nature Trail.</p> <p>Progress measures: linear feet of trail constructed, acres with improved stormwater management, increase in number of trail users</p>	<p>Strategy A: Partner with DNR and Maryland Department of Transportation (MDOT) to understand feasibility or other concerns and barriers to completing the trail.</p> <p>Strategy B: Consider whether phasing construction is appropriate.</p> <p>Strategy C: As with the first part of the Nature Trail, implement stormwater best management practices in construction.</p>	<p>DNR, MDOT</p>
<p>Outcome 4: Prepare St. Michaels for current and future sea level rise.</p> <p>Progress measures: number of successful flooding projects completed, drop in number of flood events, number of projects completed by homeowners</p>	<p>Strategy A: Partner with DNR to hire a consultant to do an assessment of St. Michael's harbor and stormwater infrastructure and provide potential projects to address flooding.</p> <p>Strategy B: Seek grants to implement potential flood prevention projects throughout the town.</p> <p>Strategy C: Inform the community about sea level rise impacts and how they can improve their properties.</p> <p>Strategy D: Update ordinances such as floodplain, stormwater, zoning, and waterways to adapt to sea level changes.</p>	<p>DNR, St. Michaels Residents, Talbot County, St. Michael's Businesses</p>

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Economy

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

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> • The off-season vacancy rate has decreased in the last few years on Talbot Street. • Although the closing of ACME (grocery store) is a challenge, the property is being redeveloped instead of remaining vacant. • Multiple museums are a draw for tourists, including the St. Michaels Museum, Chesapeake Bay Maritime Museum, and the Classic Motor Museum. These partners have made investments and expansions of their facilities in recent years. • A historic train station remains, although it has been moved from its original location. There is interest in restoring it and moving it to its original location near Bradley Park to serve as an interpretive center. • Fiber for internet runs down Main Street and into locations such as the Chesapeake Bay Maritime Museum and the marina. • Downtown commercial façades, particularly Talbot Street, are well maintained and create a sense of character. • Strong Historic District. • Walkability • 36 Festivals occur throughout the year. 	<ul style="list-style-type: none"> • ACME grocery store closed downtown. The closest affordable grocery store is now outside of town limits. • Underutilization of Fremont Street as a commercial activity center. • Commercial rental costs and business turnover rate. • Weather-driven Town. • Poor internet Service.

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Increase broadband internet connectivity for the daily needs of tourists, residents, and businesses.</p> <p>Progress Measures: Amount of fiber installed, number of Wi-Fi hot spots, number of network users.</p>	<p>Strategy A: Establish a Town wireless network to increase connectivity for residents and visitors. Ensure public areas are also served, such as the parks and the harbor.</p> <p>Strategy B: Recognize the broadband requirements for medical, legal and other community support services and the need to assure that such capacity is available.</p>	<p>DHCD's Rural Broadband Division, local providers</p>

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	Strategy C: Work with the St. Michaels Business Association to promote and advertise “hotspots” at local businesses.	
<p>Outcome 2: Redevelopment of Fremont Street to enhance downtown through a better mix of civic, residential, commercial and business uses.</p> <p>Progress Measures: Number of structures reused, number of new or expanded businesses, number of facades enhanced</p>	<p>Strategy A: Study whether a revitalization zone is an appropriate strategy to promote redevelopment of the area.</p> <p>Strategy B: Create a plan for the redevelopment of Fremont Street.</p> <p>Strategy C: Implement design guidelines and establish a design review district downtown to ensure infill and redevelopment maintain the architectural character of downtown.</p>	Maryland Department of Planning (MDP), DHCD
<p>Outcome 3: Conduct streetscape improvements to maintain the historic character of downtown.</p> <p>Progress Measures: linear feet of sidewalk or street improved, number of street trees planted, number of signs installed.</p>	<p>Strategy A: Install pedestrian-scale, historical appearing lighting (e.g. lanterns) on sidewalks where possible.</p> <p>Strategy B: Sidewalks in commercial areas as they redevelop should be made of brick to indicate the pedestrian’s location in the commercial area.</p> <p>Strategy C: Plant street trees as space allows.</p> <p>Strategy D: Install benches, wayfinding signage, and interpretive/historical signage as appropriate.</p>	DHCD, MHT
<p>Outcome 4: Increase the number of ecotourism, historic, and heritage tourism opportunities in the town.</p> <p>Progress Measures: increase in number of ecotourism and heritage tourism businesses, increase in number of tourists and museum attendance.</p>	<p>Strategy A: Collaborate with Chesapeake Bay Maritime Museum, Tricycle and Run, and Shore Peddle and Paddle, and other businesses to promote ecotourism opportunities in St. Michaels.</p> <p>Strategy B: Collaborate with St. Michaels Museum and Classic Motor Museum to increase Bay Hundred area awareness and museum attendance.</p> <p>Strategy C: Relocate/Rehabilitate the Railroad station building to create a railroad heritage welcoming center.</p>	Talbot County Office of Tourism, DHCD, Maryland Department of Commerce

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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"> Buses from Delmarva Community Transit (DCT) stop in town. Those who depend on the service are knowledgeable and are able to access the service when needed. The town has installed four (4) bike racks at Muskrat Park, St. Mary's Square, Fremont Street, and Mill Street parking lot. The town has received a Safe Routes to School grant, and construction will begin in summer 2019. It will run parallel to Seymour Avenue between Radcliff Avenue and Talbot Street and provide a direct connection for students to the new YMCA facility. State Highway Administration (SHA) is installing ADA accessible crosswalks along Talbot Street. Shuttle service for events (from school lot to the event location). 	<ul style="list-style-type: none"> The Town tried to run a discounted shuttle from St. Michaels to the local grocery store after ACME closed, but it was not used in six months and so it was discontinued. Sidewalks are particularly lacking in the residential historic district and many are in need of repair. No public transportation. One main road through the town. Parking Poor crosswalk signage.

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Reduce traffic congestion, particularly on Talbot Street, to ensure pedestrian safety.</p> <p>Progress Measures: Reduction in number of crashes, reduction in congestion, number of buses utilizing designated bus spaces.</p>	<p>Strategy A: Explore a shuttle bus or similar system to connect the north and south parking lots and the commercial and harbor areas in between.</p> <p>Strategy B: Create policies for tour buses, such as parking in designated places on the edge of town but allowing controlled drop-offs downtown.</p>	<p>MDOT, Talbot County, tour bus companies</p>
<p>Outcome 2: Promote alternative transportation modes by providing appropriate pedestrian infrastructure.</p> <p>Progress Measures: linear feet of new paths, increase in foot traffic, number of improved</p>	<p>Strategy A: Establish pedestrian paths where practical and appropriate as an alternative to creating new sidewalks.</p> <p>Strategy B: Investigate current crosswalks and whether the safety devices there are adequate and make upgrades as necessary.</p>	<p>MDOTs Bikeways and Sidewalk Retrofit programs, Talbot County, MDP,</p>

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<p>crosswalks, decrease in crashes at pedestrian crossings.</p>	<p>Strategy C: Establish a pedestrian/bicycle connection between Mill Street and the entrance to the Maritime Museum.</p>	
<p>Outcome 3: Promote alternative transportation modes by providing appropriate bicycle infrastructure.</p> <p>Progress measures: linear feet of new bikeway, increased amount of continuous bike routes,</p>	<p>Strategy A: Coordinate with the County to integrate town bikeways with those of the County.</p> <p>Strategy B: Develop plans for establishing and marking bicycle routes that can help alleviate bicycles going down Talbot Street.</p> <p>Strategy C: Increase the number of bike parking stations throughout town specifically in our town parks.</p>	<p>MDOTs Bikeways Program, Talbot County</p>
<p>Outcome 4: Increase and improve the number of sidewalk connections, particularly in residential areas.</p> <p>Progress measures: linear feet of sidewalk installed or repaired, increase in amount of continuous sidewalk, increased linear feet of ADA compliant sidewalk, number of ordinances promoting sidewalk repair/development passed.</p>	<p>Strategy A: Identify and prioritize locations for new sidewalks.</p> <p>Strategy B: Identify and prioritize locations for sidewalk repair and reconstruction.</p> <p>Strategy C: Draft an ordinance that will require the Town to cover the cost of sidewalks in existing residential areas when the Town mandates that new sidewalks be built.</p>	<p>MDOTs Sidewalk Retrofit Program, Town of St. Michaels, DHCD</p>
<p>Outcome 5: Address lack of public transportation and its impacts</p> <p>Progress Measures: Number of public transportation options available, percentage of people using or needing public transportation</p>	<p>Strategy A: Explore options for public transportation.</p> <p>Strategy B: Gauge community need for public transportation.</p>	<p>Town of St. Michaels, Talbot County, MDOT</p>

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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"> • Riverwoods development has 40 income-restricted affordable housing 1- and 2- bedroom apartments. • The Housing Authority is working to convert federal public housing units to Rental Assistance Demonstration (RAD) units through HUD in order to improve the quality and long-term affordability of affordable housing in the town. The first example of this in St. Michaels is the Webb Lane project. • There is a residential historic district which creates a sense of neighborhood character. • Foreclosures have decreased significantly in the last 1-2 years from high levels around 5 years ago. • Habitat for Humanity is an important partner and is in process of new construction in town. • The comprehensive plan prioritizes infill and revitalization within the town to preserve the surrounding natural environment. • St. Michaels Historic District Commission is looking to revise guidelines for property owners who are undertaking renovations or rehabilitating their historic structures. • Desirable location. 	<ul style="list-style-type: none"> • St. Michaels lacks sufficient and affordable summer seasonal housing for workers and interns. • The strength of the housing market, particularly for sales in new housing development, highly depends on location. • There is a lack of signage in the residential historic district, making its boundaries and significance unclear to visitors. • The higher cost of housing is pricing out middle-income home buyers. • There is a lack of diversity in housing types. Significant amounts of housing are single family. • Upper story development downtown is prohibitively expensive. • Costs in relation to new construction and energy efficiency/fire protection. • Real estate prices below \$300,000. • Town taxes • Lack of townhouses and duplexes.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Further the goal of restoration, adaptive rehabilitation and preservation of historic structures.</p> <p>Progress Measures: number of historical façades improved, number of signs installed, successful implementation of historic preservation guidelines.</p>	<p>Strategy A: Study the St. Michaels Historic District boundary to match the National Register Historic District boundary.</p> <p>Strategy B: Revise the St. Michaels Historic Area Guidelines to address more specific materials, techniques, and other aspects of historic structure rehabilitation.</p>	<p>Maryland Historical Trust (MHT), Talbot County Historic Preservation Commission, MDP</p>

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	<p>Strategy C: Install historic interpretive signage and wayfinding for the St. Michaels historic district to provide information to tourists and residents and appropriately distinguish the historic district.</p> <p>Strategy D: Implement a residential façade improvement program targeting the historic district to assist homeowners maintain their properties and the historical character of the historic district.</p>	
<p>Outcome 2: Promote infill and redevelopment while maintaining the architectural character of the existing neighborhood.</p> <p>Progress Measures: ordinances passed, design guidelines enacted.</p>	<p>Strategy A: Draft an ordinance that addresses the requirement that new structures and renovations be in-keeping with the general appearance of the neighborhood in which they are located.</p> <p>Strategy B: Consider the creation of Design Guidelines for all new development, including residential, commercial and infill/redevelopment, in St. Michaels which will result in re-development that is more sensitive to existing housing and neighborhoods.</p>	<p>Commissioners of St. Michaels, DHCD, Habitat for Humanity</p>
<p>Outcome 3: Increase the diversity of housing types available within the town.</p> <p>Progress measures: increase in non-single family detached housing units, number of ordinances passed, amount of funding distributed through redevelopment programs/incentives</p>	<p>Strategy A: Seek out an upper story redevelopment program to expand the supply of upper floor rental units of commercial buildings.</p> <p>Strategy B: Draft an ordinance to permit accessory dwelling units and define the minimum size and residency requirements for occupants.</p>	<p>DHCD, Commissioners of St. Michaels, local property owners</p>
<p>Outcome 4: Increase the supply of housing affordable to low- to moderate-income households and the elderly.</p> <p>Progress measures: increase in the amount of protected affordable units</p>	<p>Strategy A: Continue to partner with and support the St. Michaels Housing Authority on affordable housing projects.</p> <p>Strategy B: Encourage and support grant requests or tax credits for rehabilitation and/or construction for housing for low to moderate income or elderly residents.</p>	<p>St. Michaels Housing Authority, Housing Commission of Talbot County, DHCD</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"> • St. Michaels Community Center is a key institution and hosts a food pantry supported by the community two days a week, soup kitchen, after school programs, programming in partnership with the police department like SMYLE and Junior Police Academy, etc. • In 2018, over 35 festivals or special events were held in the town, most by volunteer organizations. These events are tourism draws and bring vibrancy to the town. • CDBG funds have been used to help fund Riverwoods apartments, improve the community center, and the Webb Lane RAD conversion. • Residents feel safe. • The police department has housed a safe station to help opioid users connect with treatment resources since March 2018. • In January 2019, the police department created a drop-box for prescription drug medication. Within the first month of operation, the box was full and contained over 30 pounds. • Located within the Stories of the Chesapeake Heritage Area. • Community Pool and YMCA • Four (4) faith based organizations. • Walkability of the town. 	<ul style="list-style-type: none"> • St. Michaels has felt the impact of the opioid epidemic. • Police department is currently understaffed by two positions. • The opioid safe station has been underutilized because of fear of the police/prosecution – safe stations are usually located at fire stations. It has been challenging to reduce this stigma and fear of coming to the police for help. • The historical building in which the local Boy Scouts currently meet is in need of repair. • There is a need for speed enforcement near schools. • There are a limited number of medical services available within the town. • Substandard conditions of the town office and police department. • Impact of increased traffic in town. • Loss of banks, grocery store, and laundromat within town limits.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Provide for increased demand for medical services within the Town. →</p> <p>Progress Measures: increased number of practicing physicians or health providers, number of health clinic event held, number of ordinances passed.</p>	<p>Strategy A: Evaluate the establishment of zoning use classifications which would permit the establishment of a larger community health facility.</p> <p>Strategy B: Partner with the county or nonprofits to provide medical services on a fixed schedule (i.e. once a week, once a month) at a location in the Town.</p>	<p>Talbot County Health Department, MDP</p>

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<p>Outcome 2: Reduce the number of residents affected by the opioid epidemic.</p> <p>Progress Measures: Number of reported incidents and number of returned prescriptions</p>	<p>Strategy A: Partner with law enforcement to reduce the fear of seeking police help to access the safe station treatment resources.</p> <p>Strategy B: Partner with law enforcement, St. Michaels Community Center, the YMCA, and others to provide youth programming with a focus on community responsibility, drug awareness and personal growth.</p>	<p>St. Michaels Police Department, Talbot County Health Department, St. Michaels Community Center, ST. Michaels YMCA, Maryland Department of Health, Maryland Department of Labor</p>
<p>Outcome 3: Provide needed improvements to the St. Michaels Community Center</p> <p>Progress Measures: number of upgrades completed</p>	<p>Strategy A: Rehabilitate the storage space in the rear of the center into usable space.</p> <p>Strategy B: Improve the bathrooms</p> <p>Strategy C: Install new HVAC system</p> <p>Strategy D: Install new flooring</p>	<p>Town of St. Michaels, St. Michaels Community Center,</p>

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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"> • The town is undergoing a zoning ordinance rewrite process. • A Planning/Zoning Officer and assistant Code Enforcement Officer is on the Town staff. • There is strong community involvement and participation in town issues and governance. • Comprehensive Pan was updated in 2015. • Property assessments continue to rebound. • Historic District guidelines currently being updated. 	<ul style="list-style-type: none"> • The inventory of historic properties is out of date. • No potential growth capabilities. • Large number of state mandates without financial help (floodplain, stormwater, Critical Area). • Sea level rise.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Update the inventory of historic properties to ensure accuracy and comprehensiveness.</p> <p>Progress Measures: completion of historic property inventory update</p>	<p>Strategy A: Identify bounds of historic property survey (e.g. National Register district, or only the currently recognized Town Historic District).</p> <p>Strategy B: Hire a certified architectural historian to complete a Maryland Inventory of Historical Properties form.</p> <p>Strategy C: Once updated, make property owners aware of historic preservation tax credits available to them.</p>	<p>MHT, Talbot County Historic Preservation Commission</p>
<p>Outcome 2: Increase infill development.</p> <p>Progress Measures: number of subdivisions , number of building permits issued</p>	<p>Strategy A: Update zoning ordinance to allow for smaller lot length and width.</p> <p>Strategy B: Decrease setbacks.</p> <p>Strategy C: Allow for accessory dwelling units.</p>	<p>Peter Johnston & Associates, Commissioners of St. Michaels, property owners, local businesses</p>

[Type text]

<p>Outcome 3: Prepare St. Michaels for current and future sea level rise.</p> <p>Progress measures: number of successful flooding projects completed, drop in number of flood events, number of projects completed by homeowners</p>	<p>Strategy A: Partner with DNR to hire a consultant to do an assessment of St. Michael's harbor and stormwater infrastructure and provide potential projects to address flooding.</p> <p>Strategy B: Seek grants to implement potential flood prevention projects throughout the town.</p> <p>Strategy C: Inform the community about sea level rise impacts and how they can improve their properties.</p> <p>Strategy D: Update ordinances such as floodplain, stormwater, zoning, and waterways to adapt to sea level changes.</p>	<p>DNR, St. Michaels Residents, Talbot County, St. Michael's Businesses</p>
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SIGNATURE LETTER

On behalf of the Commissioners of St. Michaels, I hereby approve the application for renewal of the Sustainable Communities designation Town of St. Michaels. I understand that the Disclosure Authorization and Certification from the original Sustainable Communities application continues to apply to the applicant local government, and as such the applicant agrees that not attaching an objection constitutes consent to the information being made available to the public, and a waiver of any rights the applicant may have regarding this information under Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland.

I also confirm that I am named or a former holder of my current title is named as an authorized official for the Sustainable Communities designation for my local government in the Local Government Authorization submitted with the original application.

Authorized Signature

Type Name and Title

Date