



SUSTAINABLE COMMUNITIES PROGRAM

APPLICATION FOR DESIGNATION RENEWAL

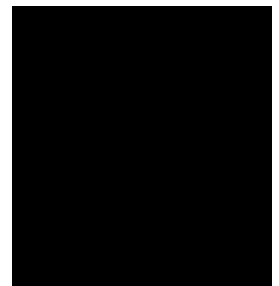
Eligible Applicants:

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

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

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

SGSC Approved - 2.24



Overview of Sustainable Communities

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

Purpose or Renewal and Streamlined Application

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

Application Eligibility and Threshold Requirements

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

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

Threshold Requirements

All Sustainable Community applications must meet the following threshold requirements:

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

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

Application Submission and Evaluation

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

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

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

Incomplete applications will not be accepted.

Deliver Sustainable Community Applications via email:

To: Carter Reitman

carter.reitman@maryland.gov

Copy: Olivia Ceccarelli-McGonigal

olivia.ceccarelli@maryland.gov

Site Visits. Follow-up Discussion, Technical Assistance

Attendance at a minimum of one application consultation session or training is mandatory for all applicants. Consult with Carter Reitman at 410-209-5849 or by email at carter.reitman@maryland.gov if you would like to schedule a meeting.

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

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

Approval

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

All questions related to the application, please contact Carter Reitman at 410-209-5849 or by email at carter.reitman@maryland.gov or your regional project manager, found at this link: <https://dhcd.maryland.gov/Communities/Documents/SRP/PM-Map-ContactInfo.pdf>

RENEWAL APPLICATION INSTRUCTIONS

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

A. Contact information, General Information, Organizational Capacity:

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

B. Report on accomplishments over past five years:

The report is an opportunity to reflect on any accomplishments achieved in the Sustainable Community area. It is a tool used to evaluate if the SC applicant achieved its intended outcomes and identify what state resources were used, if any, to achieve those outcomes. Renewal applicants are encouraged to discuss how priorities, actions, and objectives were or were not achieved across the Sustainable Communities plan elements, including how any of the elements may have interrelated during the five initial years of SC designation.

C. Sustainable Communities Action Plan Update:

The Sustainable Communities Action Plan details revitalization outcomes and strategies to achieve those outcomes over the next five years. Renewal applicants are encouraged to use their previous Sustainable Communities applications as a basis for their updated Action Plan. You may identify which weaknesses have not yet been addressed or which strategies have not yet been implemented. Include your revitalization priorities for the next five years, basing them on your community's current strengths and weaknesses.

SUSTAINABLE COMMUNITIES PLAN ELEMENTS

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

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

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

ECONOMY: Describes projects centered on economic growth and management.

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

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

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

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

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

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

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

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

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

SUSTAINABLE COMMUNITY ACTION PLAN UPDATE

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

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

Action Plan Guidance

The Action Plan is comprised of six sections: . Follow the guidelines below to fill out the matrix.

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

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: **Town of Thurmont**

NAME OF SUSTAINABLE COMMUNITY: **Town of Thurmont**

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

Section A - Sustainable Community Renewal Applicant Information

- [Applicant Information](#)

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

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

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

- [Action Plan](#)

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

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

- [Disclosure Authorization](#)

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

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

SECTION A - SUSTAINABLE COMMUNITY RENEWAL **APPLICANT INFORMATION**

Name of Sustainable Community:		Town of Thurmont	
Name of Applicant:		Town of Thurmont	
Applicant's Federal Identification Number:		52-6000810	
Applicant's Street Address:		615 East Main Street	
City: Thurmont	County: Frederick	State: MD	Zip Code: 21788
Phone Number: 301-271-7313	Fax Number: 301-271-2105	Web Address: thurmont.com	

Sustainable Community Application Local Contact:

Name: Vickie Grinder		Title: Economic Development Manager	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Sustainable Community Contact for Application Status:

Name: Vickie Grinder		Title: Economic Development Manager	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Other Sustainable Community Contacts:

Name: Jim Humerick		Title: Chief Administrative Officer	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

(1) Sustainable Community Boundary and Description

(1) Are you requesting any changes to your Sustainable Community boundary? No
Describe why or why not?

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

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

(3) Approximate number of acres of entire SC Area: 1,998^{+/-} Acres

(4) Existing federal, state or local designations:

X Main Street ☐ National Register Historic District ☐ Local Historic District
☐ Arts & Entertainment District ☐ State Enterprise Zone Special Taxing District ☐ BRAC
☐ State Designated TOD

X Other(s):

- Heart of the Civil War Heritage Area
- Journey Through Hallowed Ground
- Maryland Business Network Designation
- Maryland Municipal League Banner City
- Maryland Scenic Byway.
- National Scenic Byway
- Sustainable Maryland Certified
- Tree City USA (7 consecutive years as of 2023)

(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?

Thurmont demographics have not changed markedly in the past five years and show a slight increase in population. Between 2017 and 2023 was 6,170 with population has grown from 6,213 to 6,588 (ACS, Est.). an increase of 375. (In 2015, the population was estimated to have been 6,450.)

There are now about 2,590 households and the average household size of owner-occupied units is estimated to have 2.55 which is a decrease from 2017 by .26%

The Town remains a family-oriented community with an age structure defined by an almost perfect bell curve with a median age of 41.9 years.

Family households represent 71% with 37.4% containing children under 18 years of age.

The Town's median household income is estimated to be \$82,898 and the poverty rate in 2022 is estimated to at 7.0% which is a decrease of .8% from 2017. (2019-2022 ACS).

(2) Organizational Structure, Experience and Public Input:

(3) 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 SC Workgroup's structure has remained unchanged since 2018 with the exception of the town planner capacity. Prior to 2022, the Town of Thurmont employed a consultant for planning, and in 2022 the town created a fulltime staff town planner position that was filled

by Kelly Duty. During 2023, this newly established department added a part-time position as well to assist Ms. Duty for zoning and permitting tasks.

Currently, the representatives of the Workgroup are comprised of members from the Thurmont Green Team, the Main Street program, and the H&F Trolley Association. These groups are instrumental for their input and supporting the SC designation and strategic plan.

Mayor John Kinnaird has continued to provide leadership for all entities of the Sustainable Communities designation in collaboration with the Board of Commissioners. Other leadership roles in the SC Workgroup are the town's Chief Administrative Officer Jim Humerick, who has provided exceptional organizational and administrative leadership supported by the Town's Economic Development/Main Street Manager Vickie Grinder, whose capabilities have been recognized by the county and state for programs instituted encompassing outreach to residents and local businesses of all sizes and industries.

Implementation has been managed through committee meetings, coordination, and consensus building staffed largely by Ms. Grinder. The Town's Commissioner Liaison, Wayne Hooper, ensures policy coordination with the Board of Town Commissioners.

(4) 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 of the SC Workgroup lie within the dedication of the members of the organizations who serve the community in a volunteer basis in collaboration with town staff. Thurmont has several volunteered based civic organizations who are synonymous with the town and all achievements in the last five years.

As with any implementation of any strategic plan, there are challenges along the way for implementation and realize you may need to tweak the SC strategic plan along the way to achieve the outcomes. The main challenge is time. That said, Thurmont has been very successful for achieving a vast majority of the goals in prior SC plans submitted in the last fifteen years thanks to all the dedication of the volunteers.

(5) 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?

Thurmont encourages all residents to attend weekly town meetings and comment on all decisions and strategies for all plans derived, and also to solicit feedback from the SC Workgroup. The Action Plan is based on the Thurmont Master Plan, the Town's official comprehensive plan, but also encompasses other components such as Sustainable

Maryland, the Maryland Main Street Program, economic and development plans in conjunction with our SC strategic plan for continuation of the SC designation.

- (6) 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.**

Of all the Maryland agencies Thurmont works with, the DHCD is by far the best agency and they have been there to guide us along the way when we needed it most. The town of Thurmont believes that assistance is already there and the staff I just an email or a phone call away.

SECTION B - SUSTAINABLE COMMUNITY RENEWAL REPORT

PART I: QUALITATIVE ASSESSMENT

Purpose:

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

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

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

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

Example – Accomplishment 1

Outcome: Improved stormwater management

Projects:

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

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

Partners:

Chesapeake Bay Trust – provided technical assistance

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

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

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

Accomplishment 1: Transportation

Outcome: Sustainable Walkable and Bikeable Community

Projects: Create an integrated community trail system:

The Town has undertaken a comprehensive effort to increase safe pedestrian connectivity via a comprehensive trail system. The design and construction of new trails, along with proactive planning of future trails has been a priority identified in previous Town of Thurmont Master Plans. Over the past few years, new trails have been constructed by Town staff and volunteers to help meet this identified objective. *The southern extension of the Thurmont Trolley Trail was constructed, along with the Library Loop Trail, and the Mountain Gate Trail. These three trails together create a connection from the Thurmont Regional Library to the commercial business corridor on Frederick Road. A portion of the northern extension of the Thurmont Trolley Trail was also constructed and will eventually be connected to town-owned property on Radio Lane. A trail will be constructed on the town property that will connect to two residential subdivisions that have their site plans approved. Both of these projects include trail components which will be utilized as connections to our existing system and north to the town's Eyler Road Park. The Hammaker Hills subdivision which is currently under construction constructed new sidewalk connecting the subdivision to the Thurmont Trolley Trail. As this subdivision continues to be constructed, a second connection to the Thurmont Trolley Trail will also be completed.

Partners: H&F Trolley Association, Thurmont Regional Library (Frederick County), Project Open Space, and the Thurmont Lions Club.

Impact:

Safe pedestrian and bicycle connectivity is a priority for Thurmont. Residents and visitors are keenly aware of our efforts. As a result of these efforts, trail usage has seen a significant increase. Hikers and cyclists of all ages are using the trails for not only recreational activities, but also as an alternative opportunity to get to locations such as the Thurmont Regional Library, the Main Street Farmers' Market, grocery stores, restaurants, and other attractions. This connecting trail system also delivers a safe way to travel for walkers, runners, and cyclists.

New trail connection from the original Thurmont Trolley Trail on East Main Street to the Thurmont Regional Library, and now extended to Thurmont Boulevard.



Sustainable Communities Renewal Application - Section C

*Note: These photos represent the original Trolley Trail that begins on East Main Street in the designated Maryland Main Street area. The original Trolley Trail continued to the Thurmont Regional Library, and now points beyond.



Accomplishment 2: Environmental

Outcome: Increased tree canopy based on actual measurements in 2019/2020 and in five-year increments thereafter. This initiative will continue for the next five years. The Town received the 5th consecutive designated Tree City USA in 2023.

Projects: Bi-annual tree plantings have occurred every year since 2018. This project began in Thurmont community Park to replace the trees that had to be removed due to the bore ash diseased trees. This project grew to the Thurmont Trolley Trail and areas throughout the Main Street areas. The most recent tree planting was in October 2023 in collaboration with Maryland's Five Million Trees initiative and grant that was awarded to purchase the trees.

Partners: The Maryland Department of Natural Resources, the Thurmont Green Team, Catoclin High School students, and the Frederick County Master Gardner's association.

Impact: The more trees planted creating a larger tree canopy decreases carbon dioxide and other pollutants from the atmosphere which helps lower ground-level ozone concentrations. Increased tree canopy based on actual measurements from 2019 through 2023. This initiative will continue for the next five years. The Town received the 8th consecutive designated Tree City USA in 2023.

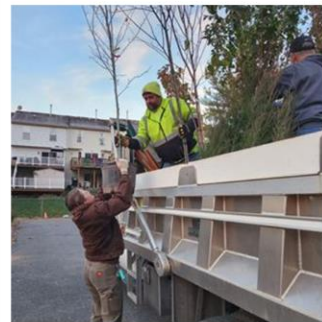
Tree plantings are scheduled bi-annually in order to sustain the Tree City USA designation



2023



2023



2023



2022



2022



2021

Accomplishment 2: Economy

Outcome: A more economically vibrant downtown with greater building occupancy.

Project: Main Street façade program and working with a local businessman to invest in the Main Street area.

Partners: Department of Community Housing and Development, Maryland Historical Trust, Mr. Scott Ausitn of the Gulf Group, LLC.

Impact: The Main Street façade grant was implemented in 2017, but did not begin the application process until 2018. The numerous façade improvements have made a big difference in the visual appearance of the designated Main Street area and is definitely a tool for attracting new businesses. The facade grant program not only modernizes the facade look while keeping with the history of the building, but also allows the businesses to upgrade their interior to enhance that appearance as well to keep customers coming back.

The impact of collaborating with private businessman Mr. Austin has been a wish granted that every Main Street hopes for. Mr. Austin of the Gulf Group LLC, owns a large business in the industrial area of Thurmont, and loves the town and the path we have taken to revitalize and maintain the historic feel to Main Street. He has invested heavily in our downtown and has purchased three buildings. One of the buildings has been converted to a very modern upscaled bar and food establishment, 10 Tavern located at 10 East Main Street.

The impact of just this one building has brought another business to Thurmont Main Street, a lady's boutique that is twenty-year-old businesses. This business is Studio 24E and is located at 21 East Main Street. In addition, another business, The Rosy Boutique changed this building's entire exterior facade. All three of these businesses opened in 2023.

10 Tavern opened in July 2023 Our Maryland Senator Paul Corderman and Maryland Delegate William Valentine attended the ribbon cutting.



Interior of 10 Tavern



Before photos of the Thurmont Bar & Grill when Mr. Austin purchased the building in January of 2023

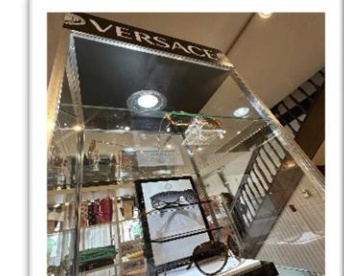
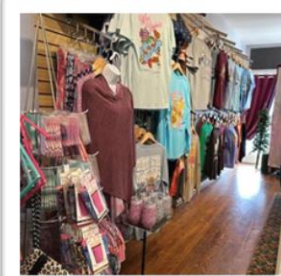


Studio 24E-21 East Main Street

Empty as of 2021

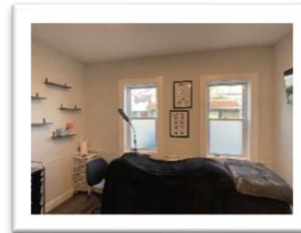


As of May 2023



The Rosey Boutique- 8 East Main Street

Unfortunately, there is not a photo of the building before, but the owner invested heavily for the exterior and interior. It does not even look the same building as the prior condition of the exterior and interior.



Accomplishment 4: Housing

Outcome: A healthy housing market with new units are developing at a steady but methodical rate in keeping with market demand to ensure that the housing needs and aspirations of Town citizens is met. The Hammaker Hills development has been constructed with the “clustering” effect that became an ordinance in 2019. Single family homes built on less land with little or no maintenance is very attractive to a younger home buyer. The rest of the land is in turn donated to the town for green space.

Projects: Two new housing development were approved. Hammaker Hills which is at the end of Water Street and the final concept plan was approved in 2022. This development is under construction and selling as fast as they are constructed. A second small development, Meadow Brook, will be breaking ground in 2024. The final conceptual plan was approved in 2023.

Partners: Dan Ryan for Hammaker Hills and Mechanicstown LLC for Meadow Brook.

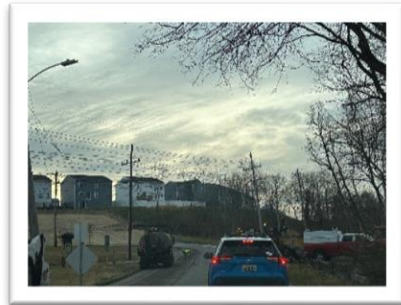
Impact: New housing units developed to meet some market need for folks wanting to move to Thurmont. The town has not had any significant growth in the last ten years. There are two hundred new homes that are currently under construction and about to begin construction in 2024. The single-family homes in Hammaker Hills are selling as quickly as they are being built.

Hammaker Hills - 60 single family homes will be completed by Q2 2024



Hammaker Hills - 60 single family homes

The photos below are driving down Water Street by the post office and this is where they are located. The photo showing the back side of the new homes under construction that overlooks the south side of the Trolley Trail. This entire neighborhood that holds over 400 homes has access to the Thurmont Trolley Trail and may walk or cycle to Thurmont Boulevard where Weis Markets and restaurants are located, or use this to go to downtown. The Trolley Trail system begins on East Main Street)



Accomplishment 5: **Quality of Life**

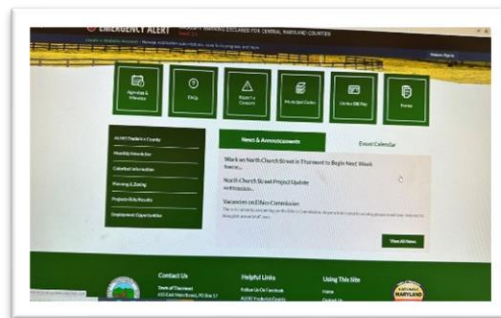
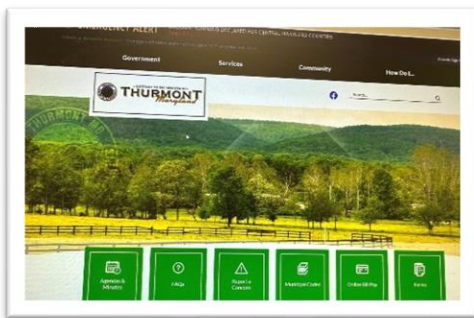
Outcome 1: An Active and engaged citizenry focused on the well-being of the Town government and more broadly the well-being of the community.

Projects: New website for residents and monthly eNewsletter and updates via Mailchimp

Partners: Web design company and Mailchimp.

Impact: A much more user friendly and better navigated website for residents. The residents love the eNewsletter and there are currently 804 residents signed up with an open rate of an unbelievable 78.9%. This has been very effective with delivering updates and surveys and residents love this form of communication. The eNewsletter is also posted the website.

Thurmont.com



Outcome 2: The Preservation of Historic Downtown Thurmont.

Projects: The Façade Grant Program.

Partners: Department of Community Housing and Development, Maryland Historical Trust, and the Thurmont Main Street Program.

Impact: Main Street is the heart of the community and the Thurmont designated Main Street aesthetics of downtown have evolved over the last five years. These improvements have progressed while keeping the charm and uniqueness while preserving the historical value of these beautiful buildings.

All photos below are the result of the larger rehab and revitalization projects via the Main Street façade grant



Accomplishment 6: Local Planning and Land Use

Outcome: a land use strategy that maximizes the potential success for each area zoned for commercial use and considers the access advantages.

Projects: The ten-year Master Comprehensive, change in zoning for various sections of town for business occupancies. Also, an ordinance for “clustering” for developers when building residential properties. Hammaker Hills is a product of that ordinance change allowing small lot size to build on and donating the rest of property to the town for green space.

Partners: Thurmont Planning and Zoning Commissions and local realtors.

Impact: The ten-year Master Comprehensive Plan was completed and adopted in 2023. There were a few changes for permitted business zoning uses to passed to allow form more options and business diversity for land that is currently for sale.

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.

Quality of Life

Outcome 2: Attracting an Urgent Care facility to Thurmont

Narrative: Thurmont has been working with Frederick Health to bring an urgent care facility to Thurmont for the past four years. This has not been accomplished as the pandemic has set this project back an estimated two years. Frederick Health no longer refers to the urgent care as such, but rather primary care facility. The town is still working with Frederick Health on this potential facility, and Frederick Health is now beginning to look at real estate with what they say will be eventually be a five to seven thousand square foot facility that will also have x-rays and blood work services available. Currently, residents drive to Frederick or Gettysburg (which is fifteen minutes north) for emergency medical care or blood work. This was not accomplished.

Local planning and Land Use

Outcome: Lack of new senior homes/assisted living housing and affordable housing

Narrative: Thurmont continues to have lack of senior or senior assisted living housing available along with smaller home (cottage type) size homes for those just starting out and/or seniors. As prices continue to soar on the Frederick market, those prices are sprawling to Thurmont. The new homes under construction in Hammaker Hills are starting at \$425K and some selling for \$485K. As much as this development is needed and considered an accomplishment for Smart Growth, it is also a not affordable housing.

Part II: 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): Main Street Façade Program Railroad Bridge Beautification Main Street Beautification Project	DHCD	\$290,000.00 \$20,000.00 \$70,000.00		The staff is wonderful to work with and these grants have made a huge difference in our community
Strategic Demolition Fund (SDF): Purchase 6 East Main Street	DHCD	80,000.00		The staff is wonderful to work with on this grant and will make a difference on Main Street
Community Safety & Enhancement Program: Community Safety Grant	DHCD	\$74,000		Working with this agency was very positive and no additional recommendations
Maryland Bikeways Program:	MDOT			
Sidewalk Retrofit Program:	MDOT			
Water Quality Revolving Loan Fund:	MDE	\$513,207		Working with this agency was very positive and no additional recommendations

Other Funding Programs: examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.

*Please add more rows if necessary

Chesapeake Bay Trust		\$2,500.00		Working with this agency was very positive and no additional recommendations
Smart Energies Community	MEA	\$53,000.00		Working with this agency was very positive and no additional recommendations
Main Steet Assistance Grant during covid	DHCD	\$72,000.00		The rollout and follow up had great communication during unsettled times
Main Street Improvement Grant	DHCD	\$100,000.00		

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

- Sidewalk Replacement for town
- Sidewalk replacement for residents for sidewalk repair
- Sidewalk Creation/Construction (in areas where none currently exist)
- Stormwater Management Retrofits

SECTION C - SUSTAINABLE COMMUNITIES ACTION PLAN

Town of Thurmont

Example Section

Strengths

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

Weaknesses

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

Desired Outcomes and Progress Measures

Outcomes should be considered end results of actions and strategies.

Based on the strengths and weaknesses, identify the strengths on which you would like to build and the challenges you would like to address.

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

Strategies and Action Items

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

Implementation Partners

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

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

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

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

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

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

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

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

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

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

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

Strengths

- Trees & Tree Canopies – The Town of Thurmont continues to increase the number of trees and tree canopies significantly. As a Tree City USA awardee and Growth Award recipient, our community has focused a great deal of resources on this objective. Tree care funding in our operational budget totals \$30,000 annually. This funding is used to plant new trees, care for existing trees, and provide exceptional tree maintenance. Streets & Parks Dept. staff receive annual training in tree care and provide expert services to ensure our trees remain healthy.
- Parks – Thurmont's municipal park system continues to grow not only in size, but in increased programming and

Weaknesses

- Identification of PFAS in the existing drinking water system - Per- and polyfluoroalkyl substances are known as “forever chemicals”. They have been determined to come from various household non-stick items, as well as from industrial items such aqueous film forming foams (AFFF) used in firefighting operations. While PFAS levels in the town's water system are not extraordinarily higher than EPA mandated levels, they are still above the threshold. Engineering & design is underway to come up with filtration systems that will remove all detectable levels of PFAS.

amenities. We have added an additional lighted softball field, new playgrounds, new pickleball courts, and exercise trails. Existing facilities have been replaced and/or enhanced by refurbishment, replacement, and upgrades. The existing programs such as “A Day in the Park.”

three-week summer program, the “Concerts in the Park” program, and “Halloween in the Park” program have all grown in size as well as popularity.

- Recreational Trails – The existing trail system has grown with additions to the Thurmont Trolley Trail and the Gateway Trail. The town has purchased land to continue the extension of the Gateway Trail and the Mountain Gate Trail.
- Stormwater Management – Thurmont has been focused on several stormwater system improvements including infrastructure repairs throughout the SC area. In addition, roadway inflow facilities (catch basins) have been replaced in several areas. The Town is working with MDE, FEMA, and MDOT on a flood mitigation project that will reduce flooding to several areas. Five (5) existing stormwater facilities are under review for retrofits which will convert them to MDE compliant environmental site design facilities.

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Resolve the high PFAS levels in the drinking water system that currently are detected by MDE</p> <p>Progress Measures: Remove detectable levels of PFAS in all town wells</p>	<p>Strategy A: Complete engineering & design of filtration systems for each water treatment facility</p> <p>Strategy B: Secure funding for installation of new filtration systems</p> <p>Strategy C: Install filtration systems per EPA & MDE requirements</p> <p>Strategy D: Test and monitor all wells and treatment facilities on a monthly basis while reporting all analysis to MDE</p> <p>Strategy E: Conduct Public Outreach and Education on how to avoid using items with PFAS</p>	<p>Maryland Dept. of the Environment (MDE)</p> <p>Environmental Protection Agency (EPA)</p>

Economy

This section is centered on economic growth and management.

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

Strengths

- The town is located two miles from Cunningham Falls State Park and Catoclin Mountain Park, home to the Presidential Retreat Camp David.
- The town is a cycling and hiking haven and is on a Maryland Scenic Byway and a National Scenic Byway.
- The Main Street area is home to a variety of businesses with retail, services and restaurants and is aesthetically attractive nestled at the foothills of the Catoclines making Thurmont a desirable place to live, visit, and work.
- The business has a strong networking unit, "Thurmont Business Network" and meets monthly with forty to fifty businesses in attendance. Every third meeting there is a speaker with topics that affect businesses.
- The Main Street area is currently full except for one building.

Weaknesses

- Downtown lacks sufficient parking. The municipal lot is always full from 8am-4pm Monday through Friday. With the additional new businesses and more customers visiting these businesses, the parking issue continues to be a weakness.
- The most historic building in the Town of Thurmont has remained empty for thirteen years. This building was constructed in 1891 and the first bank in Thurmont.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Meet the demand with a larger supply of parking spaces to accommodate employees and customers.</p> <p>Progress Measures: Increase the amount of parking spaces in the Main Street area.</p>	<p>Strategy A: Conduct a municipal parking lot study for various times Monday through Friday for two months allowing for a large sample to identify employee and resident's vehicles versus actual customers/patrons.</p> <p>Strategy B: Create a few more spaces in the municipal lot by reconfigure of the way the spaces are currently laid out.</p> <p>Strategy C: Collaborate with an establishment adjacent to the municipal lot to create a continuation of the municipal lot that will add an additional thirty to forty spaces on property that is currently sitting empty.</p>	<p>Town of Thurmont's Engineering firm</p> <p>Thurmont American Legion</p>
<p>Outcome 2: To recapture this building as a focal point for Main Street.</p> <p>Progress Measures: A façade improvement on the exterior turret. A first floor as commercial business(es) within the next two years and living quarters above within the next three years.</p>	<p>Strategy A: Assist the new owner with any grants that may be available to offset costs of construction for the first floor which must be a commercial business entity.</p> <p>Strategy B: The Town to assist in offsetting plumbing work and electrical work that may need done for the project to get started.</p>	<p>Private Business Entity/Investor</p> <p>MD. Dept. of Community Housing & Development</p>

<p>Outcome 3: To become a Maryland designated Arts and Entertainment District.</p> <p>Progress Measures: Construct application and submitting when the cycle opens. This outcome has actually been building over the last four years.</p>	<p>Strategy A: Reach out to the MASC to discuss the application process and retrieve the current application when the submission cycle opens. This application will include the Thurmont Main Street Center Arts & Gifts that hosts twenty local artists where they can sell their art. Also included will be The Barnstone Studios that is a very prestigious gallery. The Main Street Art & Wine Strolls and Plein Air have become very popular over the last few years.</p> <p>Strategy B: Inspire Thurmont is a new program that will begin in January 2024. This program inspired by a resident for creating a “be nice” campaign and the town took it a step further to include the arts. Inspire Thurmont will have several components to the final outcome that will include:</p> <ol style="list-style-type: none"> 1. Residents, elementary schools, and day care centers painting rocks with be kind messages. These rocks will be used to create displays on the square, along the Thurmont Trolley Trail, and Thurmont Community Park. 2. Five simple murals painted on the back side of the wall of the basketball court in Community Park. These will emulate the be kind/inspire Thurmont theme. 3. Public art sculptures along the Thurmont Trolley Trail and on the square. 4. Mini art boxes at designated areas in the SC. Take a piece, deposit a piece of artwork. (This concept will mimic the mini library boxes we have in the town.) 	<p>Local Artists</p> <p>Frederick County Arts Council</p> <p>Delaplaine Arts Center</p> <p>Maryland State Arts Council</p> <p>Ausherman Foundation</p>
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	Strategy C: Compile the application based on the repertoire the town has building over the last four years to create an arts and entertainment friendly community.	
Outcome 2: Install two EV charging stations in the municipal lot when additional parking spaces are added. Progress Measures: Communication with the county at the end of each corner to monitor progress of the grant that is funding the four EV charging stations.	Strategy A: With the increase of parking spaces to be added to the municipal lot, two EV stations will be incorporated into the new parking lot layout the towns engineer will complete. This will also create a small increase in foot traffic for the Main Street area while cars are charging	Aero Engineering Federick County Government

Transportation

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

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

Strengths

- The Town has embraced the importance of walkability and connectivity. This is identified as a priority in our recently adopted Master Plan.
- Frederick County has recently added additional public transit stops to their current schedule, providing more opportunities for residents to use public transit as a mode of transportation.
- The Town is working with local businesses and establishments to increase the amount of downtown parking to accommodate the increase in downtown businesses.

Weaknesses

- Sidewalk Connectivity – There are several streets with fragmented sections of sidewalk. This condition prevents continuity and connectivity into the downtown business district and other destinations.
- Substandard Sidewalks in Various Locations – The sidewalks on Frederick Road connecting the downtown area to the commercial corridor are undersized, especially in light of the traffic volumes and speeds there.
- A bikeways plan for Town generally and the SC Area in particular are inherently bike-able. Sadly, the main roads lack bike lanes that could connect neighborhoods to each other and create a more friendly cycling community for residents and tourists.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Greater sidewalk connectivity and continuity.</p> <p>Progress Measures: Sidewalks added and/or improved.</p>	<p>Strategy A: Work with developers, builders and homeowners to install and/or repair deteriorated or missing sidewalks.</p> <p>Strategy B: Prioritize and plan on town-funded sidewalk upgrades and schedule in the annual capital budget.</p> <p>Strategy C: Secure funding through grants, etc.</p>	<p>MDOT DHCD – CDBG</p>
<p>Outcome 2: Create a comprehensive sidewalk inspection program and inventory.</p> <p>Progress Measures: Prioritized list of sidewalks in need of repairs and/or replacement.</p>	<p>Strategy A: Town Public Works staff create inspection sheets and inventory.</p> <p>Strategy B: Create a prioritized list of needed repairs and replacements.</p> <p>Strategy C: Consider various funding opportunities through grants, annual operating budget, special tax districts, etc.</p>	<p>MDOT DHCD – CDBG</p>
<p>Outcome 3: Improved Bikeways for cyclists. Create main road bike lanes to support a bikeable community for residents and tourism.</p> <p>Progress Measures: Increased biking throughout Town measured through a bi-annual survey of Town residents. Strategy A: Prepare a bikeways plan including implementation and funding strategies.</p>	<p>Strategy A: Solicit ideas from municipalities of Thurmont's population that currently have bike lanes. This would be the beginning steps to see their successes.</p> <p>Strategy B: Consult with MDOT to explore all options and the feasibility for the bike lanes on the state highways in the town.</p> <p>Strategy C: a bikeways plan including implementation and funding strategies.</p>	<p>Other Municipalities</p> <p>MDOT</p>

	<p>Strategy B: Adopt new specifications and details for the design of public streets that feature bikeways where appropriate. State Highway Administration</p>	
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Housing

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

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

Strengths

- Thurmont, 44.3% of the Town's 734 renter households, or 325 households, pay more than 30% of their income on housing. This is considerably less than the State and region, where about 50% of rental households pay more than 30%. For owner households, 21% or 391 households pay more than 30% of their income on housing. Again, this is less than the State and region where 26.5 and 28%, respectively, pay more than 30%. Relative to the State and region, a lower share of the Town's households is burdened by housing costs.
- The Town's median household income is \$82,098 meaning that one-half of all 2,573 of the Town's households have incomes below \$82,098 and one-half have incomes above \$82,098. At the outer ranges, 15% of Thurmont's households earn less than \$25,000 per year and 15% earn more than \$150,000 per year.
- For Thurmont workforce housing has an income of \$75,600 to \$126,000. Households making incomes in this range should be able to find an apartment that rents for less than 30% of their income, and they generally do that in Thurmont. In monthly terms, it means a rent payment of \$1,890 to \$3,150. Since the median monthly rent in Thurmont is only \$949, rental housing in Thurmont is very affordable to the workforce of the region. At Thurmont's current median sales

Weaknesses

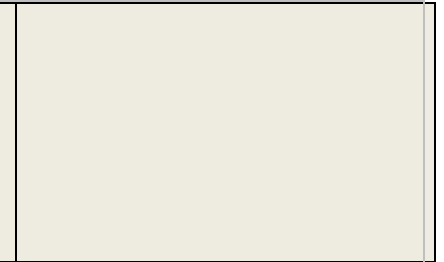
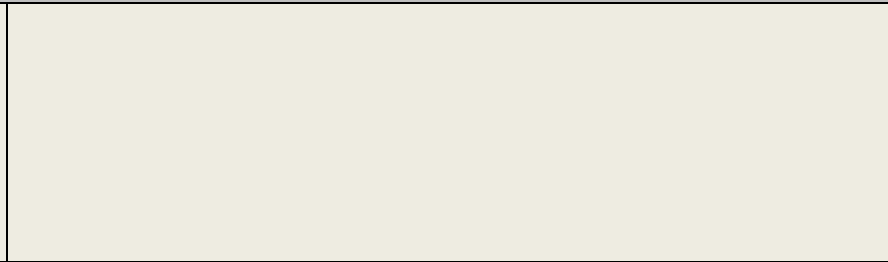
- 34% of the Town's housing units were built in one decade alone, from 1980 to 1989. Equally striking is that only 1% of all housing units were constructed during the entire two-decade period from 2000 to 2019. A major share of the Town's housing stock is within the age when major and even structural improvements become necessary.
- 2000 to 2018, the share of the Town's population 65 years or older (seniors) rose from 10% to 17%. Projections by the State of Maryland for Frederick County indicate that between 2020 and 2040 the number of seniors is expected to increase from 25,900 to 74,600 or 11.1% to 22.7%. Studies and surveys indicate that seniors want to remain in their homes, and yet seniors encounter difficulties with living at home and can benefit from specialized health care and interacting with other people. Traditional large scale assisted living institutions and convalescent homes are one option though there are presently none in Thurmont.

price of \$260,000, a household would pay about \$1,500 per month in mortgage, insurance, and taxes, which again is very affordable to the region's workforce.

- A household earning below 60% of AMI has an income of \$75,600 or less. An affordable rental or owner-occupied unit house would therefore cost less than \$1,018 and \$1,890 per month, respectively. Housing in Town is affordable to the region's low-income residents too.
- The vacancy rate is very low at only 2.8% for owner units and 4.6% for renter units.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Encourage a variety of housing types in Thurmont to maintain the Town as an intergenerational community and increase the supply of quality housing to meet senior and affordable housing needs.</p> <p>Progress Measures: Remain flexible to accommodate changing housing needs over time in relation to both the production of new</p>	<p>Strategy A: Review the Zoning Ordinance to ensure that smaller housing options are allowed that fit well within the Town's existing neighborhoods, which will allow seniors to age in place and fit the affordable housing needs.</p> <p>Strategy B: Support senior housing options for assisted living centers, traditional large scale living institutions and convalescent homes for seniors across all income levels.</p> <p>Strategy C: It is important that the economic vitality and income of local households grows over time to ensure needed reinvestment in housing.</p>	<p>Thurmont Planning and Zoning Commission</p> <p>Various developers for senior housing communities</p>

housing, preservation, and repurposing of existing units especially considering the aging trends in the area's population as well as housing stock measured by the characteristics of the "Strengths" above.



Community Health and Quality of Life

This section is concerned with public health, community culture, and the day-to-day life of community residents.

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

Strengths

- Thurmont is still a family-oriented community. According to the 2020 census, 73% of household are family units with 50% these family households having children.
- Thurmont is a safe community to reside and has been the recipient of finishing in the Top 10 Safest Cities in Maryland since 2018.
- The Thurmont Main Street Farmers Market will celebrate its 20th consecutive year. The Farmer's Market is the largest one in Frederick County for 2022 and 2023. The Farmers Market in 2023 took the prestige title of the number one winner for the Frederick Best of the Best award. Many local farms participate delivering fresh produce and fruits May through September.
- Thurmont also supplies a community garden that will be in its 8th year in 2024.

Weaknesses

- Wellness programs for seniors
- Thurmont still lacks an emergency medical facility. Residents must either travel to Frederick or Gettysburg, Pennsylvania for emergency health care.
- Shortage of medical doctors
- There is not one attorney in Thurmont or anywhere in Northern Frederick County. Residents must travel to Frederick or Hagerstown.

<ul style="list-style-type: none"> Thurmont Senior Center supplies lunches everyday Monday through Friday at Noon for \$6.00 and local restaurants provide the selections of lunch. The Center also has a delivery service to deliver lunches and take seniors to appointments, grocery store, etc. within a five-mile radius. Thurmont is a sustainable walkable community with continuous sidewalks and of course the Thurmont Trolley Trail system. 	
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Establish a health and wellness education for seniors.</p> <p>Progress Measures: Conduct a needs assessment survey to establish baseline information for programing along with an assessment of the program every two years after the first year of completion of the program. The amount of programs will also be another measure for the next several years.</p>	<p>Strategy A: Partner with an organization(s) to provide a health and wellness program once a month for the senior population along with free vaccines. Thurmont has begun a relationship with the Frederick YMCA to establish three programs for a program titled, "Y without Walls." Based on the assessment the Y issued to residents, the arts, health and wellness for seniors and a teen program were the top three needs from the assessments.</p> <p>Thurmont will also start a relationship with The Love for Loughlin Foundation in 2024 to increase free vaccines at designated events and places along with other health resources they supply.</p> <p>The Thurmont Lions Club will continue to be a resource for senior health fairs. The Love for Loughlin Foundation and the</p>	<p>YMCA</p> <p>The Love for Loughlin Foundation</p> <p>Thurmont Lions Club</p>

	YMCA are key in this strategy to increase the number of senior health fairs held.	
<p>Outcome 2: An emergency care facility to eliminate the need to travel to Frederick or Gettysburg, Pennsylvania.</p> <p>Progress Measure: An emergency care facility or a new doctor practice to open in Thurmont.</p>	<p>Strategy A: Continue to meet with Frederick Health, Wellspan, and other potential emergency care center private companies to show the need and growing demand for their services.</p> <p>Strategy B: Market all the assets of Thurmont and show some growth which is occurring in 2023 and 2024. Marketing Thurmont also will include the outlying areas that border Thurmont is an additional 5,000 individuals. This will show a greater need as these smaller communities bordering Thurmont also use the Thurmont schools and senior center. This will show a greater population number.</p>	<p>Frederick Health</p> <p>Wellspan</p> <p>UNI Urgent Care</p>
<p>Outcome 3: Attract a primary care physician practice.</p> <p>Progress Measure: Attract at least one primary care practice.</p>	<p>Strategy A: Working with the urgent cares would be a pathway to attracting a primary care physician through a healthcare system network.</p>	<p>Frederick Health</p> <p>Wellspan</p>
<p>Outcome 4: Attract an attorney to save distance traveling to seek one.</p> <p>Progress Measure: To have an attorney in Thurmont even if just parttime or a satellite office.</p>	<p>Strategy A: Use resources and reach out to organizations that have a larger reach than Thurmont.</p>	<p>Frederick County Office of Economic Development</p> <p>Maryland Bar Association</p>

Local Planning and Staffing Capacity

This section is concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

Strengths, weaknesses and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Strengths

- In 2020 the Town of Thurmont updated the Thurmont Master Plan, the Town's official comprehensive plan and guide to growth and development. The purpose of comprehensive planning in general is to bring about the careful development of a community and the conservation of what residents find exceptional. An important component of this update has been the preparation of a new zoning map and amendments to the zoning ordinance.
- Immediately following the Comprehensive plan Update the Town amended the Zoning ordinance to add complete Neighborhoods, aka PUD- Planned Unit Development. The general intent of PUD zoning is to guide the placement, design, use, and density of well-planned residential neighborhoods that can offer a variety of building types and uses with optimal freedom to achieve great community design within the context of a site's location and special attributes.

Weaknesses

- The Town should create a master plan for Downtown that will involve drawing the boundaries of a Downtown Development District, adopting zoning amendments and design standards to bring about high-quality revitalization within the district, and adopting local property tax credits to incentivize real estate investment including the adaptive reuse of historic buildings.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Adopting architectural and building design guidelines that will guide both infill development and redevelopment within the proposed Downtown Development District</p> <p>Progress Measures: This measurement would be the essential character defining Downtown indicated by preserving the sight lines and protecting the unique physical setting and “sense of place” of the character-defining landmarks, view of the mountains and other vistas.</p>	<p>Strategy A: Evaluate the character of Downtown’s buildings, signs, and structures and select those elements that set the standard for Thurmont’s traditional architecture and design character.</p> <p>Strategy B: Avoid formulaic building design and franchise architecture, signage, and new buildings or site layouts that impair rather than complement the Town’s historic character and natural setting.</p> <p>Strategy C: The code shall not have builders slavishly adhere to architectural styles customary to Thurmont or to a specific period in history.</p>	<p>Thurmont Planning and Zoning</p> <p>Main Street Program</p> <p>Business owners</p>

Sustainable Community (SC) Workgroup Rooster

SC Leaders:

John Kinnaird, Mayor
Jim Humerick, Chief Administrative Office Jim Humerick
Vickie Grinder, Thurmont Economic Development Manager
Kelly Duty, Town Planner
Cindy Pool, Master Gardener

Workgroup:

Michele Maze, Chairperson Thurmont Green Team
Cindy Pool, Master Gardener
Missy Zook-Grimes, Thurmont Main Street
Karen Schildt, Thurmont Main Street
Randy Cubbage, Chairperson Planning and Zoning
Bryant Despeaux, Chairperson of the Hagerstown & Frederick Trolley Association
Beckly Long, Administrative Assistant
Bill Blakeslee, Commssioner