



# SUSTAINABLE COMMUNITIES PROGRAM

## APPLICATION FOR DESIGNATION RENEWAL

### Eligible Applicants:

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

### Sustainable Communities Application Rounds

January 27, 2017

April 7, 2017

July 2, 2017

October 6, 2017

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*

## **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 Mary Kendall at DHCD if you would like to request or learn more about this assistance (see page iii 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 State of Maryland revitalization programs (such as the Community Legacy Program and Strategic Demolition Fund listed below). Other programs offer additional points or preference in the application process. (See attachment “Sustainable Community Benefits”). 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 must 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 Mary Kendall (contact information below) to schedule an application training.

### **Application Submission**

Applications will be submitted both electronically/digitally and via postal mail. Each applicant must submit two hard copies (one original and one 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 vi). This should also serve as a checklist and be used to provide corresponding tabs. In addition to the hard copies of an 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. Please 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, Technical Assistance**

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.

In collaboration with the Maryland Department of Planning, the Department of Housing and Community Development is offering technical assistance to local governments with limited capacity to prepare their Sustainable Communities applications for renewal.

### **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.

*All questions related to application content, please contact Mary Kendall at 410-209-5800 or by email at [Mary.Kendall@maryland.gov](mailto:Mary.Kendall@maryland.gov).*

## **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 and discuss the strengths and weaknesses of their Sustainable Communities workgroup.

B. Qualitative and Quantitative 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 (iv), 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 less time consuming and focused on developing a strategic implementation plan. Renewal applicants are asked 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:** \_\_\_\_\_

**NAME OF SUSTAINABLE COMMUNITY:** \_\_\_\_\_

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

- 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:
  - Map in pdf format of the proposed Sustainable Community modification area
  - GIS shapefile of the modified Sustainable Community boundaries and other GIS related data, e.g., spreadsheet of detailed listing of parcels that form the project boundary. (If you have additional comments or questions about the GIS mapping requirements, please contact Brad Wolters, Senior GIS Specialist, Department of Housing and Community Development, [Brad.Wolters@maryland.gov](mailto:Brad.Wolters@maryland.gov))
  - Pictures (jpeg format) of your accomplished projects of the last five years (as indicated in Section B)

**I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION**

**Name of Sustainable Community:**

Hughesville Village

**Name of Renewal Applicant:**

Charles County Government

**Applicant's Federal Identification Number:** 52-6000925

**Applicant's Street Address:** 200 Baltimore Street, P.O. Box 2150

**City:** La Plata

**County:** Charles

**State:** MD

**Zip Code:** 20646

**Phone Number:** 301-645-0550 **Fax Number:** N/A **Web Address:** [www.CharlesCountyMD.gov](http://www.CharlesCountyMD.gov)

**Sustainable Community Renewal Application Local Contact:**

**Name:** Amy Blessinger

**Title:** Planner III

**Address:** 200 Baltimore Street, P.O. Box 2150 **City:** La Plata **State:** MD **Zip Code:** 20646

**Phone Number:** 301-645-0650 **Fax Number:** 301-645-0638 **E-mail Address:**  
[BlessingA@CharlesCountyMD.gov](mailto:BlessingA@CharlesCountyMD.gov)

**Other Sustainable Community Contacts:**

**Name:** N/A

**Title:**

**Address:**

**City:**

**State:**

**Zip Code:**

**Phone Number:**

**Fax Number:**

**E-mail Address:**

**I. SUSTAINABLE COMMUNITY – General Information**

**A. Please inform us if you want to propose any changes to the existing Sustainable Community Area(s)**

- (1) Provide a description of SC Area boundary modification. How did you determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.

*The current Hughesville Sustainable Community Area (SCA) boundary follows the Priority Funding Area (PFA) boundary as it existed at the time of the original SCA application in 2012. Since that time, the PFA boundary was modified to include several key parcels in terms of economic development initiatives for the SC Area. Charles County would like to propose to change the SC Area boundary to include these parcels that were added to the PFA in 2013 as follows:*

*College of Southern Maryland (CSM): CSM recently established its regional Hughesville campus. The college dedicated the first building, Center for Trades and Energy Training, in April 2017. Later phases will include a Health Sciences facility, fine arts center, field house, athletic fields and additional classrooms. The new campus is expected to attract more businesses to locate in Hughesville, and thus is considered a major economic development asset for the village. The property is 157 acres and is located on Tax Map 36, Parcels 16 and 359.*

*Hughesville Station: Hughesville Station, a Planned Employment Park, is an integral component of the College of Southern Maryland (CSM) Hughesville Campus. Based upon discussions with CSM principals, the Charles County Department of Economic Development, and key industry leaders, it is anticipated that Hughesville Station will attract employers and institutional users that wish to locate adjacent to this major education institution. This will in turn drive economic development and help in the village's revitalization efforts. The property is 51 acres and is located on Tax Map 36, Parcel 126.*

*Barns at Hughesville: The Barns at Hughesville project includes the redevelopment of two historic tobacco warehouses into a destination center for the village. Plans for the Barns project include a future farmers market, cultural center, and event/community meeting space. The County was awarded a Community Legacy grant to renovate the façade of one of the tobacco buildings, and to provide an adjacent public plaza, in order to “jump start” the overall project. This project is considered a key catalyst for further revitalization efforts in Hughesville. The area proposed to be added to the SCA is adjacent to the warehouse buildings; adding this additional land to the SCA will allow more flexibility in design and facilitate code compliance to ensure the success of the project. The property is 24 acres and is located on Tax Map 36, Parcel 165 (partially).*

*The map on the enclosed CD shows the existing SCA and the proposed SCA. All three proposed new areas will contribute significantly to the revitalization and economic development of the Hughesville SCA. As mentioned above, all three areas are currently in the Hughesville Village PFA, which makes them eligible to be considered as part of the Sustainable Community. The map also shows the PFA boundary for context.*

- (2) If you are not requesting any changes to your boundary, explain why.

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*Not applicable.*

- (3) Include the following in as an attachment (if requesting a modification to your current boundary):
- PDF or JPEG of modified Sustainable Communities boundary map. *Included in enclosed CD.*
  - GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary). *Included in enclosed CD.*
- (4) Approximate number of acres of entire SC Area: 722 (490 existing acres plus 232 proposed additional acres) \_\_\_\_\_
- (5) 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): *Designated Village in 2016 Charles County Comprehensive Plan*
- (6) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?

*The Hughesville SCA is located within the Hughesville Census Designated Place (CDP). The CDP is larger in area than the SCA area, but represents the population that would help support the SCA. The data available are for 2010 and 2017. The 2017 total population for the Hughesville CDP is 2,482. This represents an increase of 285 people, or 13%, from the 2010 population of 2,197. The average household size in the Hughesville CDP in 2017 is 3.05, with a total of 808 households. This is slightly higher than the average household size of 3.03 in 2010. In terms of age, children 14 years of ages and younger decreased from 18.4% of the total population in 2010 to 16.7% in 2017. The percentage of the total population of people over the age of 65 was 15.6% of in 2017, up from 10.8% in 2010. The median age in 2017 is 44.8 years, up from 42.0 years in 2010. With regard to race, the Hughesville CDP is comprised primarily of Whites (66.6%) and African Americans (25.1%). The percentage of both groups decreased slightly from 2010, accompanied by a small increase in the percentage of the population made up of other races including Asians, American Indians, and Hispanics. The remaining population is made up of other races including Asians, American Indian/Alaska Natives, and Hispanics. The average household income is \$134,002 in 2017. In terms of educational attainment in the Hughesville CDP, 30.1% are high school graduates/GED, 16.3% have a bachelors degree, and 13.2% have a graduate/professional degree in 2017. Source: U.S Census Bureau, Census 2010 Summary File 1. ESRI forecasts for 2017 ESRI converted Census 2000 data into 2010 geography.*

### **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

## Sustainable Communities Renewal Application - Section A

leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan?

*The original Sustainable Communities Workgroup consisted of members of the advisory committee for the 2007 Hughesville Village Revitalization Plan. Since then, County staff have begun working with a core group of interested citizens and businesses to coordinate and guide implementation of the Plan and the SC Area. The work group generally meets quarterly. The members are:*

- Pauleen Brewer, President, Hughesville Business and Civic Alliance (HBCA)
- Les Gooding, HBCA
- Ray Mertz, HBCA
- College of Southern Maryland representatives

*County staff:*

- Amy Blessinger, Community Planner III
- Cathy Thompson, Community Planning Program Manager
- Jason Groth, Chief of Resource and Infrastructure Management
- John Mudd, Resource Manager
- Jeffry Barnett, Chief of Transit
- Taylor Yewell, Redevelopment Manager
- Donna Daugherty, Highway Engineer
- Don Litten, Building Code Official
- Amanda Mullendore, Permit Processing Supervisor

*In terms of leadership, Ms. Blessinger with assistance from other staff coordinate the overall implementation of the SC Action Plan, and the citizen members participate in both an advisory capacity and actively on various committees and projects that help implement the plan.*

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

*Strengths – The Workgroup benefits from a very active and supportive citizen/business alliance. The members actively market the SC Area to attract private businesses. The members also participate in county improvement projects; for example, several members of the Workgroup serve on the Old Leonardtown Road streetscape project task force. In addition, other members are owners of the tobacco warehouse that was awarded a Community Legacy grant for a façade improvement project.*

*Challenges – Even with the best efforts of the Workgroup, implementation of revitalization initiatives is by nature a slow process, particularly for infrastructure projects. For example, the installation of water and sewer infrastructure to serve the SC Area will take several years.*

(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 Sustainable Communities Action Plan is based on the Hughesville Village Revitalization Plan, adopted by the County Commissioners in 2007. Residents and other stakeholders in the community provided substantial input to this plan and were the main impetus behind this plan. The SC Area is considered a vital part of the implementation of this plan. As discussed above, local stakeholders,*

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*including members of the Hughesville Business and Civic Alliance (HBCA) are active participants in several projects to implement the SC Area. Furthermore, the Hughesville Business and Civic Alliance serves as a liaison between the community and the county.*

- (4) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan?

*Not applicable.*

# **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 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: Sense of place, economic development and revitalization*

*Projects: Tobacco warehouse façade improvement project design*

*In 2014 the County was awarded a State Community Legacy grant to renovate the façade of one of the village's key historic tobacco buildings, and to provide an adjacent public plaza. This is part of a larger project ultimately envisioned to include a farmers market, cultural center, and event/community meeting space. The project design was completed in 2016; the project is currently under County permitting review.*

*Partners:*

*MD DHCD – provided financial assistance in form of a Community Legacy grant (totaling \$200,000)*

*Hughesville Properties LLC (project owner) – provided \$100,000 towards the project*

*Impact: Aesthetic improvements to the façade and adaptive re-use of the project as a whole will contribute to the revitalization and economic development of the village and provide a major community shopping and recreational amenity. The project will also support Hughesville's agricultural economy. The adjacent public plaza will provide open space and a gathering place for the community.*

**Accomplishment 2:**

*Outcome: Economic development*

*Projects: SMECO Engineering and Operations Center*

*In 2013, the Southern Maryland Electric Cooperative (SMECO) completed construction of a new Engineering and Operations Center in Hughesville. The new facility has approximately 240 employees, indoor loading docks for line trucks, a warehouse for materials management and a contact center and operations center. The new center is designed to meet the platinum standard for Leadership in Energy and Environmental Design (LEED) Green Buildings.*

*\*This facility is located just outside the SCA, however it has a direct positive impact on the SCA.*

*Partners:*

*SMECO*

*Impact: The new center provides additional jobs for the Sustainable Community, and thus is considered an economic development asset for the village.*

**Accomplishment 3:**

*Outcome: Economic development, quality of life*

*Projects: College of Southern Maryland Hughesville campus, Center for Trades and Energy Training*

*The College of Southern Maryland (CSM) recently established its regional Hughesville campus. The groundbreaking for the new regional campus took place in 2015. The college dedicated the first building, the 30,000 square foot Center for Trades and Energy Training, in April 2017. CTET provides training in fields with substantial growth potential, including plumbing, electrical, HVAC, and carpentry. The new facility also contains the Maryland Center for Environmental Training (MCET). Later phases of the new campus will include a Health Sciences facility, fine arts center, field house, athletic fields and additional classrooms.*

*Partners:*

*College of Southern Maryland*

*State of Maryland*

*Charles County*

*Impact: The new campus is expected to attract more businesses to locate in Hughesville, and thus is considered a major economic development driver for the village. It provides workforce training opportunities for high paying, in-demand jobs.*

**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: Provide water and sewer service to businesses in the SC Area.*

*Narrative: Adequate water and sewer service in the Hughesville Sustainable Community is not yet available, which is a hindrance to economic development and redevelopment in the village. This is mainly due to the time it takes to implement such complex infrastructure projects. However, the County is actively working on infrastructure to provide this service. The County plans to issue an RFP in autumn 2017 for water and sewer system design. The County has also worked with MDE to determine the location for the surface water discharge (for treated wastewater) and has begun soliciting the interest of property owners for the siting of the planned wastewater treatment plant.*

Sustainable Communities Renewal Application - Section B

*Outcome: Improved pedestrian and road connectivity and access*

*Narrative: A comprehensive network of roads and sidewalks is currently lacking in the SC Area. However, the County and SHA are working on the design for a streetscape along Old Leonardtown Road (MD Route 625), the “Main Street” of the SC Area. The streetscape includes sidewalks on both sides of the street, as well as landscaping, on-street parking, and a partial bike lane. The design is almost complete; the next step is to pursue funding for construction.*

*The County has also developed proposed new zoning for the SC Area, which requires new streets to form a network that provides choices in travel and distribution of traffic, and also requires developments to provide sidewalks.*

*Outcome:*

*Narrative:*

## **SUSTAINABLE COMMUNITY RENEWAL REPORT**

### **PART II: QUANTITATIVE ASSESSMENT**

#### **Purpose:**

The purpose of the quantitative 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). In your answer, be sure to only share the quantifiable changes that have occurred since your Sustainable Communities designation was approved. 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.

If there is an issue with which you would like assistance in addressing, please check “**interested in technical assistance**”. State agencies would like to provide assistance to communities in helping them achieve their goals identified in their Sustainable Community Action Plans.

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<b>ENVIRONMENT</b>	<b>YES</b>	<b>If YES, specify in quantifiable units and compare values from the last five years</b>	<b>NO</b>	<b>If NO, why not? What kept you from achieving your plan's desired outcomes?</b>	<b>N/A</b>	<b>Interested in technical assistance</b>
1. Has there been an improvement in water quality? <b>If so, explain (1-2 sentences):</b>			X	The county is working on water and sewer infrastructure.		
2. Has the amount of impervious surface in your Community been reduced? (Amount in SF) <b>If so, explain (1-2 sentences):</b>			X	Anticipated redevelopment and infill development, which are the main goals for this SCA, may impact any retrofits that might be done at this time. especially if uses or lot coverages are intensified.		
3. Have there been improvements and/ or additions to your park and/ or recreational green space? <b>If so, explain (1-2 sentences):</b>			X	County is working with tobacco warehouse owner on adjacent public plaza as part of the warehouse façade improvement project.		
4. Did the Sustainable Community implement any recycling or waste reduction programs? <b>If so, explain (1-2 sentences):</b>	X	In addition to expanding the curbside recycling in the SCA, shredding services and composting workshops are offered free to residents twice each year.				
5. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers markets etc.) within the Sustainable Community? <b>If so, explain (1-2 sentences):</b>			X	County is working with tobacco warehouse owner on project to house a future farmers market in the existing warehouse space. Southern Maryland Agricultural Development Commission (SMADC) to release RFP in Autumn 2017 for agricultural		

Sustainable Communities Renewal Application - Section B

				processing facility to enable farmers to have their products processed and sold locally.		
<b>OTHER:</b>						

<b>ECONOMY</b>	<b>YES</b>	<b>If YES, specify in quantifiable units and compare values from the last five years</b>	<b>NO</b>	<b>If NO, why not? What kept you from achieving your plan's desired outcomes?</b>	<b>N/A</b>	<b>Interested in technical assistance</b>
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District? <b>If so, explain (1-2 sentences):</b>			X	No data available for the Sustainable Community area.		
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development? <b>If so, explain (1-2 sentences):</b>			X	No designations received; however, Community Legacy grant was received for tobacco warehouse façade and public plaza project.		
3. Has there been an increase in foot traffic in the Main Street/commercial district? <b>If so, explain (1-2 sentences) – what contributed to the increase:</b>			X	County and SHA working on streetscape project to include sidewalk along Old Leonardtown Road; design almost complete.		
4. Have the number of commercial vacancies decreased? <b>If so, explain (1-2 sentences):</b>			X	No data available for the Sustainable Community area.		

Sustainable Communities Renewal Application - Section B

<p>5. Has there been an increase in local jobs within the Sustainable Community for its residents? <b>If so, explain (1-2 sentences):</b></p>	X	<p>The new Southern Maryland Electric Cooperative (SMECO) Engineering and Operations Center provides approx. 240 jobs. Also, new jobs are provided with the opening of the first phase of the College of Southern Maryland Hughesville campus.</p>				
<p><b>OTHER:</b></p>						

<b>TRANSPORTATION</b>	YES	If YES, specify in quantifiable units and compare values from the last five years	NO	If NO, why not? What kept you from achieving your plan's desired outcomes?	N/A	Interested in technical assistance
<p>1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover? <b>If so, explain (1-2 sentences):</b></p>	X	<p>A portion of a trail along the frontage of the Hughesville Station development has been constructed, which equates to 600 linear feet.</p>				
<p>2. Have there been improvements to the public transit infrastructure? <b>If so, explain (1-2 sentences):</b></p>			X	<p>In 2015 the County completed a College of Southern Maryland Hughesville Transportation Study which recommends local transit service improvements and central transit hub in Hughesville.</p>		

Sustainable Communities Renewal Application - Section B

<p>3. Has there been an increase in sidewalks? (Amount in linear feet)  <b>If so, explain (1-2 sentences):</b></p>			X	<p>County and SHA are working on streetscape design project for Old Leonardtown Road to include sidewalks. Proposed new zoning will require sidewalks for new development.</p>		
<p>4. Have there been any roadway improvements that support “Complete” or “Green” streets?  <b>If so, explain (1-2 sentences):</b></p>			X	<p>County and SHA are working on streetscape design project for Old Leonardtown Road. The streetscape will include sidewalks, landscaping, on-street parking, and a partial bike lane.</p>		
<p>5. Has traffic congestion along major roads decreased? (Amount in percent)  <b>If so, explain (1-2 sentences):</b></p>			X	<p>Traffic congestion in the SCA greatly decreased after the construction of the Hughesville Bypass in the mid-2000’s. However, the goal is to increase economic and social activity in the SCA. As a result, traffic volumes are anticipated to grow appropriately as infill development and redevelopment occur.</p>		
<p><b>OTHER:</b></p>						
<p><b>HOUSING</b></p>	<p>YES</p>	<p>If YES, specify in quantifiable units and compare values from the last five years</p>	<p>NO</p>	<p>If NO, why not? What kept you from achieving your plan’s desired outcomes?</p>	<p>N/A</p>	<p>Interested in technical assistance</p>

Sustainable Communities Renewal Application - Section B

<p>1. Have any residential facades been improved?  <b>If so, explain (1-2 sentences):</b></p>			X	<p>Charles County does not have residential façade improvement programs. However, rehabilitation and adaptive re-use of existing older homes will be encouraged through the proposed new village zoning. A brochure is being prepared that assists homeowners in Hughesville who desire to preserve their historic structures.</p>		
<p>2. Has the home ownership rate increased?  <b>If so, explain (1-2 sentences):</b></p>			X	<p>Home ownership decreased slightly from 84.7% in 2010 to 82.6% in 2017. This reflects national trends. Source: U.S Census Bureau, Census 2010 Summary File 1. ESRI forecasts for 2017 ESRI converted Census 2000 data into 2010 geography. (Note: this data is for the Hughesville CDP which encompasses a larger area; this is the closest data available for the SCA.)</p>		
<p>3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable?  <b>If so, explain (1-2 sentences):</b></p>	X	<p>Housing units increased 14.1% from 750 units in 2010 to 856 units in 2017. Source: U.S Census Bureau, Census 2010 Summary File 1. ESRI forecasts for 2017 ESRI converted Census 2000 data into 2010 geography. (Note: this data is for the Hughesville CDP which encompasses a larger area; this is the closest data available for the SCA.) According to the 2015</p>				

Sustainable Communities Renewal Application - Section B

		County Housing Stock Study, 21.2% of countywide housing was affordable (=/ moderate/low workforce income)				
4. Has there been demolition of blighted properties? <b>If so, explain (1-2 sentences):</b>			X	According to the December 2005 Property Conditions Report of the Hughesville Revitalization Plan, the vast majority of residential properties in Hughesville are in sound condition and thus not in need of demolition.		
5. Has the residential vacancy rate decreased? <b>If so, explain (1-2 sentences):</b>			X	Residential vacancy rate rose from 4.8% in 2010 to 5.6% in 2017.		
<b>OTHER:</b>						
<b>QUALITY OF LIFE</b>	<b>YES</b>	<b>If YES, specify in quantifiable units and compare values from the last five years</b>	<b>NO</b>	<b>If NO, why not? What kept you from achieving your plan's desired outcomes?</b>	<b>N/A</b>	<b>Interested in technical assistance</b>
1. Has there been a decrease in crime rate? <b>If so, explain (1-2 sentences):</b>	X	Countywide crimes/1,000 2011: 30.1    2014: 23.8 2012: 26.6    2015: 23.1 2013: 27.6    2016: 26.7				

Sustainable Communities Renewal Application - Section B

<p>2. Have there been improvements and/ or additions to your public spaces (i.e. museums, community centers, public plazas)? <b>If so, explain (1-2 sentences):</b></p>			X	Tobacco warehouse project includes future cultural/community events venue and adjacent public plaza. First phase of project is underway (façade improvements/restoration).		
<p>3. Has there been an increase in public art/ arts &amp; entertainment programs/venues (i.e. murals, movie theatre, music events)? <b>If so, explain (1-2 sentences):</b></p>			X	Tobacco warehouse project includes future cultural/community events venue and adjacent public plaza. First phase of project is underway (façade improvements/restoration).		
<p>4. How many historic properties were renovated/improved? <b>If so, explain (1-2 sentences):</b></p>			X	See above regarding tobacco warehouse project. In addition, rehabilitation and adaptive re-use of existing older structures will be encouraged through the proposed new village zoning. A brochure is being prepared that assists property owners in Hughesville who desire to preserve their historic properties.		
<p>5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/ outdoor courses or groups)? <b>If so, explain (1-2 sentences):</b></p>	X	There are ballfields used by local leagues.				
<p><b>OTHER:</b></p>						

Sustainable Communities Renewal Application - Section B

<b>LAND USE/LOCAL PLANNING</b>	<b>YES</b>	<b>If YES, specify in quantifiable units and compare values from the last five years</b>	<b>NO</b>	<b>If NO, why not? What kept you from achieving your plan's desired outcomes?</b>	<b>N/A</b>	<b>Interested in technical assistance</b>
1. Have there been any infill developments? <b>If so, explain (1-2 sentences):</b>			X	Proposed new zoning, once adopted, will help promote infill development.		
2. Has there been an increase in the amount of preserved/protected land? <b>If so, explain (1-2 sentences):</b>			X	Focus is more on infill development than land preservation; no significant amount of land to preserve. Nonetheless, the proposed new zoning contains minimum open space requirements for residential development.		
3. Have there been any developments hindered by growth constraints? <b>If so, explain (1-2 sentences):</b>	X	Commercial development is generally hindered by the lack of adequate water and sewer infrastructure. County is working on this infrastructure.				
4. Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community? <b>If so, explain (1-2 sentences):</b>			X	New zoning is under review to facilitate pedestrian-friendly, infill development and redevelopment.		

Sustainable Communities Renewal Application - Section B

<p>5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)? <b>If so, explain (1-2 sentences):</b></p>			X	As previously discussed, the County is working on water and sewer infrastructure as well as a new streetscape for Old Leonardtown Road.		
<b>OTHER:</b>						
<p><b>COMPETITIVE FUNDING:</b> Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.</p>	<p><b>Source (federal, state, foundation, etc.)</b></p>	<p><b>Amount Received</b></p>	<p><b>If no funding was received, what technical or other assistance from the state would help with future applications?</b></p>	<p><b>Other Notes</b></p>		
<p><b>Funding Program:</b> DHCD Community Legacy grant for façade renovation of historic tobacco warehouse building and adjacent public plaza.</p>	MD DHCD	\$200,000				
<p><b>Funding Program:</b></p>						
<p><b>Funding Program:</b></p>						
<p><b>Funding Program:</b></p>						
<p><b>Funding Program:</b></p>						

Sustainable Communities Renewal Application - Section B

<b>Funding Program:</b>				
<b>Funding Program:</b>				

\*Please add more rows if necessary

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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 Quantitative 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

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Name of Sustainable Community

Submitted by [Name of Local Government]

Date:

[Type text]

## 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"> <li>The northeastern portion of the SCA drains into Swanson Creek Upper Tributary 1, which is listed in State regulations as a drainage area to a Tier II or high quality stream.</li> <li>The large forested tracts surrounding the Hughesville SCA are identified by the 2000 Edition of the Maryland Atlas of Greenways, Water Trails, and Green Infrastructure, as forest hubs (greater than 100 acres in size) and corridor.</li> </ul>	<ul style="list-style-type: none"> <li>Water quality issues due to area not being well suited for septic systems. Current septic system serving businesses is failing and needs to be replaced. Lack of sewer infrastructure limits the ability to revitalize the SCA.</li> <li>Lack of access to local foods.</li> <li>Lack of recreational trails.</li> </ul>

<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.</p> <p>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.</p> <p>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: Improve water quality and replace failing septic system.</p> <p>Progress Measures: Improvements in water quality.</p>	<p>Strategy A: Issue RFP for design for sewer system. Strategy B: Construct sewer system.</p>	<p>County Dept. of Planning and Growth Management – Resources and Infrastructure Management Division; Department of Public Works – Capital Services Division; MD Department of Environment</p>

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<p>Outcome 2: Improve access to local foods.</p> <p>Progress Measures: Amount of local food sold.</p>	<p>Strategy A: Complete tobacco warehouse rehabilitation.</p> <p>Strategy B: Install local farmers market in tobacco warehouse.</p>	<p>County Dept. of Planning and Growth Management –Planning Division, Codes, Permits, and Inspections Division; MD DHCD; Hughesville Properties, LLC (warehouse owners); Hughesville Business and Civic Alliance</p>
<p>Outcome 2: Expand recreational trail network.</p> <p>Progress Measures: Linear feet of new trail.</p>	<p>Strategy A: Extend Three Notch Trail through the Hughesville SCA.</p>	<p>Tri-County Council for Southern Maryland, Charles County, St. Mary’s County</p>

## Economy

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

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>Physical presence of an expanding College of Southern Maryland satellite campus</li> <li>Excellent access to regional highway network connecting major employment and activity centers</li> </ul>	<ul style="list-style-type: none"> <li>Lack of water/sewer service</li> <li>No defined urban/suburban core or activity center</li> </ul>



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<p>Outcome 1: Provide increased activity in village core / SC Area.</p> <p>Progress Measures: Number of users/customers in SCA Area.</p>	<p>Strategy A: Complete tobacco warehouse façade restoration and public plaza. Strategy B: Complete later phases of tobacco warehouse rehabilitation into farmers market/cultural/events venue.</p>	<p>County Dept. of Planning and Growth Management - Planning Division, Codes, Permits, and Inspections Division; MD DHCD; Hughesville Properties, LLC (tobacco warehouse owners); Hughesville Business and Civic Alliance</p>
<p>Outcome 2: Provide water/sewer service to commercial properties</p> <p>Progress Measures: Number of new commercial water/sewer connections</p>	<p>Strategy A: Issue RFP for design of sewer system. Strategy B: Construct sewer system.</p>	<p>County Dept. of Planning and Growth Management - Resources and Infrastructure Management Division; Department of Public Works – Capital Services Division; MD Department of Environment</p>
<p>Outcome 3: Attract new meat processing facility to Hughesville.</p> <p>Progress Measures: Development and active operations with a target capacity of 3,000 annual animal units.</p>	<p>Strategy A: Competitive RFP process with monetary incentives, \$500,000 conditional forgivable loan. Strategy B: Create a public/private partnership between owner/operator and Tri-County Council for Southern Maryland.</p>	<p>Tri-County Council for Southern Maryland; Southern Maryland Agricultural Development Commission; Maryland Agricultural and Resource-Based Industry Development Corporation</p>

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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"> <li>Road access – Hughesville Village is easily accessible from a major state highway (MD Route 5).</li> <li>Many of the traffic volume and pedestrian safety issues at the Rt. 5 / Rt. 231 intersection were eliminated with the completion of the Route 5 Bypass.</li> <li>Local bus service is available via the County’s bus service, VanGo.</li> </ul>	<ul style="list-style-type: none"> <li>Lack of pedestrian connectivity and accessibility.</li> <li>No pedestrian linkages from CSM campus to village’s “main street”.</li> <li>Lack of road network connectivity and street lighting.</li> <li>Need for improved intercampus and inter-county transit connections, due to new college campus.</li> </ul>

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Improved pedestrian connectivity</p> <p>Progress Measures: Linear feet of new sidewalk.</p>	<p>Strategy A: Complete SHA streetscape project design which will include sidewalks.</p> <p>Strategy B: Work with SHA to obtain funding to construct streetscape with sidewalks.</p> <p>Strategy C: Adopt proposed new zoning which will require sidewalks to be constructed with new development.</p>	<p>Charles County Dept. of Planning and Growth Management - Codes, Permits, and Inspections Division, Resources and Infrastructure Management Division, Planning Division;</p> <p>MD State Highway Administration;</p> <p>Hughesville Business and Civic Alliance</p>
<p>Outcome 2: Improved road network connectivity and street lighting.</p> <p>Progress Measures: Linear feet of new roads and number of streetlights.</p>	<p>Strategy A: Adopt proposed new zoning, which includes requirements for road network connections and street lighting for new developments.</p>	<p>Charles County Dept. of Planning and Growth Management - Planning Division</p>
<p>Outcome 3: Improved transit connections.</p> <p>Progress Measures: Number of minutes saved for transit users.</p>	<p>Strategy A: Implement recommendations in College of Southern Maryland Hughesville Transportation Study.</p>	<p>Charles County Dept. of Planning and Growth Management – Transit Division;</p> <p>St Mary’s County;</p> <p>Calvert County;</p> <p>College of Southern Maryland</p>

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<h1 style="margin: 0;">Housing</h1> <p style="margin: 0; font-size: 0.9em;">(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)</p>	
Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Housing is generally in fair to good condition.</li> <li>Countywide programs to assist with affordable housing: Rental Allowance Program; Housing Rehabilitation Special Loan Program to assist eligible homeowners to finance home improvements; Housing Choice Voucher Home Ownership Program; Charles County First Time Home Buyers Settlement Expense Loan Program; Special Loan Program to improve the basic livability of single-family homes for low and moderate-income families.</li> </ul>	<ul style="list-style-type: none"> <li>Variety in housing choice is lacking.</li> <li>Adaptive reuse is challenging.</li> <li>Residential vacancy rate rose from 2010 to 2017.</li> </ul>

Desired Outcomes and Progress Measures <span style="float: right;">→</span>	Strategies and Action Items <span style="float: right;">→</span>	Implementation Partners
<p>Outcome 1: Increase the variety of housing choices.</p> <p style="padding-left: 40px;">Progress Measures: Variety of housing units.</p>	<p>Strategy A: Reduce minimum lot sizes for homes, allow limited number of mixed use apartments, and incentivize adaptive reuse through new zoning.</p>	<p>County Planning &amp; Growth Management Department – Planning Division</p>

[Type text]

## 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"> <li>Retains aspects of sense of place, character, and history (historic rural agricultural village, historic center of tobacco trade).</li> <li>Historic building stock.</li> <li>Engaged citizen and business alliance.</li> <li>Access to educational opportunities provided by new college campus.</li> </ul>	<ul style="list-style-type: none"> <li>Lack of community amenities.</li> <li>Lack of knowledge about preserving historic structures.</li> </ul>

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Rehabilitation and adaptive re-use of historic structures.</p> <p>Progress Measures: Number of historic structures rehabilitated.</p>	<p>Strategy A: Adopt new zoning, which encourages rehabilitation and adaptive re-use of historic buildings.</p> <p>Strategy B: Complete and disseminate brochure (currently being prepared) that assists property owners in Hughesville who desire to preserve their historic structures.</p>	<p>County Department of Planning and Growth Management - Planning Division</p>
<p>Outcome 2: increase community amenities.</p> <p>Progress Measures: Number of new community amenities</p>	<p>Strategy A: Complete tobacco warehouse façade restoration and adjacent public plaza project.</p> <p>Strategy B: Complete later phases of tobacco warehouse rehabilitation project into farmers market/community event/cultural venue.</p>	<p>County Department of Planning and Growth Management- Planning Division, Codes, Permits, and Inspections Division; MD DHCD; Hughesville Properties, LLC (Tobacco warehouse owners); Hughesville Business and Civic Alliance</p>

[Type text]

## 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"><li>• SC Area is central focus of the adopted 2007 Hughesville Village Revitalization Plan, which helps guide development and forms the basis of planning for the village.</li></ul>	<ul style="list-style-type: none"><li>• Current commercial zoning allows many uses that are incompatible with the village character and that perpetuate a suburban, auto-oriented pattern of development.</li></ul>

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Attractive infill “Main Street” development that respects the historic character of the village.</p> <p>Progress Measures: Number of new “Main Street” businesses / uses and infill lots developed.</p>	<p>Strategy A: Adopt new village zoning to encourage infill, redevelopment, and pedestrian-friendly land use pattern.</p>	<p>County Department of Planning and Growth Management – Planning Division</p>

## SIGNATURE LETTER

On behalf of [INSERT *Applicant local government full name*], I hereby approve the application for renewal of the Sustainable Communities designation for [INSERT *Sustainable Community Name*]. 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.

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Authorized Signature

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Type Name and Title

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Date