



# 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/>

LARRY HOGAN  
Governor  
BOYD K. RUTHERFORD  
Lt. Governor  
KENNETH C. HOLT  
Secretary  
OWEN McEVOY  
Deputy Secretary

**I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION**

<b>Name of Sustainable Community:</b>		Town of Sykesville	
<b>Name of Applicant:</b>		Town of Sykesville	
<b>Applicant's Federal Identification Number:</b>		52-6001575	
<b>Applicant's Street Address:</b>		7547 Main Street	
<b>City:</b> Sykesville	<b>County:</b> Carroll	<b>State:</b> MD	<b>Zip Code:</b> 21784
<b>Phone Number:</b> [REDACTED]	<b>Fax Number:</b> [REDACTED]	<b>Web Address:</b> www.townofsykesville.org	

**Sustainable Community Application Local Contact:**

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

**Sustainable Community Contact for Application Status:**

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

**Other Sustainable Community Contacts:**

[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

**II. SUSTAINABLE COMMUNITY – General Information**

**A. Sustainable Community Boundary and Description**

(1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not? [REDACTED]

[REDACTED] No.

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

- a. PDF or JPEG of modified Sustainable Communities boundary map,

Sustainable Communities Renewal Application - Section A

b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),

(3) Approximate number of acres of entire SC Area: 1040

(4) Existing federal, state or local designations:

Main Street  Maple Street

National Register Historic District  Local Historic District  Arts & Entertainment District

State Enterprise Zone Special Taxing District  BRAC  State Designated TOD

Other(s): Community Legacy Area; Save America’s Treasures; Heart of the Civil War Heritage Area

(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?

Subject		
Total Population	4,429 (2015 ACS Census Estimates)	3,939 (2019 ACS Census Estimate)
Age		
18 and over	3,276	2,893
21 and over	3,126	2,790
62 and over	665	669
65 and over	545	462
Median Age	36.5	35.7
Race		
White	4,228	3,679
Black or African American	145	100
Hawaiian/ Pacific Island	15	0
Asian	41	92
Other	10	0
Hispanic or Latino	208	161
Total Households	1,852 (+/-135) (Average household size 2.54)	1,608 (+/-119) (Average household size 2.65)
Source: Census.gov		

\*It is unclear the reason for the apparent decrease in population and housing units between 2015 and 2019 based on census data since current development trends would point to a change in the opposite direction. This would include the near completion of the Parkside Townhome development at Warfield which will add about 145 new homes to the community. Unfortunately, most available resources use census data and show similar numbers.

**B. Organizational Structure, Experience and Public Input:**

(1) Describe any changes to the Applicant’s organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the

leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan? **There are no major changes to the Town's organizational structure or SC Workgroup. Sykesville is a local government entity, with an elected mayor and town council. The day-to-day municipal operations are directed by an appointed town manager, administrative assistant, town planner, treasurer, and clerk. Existing town staff will implement action plan tasks as part of their regular duties within appropriate town departments including Public Works, Police, Municipal Administration, and the Main Street Program. Town staff provides weekly updates to coordinate duties and projects. Staff members responsible for liaison roles to the various volunteer commissions or groups meet formally with those groups at least monthly. Additionally, sub-committees or volunteers working on specific projects and the liaison staff will regularly convene work sessions outside of the monthly meetings. Project leadership on the Sustainable Community initiative, action plan advocacy, and meeting coordination will be led by the Mayor with support from town staff.**

- (2) What have been the strengths and challenges of the capacity of the Sustainable Communities Workgroup with respect to implementation of the SC Plan? **Many workgroup members are members of the town staff that play key roles in implementing our SC plan. Lack of funding has caused the town to delay some projects that are important to the implementation of our Action Plan goals and objectives.**
- (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 SC Action Plan is based on the Vision 2030 comprehensive plan adopted by the Mayor and Town Counsel in 2021. The Comprehensive plan was developed by and Advisory Committee of local residents working in close coordination with Town staff. The extensive public outreach and engagement in developing this plan has provided strong local buy-in and support for the Plan's vision and goal statements and corresponding action items for implementation.**
- (4) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan? Please describe with which revitalization strategies you would like assistance.  
**Yes. Help to identify grant funding that will allow us to move forward with our SC objectives and project goals.**

Sustainable Communities Renewal Application - Section A

# **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:**

*Outcome:* Continued Main Street Revitalization – the return of the downtown area has continued to be catalyzed through acquisition, adaptation, and reuse of historic properties, gradual renovation of nearly all contributing buildings along primary street corridors, and stabilization of vacant or at-risk parcels with infill or relocation projects that support other community investments.

*Projects:*

- Residential and commercial design standards have continued to be implemented and updated by the Historic District Commission to encourage downtown property owners
- Building and public space improvements have occurred, such as the installation of a removable parklet to allow for extra seating or parking depending on need at the Main Street and Sandosky Rd intersection.
- New grant program through the Downtown Sykesville connection to provide funding for façade improvements along the Main Street corridor.
- The Town recently acquired a garage property with a large parking lot that will expand parking access for visitors to Main Street, will be used as the site of the farmers market, and may be redeveloped into additional retail space in the future
- Upgrades to the stormwater infrastructure along main street beginning in 2022
- Plan to relocate a portion of the existing public parking to the Public Works lot at the top of the hillside and evaluation of the relocation of the existing Public Works building.
- Proposed improvements to pedestrian access to the hilltop to encourage use of the new public parking
- Creation of a simple “loop” of pathways connecting different areas of the downtown region in progress
- Several new businesses were launched or moved and expanded on Main Street, including:
  - Sykesville Station
  - Market Tavern expansion in new location
  - 7556 Main Street Restaurant and Café
  - Patapsco Distilling Co.
  - Dandelion Bakery
  - Design of Mind
  - Happy Kids co.
  - Tidal Salt
  - Expansion of Unwind candles into new location
  - Botanigal houseplant boutique (Coming Soon)

*Partners:*

- Downtown Sykesville Connection
- MDOT

*Impact:*

- Occupancy on Main Street is around 100%
- Several new events have been organized and foot traffic and interest in the local businesses has increased
- The sense of place in Sykesville has been significantly improved

## **Accomplishment 2:**

*Outcome:* Completion of the Town of Sykesville's *Vision 2030* comprehensive plan which now serves as the official policy guide for short term and long-term decision making relative to priority investments in the town of Sykesville.

### *Projects:*

- Creation of an 11-member advisory committee made up of Town residents, community leaders, and stakeholders to help guide the planning process.
- Proactive promotional campaign to educate and allow input from community members and residents throughout the summer and fall of 2020 to help shape the plan.
- Facilitation of four separate focus groups consisting of 25 different individuals in order to gather public input regarding the top issues in the Town and surrounding community.
- Individual interviews of the Town's elected council members and Mayor to help identify specific opportunities and challenges in Sykesville.
- The opening of an online public survey in October of 2020. The survey was used to give residents, visitors, and the Sykesville community at large the opportunity to provide input on the plan. The survey, which was completed by 416 individuals, offered valuable information and expanded upon the top issues identified through the Advisory Committee meetings, focus groups, and community profile findings.
- Two virtual public meeting events were held to collect additional public input for the plan. The meetings consisted of a Comprehensive Plan Overview session and a Town Hall Listening session, both of which were conducted via videoconferencing and broadcasted live on Sykesville's Facebook page.
- In late October 2020, the Town hosted a two-day community workshop to prepare a vision for the future of Sykesville's Downtown area. The goals of this workshop were to explore opportunities for growing downtown, refine and visualize the details of residents' ideas for Sykesville, connect and coordinate preferred ideas to create a cohesive vision, and produce design renderings that will be used to visually display elements of the Plan.
- The Town hosted a virtual open house through Sykesville's website in December 2020, allowing participants to "walk" through the room and read various display boards and offer feedback on the ideas being presented. Unlike a traditional in-person open house event, this virtual platform was available for a several week period.

### *Partners:*

- Michael Baker International
- Advisory Committee
- Planning Commission

### *Impact:*

- By completing the 2030 comprehensive plan, the Town of Sykesville now has a roadmap to answer the question, "What is our game plan moving forward?" regarding all significant Town investments.

## **Accomplishment 3:**

*Outcome:* Millard Cooper Park rehabilitation and expansion into a flagship regional park.

### *Projects:*

- Addition of a 2,500 square foot splash pad. This project will be one of a kind making it the only splash pad in the county that is free and open to the public and just the third overall.
- Updates and repairs done to the Gatehouse Museum in order to keep the historic landmark open to the public. Repairs included the main floor joists and main beam system that had been damaged by pest infestations and the relocation and insulation of water lines in the kitchen to prevent freezing.
- Creation of new green space adjacent to the Gatehouse Museum through the strategic demolition of the dilapidated girl's shelter building on the property.
- Addition of new playground equipment.

### *Partners:*

- Maryland Heritage Area Authority
- Maryland Historic Trust
- DHCD
- DNR



*Impact:*

- The development of Millard Cooper Park and addition of the splash pad will serve as a major attraction to local residents and increase visitation from non-local residents to the Sykesville area.
- The Gatehouse Museum repairs benefit the local economy by guiding visitors to local landmarks, fosters a stronger appreciation for sacred historic places and cultural resources, helps tell the story of the Town's local history, and supports collaboration among the historic area, downtown businesses, and Main Street.
- The creation of additional greenspace allows for the opportunity to hold a larger range of organized community events at Millard Cooper Park and in conjunction with the Gatehouse Museum.
- Improved play areas for children visiting the park increases local engagement and safety.

**Accomplishment 4:**

*Outcome:* Historic Warfield development plan – The Warfield Complex is a de-accessioned 140-acre portion of the historic Springfield State Hospital, lying at the Town's eastern boundary. The construction of Route 32 isolated what was once an integral component of Sykesville from the rest of the town. The Town and Warfield Development Corporation purchased the site from the state and then sold it to an LLC as an ongoing economic development project, intended to become a major job center by reusing the historic buildings as offices and commercial establishments. Various incentives and design guidelines were implemented with the local historic district.

*Projects:*

- Near completion of the Parkside at Warfield housing development. Once complete, this project will have created 145+ new townhouse style homes to help meet the growing demand of residential housing in the Sykesville area.
- The implementation of innovative new stormwater best practices including the use of porous asphalt along public right of ways to enhance the drainage potential of the developed area.
- The creation of 1.13 acres of new wetland split between two separate mitigation zones and the formation of about 945 linear feet of new stream to help offset habitat loss through the construction of the Parkside neighborhood.
- Continued efforts to improve the trail network including active support of efforts linking Warfield to Main Street restaurants, shopping, parks, public lands, and community spaces.
- Roof repairs on several of the historic buildings as they await further repair and development.
- Plans for a design workshop to be conducted between the property developers and the Town staff and elected officials to ensure proposed development aligns with community desires and ideals.
- Building G opened in winter 2016-17 with a new tenant, Zeteo Tech

*Partners:*

- Warfield Collaborative
- Warfield Development Corporation
- Springfield Hospital Center
- Lennar Builders
- MDE

*Impact:*

- New tax revenue from new business and residents
- Improved physical appearance
- Increased housing options for Sykesville residents
- Improved connectivity of the greater downtown Sykesville region.

**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:*

*Narrative:*

*Outcome:*

*Narrative:*

*Outcome:*

*Narrative:*

# **SUSTAINABLE COMMUNITY RENEWAL REPORT**

## **PART II: COMPREHENSIVE ASSESSMENT**

### **Purpose:**

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

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

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

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

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

Sustainable Communities Renewal Application - Section B

<b>ENVIRONMENT</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Has there been an improvement in water quality? Have you completed any projects intended to improve water quality? Ex. impervious surface reduction, stormwater improvements etc.	X			<ul style="list-style-type: none"> <li>The engineering and 70% plans have been completed for a planned overhaul and upgrade to the stormwater infrastructure along MD851- Springfield Ave. and Main St.</li> <li>A reduction in impervious surface at Millard Cooper Park through the demolition of an old building to assist with stormwater runoff problems along paved surfaces in the park.</li> </ul>
2. Have you improved wildlife habitat in your community? Ex. native plantings, pollinator gardens, rain gardens			X	<ul style="list-style-type: none"> <li></li> </ul>
3. Have you increased access to green space, parks or outdoor recreational opportunities?	X			<ul style="list-style-type: none"> <li>Creation of a new green space at Millard Cooper Park following the strategic demolition of the old girl's shelter building.</li> <li>Upgrades to the playground equipment and addition of a new splash pad at Millard Cooper Park</li> <li>New playground equipment installed at Burkett Park</li> <li>New exercise equipment being installed along the Linear Trail.</li> </ul>
4. Have you implemented operational sustainability practices (example: town hall enhancements) and/or community-based practices? (ex. Rain barrels or rain gardens at residences, recycling, composting etc)	X			<ul style="list-style-type: none"> <li>A complete overhaul to replace all lighting in Town owned buildings as well as all streetlights to energy efficient bulbs.</li> <li>Keep Sykesville Beautiful initiative: Town staff has partnered with Sykesville Parks and Recreation as well as the Downtown Sykesville Connection to use the <i>Keep America Beautiful</i> framework for community education and hands-on stewardship that reduces litter and encourages recycling, promotes grassroots volunteerism, and makes sustainable improvement possible for communities of all sizes.</li> </ul>

Sustainable Communities Renewal Application - Section B

<b>OTHER:</b>				

<b>ECONOMY</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan’s desired outcomes?</b>
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?	x			<ul style="list-style-type: none"> <li>• There has been the addition of at least 3 new businesses at the location of our Carriage House infill development on Main Street.</li> <li>• Construction has begun on the new music and art studio businesses at the old DunnRite furniture location.</li> <li>• We are in the planning stages to create a brand new commercial and employment center located at the Warfield property, per our 2030 comprehensive plan.</li> </ul>
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	X			<ul style="list-style-type: none"> <li>• In 2020, Sykesville’s Main Street was named Best Main Street in America which came with a large marketing campaign that lead to a major increase in foot traffic and more geographically diverse visitors.</li> <li>• Sykesville became a “Keep America Beautiful” affiliate which provides grant funding for beautifying the Main Street and making it more attractive to visitors.</li> </ul>
3. Has there been an increase in foot traffic in the Main Street/commercial district?	X			<ul style="list-style-type: none"> <li>• Estimated attendance of events on Main Street has seen a steady increase over the years with. Rising from 3,000 to 8,000 people at the craft beer festival between 2017 and 2019, and 1,500 to 3,000 for the art and wine festival for the same timeframe.</li> <li>• The Covid-19 pandemic made it difficult to host and record accurate numbers for such festivals during the past two years but foot traffic is expected to continue to increase as things begin going back to normal.</li> </ul>

Sustainable Communities Renewal Application - Section B

4. Have the number of commercial vacancies decreased?			X	<ul style="list-style-type: none"> <li>Commercial vacancies have remained at 0% since 2013</li> </ul>
5. Has there been an increase in local jobs within the Sustainable Community for its residents?	X			<ul style="list-style-type: none"> <li>There has been an increase in jobs through the addition of several new business as well as the expansion of existing business, such as Market tavern, and Unwined Candles</li> </ul>
6. Has there been an increase in workforce development training or other opportunities for connecting potential employees to well-paying jobs?			X	
<b>OTHER:</b>				

<b>TRANSPORTATION</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?	X			<ul style="list-style-type: none"> <li>In 2019 Sykesville completed a Connectivity Study which, along with the 2019 Carroll County Bicycle and Pedestrian Master Plan, proposes a number of enhancements and extensions to Sykesville's bicycle friendly network.</li> </ul>

Sustainable Communities Renewal Application - Section B

<p>2. Have there been improvements to the public transit infrastructure?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>The Town has implemented the use of Shuttle busses to address parking issues during large gatherings and festivals.</li> </ul>
<p>3. Has there been an increase in sidewalks? (Amount in linear feet). Were accessibility elements added, such as more ADA-accessible ramps and signage/signals? Has there been a noticeable increased use of these walking places?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>The Linear Trail in Sykesville has been expanded to add about an additional 1,000 linear feet.</li> </ul>
<p>4. Have there been any roadway improvements that support “Complete” or “Green” streets?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>The Town’s 2030 comprehensive plan includes an overhaul of the Downtown/Main Street roadways to make them more pedestrian friendly, walkable, and environmentally sustainable.</li> </ul>
<p>5. Has traffic congestion along major roads decreased? (Amount in percent)</p>			<p>X</p>	
<p><b>OTHER:</b></p>				
<p><b>HOUSING</b></p>	<p>YES</p>	<p>NO</p>	<p>N/A</p>	<p><b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan’s desired outcomes?</b></p>

Sustainable Communities Renewal Application - Section B

<p>1. Have any residential facades or interiors been improved? Has the energy efficiency of any housing units been increased?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>Throughout 2021 and 2022, the Downtown Sykesville Connection is conducting a grant program to offer matching funds to offset the cost of façade improvements for local property owners in the downtown and surrounding historic district.</li> </ul>
<p>2. Has the homeownership rate increased?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>Based on data from the 2019 5-year ACS estimates, home ownership in Sykesville has ticked slightly upwards to about 68.8% compared to about 65.8% in the prior 5-year ACS estimate.</li> </ul>
<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? How many are within .5 miles of a transit stop?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>The Parkside at Warfield townhome community is nearing completion and will have created over 140 new housing units in the sustainable community, with many of the home already being finished and occupied.</li> </ul>
<p>4. Has there been demolition of blighted properties?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>The blighted old girl's shelter building at Millard cooper park was removed for the creation of additional greenspace adjacent to the Gatehouse Museum.</li> </ul>
<p>5. Has the residential vacancy rate decreased?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>According to the ACS 5-year estimates, the residential vacancy rate has decreased from 8.9% in the '10-'14 reports to about 3% in the 2019 data.</li> </ul>
<p>6. Has the jurisdiction partnered with any community development corporations to improve its housing stock, increase the availability of</p>			<p>X</p>	



Sustainable Communities Renewal Application - Section B

affordable housing, or support those experiencing homelessness or being threatened with eviction? Has the jurisdiction initiated any of its own programs to do the same?				
7. Has there been an increase in homeownership counseling services or individuals accessing such services?			X	
<b>OTHER:</b> Based on the 2019 ACS data, the median property value in Sykesville is \$379,500 which is 1.5 times larger than the national average.				
<b>COMMUNITY HEALTH &amp; QUALITY OF LIFE</b>	YES	NO	N/A	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. How many historic properties were renovated/improved? To your knowledge, did the renovations mitigate certain environmental hazards such as lead and asbestos?	X			<ul style="list-style-type: none"> <li>Renovations and improvements to the Town's historic buildings is a ever ongoing process with recent improvements to particular buildings including the Town House, Historic Colored Schoolhouse, and many of the downtown Main Street buildings through the Façade Grant program.</li> </ul>
2. Have there been improvements and/or additions to your public or community available spaces? Examples include museums,	X			<ul style="list-style-type: none"> <li>The Gatehouse Museum at Millard Cooper Park recently underwent a series of upgrades and improvements to better serve the public and help preserve the Town's history.</li> <li>A series of murals and public art projects have been established throughout the downtown Main Street area completed by a variety of local artists.</li> </ul>

Sustainable Communities Renewal Application - Section B

<p>community centers, public plazas, murals and public art.</p>				<ul style="list-style-type: none"> <li>The Town recently received preliminary engineering plans that include upgrades to community gathering spaces on the Town House lawn, Millard Cooper Park, and throughout the downtown Main Street district.</li> </ul>
<p>3. Are there opportunities for residents to gather, communicate and celebrate? Do they serve multi-generations and all populations in the community? Examples are wide-ranging and may include fairs, community history days, neighborhood meetings, etc.</p>				<p>The town hosts a multitude of community events that are catered towards all ages and demographics including:</p> <ul style="list-style-type: none"> <li>The Art and wine Festival</li> <li>The Craft Beer Festival</li> <li>Downtown Sykesville Farmers Market</li> <li>Let Freedom ring 4<sup>th</sup> of July Parade</li> <li>Sippin’ on Summer block party</li> <li>Trick or Treat on Main Street</li> <li>Coolest mile on Main</li> <li>Merry Main Street Christmas celebration</li> <li>Free movie night at Millard Cooper Park</li> <li>A variety of other merchant events throughout the year.</li> </ul>
<p>4. Have there been any changes in access to health and wellness services? Examples include mobile clinics, hospitals, telehealth opportunities.</p>			<p>X</p>	
<p>5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/outdoor courses or groups)?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>There are several residential health and wellness opportunities throughout the sustainable community including outdoor basketball courts, a variety of walking and biking trails, and soon to be upgraded fitness stations all along Sykesville’s linear trail.</li> </ul>

Sustainable Communities Renewal Application - Section B

<p>6. Do all residents have access to healthy food options such as fresh food grocery stores, farmers markets, community gardens, etc., within the Sustainable Community?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>• There are a variety of grocery stores within a reasonable distance to the sustainable community as well as a farmers’ market on Main Street with many different options including fresh meat and produce during part of the year.</li> <li>• There is a community produce garden that is maintained on the lawn of the Town House where citizens are encouraged to volunteer and harvest their own produce.</li> </ul>
<p>7. Has there been a decrease in crime rate?</p>			<p>X</p>	
<p>8. Do all residents have access to the Internet and other basic utilities and services?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>• The entire sustainable community has access to at least one internet provider, with the majority of the community being able to take advantage of several different options.</li> <li>• Basic utilities and service are available in every part of the sustainable community.</li> </ul>
<p><b>OTHER:</b></p>				
<p><b>LOCAL PLANNING &amp; STAFFING CAPACITY</b></p>	<p>YES</p>	<p>NO</p>	<p>N/A</p>	<p><b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan’s desired outcomes?</b></p>
<p>1. Have there been any infill developments?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>• Infill at the old carriage house location on Main Street to create additional retail and residential space in the Downtown area.</li> <li>• The Town has received engineering plans for future infill in the Downtown area, including new retail space to be added along Town House Drive.</li> </ul>

Sustainable Communities Renewal Application - Section B

<p>2. Has there been an increase in the amount of preserved/protected land?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>• In 2021, the Town annex a 7+ acre portion of land along Schoolhouse Rd, with the vast majority of that land zoned as Conservation.</li> </ul>
<p>3. Have there been any developments hindered by growth constraints? If so, please describe. Example constraints could be inadequate infrastructure, insufficient zoning density/intensity, or lack of buildable land.</p>	<p>X</p>			<ul style="list-style-type: none"> <li>• There is limited buildable land left in Sykesville which hinders the possibility of new development in most areas.</li> <li>• The developers of the historic Warfield property are unsatisfied with the zoning text for the Planned Employment Center that they agreed to build and progress on certain aspects of the project are stalled while the issues get worked out.</li> </ul>
<p>4. Have there been any zoning or policy changes that have fostered growth or redevelopment in your Sustainable Community?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>• The Planned Employment Center (PEC) zone was created to facilitate the growth of a whole new development in Sykesville at the historic Warfield property. This zone is intended to create a new business district within the Sykesville limits and allow for a multitude of mixed uses including retail and residential.</li> </ul>
<p>5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>• All street lighting within the Town has been recently updated to new, energy efficient lighting.</li> <li>• The Town has received 70% engineering plans in an ongoing effort to upgrade the stormwater drainage systems along Springfield Ave. and Main Street.</li> <li>• The Vision 2030 comprehensive plan calls for many improvements to the downtown infrastructure with a priority on pedestrian movement with upgrades like curb extensions, additional cross walks, and expanded sidewalks.</li> </ul>

Sustainable Communities Renewal Application - Section B

<p>6. Have you hired any new staff members, reassigned duties, or procured the services of a contractor to increase or better align local capacity? Have you implemented any professional development programs?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>The Town recently hired its first ever Town Planner to aid in the progression and fulfillment of many of the vital growth projects outlined in the recently adopted comprehensive plan.</li> </ul>
<p>7. Has your community initiated or completed any planning efforts that will support the Sustainable Community area, including comprehensive planning, small area planning, or planning studies?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>The Town recently adopted its <i>Vision 2030</i> ten-year comprehensive plan that will serve as a crucial roadmap for all of the capital development and growth projects that the Town hopes to undertake over the course of the next decade.</li> </ul>
<p><b>OTHER:</b></p>				

Sustainable Communities Renewal Application - Section 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>Community Legacy (CL):</b></p> <ul style="list-style-type: none"> <li>● Burkett Park Playground</li> <li>● Façade Improvement Program</li> <li>●</li> </ul>	<p>DHCD</p>	<p>\$75,000 for Burkett Park playground. 5 grants of \$50,000 each for Façade improvement.</p>		
<p><b>Strategic Demolition Fund (SDF):</b></p> <ul style="list-style-type: none"> <li>● Girl’s Shelter Demolition</li> <li>● Municipal Building rehabilitation</li> </ul>	<p>DHCD</p>	<p>\$25,000 for girl’s shelter. \$750,000 for municipal building rehab.</p>		
<p><b>Program Open Space:</b></p> <ul style="list-style-type: none"> <li>● Cooper Park ADA Sidewalks</li> <li>● Cooper Park Playground</li> <li>● Linear Trail Rehabilitation</li> </ul>	<p>DNR</p>	<p>\$27,000 for ADA sidewalks. \$89,300 for playground.3 \$\$74,600 for Linear Trail</p>		
<p><b>Community Parks and Playgrounds</b></p> <ul style="list-style-type: none"> <li>● Cooper Park Splashpad</li> <li>● Linear Trail Playground</li> </ul>	<p>DNR</p>	<p>\$150,000 for Splashpad. \$100,000 for Linear Trail playground.</p>		
<p>BGE EV Smart Program</p>	<p>BGE</p>		<p>Provided free EV charging stations and free installation.</p>	
<p>Gatehouse Structural Rehabilitation</p>	<p>MHAA</p>	<p>\$18,000</p>		

Sustainable Communities Renewal Application - Section B

**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**

Connectivity Study	USDA	\$40,000		
Town LED lighting Project	Maryland Energy Administration & BGE	\$25,000 plus a \$76,000 Smart Energy Rebate from BGE		

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

**Connectivity Projects**

- Second Avenue and Norris Avenue Corridors
  - Would provide two major north/south cycling connections in the heart of residential Sykesville.
  - Connect two major corridors used to access Main Street.
  - Improve Safety for Pedestrians and Cyclists.
- Oklahoma Road and Main Street Corridors
  - Improve safety and provide dedicated roadway space for pedestrians and cyclists along a major route to Main Street.
  - Create an attractive facility that will encourage visitors to explore other areas of Sykesville.
  - Slow traffic speeds and create a more livable environment for community members.
- Cooper Drive Trail
  - Provide a much needed connection from the heart of Sykesville to the northeast portion of Town.
  - Improve connectivity to major employment centers (Nexion Health, Springfield Hospital) and Millard Cooper Park.
  - Expand overall offroad trail network that could attract additional tourists.
- Dinky Trail
  - Establish an off-road trail that can serve as a major recreational activity and tourist attraction.
  - Improve off-road connection to existing trails and Main Street.
  - Strengthen overall Town network by connecting several other planned improvements.

**Parking Lot Funding**

- Sandoksy Lot
  - Demolish the structure in the parking lot
  - Restripe the lot to add additional spaces where the old building currently exists.
  - Would help alleviate some of the parking issues that exists in the Downtown area.



# Sustainable Community Action Plan

---

Name of Sustainable Community

## Example Section

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community)</li> </ul>	<ul style="list-style-type: none"> <li>Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)</li> </ul>

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>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.</p> <p><b>Progress Measure:</b> What will you use to measure success toward outcome? Is it quantifiable or qualifiable?</p>	<p>Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.</p>	<p>Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.</p>
<p>Example Outcome 1: Code violations and complaints are reduced in the Sustainable Community residential areas.</p> <p>Example Progress Measures: Code violations reduced by 25% in Sustainable Community residential areas</p>	<p>Example Strategy A: Review and revise, as needed, code compliance program to reduce frequency and number of residential code violations.</p> <p>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.</p> <p>Example Action 2: Conduct outreach program to determine barriers to code compliance.</p> <p>Example Action 3: Analyze code compliance program for potential inefficiencies and opportunities for proactive engagement.</p> <p>Example Action 4: Pursue façade improvement funding to assist low-income homeowners overcome barriers to code compliance.</p>	<p>Maryland Department of Planning, Maryland Department of Housing, County Planning Department, local homeowners' association</p>

## 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.

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>● Attractive parks and open spaces provide opportunities for recreation</li> <li>● Wealth of ground and surface waters, their protective wetlands, characteristic forested steep slopes, soils and bedrock formations</li> <li>● Public ownership of large, preserved forested or meadow buffers created by the Hugg-Thomas WMA, Patapsco Valley State Park, Freedom Park, Piney Run Park and Lake, and the Springfield Hospital Center</li> <li>● NPDES joint permit</li> <li>● Sensitive areas including the main stem of the Patapsco River, steep slopes adjoining the river, the network of feeder streams, floodplains and wetlands that support the river’s base flows are either publicly-owned forested buffers and parks, accessible community open space with extensive buffering set aside as a trail network, or are zoned for conservation to protect the environmental features</li> <li>● The Town offers curbside recycling and local oil and antifreeze recycling.</li> <li>● Local food opportunities are seasonally available through the Farmer’s Market</li> <li>● Sykesville’s Public Works staff conduct regular inspections of all SWM facilities and outfalls, either performing needed maintenance on Town-owned structures or initiating maintenance and, if needed, enforcement actions with property owners</li> <li>● Community garden opened on the lawn of the Town House in 2015 – local businesses host fundraisers to provide financial support</li> </ul>	<ul style="list-style-type: none"> <li>● Suburbanization patterns threaten local natural resources</li> <li>● Decreases in open land area for water recharge</li> <li>● Difficulty getting public and legislative support for efforts to further reduce the municipal waste stream.</li> <li>● Currently, about 70 percent of the community participates to some degree with the single stream recycling; the goal is to increase that to at least 90 percent. Further, currently approximately 25 percent of the Town’s total gross tonnage of waste is recycled.</li> <li>● Drainage issues throughout town on public property, e.g. Central Avenue and Springfield Avenue and in residential areas</li> <li>● Educational information on current recycling opportunities</li> <li>● Town residents are depositing yard waste in town parks and allowing grass clippings and leaves to go down the storm drains</li> <li>● An excess of litter and cigarette butts along public trails and areas of pedestrian foot traffic</li> <li>● Maintenance of Town stormwater facilities has been deferred to a point where contractors will be needed to clear trees, etc.</li> <li>● Landscaping Ordinance is out of date</li> </ul>

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
---	------------------------------------	--------------------------------

Sustainable Communities Renewal Application - Section B

<p>Outcome 1: Properly manage quantity and quality of stormwater runoff.</p> <p>Progress Measures: Measured water quality in the Patapsco River, decreased number of drainage issues around the Town, Reduced Stormwater runoff</p>	<p>Strategy A: Maintain progress on the design, engineering, and construction of SHA improvements to MD-851 (Springfield ave and Main Street) drainage systems.</p> <p>Strategy B: Participate in Carroll County’s update to its Multi-jurisdictional Hazard Mitigation Plan and ensure the Town’s priority flood and stormwater mitigation projects are included in the plan.</p> <p>Strategy C: Continue partnership with Carroll County to achieve compliance with the County’s NPDES permit and associated stormwater discharges from its Municipal Separate Storm Sewar System (MS4).</p>	<p>MDE, SHA, Maryland Environmental Service, Carroll County Land and Resource Management</p>
<p>Outcome 2: Integrate green infrastructure as part of Downtown streetscape and infill development projects.</p> <p>Progress Measures: Evaluation and prioritization of green infrastructure for all Town related projects through the establishment of new Town Policy</p>	<p>Strategy A: Integrate curbside green infrastructure including stormwater planters, stormwater bump outs, and trees within the sidewalk and pedestrian network to intercept rainwater.</p> <p>Strategy B: Include bioswales into the planning of capital investment projects, which are designed to maximize water storage, increase water absorption, and trap pollutants.</p> <p>Strategy C: Investigate the feasibility of using permeable pavement in certain areas of the downtown region to allow greater infiltration and treatment of rainwater.</p>	<p>Sykesville Green team, Downtown Sykesville connections, town volunteers, SHA, Carroll County, Town merchants and vendors</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.

<u>Strengths</u>	<u>Weaknesses</u>
------------------	-------------------

## Sustainable Communities Renewal Application - Section B

<ul style="list-style-type: none"> <li>• Many of the County’s major employers are located in or close proximity to Sykesville, including Carroll County Public Schools, Springfield Hospital Center, Integrace – Fairhaven, and Northrop Grumman</li> <li>• Plans to turn The Warfield Complex in the Planned employment Center- a major employment center in the region, and the catalyst for commercial development throughout the area. The Warfield Commerce and Cultural Center is an historic property that is envisioned to be redeveloped as a mixed-use commercial office, retail, and residential development. The Warfield planning area is approximately 138 acres in size. It includes 14 buildings with 300,000 square feet of floor space, with the potential to employ as many as 1,200 people. Warfield currently houses 3 tenants.</li> <li>• Historic Main Street has now been recognized as a Maryland Main Street with efforts for economic restructuring and revitalization; Main Street typically has just a less than 5% vacancy rate.</li> <li>• In 2020, Sykesville’s Main Street was named <i>Best Main Street in America</i> by Independent We Stand. This designation came with grant funding and significant media attention used to draw foot traffic to our downtown area and bolster the local economy.</li> <li>• Unemployment was only around 4% in 2021 following some recovery from the covid-19 pandemic, lower than Carroll and neighboring Counties as well as the state overall; even with a relatively low unemployment rate, Sykesville has access to local training programs including the South Carroll Business Association and Main Street Economic advising by DHCD is available through the Main Street Maryland Program.</li> <li>• Public efforts by the Town have stimulated private investment and served as a model of stewardship to individual property owners.</li> <li>• Historic District allows Town to offer local and state tax credits for developers and users</li> <li>• The Town maintains links to the local agricultural sector with its mix of industrial properties near Main Street</li> </ul>	<ul style="list-style-type: none"> <li>• Despite the town’s desirable riverfront location, the Riverplace Development concept for greater mix of uses and future growth – written into the 2010 Comprehensive Plan – has fallen through</li> <li>• SHA ownership of Main Street and Springfield Avenue complicates downtown revitalization strategies</li> <li>• The County-owned water and sewer system is old and not built for sprinkler systems now required by the Fire Marshall, which creates a competitive disadvantage for downtown businesses</li> <li>• Lack of convenient downtown parking</li> <li>• Lack of downtown business incentives</li> <li>• Fees are required of downtown businesses that do not provide parking, which may deter new businesses from opening on Main Street</li> <li>• Downtown zoning ordinance is out of date</li> </ul>
---	---



Sustainable Communities Renewal Application - Section B

<p>Outcome 1: Accelerate the Warfield Planned Employment Center development as an economic hub and job creator in Sykesville and Carroll County</p> <p>Progress Measures: number of buildings rehabilitated, number of new tenants, number of jobs created</p>	<p>Strategy A: Stabilize historic buildings in need of repair</p> <ul style="list-style-type: none"> <li>• Arrange grant applications with the developer group</li> <li>• Patch roofs and insulate the buildings from moisture damage</li> </ul> <p>Strategy B: Attract new tenants</p> <ul style="list-style-type: none"> <li>• Regularly evaluate and modify the zoning code and other incentive packages to enhance their appeal to potential tenants</li> <li>• Use grant funding for fit out and commercial rehab programs</li> </ul>	<p>Maryland DHCD, Maryland Dept of Commerce, Carroll County Economic Development office, Warfield Collaborative/LLC</p>
<p>Outcome 2: Expand opportunities for redevelopment and economic growth in town</p> <p>Progress Measures: number of new or expanded businesses on Main Street, sales volume for existing and future businesses, number of jobs created locally, amount of foot traffic along Main Street</p>	<p>Strategy A: Continue to support small business with incubation and grant support</p> <p>Strategy B: Complete additional place-making, gateway, and wayfinding sign projects to increase awareness of and improve access to Main Street and the Warfield area</p> <ul style="list-style-type: none"> <li>• Work with the State Highway Administration to install wayfinding on Route 32</li> </ul> <p>Strategy C: Renew and expand the façade improvement grant program</p> <p>Strategy D: Explore options to open up river front development and other future growth areas.</p> <p>Strategy E: Promote Town as a destination</p> <p>Strategy F: Explore feasibility of creating an Arts and Entertainment District</p> <p>Strategy G: Explore feasibility of downtown wi-fi development</p>	<p>Maryland DHCD, Maryland Dept of Commerce, Carroll County Economic Development office, Downtown Sykesville Connection</p>

## 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**

**Weaknesses**

## Sustainable Communities Renewal Application - Section B

- MD 32 (Sykesville Road) connects Sykesville to MD 97 and Westminster to the northwest, and I-70 and Howard County to the south; just north of town, MD 26 (Liberty Road) connects the area to Baltimore and Frederick Counties
- Residents can walk to the Warfield Cultural and Commerce Center from most parts of town
- The South Carroll Trail Blazer shuttle operates about every two hours, Monday through Friday from 7:00 AM until 4:15 PM, and serves many of the important locations in the Eldersburg and Sykesville areas.
- Transit mobility options are offered to persons without access to an automobile on a routine basis via Carroll County's Demand Response Service operated by Ride With Us.
- Two Park and Ride facilities north of the town limit and one within the Town on Springfield Ave. provide opportunities for carpooling
- Town staff have entered the initial stages of reviewing micro-mobility options for the Town including and E-bike sharing service.
- The County's Department of Recreation and Parks (Rec & Parks) is working on the Governor Frank Brown Trail. The trail will extend from Piney Ridge Parkway/MacBeth Way to Freedom Park, branching off at various points along the way, including a connection to Sykesville that would utilize the existing trail tunnel under MD Route 32. A pedestrian portion along MacBeth Way has already been completed. The trail is fully funded but its construction is currently being held up by the National Guard Readiness Center.
- The Patapsco Regional Greenway (PRG) is a multi-use path that will roughly follow the Patapsco River and connect the Town of Sykesville to the Baltimore City Harbor. This project was led by Baltimore Metropolitan Council and the Baltimore Regional Transportation Board's Bicycle Pedestrian Advisory Group. The Concept Plan for this project was Accepted by the Baltimore Regional Transportation Board (BRTB) on November 28, 2017. Now the implementation matrix can be utilized by BRTB partners to build segments of the plan.
- The 2019 Freedom Bicycle and Pedestrian Master Plan was certified by the Carroll County Planning and Zoning Commission in May 2019 with several proposed connections to, and through Sykesville. Several of these are highlighted in our 2030 Comprehensive Plan including Second Avenue and Norris Avenue Corridors, Cooper Drive Trail, and the Dinky Trail/Railroad trail
- The reliance on employment opportunities outside the County leads to longer periods of travel, far greater use of single occupant and car-pool automobile travel, and substantial peaking of travel demand around earlier morning and later afternoon travel periods; median commute time was 31.6 minutes (ACS '14-'19 estimates)
- The County's Ride With Us Trailblazer shuttle service is not competitive for home to work travel given limited route options and two- to three-hour headways. There is only one route, connecting Sykesville to the Eldersburg area.
- Uncertainty with State Highway User Revenue have made maintaining roadways a challenge.
- Traffic on route 32 hampers access and limits interest in visiting town.
- The Main Street area does not accommodate bicycle users since it lacks bike lanes and readily available bike racks
- Pedestrian access to Main Street is challenging from some parts of town
- Walking to town events from the parking areas nearest to South Branch Park is difficult due to an incomplete sidewalk network
- Fees are required of downtown businesses that do not provide parking, which may deter new businesses from opening on Main Street
- Sidewalk network is incomplete and the Town does not have a sidewalk maintenance ordinance

Sustainable Communities Renewal Application - Section B

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Implement planned streetscape project, improve connectivity and pedestrian infrastructure</p> <p>Progress Measures: linear feet of sidewalks and pathways, number of sidewalks widened</p>	<p>Strategy A: Expand the network of pathways connecting the Warfield complex to Eldersburg, downtown Sykesville, as well as Piney Run and Freedom Parks</p> <p>Strategy B: Develop a Town ordinance addressing sidewalk maintenance.</p> <p>Strategy E: Explore grant opportunities for green streets and complete streets improvements on Oklahoma to improve pedestrian access to downtown</p>	
<p>Outcome 2: Provide for alternative modes of transportation</p> <p>Progress Measures: Transit ridership, number of residents commuting by bike, carpool, walking, or transit</p>	<p>Strategy A: Ensure that the Park and Ride facilities remain accessible and expand as needed to accommodate additional interest in carpooling</p> <p>Strategy B: Maintain and upgrade bicycle pathways and dedicated lanes on town roads</p> <p>Strategy C: Install more bicycle racks in the Main Street area</p> <p>Strategy D: Maintain and upgrade pedestrian and bicycle pathways and dedicated lanes, including the Patapsco River corridor trail along Oklahoma and Schoolhouse Rounds</p> <p>Strategy E: Encourage cooperative/shared parking plans to reduce the costs of redevelopment projects and reduce the auto-centric nature of town development</p>	<p>MDOT/SHA, Carroll County Ride With Us, Carroll County Planning dept, Carroll County Art League</p>



## 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	Weaknesses
<ul style="list-style-type: none"> <li>• Although single-family housing dominates the residential development market (70.5%), several apartment and condominium buildings and retirement communities are interspersed amongst the single-family housing and commercial development located in Sykesville</li> <li>• Homebuyers are attracted by the less expensive housing stock than neighboring Howard and Anne Arundel Counties, accessibility to Baltimore and Washington, recreational opportunities, historic resources, rural landscapes, and quality education system</li> <li>• Sykesville maintains a grant program in its historic district for property owners on Main Street who complete rehabilitation and improvement projects</li> <li>• Current housing market consists of high-end executive housing, single family homes and semidetached homes encompassing a wide range of pricing. This includes the nearly completed townhome community at the Warfield property.</li> <li>• There is a wide array of rental opportunities ranging from small studio apartments on Main Street and up to 3-bedroom apartments located in the Sykesville Apartments complex. Sykesville offers close to 10% of the total rentals available in Carroll County.</li> <li>• There are currently two affordable multi-family housing properties- Village House Apartments and the Schoolhouse Road Community- offering a combined 80 units within the Town and are supported through HUD programs</li> <li>• Sykesville offers three age-restricted housing facilities for both low income and high-income older adults, and ADA accessible rental housing.</li> </ul>	<ul style="list-style-type: none"> <li>• Sharp increase in housing prices coupled with record low inventory over the past few years had made it difficult for people looking to purchase homes in the area.</li> <li>• There is a general lack of developable land available within the Town limits for the construction of new housing.</li> <li>• Uncertainties surrounding the direction of development for the Warfield property makes it difficult to predict the scope of possible housing to become available in the future.</li> <li>• Lack of entry level houses</li> <li>• Rehab needed in older homes</li> </ul>

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
--	-----------------------------	-------------------------

Sustainable Communities Renewal Application - Section B

<p>Outcome 1: Rehabilitate aging housing stock</p> <p>Progress Measures: Number of facades improved or houses rehabilitated</p>	<p>Strategy A: Maintain a residential façade improvement program</p> <p>Strategy B: Expand the grant program for residential property renovations in the historic district</p> <p>Strategy C: Develop a plan to eliminate blighted properties</p> <p>Strategy D: Use state grant programs to expedite acquisition, stabilization, renovation, and/or demolition of blighted housing</p>	DHCD
<p>Outcome 2: Give homeowners advantages to remodel and keep historic feel</p> <p>Progress Measures: New incentives put in place to keep new remodels with an historic look/feel</p>	<p>Strategy A: Expand/begin incentive program to encourage individuals to keep historic feel in downtown homes</p> <p>Strategy B: Give funding for façade improvements to homeowners who meet towns historic criteria</p>	DHCD, Sykesville Downtown Association
<p>Outcome 3: Develop strategies for creating a number of housing options at all income levels.</p> <p>Progress Measures: Implement Inclusionary Housing Policies</p>	<p>Strategy A: Offer density bonuses to developers to allow a greater number of dwellings per acre if a portion are allocated for low-income housing.</p> <p>Strategy B: Offer waivers of certain fees to projects that include affordable housing units.</p>	DHCD
<p>Outcome 4: Increase the number of available housing types and units on currently built-out land.</p> <p>Progress Measures: Number of available units increase with minimal construction of new infrastructure.</p>	<p>Strategy A: Explore the provision of Accessory Dwelling Units (ADUs) to create smaller, independent, residential dwelling units located on the same lot as a single-family home.</p> <p>Strategy B: Promote the construction and conversion of existing housing into attached or multi-unit housing to provide more selection by offering smaller efficiency units at a lower price point.</p>	DHCD

## 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	Weaknesses
<ul style="list-style-type: none"> <li>• The Sykesville Historic District is significant for its architecture, comprising a cohesive collection of commercial, residential, and ecclesiastical buildings dating from c. 1850 through c. 1925; these buildings and their setting retain sufficient integrity to enable the district to convey a sense of a rural Maryland town in the first quarter of the 20th century.</li> <li>• Sykesville’s Downtown is home to many seasonal events for residents and visitors, including the annual art and wine festival, holiday parades, and more.</li> <li>• Access to fresh and healthy food options can be found at the community garden and Downtown farmers market from May through October of each year.</li> <li>• Sykesville’s <i>Vision 2030</i> comprehensive plan includes significant upgrades to the Town’s bicycle and walkability infrastructure.</li> <li>• There is a large number of youth sports, camps, and additional activities available in Sykesville and the surrounding areas throughout the year for children.</li> <li>• The Fairhaven retirement community offers a long list of activities, hobbies, classes, outdoor recreation, and other experiences for senior residents.</li> <li>• Historic and cultural attractions include the Historic Colored Schoolhouse, Little Sykes Railway Park, Historic Gate House Museum, Sykesville and Patapsco</li> </ul>	<ul style="list-style-type: none"> <li>• The only CCPS school in Town, Sykesville Middle, and has a student teacher ratio of about 17:1, which is worse than the average in the overall district.</li> <li>• Underutilized historic buildings, including the vacant storage warehouse building (former cannery/apple butter factory) within/adjacent to South Branch Park (located outside of town)</li> <li>• Discontinuation of the First Friday Summer block parties, with a failure to find a successful, permanent replacement for the popular event.</li> <li>• COVID-19 pandemic caused the cancellation of many of the Town’s flagship events for 2020 and 2021.</li> </ul>

## Sustainable Communities Renewal Application - Section B

<p>Railway car, Historic Old Main Line Post Office and Visitor’s Center, Sykesville Station restaurant (in a former B&amp;O Railroad station)</p> <ul style="list-style-type: none"> <li>• Sykesville was named the Coolest Small Town in America in 2016</li> <li>• Sykesville’s Main Street received the Best Main Street in America award in 2020.</li> <li>• The Town of Sykesville staffs its own police department and hosts many events throughout the year to engage with community members such as National Night Out and Jr. CSI.</li> <li>• Library access is under ten minutes away in unincorporated Eldersburg</li> <li>• Carroll County schools are consistently rated highly among Maryland schools</li> <li>• Sykesville’s many parks and open spaces are strategically located to provide easy access for most residents</li> <li>• Sykesville Linear Trail Park connects newer subdivisions to the Patapsco River</li> <li>• The Sykesville-Freedom District Fire Department, the primary provider of emergency services for the larger Freedom area that surrounds the Town, is the second busiest station in Carroll County in all disciplines of emergency response and demand for its services is growing rapidly (65% increase in fire calls 2011-2015). This station is also located outside of the town boundary</li> </ul>	
---	--

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Improve the aesthetic appeal of town and restore and maintain historic properties</p> <p>Progress Measures: attendance at local museums and historic sites</p>	<p>Strategy A: Develop an updated mission for historic preservation in the Town</p> <ul style="list-style-type: none"> <li>• Revise historic district guidelines based on Town vision for historic preservation</li> </ul> <p>Strategy B: Upgrade and possibly expand historic Gate House Museum as a strategic location to help connect the Warfield property to the rest of the Town</p> <p>Strategy C: Seek funding and agreements to put the South Branch Park Apple Butter building into productive use in cooperation with Howard County</p> <ul style="list-style-type: none"> <li>• Work with Howard County to expand Town’s Sustainable Community boundary to include South Branch Park</li> </ul>	<p>DHCD, Howard County, Maryland Historic Trust, Maryland Heritage Areas Association, Preservation Maryland, Historic District Commission</p>

Sustainable Communities Renewal Application - Section B

<p>Outcome 2: Expand wellness programming</p> <p>Progress Measures: Number of programs and attendees</p>	<p>Strategy A: Link school-based nutritional and sustainability programming to the community garden at the Town House</p> <p>Strategy B: Promote fitness and wellness initiatives through town communication platforms</p> <ul style="list-style-type: none"> <li>Expand the Main Street announcement board in front of the Town House to allow for more visible and presentable advertisements and promotional efforts</li> </ul>	<p>Carroll County Schools, Parks &amp; Recreation</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	Weaknesses
<ul style="list-style-type: none"> <li>The town recently updated its 10-year comprehensive plan to create a roadmap for all capital projects that are expected to take place over the next decade.</li> <li>The recent addition of a Town Planner to the staff has allowed for a more comprehensive review of current and upcoming Town projects.</li> <li>Downtown and Warfield Historic District Design Guidelines, when followed, allows applicants to also take advantage of State and Federal tax credits. The guidelines also provide assurance to existing and prospective developers and tenants that design quality will be maintained.</li> <li>The Town authorized its participation in the Circuit Rider Program in 2017 to help with administrative tasks</li> </ul>	<ul style="list-style-type: none"> <li>Downtown zoning needs updating to reflect the high-density development currently found there and encourage more economically feasible development</li> <li>Some code, regulatory and planning issues have hampered the downtown infill development and progress in redeveloping the Warfield Complex.</li> <li>The downtown parking requirements are out-of-date.</li> <li>SHA's continued ownership of Main Street and Springfield Ave. (MD Rt. 851) has made downtown revitalization more difficult.</li> <li>Carroll County's ownership of the water and sewer system. The system, which is as old as 80 or 90 years old in some areas, is in need of replacement. The current system experiences regular failures which creates a competitive disadvantage for downtown businesses.</li> </ul>

Sustainable Communities Renewal Application - Section B

<ul style="list-style-type: none"> <li>• There are currently discussion happening about the rewriting the Town’s zoning ordinance and updating the Historic District Guidelines.</li> <li>• The council recently approved an updated Town Zoning map that shows the addition of some newly annexed land.</li> </ul>	<p>The WWTP upgrade will not provide additional design capacity. To secure and utilize the maximum nutrient loading cap of 4.67 mgd, Carroll County must develop and fund a specific capacity building project at the Freedom WWTP to provide the future technical ability for the plant to be expanded.</p>
---	--

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Develop a parking development plan to sustain the growth of downtown Sykesville</p> <p>Progress measures: Adoption of the plan by the Mayor and Town Council</p>	<p>Strategy A: Complete a survey of existing occupied downtown space, current uses, and parking needed for these uses.</p> <p>Strategy B: Review industry standard and other municipality parking requirements</p> <p>Strategy C: Update Town parking requirements to reflect standards appropriate for the Town of Sykesville</p>	
<p>Outcome 2: rewrite the zoning ordinance to better reflect the current state of Sykesville and the future growth goals.</p> <p>Progress measures: Adoption of a new ordinance by the Council and Mayor</p>	<p>Strategy A: Complete a review of current zoning ordinance and remove any unnecessary or non-applicable language.</p> <p>Strategy B: Add in any language relevant to the Town which was not previously written into the code.</p> <p>Strategy C: Make sure that any updates made are a reflection of the current and future goals for the Town of Sykesville.</p>	<p>Planning commission, town Staff, Mayor and Town Council.</p>

## SIGNATURE LETTER

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

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

---

Authorized Signature

---

Type Name and Title

---

Date