

**DRAFT City of Taneytown Sustainable Community Application**

**I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**

**Name of Sustainable Community: Taneytown Maryland**

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**Name of Applicant: [City of Taneytown](#)**

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**Applicant's Federal Identification Number: 52600809**

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**Applicant's Street Address: [17 East Baltimore Street](#)**

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**City: [Taneytown](#) County: [Carroll](#) State: [MD](#) Zip Code: [21787](#)**

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**Phone Number: [410 751 1100](#) Fax Number: [410 751 1608](#) Web Address: [www.taneytown.org](#)**

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**Sustainable Community Application Local Contact:**

**Name: [Jim Wieprecht](#) Title: [Zoning Administrator / Code Enforcement Officer](#)**

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**Address: [17 East Baltimore Street](#) City: [Taneytown](#) State: [MD](#) Zip Code: [21787](#)**

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**Phone Number: [410 751 1100](#) Fax Number: [410 751 1608](#) E-mail Address: [jawieprecht@taneytown.org](mailto:jawieprecht@taneytown.org)**

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**Sustainable Community Contact for Application Status:**

**Name: [Jim Wieprecht](#) Title: [Zoning Administrator / Code Enforcement Officer](#)**

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**Address: [17 East Baltimore Street](#) City: [Taneytown](#) State: [MD](#) Zip Code: [21787](#)**

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### II. SUSTAINABLE COMMUNITY BASELINE INFORMATION (20 Points)

Through this section, applicants will demonstrate that *trends and conditions* in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts *show a need for new or continued revitalization reinvestment*. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV). Applicants should demonstrate why these strategies are targeted for the sustainable community area.

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

#### A. Proposed Sustainable Community Area(s): (5 points)

- (1) Name of proposed Sustainable Community Area(s): Taneytown, Maryland
- (2) Provide a description of SC Area boundaries. In addition to the written description on-line, include as an attachment hard copies of the of the project location map. Also include on a CD-ROM a pdf of the proposed Sustainable Community and a **GIS shapefile of proposed Sustainable Community boundaries and other GIS related data**, e.g., spreadsheet of detailed listing of parcels that form the project boundary. Please also include on a CD-ROM, pictures of your Sustainable Community as it relates to your application. If applicable, label and show targeted areas within the boundaries. (Attachment 2)
- (3) Approximate number of acres within the SC Area: have submitted 'sketch' map to MDP, for assistance w/ mapping & acreage
- (4) Existing federal, state or local designations:
  - Community Legacy Area  Designated Neighborhood  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): Heart of the Civil War Heritage Area Target Investment Zone, Local 2011 Revitalization Zone designation
- (5) Prior Revitalization Investments & Smart Growth:
  - (a) *List and describe any significant State and local smart growth or revitalization related program investments* (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community?
  - (b) *Describe any existing barriers to Smart Growth* that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer "cornfields"?

[Within the proposed Sustainable Community Zone, Taneytown has leveraged and promoted several revitalization related programs or other benefits including Community Legacy, the former Historic Structures Rehabilitation Tax Credit, Heart of the Civil War Heritage Area](#)

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(HCWHA) Target Investment Zone,(TIZ) Maryland and National Main Street designations and passage of the Revitalization Act of 2011, an incentive program targeted towards promoting investment in a core area of the City's historic downtown. Since Taneytown became a Main Street Maryland Community, and has facilitated matching grants for facade improvements, related private investment has exceeded \$695,000. During this time period, the City has invested over 1.5 million dollars, renovating the City office building and constructing a new building to house the Taneytown Police Department within the zone. The City also updated or replaced aging water and sewer infrastructure concurrently with a two mile long Streetscape project through SHA. The 'Taneyscape' project replaced aging curbing, gutter and sidewalks, the majority of the roadbed as well as resurfacing two miles of MD Route 140 and the intersecting portion of MD Route 194. Sidewalks were made ADA compliant as part of this project. Character enhancing pedestrian lighting was installed within the commercial portion of the Taneyscape project, funded through a TIZ grant.

### B. Community Conditions: Strengths and Weaknesses (5 points)

- (1) *Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting?*

Numerous contributing structures remain throughout the National Register Historic District. While many structures retain much of their historic fabric, some have been poorly maintained, and within the Downtown Business District, many older structures have been converted to multi-family apartment dwellings. While the area does offer a range of housing types and affordability, anecdotal evidence suggests that the quality of dwellings diminishes as rental prices decrease. Affordable, high quality senior housing opportunities are limited. -Policing – community oriented, bike and foot patrols in the SC area, established ties with Elementary and Middle Schools adjacent to the district

-Historic buildings, many featuring traditional storefronts are often not used for purposes that best utilize that asset. Many buildings show signs of poor or deferred maintenance.

-Currently there are few cultural opportunities in the SC district. The local branch of the County Library does host various events and provides exhibit space to interested groups on a rotating basis.

-The SC area includes 2 municipal parks, both of which could benefit from Community Legacy projects.

A multimillion dollar streetscape including substantial reconstruction of the principle thoroughfare in the SC area has recently concluded. An active rail line runs through the SC area. Pedestrian lighting was incorporated in the downtown portion of the streetscape area and is planned to extend the full length of the main street of the SC area. Most roads in the SC area are in good repair, though several alleys, as typical of historic towns are narrow and difficult for multiple vehicles to navigate.

- (2) *Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment?*

The Sustainable Community Zone incorporates several zoning designations. The Core Downtown area lies within the Downtown Business District which allows a variety of commercial uses, as well as single family dwellings. Apartments in this district are currently a special exception use.

Adjacent to the Downtown Business District are R-6,000, R-7,500 residential districts, with land use largely synchronized with the underlying zoning. The area includes a specifically designated

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revitalization district as previously referenced. Both residential and commercial areas in the SC area provide opportunity for such investment with low acquisition costs; that coupled with available incentives should stimulate investment in the SC area.

- (3) *Describe strengths and weaknesses in basic features of community quality-of-life.* For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? The SC Area is proximate to Elementary and Middle schools with sidewalk linkage to both. Currently the Elementary school is classified as a title 1 school (one of two in Carroll County). The schools do offer family and recreational activities, and the County parks and Recreation program supports activities at the schools. Other educational opportunities are convenient to the Taneytown area. Events are periodically organized and held within the SC zone by the Taneytown Main Street organization, typically in conjunction with the City, though limited public space makes orchestrating such events challenging. The public library within the area hosts events and exhibits of interest to the community. A seasonal farmers' market is held at one of the parks within the area. Local groups such as Taneytown's Heritage committee and subordinate Museum Committee sponsor events and work to promote awareness and interest in Taneytown's unique heritage. The Taneytown History Museum is currently seeking a new location, while they continue to provide exhibits in multiple locations throughout the City. Taneytown is home to several service organizations, both community and faith based.

### C. Natural Resources and Environmental Impact: Strengths and Weaknesses (5 points)

- (1) *Describe the strengths and weaknesses of the community's "natural environment" in or near the Sustainable Community Area.* What is the *current condition* of key natural resources – lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? Taneytown lies within a largely rural, agricultural region of the County with watercourses within and near the boundaries of the City. The City lies within a designated non-attainment air quality area, due largely to our proximity to the Baltimore Washington area. Currently the tree canopy within the City is limited to a few open space areas. Beyond the City limits, while there are some wooded areas, the majority of land has been cleared for agricultural purposes. The City lies within two watersheds, one of which includes portions of nearby Frederick County which raises questions regarding watershed implementation plan requirements and measures. The City currently is represented on the Carroll County Water Resources Coordinating Council, though portions of the City drain to the Upper Monocacy Tributary system.

- (2) *Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment.* Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? The City provides fully comingled curbside recycling to its residents, and actively promotes the program to increase recycling efforts. Taneytown has a forestation ordinance requiring tree planting as properties are developed. Our seasonal farmers' market makes fresh local food easily available to city residents, and is held within the SC area. Recent infrastructure upgrades have been completed; improving water quality in our watersheds. Street trees have been planted within the SC area to improve the urban tree canopy. Front loaded costs of some opportunities to improve our environmental impact have limited the projects that can be undertaken at this time. Storm water management retrofits, and stream restoration efforts for example are currently beyond the City's ability to fund and meet debt service necessary to complete these types of projects. The City has,

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and continues to utilize financial consultants to review capital improvement plans and the associated costs to determine what can be completed within the City's ability to pay such costs and debts.

(3) *Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area.* Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. The City's storm water management ordinance, as required by the State, addresses "ESD to the MEP" in conjunction with applicable development, however within the Downtown Business District, which lies within the SC area; due to the densely developed historic nature of the area, a fee in lieu of on site improvements is available. This fee has the potential to fund improvements to the overall watershed through a more comprehensive approach than the 'maximum extent practicable' on-site application of storm water management may allow within the constraints of this historic area. Staff in a recently created position within our Public Works Department has received certification to inspect stormwater management infrastructure, enabling more cost effective means of ensuring compliance with storm water management agreements, as well as NPDES compliance.

### D. Economic Conditions and Access to Opportunity: Strengths and Weaknesses (5 points)

- (1) *Describe the SC Area's current economic strengths and weaknesses.* For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation. While there are not distinct economic drivers within the SC area, there are a few significant employers within the City and within a small radius of the City. Broadband is available to residents and business, with fiber-optic accessibility for education, government and industry an ongoing project. During the recently completed Tanescap project, the City incorporated underground conduit which will facilitate extension of the fiber to industrially zoned properties proximate to the SC area. A long vacant industrial site adjacent to the SC area has over the last several years been gradually redeveloping into a site of light industrial, service and office type businesses. City staff are involved with workforce development programs located at Silver Oak Academy, a facility approximately 5 miles from the City which are intended to open to the students of the local high school, (Francis Scott Key High School) and ultimately work in coordination with the Business and Employment Resource Center, Carroll Community College, the Carroll County Career and Technology Center, and local business and industry at a broader level for members of our community who would benefit from additional skills training. Programs under development include culinary, computer machining, carpentry, general nursing assistant. Barriers to economic competitiveness within the commercial portions of the SC area are typical of an older downtown district. Perception of limited parking, high volumes of truck traffic and related noise, coupled with an overall decline in investment in older commercial buildings over recent years have created challenges our Main Street organization continues to address.
- (2) *Describe the jurisdiction's housing market and access to affordable workforce housing.* What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values? Describe whether your jurisdiction's prevailing housing costs – both homeownership and rental – are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below

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the AMI levels described above? Taneytown does not have a department of housing, or staff to track data regarding homeownership or demographics within specific areas of the city. Anecdotally however, there is a high percentage of modest apartment housing within the downtown portion of the SC area and rental townhomes in the fairground village area in the eastern portion of the SC area. Taneytown has passed a resolution enabling programs where potential homeowners of limited financial means help construct their own homes and thereby qualify for lower than market rate financing opportunities as well as lower purchase prices than typical comparable market rate homes. Please refer also to section B1 regarding the built environment in the SC area.

- (3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). *Data Pending*

### **III. LOCAL CAPACITY TO IMPLEMENT PLANS AND PROJECTS (15 Points)**

#### **A. Organizational Structure:**

Describe the Applicant's organizational structure. Specifically, which organizations are members in the **Sustainable Communities Workgroup** and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan?

The SC Workgroup includes members of the Planning Commission, Main Street Organization and City Council along with City staff (Economic Development and Planning). The SC Workgroup members, through their respective *organizations* and City staff will implement aspects of the plan. Overall implementation of the plan will be done through daily municipal operations, coordination of volunteer activities, and project specific teams. This is typical of how the City functions. Much of this plan relates to follow-through of the City's 2010 Comprehensive Plan.

Participating Group/Entity:	Representatives
City of Taneytown:	Nancy McCormick, Economic Development Coordinator / Main Street Manager Jim Wieprecht, Zoning Administrator / Code Enforcement Officer
Taneytown City Council:	Mayor Pro-tem Carl Ebaugh
Taneytown Planning Commission:	Jim Parker, Judith Archie
Downtown Taneytown Main Street:	Nancy McCormick, Main Street Manager
Taneytown Vision and Mission Committee:	Judith Archie, Jim Wieprecht
Taneytown Heritage Committee:	Carl Ebaugh

#### **B. Organizational Experience:**

Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the **Sustainable Communities Workgroup**, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan?

- C. While the SC workgroup has been recently established, they bring many years of experience related to project administration, and main street related initiatives. Groups involved have demonstrated strong commitment to past and present efforts to improve the Taneytown community. Working to expand the volunteer base involved with these efforts is an ongoing challenge. The City often partners or consults with the County and other municipalities on projects and initiatives where additional resources or expertise may help the success of these efforts. Some examples of project and plan implementation include the City's Façade Improvement Program, completion of energy efficiency improvement projects funded in part or whole by Maryland Energy Administration grants, Municipal Park improvements utilizing the Community Parks and Playgrounds program, and numerous infrastructure projects coordinated with the Maryland State Highway Administration (water and sewer improvements coordinated with Tanescapes) and with the Maryland Department of the Environment (sewerage system improvements, development of water resources for the City's drinking water supply. Though

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not all park or infrastructure projects have specifically targeted revitalization goals, they support revitalization efforts by ensuring adequate infrastructure and quality of life considerations which contribute to revitalization efforts in selected portions of the City. **Public Input:**

How did residents and other stakeholders in the community provide input to the Action Plan described below in Section IV? The workgroup, as noted above consists of individuals involved with various other groups, whose input, suggestions and ideals have been incorporated in this plan. Many aspects of this plan are found in the 2010 Taneytown Community Comprehensive plan, which was developed with public input through a series of public workshops, meetings, and public hearing prior to adoption. The City's previous commitment to reinvestment and revitalization of the existing 34 block Community Legacy area was also developed through a public process and is essentially reiterated herein. The draft plan was also made available to, and vetted before the public when under consideration by the City Council in June of 2013.

### **IV. SUSTAINABLE COMMUNITY ACTION PLAN (65 points)**

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, increased prosperity for local households and improved 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 sections 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 describe how it is geographically targeted, 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.

#### **A. Supporting existing communities & reducing environmental impacts. (15 points)**

(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. *Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so.* Our comprehensive plan adopted in 2010 embodies smart growth principals, concentrating growth where existing infrastructure is available and has capacity. During the last comprehensive plan update, the city revised its growth area to better facilitate growth around planned infrastructure. This plan also recognized environmentally important features in revised land use designations, designating substantial portions of floodplains both within the City and the growth area as conservation areas rather than the formerly designated suburban residential land use. Recently completed infrastructure projects have improved the City's ability to accommodate growth while minimizing environmental impacts. A new sewerage pumping station, completed in 2012, was designed to accommodate increased flows for a substantial portion of the PFA while reducing risk of failure or overflow that was a concern at the previous, now decommissioned station. The oft mentioned Tanescape project incorporated new water mains and rehabilitated sewer mains, improving the efficiency of those respective systems thus reducing impact to the environment by reduced pumping of municipal wells and lower infiltration flows to the sewerage system. The SHA storm sewer system for MD 140 was also reconstructed, and unused sections of MD 851 were removed to reduce impervious area within the watershed. The city has, and continues to do Inflow and Infiltration (I&I) monitoring of the Sewerage system, coupled with repair or replacement projects when the monitoring indicated such a need. Within the

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past two years, a section of sewer main crossing a tributary of Piney Creek was replaced as a result of this I&I program.

New sidewalks and lighting completed as part of the Taneyscape project help provide a more attractive physical environment, which, coupled with the City's revitalization act of 2011 should help mercantile and business activity in the downtown portion of the SC area, helping increase the appeal of in-town living and the ability to walk to goods and services rather than greenfield development proximate to the City and its commensurate auto-centric development pattern.

(2) *Describe any major investments in community infrastructure – water, stormwater, sewer, sidewalk, lighting, etc. – that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations.*

Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribute to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. The City is poised to apply for permits through the MD Department of the Environment for an Enhanced Nutrient Removal upgrade at our Waste Water Treatment Plant. This upgrade is critical for the City to meet ever tightening watershed standards and with faster batch processing should provide increased capacity at the treatment plan without the need for further physical expansion. A project to connect government, industry and educational facilities through the Carroll County Public Network, a new fiber optic network, is ongoing. While the SC area specifically may not benefit, we expect as local industry benefits from the connectivity, a spill-over effect will help the SC area. The Taneytown Greenway (completion of Antrim Blvd) will improve ability to transport materials and manufactured products to and from existing industry in the City and will also open portions of land-locked industrial (per planned land use) property within the City's Growth area. Development of Industrial properties may help reduce vehicle miles travelled by allowing more of our citizens to work nearer to their homes. Completion of Antrim Blvd will also improve the SC area by removing through truck traffic and the associated noise and disruption from the downtown corridor.

(3) *Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment.* Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the Environmental Finance Center's Sustainable Maryland Certified Initiative. With regard to the buy local approach, community efforts to support and expand our farmers' market are ongoing, and one of two local grocers is committed to marketing local produce. The Taneytown Main Street group through our economic development department has worked in cooperation with the County and other municipalities in Carroll County to promote our downtowns through outdoor advertising. The city continues to promote our curbside recycling program, and is considering a 'Pay As You Throw' solid waste program for the next RFP for solid waste collection and hauling with the intent to increase our recycling to waste ratio. The city has in recent years, utilized grant funding from the MD Energy Administration to improve energy efficiency of municipal facilities, and continues to evaluate cost and energy efficient means to continue that trend as lighting, pumps, and other equipment as well as building needs present such opportunities.

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? While much of the implementation of programs will likely be handled by City staff, other groups such as the Main Street organization, Farmers Market group, and our Events Committee, which includes representation of several civic, recreation oriented, and service groups will continue to implement specific initiatives and events. Clean-up days, (the local Leo Club based at Francis Scott Key High School recently completed a park clean-up day) and our Adopt a Park program are examples of these volunteer based initiatives.

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### **B. Valuing communities and neighborhoods -- building upon assets and building in amenities: (10 points)**

- (1) *What are the key assets that exist in the community upon which the Plan's projects and initiatives will build?* Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. Taneytown, as mentioned earlier in the application has a National Register Historic District, with municipal and community support of revitalization efforts in the commercial portion of that district, largely implemented by city staff and the Taneytown Main Street Organization. Two municipal parks are within the SC area. The parks provide opportunities for both individual and team fitness and recreation activities.
- (2) *What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character?* The City Council, has adopted Design Standards which were created by a task force / subcommittee of the Economic Restructuring committee of the Taneytown Main Street organization that apply within the National Register Historic District portion of the SC area, referred to in the guidelines as "Old Town". An economic incentive program adopted in 2011 is in place to encourage investment in properties in the core downtown portion of the SC area. The Taneytown Main Street organization has and will continue work to enhance our Main Street area. Working within the State and National Main Street program structure, a preservation ethic and maintaining community character are core values that are embraced. Most projects or initiatives the Main Street group pursued help either enhance or preserve our authentic sense of place. Currently the Taneytown Heritage Committee merged with the Chamber Of Commerce's Taneytown History Museum Committee, a move that will better enable the Museum Committee to share Taneytown's rich history. The Chamber of Commerce is seeking a suitable building for the Museum to develop, as ADA concerns unfortunately caused the Museum to close its former location.
- (3) *Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities?* A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground. City street specifications require sidewalks be included adjacent to public streets as properties develop. Where there are gaps in the sidewalk network, the City works through the Planning Commission to obtain sidewalk easements so that as funding becomes available, or there is some other 'trigger' requiring a sidewalk, easements will be in place so sidewalks may be installed. The City has a Community Village designation that may be awarded to properties that embody smart growth principles, trading potential increased development density for increased amounts of community open space, or other community amenities such as walking/bicycle trails through planned communities. Through the planning process, pedestrian and bicycle connectivity is considered when reviewing all development projects. The City established a parks advisory board that makes recommendations regarding City park facilities, which the Parks and Recreation Director and City Council may consider for future projects. This community input is critical in making informed decisions as to the needs and desires of our citizens regarding opportunities our parks may provide. The City Council has been proactive in acquiring property for future park development, and intends to limit development of a 50+ acre park to trails and low impact recreation (no sports fields and minimal if any structures). As mentioned previously, the recently completed Tanescapes project included planting of Street trees to improve the urban tree canopy. The City is working through the process of establishing a forest retention area within a City park, which will enable trees required as part of development of City projects and properties to be planted right in Taneytown in a concentrated area, rather

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than a few here and there as might happen using a project by project approach, or by using an established County tree bank.

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? While the City itself will manage any infrastructure or park related project, volunteer efforts from Civic and service organizations as well as the local schools are likely to play a role in projects where volunteer labor may be utilized or teaching opportunities are involved. The permitting of projects that involve improvements or restoration efforts to a waterway or floodplain (with the exception of simple clean-ups) will likely require expertise beyond those of local groups and be developed by city staff or paid consultants.

### C. Enhancing economic competitiveness and access to economic opportunity. (10 points)

(1) *What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and revolving loan funds. The revitalization act of 2011 includes a fast track plan review should a project require a site plan and the associated planning commission review. Should a site plan be required for a project located within the revitalization area, the Planning Commission has committed to holding special meetings as necessary to enable them to more quickly consider site plans. This fast track approach may be extended to redevelopment projects or other commercial properties within the SC area. As previously mentioned the City is partnering with others on workforce development programs and associated certifications. A Tax freeze (via rebates) is part of the revitalization act, as is a rebate program for improvements to properties within the revitalization zone portion of the SC area.*

(2) *What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are “green jobs” an opportunity in the jurisdiction or SC Area? While a specific number of new jobs has not been targeted, nor are ‘green jobs’ a specific goal for job creation within the SC area, and the Revitalization Act of 2011 provided incentive for businesses to hire additional employees in the SC area. With a modest non-residential base in the SC area success is measured case by case, or property by property.*

(3) *Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) BRAC activities are not anticipated to have a measurable effect on the SC area.*

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? City staff will administer the job creation credit program, while the Planning Commission will work to decisive actions on plan reviews. Staff will provide the support to the Commission to allow them to move as quickly as prudent on projects within the SC area.

### D. Promoting equitable access to high quality affordable housing. (10 points)

(1) *What housing policies, initiatives or projects will expand housing choices – rental and homeownership – for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? The City does not have a Housing department, nor the resources to act as a developer and drive specific housing related projects. The 2010 Comprehensive plan speaks to providing housing opportunities for a diverse population, however most new*

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housing constructed is market driven. Housing opportunities within the SC area are within the AMI of the local population. Senior, accessible housing is a goal for the Urban Mix portion of SC area. This Urban Mix area is a land use designation established by the 2010 Comprehensive plan. The Zoning Ordinance to establish specifics of the area is under development, however the low demand for new construction of any type within the City of the past several years has made analysis of demand trends, (desired to consider needs to be addressed in the Urban Mix district) difficult to complete.

(2) *Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs?* In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation? Transit oriented development is not currently a focus in Taneytown, with no commuter rail service or other full-fledged transit opportunities. The local Para transit service has more stops within the SC area than elsewhere in the City, but also provides demand service throughout the City. The City has, and continues to seek opportunities to improve walkability both through the planning process and retrofit programs. Without reiterating several of the previous sections, investment in the SC area is intended to promote improved housing stock as well as opportunity to walk to goods and services, and create additional employment opportunities proximate, within walking distance to the SC area.

(3) *What is your goal for the number of units to be created of affordable workforce housing, rental and homeownership?* What populations (by income or special needs) will benefit from this increased access to affordable housing? The city has not established specific numbers of housing units to be created for the SC area. Currently there is a high concentration of rental housing units in the downtown Portion of the SC area as well as the Fairground Village portion of the SC area. While a higher than City-wide ratio of rental units is present within the Baltimore Street Corridor portion of the SC area, there is more homeownership in this portion of the SC area than the other two sub areas. A broad goal for the SC area is to increase homeownership to a proportion closer to that of the City at large while retaining a variety of housing stock accessible to varying levels of income. Improving the condition of available housing rather than looking simply at affordability is among the City's goals for the SC area.

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? The City will continue attempts to ensure property owner buy in regarding revitalization efforts. City staff and the Main Street organization will continue to play key roles in promoting awareness of the revitalization act and administering its benefits. Projects in this area will likely be driven by property owners themselves, though the City will make use of any technical resources available through the Main Street program or other avenues that may be available following SC designation.

### **E. Supporting transportation efficiency and access. (10 points)**

(1) *What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area?* How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? Although the completion of Antrim Blvd is not a current State priority, it remains a priority for both the City and Carroll County. The City continues to protect potential alignment for the road and land use designations along the planned corridor, Carroll County continues to support the planned road as an economic development opportunity, and has purchased land critical to the route from the State Highway Administration in order to preserve corridor. The current vision for the road incorporates a wide right of way planned to include a detached but parallel biking path. The City envisions a heavily landscaped corridor That, while carrying the majority of large truck traffic will also function in a multimodal fashion for commuter and recreational use as the large area designated for industrial uses along the corridor develops.

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Pedestrian connectivity is considered as projects come before the Planning Commission. Improving pedestrian connectivity and safety is an ongoing process. While there is a perception of the downtown portion of the SC area being underserved by parking, the lack of visual continuity between destinations and municipal parking areas, as well as lack of attractive pedestrian corridors between parking areas and businesses and dwellings has been identified as a hurdle to success of our downtown revitalization efforts. As residential areas within the City continue to develop, the intersection of two State roads, MD 140 and MD 194 is expected to reach a failing level of service for certain traffic movements. The planned mitigation of this projection is addition of a turning lane which would cause the loss of significant on street parking. The City is considering an impact fee that will be charged to new residential units which will create a parking replacement fund, enabling the City to acquire property proximate to the area where on street parking will be lost for construction of a convenient and attractive parking area. This facility may be develop as surface parking, however projected needs as plans progress will ultimately dictate the form of parking facility constructed. The Fairground Village portion of the SC area borders the City's largest commercial area, and is within a short walk of grocery, pharmacy, clothing and general merchandise retailers as well as restaurants a public library and service businesses. While efforts of the Planning Commission in recent years have improved pedestrian connectivity and traffic circulation within this area, some critical sidewalk linkages are missing, and the sidewalk and residential parking plan developed when the townhomes and apartments in this area were constructed is less than ideal. Improved connectivity from this high density residential area to the nearby schools may be achieved with a number of small sidewalk projects, and safer access to the nearby goods and services could also result from some relatively small projects. While overall pedestrian connectivity is good in this area, bicyclists face a less than desirable network through this portion of the SC area. Improving bicycle access to the two parks within the SC area is also a desire, as, though the parks may be accessed via roads with 20 mph speed limits, those roads are rather narrow, causing safety concerns for multimodal use.

Currently there is no passenger rail service to Taneytown. The City, however works with the short line rail road that operates in the region to promote the rail line as an asset to the industrial property that the line bifurcates. Planning discussions related to the downtown and urban mix portion of the SC area typically include consideration of the rail line as an asset to be better utilized as the area develops or in the case of some properties; redevelops. While currently the rail line sees little use, it remains an authentic piece of Taneytown's history, as with many towns or cities in the region is linked with prosperous times for the City as well as the period of architecture seen in the downtown portion of the SC area. The current route of the rail line may not provide an efficient or practical means to link to other commuter rail lines, however preservation of the line or perhaps more importantly, the corridor may provide future opportunity for commuter rail connectivity to larger employment centers.

*(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit-Oriented Development (TOD). Will the planned strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) Currently the City is not served by Metro, light rail or MARC. Para transit is the only available public transportation at this time. As mentioned in number 1 of this section, a focus on improvements to multimodal transportation are more appropriate to Taneytown than transit oriented development.*

*(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? The Planning Commission will continue to pursue pedestrian connectivity improvements through both plan review and overall planning efforts, while the Parks and Rec advisory board may work towards the expansion of bikeways for both including provision of more recreational opportunities for bicyclists. As specific projects are identified,*

**F. Coordinating and leveraging (federal, state, and local) policies and investment. (10 points)**

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(1) What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area? Workgroup members, specifically those on City staff, will keep lines of communication open with State agencies like MPD, DHCD, MDE and SHA to remain abreast of funding opportunities that may arise through governmental channels, while those involved with the Main Street organization will continue exploring opportunities related to the Main Street program. The SC workgroup's liaison to the City Council will ensure that developer feedback related to the City's development process and practices are reviewed and adjustments to such policy or practice is made as prudent to remove barriers to investment in the SC area. Some SC Workgroup members participated in development of the City's Mission Statement and values, adopted in 2012. Adoption of the statement and values provides a guide for any potential city projects and spending. With this in mind, development of this application and plan follows the guide of the mission statement as should planning and budget considerations. All said; funding emphasis at least in terms of the City's discretionary funding should follow the guide laid out by the mission statement, with which this plan is aligned.

(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans? The Sustainable Community plan is aligned with the City's 2010 Comprehensive plan. Several specifics contained herein may be seen in the Plan Implementation chapter (chapter 17) of the Comprehensive Plan. By way of example, recommended actions under growth management include encouraging walkability between residential and commercial areas, protecting the alignment and intent of the completion of Antrim Blvd (aka the Taneytown Greenway) and creation of an Urban Mixed Zone. Recommended actions related to transportation include multimodal access for both existing and planned development, creation of a linear trail system and implementation of a sidewalk retrofit program. Allowing for mixed uses in residential neighborhoods to promote a sense of place and reduce car travel is recommended for economic development. With regard to environmental aspects of the SC Plan, several water resources element recommendations are shared between the two plans, including actions regarding I&I efforts, ENR upgrades and increased capacity of the waste water treatment plant. Many goals of the comprehensive plan were leveraged for development of the City's mission statement which also guided this document, so parallels may be found throughout the plans.

(3) How will the Plan help leverage and/or sustain more private sector investments? By aligning with existing incentive programs and the City's mission statement, investment in the SC area is intended to benefit from fast tracked reviews, potential tax incentives and rebates as highlighted in this plan.

### **V. PROGRESS MEASURES (20 points)**

In this section, explain how your jurisdiction will measure its progress towards the goals of the Action Plan outlined in Section IV.

- A. List the specific outcomes that the Plan seeks to produce. (15 points) Homeownership in the SC area will increase during the period of this plan. Site and subdivision plans submitted for properties throughout the City will improve the pedestrian and multimodal transportation network. Sales tax data will demonstrate an increase capture of spending dollars within the SC area. Employment opportunities will grow within the SC area.
- B. And, list the specific benchmarks that will be used to measure progress toward these outcomes. (5 points) Home sales data will be reviewed annually to track (based on state assessment data) units

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listed as primary residences. Baseline information within the SC area will be based on water billing data to determine which residential properties are currently owner occupied.

Linear footage of new sidewalks, pathways or easements obtained through site and subdivision plans approved will be tracked and reported annually. Sidewalk or other pathway infill projects completed will be tracked and reported annually. With assistance of the State data center, Sales tax data will be isolated for the SC area annually, with baseline information being drawn from the year prior to this plan becoming effective. Job creation will be tracked through interviews with employers within the SC area. A data driven method to track job creation is currently under development in conjunction with the Carroll County department of Economic Development.

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