

# SUSTAINABLE COMMUNITY DESIGNATION

## 2015 APPLICATION

Maryland Department of Housing and Community Development  
Division of Neighborhood Revitalization  
2 N Charles Street, Suite 450  
Baltimore, MD 21201  
410-209-5800  
[www.mdhousing.org](http://www.mdhousing.org)

**LAWRENCE J. HOGAN JR.**, *Governor*  
**BOYD K. RUTHERFORD**, *Lt. Governor*



**KENNETH C. HOLT**, *Secretary*

# SUSTAINABLE COMMUNITY APPLICATION

## CHECKLIST AND TABLE OF CONTENTS

### APPLICANT:

Town of Hampstead

### NAME OF SUSTAINABLE COMMUNITY:

Town of Hampstead

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

- Tab #1 Sustainable Community Applicant Information**
- TAB #2 - Sustainable Community General Information:** In addition to the narrative about the baseline information included in the Sustainable Communities application, include a hard copy of the of the proposed Sustainable Communities map in Tab 2.
- TAB #3 – Sustainable Community Action Plan/Matrix**
- TAB #4 – Local Support Resolution: In addition to the local support resolution, please include any letters of support that demonstrate partner commitments to the implementation and/or oversight of the Sustainable Community Plan.**
- TAB #5 – Signed Sustainable Community Application Disclosure Authorization and Certification**
- TAB #6 – CD-ROM:** The CD-ROM should include the following contents:
  - Map in pdf format of the proposed Sustainable Community area
  - **GIS shapefile of the proposed Sustainable Community boundaries and other GIS related data**, e.g., spreadsheet of detailed listing of parcels that form the project boundary. (If you have additional comments or questions about the GIS mapping requirements, please contact Brad Wolters, Senior GIS Specialist, DHCD, [wolters@mdhousing.org](mailto:wolters@mdhousing.org).)
  - Pictures (jpeg format) of your Sustainable Community as it relates to your application

# SUSTAINABLE COMMUNITY APPLICATION

## I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION

**Name of Sustainable Community:**

**Town of Hampstead**

**Name of Applicant:**

**Town of Hampstead**

**Applicant's Federal Identification Number:**

**52-6002078**

**Applicant's Street Address:**

**1034 South Carroll Street  
Hampstead, Maryland 21074**

**Carroll County**

**Phone: 410.239.7408**

**Fax: 410.239.6143**

**Web: [www.hampsteadmd.gov](http://www.hampsteadmd.gov)**

**Sustainable Community Application Local Contact:**

**Tammi Ledley**

**Town Manager**

**1034 South Carroll Street  
Hampstead, Maryland 21074**

**Phone: 410.239.7408**

**Fax: 410.239.6143**

**Email: [Tledley@hampsteadmd.gov](mailto:Tledley@hampsteadmd.gov)**

**Sustainable Community Contact for Application Status:**

**Christy Collins**

**Project Manager**

**1034 South Carroll Street  
Hampstead, Maryland 21074**

**Phone: 410.239.7408**

**Fax: 410.239.6143**

**Email: [Ccollins@hampsteadmd.gov](mailto:Ccollins@hampsteadmd.gov)**

# SUSTAINABLE COMMUNITY APPLICATION

## II. SUSTAINABLE COMMUNITY – General Information

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

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

The Sustainable Community area boundary will encompass the entire incorporated limits of the Town that are within the Priority Funding Area.

The Sustainable Community Workgroup felt that while our primary focus will be on the 1.5 miles of commercial and residential locations in the downtown area (Main Street), we wanted to incorporate the entire Town as to not limit any existing locations that may need attention or assistance in the future. We also wanted to make sure we captured the areas where new development may be added to the Town's pipeline.

While we are aware that we can add parcels at different times should the need arise, we found it important to make sure the entire Town could benefit from such a wonderful designation.

The Town has some businesses that are in older buildings that may one day need some assistance with façade improvements. The Town has some vacant and foreclosed homes throughout Town that are not in the Main Street area that may benefit from façade improvements with an assistance program. There are some vacant locations in Town that a business may be interested in purchasing and may benefit from the Job Creation Tax Credit through the Department of Business and Economic Development. These are just a few examples of the places we did not want to leave out of the area boundary.

There are many amazing financing and tax credit programs and initiatives available that we feel will provide the Town the opportunity to help our community continue to grow and offer a better quality of life in the process.

- (2) Include the following in as an attachment: 1) PDF or JPEG of proposed Sustainable Communities map, 2) GIS shapefiles of proposed Sustainable Community boundary (mapped to the parcel boundary), 3) pictures of proposed Sustainable Community area.**

1. Please find the Sustainable Community map attached to this application.
2. The Maryland Department of Planning is submitting the GIS shapefile to the Department of Housing and Community Development on the Town of Hampstead's behalf. If you have any questions, please reach out to Melissa Appler with the Maryland Department of Planning, Planning and Analysis at 410.767.4468 or [Melissa.appler@maryland.gov](mailto:Melissa.appler@maryland.gov).

## **SUSTAINABLE COMMUNITY APPLICATION**

3. Pictures of areas located within the Sustainable Community area are included as part of this application and enclosed in the form of a CD. Please find an outline of the pictures added to this application listed below.

### Business Locations and School

Pictures of many of our small businesses on Main Street and shopping centers on the north and south ends of Town, North Carroll High School, Volunteer Fire Department grounds (hold our carnival in August and Farmers Market from June through September) and our Town offices (Town Hall, Public Works Department and Police Department).

### Development

Pictures of the construction for FUCHS (Commercial) and Oakmont Overlook (Residential) and of some undeveloped land.

Pictures of examples of projects that are currently in the process of being completed or are potential projects where land is available.

### Parking

One of the Public Parking locations right off of Main Street in the downtown area and the Route 482/30 park and ride.

### Parks

Pictures of amenities at the Hampstead Municipal Park, Melvin Miller Memorial Park, Oden Kemp, Sugar Maple Park (a new play unit – tot lot, picnic tables and benches were just replaced with grant funding from the Department of Natural Resources Program Open Space program) and the War Memorial.

### Vacant Building and Homes

Example of a building that sat vacant for years that was rezoned and has been purchased by a church. Sidewalk repairs that are needed and will be replaced during the Main Street revitalization project. An example of a vacant building and some vacant homes on Main Street.

### Water Main Replacement

Pictures of the bypass piping that is currently being run down Main Street during this phase of the project. The completion of the Water Main replacement is scheduled for July of 2016.

## SUSTAINABLE COMMUNITY APPLICATION

### (3) Approximate number of acres within the SC Area:

The approximate number of acres within the Sustainable Community area is 1,830.70.

### (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):

The majority of the Town is in a Priority Funding Area; however the Town does not currently have any federal, state or local designations. The Town's Designated Neighborhood designation expired on December 31, 2013.

### (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?

The Hampstead Train Station was originally constructed in 1912 and served Hampstead and the surrounding areas as a passenger and freight station until the late 1960's. In 1997, the Hampstead Train Station Committee, Inc. was established as a non-profit, 501c Corporation to begin the renovations of the once dilapidated Train Station. In 2000, the Hampstead Train Station received a significant amount of grant funding from Preservation Maryland and the Maryland Historical Trust and after seven years of hard work, the Hampstead Train Station renovation was completed. Today the Hampstead Train Station is a museum that holds many meetings, tours and provides visitors information from how the Town depended on the railroad once upon a time. Without the generous funding that was donated by Preservation Maryland and the Maryland Historical Trust there would not be a museum for individuals to visit, meetings to be held and wonderful tours to take place. The grant funding for this project provided a world of difference for this corporation and they would not have been able to complete such a wonderful restoration without the generous support.

While not specifically a State or Local smart growth or revitalization related program, in the past, we have received investments from the Maryland Department of Natural Resources from both their Community Parks and Playgrounds and Program Open Space programs that have had a vast impact in our Parks and in turn our resident's lives.

## SUSTAINABLE COMMUNITY APPLICATION

We can only imagine that with the programs available from the Sustainable Community designation, we will have the opportunity to take our Town to the next level of revitalization.

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

**(1) 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 organizations that are current members of the Sustainable Community Workgroup include:

Mayor – Christopher Nevin\*

Town Council Members – Wayne Thomas\*, Marlene Duff\* and James Roark

Planning and Zoning Commission Members – Sharon Callahan\* and James Roark  
(Council Liaison)

Town of Hampstead Staff – Town Manager, Tammi Ledley, Project Manager, Christy Collins, Finance Administrator, Cheryl Rhine and Administrative Assistant, Lorena Vaccare

*\*Christopher Nevin was instrumental in the planning, developing and completion of the Hampstead Bypass and showed his compassion for establishing an aging in place initiative when the Old School was converted into affordable senior living apartments.*

*\*Wayne Thomas is Vice President of the Town Council, President of the Train Station Committee, Chairman of the Tree Commission, a liaison to the Hampstead Merchants Association and was the co-chair for the Hampstead Main Street Comprehensive Plan and Advisory Committee.*

*\*Marlene Duff is one of two Market Managers for the very successful Hampstead Farmers Market, a Council representative at the Hampstead Merchants Association meetings and a representative at Robert's Field Homeowners Association.*

*\*Sharon Callahan is the other Market Manager for the very successful Hampstead Farmers Market.*

The organizations that we would like to add to our Sustainable Community Workgroup once it has been approved include:

Department of Public Works – Superintendent, Roger Steger and Assistant Superintendent, Kevin Hann

Hampstead Police Department – Chief of Police, R. Kenneth Meekins and Lieutenant, Stacey Gaegler

Hampstead Merchants Association – President, Ken Wright and Vice-President, Todd Calhoun

Resident Representatives – to be determined

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At this time, there is not one particular leader as we kept the group small and we all worked really well together. Once the application has been approved and we move forward with adding additional organizations, we will discuss who we feel will be the best leader or leaders for different sections of the action plan.

The workgroup will manage implementation of the plan by meeting on a predetermined and scheduled basis. Once the application is approved, we will hold a meeting with all the current and new members to review the entire action plan and our goals as a Town. At this meeting, we will provide another overview of what the Sustainable Community application designation entails and what the Town's outcomes include. During the first meeting, we will establish a second follow up date at which time we will ask that everyone bring their ideas on how to move forward on our action plan (i.e. should we have one leader or a leader for each section or multiple sections, should we tackle certain sections first, etc.). We will also address any questions or concerns regarding the action plan. Once an outline has been created on how the newly developed workgroup will proceed, we will implement a meeting plan with clearly defined, achievable goals.

**(2) 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?**

The Comprehensive Plan is a perfect example of a large scale revitalization project. For the 2010 comprehensive plan, a work session with an advisory committee was initiated and all members were involved in creating the Town's vision areas and goals. Once the vision and goals were created for the plan cycle, the Town worked closely with Bobbi Moser, Carroll County's Comprehensive Planner who advises the Town on the comprehensive plan, development plans, zoning ordinances, subdivision regulations and other miscellaneous development areas. As the liaison between the Town and the County, Bobbi assisted us with successful implementation of our 2010 Comprehensive Plan. Once a month, Bobbi Moser attends our Planning and Zoning Commission meetings.

As Haven N. Shoemaker Jr. (Mayor, 2010) stated in his preface to the 2010 Comprehensive Plan, "In Hampstead, we're good at planning...but we are great at doing".

All the members of the Sustainable Community Workgroup have a focus on the Town's economic and environmental potential for future generations. The Sustainable Community Workgroup do not necessarily want to see fast growth, instead we want to see smart growth. We want residents to have a great quality of life and a sense of place here in Hampstead. With this vision, the Mayor, Council and Town of Hampstead have worked very hard to establish and achieve smart growth goals. It is important that we all continue to move forward with these plans for a better tomorrow.

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The strengths of a group such as the Sustainable Community Workgroup are the mass amount of information available within each and every member. These members are dedicated and active community representatives. They are out on the streets, in the businesses, etc. listening to individuals, hearing what they say and working on efforts to make the Town just a little bit better each and every day. The strength is not just the knowledge these members possess but the members in general. These are real people that have huge hearts and want to make the Town of Hampstead, their Town a better place.

The largest challenge I think that we will face is time. The Town of Hampstead has a very small staff compared to some other municipalities in the area and the Mayor,

Council Members and Planning and Zoning Commission members are very active within the community. A number of them attend a meeting, conference, training, etc. often throughout the month. As a family oriented Town, it is important that we continue to maintain an excellent work-life balance which is why I feel the biggest challenge the group will face is time.

**(3) How did residents and other stakeholders in the community provide input to the Action Plan described below in the next section? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?**

Outside residents in Town were not initially included in our Sustainable Community Workgroup; however, almost every person on the workgroup is a Hampstead resident. During our meetings and review sessions, each person was asked to look at this designation and these outcomes through both the eyes of an elected official representing a wonderful Town and a resident concerned about what the Town is doing to continue moving forward. It was important to us that we made sure that as a resident they were not overlooked and the outcomes the Town included in the designation would be beneficial to both the residents and the Town as a whole. Upon approval, we would like to ask a couple residents to join our Sustainable Community Workgroup to add complementary valuable input in achieving the outcomes of the Town's action plan.

Some of the Sustainable Community Action Plan is based on the economic development plan but most of the action plan is based on the Town's Comprehensive Plan that we work on with the County every six (6) years. As a Town, we want to make sure we are working on the objectives of the comprehensive plan while understanding that things change throughout time so new objectives and outcomes must be established, developed and completed in order to move forward.

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## **III. SUSTAINABLE COMMUNITY ACTION PLAN**

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

**Please complete the attached matrix.**

Please find the matrix following this section.

# Sustainable Community Action Plan

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Town of Hampstead

**Submitted by the Town of Hampstead**

**Date: October 2015**

# Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc)

## Strengths

- The Town’s system of deep wells is a source of clean water.
- The Town encompasses a number of parks that offer residents and visitors amenities such as; basketball courts, tennis courts, volleyball courts, walking trails, playground equipment, fishing ponds and picnic locations. One of these park locations offers waterless toilets.
- The Town developed an ordinance creating a Tree Commission with five members who developed a list of preferred and permissible species of trees and oversee tree plantings in the parks, along streets and in other public areas. The Commission discusses preservation, pruning, planting, replanting, removal and disposition of trees. They develop a written plan of care that is provided to the Mayor and Council.
- The Town has a recycling program that generated 440 tons in 2014. Our residents are provided an informational flyer with what is and what is not acceptable recycling material. We also have a yard waste program that generated 306 tons in 2014 and a bulk trash program that generated 124 tons in 2014. There is information on all of these programs on our website.
- The Town and the State Highway Administration supported and implemented a protected overlay program for an endangered species located in our area. [Unable to name the species due to their endangered status].
- The Town is up to date on all necessary permits for the Maryland Department of the Environment, including the newly developed Stormwater Pollution Prevention Plan [SWPPP]. The SWPPP was a requirement from MDE to identify all potential sources of pollution that may affect the quality of stormwater at a specific location.
- The Town has an excellent relationship with Carroll County who help assist us with land and stormwater regulations.
- The Town has an Adequate Public Facilities Ordinance [APFO] and Community Comprehensive Plan.
- The Town has a solar project that will include a large array with a system size of 469.39 DC kW. This project should be implemented by the Spring of 2016.
- The Town has 288.35 acres of forest cover within the town limits.
- The Town has changed out most of the old lighting to new LED lighting.

## Weaknesses

- The Town has an old water main line through Main Street that was installed in the 1930’s. There have been many leaks and repairs made to this water line along the years.
- Most of our roads are not wide enough to allow for bike lanes.
- Stormwater inlets are failing around Town from the erroneous work completed by developers.
- Stormwater ponds are being filled with homeowner yard clippings, tree branches, etc.
- Developments are not connected to Main Street.

Desired Outcomes and Progress Measures →	Strategies →	Action Items →	Implementation Partners
<p>Outcome 1: Create interconnected network of streets and trails for easy access to parks and open spaces from residences and the downtown area.</p> <p>Progress Measures: Number of new trails and sidewalks that are</p>	<p>Outcome 1, Strategy A: Identify opportunities for making connections between parks, open spaces, residences and the downtown area.</p>	<p>Strategy A, Action Step 1: Develop an overall illustration of current trails and street locations with sidewalks to determine where there may be gaps and the possibility for new connecting areas.</p>	<p>Planning and Zoning Commission Town of Hampstead Staff Public Works Department Carroll County State Highway Administration</p>

constructed.		Strategy A, Action Step 2: Drive around Town and review overall illustration in an effort to find locations where new trails, sidewalks, etc. can be renovated, replaced or developed.	Town of Hampstead Staff Department of Public Works
		Strategy A, Action Step 3: Create mock drawings of possible location options and discuss with all pertinent parties.	Mayor and Council Town of Hampstead Staff Department of Public Works Planning and Zoning Commission
		Strategy A, Action Step 4: Upon discussion and review, develop a list of locations and order of completion for future construction purposes.	Town of Hampstead Staff Department of Public Works Planning and Zoning Commission
		Strategy A, Action Step 5: Look for grant funding opportunities through programs like Program Open Space, Community Parks and Playgrounds, Maryland Department of Transportation's Sidewalk Retrofit Program, etc.	Town of Hampstead Staff Carroll County State Highway Administration Department of Natural Resources Maryland Department of Transportation
		Strategy A, Action Step 6: Make sure all open space, trail location and sidewalk requirements are notated in our code for any new residential planned unit developments or possible commercial locations.	Mayor and Council Town of Hampstead Staff Planning and Zoning Commission Legal Counsel
	Outcome 1, Strategy B: Develop a revised section to include in the upcoming master plan highlighting the new connections to complete the network.	Strategy B, Action Step 1: Identify priority areas for inclusion in master plan.	Mayor and Council Town of Hampstead Staff Department of Public Works Planning and Zoning Commission Carroll County
		Strategy B, Action Step 2: Develop a timeline of projects to be completed (i.e. which locations will be completed first) and define the work required.	Mayor and Council Town of Hampstead Staff Department of Public Works Planning and Zoning Commission
		Strategy B, Action Step 3: Gather and document all information to be included in the Town's next	Mayor and Council Town of Hampstead Staff

		Comprehensive Plan [2016]?	Department of Public Works Planning and Zoning Commission Carroll County
<p>Outcome 2: Reduce stormwater run-off to the streams and other water resources.</p> <p>Progress Measures: Streetscape completion and developing and implementing green solutions.</p>	<p>Outcome 2, Strategy A: Gain additional knowledge on stormwater regulations and pollution prevention measures.</p>	<p>Strategy A, Action Step 1: Attend classes on new stormwater regulations and permitting. Examples are the annual Watershed Implementation Plan (WIP) meetings held by the Chesapeake Bay program.</p>	<p>Town of Hampstead Staff Department of Public Works Maryland Department of the Environment</p>
		<p>Strategy A, Action Step 2: Attend monthly Water Resource Coordination Council meetings at Carroll County for updates on all new regulations.</p>	<p>Town of Hampstead Staff Carroll County Bureau of Resource Management Carroll County Department of Land &amp; Resource Management Carroll County Land Use, Planning &amp; Development</p>
		<p>Strategy A, Action Step 3: Complete all necessary permits. Examples of this are the Stormwater Pollution Prevention Plan (SWPPP) for best management practices and how to handle stormwater run-off and permits for hydrant flushing.</p>	<p>Town of Hampstead Staff Carroll County Department of Land Use, Planning &amp; Development Maryland Department of the Environment</p>
	<p>Outcome 2, Strategy B: Complete stormwater management streetscape design.</p>	<p>Strategy B, Action Step 1: Gather information related to all new stormwater regulations. Carroll County will be a huge resource for this information.</p>	<p>Town of Hampstead Staff Department of Public Works Carroll County Bureau of Resource Management Carroll County Department of Land &amp; Resource Management Carroll County Land Use, Planning &amp; Development</p>
		<p>Strategy B, Action Step 2: Discuss stormwater regulation findings with representatives from State Highway Administration and their engineers in an effort to work together, making sure all regulations are met. The engineers will bring the expertise to the table.</p>	<p>Town of Hampstead Staff Department of Public Works State Highway Administration Project Engineers Carroll County Bureau of Engineering</p>
		<p>Strategy B, Action Step 3: Assist engineers with finding outfall locations or enlarging other run-off</p>	<p>Town of Hampstead Staff Department of Public Works</p>

		locations. Discuss flow calculations with engineers to make sure we are meeting/exceeding Maryland Department of the Environment regulations.	Planning and Zoning Commission State Highway Administration Project Engineers Carroll County Bureau of Engineering
		Strategy B, Action Step 4: Review concept drawings with State Highway and Engineers to finalize a design that works within the project.	Mayor and Council Town of Hampstead Staff Department of Public Works State Highway Administration Project Engineers Carroll County Bureau of Engineering
	Outcome 2, Strategy C: Complete streetscape construction and stormwater management retrofits.	Strategy C, Action Step 1: Establish meetings with State Highway Administration and project engineers once a month to receive a project status and project updates. Work with all trades along the way.	Town of Hampstead Staff Department of Public Works State Highway Administration Project Engineers Carroll County Baltimore Gas & Electric Trades – Landscaping, Lighting, etc.
	Outcome 2, Strategy D: Define and adopt green solutions for the Town of Hampstead.	Strategy D, Action Step 1: Work with Sustainable Community Workgroup to establish a Green Team.	Town of Hampstead Staff Sustainable Community Workgroup
		Strategy D, Action Step 2: Once a Green Team is established, research the different types of green solutions available to address certain environmental concerns and break them down into a list of attainability. This will depend on size and cost.	Town of Hampstead Staff Sustainable Community Workgroup Green Team
		Strategy D, Action Step 3: Add a line item in the budget to encompass the Town’s effort to become greener and a more sustainable community.	Mayor and Council Town of Hampstead Staff
		Strategy D, Action Step 4: On a regular basis, review all the possible Local, State and Federal grant funding for projects the Town would like to achieve.	Town of Hampstead Staff Sustainable Community Workgroup Green Team

<p>Outcome 3: Create more Open Space locations.</p> <p>Progress Measures: Each new development over a determined number of homes should include at least one Open Space location.</p>	<p>Outcome 3, Strategy A: Determine the size of a development that would be required to include at least one location of Open Space.</p>	<p>Strategy A, Action Step 1: Work together to discuss the number of houses in a development that would require an open space. Also discuss if there should be a certain number of open spaces per so many acres so larger developments are required to provide additional open space.</p>	<p>Mayor and Council Town of Hampstead Staff Department of Public Works Planning and Zoning Commission Board of Zoning Appeals</p>
		<p>Strategy A, Action Step 2: Update the current Town code with any possible revisions to the process for a new development.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Legal Counsel</p>
		<p>Strategy A, Action Step 3: Work with developers and land engineers to make sure that all development requirements are being met.</p>	<p>Town of Hampstead Staff Department of Public Works Planning and Zoning Commission Carroll County Permits</p>
		<p>Strategy A, Action Step 4: Review our current Town to see if there are any other locations at this time that can be redeveloped to include additional open space.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Department of Public Works</p>
<p>Outcome 4: Protect rare, threatened and endangered species.</p> <p>Progress Measure: Preserve habitats for endangered species.</p>	<p>Outcome 4, Strategy A: Identify the endangered species in the area.</p>	<p>Strategy A, Action Step 1: Work with the Maryland Department of Natural Resources to identify the endangered species in the area.</p>	<p>Town of Hampstead Staff Department of Public Works Maryland Department of Natural Resources</p>
		<p>Strategy A, Action Step 2: Evaluate the locations provided and document findings.</p>	<p>Town of Hampstead Staff Department of Public Works</p>
	<p>Outcome 4, Strategy B: Identify the level of protection required for environmentally sensitive areas.</p>	<p>Strategy B, Action Step 1: Discuss locations and species with the Department of Natural Resources to identify the level of protection required for the specific species.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Department of Public Works Maryland Department of Natural Resources</p>
		<p>Strategy B, Action Step 2: For continuous protection, establish a plan that provides the best course of action on how to care and protect these locations.</p>	<p>Mayor and Council Town of Hampstead Staff Department of Public Works</p>

			Planning & Zoning Commission Maryland Department of Natural Resources
<p>Outcome 5: Reduce the impervious cover.</p> <p>Progress Measures: Reduce impervious cover by 5% for the next four years, for a total of 20%.</p>	<p>Outcome 5, Strategy A: Identify locations where the impervious cover can be reduced.</p>	<p>Strategy A, Action Step 1: Work with Carroll County Bureau of Resource Management to establish the amount of total impervious acres in Town.</p>	<p>Town of Hampstead Staff Department of Public Works Carroll County Bureau of Resource Management</p>
		<p>Strategy A, Action Step 2: Discuss possible projects with Carroll County Bureau of Resource Management.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Department of Public Works Carroll County Bureau of Resource Management</p>
		<p>Strategy A, Action Step 3: Establish funding and begin completing these projects to make sure all restoration requirements have been achieved.</p>	<p>Town of Hampstead Staff Department of Public Works Carroll County Bureau of Resource Management</p>
		<p>Strategy A, Action Step 4: Define various other ways to reduce impervious cover, such as, pervious sidewalks, permeable pavers, plant rain gardens, etc. in strategic locations.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Department of Public Works Carroll County Bureau of Resource Management</p>
	<p>Outcome 5, Strategy B: Ensure that all new development conforms to pervious cover standards.</p>	<p>Strategy B, Action Step 1: Confirm the current Town Code clearly states the new impervious cover requirements/standards.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Legal Counsel</p>
		<p>Strategy B, Action Step 2: Work with developers and land engineers to make sure that all development requirements are being met.</p>	<p>Town of Hampstead Staff Planning and Zoning Commission Department of Public Works Carroll County</p>
<p>Outcome 6: Manage parking requirements to avoid an excess of parking for new developments in order to balance the needs of the development</p>	<p>Outcome 6, Strategy A: Maintain zoning regulations that encourage sidewalks but minimize excess parking.</p>	<p>Strategy A, Action Step 1: Confirm that zoning regulations are up to date and are well defined in</p>	<p>Mayor and Council Planning and Zoning Commission</p>

<p>with other environmental goals.</p> <p>Progress Measure: Create a ratio of parking requirements for new developments and establish this as a Town Standard.</p>		regards to the importance of minimizing impervious surfaces.	Town of Hampstead Staff Board of Zoning Appeals State Highway Administration Carroll County Roads and Permits
		Strategy A, Action Step 2: Work with developers, engineers and contractors to make them aware of our zoning regulations and offer assistance on how to minimize impervious surfaces.	Mayor and Council Planning and Zoning Commission Board of Zoning Appeals Town of Hampstead Staff Developers Engineers Contractors
	Outcome 6, Strategy B: Develop plans to integrate mitigation of environmental impacts.	Strategy B, Action Step 1: Work with developers, engineers and contractors on limiting land use density or using alternative structures such as porous pavement, green roofs, infiltration basins and rainwater tanks to offset density.	Mayor and Council Planning and Zoning Commission Board of Zoning Appeals Town of Hampstead Staff Department of Public Works Developers Engineers Contractors
<p>Outcome 7: Replace aging water line running down Main Street.</p> <p>Progress Measure: Complete replacement of 9,380 linear feet of water mains on Main Street and connections into homes and businesses by July 2016, prior to State Highway Administration streetscape.</p>	Outcome 7, Strategy A: Work with an engineer to develop drawings to be used during replacement of water main.	Strategy A, Action Step 1: Contract with an engineer to evaluate current water line on Main Street.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Department of Public Works Project Engineer
		Strategy A, Action Step 2: Upon results review, design a new water line to encompass all residential and commercial locations, presently and for the future.	Town of Hampstead Staff Department of Public Works Project Engineer
		Strategy A, Action Step 3: Send a bid out for the water main replacement on Main Street.	Mayor and Council Town of Hampstead Staff
		Strategy A, Action Step 4: Once a contractor has been approved, begin working with them and establish a monthly meeting schedule to include the contractor and the engineer for the project.	Town of Hampstead Staff Department of Public Works Project Engineer Project Contractor

		Strategy A, Action Step 5: Work with contractor throughout the project to make sure all needs are met, required regulations are completed and everything is on schedule.	Town of Hampstead Staff Department of Public Works Project Engineer Project Contractor
		Strategy A, Action Step 6: At the completion of the project, review the water line drawing and field drawings for accuracy.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Department of Public Works Project Engineer Project Contractor

## Economy

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

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>Recent growth in retail sector with quality new development (Hampstead Marketplace, Illiano's Plaza I and II, FUCHS, etc.).</li> <li>Unique small businesses in the downtown area of Main Street.</li> <li>Connections to businesses right outside of Town that employ a significant percentage of Hampstead residents (Jos A. Banks, neighboring Towns, school systems, etc.).</li> <li>One of the lowest tax rates in the County.</li> <li>70 acres of industrial land available.</li> <li>New residential developments and commercial businesses in the pipeline.</li> <li>Flexible Zoning on Main Street – Residential Office [RO] &amp; Residential Business [RB] which will allow for infill.</li> <li>Successful Farmer's Market that provides local, fresh and seasonal produce, baked goods and artisans – The market won the Carroll County Economic Development Downtown Community Builder Award for Business Achievement and the Market Managers were recipients of the Hoby Wolf Memorial, Citizen of the Year!</li> </ul>	<ul style="list-style-type: none"> <li>New Bypass on Maryland Route 30 may lower marketing exposure to the downtown area.</li> <li>Suboptimal uses of vacant land such as large distribution centers creating large tracts of land developed but not necessarily being used.</li> <li>Constraints to industrial development (environment, transportation restrictions, residential adjoining areas).</li> <li>Lack of visual connection to businesses, providing the perception that there is no downtown parking. There is parking available but it is limited in the Main Street business district.</li> <li>Too few local professional and technology related jobs.</li> <li>Vacant houses and storefronts on Main Street and throughout the Sustainable Community Areas.</li> <li>Sidewalks are disconnected (change possible through redevelopment).</li> </ul>

Desired Outcomes and Progress Measures →	Strategies →	Action Items →	Implementation Partners
<p>Outcome 1: Reduce the number of store front vacancies and broaden and diversify the Town's business, service and residential base.</p> <p>Progress Measure: Number of new businesses or storefronts occupied. Successful infill developments and a decrease in property vacancies by one per year over the next five years.</p>	<p>Outcome 1, Strategy A: Focus on attracting designation businesses by encouraging small business development in the Main Street Revitalization area.</p>	<p>Strategy A, Action Step 1: Work with the Carroll County Chamber of Commerce, Carroll County Economic Development, Start Up Local and the Small Business Development Centers on business opportunities in Town.</p>	<p>Mayor and Council Town of Hampstead Staff Planning and Zoning Commission Carroll County Chamber of Commerce Carroll County Economic Development Start Up Local Small Business Development Centers</p>

		Strategy A, Action Step 2: Create a Hampstead Business Guide for individuals interested in starting a business in Hampstead.	Town of Hampstead Staff
		Strategy A, Action Step 3: Incentivize façade improvements and renovation of vacant buildings. Apply for Community Legacy funding from the Department of Housing and Community Development on façade improvements and interior rehabilitation.	Mayor and Council Town of Hampstead Staff Planning and Zoning Commission Department of Housing and Community Development
		Strategy A, Action Step 4: Feature properties that are vacant and present them with the programs and investment options available on the property.	Mayor and Council Town of Hampstead Staff Planning and Zoning Commission Brokers/Realtors Developers Local Media Department of Housing and Community Development
		Strategy A, Action Step 5: Partner with local artists and property/business owners to display artwork or displays on a temporary basis for vacant locations.	Mayor and Council Planning & Zoning Commission Town of Hampstead Staff Local Business/Property Owners Local artists
	Outcome 1, Strategy B: Provide a set of guidelines that define the character of the town keeping the visual appearance consistent.	Strategy B, Action Step 1: Review other cities and towns that have defined and consistent design standards for new development. Discuss the strengths and weaknesses of these standards and obtain advice on best practices.	Mayor and Council Town of Hampstead Staff Planning & Zoning Commission Other Municipalities Maryland Department of Planning Department of Housing and Community Development
		Strategy B, Action Step 2: Work with consultants to create a consistent set of design standards and implement guidelines.	Mayor and Council Town of Hampstead Staff Consultants
		Strategy B, Action Step 3: Review Town Code to make sure all design standards are established and	Mayor and Council Town of Hampstead Staff

		clearly identified for all new developers.	Planning & Zoning Commission Legal Counsel
<p>Outcome 2: Attract new commercial and industrial development.</p> <p>Progress Measures: Land use that is zoned commercial or industrial is developed as such and become a part of the character of the Town.</p>	<p>Outcome 2, Strategy A: Attract larger and heavier commercial outlets to the North and South ends of Town.</p>	<p>Strategy A, Action Step 1: Work with the Maryland Department of Planning and Carroll County on any larger prospects looking for land in the County.</p>	<p>Mayor and Council Town of Hampstead Staff Planning &amp; Zoning Commission Maryland Department of Planning Carroll County</p>
		<p>Strategy A, Action Step 2: Work with the Department of Housing and Community Development and the Department of Business and Economic Development to strategically target commercial zoning to encourage redevelopment and filling vacancies.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Department of Housing and Community Development Department of Business and Economic Development</p>
		<p>Strategy A, Action Step 3: Work with developers and engineers on land use zoning regulations and available properties.</p>	<p>Mayor and Council Town of Hampstead Staff Planning &amp; Zoning Commission Developers Land engineers</p>
		<p>Strategy A, Action Step 4: Incentivize façade improvements and renovation of vacant buildings.</p>	<p>Mayor and Council Town of Hampstead Staff Department of Housing and Community Development</p>
		<p>Strategy A, Action Step 5: Encourage all new developments and buildings to be oriented towards achieving some level of Leadership in Energy and Environmental Design (LEED) certification.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead United States Green Building Council</p>
<p>Outcome 3: Increase incentives for businesses that offer high quality local jobs.</p> <p>Progress Measure: Number of new, green businesses who employee Hampstead residents.</p>	<p>Outcome 3, Strategy A: Work with Carroll County and other organizations to establish a grant/revolving loan program for green job employers.</p>	<p>Strategy A, Action Step 1: Reach out to Carroll County to determine if they have a relationship with any other organizations that might be able to help establish a grant/revolving loan program.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Carroll County Grant organizations</p>

		Strategy A, Action Step 2: Educate and assist businesses on applying for environmental grants and loans through places like the Department of Energy, Environmental Protection Agency, National Science Foundation, Department of Housing and Community Development and the Department of Business and Economic Development.	Mayor and Council Town of Hampstead Staff Planning & Zoning Commission Department of Energy Environmental Protection Agency National Science Foundation Department of Housing and Community Development Department of Business and Economic Development
		Strategy A, Action Step 3: Work on a budget item for the Town’s own “green” grant program.	Mayor and Council Town of Hampstead Staff Planning & Zoning Commission Sustainable Community Workgroup Green Team
	Outcome 3, Strategy B: Recruit green job employers to Town.	Strategy B, Action Step 1: Conduct research on how to recruit green jobs.	Town of Hampstead Staff Carroll County Economic Development Department of Housing and Community Development Sustainable Maryland Office of Sustainability
		Strategy B, Action Step 2: Work with Carroll County Economic Development on positioning the Town for green job recruitment.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Carroll County Economic Development Department of Housing and Community Development Maryland Department of Planning
<p>Outcome 4: Improve business awareness of and participation in the Hampstead Merchants Association.</p> <p>Progress Measures: Measure the number of business owners attending the Hampstead Merchants Association meetings and community events.</p>	Outcome 4, Strategy A: Create a plan of action with the Hampstead Merchants Association on business participation.	Strategy A, Action Step 1: Work with the Board of the Hampstead Merchants Association to determine how we can market the association’s benefits to new and existing local businesses.	Town of Hampstead Staff Hampstead Merchant Association Board Local Businesses
		Strategy A, Action Step 2: Establish a team to reach out to current business owners and welcome new business owners.	Town of Hampstead Staff Hampstead Merchant Association Board Local Businesses Prospective Business Owners

	Outcome 4, Strategy B: Use established/emerging technologies to communicate with business owners.	Strategy B, Action Step 1: Designate a point person to send out information on the Hampstead Merchants Association.	Town of Hampstead Staff Hampstead Merchant Association Board Local Businesses
	Outcome 4, Strategy C: Conduct outreach activities.	Strategy C, Action Step 1: Work with other organizations to define a plan on conducting outreach activities to get individuals and businesses involved.	Town of Hampstead Staff Hampstead Merchant Association Board Local Businesses
	Outcome 4, Strategy D: Support new community events that generate interest/activity in the downtown area.	Strategy D, Action Step 1: Maintain a calendar of events to include a “what’s new” location and work with organizations on developing community awareness.	Town of Hampstead Staff Hampstead Merchant Association Board Local organizations Municipalities in Carroll County

## Transportation

(Transportation strengths and weaknesses can include access to transit corridors, pedestrian safety and accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, proximity to transportation centers, parking, road conditions)

### Strengths

- Construction and implementation of the Hampstead Bypass has provided a safer roadway and less congestion through Main Street (Maryland Route 30).
- Most of the downtown area has sidewalks on both sides of Main Street and is walkable.
- Some roadways have the space and are able to accommodate separate bike lanes.
- Residents and visitors have park and ride access from Route 30 and Route 482.
- CSX Rail System travels through Hampstead from North Baltimore to York, Pennsylvania.
- Hampstead is in direct access to Interstate 795 via Route 30, Route 482 to Route 27, Route 91 and Route 140. These roads provide commuters a direct route to Westminster, Owings Mills, Baltimore, Towson, White Marsh, Hunt Valley, Glen Burnie, Ellicott City, Columbia, etc.
- Hampstead is conveniently located with access to the Hunt Valley Light Rail Station and the Owings Mills Subway station (Not directly served within our transit system - 25 minute drive from Hampstead).
- Carroll County offers two transit system options. Carroll Transit System is a privately owned company that provides reliable, efficient and safe transportation to older adults, persons with disabilities, economically disadvantaged citizens, transportation dependent citizens and the general public of Carroll County. The ARC of Carroll County assists individuals with intellectual and developmental disabilities and provides adult transportation in support of the various employment and day service programs.

### Weaknesses

- Street parking is available but there is a lack of visual connection for off-street parking in and throughout the downtown area with only two public parking locations – Houck Avenue (50 spaces) and Fairmount Road (15 spaces).
- Some individuals are not comfortable with street parking due to the narrowness of the streets and closeness of traffic (including larger trucks).
- Lack of funding for new roads and road repairs – Highway User Revenue Funding.
- Traffic congestion on Main Street (Maryland Route 30) due to multiple entrances that impede vehicular traffic flow and interrupt pedestrian movement.
- There are a large number of Hampstead residents that work outside of the Town/County resulting in heavier commuter traffic through Town.
- Absence of separate bike lanes.
- Side-walks in older sections of the town are in very poor condition and need repairs.

Desired Outcomes and Progress Measures →	Strategies →	Action Items →	Implementation Partners
<p>Outcome 1: Reduce the number of individuals who drive to work alone by creating opportunities and encouraging commuters to carpool. Carpooling and ride sharing may decrease reliance on single occupancy automobiles, reduce gas and provide energy efficiency and savings.</p> <p>Progress Measures: Increase carpooling and ride sharing by five (5) percent within the next five (5) years.</p>	<p>Outcome 1, Strategy A: Promote use of transportation choices through education and marketing.</p>	<p>Strategy A, Action Step 1: Reach out to homeowners via local papers, mailings and surveys to see if there would be an interest or demand in a carpooling/ride sharing program.</p>	<p>Mayor and Council Town of Hampstead Staff Town of Hampstead Residents State Highway Administration</p>
		<p>Strategy A, Action Step 2: Develop a plan with interested members on transportation choices. Programs such as Maryland Department of Transportation’s “Commuter Choice Maryland” which provides individuals a Ridesharing Coordinator who can provide options for ride sharing that will “help lower community costs, reduce congestion, improve air quality and help meet new people”. They can also provide MTA transit for less than full fares.</p>	<p>Mayor and Council Town of Hampstead Staff Town of Hampstead Residents State Highway Administration Maryland Department of Transportation</p>
		<p>Strategy A, Action Step 3: Market the current park and ride at the traffic circle of Route 482 and Route 30 (40 spaces).</p>	<p>Mayor and Council Town of Hampstead Staff State Highway Administration</p>
		<p>Strategy A, Action Step 4: Monitor the park and ride at the traffic circle and Route 482 to determine if it is adequately serving the community and look at appropriate timing to add additional spaces allocated for this area (35 additional spaces).</p>	<p>Mayor and Council Town of Hampstead Staff Department of Public Works Hampstead Police Department Carroll County Roads State Highway Administration</p>
		<p>Strategy A, Action Step 5: Market other park and ride options (Manchester Park and Ride – 28 spaces, Fenby Park and Ride in Westminster – 101 spaces and Sandymount Park and Ride in Finksburg – 80 spaces).</p>	<p>Mayor and Council Town of Hampstead Staff State Highway Administration</p>
		<p>Strategy A, Action Step 6: Explore opportunities for sharing off street parking lots.</p>	<p>Mayor and Council Town of Hampstead Staff Local Business Owners</p>

	Outcome 1, Strategy B: Work on obtaining additional land for more park and ride locations within the Town's municipal boundaries.	Strategy B, Action Step 1: Add additional 35 spaces to location allocated on the bypass and 482.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Carroll County Roads State Highway Administration
		Strategy B, Action Step 2: Review the Town and work with Carroll County Roads and State Highway Administration on possible land acquisitions for new locations.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Department of Public Works Carroll County Roads State Highway Administration
		Strategy B, Action Step 3: Discuss the options of designing these new locations with pervious surfaces in order to maintain stormwater regulations while fostering transportation initiatives.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Carroll County State Highway Administration Land Use Planners Maryland Department of the Environment Developers Engineers
<p>Outcome 2: Discuss options to make additional parking available to shoppers visiting our Main Street Business locations.</p> <p>Progress Measures: Complete parking lot analysis over the next year to determine if there is a need for additional parking. If there is a need for additional parking, create a committee and work on establishing this new location</p>	Outcome 2, Strategy A: Determine if the current parking lot locations are adequate.	Strategy A, Action Step 1: Monitor current parking lot locations for use.	Town of Hampstead Staff Hampstead Police Department Department of Public Works
	Outcome 2, Strategy B: Develop new parking lots that will support the commercial area of Main Street.	Strategy B, Action Step 1: Review current Town owned land to see if any of our locations are appropriate for some additional parking allocated for Main Street.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Hampstead Police Department Department of Public Works
		Strategy B, Action Step 2: Review other locations within Town that could possibly be purchased and are capable of holding a parking pad for residents and visitors.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Hampstead Police Department Department of Public Works

	Outcome 2, Strategy C: Work with local businesses on shared use options.	Strategy C, Action Step 1: Review businesses hours throughout Town to determine if there are any businesses closed during operating hours of another business to provide shared use during other business operating hours or during special events.	Town of Hampstead Staff Local Businesses
<p>Outcome 3: Discuss the option of installing an electric car charging station in Town.</p> <p>Progress Measure: If the option is found to be feasible and economically beneficial, installation of at least one Level Two charging station in our Downtown area.</p>	Outcome 3, Strategy A: Determine if there is a need in Town for an electric car charging station.	Strategy A, Action Step 1: Speak with local car dealers to find the number of electric cars being purchased in the area.	Town of Hampstead Staff Local Car Dealers
		Strategy A, Action Step 2: Obtain statistical data on the number of individuals in Hampstead or in the surrounding area who have installed their own residential charging stations.	Town of Hampstead Staff Carroll County Permits Maryland Department of Transportation
		Strategy A, Action Step 3: Review local maps that show electric charging stations in the area. Are they close to Town?	Town of Hampstead Staff
		Strategy A, Action Step 4: Look into the difference size stations and what the costs associated are.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff
	Outcome 3, Strategy B: Determine if an electric car charging station holds value for the Town and provides an economic benefit to the downtown business district.	Strategy B, Action Step 1: Determine if there is a location in the downtown area that an electric charging station can be installed.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Department of Public Works Hampstead Police Department Local Businesses
		Strategy B, Action Step 2: Speak with other municipalities to see if they currently have an electric car charging station and if so if they believe it has been a value to businesses.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Municipalities in Carroll County
		Strategy B, Action Step 3: Discuss if this will be a free amenity to users or if there will be a fee for use.	Mayor and Council Town of Hampstead Staff

		Strategy B, Action Step 4: Work with energy groups to see if they offer any programs for assistance in installation and services.	Mayor and Council Town of Hampstead Staff Energy Providers
<p>Outcome 4: Encourage development or redevelopment of sidewalks and pedestrian paths, particularly in our residential and commercial locations.</p> <p>Progress Measures: Complete redevelopment of all sidewalks currently in the revitalization area and new sidewalks in those locations without current sidewalks, making sure all meet ADA regulations. Final design to include completion of sidewalks and pedestrian paths by the Spring/Fall of 2018.</p>	Outcome 4, Strategy A: Make sure all current sidewalks that are in place are removed and reset to meet ADA requirements.	Strategy A, Action Step 1: Work with BGE on pole locations and State Highway Administration on sidewalk replacements for the upcoming Main Street Revitalization project.	Town of Hampstead Staff Department of Public Works BGE State Highway Administration Developers Engineers
	Outcome 4, Strategy B: Make sure all locations without current sidewalks in place are installed and meet ADA requirements.	Strategy B, Action Step 1: Work with BGE on pole locations and State Highway Administration on sidewalk installation locations for the upcoming Main Street Revitalization project.	Town of Hampstead Staff Department of Public Works BGE State Highway Administration Developers Engineers
	Outcome 4, Strategy C: Make all intersections safer with new crosswalks and crossing options.	Strategy C, Action Step 1: Work with BGE on intersection upgrades and State Highway Administration on crosswalk locations for the upcoming Main Street Revitalization project.	Town of Hampstead Staff Department of Public Works BGE State Highway Administration Maryland Department of Transportation Developers Engineers
	Outcome 4, Strategy D: Work with new developers on community plans making sure they involve ADA compliant sidewalks. Make every attempt to interconnect these locations with other sidewalk locations for a more walkable Town.	Strategy D, Action Step 1: Work with developers on any new residential or commercial properties within Town.	Mayor and Council Town of Hampstead Staff Planning and Zoning Commission Board of Zoning Appeals Carroll County State Highway Administration Developers Engineers
	Outcome 4, Strategy E: Increase pedestrian lighting throughout Main Street	Strategy E, Action Step 1: Work with State Highway Administration on their lighting design for the Main Street Revitalization project to make sure new LED pedestrian lighting is in place to provide a safer area.	Mayor and Council Town of Hampstead Staff Department of Public Works State Highway Administration Lighting Contractors

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# Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Majority of developed land is residential.</li> <li>New housing developments are in the pipeline.</li> <li>Properties are currently available in all styles (Apartment, Condominium, Townhouse and Single Family).</li> <li>Age in place positioning.</li> <li>Named one of the “Most Affordable Places to Live” by Smartasset.com.</li> <li>Received the “Safest Place to Live” recognition from Movoto Real Estate.</li> </ul>	<ul style="list-style-type: none"> <li>Lacks buffers to define residential areas/neighborhoods.</li> <li>Aging homes built in 1980/1990.</li> <li>About three (3) percent of housing units are currently vacant.</li> <li>Dilapidated older buildings that need interior and exterior updating.</li> </ul>

Desired Outcomes and Progress Measures →	Strategies →	Action Items →	Implementation Partners
<p>Outcome 1: Support additional private sector housing opportunities for young/elderly residents.</p> <p>Progress Measures: The number of elderly residents will increase and the number of young home owners will increase.</p>	<p>Outcome 1, Strategy A: Identify potential buildings that could be redeveloped for senior housing or identify possible infill lots for senior housing.</p>	<p>Strategy A, Action Step 1: Create a workgroup to discuss the needs of the aging population and determine possible housing opportunities for our elderly residents.</p>	<p>Mayor and Council Town of Hampstead Staff Planning &amp; Zoning Commission Local residents</p>
		<p>Strategy A, Action Step 2: Work with residents in our current locations to assess needs and find what they believe are the strengths and weaknesses of their current residence.</p>	<p>Town of Hampstead Staff Organization Staff Area residents</p>
		<p>Strategy A, Action Step 3: Determine if there are any current vacant commercial buildings that can be transitioned into Senior housing.</p>	<p>Mayor and Council Planning &amp; Zoning Commission Town of Hampstead Staff</p>
	<p>Outcome 1, Strategy B: Establish down payment assistance programs for first time home buyers.</p>	<p>Strategy B, Action Step 1: Create a workgroup to discuss the housing needs of the younger population.</p>	<p>Mayor and Council Town of Hampstead Staff Planning &amp; Zoning Commission Local residents</p>
		<p>Strategy B, Action Step 2: Work with the Department of Housing and Community Development on their Maryland Mortgage Program that provides home loans and down</p>	<p>Town of Hampstead Staff Department of Housing and Community Development</p>

		<p>payment assistance to Maryland working families who are first time homebuyers and bring in an income below a certain level.</p>	
		<p>Strategy B, Action Step 3: Work with the Department of Housing and Urban Development and local or even national banks to establish assistance programs for down payments and flexible mortgage options.</p>	<p>Town of Hampstead Staff Department of Housing and Urban Development Local and National Banks</p>
		<p>Strategy B, Action Step 4: Work with developers on completing condominium plans as a lower cost option for new residents.</p>	<p>Mayor and Council Town of Hampstead Staff Planning &amp; Zoning Commission Developers Carroll County Permits</p>
<p>Outcome 2: Reduce the number of foreclosures around Town with a focus on the downtown area.</p> <p>Progress Measures: The current number of foreclosures will decrease by ten (10) properties within the next three years.</p>	<p>Outcome 2, Strategy A: Determine the number of foreclosed properties within the Town boundaries.</p>	<p>Strategy A, Action Step 1: Create a list of all foreclosed and vacant homes and properties in the Town limits.</p>	<p>Town of Hampstead Staff Department of Public Works Hampstead Police Department Maryland Foreclosure Registry</p>
		<p>Strategy A, Action Step 2: Work with the Department of Housing and Community Development on their Community Legacy Program for funding assistance on façade improvements.</p>	<p>Town of Hampstead Staff Department of Housing and Community Development</p>
		<p>Strategy A, Action Step 3: Discuss renovation opportunities with local developer's incentives available for façade improvements of old and rundown buildings.</p>	<p>Town of Hampstead Staff Department of Housing and Community Development Local Developers/Contractors</p>
		<p>Strategy A, Action Step 4: Partner with a developer to acquire and renovate a small number of vacant homes in key locations.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Developers</p>
<p>Outcome 3: Preserve quiet residential neighborhoods.</p>	<p>Outcome 3, Strategy A: Control residential development to a certain number of lots per year in designated areas</p>	<p>Strategy A, Action Step 1: Form a work group of qualified persons to discuss controlling residential</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff</p>

<p>Progress Measures: Measure number of residential properties permitted each year. Measure number of public spaces created since Sustainable Community designation. Measure the number of residential code violation citations given per year.</p>	<p>to not interfere with established neighborhoods.</p>	<p>development per year and generate policies.</p>	<p>Carroll County Permits</p>
		<p>Strategy A, Action Step 2: Coordinate and share defined policies with Carroll County permitting office.</p>	<p>Town of Hampstead Staff Carroll County Permits</p>
	<p>Outcome 3, Strategy B: Create useable/friendly public spaces to foster a neighborly community.</p>	<p>Strategy B, Action Step 1: During the early stages of construction, work with Developers on Open Space requirements and introducing pedestrian pathways and trails into their designs.</p>	<p>Town of Hampstead Staff Planning and Zoning Commission Developers Land Engineers</p>
		<p>Strategy B, Action Step 2: Create a map/list of priority locations for new public spaces.</p>	<p>Town of Hampstead Staff Department of Public Works Carroll County Department of Natural Resources</p>
		<p>Strategy B, Action Step 3: Work with neighborhood groups on clean-up projects.</p>	<p>Town of Hampstead Staff Homeowners Associations Neighborhood residents</p>
	<p>Outcome 3, Strategy C: Maintain the quality and appearance of residential housing.</p>	<p>Strategy C, Action Step 1: Create a map/list of buildings that need façade improvements.</p>	<p>Town of Hampstead Staff Department of Public Works Carroll County Department of Housing and Community Development</p>
		<p>Strategy C, Action Step 2: Apply for state funds through Department of Housing and Community Development for residential façade improvements.</p>	<p>Town of Hampstead Staff Department of Housing and Community Development</p>
		<p>Strategy C, Action Step 3: Work with code enforcement agents on leniency and issuing more citations for violations.</p>	<p>Town of Hampstead Staff Department of Public Works Hampstead Police Department</p>

## Quality of Life

**(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc)**

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>● Historical Train Station Museum</li> <li>● Small town atmosphere</li> <li>● North Carroll Library</li> <li>● North Carroll Senior Center</li> <li>● Several parks within Town that include basketball courts, tennis courts, volleyball courts, walking paths, skate parks, ponds for fishing, picnic areas and pavilions.</li> <li>● Leister Park is a Carroll County park but is located just outside of Town</li> <li>● Four Seasons Sports Complex offers gym facilities, youth programs, daycare, etc. – this complex is outside of Town but is still local to our residents.</li> <li>● Friendly Town Staff</li> <li>● Dedicated Public Works Department with our own Water Operators</li> <li>● Exceptional Police Department</li> <li>● Volunteer Fire Engine &amp; Hose Company</li> <li>● US Post Office downtown</li> <li>● Strong school system.</li> <li>● LEED [Leadership in Energy and Environmental Design] certified schools and incoming businesses.</li> <li>● Town events: Christmas Tree Lighting, Farmers Market, Hampstead Day, Hampstead Community Expo, Fall Fest.</li> <li>● Art exhibit in Town Hall with local artists paintings.</li> <li>● Safest Place to live in Maryland recognition by Movoto Real Estate</li> <li>● Best Place to Raise Kids recognition from Bloomberg Businessweek</li> <li>● Named number two in the ten Best Cities in Maryland To Achieve a Work-Life Balance by Zippia.</li> </ul>	<ul style="list-style-type: none"> <li>● Participation in local government is nominal</li> <li>● Lack of programs and activities, specifically for younger adults</li> <li>● Lacks a unifying identity in the Sustainable Community Area</li> </ul>

Desired Outcomes and Progress Measures →	Strategies →	Action Items →	Implementation Partners
<p>Outcome 1: Create a prosperous, vibrant community identity that provides a sense of place and achieves balanced growth all while protecting our unique heritage.</p> <p>Progress Measures: Number of new lights and place making signs installed.</p>	<p>Outcome 1, Strategy A: Provide sidewalks and street lights.</p>	<p>Strategy A, Action Step 1: Meet with stakeholders to determine where sidewalks and streetlights are needed and discuss creating an outline for future planning.</p>	<p>Town of Hampstead Staff Department of Public Works State Highway Administration Maryland Department of Transportation</p>
		<p>Strategy A, Action Step 2: Complete a study of the interesting places throughout Town and provide informational signage.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Department of Public Works Carroll County Historical Society</p>

	Outcome 1, Strategy B: Provide place making features and design.	Strategy B, Action Step 1: Create a work group to study the interesting places throughout Town and provide informational signage.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Department of Public Works State Highway Administration Maryland Department of Transportation
		Strategy B, Action Step 2: Work with local schools to obtain children’s input/educational programming on design. Hire designers.	Town of Hampstead Local Schools
<p>Outcome 2: Improve resident awareness of and participation in local government.</p> <p>Progress Measures: Measure the number of citizens attending the council meetings and community events.</p>	Outcome 2, Strategy A: Use established/emerging technologies to communicate with residents.	Strategy A, Action Step 1: Designate a point person to contact local media to ensure they are aware of upcoming meetings/events; televised/media to provide coverage.	Town of Hampstead Staff Carroll Media Center Local newspapers
		Strategy A, Action Step 2: Provide information on our website and via Facebook for residents so they are aware of the dates, times and agenda items.	Town of Hampstead Staff
	Outcome 2, Strategy B: Conduct outreach activities.	Strategy B, Action Step 1: Coordinate with local organizations, schools, businesses, etc. to disseminate outreach information.	Mayor and Council Town of Hampstead Staff Hampstead Merchants Association Schools Local Businesses
	Outcome 2, Strategy C: Support new community events that generate interest/activity in downtown.	Strategy C, Action Step 1: Make sure the Mayor and Town Council are at community events downtown and throughout the Town.	Town of Hampstead Staff Local organizations Municipalities in Carroll County
		Strategy C, Action Step 2: Keep a calendar of events that link to or include business and organizational events that will help provide additional community awareness.	Town of Hampstead Staff Local organizations

<p>Outcome 3: Improve resident awareness of the comprehensive plans, community decisions and the impacts of each.</p> <p>Progress Measure: Number of residents who attend the Council Meetings to hear and understand the community decisions being made. Number of residents who come into Town Hall to review the comprehensive plan, or call in for assistance on where it is located online.</p>	<p>Outcome 3, Strategy A: Conduct outreach activities so residents are aware what the comprehensive plan is, why it is important to the Town, how often it is adopted, etc.</p>	<p>Strategy A, Action Step 1: Hold an internal meeting on how we can reach out to residents to have them attend more Council Meetings achieving a higher level of understanding on the community decisions being made.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Local Businesses Local Residents</p>
		<p>Strategy A, Action Step 2: Hold an internal meeting to see how we can push out the comprehensive plan more efficiently so residents are aware of this important document.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Carroll County Local Businesses Local Residents</p>
		<p>Strategy A, Action Step 3: Set up the comprehensive plan on the Town's website in a condensed version so you only have to click on a link to one document that houses all the information and maps together.</p>	<p>Town of Hampstead Staff</p>
		<p>Strategy A, Action Step 4: Translate this technical document that is full of jargon to some, making sure it comes across in plain English. Create some white pages.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Carroll County</p>
<p>Outcome 4: Promote Town-wide broadband/Wifi.</p> <p>Progress Measures: Measure length/distance of cable/fibers increase.</p>	<p>Outcome 4, Strategy A: Work with governments and private sector to provide broadband/Wifi to all buildings.</p>	<p>Strategy A, Action Step 1: Apply for state and federal funding.</p>	<p>Mayor and Council Town of Hampstead Staff Local Internet Providers</p>

## Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>● Two industrial nodes on the north and south end of Town.</li> <li>● Own and operate municipal water supply, can control additional connections/expansions to manage growth.</li> <li>● Smart neighborhoods that are infilling and redeveloping.</li> </ul>	<ul style="list-style-type: none"> <li>● Building footprints in historic core that are not attractive to regional and national chains (casual food, dining options).</li> <li>● Infrastructure concerns with water and sewer.</li> <li>● Undeveloped land.</li> </ul>

- Within a priority funding area – smart growth.
- Currently installing a new water line on Main Street.
- Will have new ADA compliant sidewalks and pedestrian lighting after revitalization.
- The Town has the ability to offer facilities and land if available.

- Low number of retail stores in the downtown district.
- Retired Main Street = Streetscape.

Desired Outcomes and Progress Measures →	Strategies →	Action Items →	Implementation Partners
<p>Outcome 1: Concentrate development in/around existing town.</p> <p>Progress Measures: Adaptive reuse of existing buildings and infill development; increased density per acre.</p>	<p>Outcome 1, Strategy A: Manage downtown commercial developments, making sure they are smaller in size and scale.</p>	<p>Strategy A, Action Step 1: Review existing building inventory.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff</p>
		<p>Strategy A, Action Step 2: Brainstorm ideas on how to promote infill development.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff</p>
		<p>Strategy A, Action Step 3: Review current vacant buildings to determine if any of them will support an incubator space where smaller startup individuals/businesses are able to share one common space at a reduced lease amount.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Property Owners Developers</p>
		<p>Strategy A, Action Step 4: Develop ideas on how to market the incubator space to individuals or startup businesses.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Carroll County Business and Economic Development Local Businesses Hampstead Merchants Association</p>
	<p>Outcome 1, Strategy B: Direct heavier commercial development to established nodes.</p>	<p>Strategy B, Action Step 1: Review existing commercial inventory.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff</p>
		<p>Strategy B, Action Step 2: Review land plans to determine locations new commercial developments can be established.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff</p>
		<p>Strategy B, Action Step 3: Brainstorm ideas on</p>	<p>Mayor and Council</p>

		how to promote available space in our existing business parks.	Planning and Zoning Commission Town of Hampstead Staff
	Outcome 1, Strategy C: Manage industrial development.	Strategy C, Action Step 1: Review existing industrial development code and make recommendations for changes.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff
		Strategy C, Action Step 2: Develop plan to attract new industrial development.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff
Outcome 2: Complete comprehensive rezoning to achieve desired land uses.  Progress Measure: Development plans will reflect new zoning classifications.	Outcome 2, Strategy A: Rezone properties that are not utilized.	Strategy A, Action Step 1: Review current zoning plans. What are the strengths and weakness of current uses? What are we looking for? How long does something have to sit before the option of a zoning change becomes possible?	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Legal Counsel
		Strategy A, Action Step 2: Develop new zoning designations to encourage development of infill lots.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Legal Counsel
Outcome 3: Retain industrial development in appropriately designed fringe areas of Town with sufficient buffers to established residential areas.  Progress Measure: Established buffers have been met with any new industrial developments.	Outcome 3, Strategy A: Establish buffer area necessary between an industrial development and an established neighborhood to make sure we are providing a sense of place and a good quality of life.	Strategy A, Action Step 1: Create a work group to determine what the desired buffer would be should an industrial developer want to develop near a residential neighborhood.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Department of Public Works Hampstead Police Department Sustainable Community Workgroup
		Strategy A, Action Step 2: Upon discussion review, make sure that the Town Code is written as such to prevent any industrial developers developing land close to a residential neighborhood unless they can meet the desired buffer standards.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Legal Counsel
Outcome 4: Control downtown commercial development by making sure that businesses are small in size and scale and that enhance family values and maintain our small town atmosphere.  Progress Measure: No medium to large commercial developments	Outcome 4, Strategy A: Define what is meant by small size and scale for any commercial development in the Main Street area.	Strategy A, Action Step 1: Create a workgroup to determine what the Town means by small size and scale. Is it a certain size building, is it a certain number of employees, is it the type of business, etc.	Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Department of Public Works Hampstead Police Department

<p>will be established on Main Street.</p>			Sustainable Community Workgroup
<p>Outcome 5: Direct heavier commercial development to areas around the established “nodes” on the north and south ends of Town.</p> <p>Progress Measure: All new heavy commercial developers that are interested in land will develop in the northern or southern nodes of Town.</p>	<p>Outcome 5, Strategy A: Continue to direct heavier commercial developments to the northern and southern nodes of Town.</p>	<p>Strategy A, Action Step 2: Upon discussion review, make sure that the Town Code is written as such to define what small size and scale are so that new business owners and developers are aware of the specifications for commercial businesses in the Main Street area.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Legal Counsel</p>
		<p>Strategy A, Action Step 1: Discuss with all pertinent parties the areas that the Town believes are their northern and southern nodes.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Carroll County Land Use and Planning</p>
		<p>Strategy A, Action Step 2: Make sure our zoning allows for commercial developments in these locations.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff</p>
		<p>Strategy A, Action Step 3: Work with Carroll County to see if they know of any businesses, developers that are interested in developing these locations.</p>	<p>Mayor and Council Planning and Zoning Commission Town of Hampstead Staff Carroll County Land Use and Planning Business Owners Developers</p>