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## CHECKLIST & TABLE OF CONTENTS

**APPLICANT:** Town of Myersville

**NAME OF SUSTAINABLE COMMUNITY:** Sustainable Myersville

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 Baseline Information and Map: In addition to the baseline narrative, include a hard copy of the proposed Sustainable Communities map in Tab 2.
- TAB #3** Local Capacity to Implement Plans & Projects and Workgroup Roster: Attach Sustainable Communities Workgroup roster noted in Section III
- TAB #4** Sustainable Community Plan
- TAB #5** Progress Measures
- TAB #6** Local Support Resolution and Letters of Support: 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 #7** Signed Sustainable Community Application Disclosure Authorization and Certification
- TAB #8** CD-ROM: The CD-ROM should include the following contents:
  - Map in pdf format of the proposed Sustainable Communities area
  - GIS shapefile of the proposed Sustainable Community boundaries and other GIS related data, eg, 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
  - Pictures (jpeg format) of your Sustainable Community as it relates to your application

**All documents on this checklist are mandatory.  
Failure to provide the requested document will automatically deny your application.**

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**I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**

**Name of Sustainable Community:** Sustainable Myersville

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**Legal Name of Applicant:** Town of Myersville

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**Federal Identification Number:** 52-1458619

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**Street Address:** 301 Main St. PO Box 295

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**City:** Myersville                      **County:** Frederick                      **State:** MD                      **Zip Code:** 21773

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**Phone No:** 301-293-4281      **Fax:** 301-293-3080      **Web Address:** www.myersvillemd.govoffice2.com

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**Sustainable Community Contact For Application Status:**

**Name:** Brandon Boldyga                      **Title:** Planning & Zoning Administrator

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**Address:** 301 Main Street PO Box 295                      **City:** Myersville                      **State:** MD                      **Zip Code:** 21773

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**Phone No:** 301-293-4281      **Fax:** 301-293-3080      **E-Mail:** bboldyga@myersville.org

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**Person to be contacted for Award notification:**

**Name:** Brandon Boldyga                      **Title:** Planning & Zoning Administrator

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**Address:** 301 Main Street, PO Box 295                      **City:** Myersville                      **State:** MD                      **Zip Code:** 21773

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**Phone No:** 301-2934-281      **Fax:** 301-293-3080      **E-mail:** bboldyga@myersville.org

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## II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, nature, 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)

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 Area(s):

County: Frederick

Name of Sustainable Community: Sustainable Myersville

**Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the project location map, a detailed listing of parcels(i.e. Parcel ID Numbers)that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD,**

[wolters@MdHousing.org](mailto:wolters@MdHousing.org)

Beginning at the point of intersection at the southern edge of the right-of-way of Church Hill Road and the southern edge of right-of-way of U.S. Route 40; thence following the southern edge of the right-of-way along Church Hill Road in a westerly direction to the intersection the right-of-way of Main Street; thence in a northerly direction to the intersection of the right-of way of Main Street and Parcel 339; thence following the boundary of Parcel 339 to the point of intersection of the boundary of Parcel 339 and the boundary of Parcel 340; thence east along the southern boundaries of Parcels 340- 342 to the intersection of the boundary of Parcel 342 and the boundary of Parcel 345; thence south along Parcels 345, 346, 348, 350, 351 to the point of intersection of the boundary of Parcel 352 and the boundary of Parcel 355; thence along the boundary of Parcel 355 to the point of intersection of Parcel 251 and Parcel 355; thence west along the Parcel 251; thence south along the boundary of Parcel 251 to the point of intersection with the of the right-of-way of Monument Road; thence east into the right-of-way of Monument Road; thence following the center line of Monument Road in an easterly direction; thence turning abruptly south to the point of intersection of the of right-of-way of Monument Road Parcel 259; thence south along the boundary of Parcel 259; thence following the boundary lines of Parcel 263, Parcel 264-266 and a portion of Parcel 268 until the point of intersection of Parcel 268 and Parcel 515; thence west along Parcel 515; thence south following the Town Limits to the point of intersection of the boundary of Parcel 176 and the edge of the right-of-way of I-70; thence along the edge of the right-of-way of I-70 to the south-western most point of Parcel 173; thence following the Town Limits to the point of intersection of the boundary of Parcel 19 and the boundary of Parcel 173; thence along the north-eastern panhandle boundary line of Parcel 173 to the point of intersection of the boundary of Parcel 181 and the boundary of Parcel 173; thence along the eastern boundaries of Parcels 181-192 to the point of intersection of the southern edge of the right-of-way of Cedar Street; thence crossing the right-of way of Cedar Street to the south-eastern corner of Parcel 209; thence along the eastern boundaries of Parcels 209, 211 and 212 to a point along the southern boundary of Parcel 217; thence east along the southern boundaries of Parcels 217-220 and 222-226; thence north along the eastern boundary of Parcel 226 to the southern edge of the right-of-way of Poplar Street; thence crossing the right-of-way of Poplar Street to the corner of Parcel 228; thence north following the Town Limits in a to the northeast corner of Parcel 230; thence along the northern boundaries of Parcels 230, 229, and 232 to the point of intersection of the boundary of Parcel 244 and a point along the northern boundary of Parcel 232; thence north along the eastern boundary of Parcels 244 and 246 to the southern edge of the right-of-way of Maryland Route 17; thence crossing Maryland Route 17 to the boundary of Parcel 275; thence north along the eastern boundary lines of Parcels 275, 277-289 to the edge of Lushbaugh Way; thence north crossing Lushbaugh Way to the eastern boundary of Parcel 291; thence along the eastern boundary of Parcels 291- 294, 296 and 304 to a private access for the Myersville Baptist Church; thence north crossing the private access to the southeast corner of Parcel 309; thence east following the southern boundaries of Parcels 310-314; thence north running along the eastern boundary of Parcel 314 to the southern edge of the right-of-way of Harp Place; thence following the southern edge of the right-of-way of Harp Place to the Town Limits; thence running along the Town Limits to the southern edge of the right-of-way of U.S. Route 40; thence along the southern edge of the right-of-way of U.S. Route 40 to the point of beginning.

**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

Approximate number of acres within the SC Area: 162.66

Existing Federal, State, or Local designations(check all that apply)

- |   |  |
|---|--|
| <input type="checkbox"/> Community Legacy Area          | <input type="checkbox"/> Designated Neighborhood                       |
| <input type="checkbox"/> Main Street                    | <input type="checkbox"/> Maple Street                                  |
| <input type="checkbox"/> Local Historic District        | <input type="checkbox"/> National Register Historic District           |
| <input type="checkbox"/> A&E District                   | <input type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input type="checkbox"/> BRAC                           | <input type="checkbox"/> State Designated TOD                          |
| <input checked="" type="checkbox"/> Other(s) <u>PFA</u> |  |

**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**Prior revitalization Investments & Smart Growth:**

**(a) List and describe any significant State 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?**

(Answer space 4,000 characters)

There have been no significant Smart Growth or revitalization program investments made at the State or local level since 1997; however, there are programs available through the Frederick County Business Development and Retention Program. This program is run by the Frederick County Business Development Advisory Council (BDAC) to provide assistance to main street communities and municipalities in Frederick County. Support ranges from free business program consultations for local organizations to free access to Co-Star, a program that provides advertisement to main street properties for sale or rent that would ordinarily be unadvertised and remain vacant.

**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(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"?**

(Answer space 4,000 characters)

Smart Growth is hindered by three main factors in the Town of Myersville; Myersville has higher development fees than property outside of the Town Limits. The Town of Myersville mandates connection to public water and sewerage service provided by the Town for all new development within the Town Limits. Although this is appropriate environmentally, developers can build commercial establishments just outside of the Town Limits utilizing septic systems and private wells to service the newly constructed development. Even lands within the Town's growth boundary, as established by Frederick County, continue to develop utilizing wells and septic systems. The water and sewerage connection fees charged by the Town are necessary to make necessary improvements and repairs to the water and sewerage systems as more customers connect to the infrastructure. These fees average approximately \$14,300.00 that development outside of the Town Limits does not typically incur. A second barrier to Smart Growth in Myersville is that the Town cannot compete with the County's tax rate. For most business owners, the Town is an additional tax burden beyond the Federal, State and County taxes they already pay. This creates a "get out of town" mentality in the business owner community. This is not a problem specific to Myersville; this is a problem faced by many municipalities. The third major barrier to Smart Growth in Myersville is the Town's conservative and cautious population. Many of Myersville's residents have moved to the area to escape heavily populated areas closer to the Baltimore and Washington metropolitan areas. Many residents fear that Smart Growth will lead to a change in the Town's appearance and demeanor. Town residents are concerned that the small town nature of Myersville will give way to traffic congestion, scarce parking and architecture that may not fit the nature of the community as a whole. Many of these fears derive from Smart Growth patterns closer to the larger cities, where modern high rises and glass facades have replaced three-story masonry unit and wood frame structures; although, this does not define Smart Growth in smaller towns such as Myersville. The lack of understanding and fear of change drives the sense of resistance from many residents, who would otherwise support the principles of Smart Growth in Myersville.

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## II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

### **B. Community Conditions: Strengths and Weaknesses**

**(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 palces? What is the condition and availability of community parks and recreational assets? Are there transportaion assests? What is the current condition of community infrastructure such as roads and lighting?**

(Answer space 4,000 characters)

There are a number of community strengths within Sustainable Myersville. There is an abundant stock of well-maintained older residential structures. Many of these homes are well-maintained and hold high real-estate values in comparison to new single family homes built in the area. Sustainable Myersville also has a number of aesthetically pleasing street views including the well-maintained older homes along Main Street and a number of old churches which continue to be a vital part of the Myersville community. Sustainable Myersville also boasts convenient access to I-70 for those who commute east to Frederick, Baltimore and Washington or west to Hagerstown. I-70 bounds the Sustainable Myersville area to the south.

Community weaknesses within Sustainable Myersville include aging public infrastructure such as water and sewer utilities, storm drains, roads and sidewalks. The infrastructure of the Town is important to maintaining good homeowner investment within the community as well as attracting new development that will also need to utilize the infrastructure to be successful. Another weakness faced by Sustainable Myersville is the limited pedestrian access to Myersville's abundant parks and community facilities. With only a patch work of trails and sidewalks to connect Main Street to parks including Doub's Meadow Park and Harp Park, many of these resources go un-utilized by the Town's residents. Sustainable Myersville suffers from limited road connectivity between Main Street and other portions of Town, causing many residents to by-pass Main Street all together on U.S. Route 40, Canada Hill Road or Brethren Church Road to avoid the "hassle" of travelling down Main Street where traffic from I-70 is forced to enter and exit. The last main weakness of Sustainable Myersville is the lack of General Commercial (GC) zoned property available for development. The small portion of Sustainable Myersville zoned GC is predominantly occupied; lacks the space for required off-street parking and is held to the same standard as the GC area on the south end of Town along I-70. Space is not as scarce and fast food restaurants and gas stations are the predominant business type along I-70; however, this restricts development held to the same standard in the center of Town.

## II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

**(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?**

(Answer space 4,000 characters)

The Sustainable Myersville area is comprised of four of the Town's seven zoning designations. Along Main Street, zoning includes R-1 Single Family Residential, GC General Commercial and VC Village Commercial. By Code, the R-1 zoning district may only support single family residential development unless a special exception is granted by the Myersville Planning Commission. VC zoning allows for more flexible development including two-family residential development, office space, retail area, and commercial recreation. There is a large portion of Sustainable Myersville, portions of Parcels 10 and 515 within the Town limits that are currently undeveloped lands with VC zoning designation. This land would be ideal for mixed use development and revitalization efforts along Main Street. The GC zone along Main Street has very little room for further development, but has the potential for future redevelopment as the aging and unattractive buildings surrounding the Myersville Municipal Center within the GC Zone age and deteriorates.

Walnut Street and Poplar Street contain R-1 zoned properties suitable for single family residential development with multiple infill opportunities. Harp Place and Church Hill Road contain a mixture of R-1 zoned and Open Space (OS) zoned properties, including Harp Park. The potential for development of a County library branch on Harp Place on OS zoned property is a possibility as well. This would return the focal point to this area adjacent to Harp Park, on the former site of Myersville Elementary, and later Myersville Town Hall, until demolition in 2009.

## II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

**(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 with in or accessible to residents in the proposed SC Area?**

(Answer space 4,000 characters)

Quality of life within Sustainable Myersville is generally good, as most residents would agree. Crime is minimal, and violent crime is nearly non-existent. It is not unusual to see young children playing or residents walking the family pet on the sidewalk safely. The Town emergency shelter and the Town resident Deputy Sheriff, located within the Myersville Town Hall, and the Myersville Volunteer Fire Company are included in the Sustainable Myersville community, adding a level of security to those who live within Sustainable Myersville. The schools in the community are generally good. Children in Myersville attend Myersville Elementary School, located at 427 Main Street in Myersville, Middletown Middle School and Middletown High School located in nearby Middletown, Maryland. These schools generally rank higher among the Frederick County Public Schools (FCPS) system. Generally, safety and the quality of the education available to residents are the strengths of community quality of life in Sustainable Myersville.

Sustainable Myersville does have a few challenges in terms of quality of life as well. There are limited artistic and cultural resources available to those who live within Sustainable Myersville. With only a few restaurants, and no venues of public entertainment, there are limited opportunities for residents to go out and enjoy what the community has to offer. As Myersville is a “dry” town, many business owners have established their businesses elsewhere, where alcoholic beverage sales are permitted. This puts Sustainable Myersville at a disadvantage in attracting new businesses, especially restaurants, which depend on alcohol sales to generate revenue. Although there are a number of parks in Myersville, including Harp Park in Sustainable Myersville, access to these parks is relatively limited by a lack of trails, paths and sidewalks to connect the community as a whole to the different parks and green space. The trail which leads park patrons down to Doub’s Meadow Park from Main Street dead ends in a wetland area, stopping short of the main trail looping around the park. Most residents drive their vehicles to the park in order to enjoy the park. A lack of sufficient sidewalks along Harp Place and Maryland Route 17 restricts access to both Harp Park and Doub’s Meadow Park for children who may not live in the areas directly adjacent to the park areas.

**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**C. Natural Resources and Environmental Impact: Strengths and Weaknesses**

**(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?**

(Answer space 4,000 characters)

Sustainable Myersville maintains a healthy natural environment. The area includes park land, Harp Park, and is adjacent to a large amount of “green space” including Doub’s Meadow Park and a number of Open Space (OS) zoned lands. Sustainable Myersville also boasts a considerable amount of tree canopy coverage from street trees, trees planted by homeowners, trees planted at surrounding parks, and surrounding forest lands. Many of these trees are large dominant canopy trees, providing ample shade and protection from the sun and wind. Sustainable Myersville is adjacent to several creeks and streams such as Middle Creek, Little Catoctin Creek and Grindstone Run. Creeks and streams in and around Sustainable Myersville are generally in good health with an abundance of riparian buffers, adjacent wetland buffers and the implementation of several stream restoration efforts completed in recent years.

Air quality is one potential weaknesses of Sustainable Myersville environmentally. Compared to areas closer to Baltimore and Washington, Myersville’s air quality is generally good; however, Myersville’s location in Middletown Valley between South Mountain and the Catoctin Mountain mass creates an area where automobile exhaust from I-70 becomes trapped between the two areas of higher elevation. Recently, a proposed gas compressor station was sited with in the Town Limits of Myersville adjacent to sustainable Myersville. As a result of the U.S. Natural Gas Act (USNGA), the Town was unable to deny the site plan due to conflict with the Town’s Zoning Ordinances. Subsequently, the developer, a large power conglomerate, will be able to begin construction as soon as fall of 2014. Once this station is built, the combustion of a natural gas compressor will only add to the air quality issues experienced in the valley. Even with these changes, air quality should still remain higher than air quality experienced within the inner cities of Baltimore and Washington.

**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon foot print" 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?**

(Answer space 4000 characters)

The Town of Myersville has implemented several strategies to reduce the Town’s “carbon footprint”; this includes the Sustainable Myersville area. Recycling is required by all Town residents. Discarding recyclable materials with regular household waste is a cit-able offense which may result in fines. Recycling is offered to commercial establishments through the Frederick County Department of Solid Waste at a discounted rate. The Town has also explored the possibility of using solar power, generated by a solar farm in Town, to provide up to 80 percent of the electricity used by Town-operated facilities. The project would be constructed by a third party investment group which would then establish a power purchase agreement with the Town. Overall, the Town of Myersville and the Sustainable Myersville area is constantly striving to reduce the “carbon footprint” of Myersville.

**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(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.**

(Answer space 4000 characters)

The Town of Myersville does not implement stormwater management review or enforcement within the Town; Frederick County is the stormwater authority in place of the Town. However; in recent months, the Town has taken measures to correct stormwater facilities that were in disrepair, including storm drains and inlets along Main Street, as well as street grade repairs that previously caused flooding problems for several Town residents within the Sustainable Myersville area. As part of the Town’s Main Street Improvement Plan, storm drains and inlets have been repaired to avoid subterranean damage caused by stormwater overflow. Several street grades were re-graded to eliminate water overflow into private homes or sending water down steep grades where wash-out and soil erosion can occur.

Sustainable Myersville lacks on-site stormwater management features such as rain gardens or infiltration systems. The Sustainable Myersville community was established at the turn of the twentieth century, when stormwater management practices had not been developed. Storm drains and gutters were established later on, but only redirect stormwater instead of holding the water and infiltrating the water into the ground water supply.

**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses**

**(1) Describe the jurisdiction'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 conomic 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.**

(Answer space 4000 characters)

Myersville, like much of Frederick County, has a high number of commuters that make their way to Washington, DC or Baltimore for employment opportunities. Furthermore, Frederick and Hagerstown serve as secondary employment and market centers. Most of the large box stores and retail shops are located in Frederick and Hagerstown. With most residents travelling to the large shopping centers to conduct their business, and working in the cities of Washington and Baltimore, there is very little commercial and economic activity within the Town of Myersville. Sustainable Myersville includes two fast food restaurants, two gas stations, a diner, a farmer’s market, a bank, a barber shop, a chocolatier, an insurance agency, and a number of small offices and home occupations.

It is the desire of many residents and the Town to stimulate a more robust local economy. With several commercial development lots vacant, good access to I-70, good existing infrastructure, including broadband connection, cable and even new sidewalks on the north and south ends of Sustainable Myersville; there are opportunities to expand the local economy. Much like nearby Middletown, Maryland, Myersville can take advantage of the small town atmosphere and convenience factor to compete with large restaurant chains, box stores, and commercial parks found in the larger marketplaces of Frederick and Hagerstown. With many of the residents leaving for work in the cities during the day, local businesses should focus on convenience sales, where residents can purchase last minute items without driving long distances; and weekend and evening business, such as a diverse number of restaurants and entertainment. The Town has not made a coordinated effort at this point to attract new businesses or stimulate business start-ups in Myersville; however, the Town remains committed to the growth and economic health of the community.

**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

**(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 how and whether your jurisdiction's prevailing housing costs-both homeownership and rental - are affordable to households below 120% AMI, 80% AMI, 50% AMI. JWhat efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above?**

(Answer space 4000 characters)

Sustainable Myersville’s housing stock consists mostly of older single family homes, with a few apartment buildings and duplexes located throughout the community. Within Sustainable Myersville, a majority of the single family homes are owned by the occupants. As a whole, the community experiences a home ownership rate of approximately 90 percent, with three apartment buildings consisting of approximately 25 units making up the majority of the rental market within Sustainable Myersville. There is a nearly non-existent foreclosure rate within Sustainable Myersville, as home values and the employment rate remain high within the community. Home values within Sustainable Myersville range between \$200,000 and \$400,000 depending upon the size, age, condition, and style of the home. In recent months, homes within the community have sold for prices averaging approximately \$280,000.

Although higher home prices have ultimately led to increasing investment within the community, affordability is a problem for middle and low income families. The average median income (AMI) for Myersville, Maryland is \$89,375. A family earning 120 percent of the AMI would earn \$107,250 annually. A family earning 120 percent of the AMI would most likely be able to afford a single family home within Sustainable Myersville.

A family earning 80 percent of the AMI would earn \$71,500 annually. A family earning 80 percent of the AMI would most likely not be able to afford many of the higher priced single family homes within the community, but still may be able to purchase a home on the lower end of the price range. Targeting an older home that may need work, or a home with a smaller lot, would most likely allow a family earning 80 percent of the AMI to purchase a home within the Sustainable Myersville. The same family would certainly be able to afford a rental unit in the community area.

A family earning 50 percent of the AMI for Myersville, Maryland would earn \$44,687 annually. A family only earning 50 percent of the AMI would most likely be unable to afford to purchase a home in Sustainable Myersville. The same family would likely rent an apartment in one of the apartment buildings in the community for a rate equivalent to 25-30 percent of the total “bring home” income for the family. Although a family earning 50 percent of the AMI for Myersville may not live the most comfortable lifestyle, the family could certainly operate within their means and still live in Sustainable Myersville. There are several households within Sustainable Myersville where the total earnings are below 50 percent of the AMI for Myersville.

**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

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

(Answer space 4000 characters)

Sustainable Myersville is a relatively homogeneous population. The population is 95 percent Caucasian American or White, 2.2 percent African American or Black and 2.8 percent other various ethnicities. The median age for Sustainable Myersville is 34.5 years of age, with a mix of older retired individuals and young families with children. The average household size is approximately 3.5 persons per household with an average household income of approximately \$107,000. This includes households with incomes much higher and much lower than the average. 96.2 percent of all adults have completed a high school-level education or higher, with many individuals who hold Bachelor's, Master's, or Doctorate's level degrees. Overall, Sustainable Myersville is a predominantly Caucasian or white, middle-class, well-educated population who are either young families or older retirees.

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### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

**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?**

(Answer space 4000 characters)

The Town of Myersville maintains a Mayor and Council consisting of a single mayor as the Town's figure head and five (5) council members. Reporting to the Mayor and Council are several commissions and committees comprised of volunteers from the community. The Myersville Planning Commission, Parks and Recreation Committee, Budget Committee and the Capital Improvement Program (CIP) Committee are all organizations which report to the Mayor and Council that play a role in the Sustainable Myersville Work Group (SMWG). The Planning and Zoning Administrator serves as the SMWG adviser at the staff level for the Town with the Planning Commission and Mayor and Council serving as the decision-making bodies for the SMWG. With input from the Parks and Recreation Committee, Budget Committee and the CIP Committee, the Town Manager and Treasurer will gather and organize data at the staff level to report to the decision-making bodies. The public has ample opportunity to provide input at all regularly scheduled public meetings of the Mayor and Council, Planning Commission and various committees each month.

The SMWG adviser will administer the Sustainable Myersville Area Plan (SMAP) by channeling all objectives from the various committees and public-at-large to the Planning Commission. Once the Planning Commission determines the appropriate actions, considerations and priority level of each objective, the Planning Commission will make an official recommendation to the Mayor and Council for consideration. Once the Mayor and Council vote to approve or reject the objective, the objective is implemented by resolution, ordinance, or mandate from the Mayor and Council directly. Once the objective has been approved, Town staff ensures the objective's implementation through the necessary actions or steps.

### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

**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?**

(Answer space 4000 characters)

The Town of Myersville has never undertaken a revitalization plan or project to date; however, the Town Manager is also a current councilman for the City of Hagerstown. The City of Hagerstown has undertaken a number of downtown revitalization efforts, which the Councilman, as the acting Town Manager, has been an important part of. The Town Manager will prove to be a vital member of the SMWG in developing objectives and implementation, as the only member of the SMWG with hands-on experience. The true challenge in implementing the SMAP will be overcoming the Town's overall level of inexperience with revitalization efforts.

### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

**C. Public Input:**

**How did residents and other stakeholders in the community provide input to Action plan described below in section IV?**

(Answer space 4000 characters)

Town residents and stakeholders were invited to SMWG public meetings to provide useful input to the SMAP. The meetings were advertised on the Town's website and in the Town's quarterly newsletter, distributed with water and sewer bills. Residents and stakeholders were able to provide input in a round table-open forum setting in an informal setting at Town Hall. By eliminating much of the formalities of the regular meetings held at Town Hall, individuals were encouraged to speak openly about their true concerns and did not feel pressured to stay at long meetings to listen to matters that did not interest or concern them. In creating this environment, the SMWG obtained valuable information and ideas for the SMAP including concerns regarding trail and open space connectivity and the desire to establish a focal point in the center of town for community gatherings, relaxation space, and a true "heart" of Myersville.

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#### **IV. 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, 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 in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also 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 sustainable and livable community.

##### **A.Supporting existing communities & reducing environmental Impacts.**

**(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.**

(Answer Space 4,000 characters)

The Town of Myersville incorporates smart growth into the Town’s Comprehensive Plan and has made smart growth a priority. The Town has used zoning to encourage smart growth. The Town added an R-1 Smart Growth (R-1 SG) district to the Town in 2002. Within the R1-SG zone all development must incorporate public green space, pedestrian access to open space and designs that reduce the amount of “sprawl” across the landscape. The Town has also attempted to encourage “in fill” development with the implementation of the Village Commercial (VC) zoning district in 2002. Land that was previously zoned for multi-family residential development was now permitted for use as office space, retail, and light commercial use as well as multi-family and single family residential development, encouraging development within the existing Town Limits, where infrastructure and plans for development already exist. This reduces the number of developers attempting to annex undeveloped land into Town in order to gain more favorable zoning for development. The Town has also zoned most lands within the 100-year floodplain as Open Space (OS). Land within the OS zone cannot be further developed for residential or commercial uses. The Town has made it a point to prevent building within the floodplains to avoid environmental impacts and damage to personal property.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(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 contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community.**

(Answer Space 4,000 characters)

The Town of Myersville is making several investments to community infrastructure and has plans to make several more. The Town has made a substantial investment in Sustainable Myersville already by awarding a \$1.9 million contract to renovate Main Street between Wolfsville Road and Church Hill Road, including Walnut Street. As part of the contract's scope of work, the Town will be replacing existing pavement, sidewalks, curbs, gutters, water lines, sewer lines, storm drains and fire hydrants. Additionally, the Town will be removing railroad ties under the road, which have begun to break down and degrade the road's foundation, add storm drain inlets for roof gutters along Main Street, add a stone road bed as a solid foundation for the road, and re-route utilities out of private property where possible to public right-of-ways. The project began in March of 2014 and is currently in progress. This project will increase the attractiveness and connectivity of this portion of Sustainable Myersville, encouraging revitalized investment within this community. The improved water and sewer utilities and storm drains will resolve many of the problems previously seen, including road flooding, basement flooding, sewer backups and potable water quality. The investments made by the Town in this project will reflect in home values, home improvements and the community's general demeanour for years to come.

The Town has also applied to the State Highway Administration (SHA) sidewalk retrofit program. Currently, the SHA's contractor has installed sidewalks on the east side of Main Street between Cedar Street and the McDonalds restaurant or approximately 1,000 linear feet of sidewalks. The contractor is moving forward under SHA supervision to install the remainder of the sidewalks on the east side of Main Street south of Cedar Street and sidewalks on the west side of Main Street between Cedar Street and the Burger King restaurant, or an additional 1,200 linear feet of sidewalks. These sidewalks will allow residents of Sustainable Myersville to access the commercial district along the south end of Main Street on foot, without trespassing on private property or dangerously walking down a busy street.

These types of investments must be made to improve the readiness of Sustainable Myersville. Replacing and repairing infrastructure, especially roads and utilities are vital in attracting new investment to the community. Once the streets are attractive and accessible to pedestrian traffic, new investment is more likely as a result of increased connectivity and capacity for the community to absorb new development.

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#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(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 nonprofit Sustainable Maryland Certified initiative.**

(Answer Space 4,000 characters)

Within the last three years the Town has taken measures to eliminate infiltration and intrusion (I&I) of the Town's sewerage system. By identifying areas where large amounts of I&I were taking place, using expensive but effective locating equipment, the Town was able to pin point and correct weaknesses in the sewer lines to eliminate a reasonable volume of the I&I water. I&I can be devastating to a sewerage system by inundating the waste water treatment plant (WWTP) during large rainfall events, causing the sewage to overflow into local waterways once the system's capacity has been reached as a result of the rain water flowing into the system. As a continuation of this effort, the Town already has plans in motion to repair and relocate a portion of the existing sewer line exposed in Grindstone Run. Not only does this effort attempt to reduce the amount of costly I&I experienced by the Town, the Town is working to ensure a catastrophic sewage spill does not occur in Grindstone Run, a treasured resource in Myersville.

Although the County is the stormwater authority for the Town, the Town has plans to invest in better stormwater management practices. Whenever possible, the Town will implement pervious surfaces, infiltration systems, rain gardens and other various measures to protect nearby waterways. This includes new development, redevelopment, and Town capital improvement projects (CIP), including the Main Street Improvement Project within Sustainable Myersville. The scope of this project included the repair and replacement of old storm drains and the addition of new storm drains, not required when the road was last improved in 1954.

#### **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?**

(Answer Space 4,000 characters)

The Town of Myersville, as an incorporated entity, is probably the most important stakeholder in projects noted in this section. The Town has much to gain from Sustainable Myersville's success, and plays a large role in implementing the process. Private land owners and business owners also have a great deal to gain from this program. It is up to private land owners to cooperate with the Town while implementing the program in order to make the changes the entire community would like to see in Sustainable Myersville. Although this may require initial investment on their part, the rewards are exponentially higher than the capital invested. The Town has already allocated approximately \$500,000 to relocate the existing sewer line and \$1.9 million for the rehabilitation of Main Street Main Street's infrastructure. With the Town making investments in infrastructure, private land owners and business owners should follow by making investments of their own; whether it is a rain garden, green design, or improved landscaping. The State of Maryland has also invested a great deal into Sustainable Myersville recently with a \$250,000 sidewalk retrofit program investment on Myersville Road/Main Street.

#### IV. SUSTAINABLE COMMUNITY ACTION PLAN

##### **B. Valuing communities and neighborhoods -- building up on assets and building in amenities:**

**(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.**

(Answer Space 4,000 characters)

Sustainable Myersville has a number of assets for a small community. Park land has always been one of Myersville's key assets, and this is no different for Sustainable Myersville. The community contains two parks and is adjacent to Doub's Meadow Park. Harp Park, on Harp Place was once the site of the old Myersville Town Hall and Myersville Elementary until 1954. Today the park brings life in the form of a little league baseball field and tennis courts to an otherwise dead end and quiet street.

Sustainable Myersville also possesses a small pocket park in the epicentre of the community along Main Street in the proximity of Town Hall and the Fire Company's shared facility. The area is known as "Trolley Park", as it was envisioned to be the final resting site of a historic trolley that once operated along Main Street connecting Frederick and Hagerstown by rail. The trolley was never obtained by the Town or Fire Company; therefore was never placed on the site.

Historical homes boasting past architecture within the community are also a key asset within the community. The Town's homes and older buildings within Sustainable Myersville give the community a sense of "timelessness" and charm only found in quaint towns and older neighborhoods.

#### IV. SUSTAINABLE COMMUNITY ACTION PLAN

**(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?**

(Answer Space 4,000 characters)

Harp Park is a jewel within the community which is planned to be the site of a future public library. With the addition of a library to the park area on Harp Place, Harp Park will become not only a pleasant park for community children and families to gather and enjoy the open space, but also an intellectual center for the community.

"Trolley Park" is about 0.24 acres in size and is within the General Commercial (GC) zone in the center of Town, making this land an ideal location for a monument or memorial park to truly identify Myersville in the center of the community; the area now designated as Sustainable Myersville. Members of the community or visitors could enjoy a meal at the local diner, visit the chocolatier shop, or perhaps run errands or pick-up mail at the U.S. Post Office and then enjoy the weather on a pleasant day in the park. The Town is currently in the process of developing plans for "Trolley Park", which would ultimately be renamed. The plans include utilizing an old fire siren, which has been decommissioned by the Fire Company, as a monument to the fire company and the role the Myersville Volunteer Fire Company has played and continues to play as a vital member within the community at large.

The Town of Myersville will seek to establish a historic district within the community, with architectural restrictions and a review board. With a historic district of some kind in place, the Town will be able to enforce architectural and land use standards that will preserve the sense of character within the Main Street community while attracting residents who value the sense of community and cultural preservation that historic districts bring. Currently, there is a Historical Society forming for the community to preserve the community's history and culture. Once this group is fully formed, the group would be tasked with assisting Town staff in creating guidelines and regulations for the proposed historic district.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(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.**

(Answer Space 4,000 characters)

The Town of Myersville has already developed policies for increasing access to green space within the community. The Town had established an ad hoc Open Space and Trails (OS&T) Committee, developed in 2010 to devise a plan to connect parks and open space within the community with a network of trails and green ways. The plan was also established to identify areas where the Town would want to require future development to designate green space or trails as outlined within the Town's Comprehensive Plan. By 2013, the committee had completed the task and has passed the task of implementing the plan to the Planning Commission. The Planning Commission will establish priority areas; feasibility of areas identified, and benefit analysis to the community as a result of the plan.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?**

(Answer Space 4,000 characters)

The Town of Myersville and more specifically, the Planning Commission will play a vital role in accomplishing the goals set forth in this section. The Planning Commission will develop the open space and trails plan, and see that it is implemented as an update to the Town Comprehensive Plan. The Planning Commission will be the entity enforcing any historical guidelines within the community, and will play a role in the development of the Town pocket park known as "Trolley Park". The future historical society, in its infant stage, will also play a vital role in creating a historic district and developing the guidelines that will govern the district.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**C. Enhancing economic competitiveness:**

**(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.**

(Answer Space 4,000 characters)

Sustainable Myersville has a limited number of commercial establishments and economic opportunity; however, the Town will move to develop a "green-taping" policy to expedite infill development or green development plans within Sustainable Myersville. The Town could also target the establishment of specific industries within the community with tax breaks, tap fee and permitting fee exemptions. Businesses that accent the Town's historic nature or utilize green development measures could complete an application for such exemptions. In such a small community; however, opportunities to exercise these circumstances would be minimal.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(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?**

(Answer Space 4,000 characters)

Sustainable Myersville has a limited number of businesses, and therefore, would not be able to feasibly offer workforce development policies. As the community transforms, accenting the advantages of the historic small town community, the workforce will respond to any increase in employment; however, these increases would not be substantial enough to justify workforce training.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(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)**

(Answer Space 4,000 characters)

Sustainable Myersville will not be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section?**

(Answer Space 4,000 characters)

Business owners will be the key stakeholders in this section. The key determining factor as to how the local economy will transform as the community transforms into Sustainable Myersville will be the ability of business owners to take advantage of new programs, utilize any guidelines or new policies to their advantage, and to start up or adapt to businesses that fit the community's nature.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**D. Promoting access to quality affordable housing.**

**(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?**

(Answer Space 4,000 characters)

Sustainable Myersville has a variety of quality homes, both rental and homeownership. The few individuals who work within the community are able to find affordable housing within the community. The local housing authority for the Town of Myersville is Frederick County, as several homeownership programs and assistance programs are administered by the County Housing Authority including Sustainable Myersville.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(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?**

(Answer Space 4,000 characters)

Any housing initiatives within Sustainable Myersville would not likely change transit access or walkability within the community due to the low number of businesses. The Town is predominantly a commuter community.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) What is your goal for of number of units to be created of affordable workforce housin, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing?**

(Answer Space 4,000 characters)

The community has an ample amount of affordable housing opportunity as a result in County programs and the conditions of the local housing market. There is no need for an increase in affordable housing units in Sustainable Myersville.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects ntoed in this section?**

(Answer Space 4,000 characters)

The Frederick County Housing Authority is likely the most important stakeholder in this section, as the need for lower cost quality affordable housing is sufficient as a result of market conditions and County program for low income individuals.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**E. Support transportation efficiency and access.**

**(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?**

(Answer Space 4,000 characters)

The Town is working to improve inter-connectivity within the community and the Town as a whole. Through the implementation of sidewalk retrofit programs, replacing existing sidewalks and installing new sidewalks the Town in partnership with other agencies aims to increase walkability. The Town has also begun planning a system of trails to connect the community to green space, parks, and commercial areas, providing a pleasant walking or biking experience while travelling through town with the Open Space & Trails initiative. Transportation initiatives within the community will be aimed at increasing connectivity within the Town for those who reside within the community.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(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 Plan 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)**

(Answer Space 4,000 characters)

Sustainable Myersville is within one quarter mile of the Maryland Department of Transportation (MDOT) Park and Ride facility adjacent to the Town of Myersville. From the MDOT Park and Ride, commuters can car pool or catch a ride on the Maryland Transportation Authority (MTA) bus route 991 connecting Hagerstown and Gaithersburg including stops in Myersville, Frederick, Urbana and Monocacy. This transportation center is not conducive to Transportation-Oriented Development (TOD).

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) Which community groups or stakeholders will be key to the implemntation of the initiatives and projects noted in this section?**

(Answer Space 4,000 characters)

The Town of Myersville Planning Commission and Staff, as part of the SCWG, will be key stakeholders in ensuring the sidewalk projects and trail way projects mentioned in this section are planned to maximize benefit and provide an increased level of connectivity to the community; and will be responsible for identifying areas where connectivity is needed. Town Staff will be responsible for locating additional sources of funding to ensure the completion of the planned projects.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**F. Coordinating and Leveraging Policies and Investment**

**(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?**

(Answer Space 4,000 characters)

The SCWG will attempt to leverage additional Federal, State, and County funding sources at regular meetings of the SCWG. By researching databases and resources on a regular basis, the SCWG can identify which resources the community could leverage to complete projects and initiatives outlined in this plan. Once the resources are identified, the appropriate measures may be taken by the assigned parties. The Town, as a stakeholder in Sustainable Myersville will allocate funding to initiatives as appropriate and as the Town is able to do so. The SCWG should meet no less than once every 60 days to discuss researched funding opportunities; however, members should continuously be searching a few specific sources of funding to bring to the SCWG.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans?**

(Answer Space 4,000 characters)

The Sustainable Myersville Area Plan (SMAP) is consistent with the Myersville Comprehensive Plan through the adoption and implementation of an open space and trails plan, infrastructure improvement plan, historic preservation plan and connectivity plan. The SMAP is also consistent with the economic and growth elements of the Myersville Comprehensive Plan through the expansion on the “small town” model, accenting Myersville’s identity as a historic small community in western Frederick County.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) How will the Plan help leverage and/or sustain more private sector investments?**

(Answer Space 4,000 characters)

The Sustainable Myersville Area Plan (SMAP) will leverage private sector investment by giving business owners an opportunity to become involved in the decision making process and clearly outlining the potential returns on private sector investment. For example, if a business owner installs new walkways in front of the business, adding landscaping to beautify the area; more customers are likely to approach the business, increasing revenue. Investment in the form of sponsorship would also be received warmly by the community. For example, a business owner who donates funds for park benches or a water fountain at the town park would likely receive more business from the community, as the community identifies the business owner as a good business man who would not be likely to cheat or provide shoddy services or goods. Business owners will be likely to invest in the community when they learn that the investment is returned to them as members of the community.

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## **V. PROGRESS MEASURES**

**For the Plan parts of section IV(A through F):**

**(1) List the specific outcomes that the Plan seeks to produce.**

(Answer Space 4,000 characters)

- Increase community connectivity or walkability
- Increase access to green space
- Preserve the historical identity of Myersville
- Establish a focal point of the community
- Encourage investment within the community
- Expand upon existing infrastructure
- Encourage infill development
- Encourage green development within the community
- Preserve environmental resources
- Encourage economic development within the community
- Manage the affordability of housing within the community

## **V. PROGRESS MEASURES**

**(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes.**

(Answer Space 4,000 characters)

Progress for achieving the outcomes listed in the previous section will be measured by several factors. Overall investment by the Town, County, State, and Federal Government will gauge the amount of public sector investment. Investment is the key to success, a critical part in achieving the objectives established in this plan. Progress can also be established by the number of zoning violations, Zoning Certificate applications and taxes and fees collected by the Town. These measures will measure the amount of private sector investment. Zoning violations often reflect the amount of disinvestment within a community; whereas a reduction in the number of violations often is a sign that investment within the community is on the rise. Zoning Certificate applications will gauge the number of permits and the amount of building is occurring within the community. Tax revenue should also increase with an increase in economic growth and infill development and settlement within the community. These figures should be pulled from Sustainable Myersville's area and not the Town as a whole to pin point the statistical data. Environmental testing and the number of capital improvement projects can also be good indicators as to whether or not the community is exhibiting good environmental health and investing in the community's infrastructure and park lands.

**REPLACE THIS PAGE WITH LOCAL  
GOVERNMENT SUPPORT  
RESOLUTIONS**

**SUSTAINABLE COMMUNITY APPLICATION  
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the "Department") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "Act"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

**I have read and understand the above paragraph. Applicant's Initials:** \_\_\_\_\_

Any one who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

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Authorized Signature	Print Name and Title	Date
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