

**CHECKLIST & TABLE OF CONTENTS**

**APPLICANT:** Town of Perryville

**NAME OF SUSTAINABLE COMMUNITY:** Revitalization of OldeTowne Perryville

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**

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**Name of Sustainable Community:** Revitalization of OldeTowne Perryville

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**Legal Name of Applicant:** Town of Perryville

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**Federal Identification Number:** 52-6018275

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**Street Address:** PO Box 773, 515 Broad St.

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**City:** Perryville                      **County:** Cecil                      **State:** MD                      **Zip Code:** 21903

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**Phone No:** (410) 642-6066      **Fax:** (410) 642-6391      **Web Address:**

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**Sustainable Community Contact For Application Status:**

**Name:** Mary Ann Skilling                      **Title:** Planning Director

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**Address:** 515 Broad Street, P.O. Box 773      **City:** Perryville                      **State:** MD                      **Zip Code:** 21623

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**Phone No:** 410-642-6066      **Fax:** 410-642-2677      **E-Mail:** mskilling@perryvillemd.org

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

**Name:** Mary Ann Skilling                      **Title:** Planning Director

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**Address:** 515 Broad Street, P.O. Box 773      **City:** Perryville                      **State:** MD                      **Zip Code:** 21903

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**Phone No:** 410-642-6066      **Fax:** 410-642-2677      **E-mail:**

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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: Cecil

Name of Sustainable Community: Revitalization of OldeTowne Perryville

**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)**

The Perryville Sustainable Community Area (hereinafter referred to as the "SC Area") includes the previous Community Legacy Area (designated 2003), Designated Neighborhood (established in 2009) It also includes priority areas within the SC area that have been identified in the Perryville Transit Oriented Development Plan (TOD)and Greenway Plan developed by WILMAPCO in March 2012.

The TOD within the SC Area includes an area within 10-15 minute walking radius centered around Perryville's train station and encompasses the Town Hall, Police Facility, waterfront areas and the "Olde Towne". These areas are identified in the Town's Transit Oriented Development Plan (adopted March 8, 2012) and include potential for revitalization, infill development, rehabilitation of older structures and waterfront access. The Olde Towne includes the historic Rodgers Tavern and Perryville Train Station.

Gateway Corridor: There are several defined entrances to our Town: (1) Susquehanna River Bridge (Hatem) to MD 222; (2) MD 222 south to Aiken Avenue; (3) US 40 West to the Hatem Bridge.

The SC Area begins at Rodgers Tavern along the Susquehanna River north to Sumpter Drive to the CSX Railroad east to corporate limits along Mill Creek, south along Mill Creek to Coudon Boulevard (MD 327) Broad Street (MD 7) to the downtown to the Susquehanna River and Rodgers Tavern.

**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

Approximate number of acres within the SC Area: 616 acres

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

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Community Legacy Area | <input checked="" 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 type="checkbox"/> Other(s)                         |  |

**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)

The Town of Perryville has benefited from several revitalization programs since 1997 as well as initiating its own program for revitalization. Working with the University of Maryland Urban Studies & Planning Program, Smart Growth for Perryville was developed 1999. Continuing the Town's efforts the University of Maryland School of Architecture, Planning and Preservation worked with the Town on development concepts. These concepts are instrumental in our revitalization efforts. Below are highlights of these investments and their impacts in the community:

**Rodgers Tavern**

Restoration of Historic Rodgers Tavern is nearing completion. As the cornerstone to the development of "Olde Towne" Perryville, the restoration will incentivize private investment in the downtown. The Town of Perryville has been a Community Legacy Area since 2003 and was awarded funding for the revitalization of Rodgers Tavern in the amount of \$50,000. Through participation with the Lower Susquehanna Heritage Greenway, the Town has also received grants from the Neighborhood Business Development Program for \$32,678; the Cecil Historical Trust for \$4,875, and the Maryland Heritage Areas Authority for almost \$170,000. With various matching sources, the investment in renovating the historic site total almost \$1,000,000.

**Lower Ferry Pier**

The Lower Ferry Pier was a major heritage tourism investment by creating a docking site for a water taxi or ferry boat that could transport pedestrians and cyclists between the heritage sites in the Towns of Perryville, Port Deposit, and the City of Havre de Grace. The Town received grants from the Maryland State Highway Administration, the MD Department of Natural Resources Waterway Improvement Funds along with funding from the Town to complete this \$2 million project.

**Housing**

Investment in Housing by providing payment in lieu of taxes (Pilot Agreements) for construction of Fairgreen Senior Apartments in 2005 and renovations of Concord Apartments 2008, Richmond Hill Senior Apartments 2011; and Richmond Hill Manor Apartments 2013. The PILOTs were the Town's contribution to the projects which provided needed new housing for seniors and upgrades to existing apartment units in order to provide better quality, affordable housing in Perryville.

**Perryville Revitalization Program**

In 2012 the Town established a Revitalization program in which it invested Local Impact Funding derived from revenue from the Hollywood Casino Perryville in SC Area. The program was designed to spur revitalization efforts in the downtown. To date a total of \$144,000 has been invested in properties in the SC defined area.

**Façade Improvement Program**

The Town was awarded a \$50,000 grant from the MD Department of Housing and Community Development, Division of Neighborhood Revitalization. The goal of the façade funding was to promote renovations of commercial and the old housing stock in the downtown. Commercial and residential properties were encouraged to apply for this funding. The Town received 14 applications totaling over \$183,000.00 for this grant program.

In the most recent round of Revitalization and Façade Funding, three property owners on the same street and one on a nearby adjoining street, took advantage of the grant programs which is certainly a help in maintaining neighborhood stability and property values.

**Enterprise Zone**

State Enterprise Zone Special Taxing District was established in 2003 with the construction of IKEA Warehousing that has expanded to 1,700,000 square foot facility. In June 2013, the Perryville Enterprise Zone was approved for an additional ten years and expanded to 294.16 acres. Additional warehouse space and an office building are planned in this location.

**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)

A major barrier for Smart Growth in Perryville is the tolls at both bridges over the Susquehanna River - Hatem Bridge on US40 and Tydings Bridge on US 195. The excessive toll rate to travel to and from Cecil County is a deterrent for individuals and businesses wishing to visit or locate in the Town, and the tolls are scheduled to continue to increase over the next few years.

MD 222 from US 40 to I-95 is severely congested. A Concept Study was initiated in 2010 to address capacity and safety needs including the expansion of a two lane bridge over I-95 that has restricted commercial development opportunities near the Hollywood Casino site. This expansion has been one of the top Perryville and Cecil County transportation priorities.

Three of the 10 largest businesses in the County (IKEA, VA Health Care Facility and Hollywood Casino Perryville) are located in Perryville, but the Town struggles to retain and attract new small businesses in our downtown.

Connection fees for water and sewer and other fees, such as building permits and application fees are relatively consistent with other municipalities in the County, but the downturn in the economy significantly impacted a major mixed use development planned for in the Town. This is reflected during the period of 2010 to present in which no new housing units were added in Perryville.

Although ridership on the MARC Train to the Perryville Station has substantially increased as demonstrated in WILMAPCO's TOD Plan for Perryville, the limited Parking in close proximity is a barrier for potential users. Several areas such as churches and the Town Hall are used for overflow parking.

New State mandated stormwater regulations make it difficult for revitalization or infill development in small communities with built environments. As a waterfront community also subject to Critical Area strict regulations, efforts to provide water access and historical water uses are challenging.

## **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)

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### Strengths

- One of the major strengths Perryville has is its waterfront parks many of which are in the SC. The ability of residents to walk, kayak, bicycle and enjoy the waterfront is a major goal of the Town.
- A 600 foot transient pier extending into the Susquehanna River links Rodgers Tavern, Lower Ferry Park and Ice House Park by a trail system through the downtown. It was constructed to provide a way for bikers and pedestrians visiting the region to visit our town as well as the other Susquehanna River towns.
- Residents and visitors have access to the Lower Susquehanna Trail along the waterfront that extends through the Veteran's Administration to Perryville's Community Park, a 104.5 acre park that provides an unobstructed view of the confluence of the Chesapeake Bay with the Susquehanna River, Mill Creek, and Furnace Bay. The park provides many opportunities for active recreational use including picnic areas, wildlife viewing, ball fields, tennis courts, a kayak launch, volleyball courts and a fishing pier.
- As a Certified Heritage Area, the Town continues to look for ways to make the Town a destination by evaluating the capacity of existing public facilities in order to determine if current needs are being met and if future growth can be properly served.
- The Town of Perryville is currently the location of the northern terminus of the MARC commuter rail to Aberdeen, Baltimore and Washington D.C., and a stop for some Amtrak service. The accessibility of the station attracts riders from a wider area including Cecil County, Delaware, Pennsylvania and New Jersey.
- The Town is served by the Cecil County Transit bus service. Three of the four routes of the Bus Service have fixed stops in Perryville. The bus runs from 6:30 a.m. until approximately 6:00 p.m., Monday through Saturday. Bus service to Elkton can make connections to the Dart service to Delaware or can make connections for service to Harford County.
- Historic Rodgers Tavern, the westernmost site along the waterfront, presents a unique opportunity to connect the Susquehanna River and its history of the area. Once restoration is completed, the building will house a museum and Tavern serving light fare.
- Recent upgrades to the Town's water plant to increase storage and expand capacity to 1 million gallons a day (MGD) and waste water treatment plant with an enhanced nutrient removal (ENR) system.

Fiber network in close proximity to the SC area.

### WEAKNESSES

- Perryville's SC area consists of a wide range of housing: older single family homes built prior to 1940, apartments, townhouses, duplexes, and single family homes, but the Town is in need of new rental apartments that will serve the needs of various income levels.
- Lack of a Main Street for commercial development due to a major gas explosion and fire that devastated much of the property in the "Olde Towne" destroying houses, businesses and public buildings.
- Inability to attract and maintain businesses such as restaurants and small shops and other venues to serve the needs of visitors and residents in the downtown.
- Lack of parking for the MARC train.
- Infrastructure in the older sections of Town is in need of upgrade.
- The intrusion of freight lines dissecting our SC.

## 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)

Generally, the zoning in the SC offers a mix of uses encompassing the marine residential and commercial uses, town center from the west to residential in the core of town to highway commercial along the US 40 corridor.

The town encouraged the use of mixed use floating zone on the eastern part of the SC to provide new housing to support

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business development in the downtown along with commercial development along US 40.

The MARC Train is within the SC Area and zoned Town Center District which provides opportunities to invest in a variety of housing choices and businesses. This investment is important to attract individuals seeking a place to live near a transit facility.

The Town Center District and Commercial Marine Districts provides flexibility and opportunities for new businesses to serve residents in the downtown and support tourism.

The Town has established a Highway Corridor Overlay District along the two main arterial roadways in SC Area – US 40 east-west, MD 222 north-south - to encourage attractive, well managed and limited highway access for commercial development on these major roadways.

The waterfront plays important role in the SC Area providing water access and beautiful vistas of the Susquehanna River.

SC LAND USE BREAKDOWN

Land Use	Acres	Percent
Single Family Residential	204.1	33.1%
Town House	1.7	0.3%
Multi-family	19.2	3.1%
Condominium	4.3	0.7%
Commercial	75.9	12.3%
Residential Commercial	3.1	0.5%
Exempt	4.7	0.8%
Exempt Commercial	60.0	9.7%
Vacant	138.8	22.5%
Other	104.1	16.9%
TOTAL	616.0	100.0%

SC Zoning Breakdown

Zoning	Acres	Percent
R-1	115.9379	18.82%
R-2	109.5998	17.79%
R-3	60.42011	9.81%
R-M	28.40057	4.61%
CM-1	4.541824	0.74%
CM-2	6.316921	1.03%
TC	57.59183	9.35%
NB	2.086151	0.34%
C-2	59.83033	9.71%
MUD	70.12341	11.38%
Other	101.1512	16.42%
TOTAL	616.00	100.00%

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**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)

**INFRASTRUCTURE:**

Streets and associated infrastructure in the older sections of the SC need to be upgraded. These upgrades will be challenging in light of stormwater requirements.

**PARKS:**

In providing a more walkable downtown, sidewalks and trails have been added to provide connectivity to new development and parks. The SC Area has five parks, three of which are waterfront. The LSHG Trail extends through the Perry Point Medical Center to a 104 acre Town owned park. Lower Ferry Park will include a band shell, comfort station for festivals, concerts, farmer's market and special venues throughout the year. Ice House Park, a 5.4 acre park will be designed after Lower Ferry Park is completed.

**TRANSPORTATION:**

Perryville is the northern most terminus of MARC commuter rail. It is heavily used and offers opportunities for residents in the SC Area an opportunity to commute to Aberdeen, Baltimore and Washington, D.C. for employment without adding to the high volume of traffic along the US 40 and I-95 corridor. Cecil Transit provides service east to Elkton and west to Harford County. Perryville continues to work with the LSHG and MDOT in providing a pedestrian bridge crossing the Susquehanna River. Due to the increased ridership of the MARC, additional parking is needed. Major transportation concerns are the tolls on US40 and I95 that impede commerce in the SC area.

**EDUCATIONAL CHOICES:**

Perryville is the home to an elementary (under renovation), middle, and public high school (just outside of corporate limits with Town served water & sewer), as well as a private Catholic School that serves grades Pre-K-8. The Perryville Branch of the Cecil County Public Library is also within easy access of the schools and Town residents.

**POLICE FORCE**

Perryville has an eleven man police force and is in need of a new police facility to house the staff in a growing community. Due to the close proximity to major highway corridors (US40 and I95), the MD Transportation Authority, and State Police are available to assist in emergencies. Many of the crimes in the SC area are considered "nuisance crimes". Compared to communities the size of Perryville, the community is well below the National average for major crimes.

**CULTURAL, COMMUNITY RESOURCES, EVENTS**

The historic Rodgers Tavern is planned for a museum, restaurant, and other events.

Annual events include: Farmer's Market, Spring Fling, Autumn Fest, Halloween Party, the First Baptist Church Block Party and the Town's Christmas Tree Lighting Ceremony.

Perryville Train Station, built in 1905 and restored in 1991 is still used today by the MARC train system, Amtrak and is the home of the Perryville Railway Museum operated by the Perryville Chapter of the National Railway Historical Society.

The Methodist Church built in 1894 and Presbyterian Church, originally built in the late 1880's and relocated when the railroad station was built to its present location, are other culturally significant sites within the SC area.

Recognizing that bicycling and walking enhances the quality of life for residents, commuters and visitors, and that safe routes should connect neighborhoods, parks, schools, transit and commercial areas, the Town worked with WILMAPCO to develop a comprehensive plan that provides a coordinated network of off-road bicycle and pedestrian greenways, connecting sidewalks and bicycle routes. Located along the Lower Susquehanna Heritage Greenway and East Coast Greenway, the Town is interested in expanding facilities for walking and bicycling for local transportation, recreation and regional tourism in accordance with that plan.

Union Hospital, Principio Health Center I, housing the University of Maryland Dental School, and a second building under construction will provide health services to residents in the western part of the County.

The close proximity to the Veteran's Medical Center provides a major resource for veterans seeking health services

**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)

Perryville is situated at the confluence of the Chesapeake Bay and Susquehanna River providing a valuable ecological area known as the Susquehanna Flats home to a variety of fish and water fowl. The Susquehanna River is the largest freshwater river on the east coast and historically has played an important role in the history of the Town. The river and Garrett Island, under U.S. Fish and Wildlife protection, across from the SC area have significant archeological, cultural and natural resources. The River has long been associated with boating and fishing but the flora and fauna that both water bodies have formed are significant natural features in the area. Large forests and wetlands run parallel to the river, providing refuge and habitat for many species of birds and plants.

#### STRENGTHS

Opportunity for public access to the water oriented recreation within the SC area.

Over 176 acres of town owned waterfront parks providing great vistas and protection from development along the waterfront.

Significant forested areas and rock formations along the river

A partner with the Lower Susquehanna Heritage Greenway supporting management efforts in the region.

Both the Chesapeake Bay Critical Area Ordinance and Forest Conservation Ordinance are in place to provide protection of these resources.

The Susquehanna provides the substantial water supply to Perryville subject to review pursuant to the review of the Susquehanna River Basin Commission (SRBC).

The WWTP was upgraded in 2008 with Biological Nutrient Removal (BNR) and Enhanced Nutrient Removal (ENR) technology the most advanced wastewater treatment technology available. The plant has permitted capacity of 1.6 MGD and is at approximately 50 percent of capacity.

Much of the SC area is not in the 100 year floodplain.

Perryville has invested significant resources protecting its shoreline properties from erosion.

#### WEAKNESSES

The silt and debris from the Conowingo Dam during heavy rain events clogs the Town's intake for our water supply and plays havoc on local marina operations.

Control on air quality impacts from vehicular use is difficult because of two major highway corridors (US 40 and I-95) dissecting the town.

## **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)

In 2013 Perryville started a Farmers' Market in the SC area to provide the Town residents a convenient and economical way to be able to purchase fresh, locally grown fruits and vegetables. Vendors at the market included two farms, an organic farm, local honey distributor and locally homemade soaps and lotions.

Much of the SC area is within the Chesapeake Bay Critical Area. The Planning Department works closely with Critical Area representatives to oversee buffer enhancements and conservation of natural resources.

In 2013 Perryville hired an Economic Development Coordinator to work with the community on revitalization efforts including various energy programs that have been offered to property owners for energy efficient windows for older homes.

Perryville participates in the Cecil County recycling programs and provides facilities on the Town Hall property.

A Plan for Walking and Bicycling for Perryville was developed with the assistance of WILMAPCO. The plan is linked with the Lower Susquehanna Heritage Greenway, incorporating trail linkages through Perryville and other areas in the region. The Plan identifies best practices, existing conditions and gaps in the network, identified potential greenways, sidewalks and bike routes that include links to other modes of transportation. The Town has received funds from Recreational Trails, Maryland Heritage Areas Authority in developing the network. Sidewalks are encouraged in new development and efforts to expand partnerships and coordination to support walking and bicycling is ongoing in the community.

Perryville is on Coordination Council for Cecil Transit that provides bus services throughout Cecil and part of Harford County. Funding to support bus shelters was provided by the Town to encourage addition use of the service. Nine sites have been identified for shelter installation in Perryville. A final Permit Application with State Highway Administration for installation in their right of way has been signed. Buses traveling across the Susquehanna River on US 40 provide bicycle racks as the only means for bicycles to cross the river.

Perryville continues to participate in a Susquehanna River Pedestrian Bridge Crossing Feasibility Study funded by MDOT. The study seeks to explore options for a Pedestrian/bike crossing between Harford and Cecil Counties a major obstacle in reducing the region's carbon footprint.

The Town continues to provide public parking for the MARC commuter rail service on its property and continues to work with Maryland Transit Administration to explore other parking options to accommodate the increased number of users of the MARC. The Perryville TOD Plan developed by WILMAPCO supports Smart Growth policies and reduced air quality through the reduction of vehicle travel and traffic congestion in downtown Perryville.

## **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 stormwater plans are reviewed by Cecil County Department of Public Works in compliance with their Stormwater Management Regulations (2010). Developments within Town must receive stormwater approvals from Cecil County prior to preliminary and final development approval. The goal is to manage stormwater using environmental site design (ESD) to the maximum extent practicable. Continued work will be needed to seek ways to incorporate ESD practices or retrofit projects to permit infrastructure upgrades and infill development in the SC area. This may be the most challenging issue in the SC area.

The Town is also subject to Critical Area regulations that also act to compliment other stormwater and Bay Restoration goals. As a waterfront community, efforts to improve water quality are important and the Town will work with the County and other Federal and State departments to participate in efforts to improve the Bay water quality.

Cecil County Watershed Implementation Plan Advisory Committee (WIP AdComm), which was made up of various Cecil County stakeholders held meeting to advise the County Commissioners in the development of their Phase II WIP. Although, not a member of the Committee, Perryville was represented during many of the meetings and continues to received ongoing updates from the Committee.

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## 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 economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.**

(Answer space 4000 characters)

Concentrated commercial uses along US 40 and the Commercial Entertainment Mixed Use development near I-95, which is the present location of the Hollywood Casino, are markets providing opportunities in the community. Cecil Community College offers courses for individuals interested in casino operation to support the services needed at the Casino as well as other retail businesses.

Perryville hosts the largest single employer in Cecil County and three of the top ten largest employers in the County, but still our small businesses struggle. Two of the largest employers in Perryville are Perry Point VA Medical Center (1,500 employees) and IKEA Distribution Center (600 employees). Union Hospital in conjunction with the new Principio Health Center is opening a new health service facility in a two story 12,365 square foot building. The Principio Health Center has two buildings one of which houses the University of Maryland Dental School.

Perryville has seen some residential increases because of BRAC and the close proximity to Aberdeen. Attracting this workforce movement would provide an important economic driver in the SC.

The MARC commuter rail in the community is a distinct economic driver in the north eastern section of Maryland. Its use has increased as citizens consider alternative means of commuting to jobs. Recent adoption and the implementation of the Perryville Transit Oriented Development Plan is seen as an incentive for developers and citizens looking to promote TODs. The plan is accompanied by the Greenway Plan that includes a continuation of the existing Lower Susquehanna Greenway Trail system and means for making Perryville a walkable community.

Broadband coverage is available throughout the Town. For individuals who do not have a computer, the Perryville branch of the Cecil County Public Library provides computers for public access. Wi-Fi service is also available at several locations. In a recent contractual agreement with AT&T, conduit was provided adjacent to an AT&T fiber optics line for future use by the Town.

The Town works with the Lower Susquehanna Heritage Area in promoting heritage tourism in the region and connecting the three river communities along the Susquehanna River as destinations.

Major economic strengths are the availability of water and sewer to support growth and revitalization, access to the waterfront, public parks and the charm and history of the Town.

The Cecil County area is fortunate to have a group called the Cecil Business Resource Partners. This group is made up of representatives from MD DBED, Cecil County Office of Economic Development, Cecil County Public Library, Susquehanna Workforce Network, Cecil County Chamber of Commerce, Small Business Technology Development Center (SBTDC), Cecil College and the Cecil County Public Schools (BEPAC). This is a pivotal and essential group when working with and bringing new businesses into the County.

The economic downturn has impacted new residential development and in turn reduces the marketability of the downtown area.

A major barrier to economic competitiveness in the area is the tolls at Cecil County borders in Maryland and to the east Delaware. The Hatem Bridge (US 40) was increased to \$8.00 as well as I-95 to \$8.00. Cecil County and municipalities have expressed concern over the increases as well as the positioning of the toll plazas that inherently affect businesses wishing to locate in the County.

For the most part, unemployment rates for the past year have been higher in Cecil County, than the national average.

## II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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**(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)

Perryville has the second lowest property tax rate in the county. It has been lowered five times in the past nine years.

The median real estate sales price for the last four months of 2013 was \$227,500, an increase of 23% over the same period in 2012. The average home is on the market for 113 days. During this same period, eight homes were in foreclosure or some stage of the foreclosure process. The average listing price for the same period has gone up 6% to \$238,676 and the number of sales have decreased by the same percentage.

The median household income in Perryville in 2009 was \$64,271 vs. the State of Maryland, which was \$69,272. About 13.5% of the population is at \$10,000 or below median income which would put them in the 120% AMI range; 16.6% are in the 50% AMI; and, 6.3% are in the 80% AMI group.

In 2000 Census owner occupied was 935 and in 2010 the number was 1,133 owner occupied. Rental units have increased increased from 35% to 40%.

Perryville has recently completed two grant programs. The Town received \$50,000 from the State of Maryland for a Façade Improvement Grant Program and the Town funded their own Revitalization Program in the amount of \$44,000 for 2013 and 2014. In FY 2015 \$20,000 was budgeted to continue the program. Request for funding totaling almost \$220,000.00 were received. The grants helped home owners make renovations to their homes. All funding through this grant program was in the SC area.

## **II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**

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

(Answer space 4000 characters)

Perryville saw a 16% increase in residents from 2000 to 2010 according to the U.S. Census Bureau. The population as of 2010 was 4,361.

The median age is 40.7 and the population is an almost 50/50 split between male and female. About 85% of the Town is white; 10% black or African-American and the balance is a mix of Asian, Native Hawaiian/Pacific Islander, and Hispanic/Latino.

The largest age group is 45 – 64 at 30.9%; followed closely by 20 – 44 at 30.5%; 19 and under at 25.9%; and 65+ at 12.5%.

The size of the average household is 2.5 persons and the average family size is 3.1. Housing rentals rose 0.5% from 2000 to 2010. Owner occupied units make up 64% of the housing units; 35% of the units are rentals. Approximately 35% of homes were built before 1970.

88.1% of residents have a high school education or more – 4.5% have an Associate's degree; 15.7% a Bachelor's; and 5.3% a graduate degree; and 21.1% have some college.

63.4% of residents are employed – 36% in management positions, 24.5% in sales/office positions, and 22% in service occupations.

66.8% of workers are in private industry; 30.3% are employed by the government – which might seem high, but is feasible as APG is only 15 minutes from the Town.

The median worker earnings are \$37,785.

There is a fairly large Veteran population in Perryville (14%), due to our proximity to the Perry Point Veterans Medical Facility which adjoins Town property. The VA employs almost 1500 people and serves almost 500 Veterans for inpatient services. Additionally, services are also provided to veterans on an outpatient basis. Services provided include: psychiatric, alcohol and substance abuse, mental health services, homelessness, etc.

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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 Perryville has taken the lead on the Sustainable Community Plan. The Town of Perryville is governed by a Mayor and four Commissioners. The Mayor is the chief elected official signing all major grant awards and contracts. As a body, the Mayor and Commissioners set policy, adopt legislation, and appropriate funding for each fiscal year.

Denise Breder, Town Administrator serves as the chief operating officer and/or Administrative Officer and supervises the management team and day to day operations of the town. The Management Team consists of the Director of Planning and Zoning, Assistant Town Administrator, Public Works Supervisor, Town Director of Finance, Town Engineer, and the Police Chief. Denise Breder has been with the Town 16 years also serving as its Financial Officer prior to her present appointment as Town Administrator.

Municipal staff will manage the implementation of the plan under the guidance of the Mayor and Commissioners with oversight by the Town Administrator.

The Director of Planning and Zoning will coordinate the implementation of the plan with the Workgroup and review projects for consistency with various Town plans. Mary Ann Skilling has been the Director of Planning and Zoning since 2008 and was previously a Natural Resource Planner with the Maryland Department of Planning/Chesapeake Bay Critical Area Commission.

Members of the Sustainable Community Workgroup are as follows:

Mary Ann Skilling, Director of Planning and Zoning, Town of Perryville  
 Dianne Battaglia, Planning and Zoning Coordinator, Town of Perryville  
 Doreen Smith, Economic Development Coordinator, Town of Perryville  
 Alan Fox, Commissioner, Town of Perryville  
 Stacey Ziegler, Engineer, Duffield Associates, Advisor  
 Barbara Ballard, Retired Educator, Member Greenway Committee, Town Resident, Advisor  
 Cecily Bedwell, Design Collective, Inc., Landscape Architect, Town Resident, Advisor  
 Mary Ann Lisanti, Director Lower Susquehanna Heritage Area, Advisor  
 President Perryville Chamber of Commerce (presently vacant), Advisor

### **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 Perryville staff has extensive experience in administering various plans, development projects and seeking funding to implement projects many of which have been mentioned in previous sections of this SC application. To show commitment to revitalization, the Town Commissioners have dedicated funding for their revitalization programs to assist homeowners and businesses with façade and property improvements. An Economic Development Coordinator/Grant Writer was hired to assist in the numerous efforts that will be needed to accomplish the revitalization goals of the SC area.

Denise Breder, Town Administrator (previously Financial Officer) has extensive experience handling major projects. She managed the implementation of the upgrades to Perryville's water and waste water facilities and a multi-funded 800 foot transient pier in the downtown.

Perryville has implemented numerous revitalization projects through the Community Legacy program. Funding for the historic Rodgers Tavern has provided renovations that have restored the building as a major historic site in the SC area. When completed it is to be used as a tavern to serve light fare and museum to display memorabilia of the rich history of the town.

An 800 foot, multi-funded project to install a pier for public access to the downtown as well as a site for a water taxi to connect the three towns along the Susquehanna River was a major revitalization project. Working with the LSHG, efforts continue to provide a river crossing for pedestrians and a bicycle crossing to connect the river shore communities.

Perryville successfully upgraded their water and wastewater plants to accommodate growth and provide an ENR efficient wastewater plant that would meet existing water quality standards.

Perryville has been a long time partner with the Lower Susquehanna Heritage Greenway (LSHG) implementing many of the revitalization efforts in the Heritage Area Management Plan. Perryville maintains a Greenway Committee that recommends projects, encourages partnerships, and development that supports heritage tourism.

Lower Ferry Park across from Rodgers Tavern is another revitalization effort in the SC area that will provide public restrooms, band shell, walking trails, and space for our ongoing farmer's market. The planning, design and funding were managed by the Planning Director.

A 5.4 acre parcel owned by the Town across from the historic railroad station is being planned for revitalization. As part of the Town's revitalization investment in its downtown, plans are underway to incorporate the existing site to meet its current needs of our growing community including a new police facility, transit parking, a community park and future town hall.

Working with WILMAPCO, the Planning Department developed a Transit Oriented Development Plan and Greenway Plan that will help guide the Town for future planning to create a multi-modal transportation linkage as a major element in attracting businesses, visitors and residents in the SC area. The expansion of an existing trail through the downtown, a river crossing and developing the Town as a

TOD is an important part of Perryville's community, serving not only as a low-cost means of transportation, but providing economic, environmental, health and quality of life benefits.

The challenges are incorporating infrastructure upgrades in the older built community to meet many new regulatory requirements within the framework of existing budgetary restraints and rehabilitation and revitalization of the Town's traditional core.

### **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)

The original Committee met in May 2012 for a work session to review the Town's Comprehensive Plan, Transit Oriented Development Plan and Greenway Plan to determine the extent of the SC area. Most of the projects proposed in the Sustainable Community Action Plan are identified in these plans that have had extensive outreach, public hearings and comment periods through their development.

WILMAPCO held public meetings and extensive outreach in developing the Transit Oriented Development and Greenway Plan for the Town.

#### **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 Towns support for Smart Growth was initiated in 1999 with one of the leading proponents of Smart Growth Dr. Jim Cohen along with Graduate Students from the University of Maryland Urban Studies and Planning Program. The Community Planning studio examined how a rural town could apply Smart Growth principles to strengthen the community and protect natural resources. "Smart Growth for Perryville" and "The Development Concepts for the Town of Perryville" (2004) provided goals and strategies that were incorporated in Perryville's Comprehensive Plan (2010), and further elaborated in the Transit Oriented Development and Greenway Plans. These plans promote and encourage Smart Growth principles through policies and actions such as:

1. Preserve the character of the community, protect historic structures, and promote heritage tourism.
2. Improve streets, pedestrian, bicycle and vehicular circulation, landscape public spaces, and upgrading infrastructure.
3. Facilitate opportunities for public investment in infrastructure and community facilities, and public-private partnerships.
4. Encourage infill housing on vacant lots and rehabilitation of existing homes.
5. Promote a multi modal community consistent with goals set forth in Perryville's Transit Oriented Development, Greenway, Comprehensive and Heritage Area Plans.

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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)

As mentioned previously, there has been significant investment in water and wastewater, but additional infrastructure improvements need to be made to the older sections of the SC area.

In 2015 budget, sustainable lighting is slated to be installed along Roundhouse Drive, Lower Ferry Park in the SC area. Street repairs have been scheduled for Elm Street, Otsego Street as well as aging infrastructure. Working with Veterans Hospital, a joint entrance to our Community Park and the Hospital was constructed to remove major service vehicles and truck traffic through the SC area. These investments will help to improve the competitiveness for private investment, but additional improvements will need to be made, including:

Additional street repair and sidewalk connections to schools and transit.

Investment in additional parking for businesses and MARC commuter rail that would provide incentives for individuals wishing to commute to Aberdeen, Baltimore or Washington for jobs or visitation.

A watershed assessment to determine areas suitable for stormwater facilities, environmental sensitive design (ESD), and retrofitting opportunities.

Improvements to the inflow and infiltration (I&I) in the SC area.

Installation a new sewer line along Coudon Blvd.

**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)

Perryville and businesses have initiated many of the actions required to become a Certified Sustainable Community, and will work toward that goal.

IKEA, a major employer in Perryville completed installation of a solar roof on its 1.7 million square foot distribution center. The solar panels are supposed to generate about 6 million kilowatts of clean electricity a year.

The Town has participated in the Cecil County Watershed Improvement Plan and understands its importance in improving water quality. Efforts are in progress to explore alternative stormwater solutions in order to allow infrastructure improvements and in-fill development in the SC area.

A Farmers' Market was initiated in 2013 at Lower Ferry Park and will be an incorporated feature of the design of the park. The byline for the Market in 2014 was "Eat Healthy, Eat Smart, Buy Local."

An Economic Development Coordinator was hired to work with businesses and home owners to assist with energy efficiency and rehabilitation on older homes in the SC area. These efforts have been accelerated through a Town funded Revitalization Program for the last two years.

Through the Town's Safety Committee, a wellness program to promote healthy lifestyle, provides activities and information to citizens and town employees.

The Town will continue to participate in the yearly River Sweep, a LSHG event, with adjoining communities to remove debris from the Susquehanna River waterfront.

The proposed plans for Icehouse Park, a 5.45 acre waterfront property will feature the important environmental attributes of the region.

Other policies, initiatives or projects:

- Transportation projects to include increased parking for MARC users, bus shelters at transit stops, bike racks and lanes, and expansion of Greenway trails and sidewalks to reduce the carbon footprint.
- Continued participation in recycling program
- Explore solar lighting on downtown streets, parks, and municipal buildings
- Participate in Sustainable MD Certified
- Support walking and healthy eating as a way of life
- Application to become a Main Street community

**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 staff will work closely with stakeholders to create an atmosphere that will foster new businesses and vitality in the SC area. As a result of the 1999 Smart Growth Study by the University of Maryland, staff has accomplished the following initiatives:

A code enforcement officer, economic development coordinator and a permanent full time planner were hired.

Promoted water access, parks and trails - Lower Ferry Pier built, Lower Ferry Park purchased and in design process, Ice House Park purchased, Canning House Run Trail built.

Zoning Ordinance updated 2005

Water and waste water plants upgraded

Updated Perryville website

Expanded Enterprise Zone

Built new library as a cultural center

**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)

Key assets are the dedication and experience of the Administrative staff and support of elected officials in achieving revitalization goals working in conjunction with Federal State and County and volunteer groups.

- Rodgers Tavern is listed on the National Register of Historic Places. The Tavern has undergone major renovations that will provide a historic venue in SC area. History themed events, a museum, and a café serving light fare will provide the historic charm of its time.
- A 800 foot pier for public access was constructed on the Rodgers Tavern property with a trail connecting to existing trails through Town. The pier was designed to support a water taxi and/or tour boat in support of heritage tourism in the region.
- A major asset of the SC area is public parks. Perryville Community Park, Lower Ferry Park, Ice House Park, Boat Launch, and Rodgers Tavern Park. Plans for Lower Ferry Park, adjacent to Rodgers Tavern, have been approved for development. A small band shell, comfort station, parking and landscaping are planned for the park. The park is the site of the Farmers' Market, the Annual Spring Fling, and the Autumn Fest. Although just outside of the SC area but connected by a trail system, the Perryville Community Park has many activities for families and individuals –kayak launch, , softball and baseball fields, fishing pier, pavilions, picnic tables, volleyball and basketball courts, tennis courts, playgrounds, and trails. Planning for Ice House Park is scheduled to begin upon completion of Lower Ferry Park.
- Perry Point Medical Facility, the largest single employer in Cecil County with almost 1500 employees is located south of Town. The IKEA Distribution Center which employees 550 in a 1.7 million square foot facility and the Hollywood Casino, which employees about 300. These three employees are in the top ten largest employers in Cecil County.
- The Perryville Branch of the Cecil County Public Library is central to activities in the Town providing meeting places for organizations, seminars, and workshops. The Library also offers WI-FI and computers for those without home access.
- Organizations in the Town of Perryville – American Legion Post #135, Toastmaster Club, Perryville Lions Club, Perryville Chamber of Commerce, Perryville Community Fire Company and the Perryville Outreach Program. County-wide organizations which also serve the Perryville area include the YMCA and United Way.
- The Town has three schools within walking distance in the SC area - an elementary, middle school and a private school.

**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)

Much of Perryville's history centers around the water and the railroad. The completion of Rodgers Tavern and proposed uses will be a huge boost for the Town. In 2011, the Town completed a transient pier and floating dock adjacent to the Tavern. This pier, along with the completion of the Tavern and Lower Ferry Park, will position the Town to be able to hold history-themed and other events attracting visitors and potential businesses to the downtown area.

Future plans near the pier include marina upgrades, restaurant and mixed used development as a draw to the downtown area.

The Railroad has always been part of Perryville's history. The MARC Train Station, built in 1905, houses a Railroad Museum and serves as an icon of the railroad history of the Town. Working with the MDOT, MARC, WILMAPCO, and Cecil County, continue to develop Perryville as a transit community.

The Maryland Transit Administration(MTA)announced a MARC Maintenance and Layover Facility under consideration for Perryville. This facility will not only bring jobs to the Perryville area, but could also provide additional train service to the area.

The Town is working to become a Main Street community.

Implementation of Perryville's Transit Oriented Mixed Use Development Plan will support the historic, cultural and redevelopment of the SC area.

Maintain the small waterfront town charm by establishing streetscape improvements

Coordinate historic events with the Office of Tourism and Economic Development Coordinator.

Proposed running of electric to our 104 acre Community Park that will provide many opportunities for use.

Grow our Farmer's Market to include wine tasting, craft brewers and agricultural products from the region.

**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)

As mentioned throughout this application Perryville has spent a considerable amount of effort in acquiring key assets along the waterfront to provide waterfront access, public spaces and greenway trails. Our Greenway Plan promotes bicycling and walking to enhance the quality of life for residents, commuters and visitors. The Plan provides a coordinated and strategic approach to the development of a network of off-road bicycle and pedestrian greenways, and connecting sidewalks and bicycle routes.

The Town located along the Susquehanna River is poised for major growth as a result of the military-base relocation and closure activities (BRAC) bringing jobs to the area surrounding the Aberdeen Proving Ground in close proximity to Perryville.

The ridership of the MARC from Perryville has increased over recent years. Providing greater travel choices to this rapidly growing area is a critical component of the Town's plans to further economic development and to support improvements to regional ambient air quality through the reduction of vehicle travel and traffic congestion in the downtown.

The development of a transit-oriented center has been established in the Town's 2010 Comprehensive Plan on several properties located near the Train Station in the SC area and elaborated in the Transit Oriented Development Plan prepared by WILMAPCO in 2012.

The Town plans to work with Cecil County Government to develop watershed assessments to seek retrofitting opportunities to enhance water quality and to allow infrastructure upgrades in the SC area.

The Town's Zoning Regulations has a landscape and open space requirement as well as Critical Area requirements that promote landscaping, protection of sensitive areas and stream protection.

**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)

Stakeholders will include Mayor and Commissioners of the Town of Perryville; Town Administrator; Department of Public Works, Parks Department, Planning and Zoning Department and Economic Development Coordinator. Also included are the Perryville Greenway Committee, Perryville Police Department and Perryville Chamber of Commerce

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**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)

The present economic climate has hindered development and investment in the region over the last few years, but the Town has taken on new initiatives to encourage economic opportunities in the SC.

**INITIATIVES**

A Revitalization Grant Program was established by the Commissioners in 2013 and funded through 2015 to help businesses and home owners make repairs on their homes and businesses along with a Non Profit grant program as an investment in the SC area.

A Façade Grant from the DHCD was also received that helped supplement the local revitalization effort.

The Mayor and Commissioners voted to pursue the Main Street program and designating the Economic Development Coordinator as the lead for the program.

An Economic Development Coordinator was hired to help attract businesses, provide information through Cecil Business Resource Partners for information on developing a business plan, training, employment information, wage information, etc. Working with the Planning Department the Coordinator will also be able to provide potential businesses information about available properties, assess their needs and help navigate the permitting and inspection process.

Supported an evaluation of how the operation of the proposed MARC Maintenance Facility and its proposed connections to Perryville water and sanitary sewer systems will impact Town facilities. The MARC facility is estimated to create 200 jobs and support MARC services in Perryville.

**POLICIES**

Work with Cecil County Office of Economic Development on their programs to encourage businesses to move into the County.

Update Zoning Regulations to be more favorable for small business development consistent with the TOD and Comprehensive Plans.

Develop Perryville as a multimodal community by implementing the Transit Oriented Development and Greenway Plans.

Work with owners of key properties in the SC area in developing small business opportunities.

**PROJECTS**

Infrastructure improvements on roads, storm drainage, street lighting, and public places are planned.

Town funded Revitalization program for businesses and property owners

Develop trail connections, work with LSHG and MDOT on the Susquehanna River pedestrian/bike crossing, and explore historic river cruises.

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**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)

The Town's Economic Development Coordinator will work with Cecil County Department of Economic Development Business Resource Partners including Susquehanna Workforce Network, Cecil County Chamber, Maryland Department of Business & Economic Development, Cecil College Workforce Development to help provide training and information on employment opportunities.

The State of Maryland also sponsors the Maryland Workforce Exchange, which is a job search data base. Workers can target their job search to apprenticeship jobs, veteran friendly jobs, and green jobs.

Infill development and revitalization in and around the MARC Train Station will produce a climate for needed restaurants, shops and services in the SC.

**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)

Perryville did not receive the businesses predicted during the initial phases of BRAC. Many of the businesses that moved already had a presence at or near Aberdeen Proving Ground (APG).

While, we did see an increase in population, it cannot be directly linked to the BRAC move.

The accessibility of the MARC commuter rail and close proximity of APG can complement BRAC related growth by reducing vehicular traffic along major highways corridors such as US-40 and I-95.

**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 following Stakeholders and Community Groups will be essential in the continued support and future implementation of projects.

- Mayor and Commissioners of the Town of Perryville
- Town Administrator
- Planning Director
- Economic Development Coordinator
- Perryville Chamber of Commerce
- State Funding Partners

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**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)

Perryville will seek recognition as a State TOD that will help support many of the initiatives stated in the Plan prepared by WILMAPCO which recommends initiatives to support more housing in the downtown, especially for individuals wanting access to commuter service on the MARC.

The Town Center Zoning District allows for flexibility in housing and staff has identified parcels that could be used for mixed uses. Much of the district is in close proximity to the MARC Railroad Station.

The Comprehensive Plan lists land use accomplishments since the 1997 Plan which focus on preserving Perryville's character while accommodating increasing population, maintaining neighborhood stability by guiding growth to appropriate areas and balance growth between residential, commercial, industrial and public use areas. This is noticeable in the downtown where new housing stock was included along the old Conrail line that ran along the waterfront. Single family, townhouses and condos have provided increased housing, but there is a need for quality rental apartments and homes for first time buyers in the downtown. The Town will continue to support the initiatives stated in the Comprehensive Plan.

The Town implemented a Rental Housing Board, Licensing and rental regulations so landlords are held accountable for livability standards important to residence wishing to rent.

A Town Center zoning was established in the downtown to facilitate mixed use revitalization efforts.

Cecil County Housing provides a variety of services for individuals seeking homeownership.

Working with

**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)

The MARC commuter rail, bus service, walking and biking trails, waterfront access, public spaces, heritage tourism, and close proximity to major employment centers are key components of Perryville's SC area.

Implementing the initiatives mentioned in this application will provide opportunities for healthy living whether walking or biking on trails, enjoying waterfront open spaces and outdoor activities.

Investing in residential infill development to accommodate individuals of various income levels will provide the population necessary to support new businesses in the SC.

**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)

Housing in the SC area provides a mix of housing choices, rental and home ownership. The housing stock ranges from senior to wage restricted apartment complexes, single family homes with rental units and older homes built in the last decade. There is a demand for larger apartment complexes providing varied units and costs.

On infill parcels in the Town Center establish needed retail businesses with apartments above.

**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 following Stakeholders and Community Groups will be essential in the continued support and future implementation of projects.

- Mayor and Commissioners of the Town of Perryville
- Town Administrator
- Planning Director
- Economic Development Coordinator
- Perryville Chamber of Commerce
- Cecil County Housing Office
- Private Sector

**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)

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Rail service is a critical part of Perryville's history and future plans to further economic development and provide greater travel choices to our growing area. The Town's location along the Susquehanna River is poised for major growth as a result of the military-base relocation and closure (BRAC) surrounding the Aberdeen Proving Ground across the river. Perryville is the northern terminus of the MARC commuter rail service to Baltimore and Washington D.C. which attracts riders from a wider area including Cecil County, Delaware, Pennsylvania and New Jersey. Overflow parking on surrounding streets and parking are at capacity. The MARC service is currently around 40,000 per year and has increased over the last three years. Creating more opportunities to attract commuting workers, visitors and providing adequate parking in the area is a major goal of Perryville's TOD Plan and SC area.

Key sites adjacent to the MARC train station are proposed for mixed use including work force housing, retail space, and commercial uses to serve commuters and residents.

Cecil County Transit provides daily service throughout the Town and extends to Harford County and areas of Delaware. Many of the buses are equipped to handle bicycles. Grey Hound Service is also provided along US 40.

Perryville has been proactive in developing trail connections in conjunction with the Lower Susquehanna Heritage Greenway and developed their own Greenway Plan with the assistance of WILMAPCO. Both plans provide a coordinated and strategic approach to the development of a network of off-road bicycle and pedestrian greenways, connecting sidewalks, and bicycle routes.

Providing a non-vehicular connection across the Susquehanna River would provide increased opportunities for individuals living in Havre de Grace the ability to use the MARC as well as provide a connection to the three River front communities of Perryville, Port Deposit and Havre de Grace. Perryville is supporting MDOT and the LSHG in a feasibility for such a crossing in conjunction with a new railroad bridge.

MARC is proposing a maintenance and layover facility in Perryville. When completed, the facility will provide approximately 200 jobs and may provide the opportunity for additional daily and weekend service.

A grant with MDOT to provide signage and bike racks at designated areas will be finalized in 2014.

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**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)

Perryville adopted a Transit Oriented Development Plan in 2012. This plan focused on three areas: the Downtown, the Train Station and Rodgers Tavern/park. The historic MARC Train Station is conveniently accessible by a short 15' minute walk to the majority of the Town. The station currently see an average of about 40,000-45,000 riders per year and with additional parking and increased housing units that number would rise.

Plans are to convert the trailer park adjacent to the Train Station to a mixed use area to include workforce housing, retail, and commercial.

The Maryland Department of Transportation recently unveiled plans to make the Perryville area its site for a MARC Maintenance and Layover Facility which will bring jobs and potentially additional trains and service to the Perryville station.

Cecil County Transit provides fixed route public transit from Perryville to Elkton. Additional bus shelters are scheduled for installation along this route and throughout the SC.

Phase I of the Town Center municipal complex is underway. It will include a new police facility, public park and Town Hall with increased parking. The complex is across the street from the MARC Train Station.

**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(3) 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 following Stakeholders and Community Groups will be essential in the continued support and future implementation of projects.

- Mayor and Commissioners of the Town of Perryville
- Town Administrator
- Planning Director
- Economic Development Coordinator
- Perryville Chamber of Commerce
- State Funding Partners
- Maryland State Highway Administration (SHA)
- Maryland Transit Administration (MTA)
- Maryland Department of Transportation (MDOT)  
Maryland Transportation Authority (MDTA)

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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 Town will collaborate with State, Federal and local groups for funding support.

Establish public private partnerships for investment in the SC area.

The Economic Development Coordinator will work with developers and interested parties to identify grants to assist with projects.

Continue Revitalization and Non-profit grants funded through Local Impacts money from the Hollywood Casino in Perryville.

Heritage Resources with Lower Susquehanna Heritage Greenway

The Planning Department will work with investors interested in development in the SC to streamline the review process.

Create opportunities for rail commuting workers who wish to live in a waterfront community.

Implement the strategic sections of the Perryville Greenway Plan.

**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)

Projects listed in this proposal is consistent with the Perryville Comprehensive Plan, Transit Oriented Development and Greenway Plans, and the Lower Susquehanna Heritage Area Plan

**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 MARC Commuter Rail is an important incentive for workers wishing to live and commute to nearby work centers (Aberdeen, Baltimore and Washington).

Working with developers, encourage transit, water access and parks as a marketing strategy.

Encourage development of key properties near the MARC for housing for individuals interested in commuting.

Work with developers to encourage investment in the downtown for amenities and services needed for a growing community.

As mentioned in previous sections working to enhance roads, walking and biking trails, community parks, and revitalization of older sections of the SC will play an important part in leveraging private sector investment in the community.

**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)

Perryville's SC Plan seeks to produce an environment where individuals of various income levels can live in a safe and clean sustainable waterfront community that offers transportation alternatives whether for work or pleasure.

Seeking State designation as a TOD in support of transit development in Cecil County will ensure long term sustainability in the SC and meet State transit goals.

Implementing plans for construction of a new police facility and Town Hall as part of the municipal complex will provide needed services and facilities for a growing community

Finalize restoration of Rodgers Tavern and construction of Lower Ferry Park for cultural events, farmer's market and outdoor activities.

Finalize construction of road and infrastructure repairs on Otsego and Elm Streets in the SC.

Implementation of SHA's proposed Gateway Signage along the major corridors to the Town.

Install bus shelters, bike signage and trail designation signage proposed in the Perryville Greenway Plan.

Identify infill properties with Planning Department, developers and Economic Development Coordinator in support of residential and commercial development.

Identify strategic projects that will have the greatest impact on economic revitalization.

Develop economic competitiveness by providing incentives and policies that encourage redevelopment, development and green practices.

Build and maintain strategic partnerships within the community, Cecil County and State.

Identify residential and commercial programs to maximize investment in the SC.

Work with MDOT on plans for upgrade of MD222 and I95 bridge expansion to facilitate business opportunities at Chesapeake Overlook Commercial Entertainment Mixed Development to support job opportunities in the region.

**V. PROGRESS MEASURES**

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

(Answer Space 4,000 characters)

Specific benchmarks used to measure progress are:

Finalize engineering for stormwater plans for the police facility, municipal complex and road repairs on Elm and Otsego streets.

Identify infill development sites available for residential and commercial development.

Construct Lower Ferry Park with band shell and comfort station for outdoor entertainment, farmer's market and yearly events in the downtown.

Install bus shelters, bike racks and signage in partnership with MDOT and Cecil County.

Identify funding sources for new trail development, sidewalk upgrades and lighting.

Update Zoning Ordinance to incorporate recommendations of the TOD Plan.

Pursue public/private partnerships in developing Main Street opportunities.

The Town will use measures for effectiveness of business incentives such as:

Number of jobs created by new businesses

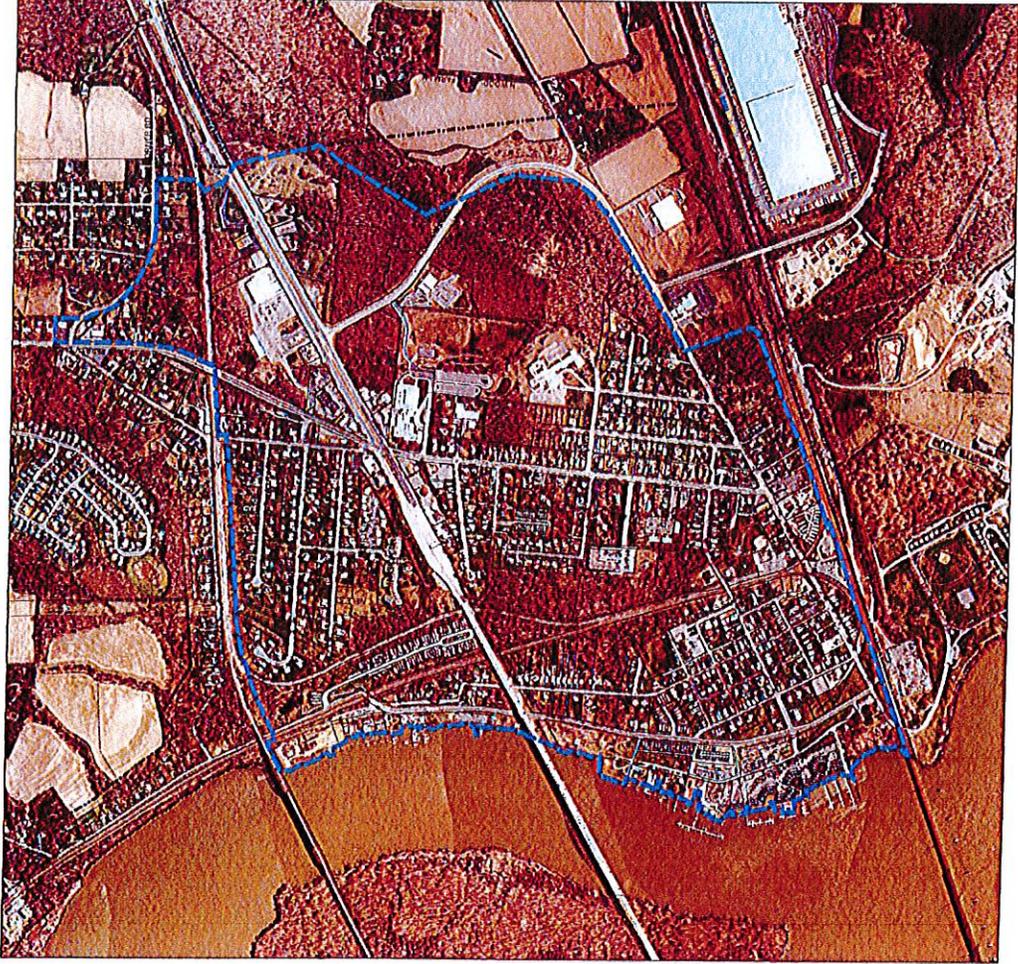
Increase in the Tax base

Amount of money invested in construction and labor

New dollars invested in land

Number of new businesses relocating or expanding in SC area.

Business revenue/sales



**SUSTAINABLE COMMUNITY DESIGNATION  
2014 APPLICATION  
PERRYVILLE, MARYLAND**

**PROPOSED SUSTAINABLE COMMUNITIES BOUNDARY**  
 **CORPORATE BOUNDARY**  
 **SUSTAINABLE COMMUNITY AREA BOUNDARY**

**Summary Data:**

Number of acres within SC area = 616.3  
Number of Parcels +/- 1,087

