
CHECKLIST & TABLE OF CONTENTS**APPLICANT:** Commissioners of St. Michaels**NAME OF SUSTAINABLE COMMUNITY:** Town of St. Michaels

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.**

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: Talbot

Name of Sustainable Community: Town of St. Michaels

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

Area 1 lies to the West of Md. Rt. 33 and is bordered to the East by the Municipal boundary, to the South by properties fronting on North Street and to the north by Perry Cabin Ball Field, also identified as Area 5.

Area 2 encompasses the commercial districts within the town and is primarily located along MD Rt. 33 and Fremont Street. Additional areas are located at the southern end of the Town and include multifamily as well as commercial businesses.

Area 3 is noted as St. Mary's Square and encompasses 5 parcels located between St. Mary's Square, Chestnut Street, Water Street and Mulberry Street.

Area 4 is the Chesapeake Bay Maritime Museum which fronts on Mill St., MD Rt. 33 and the Miles River.

Area 5 incorporates the town parks which are located within various areas within the Town with a walking/biking trail which is located within an existing railroad right-of-way adjacent to the western boundary of the town.

Area 6 is the commercial water front businesses and lie along the St. Michaels Harbor.

A more detailed description of these areas and the individual parcels included therein are contained in the hard copy of this application. All areas are shown on the Sustainable Community Map.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 160

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 checked="" 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>DNR Harbor Designation</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)

Significant State and local smart growth or revitalization related programs and their impact on the Community Applications have been sought and received from the Historic Preservation Tax Credit Program for the rehabilitation of historic structures which lie within the Chesapeake Bay Maritime Museum.

The Housing Commission of Talbot, formerly identified as the St. Michaels Housing Commission/Authority has been involved in CDBG, Community Legacy and Neighborhood Conservation initiative funding thru the State of Maryland. They were recently awarded \$350,000.00 for the revitalization of the Port Street area in Easton, \$800,000.00 CDBG funding for Riverwoods as a sub-recipient and are pending notice of award under the Strategic Demolition Impact funding Grant for neighborhood revitalization in Easton.

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)

Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area.

- State Highway administration continued ownership of Talbot Street (MD Rt. 33) necessitates coordination for all improvements along this highway including curb, gutter and handicap accessibility improvements. In addition parking identification and speed limit modifications remain an ongoing issue.
- The Town is experiencing ongoing problems with one of its wells with high arsenic levels. Funding for repairs or replacement will be required in the near future. Water supply is not an issue, but quality is.
- Dramatic cuts in State Highway User Revenue makes maintaining roadways extremely difficult.
- Dramatic cuts in Program Open Space has made the creation and upgrading of parks and open spaces very challenging.
- The Process for securing State and Federal grants monies is extremely cumbersome. Small towns such as St. Michaels has a very small staff, and while the need for these grant monies are great, the time necessary to complete these applications is very limited.
- While St. Michaels has many historic structures which could benefit from the Maryland Historic tax credit program, filing such an application is often challenging and therefore many do not take advantage of this opportunity.

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)

Area 1 - North West Sector -This area encompass a portion of the Town which is occupied in large part by minority populations with limited incomes and are inclusive of older often smaller and deteriorating residential units. This area also encompasses five age or income restricted multifamily housing developments which are governed by the Talbot Housing Authority and HUD. These structures are outdated often without central heat or air and are experiencing exterior and interior deterioration due to economic constraints. It is also noted that increased levels of crime and drug related activities are evident in this area.

Area 2 – Commercial Areas The majority of the commercial businesses are located adjacent to MD Rt. 33 and the structures within which they operate are historic. Improvements to the structures, the adjacent sidewalks and parking are issues of major concern. This area also encompasses what is commonly known as the “Mill” property, originally an industrial site and housed a flour mill. Area 1 houses many persons without vehicular transportation who rely heavily on the sidewalks to gain access to the commercial districts for their daily needs. The St. Michaels Community Center which provides quality activities and services that contributes to the physical, emotional and social well being of the community. Also lies within this area. Additional details are contained in the written application.

Area 3 – St. Michaels Museum at the St. Mary’s Square –

The property is owned by the Town and occupied by the Museum, the Masonic Lodge, the Boy Scout Building and the Women’s Club. Modifications including sidewalk improvements and handicap accessibility issues are needed as well as providing additional public awareness of what this area has to offer.

Area 4 - Chesapeake Bay Maritime Museum, the Town Office and adjacent skate board park

The Maritime Museum offers exhibits and demonstrations that celebrate the Chesapeake Bay culture, boats, seafood, and history. Within this area is the historic structure known as the “Pinkett” house which is in a deteriorating condition and in jeopardy of collapse. The need for campus maintenance, ever changing exhibits; public demands for services including additional water access support these areas for consideration.

The Edgar M. Bosley Municipal Building (Town Office) is located within Hollis Park, which was purchased with Open Space monies and as such is limited to public service use. Across the street from the Town Office is a parcel which houses a community skate park and overflow parking for the Town Office.

Area 5 - Municipal Parks and Nature Trail

The Town is quite fortunate in that we have several waterfront parks and a children’s park which lie within the Municipality itself. In addition, a walking trail has recently been constructed along the old railroad right-of-way which lies within and adjacent to the Town. The rail road right-of-of-way extends beyond that area currently utilized and remains an area of interest to both the Town and County. To utilize this right-of-of-way for the extension of this trail to the County Ballfield at the north end of Talbot St. would allow the users to travel from the south end of St. Michaels to the north end without having to utilize Rt. 33. This trail would provide a safer route for both pedestrians and bicyclists.

A more detailed description of the individual parks, their strengths and weaknesses are set out in the hard copies of this application

Area 6 – Maritime Commercial Zone

There are four areas which border on the St. Michaels Harbor. These areas provide water related commercial activities and include marinas, hotels and restaurants. These businesses provide economic opportunities for many residents of the Town and support the tourists who arrive primarily by water.

Additional information relative to each area is contained within the written copy of this application.

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 Central Commercial Zone part of the proposed Sustainable Community Area is largely located along MD Rt. 33 in the entry and central parts of the Town and is comprised of commercial, service, office, residential and churches. The Residential 2 zone which lies to the east of Rt. 33 represents the older portion of the town with many historic homes and smaller lot sizes. The remaining residential areas are classified as R-1 which permits single family dwellings and R3 which encompasses both the existing multi-family dwelling complexes as well as the site for future developments of this nature.

There are very few undeveloped residential lots within the Town. However in an effort to provide workforce housing, the Town has amended its Town Code to allow for apartments on the second and third floors of commercial structures. In addition to providing housing options, this also allows the owners of the property to garner additional income with the hope that commercial rents could be reduced.

The Town recognizes the need to preserve the historic elements and economic vitality of the Town as evidenced by the recent legislative changes as noted above as well as revisions to the parking criteria that minimize the parking requirements associated with new and/or existing businesses. The current land use and zoning is conducive to revitalization investment.

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)

While the local police department is a community strength and a stabilizing influence in public safety, there is a growing concern about drugs and related crimes. Education is the prime factor in addressing this issue with the youth of the Town and this is being done through a community based effort identified as SMYLE. The police department works with youth to teach them the perils of drugs, gangs and crime and reward them in turn with trips or other incentives.

The churches in this Town are an important community asset in that they provide not only spiritual, but physical and often financial support for residents in need such as housing for the homeless and a food bank.

The Town as noted previously houses two museums, several art galleries, an auditorium in the School Complex for plays and concerts all of which are open to both the residents and visitors to the Town. In the spirit of a small community the town supports many civic organizations. These organizations sponsor many fund raising events like Christmas in St. Michaels which supports various charities, art festivals, environmental enhancements such as the street tree program.

The Town is considered a walkable town, with easy access from most residential areas to the commercial and cultural features we have to offer. Many persons, who have visited St. Michaels, are charmed by our historic character and the amenities which we can provide them with and decide to become full time residents.

We believe that the Town of St. Michaels meets the goal of the Sustainable Community program which is to seek integration of the residential and commercial uses, by expanding cultural, artistic and dining opportunities.

Additional information relative to each area is contained within the written copy of this application.

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)

The Town has undertaken the upgrade to its Town streets and drainage systems in conjunction with Talbot County's efforts to upgrade their sewerage collection system. In addition to street improvements, the Town with the support of the Community has undertaken tree maintenance and planting program throughout the Town. These trees provide visual, air quality and water improvements and compliment the historic appearance of the Town.

The majority of the Town lies within the Chesapeake Bay Critical Area, and as such stringent compliance with growth and development requirements have been incorporated into the Town Code.

The Town is bordered on the East by Miles River and San Domingo Creek on the West. Miles River is the host for heavy boating activities from late spring to early fall. In an effort to control pollution within the Harbor all boating visitors are required to visit those marinas with their licensed pump out facilities.

The Federal Emergency Management Agency has recently revised its maps and construction requirements for lands within the 100 year floodplain. The Town is in the process of adopting the mandated regulations. In addition to the mandated revisions, the Town is contemplating the establishment of a 2 foot freeboard requirement in an effort to address the ever rising tide levels.

The Town is also working cooperatively with Talbot County in addressing the State requirements for identifying TMDLs and methods necessary to achieve acceptable levels of nitrogen and phosphorus within the Bay and its tributaries.

The impaired watershed and sensitive areas of the SCA are weaknesses. However, the protective regulatory environment, the high quality of planning documents and demonstrated personnel capacity to effect improvements in the SCA are clear strengths.

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)

Each of the following initiatives is a strength that has contributed to reducing the Town's carbon footprint and enhanced the Town's sustainability:

The town in 2011 began a mandated single stream curb side recycling program. Each dwelling unit and business was provided with a recycling can and pick up is done each Friday morning. This service is offered at no cost to the property owner. In addition, trash and brush is picked up by the Town on a weekly basis. A cardboard containment structure has been placed in a central area of the Town allowing ease of use for the businesses. At the ball field at the north end of Town several individual igloos for recycling are also available. These containers are heavily utilized and are maintained by the County.

The Farmers Market has a presence in the Town each Saturday beginning in April and running through the fall. This venue offers locally grown or produced fresh fruits, vegetables, breads and crafts to both the residents and visitors of the Town. The town recently granted permission to use a parcel of land slated for development as a municipal parking lot for the purpose of establishing a community garden. The garden was quite successful and will continue in the upcoming year.

The Town received an energy grant to allow for the installation of upgraded insulation, lighting fixtures and light sensors to minimize energy demand in the Town Office.

The Town has revised its Zoning Code to alter the need for establishing new parking areas associated with a change in business use. This minimizes the need for additional impervious surfaces within the Town.

The Town replaced several trash cans and placed recycling cans within the Commercial areas of the Town. Pet waste stations have been installed in the Town parks.

The Town recognizes the need to control water runoff from roof tops and other impervious surfaces and hopes to launch a community program educating residents of the benefits of natural shoreline stabilization and on site retention systems such as rain barrels and rain gardens.

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 in 2010 adopted new stormwater management regulations based in part on that promulgated by the State. These regulations require all development activities to be reviewed by the Town engineer to assure compliance with all applicable requirements.

The Town in upgrading its street system has been addressing stormwater management through the improvements to its storm drain diversion system.

Development of Town subdivisions requires that rain-gardens be incorporated into the landscaping requirements.

The Town has recently completed a total overhaul of one of its municipal lots, decreasing the impervious surfaces and adding urban trees into the overall design of the project.

A tree planting program has been implemented throughout the Town which helps address stormwater runoff associated with residential uses.

The Town has entered into a cooperative agreement with Talbot County to address the State TMDL requirements.

There are very few undeveloped parcels within the Town, and therefore stormwater management efforts will be targeted to expansion or renovations to existing structures and upgrades to the town's street systems.

As noted many times before, the town has a strong center core of residents who feel strongly that the environment must be protected. An example was the preservation of a large parcel of land which lay to the north end of town. The parcel was to be residentially developed with 100 plus homes, a hotel and a small commercial area. The town worked diligently to stop this development and was successful in their efforts. The property has been placed in a perpetual conservation easement.

Educational opportunities should be explored outlining the benefits of stormwater management on residential lots through the use of rain gardens and collection systems such as rain barrels.

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)

The Town's primary economic driver is tourism. The largest employers in the Town are the Maritime Museum, marinas, hotels, Bed and Breakfasts, restaurants the downtown merchants. The Town is a 9 month destination spot, with persons arriving both by water and land. During the off season, many of the stores and restaurants either close or limit their businesses operations to specific days and shortened shopping hours.

In preparation for revitalization of the commercial district, the Commissioners have been buying properties over the past decade to use in a downtown revitalization initiative. The work on this initiative has already begun. A new library was opened on Fremont Street, followed by a new Police station and park. These anchors added to the businesses located in the area earlier provide a nucleus for completion of the revitalization of the area.

The mill area has seen a recent influx of new businesses which include a winery, brewery and distillery. In addition, spaces have been rented for small service businesses, such as a florist, antique and exercise studio. This area is just south of the main shopping district and as such getting public attention to this area is often difficult.

The Town is identified on the Star Banner National Historic Trail Map as a Chesapeake Bay Gateway and Water Trails network partner.

The Town has recently completed a total upgrade to one of its municipal lots, with improvements slated for two additional lots.

The Town has recently completed construction of new municipal restrooms located in the central area of the town to better serve the residents and tourists.

The Town is working cooperatively with the county to update its sewer infrastructure; which had deteriorated and to address existing stormwater and flooding issues.

While the above noted demonstrate the town's strength, they also highlight the town's weakness. Opportunities for new businesses to come to town have been restricted by current economic conditions, high rental costs and limited skilled labor necessary to meet the needs of current businesses.

The Town has only one area zoned for industrial uses, and the access to that area is restricted as it goes through a residential neighborhood and is served by a narrow town street. The site is currently occupied an electrical power station and a large building utilized by a building contractor

Although our store fronts continue to be filled each season, again as noted previously long term occupancy of many of the store fronts is difficult.

Rt. 33 (Talbot Street) is the primary access point through the Town and serves as the link between Easton and Tilghman and various other small non-incorporated villages. Efforts to minimize traffic impacts through reduced speed limits, improved crosswalks and sidewalk improvements necessitate negotiations with State Highway Administration.

It is the hope of the town that these issues can be satisfactorily addressed through a collaborative effort between the SHA and the Town.

It is the desire of the Town to expand its year round commercial community with consideration given not only to the businesses but to the needs of the town's residents and visitors.

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)

As an older community, St. Michaels has many homes and entire neighborhoods that are on are very small and/or narrow lots. This gives many sections of town an urban feel while still lying in the rural setting of Maryland’s Eastern Shore.

Home ownership in the Town is divided almost evenly with full time and second home residents. Due to the current economic down swing, the town has noted that many of these second homes are now being placed on the market for sale.

As a part of the downtown redevelopment there is a desire to increase the number of full time residents in the downtown core through the creation of live-work and residential units in the second and third stories above commercial structures. The hope is twofold:

- That the increase in residential use in the downtown core will justify the establishment or re-establishment of businesses more oriented to serving the local population such as shoe repair, Laundromat, tailor beauty/barbershops and other uses of a similar nature.
- The Town has supported funding requests for the demolition of a 17 unit multi-family structure and the reconstruction of a new income restricted multi-family complex consisting of two structures with a total of 38 units, a community room, laundry facility and in house maintenance and leasing agent. Those residents of the 17 units will be preference in relocating to the new units.

The majority of the older multi-family residences are scattered throughout Town within a block of Talbot Street. A 28-unit public housing project is located near Fremont and Dodson Avenues. A 27 unit public housing project is located near Fremont and Dodson Avenues. A 27 unit project containing predominantly elderly housing is located near the southern entrance to town on the north side of MD Route 33.

The Town has also supported funding for the renovations of 13 units of what was Section 8 housing, but is now being renovated for the purpose of providing an opportunity for home ownership to persons with restricted incomes.

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)

St. Michaels, according to the 2010 census, has a population of 1,029 persons which reflects a loss of 164 persons since the 2000 census was conducted. Based on this information the average household size is 2.67 persons.

69% percent of the total population is white alone with 27.4% being African American and the remaining 4% being other nationalities.

58% percent of the total population is female with 41.5% being male. The population breakdown is:

Persons 0 to 4 years 5.34%

Persons 5 to 17 years 12.93%

Persons 18 to 64 years 53.16%

Persons 65 years and over 28.57%

The median age in St. Michaels is 50.2

Income Data: The Housing Commission of Talbot contracted with Liman Frizzel & Mitchell LLC to perform market feasibility for the sale of the Webb Lane Townhomes. Information relating to income and market values are taken from this analysis which was prepared in January of 2013.

The ESRI estimates for 2012 state a median household income of \$83,904.00 which is 35.9% higher than the County median of \$61,756. The St. Michaels area has a two-tier economy, with a much larger share of very high incomes (= \$100,000.00) households than Talbot County. There is a core of low and moderate income residents residing in the Town. The persons often work in the service sector.

Upper income households are drawn to the area's waterfront and historic areas, tending to increase housing costs for working households. Rental housing is more expensive than in the County overall.

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)

St. Michaels implementation of its sustainable Communities Action Plan will be incorporated within municipal daily operations, management tasks and volunteer roles and responsibilities. The town regularly functions in this manner and they have long-standing experience with well qualified volunteer manned commissions and boards. The town also has had a long and successful association with non-profit and civic groups and organizations. These organizations have been instrumental in planning and implementing plans for a community pool, park improvements, the nature trail, housing and the provision of services to the residents of the town and surrounding communities. As the Town begins the mandatory six year update of their Comprehensive Plan, this group has been asked to assist in this endeavor. In addition, a plan has been set forth to meet quarterly to assure that those issues as addressed herein and those identified in the Comprehensive Plan are being diligently pursued in an effort to assure successful results.

Existing town staff will implement action plan tasks as part of their regular duties with appropriate town departments under the supervision of the Town Manager and as directed by the Town Commissioners.

Town staff meets on a regular basis to coordinate duties and projects. Staff members responsible for liaison roles to the various volunteer commissions and/or groups meet formally with these groups on at least a monthly basis. Additionally, sub-committees or volunteers working on specific project and the liaison staff will regularly convene work sessions outside of the monthly meetings. Project leadership on the sustainable Community initiative, action plan advocacy and meeting coordination will be led by the Town Clerk/Manager with support from town staff.

Participating entity/Group

Town of St. Michaels – Commissions, Boards, Key Organizations

Commissioner of St. Michaels
 A. Michael Vlahovich, President
 Joanne R. Clark, Vice-President
 T. Coleman DuPont,
 Ann B. Borders, Treasurer
 Joyce D. Harrod

Board of Appeals
 Barry W. Gillman
 Douglas J. Rollow
 Sarah Everhart
 Maurice S. Nelson, Alternate

Planning Commission
 William Rose, Chairman
 Roy Myers
 Dorcas McGuinness
 William Frost
 James F. Burdick, M.D.

Sustainable Community Workgroup
 Marie Wroten
 Chief Anthony Smith
 Carol Parlett
 Pete Leshner
 Bonnie Booth
 Don Bibb
 Trish Payne
Planning Commission members as listed above

Historic District Commission
Peter Leshner, Chairman
Jeff Fones
Walda duPriest -Brandt
Alan Meyers
James Fulton

Parks & Recreation
Marie Wroten, Chairperson
Suzanne Pittenger-Slear
Roger Galvin
Marie Martin

Tourism Board
Tracey Munson, Chairperson
Bonnie Booth, Co-Chairperson
Chris Agharabi
Denise Haddaway
Aida Khalil
John Marrah
Ilene T. Morgan

St. Michaels Police Department
Chief of Police Anthony Smith and 7 officers

St. Michaels Community Center
Trish Payne, Director

St. Michaels Fire Department
Phil Jones, Fire Chief
Bob Traynelis, President

St. Michaels Maritime Museum
Langley R. Shook, President

St. Michaels Museum
Jeff Fones, President

St. Michaels Business Association
George Wilson, President

St. Michaels Elementary School
Tracey Elzey, Principal

St. Michaels Middle/ High School
Helga Einhorn, Principal

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 St. Michaels has been and continues to be committed to revitalization and economic development efforts and has continued to follow through on the goals and objectives as set forth in the Town's Comprehensive Plan. Examples of these efforts include:

The Town has received several Parks and Open Space Grants for acquisition and improvements to its town parks.

The St. Michaels Police Department has received several grants annually from the BYRNE Foundation and the Governors GOCCP.

The Housing Commission of Talbot has received Community Development Block Grants for improvements to their learning center.

The Town has made improvements to their road and stormwater control systems.

The Town has undertaken a tree planting and preservation program.

TEP grants were sought and awarded for the nature trail.

Department of Natural Resources Water Improvement Programs were utilized for water access improvements.

The Town was the recipient for block grant monies for both the Critchlow Atkins Center and Shore up.

The Housing Commission of Talbot has been involved in neighborhood revitalization in the Towns of St. Michaels and Easton. The agency owns and manages all of the federal housing in the Talbot County. It administers the Housing Choice Voucher program; Special Loans Program provides home ownership counseling and has active partnerships with Habitat Choptank and the St. Michaels Community Center.

Bradley Park and Canton Farm Park were donated to the Town by the Eastern Shore Land Conservancy.

The Town has invested in parking lot and sidewalk improvements.

The roles of the members in our sustainability work group include the Planning Commission, Codes Enforcement Officer, Police Chief, representatives of the Historic District Commission, Business Association, Housing Authority of Talbot, Parks and Recreation, Tourism Board and Community Center. Each share in the roles of encouraging and implementing revitalization efforts depending on the individual's passion and specialty. Our strengths are the communities' commitment, knowledge and general desire to be involved in these revitalization efforts.

The major challenge will be finding adequate funding to accomplish many of our capital projects and establishing a cooperative working environment with State approval and funding agencies.

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)

Much of the SC plan includes personal observations of the needs of the Town if it is to remain a viable, historically correct environment. Elements of the Plan are taken from the Town's Comprehensive Plan and Community Legacy Plan and well as development plans for specific organizations involved in the development of this document.

- The 2008 Comprehensive Plan sets forth specific goals and objectives relating to land use, environment, public services, historic character and economic issues relating to the town with projects geared toward 2028. The town is currently beginning its 6 year review of this document. Data obtained during this plan preparation will prove invaluable in updating the Comprehensive Plan.
- Park Plans – Are continually under review by the Commissioners and the appointed Parks and recreation Board. The town recognizes the importance of these facilities to both the residents and visitors alike.
- The Commissioners have held their first annual retreat and focused on the strengths and weaknesses of the Town. Many of those identified points are contained within the SC plan.
- The Town through its many boards and commissions encourages public input and participation. It is a culmination of efforts both legislative and community based that result in a vibrant, healthy and economically sound environment.

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 primary goal of the St. Michaels Comprehensive Plan is to preserve the Historic character, the Quality of Life of the Town and to promote Environmental Stewardship while protecting the health, safety and wellbeing of its residents and visitors.

The Town’s vision is that St. Michaels creates and sustains a year-round business district, provides a greater housing diversity to meet a broader range of resident needs and provides opportunities for economic development. We address traffic congestion and place more emphasis on connectivity, mobility and alternative modes of transport to the automobile, while maintaining high quality public facilities and emergency services that meet the needs of our residents, businesses and visitors.

The Town of St. Michaels lies within a defined Priority Funding Areas and as such is well-positioned to promote Smart Growth.

The layout, design and visual appearance of a community has a definite impact on the quality of life and economic well-being for the residents of the Town. St. Michaels residents and visitors enjoy what the Town has to offer, a small town atmosphere, attractive streetscapes, historic homes, boating amenities, museums and beautiful parks many with exceptionally beautiful water views. The town recognizes the need to maintain its residential and commercial entities without endangering the overall character of the town.

The governing body has determined that future development should only occur within the existing municipal boundaries or within very select areas immediately adjacent to the Town and as noted and contained within the Town’s Comprehensive Plan.

Additionally, our vision is that St. Michaels continues to protect its centuries old character by complementing its natural waterways on the east and west with greenways. Our comprehensive planning, land use decisions and growth management strategies are all oriented to sustaining and enhancing our unique waterfront Town.

The Town recognizes the value of environmental stewardship and takes strong measures to protect the environment making sure that the environment is protected for future generations. A prime example of this is the preservation of a 70 acre waterfront parcel which lies at the North/East end of St. Michaels. This property was slated for high density residential/commercial development. The Town citizens fought the development of this property for environmental reasons and were able to secure financing through a single purchaser to remove the project from development and place it under a permanent conservation easement. The property will now remain as a greenway into the Town.

It is the value which we place on the above noted, that encourages reinvestment and growth in the Town and discourages the degradation of its natural resources.

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)

St. Michaels is the 2nd largest tourism destination on the eastern shore of Maryland and as such it is imperative that the Town maintain its historic character and business district intact. This requires continual efforts are made to keep the store fronts occupied and the residential structures in compliance with all applicable housing codes.

In the past several years, the Town has undertaken a 5 phase approach to improving the streets and stormwater management systems. This undertaking was in conjunction with Talbot County's upgrade to their sanitary sewer system. To date only phase 5 remains not complete. The delay in completing this phase was due to funding difficulties experienced by the County. It is however, anticipated that monies will be made available this spring or early summer with work beginning shortly thereafter.

In addition, the Town has undertaken a street tree planting program, where trees laws have been established on many of the Town's streets providing a buffer from vehicular intrusion on the tree root system and assuring their continued survival.

The town has been improving sidewalks by converting concrete walkways with brick walkways, more in keeping with the historic nature of the Town.

One of the largest problems that the commercial areas have in town is that it is not all contiguous with residential structures separating the linear look of the district. In an effort to get visitors to all shops within the business district a plan for developing a brick sidewalk pattern.

St. Michaels works closely with the Maryland State Highway Administration to contribute to commercial revitalization through the downtown area, upgrading crosswalks and sidewalks to ADA standards. The Town will seek additional assistance from SHA relative to additional sidewalk and street improvements.

The Town has a very active Parks and Recreation Committee and plans have been submitted and approved by the Commissioners for major improvements to several parks within the Town. These improvements include the installation of an irrigation system, the placement of sod and plantings in Muskrat Park, the principal park in the town and other landscaping efforts and amenities to be placed throughout the town and parks.

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)

Town undertook the following initiatives to reduce the Sustainable Community Area's impact on the environment and will seek to expand these programs as an SCA:

In 2010 the town started a single-stream recycling program with each residential unit and business being supplied with a recycling container.

In 2010 the Town installed a cardboard collection facility which allows the businesses to recycle the boxes in which their inventory arrives.

Established a tree committee to improve tree canopy, community aesthetics, promote tree planting, care.

Installed recycling collection cans throughout the commercial district.

Installed recycling collection containers within the Town parks and along the Nature Trail.

Created a nature trail which lies within an abandoned rail-road right-of-way which lies to the west side of the Town allowing for pedestrian access to the central business areas and two of the town parks.

Established a living shoreline in Back Creek Park.

Made improvements to the Town's municipal parking lots to incorporate vegetated amenities and improve drainage on site.

Utilized a piece of land originally purchased for a parking lot to be used for a community garden.

The Town recently amended the parking requirements for new and expanding businesses permitting a change of use within an existing structure to occur without the need of providing additional parking, this minimizes new impervious surfaces and encourages business investment by reducing startup costs associated with parking improvements.

The Town as stated previously is a tourist town, with a 9 month season. During that period, and especially on weekends, parking is a problem. However, during the off peak periods, many of the current lots lay vacant. The question that arises is whether the need is great enough to warrant the creation of additional parking lots; which result in additional impervious surfaces and stormwater issues. In an effort to address this matter, consideration is being given to alternative materials, altering design standards to include smaller vehicles, installing bicycle racks and promote shared parking.

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 community groups, Boards and Commissions have been instrumental in the completion of many sustainability initiatives with the Town. Their continued support will be key to the implementation of future projects.

The Commissioners of St. Michaels

The St. Michaels Planning Commission

The Housing Commission of Talbot

St. Michaels Parks and Recreation

St. Michaels Community Center

St. Michaels Police Department

St. Michaels Tree Committee

St. Michaels Historic Commission

Talbot County Board of Education

St. Michaels Tourism Board

St. Michaels Business Association

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)

The key asset this Town has is its people including business owners and operators and their desire to retain the small waterfront town charm which includes retention of its historic characteristics and a successful commercial district.

The town has a maritime history which is evidenced by the construction of many of the historic homes, which were occupied by the waterman or dock workers prior to the gentrification of the town. The history of the town is well preserved and displayed within the St. Michaels Museum at St. Mary's Square.

The Town is home to the Chesapeake Bay Maritime Museum, the largest attraction draw to the Town. Situated on 18 waterfront acres, the Museum offers exhibits, demonstrations, boat rides on the Miles River, and annual festivals that celebrate Chesapeake Bay culture, boats, seafood, and history.

In recent years, the Town has an increase in artist studios. Discussions relating to the establishment of a working artists art gallery are underway.

There are also plans underway for an automobile museum for the display of vintage vehicles.

The Community Center provides a safe haven for educational and recreational endeavors for both the young and old. However, their space is limited and their space is leased. Efforts are being made to find a permanent home for this much valued amenity to the Town.

St. Michaels Harbor offers boating amenities which including docking facilities, easy access to the down town area, restaurants, hotels and bed and breakfast accommodations. San Domingo Creek is a protected waterway offering a perfect setting for canoeing and kayaking.

The town has 5 parks, three of which are waterfront, 1 children park and athletic fields which supports, baseball, basketball, playground equipment and associated amenities. In addition, there is a nature trail which is heavily utilized by bicyclists and pedestrians.

It is the above noted, which makes St. Michaels such an appealing place to live, work and visit and serve as the corner stones for projects and initiatives which will assure that the town's assets continue to be just that.

The Commissioners of St. Michaels have demonstrated their commitment to the future of our Sustainable Community area by working together with the citizens, businesses and civic groups in an effort to address the needs of the business community while protecting the historic fabric of the town.

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)

The town has two very distinct business districts. The first being that area which lies along Talbot Street (MD Rt. 33) and is approximately seven blocks long. This area is primarily occupied by historic structures which house a variety of boutique shops and the Town’s grocery store. This area is identified within the Sustainable Community mapped designation. The properties lie with the St. Michaels Historic District and therefore any exterior renovations, expansion or modifications require approval from the Historic District Commission. This review provides assures that the historic street scape will remain intact.

The second area is known as the “Mill”. This property lies approximately one block to the south of the central commercial area and encompasses the only remaining industrial structures within the Town. The “Mill” structure and the equipment within, which is the primary feature of this site, remain intact and are listed on the National Register of Historic Places. Efforts are underway to preserve this piece of St. Michaels' history thru the adaptive reuse of the buildings for use by craftsmen, sail makers, and various retail establishments, including a brewery and distillery.

Recent changes to the Town’s land use documents have permitted the establishment of apartments on the second and third floors of structures in the commercial zones. This use allows for a presence on the streets when the businesses are closed and provides additional income to the property owners often resulting in increased maintenance and site improvements.

Cultural amenities within the town include concerts in the parks, two museums, various art galleries, brown paper bag lectures at the Library, continuing education classes offered by the Maritime Museum. Historic walking tours are given by the St. Mary’s Museum. Guided boat tours are available for persons wanting to learn more about the history of the Town and the waterman’s past and current roles.

We will undertake the following initiatives in order to enhance these resources and reinforce our community’s sense of place.

- Emphasize cultural tourism and ecotourism
- Promote attractions
- Promote “buy local”
- Assist owners of historic properties in taking advantage of various tax credits and other financial incentives
- Consider working toward designation as a Maryland Main street community.

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 Sustainability Community Workforce has centered much of their attention on minimizing the need for vehicular access to both the commercial and recreational areas by establishing accessibility thru connecting sidewalks from the residential to commercial areas as well as providing the same connectivity to the Town's public parks.

Consideration is being given to extending the current Nature Trail to the Perry Cabin Ball Field which lies at the north end of the Town. This extension will provide a pedestrian and bicycle connection from the south boundary to the northern boundary without having to access Rt. 33. Currently access from the school complex to the Ball Field is primarily accessed thru the Town. There is no sidewalk access for a distance from Dodson Avenue to the Ball field requiring direct access along Rt. 33.

As noted previously, St. Michaels is considered a viable tourist town, with many visitors staying within our inns and bed and breakfast and marinas. Many of these places provide bicycles resulting in persons traveling along Rt. 33 amidst the vehicular traffic. This results in potential hazards, as Talbot St. has vehicular parking and many business access points. A plan is being developed to create a bicycle route brochure which will direct bicyclists to safer routes within the Town.

In addition, a brochure is being proposed which would provide information to boaters, relative to dockage, areas for anchorage, restaurants and other amenities which serve this portion of the Town's tourist base.

The St. Michaels Community Center initiated the construction of a community garden on town owned property last year. The endeavor was very successful and plans for continued use of the property for this purpose are underway.

The Town is also considering the establishment of small pocket parks on Town owned properties which will provide seating and water views for both the citizens and tourists to our town.

Improvements including the installation of an irrigation system sod and landscaping is currently underway within Muskrat Park which is the central gathering place of the town and fronts on the Harbor. This area is used for concerts in the park, the farmers market and various events and festivals throughout the year. In addition to the afore noted, a boardwalk is being planned to cross an area which has been improved with native species with plant identification signage proposed.

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 St. Michaels Parks and Recreation Committee, the St. Michaels Tree Committee, The downtown merchants, the St. Michaels Community Center and the Commissioners of St. Michaels and Town Staff. Extending the current nature trail will require support from Talbot County and the state Highway Administration.

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)

As noted in previous sections, St. Michaels is a tourist town with its primary economic engine being tourism. The retail season is approximately 9 months in duration. The town experiences new businesses starting up each spring with many of them closing down for the winter months, or closing their doors permanently. The Commissioners are considering the establishment of a tax incentive program which would encourage these businesses to retain a year round presence. The program as being envisioned would require a several year, 12 month commitment from the business owners.

The Talbot County Department of Economic Development has been working cooperatively with the various towns and county to create a, Economic Development Strategic Plan which addresses the strengths and weaknesses of each community with an eye of addressing these weaknesses. This report is not complete as of this writing of this report.

Legislative changes in the past several years have amended the parking criteria, allowing for a change of business occupancy within a building without the requirement for additional parking. This has allowed businesses to start up without the expenses associated with either creating a parking lot or purchasing equivalent parking spaces through the Town.

The Commissioners, based on requests from the businesses amended the Town Code to allow for apartments on the second and third floor of commercial structures as well as the establishment of single family dwelling units within the commercial district. Both amendments create a presence within the commercial zone when the stores are not open to the public. These changes also allow for additional income to be generated creating an opportunity for businesses to defray their operating costs.

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 Commissioners budgeted funds this fiscal year for an economic study lead by the Talbot County Department of Economic Development. The study is to quantify prospective investors, the local and regional market conditions and factors, such as economic "leakage" of funds currently exported to nearby shopping area.

The majority of the jobs within St. Michaels are targeted to the hospitality industry or retail. Neither of these employment bases is targeted toward high paying positions. As such, many of the employees are located within or very near the Town. Many do not have vehicles and rely on others or walking to work. The need for work force housing within town is essential. To address this need, the Commissioners, amended the Town Code to allow for apartments on the second and third floor of commercial structures within our commercial zones.

In addition two housing developments, under the control of the Housing Commission of Talbot are currently seeking funding opportunity to allow for the conversion from rental to home purchase. These units are to be priced such that they are financially obtainable to the working persons within the Town.

The Town currently has a 17 unit privately held apartment complex which is currently contract. The intent is to demolish the structure and construct 40 new units on site. These units will be income restricted and will provide work force housing.

The Housing Commission for Talbot is currently renovating one of their community buildings to incorporate a computer lab. The purpose of this lab will be to provide training opportunities for persons wishing to advance their skills.

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)

Not Applicable.

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 groups will be involved in the projects discussed in this section, the Commissioners of St. Michaels and their staff, The St. Michaels Business Association, the St. Michaels Community Center, The Housing Commission of Talbot and the Talbot County Department of Economic Development.

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)

St. Michaels has been and will continue to be committed to housing and neighborhood revitalization. The Town has actively supported agencies seeking CDBG monies for housing rehabilitation grants and loans to low income persons. These efforts have resulted in the rehabilitation of housing in our community, provided income restricted housing options and provided housing for the elderly and disabled. In addition financial support is being sought for renovations to existing federally funded housing projects to allow for the conversion of rental to home ownership.

The Town is in the process of resurfacing town streets and upgrading stormwater management facilities in all neighborhoods and has provided financial assistance for the construction and upgrade of sidewalks in many areas.

Our zoning code is being utilized effectively to protect existing neighborhoods and proper types of uses and development. Development of mixed uses in the Sustainable Community Area, is supported by Commissioners, Planning Commission and Board of Zoning Appeals for PUD approval, variances, rezoning and text amendments has and will continue to expand housing choices.

Educational opportunities exist wherein eligible low to moderate income seniors, disabled and family homeowners may be eligible for grant program participation. Workshops can be developed in cooperation with the St. Michaels Community Center and the Housing Commission of Talbot to provide information concerning these programs.

As part of our sustainable Community Plan, it is the intention of the Town to continue our housing rehabilitation program and to continue to apply for new grants as previous grants have been fully utilized.

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)

Infill development within the Town and the incorporation of apartments on the second and third floors of our commercial structures will provide ease in access to the daily needs and services of the town's residents.

The Town is currently served by DUST which provides bus transportation to all citizens of the Town and surrounding areas. This bus service primarily serves the elderly and handicapped providing service to Easton which acts the center point for the Hospital, doctors, dentists, optometrists and other medical professions and services. In addition this service takes the town residents to entertainment and shopping venues not available within the town.

Riverwoods, a proposed 40 unit income restricted housing development has incorporated a pick-up area which can be accessed from within the complex eliminating the need for persons to wait along Rt. 33 for bus pick up and drop off. As noted previously Rt. 33 is heavily trafficked and this new arrangement will help to alleviate safety issues for the elderly and handicapped.

The Town has undertaken a program of repairing street sidewalks in the residential areas, as they have buckled due to tree root intrusion. In addition the expansion of sidewalks within the commercial areas is currently under discussion with these sidewalks being constructed in brick, as a method of commercial identification for those persons visiting St. Michaels.

An overall goal is to expand walkability within the town by interconnecting sidewalks on Talbot Street to Fremont Street and the Mill area; extending sidewalks north along Talbot Street to interconnect with the Perry Cabin Ballfield; and the extension of our nature trail.

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)

In developing our housing policies, we strongly consider the needs of the following special groups; low and moderate income families with children, those living in deteriorated housing, and the elderly.

The town has a very small inventory of undeveloped lots. In recent years a 9 lot single family in-fill subdivision was created with the improvements recently completed. These lots are now on the market and are targeted for first time homeowners or persons wishing to downscale their housing needs.

The Housing Commission of Talbot is proposing to complete renovations on a 13 unit condominium townhouse complex. In addition the townhouses will be subdivided creating opportunities for home ownership.

Another federally subsidized project is being considered for a mixed income rebuild. Should these plans proceed as proposed, rental and home ownership opportunities will be created.

Allowing for renovations to the second and third floors of commercial structures for residential use will result in increased rental opportunities.

Relative to its size, St. Michaels has a significant number of government subsidized housing projects. With cutbacks in State and Federal public housing funding, sustainable community grants and focus will be necessary to just maintain the current level of housing and certainty be required to enhance our low cost housing as outlined in our Sustainable Community Plan.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

(Answer Space 4,000 characters)

The Housing Commission of Talbot

The Commissioners of St. Michaels and Staff

Private Developers

Business Owners

Maryland Department of Housing and Community Development

Talbot County Department of Public Works (Sewer capacity)

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)

Provide for effective maintenance of Town streets.

Propose street circulation or intersection improvement projects when safety or traffic problems are identified.

Improve pedestrian access by building sidewalks where gaps exist whenever possible.

Improve bicycle access by planning and implementing a network of bike paths to connect neighborhoods and parks.

Extend the nature trail so that a continuous route from the southern portion to the northern portion of the town providing a safe pedestrian and bicycle route.

Provide amenities to make alternative modes of transportation more attractive (shade trees, benches, bike racks, signage and lighting).

Complete the upgrade to the Town streets and associated stormwater management facilities.

There is no rail or bus transportation with the exception of the DUST bus, which provides an on-call service to the residents and surrounding areas.

The primary route from Easton to Tilghman is Rt. 33 (Talbot Street). Therefore maintenance, major improvements and speed limits must be coordinated with the State Highway Administration.

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)

This section is not applicable as there are no transportation centers within St. Michaels or Easton.

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)

Commissioners of St. Michaels

Talbot County Department of Recreation

St. Michaels Parks and Recreation Committee

Maryland State Highway Administration

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 Sustainable Community workgroup included the St. Michaels Planning Commission, which are preparing to start work on the update of the Town's 2008 Comprehensive Plan. The Planning Commission has requested that the workgroup remain intact, as they provide a true representation of the community and meet on a quarterly basis to review actions to be taken as set out in this document and results of such actions.

In addition, many of these recommendations relating to housing, public facilities and housing will be incorporated into the goals and objectives of the 2014 Comprehensive Plan.

The Commissioners will continue to encourage and support grant requests for rehabilitation and/or construction for housing for low to moderate or elderly residents.

Educational endeavors will be undertaken to inform residents about rehabilitation and home purchase programs for which they may be eligible.

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 2008 Comprehensive Plan states:

- Support appropriate infill and mixed-use development projects that are compatible with the existing community fabric.
- Enhance the appearance of the commercial districts
- Support re-development of the “Mill”
- Preserve and protect the important natural features of the Town...
- Use low-impact development stormwater management measures in the design of any new development
- Evaluate the conditions and quality of the Town street system and develop a street system improvement program.
- Coordinate planning efforts with SHA in regard to traffic management
- Explore options to alleviate congestion and facilitate pedestrian movement on Talbot Street
- Encourage a pedestrian friendly environment on walkways around town, in parks, adjacent to waterfronts and along recreational trails and pathways.
- Coordinate with SHA regarding pedestrian and bicyclist safety on Talbot Street.
- Approach SHA to reduce speed limits and promote safety of the Perry Cabin ball field.
- Create a master business district improvement plan
- Research Federal and State grants that may be applicable for the re-development of Fremont and Connor Streets, providing a better mix of civic, residential, commercial and business uses.
- Coordinate economic development foals and activities with those undertaken by Talbot County and Maryland State Government.

It is quite obvious by reviewing the above noted, that Sustainable Community Plan is very consistent with the goals and objectives set forth in the Town’s Comprehensive Plan.

It should also be noted that the Community Legacy Plan which was created in 2008 also reflected many of the same goals and objectives.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

(Answer Space 4,000 characters)

With the identification of the Town’s strengths and weaknesses, acknowledgement that the Town lays within a mapped Priority Funding Area and acceptance as a recognized Sustainable Community, -investment opportunities increase. In addition to these designations, improvements to the Town are consistent with the Town’s Smart Growth incentives allowing for additional funding sources outside of DHCD.

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)

A. List the specific outcomes that the Plan seeks to produce

- Maintain St. Michaels unique historic character, waterfronts and walkability.
- Rehabilitation or preserved historic properties in the central business district
- Support pedestrian linkages between residential, commercial, and recreational facilities in the Sustainable Communities Area.
- Encourage private sector investment to improve quality of Life by increasing retail, entertainment and recreational opportunities.
- Seek opportunities for stormwater retrofits and other best management practices to reduce impact on the local environment and the Chesapeake Bay
- Maintain St. Michaels’ diverse housing stock.
- Provide home ownership opportunities for low/moderate income residents and the elderly.
- Increase the number of visitors coming to the Town.
- Provide educational enhancements for the youth of the Town.
- Attraction of new businesses to serve the visitors and residents
- Development of an incentive program which aims at the retention of year round businesses.
- Improve the appearance of the commercial district with landscaping, sidewalk improvement and pedestrian amenities (benches, shade trees, and recycling cans).
- Addition of downtown residential occupancy through the creation of 2nd and 3rd floor apartments within commercial structures.
- Reduce the vacancy rate or winter closings in the central business district
- Continue the support of the Town’s non-profit organizations, The Fire Department and Museums.
- Reduction in drug related crime instances
- Education sessions with each designated area to advise them of grants and funding available through the Sustainable Community Programs.
- Improve and create additional recreational opportunities including the nature trail.

V. PROGRESS MEASURES

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

(Answer Space 4,000 characters)

- Track the storefront vacancies
- Track the number of visitors coming to the town both by car and boat.
- Increase pedestrian and bicycle traffic and reduce dependence on personal vehicles.
- Complete the street and stormwater facilities upgrade.
- Extend the sidewalks throughout the commercial district.
- Reduce blight through code enforcement regulations.
- Track house purchasing trends.
- Creation of educational enhancements (computer labs and job training opportunities).
- Establish an outreach program.

**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.

Authorized Signature	Print Name and Title	Date
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