



Sustainable Communities Renewal Application

Revitalization of Olde Towne Perryville

January 5, 2021



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1. Section A – Town of Perryville

Applicant Information

I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

Name of Sustainable Community:

Revitalization of Olde Towne Perryville

Name of Renewal Applicant:

Town of Perryville

Applicant's Federal Identification Number: 52-6018275

Applicant's Street Address: 515 Broad Street, P.O. Box 773

City: Perryville

County: Cecil

State: MD

Zip Code: 21903

Phone Number: 410-642-6066 Fax Number: 410-642-2677 Web Address: www.perryvillemd.org

Sustainable Community Renewal Application Local Contact:

Name: Dianna Battaglia

Title: Planning & Zoning Director

Address: 515 Broad Street, P.O. Box 773

City: Perryville

State: MD

Zip Code: 21903

Phone Number: 410-642-6066

Fax Number: 410-642-2677

E-mail Address: dbattaglia@perryvillemd.org

Other Sustainable Community Contacts:

Name: Denise Breder

Title: Town Administrator

Address: 515 Broad Street, P.O. Box 773 City: Perryville

State: MD

Zip Code: 21903

Phone Number: 410-642-6066 Fax Number: 410-642-2677

E-mail Address: dbreder@perryvillemd.org

I. SUSTAINABLE COMMUNITY – General Information

A. Sustainable Community Boundary and Description

- (1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not?

The Town is not requesting any changes to the Town's Sustainable Community boundary at this time, however with the recent annexation of the Perryville Community Park the Town may consider inclusion of a portion of the park's recreational open space in the future if conditions change.

- (2) Include the following in as an attachment (if requesting a modification to your current boundary):

- a. PDF or JPEG of modified Sustainable Communities boundary map,
- b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),

- (3) Approximate number of acres of entire SC Area: **662.82**

- (4) Existing federal, state or local designations:

☐ Main Street ☐ Maple Street

☐ National Register Historic District ☐ Local Historic District ☐ Arts & Entertainment District

☐ State Enterprise Zone Special Taxing District ☐ BRAC ☐ State Designated TOD

x Other(s):

- ***The Town is part of the Main Street Affiliate program of Department of Housing and Community Development.***
- ***Perryville is in a Certified Heritage Area. The Lower Susquehanna Heritage Greenway's (LSHG) mission is to stimulate local economic activity by developing a linkage between our natural, historic and cultural resources.***

- (5) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?

From Census Reporter ACS 2018:

- ***The current estimated population of Perryville is 4,395, which is a 1% increase from time of S.C. designation)***
- ***55% of the population is male and 45% is female***
- ***The median age increased from 40.7 to 42.9***
- ***The chart below shows the change in race from the S.C. designation to this 2020 update:***

	White	Black or African American	Hispanic	Native, Asian, Pacific Islander, other
S.C. designation	85%	10%	Included in other category	5%
2020 Update	76%	13%	6%	5%

- *The average household size showed a minimal decrease from 2.5 persons to 2.4 persons.*
- *The current median household income is \$67,679*
- *The current number of housing units is 2,060*
- *The population of Veterans in the community increased from 14% to 16.8%*
- *The mean travel time to work is 28.5 minutes and 81% of the population drives alone*
- *The chart below shows the change in educational attainment from the S.C. designation to this update*

	High School Education	Some College	Bachelor's Degree	Graduate Degree
S.C. designation	88.1%	21.1%	15.7%	5.3%
2020 Update	97.3%	30%	15%	15%

B. Organizational Structure, Experience and Public Input:

- (1) Describe any changes to the Applicant's organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan?

Since adoption of the Town's current plan there have been some internal staff changes due to retirement and new personnel. Staff continues to follow the plan's goals and direction for achievement but has not continued workgroup participation.

- (2) What have been the strengths and challenges of the capacity of the Sustainable Communities Workgroup with respect to implementation of the SC Plan?

Strengths: Only a few members of the original work group remain. However, those members, along with the Town Administrator, have continued to implement the SC plan and worked with the Mayor and Commissioners to implement key elements of the plan through the Town's Strategic Plan priorities.

Challenges: Due to COVID-19 minimal interaction is allowed which reduces the amount of ideas and feedback to stimulate ideas flowing from workgroup members.

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

The Sustainable Communities Renewal Plan was posted on the Town's website and Facebook page asking residents and community stakeholders to review and submit comments for their continued support to the Town's efforts. The action plan builds on the Town's Comprehensive Plan and Strategic Plan.

- (4) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan? Please describe with which revitalization strategies you would like assistance.

The Town would like some assistance with the Community Legacy Program and Strategic Demolition Fund for encouraging commercial revitalization and the Neighborhood Business Works Program attracting first floor business or retail space that generates street-level activity.

2. Section B – Renewal Report

Part I – Qualitative Assessment

Part II – Comprehensive Assessment

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART I: QUALITATIVE ASSESSMENT

Purpose:

The purpose of this assessment is to capture significant projects/ improvements that have been completed since the approval of your local government's Sustainable Communities designation.

In relation to the goals stated in your local government's Sustainable Community Action Plan, **please highlight at least three major accomplishments from the last five years**, including how you achieved them. When writing your narrative, consider the questions below and refer to the six elements discussed in the General Information section of this document (page iv) – Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning.

- 1) **Outcome:** Which outcomes identified in your Sustainable Community plan were you able to achieve?
- 2) **Projects:** Which projects did you implement in order to achieve the outcome? Also indicate when you started and completed these projects.
- 3) **Partners:** With whom (i.e. state agencies, local stakeholders) did you partner to complete projects?
- 4) **Impact:** What kind of measurable impact did the achieved outcome have on your community? Are there other intangible benefits?
- 5) **Pictures:** Please also include pictures that depict your accomplishments.

Descriptive Narrative: Please list the most significant accomplishments that apply.

Accomplishment 1: Significant revitalization has occurred in Olde Towne Perryville

Outcome: 35 properties have been improved in the S.C. area since the plan approval in 2015.

Projects:

- 1. With assistance from the Community Legacy Program, the Town implemented a Façade Grant Program. 9 properties received improvements with the C.L. funding. The improvements to those properties included siding replacement, door replacement, painting, windows, porch repair, roof replacement, improved ADA accessibility and more. The total C.L. investment was \$46,755.55 with property owner matches totaling \$17,719.50 for a total investment of \$64,475.05. Two of the properties that were improved were in mixed-use buildings with lower level retail and upper level apartments, and one was an apartment building thereby providing access to quality affordable housing. Four properties, including both of the mixed-use properties, are within a 5-minute walk to the MARC train station to encourage use of transit. All of the properties are close to bus stops as well.*
- 2. Perryville has a complementary program to the Façade Grant Program. The Town's program is called the Revitalization Grant Program. Since 2015 21 properties in the S.C. area have been improved. The improvements to those properties included window replacement, roof replacement, new front porches, siding and trim, gutters, painting and more. The total investment including the Town Grant and the property owner match was approximately \$151,000. Many of the improved properties are within a 10-minute or less walk to the MARC train station and all are close to bus stops.*
- 3. As property owners are noticing improvements in the Olde Towne area of Perryville, more property owners are stepping up and making their own investment in improvements without the aid of C.L. or Revitalization Grants. We have noticed at least 5 additional properties in the S.C. area that are either in process or have been improved by the property owners.*

Partners: *Community Legacy Grant Program funding, Town Revitalization Grants, Town Property Owners.*

Impact: *People are taking pride in their properties and properties that were in significant need of improvement to make them safe and livable have gotten the needed improvements. Contractors have been hired to make the improvements therefore sustaining and creating jobs. Property values are increasing and neighborhood stability is improving. The properties are in the S.C. area and close to commuter train and bus stops creating opportunities for people of all income levels to have safe and affordable housing. Also, due to the proximity to transit, Perryville is encouraging and anticipating increased use of transit. Another result to the revitalization in the S.C. area is that Perryville has seen infill development taking place. As of this writing, 6 new single-family homes have been constructed on lots in the S.C. area.*

Accomplishment 2: The construction of Lower Ferry Park has been completed.

Outcome: Lower Ferry Park is now a site for cultural events in the Sustainable Community Area.

Projects: Lower Ferry Park was under design at the time of S.C. application. The park is now complete and includes a band shell, comfort station, small tot lot and walking trails. This park is walkable to a significant portion of the population in the S.C. area. Many events are held at the park including movie nights, the annual Halloween Party, Christmas in the Park, Lower Ferry Festival, car cruises and concerts. This park, which was once just a vacant field, now brings vitality to the area.

Partners: DNR Parks and Playgrounds, Maryland Heritage Area Authority, Local Impact Grant funding (this funding comes to the Town through the operations of Hollywood Casino), funds that came to Perryville from an IKEA annexation and Town funds.

Impact: Development of this park was identified in the Perryville TOD Plan. The events held at this park bring vitality to the area. It brings people to the community, which is spurring development. Directly adjacent to Lower Ferry Park a long-vacant commercial building has been purchased and is under renovation. This building is anticipated to become a micro-brewery / restaurant. The nearby marina is also under new ownership and is under restoration.

Accomplishment 3: Two of the three phases to improvements to the Municipal Complex have been completed.

Outcome: At the time of the S.C. application, a goal was to have the engineering for stormwater plans complete for this project. The three phases of the project include a new police department, Little League field and Town Hall. Perryville did complete those plans and has constructed two of the three phases of the project. The third phase (town hall) is expected to be completed within the next five years.

Projects:

- *Phase I of this project was to construct a new police department. The old police department was a small double-wide trailer that was literally coming apart and not sufficient to provide police protective service to the community. The new facility is just over 8,000 square feet and it has a sally port, 3 holding cells, offices, weapons storage, evidence storage, bunk rooms and a conference room. The conference room provides a valuable place to meet with community members and has hosted training, emergency planning meetings, HOA meetings and Community Mediation meetings.*
- *Phase II of this project was to re-construct a Little League field. The old field and related concession stand was constructed in the early 1970's and had seen its better days. The concession building was so small that only two people could work in there at a time and the facilities were not ADA accessible. The new building is ADA accessible and provides a large concession area, ADA restrooms and a garage and storage areas. The site work includes a softball field, basketball court, walking path, lighting, parking and stormwater facilities.*

Partners: DHCD CDA Infrastructure Financing Program, Local Impact Grant funding (this funding comes to the Town through the operations of Hollywood Casino), Town funds

Impact: There is a revitalization impact to these improvements. The Municipal Complex is approximately 6 acres in the heart of the S.C. area. The facilities were quite run down and there was inadequate lighting in the area. Perryville wants property owners to improve their properties and it needed to do the same. Just as blight attracts blight, revitalization attracts revitalization. This is evident in the improvements in the S.C. area. The new park facilities, both the L.L. field and the basketball court provide safe recreation opportunities for

Perryville youth. The establishment of the turf and the COVID-19 pandemic have delayed the use of the L.L. field, but the basketball court is heavily used. One of Perryville's goals is to be a safe community. Having the new police department, improved site lighting, and walking trails are key to making a safer community. These improvements were identified in Perryville's TOD plan; this property is directly across the street from the MARC train station.

Descriptive Narrative: Please use this section to describe any major outcomes or projects from your last Sustainable Communities Action Plan that have NOT been accomplished and why.

Outcome: Finalize road and infrastructure repairs on Otsego Street and Elm Street in the S.C. area.

Narrative: The repairs to Elm Street have been completed, which includes new stormwater infrastructure, sidewalks and roadway. However, the work to Otsego Street has been delayed for three reasons, as follows:

- 1. Perryville has designed and is finalizing permitting of a Sewer Improvement Project. This project will include improvements to sewer pumping stations and replacement of sewer lines and mains throughout town to accommodate new growth and development. The entire length of Otsego Street will be impacted by this project. It does not make sense to repave the road now when it will be dug-up to install the new sewer main.*
- 2. Phase III of the Municipal Complex project has yet to be constructed. When it is constructed, heavy equipment will be brought in via Otsego Street potentially damaging the street. It does not make sense to pave the road now when it will likely be damaged during the construction of the new town hall.*
- 3. Perryville has yet to identify funding to cover the cost of the Otsego Street project. Done right, with new stormwater infrastructure, sidewalks and roadway, it is expected to cost in excess of \$1 million. Funding is needed to complete this project.*

Outcome: Development of a Main Street

Narrative: Despite significant investment and improvement in the S.C. area, Perryville has struggled to get a Main Street off the ground. The area identified as Main Street for Perryville is the southern end of Aiken Avenue and Broad Street from the intersection with Aiken Avenue west to the Susquehanna River. The lack of commercial investment can be attributed to the following:

- Time is a factor in the lack of developing a Main Street. It takes time. Business owners want to see lasting and sustained improvements and tourism in the Main Street area before they make the financial commitment to locate there. It is unrealistic to expect a Main Street to be born in 5 years.***
- Potentially unrealistic lease rates could be a contributing factor to the lack of commercial investment. We hope to work with the commercial property owners in the Main Street area to provide incentives to businesses to locate in their vacant space and to make sure that the lease rates are realistic. Additionally, the Town has implemented a Business Development Grant program to provide financial assistance to business owners to locate in Perryville.***
- There is a need for an anchor business to locate in the Main Street area to attract other businesses to locate there. Perryville has been working with a property owner to develop a micro-brewery / restaurant in the Main Street area and we expect this to be an anchor business to help spur the development of Main Street.***

Outcome: 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.

Narrative: Perryville has been including the above-mentioned improvements in its Transportation Priorities letter to MDOT for several years. However, the project is not in the State Consolidated Transportation Plan (CTP) yet. This is attributed to the following:

- There is a new interchange being planned for Belvidere Road. The planned interchange is about 2 ½ miles north-east of the Perryville interchange and would serve the many businesses that have located in the Principio Business Park whose trucks currently use the Perryville interchange. This new interchange should alleviate some of the traffic at the Perryville interchange and on MD222 therefore eliminating the need to expand the bridge and upgrade MD222.***
- After review of actual traffic counts versus the expected traffic counts from businesses that have located in the area, primarily Hollywood Casino, it was determined by the State that there is some capacity in the road system to allow for new businesses to locate in the area.***

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART II: COMPREHENSIVE ASSESSMENT

Purpose:

The purpose of the comprehensive assessment is to capture indicators of accomplishments in each Sustainable Community. Indicators should reflect the five year time period since the adoption of the Sustainable Communities Action Plan. Thus, the following questions focus on the common outcomes that were identified in the various Sustainable Community Action Plans approved by the State. The assessment will be grouped in the sections of Environment, Economy, Transportation, Housing, Quality of Life, and Land Use.

Please answer the following questions to the best of your knowledge.

Check “YES” if applicable to your community. If you answer “YES” please quantify the accomplishment (i.e. Q: Has there been an increase in the number of businesses in your Main Street/commercial district? A: YES 4 new businesses have opened in the past five years). If necessary, please also provide a short description of the accomplishment.

Please check “NO” if the question item did not have any impact on your community. If you answer “NO” please briefly summarize what kept you from achieving your plan’s desired outcomes.

Check “N/A”, if the question item does not apply to your Sustainable Community.

ENVIRONMENT	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an improvement in water quality?	✓			Subaquatic Vegetation in Furnace Bay has greatly increased in the last 5 years. MS4 compliance requires an Illicit Discharge Detection and Elimination (IDDE) program and developing a Restoration Activity Schedule to restore 20% of untreated impervious areas within Perryville. Outfall screening is being done to ensure that no illicit discharges go into the waterways. Structural practices such as Stormwater BMPs, Stream Restoration, and Reforestation are being evaluated to provide greater water quality to meet the requirement.
2. Has the amount of impervious surface in your Community been reduced? (Amount in SF)	✓			The recent annexation of the Town of Perryville Park has added approximately 148 acres of green space to the community, thus reducing our overall percentage of impervious surface.
3. Have there been improvements and/or additions to your park and/or recreational green space?	✓			Lower Ferry Park development has been completed. Ice House park was added to Town waterfront property and has yet to be developed. The Town annexed the Community Park, adding 148 acres of green space to the community.
4. Did the Sustainable Community implement any recycling or waste reduction programs?	✓			Battery recycling was added to Town Hall and the Town Sponsored a Town Sweep (town clean-up day). Town Hall has also started using Recycling bins to promote recycling.
5. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers markets etc.) within the Sustainable Community?	✓			There is a local grocery store (Food Lion) that provides residents with the ability to shop for fresh produce. Additionally, there is a seasonal Farmer's Market held at Lower Ferry Park. There are also several groups in the Town that provide food to those in the community with fewer resources available to them.

OTHER:				
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ECONOMY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an increase in the number of new businesses in your Main Street/Commercial District?	✓			Perryville doesn't have a "Main Street", however there are small businesses located within the Town corridor. Currently in the development process is a large brewery/restaurant for the downtown "Main Street" area. In the overall S.C. area Perryville Station has filled several vacant shops, providing a Nail Salon, Pizza Restaurant, Karate Studio, Vape Store, and Physical Therapy Office as local resources to residents.
2. Did the Municipality/Sustainable Community area receive any designations that support local economic development?	✓			The Town is a member of the Main Street Affiliate Program, which is available to provide resources to support local economic development. The Town includes Lower Susquehanna Heritage Greenway (LSHG) Certified Heritage Area, with previous designations of Community Legacy Area and Designated Neighborhood.
3. Has there been an increase in foot traffic in the Main Street/commercial district?			✓	During the writing of this plan, the Town was under COVID restrictions. Much of the foot traffic that had been seen prior to the pandemic has not been noticed during the pandemic.
4. Have the number of commercial vacancies decreased?	✓			Four of the vacant shops in Perryville Station have been leased to tenants. A nutrition center was added to a vacant shop on Perryville Road.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?	✓			The increase in new businesses has provided an increase in local jobs available.

OTHER:

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TRANSPORTATION	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?	✓			3,300 feet was added to the Town's trail system by Mason-Dixon Trails. This was done to get the hikers off of the road and into the woods. The Town's trail system measures approximately five (5) miles with scenic views along the Susquehanna River, through park lands and Perry Point VA campus. Perryville Greenway Committee meets regularly to create new trails and partners with other trail organizations: • Mason-Dixon Trail is a 199 mile long trail that starts at Whiskey Springs on the Appalachian Trail, in Cumberland County, PA and heads east towards the Susquehanna River, and • Lower Susquehanna Heritage Greenway, with a vision to create 40 miles of continuous public recreation trails connecting Harford and Cecil Counties. • The Star-Spangled Banner National Historic Trail is a National Historic Trail that commemorates the Chesapeake Campaign of the War of 1812. The 290-mile (467 km) trail was named after "The Star-Spangled Banner," the national anthem of the United States. Consisting of water and overland routes, the trail extends from Tangier Island, Virginia, through southern Maryland, the District of Columbia, the Chesapeake Bay, and Baltimore, Maryland. The trail also contains sites on Maryland's Eastern shore. • The Washington–Rochambeau Revolutionary Route is a 680-mile series of roads used in 1781 by the Continental Army under the command of George Washington and the Expédition Particulière under the command of Jean-Baptiste de Rochambeau during their 14-week march from Newport, Rhode Island to Yorktown, Virginia. These partnerships provide resources and will attract a broad reach of visitors from the State and beyond.

2. Have there been improvements to the public transit infrastructure?	✓			Cecil Transit partnered with neighboring Harford County to provide a connection from Perryville to destinations in Havre de Grace and the Aberdeen Train Station. Transportation service now connects Cecil College's Elkton and North East campuses. Partnership with the Delaware Transportation Corporation created the Elkton-Newark connection and now includes stops at Christiana Care Union Hospital and major transfer points such as the Newark Train Station, Park and Ride and Transit Hub. In 2018 the Commuter Connection was launched to provide express service between the Newark and Perryville Train Stations with an intermediate stop at Cecil College in North East. In March 2020 the Perryville and Mid County Connections were merged into a single route. Two buses operate on the route at approximately one hour intervals providing bidirectional service, improving on-time performance, and increasing bus frequency. Finally, through an Integrated Mobility Innovation grant, Cecil Transit will operate a pilot "mobility on demand" service in Cecil County during Calendar Year 2021. Transit service stops have been improved with benches and shelters and local business partnerships developed to address their employee's transportation needs. Approximately 390 feet of sidewalk was installed along Lower Ferry Park on Roundhouse Drive. Sidewalks throughout Town have been inspected and repaired where necessary to eliminate trip hazards for safe accessibility.
3. Has there been an increase in sidewalks? (Amount in linear feet)	✓			
4. Have there been any roadway improvements that support "Complete" or "Green" streets?		✓		
5. Has traffic congestion along major roads decreased? (Amount in percent)	✓			There has been a significant decrease in traffic on all major roads with difficulty to measure the percentage. Perry Point installed a main Truck Entrance that has decreased traffic on Aiken Avenue and Broad Street by approximately 18 trucks per day. Because of concerns due to the pandemic the Broad Street entrance has been closed and all traffic has been routed through the truck entrance. Access to V/A Maryland Health Care System facilities is restricted to patients with scheduled clinic appointments and those visiting the Emergency Department or Urgent Care Clinic. Visitors are restricted with limited exceptions. In addition all employees (1,125 count in 2010) must enter via the truck entrance. While this re-routing of traffic has eliminated truck congestion in the downtown area, the lack of employee and visitor traffic has substantially impacted town businesses. Also because of the pandemic parking at the train station is in abundance because employees are working from home

					and not taking the train to their office.
OTHER: EV Charging Stations					In preparation for an increase of electric vehicles on our roads, we want to increase EV Charging Station accessibility.
HOUSING					If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have any residential facades been improved?	✓		NO	N/A	The Town implemented grant programs for revitalization. One of the grants is specifically for facades. Additionally, many of the homes that have recently sold have been upgraded.
2. Has the home ownership rate increased?	✓				Several infill lots have been constructed and are owner occupied.
3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable?	✓				The Town is in close proximity to Perry Point Veterans Hospital, thus affordable housing for Veterans is a top concern in the Town. The Town has a large rental registry and issues an increased number of units yearly. Housing assistance is also provided in several units throughout the town.
4. Has there been demolition of blighted properties?	✓				There have been a number of vacant and blighted properties demolished over the last 5 years: a commercial building on US40, a mobile home on Otsego Street, and an underutilized building at the marina on River Road.

5. Has the residential vacancy rate decreased?	✓			As a result of investments in our Town, vacant houses have been improved and sold to owner occupied units.
OTHER:				
COMMUNITY HEALTH & QUALITY OF LIFE	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been a decrease in crime rate?	✓			The town has seen a decrease in certain crime types. Robberies, thefts, and vandalisms have decreased however drug offenses have risen due to more proactive practices among the police force.
2. Have there been improvements and/or additions to your public spaces (i.e. museums, community centers, public plazas)?	✓			Efforts to promote and educate the public continue with Rodgers Tavern Museum. The Town's Outreach Program moved to a larger building to accommodate more children and to be able to provide more community outreach. A basketball court was added to the Municipal Complex as part of the construction of Phase 2 Little League ballfield.
3. Has there been an increase in public art/ arts & entertainment programs/venues (i.e. murals, movie theatre, music events)?	✓			The Town increased the number of community events, including Movie Nights, Tap into the Tavern, Family Campout at the Community Park, Sinatra in the Park, Lower Ferry Festival, Halloween and Christmas in the Park with parade in addition to many other activities.
4. How many historic properties were renovated/improved?	✓			Rodgers Tavern's front wall foundation has been reparged and exterior soffit painted to continue routine maintenance, improving its appearance and protecting the quality of the building. The keystone from the demolished Railroad Roundhouse was included in a monument for historic significance at its former location at Lower Ferry Park.

5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/ outdoor courses or groups)?	✓			The Town has athletic fields, tennis court, basketball courts, a trail system throughout the community, as well as several yoga & Zumba opportunities at several locations.
OTHER:				
LOCAL PLANNING & STAFFING CAPACITY	YES	NO	N/A	IF YES, specify in quantifiable units and compare values from the last five years IF NO, why not? What kept you from achieving your plan's desired outcomes?
• Have there been any infill developments?	✓			Several infill lots have been improved with single family dwellings. There are also two infill development projects in the review process at this time.
• Has there been an increase in the amount of preserved/protected land?			✓	The Town remains committed to protect our open space to the best of our abilities, including creating a new Zoning District to prevent future development.
• Have there been any developments hindered by growth constraints?	✓			The dissection of major highways (I-95, US40), rail tracks, as well as one street entrances into neighborhoods have posed challenges for developers, especially with existing residents that are resistant to modifications.
• Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community?	✓			The Zoning Ordinance was reviewed and revised to attract and facilitate further developments.

Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	✓			Solar lights have been added within the Sustainable Community. Investigation of I&I continues on a regular basis and the infrastructure repaired as needed. Redevelopment of the Municipal Complex is currently in progress. Work on Elm Street was done including new stormwater infrastructure, sidewalks and repaving.
OTHER:				

COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
Community Legacy (CL): • Façade Grants • Reed Beds •	DHCD	\$46,755.55 \$75,000.00		
Strategic Demolition Fund (SDF): • •	DHCD			
Community Safety & Enhancement Program:	MDOT			
Maryland Bikeways Program:	MDOT			
Sidewalk Retrofit Program:	MDOT			
Water Quality Revolving Loan Fund:	MDE			

COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
Other Funding Programs: <i>examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.</i>				
*Please add more rows if necessary				
MD Dept. of Natural Resources	State	\$125,000.00		Development of Lower Ferry Park
Maryland Heritage Area Authority	State	\$65,000.00		Comfort Station at Lower Ferry Park
Keep Maryland Beautiful	State	\$1,250.00		Town clean up project and battery boxes in Town Hall.
Empower Maryland	State	\$9,968		LED lighting in Town Hall
MDE Bay Restoration Funds	State	\$1,000,000		Enhanced Nutrient Remove (denitrification filter) project at the wastewater plant
Maryland Bond Bill	State	\$25,000		Construct a PRR Monument sign at Lower Ferry Park

COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
Maryland Historic Trust	State	\$16,000		Non-invasive archaeological survey at Rodgers Tavern and Lower Ferry Park
LSHG	State	\$4,000		Mini-grant for exhibits and signs at Rodgers Tavern
Maryland Heritage Area Authority	State	\$15,100		Solar lighting at Lower Ferry Park

COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?

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3. Section C – Action Plan

Sustainable Community Action Plan

Revitalization of Olde Towne Perryville

Submitted by the Town of Perryville 11/4/2020; Revised Final 1/5/2021

Environment

This section focuses on the natural environment, our use of natural resources, and our relationships to the natural environment. Strengths and weaknesses might focus on the following: quality of land, water, and air; watershed maintenance and preservation; tree canopies and green spaces; climate change mitigation and adaptation; energy conservation; green infrastructure; stormwater infrastructure and management; water and sewer capacity; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation.

Strengths	Weaknesses
- The Town of Perryville established a Green Team Committee to meet the needs of the present without compromising the ability of the future generations to meet their own needs. - The Green Team established the Keep It Clean (KIC) committee to continue to work on beautification of the town by keeping trash and litter off the streets. - Battery recycling boxes were added to Town Hall to provide residents with a place to safely dispose of batteries by the Green Team. - A Farmer's Market runs from June-October at Lower Ferry Park. - The Town of Perryville adopted a Pet Waste chapter to our Town Code & Pet Waste Stations have been placed strategically around town to encourage residents to clean up after their pets. - A Community Garden has been established to allow residents space to grow their own foods by the Green Team. - The Town WWTP was recently upgraded and received a grant from MDE to complete, design, & construct new denitrification filters. - Open space in 5 Town Parks that provide waterfront opportunities, fishing pier, boat slips, a band shell, playground, and fitness options. The Town of Perryville is home to the largest park in Cecil County.	- It has been difficult to get local farmers to participate in the market. - The Town of Perryville is an established Town and it is difficult to meet new regulations as most homeowners do not know how or care to address Stormwater Management concerns. - The Town area for MS4 mitigation is currently outside of our Sustainable Community area. This plan seeks to add it.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Based on the strengths and weaknesses identify the strengths on which you would like to build and the challenges you would like to address. What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen?	Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.	Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.

Progress Measure: Identify how you will know that you have achieved your outcome.		
Outcome 1: Community participation to meet the goals of the Green Team committee. Progress Measures: • Increased membership in the Green Team. • Increased participation by residents in Green Team events, such as Town Sweep	Strategy A: Increase outreach efforts to the residents to educate and create a good working relationship between the Green Team and Town Residents.	The Green Team & Town Residents
Outcome 2: Increase vendor commitment to the Farmer's Market Progress Measures: • Increased number of vendors for the Farmer's Market. • Increased number of customers at the Farmer's Market.	Strategy A: Increase marketing efforts and reach potential Farmers earlier in the season.	Planning & Zoning & Community Development Cecil County Cooperative Extension
Outcome 3: Attract more visitors to our local parks.	Strategy A: Add Fitness Stations to the Walking Path at the Town Park. Strategy B: Create a plan for development of Ice House Park Strategy C: Utilize the concession area at the Boat Ramp to provide public conveniences such as bait, ice, drinks and prepackaged snacks. Strategy D: Continue advocating for the protection and restoration of the area's natural resource and cultural heritage as well as the creation of a land and water recreational trail system.	State Parks & Rec., Town Parks & Recs, Local Retailers, Lower Susquehanna Heritage Greenway, Perryville Greenway.

Economy

This section is centered on economic growth and management.

Strengths and weaknesses might focus on the following: business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses;

commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.	
Strengths	Weaknesses
- The Town of Perryville has a strong business community that we support with Business Meetings and Community Events. - The Town of Perryville partners with Cecil County Economic Development & Cecil College for workforce retention and job training. - The Town works with the Department of Commerce and Cecil County Tourism to promote the community. - The Town of Perryville is strategically located between Baltimore and Philadelphia with access to major airports, universities, and the I-95/US 40 corridor and MARC Commuter Rail services. - Continuous improvement of Rodgers Tavern historical location. - Utilize VLT funds for the implementation of Business Development Grant to provide new and existing small businesses the funds necessary to meet operational needs and remain financially viable in certain zoning districts. - The Town of Perryville has a lot of assets (i.e. Lower Ferry Park – Band shell, Ice House Park, etc.)	- Lack of awareness of Rodger's Tavern, a historical community location and other community assets. - No specific "Main Street" location. - Some commercial business owners are not willing to adjust rental rates to adapt to the current economic environment.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Promote Town Assets Progress Measures: Increase use of parks in	Strategy A: Increase networking and marketing efforts on Social Media & website development. Strategy B: Continue to hold events in the S.C. area to draw both residents and tourists to the Olde Towne area such as Movie Nights, Lower Ferry Festival, Boo Bash, & Christmas in the Park. Strategy C: Promote Rodgers Tavern Museum by continuing the annual fundraiser Tap into the Tavern and create other ways to raise funds for the Tavern.	Cecil County Chamber of Commerce, Department of Economic Development & Tourism, Maryland Heritage Areas Authority, Lower Susquehanna Heritage Greenway, Maryland Historic Trust.

the community. - Increased number of public events held by outside groups using Town assets. - Increased number of visitors at Rodgers Tavern		
Outcome 2: Attract & Retain Businesses Progress Measures: New businesses locating in the S.C. and area	Strategy A: Promote regular business meetings & establish a Perryville Business Facebook Page as well as supporting community businesses through community events. Strategy B: Announce Grant openings through more effective methods. Strategy C: Provide funding to help businesses achieve success. Strategy D: Develop a Main Street Plan/area for revitalization efforts to strengthen the Town's economic potential in the downtown neighborhoods.	Community Businesses Planning & Zoning & Community Development DHCD Main Street Affiliate Program

designated to be Main Street - Retention of existing businesses. - Amount of grant funding provided to businesses for façade improvement and other business development needs.	
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Transportation

This section describes the way people in your community get from place to place.

Strengths, weaknesses and outcomes can focus on: access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

Strengths

Weaknesses

• The Town of Perryville has an active Train Station, Public Transportation System with connection to Harford County and Delaware, and two major highways that dissect the town. • Crosswalks are provided at all major intersections. • Roads are kept in good conditions.	• Length of commute for Public Transportation. • The Town is split by US Route 40 and railway systems for commuter and freight trains. • Train Station does not offer weekend transportation services. • Gaps in existing sidewalk network along Town streets and State Roads. • Lack of Bike Lanes • Lack of Charging Stations for Electric Vehicles.	
Desired Outcomes and Progress Measures➡	Strategies and Action Items➡	Implementation Partners
Outcome 1: Increased use of transit Progress Measures: • Increased ridership on buses and MARC commuter train.	Strategy A: Encourage Cecil Transit and local employers to work together to align bus schedules with shifts at the employment centers. Strategy B: Create more parking areas for the MARC station.	Cecil County Transit Local large employers MARC
Outcome 2: Increased use of pedestrian and bicycle transportation. Progress Measures: • Increased number of bike lanes and shared lane markings. • Sidewalks constructed within gaps of the sidewalk network	Strategy A: Work on implementation of the Greenway Plan. Strategy B: Promote Walktober Strategy C: Secure funding to install sidewalks where none currently exist along state roads, specifically Rt. 222 to provide access to the High School for pedestrian students.	State Highway Administration, Cecil County Department of Public Works, DOT, DHCD, Perryville DPW
Outcome 3: Install EV Charging stations for Electric Vehicle charging. Progress Measures: • Number of EV Charging Stations Installed	Strategy A: Research available funding and location possibilities for EV Charging stations in close proximity to our major highways, US Rte. 40 & I-95.	MDOT, SHA, Cecil County Department of Public Works, Commercial Developers, Local Property Owners

Housing

This section focuses on the homes in which people in your community live or making it easier for them to find and stay in a place to call home.

Strengths, weaknesses and outcomes might focus on the following: affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing condition (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

Strengths	Weaknesses
- The Town has a Rental Registry and inspection process to ensure rentals meet all codes. - The Town has a mixture of housing types, including Senior Housing, Affordable Housing, and Established Communities.	- There is a shortage of market rate rental units. - Vacant and dilapidated houses face delayed revitalization due to extended processes. - Many of the older homes are in need of exterior maintenance.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Promote revitalization of older houses Progress Measures: Number of homes that are revitalized	Strategy A: Promote Town Grants for revitalization. Strategy B: Provide signage to identify completed grant projects. Strategy C: Research availability of state funds. Strategy D: Use Code Enforcement to identify problem properties and work with those owners to upgrade housing deficiencies.	Planning & Zoning and Community Development, DHCD
Outcome 2: Increase housing options within the community Progress Measures: - Number of market-rate apartments constructed. - Revitalization of existing affordable apartments.	Strategy A: Identify potential development partners to achieve mixed housing stock. Strategy B: Perform infrastructure evaluations to provide direction when planning development and redevelopment.	Property Owners & Developers, Department of Water & Wastewater, AECOM.

Construction of developments with mixed housing stock.	
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Community Health and Quality of Life		
This section is concerned with public health, community culture, and the day-to-day life of community residents.		
Strengths, weaknesses and outcomes might focus on the following: improvement of public safety and the reduction of crime; libraries; educational facilities and programs; health and wellness facilities and programs; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities.		
Strengths	Weaknesses	
- The Town has an attractive waterfront area that includes housing, parks, a community boat ramp, community pier, and marinas. - The Town has an extensive community park with kayak launch, athletic fields, fishing pier, playground, and pavilion rentals. - The Town has an assortment of worship facilities for different faiths. - The Town hosts multiple free events and activities, including festivals, public gardens, and celebrations. - The Town is home to award winning schools for elementary, middle, and high schools. - The Town has an active Perryville Police Department Outreach Program for youth	- There is a lack of activities for the senior population. - Inability to attract a dedicated group of volunteer and town participation. - Lack of entertainment venues. - Lack of arts and entertainment activities.	
Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners

Outcome 1: Attract outside arts & cultural events Progress Measures: - Number of arts and cultural activities held by local organizations - Number of public art (murals, sculptures) created in Town	Strategy A: Explore incentives and funding for public activities and festivals. Strategy B: Explore funding for public art such as a mural on Town Hall or other town owned buildings.	Cecil County Department of Economic Development & Tourism, Cecil County Arts Council, Maryland State Arts Council
Outcome 2: Increase connectivity with "Sister City" across the river. Progress Measures: Establishment of a ferry service between Havre de Grace and Perryville	Strategy A: Establish regular ferry service from Perryville to Havre de Grace. Local business owner is planning this service as part of the development of his waterfront site.	Havre de Grace Government Marina Owner
Outcome 3: Increase Medical Services	Strategy A: Work with Christiana Care and local developers to fill spaces with needed medical professions.	Christiana Care Developers, local developers and brokers

Local Planning and Staffing Capacity

This section is concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

Strengths, weaknesses and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Strengths

- Staff that is experienced in local government planning.
- Staff has a good relationship with engineering firms, stakeholders, Cecil County, and local community.
- Committed and experienced Board Members for Planning Commission and Board of Appeals, with long time appointments.
- Support from Elected Officials.

Weaknesses

- Town Hall needs to be updated to provide more efficient workspace.

Sustainable Communities Renewal Application - Section B PERRYVILLE-REVISED 12/10/2020, REVIEW & FINAL 1/5/2021

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Increase workspace potential Progress Measures: Construction of a new Town Hall underway	Strategy A: The Town has completed two of three phases for the Town Center Complex. Phase 3 includes the construction of a new Town Hall Building with a larger meeting space and functional workspaces for all departments.	Elected Officials, Cecil County Government
Outcome 2: Provide additional staffing	Strategy A: Hire a Community Events Coordinator for marketing the Town and planning and holding the public events and activities in the Town's parks and Museum.	Cecil County Arts Council HR Department Cecil County Tourism Surrounding municipalities/counties

4. Section D – Workgroup

Member Roster

- A Sustainable Communities Workgroup is re-convened and a roster of members should be provided with the application.

On March 24, 2020 the Town submitted a Letter of Intent to Renew Perryville's Sustainable Community Designation by September 30th. Our ability to meet the deadline was difficult to achieve due to many factors related to the pandemic restrictions and personnel changes. However Maryland Department of Housing and Community Development did indicate their understanding and allowed additional time to complete the application.

The Renewal Plan was discussed and reviewed remotely and the following members provided input:

- Denise Breder, Town Administrator,
- Dianna Battaglia, Planning & Zoning Director,
- Amanda Paoletti, Planning & Zoning Coordinator, and
- Charles Hicks, Community Development/Code Enforcement Coordinator.

The Renewal Plan was forwarded to Town elected officials, Town appointed board members, and local partners for review and comment. In addition, the Plan was posted on the Town's website and Facebook page.

5. Section E – Signature Letter

SIGNATURE LETTER

On behalf of the Town of Perryville, I hereby approve the application for renewal of the Sustainable Communities designation for Revitalization of Olde Towne Perryville. I understand that the Disclosure Authorization and Certification from the original Sustainable Communities application continues to apply to the applicant local government, and as such the applicant agrees that not attaching an objection constitutes consent to the information being made available to the public, and a waiver of any rights the applicant may have regarding this information under Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland.

I also confirm that I am named or a former holder of my current title is named as an authorized official for the Sustainable Communities designation for my local government in the Local Government Authorization submitted with the original application.

Authorized Signature:


Robert R. Ashby, Jr., Mayor

1/5/2021
Date

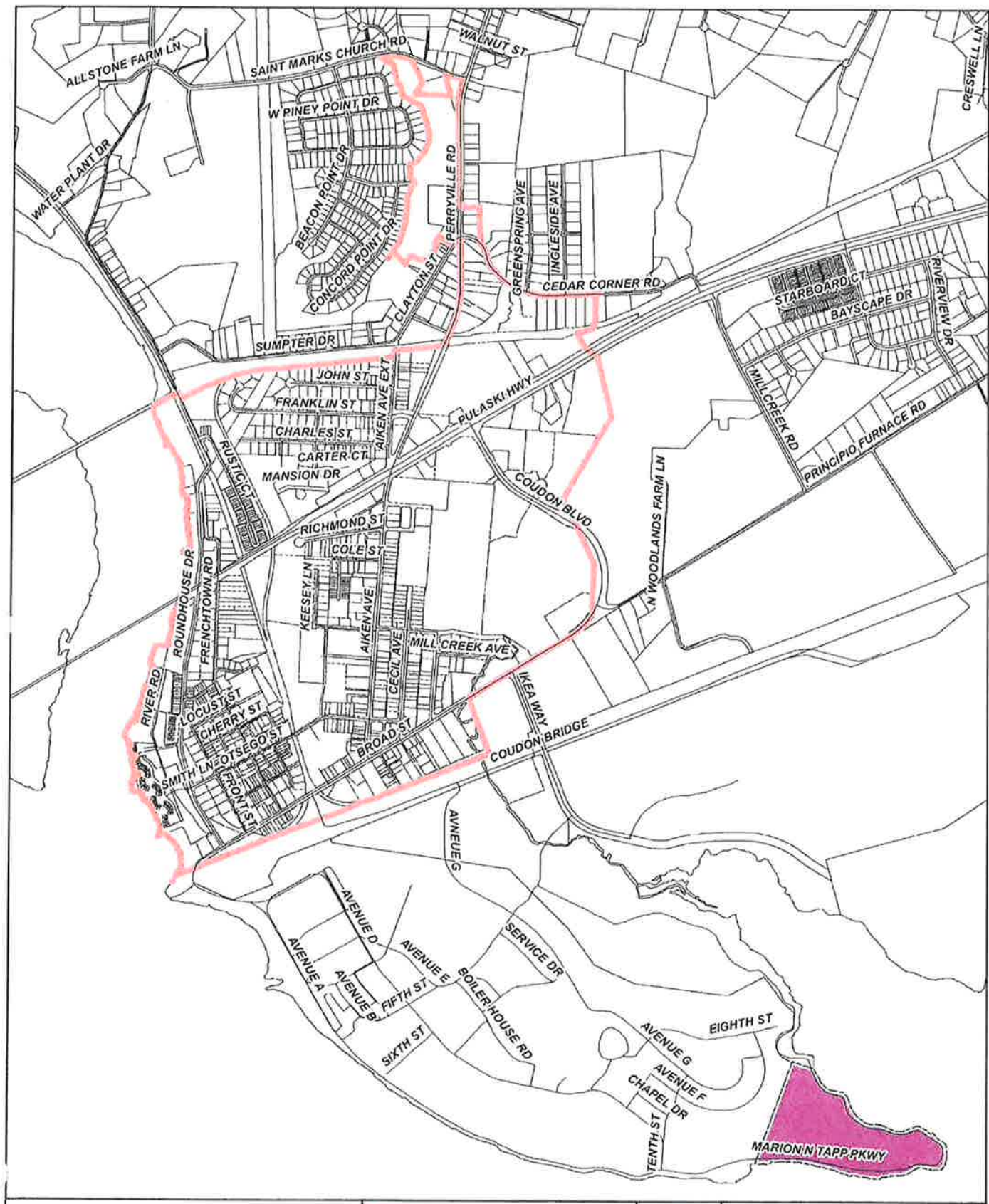
6. Section F – Attachments

Boundary Map

Accomplishment 1: Revitalization Grants

Accomplishment 2: Lower Ferry Park

Accomplishment 3: Municipal Complex



Town of Perryville
Cecil County, Maryland
Sustainable Community Boundary

 Sustainable Community Boundary
 Proposed Expansion Area
 Parcels




0 750 1,500 Feet

September 23, 2020

Revitalization Grant Program

Awarded Property Examples

ACCOMPLISHMENT



619
Susquehanna
Ave.



631 Susquehanna
Ave.





624
Aiken
Ave.



607 Aiken
Ave.
(Porch)



612 Front St.
Trim &
Gutters

ACCOMPLISHMENT

LOWER FERRY PARK

Lower Ferry Park boasts a bandshell, playground, and large area for entertainment. Town activities such as Boo Bash, Lower Ferry Festival, Friday Cruisers, and Christmas in the Park are held at this location.





Perryville
Grounded in history. Focused on the future.

ACCOMPLISHMENT

A MUNICIPAL COMPLEX WITH POLICE STATION, LITTLE LEAGUE FIELD, AND PROPOSED NEW TOWN HALL.



PROPERTY FEATURES

PHASE 1: PERRYVILLE POLICE STATION: 2 PERRYVILLE TOWN CENTER DR. (2017)

PHASE 2: LITTLE LEAGUE FIELD AND CONCESSION BUILDING (2020)

PHASE 3: TOWN HALL (2023)

7. Resolution 2020-13

Town of Perryville, Maryland
Sustainable Communities Renewal Application
Resolution 2020-13

Resolution of the Mayor and Commissioners for renewal of the Town of Perryville's Sustainable Community Plan, pursuant to the attached Sustainable Community Renewal Application (the Plan) and attached Boundary Map, for approval either directly by the Department of Housing and Community Development of the State of Maryland or through the Smart Growth Subcabinet of the State of Maryland.

WHEREAS, the Mayor and Commissioners recognizes that there is a significant need for reinvestment and revitalization of the communities in the Town of Perryville; and

WHEREAS, the Mayor and Commissioners of the Town of Perryville proposes to (1) continue the designation of the area identified as "Revitalization of Olde Town Perryville" in the Town of Perryville, as outlined on the attached map, as a Sustainable Community, and to (2) adopt the Plan, as further described in the Application, for the purposes of contributing to the reinvestment and revitalization in the Area; and

WHEREAS, the Area is located within a priority funding area under Section 5-7B-02 of the Smart Growth Act; and

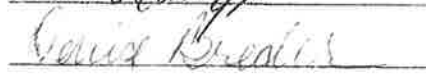
WHEREAS, the applicable law and the Community Legacy Program regulations require a local government to submit an application to the Department in order to become a designated Sustainable Community, and to adopt a satisfactory Sustainable Community Plan in order to be eligible to receive financial assistance under the Community Legacy Program;

WHEREAS, the area identified on the attached map was designated as a Sustainable Community in 2014 pursuant to an application approved by Resolution 2014-26 and submitted in 2014 to the Department of Housing and Community Development.

NOW, THEREFORE BE IT RESOLVED THAT, the Mayor and Commissioners hereby (1) endorses the continued designation of the Area as a Sustainable Community; and (2) adopts the Sustainable Community Plan described in the Application.

BE IT FURTHER RESOLVED THAT, the Mayor of the Town of Perryville is hereby requested to endorse this Resolution, indicating his or her approval by signature hereof; and,

BE IT FURTHER RESOLVED THAT, the following persons are hereby authorized to execute documents and take any action necessary to carry out the intent of these resolutions;

Name	Office/Title	Signature
Robert R. Ashby, Jr.	Mayor	
Denise Breder	Town Administrator	

AND,

BE IT FURTHER RESOLVED THAT, copies of this Resolution are sent to the Secretary of the Department of Housing and Community Development of the State of Maryland for consideration by the Smart Growth Sub-Cabinet.

READ AND PASSED THIS 3rd day of November, 2020.

BY ORDER: Robert R. Ashby Jr., I hereby certify that Resolution Number 2020-13 is true and correct and duly adopted by the Mayor and Commissioners of the Town of Perryville.

ATTEST/WITNESS:

Jackie Sample

MAYOR AND COMMISSIONERS

By: Robert R. Ashby Jr.

Name: Robert R. Ashby Jr.

Title: Mayor, Town of Perryville

Approved By: Robert R. Ashby Jr.

Name: Robert R. Ashby Jr.

Title: Mayor, Town of Perryville
(Chief elected executive official)

Date: 11/3/2020