Town of Sykesville
Master Plan

Adopted by the Mayor and Town Council
January 24, 2011

Revised November 24, 2014

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CHAPTER 1

SYKESVILLE MASTER PLAN
INTRODUCTION

Adopted by the Mayor and Town Council January 24, 2011

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CHAPTER 1 – INTRODUCTION

OVERVIEW

The Master Plan sets forth the common values expressed by the residents of Sykesville in guiding the outcome of their future. To comply with state mandates and to better reflect the changing landscape and goals of the community, the Sykesville Planning Commission commenced a review of the 2002 plan in the autumn of 2007.

The Town of Sykesville, under the aegis of the Sykesville Planning Commission, engaged in a master planning process that included studies of existing conditions, plans for future development, input from the community, and effectiveness of past policies and procedures followed for the implementation of the 2002 Master Plan. The Planning Commission built upon the comprehensive re-writing of the 1988 Mater Plan that occurred during the 2002 update and utilized the assistance of town staff and pro-bono consultants who focused on specific chapters and tasks.

Historically, the principal functions of the Sykesville Planning Commission have included developing plans for future development, preparing recommended zoning and subdivision regulations, approving site plans and subdivision record plats, and promoting policies and standards for guiding future development. As part of its duties in serving the Town, the Planning Commission has taken an active role in updating the Town's Master Plan. The results of this task are presented in this Plan. The findings and recommendations, included in this document, should serve as the basis for revitalizing the Downtown, spurring economic development, preserving the historic nature of the Town, protecting the natural environment, accommodating the impacts of growth and, ultimately, making Sykesville an ideal place to live, work, recreate, visit and savor.

USER'S GUIDE

This section of the Master Plan is intended to help the reader gather information about a piece of property and determine the Master Plan's application to the subject property. The questions the interested individual must ask are (in order):

In what part of the Town is the property located?

> Chapter 3, Section II of this Plan includes land use analysis and recommendations for every property in the Town. The recommendations are by Planning Area and Precinct. The boundaries of these planning areas and precincts are described in Section II.

What is the planned use of the property?

Chapter 3, Section II illustrates and generally describes the planned uses for every parcel of land in the Town. If you answered question #1 you know whether to read sub-sections A, B, C, or D to find the Town's recommended use for the subject property.

These sub-sections also list various challenges that must be overcome prior to any zoning request or development proposal being granted by the Town.

What types of development are permitted in the land use proposed for the subject property?

Chapter 3, Section III explains what types of development activities are expected in the Town. For example, if the subject property is mapped on the Future Land Use Map for Community Commercial, the interested reader would turn to Chapter 3, Section III, sub-section D and look under Community Commercial to read the types of uses permitted in this district. In this particular district, the uses permitted are neighborhood-scale retail, office, restaurants, and services.

The reader must also determine how the development of the subject property fits into the overall mission of the Town.

The reader does this by looking at the table of contents; specifically Chapters Four through Twelve. If the proposed development has any components that relate to Downtown, Housing, Historic Preservation, Infill, Vehicular/Pedestrian use or impacts, traffic generation or circulation, public safety impacts, or the quality of life of Sykesville, the reader must evaluate the merits of the development proposal with the recommendations of each of the sections of the Plan that apply. The Planning Commission and Town Council will be conducting the same evaluation. In fact, development proposals will be approved, approved with modifications, or denied based on the evaluation of the merits of the development proposal when compared to the Master Plan.

If the reader has additional questions about this Plan, its recommendations, or the interpretation of any of the wording in the Plan, the Town Manager will respond to any of your inquiries.

PURPOSE OF A MASTER PLAN

The purpose of the 2010 Update to the Sykesville Master Plan is to provide long-term guidance for decisions about the future of Sykesville. This Plan addresses key issues identified by the Sykesville Planning Commission, including Downtown revitalization, promotion of the Warfield Planning Area, housing, economic development, safety, vehicular/pedestrian connectivity, historic preservation, traffic, quality of life, infill development, interjurisdictional cooperation, community participation and education, and land use. The purpose of the 2014 amendment is to revise the land use designation of the Warfield Planning Area.

The recommendations presented in this plan were created with the goals of:

a. ***Maintaining a strong sense of identity and importance of historical beginnings;***

b. ***Creating conditions favorable to health, safety, transportation, prosperity, civic activities, and recreational, educational, and cultural opportunities;***

c. ***Reducing the wastes of physical, financial, and human resources which result from either excessive congestion or excessive scattering of population; and***

d. ***Moving toward the efficient and economic use, conservation, and preservation of resources.***

e. ***Expanding and repositioning Sykesville's viability as a regional economic and tourist destination.***

The Master Plan is intended to be the guide for decisions regarding development and growth. It should be used as a basis for intelligent discussions by the public and its elected representatives on the future development of Sykesville. The Plan should also be used to evaluate the merits of future development against the community's goals. The Update to the 2002 Master Plan will represent the backbone for decision-making in the Town of Sykesville. To be used, the plan must be accepted, understood, and supported by the elected officials, decision-makers, and the citizens of the community. By adopting such a plan, decisions will be made, monies will be spent, and programs will be initiated which can be implemented in an enlightened and rational manner.

The Master Plan is intended to provide a framework for residents, business owners, town staff and elected officials in which mutual goals are identified and planned for implementation. This framework provides the foundation for:

a. ***Protecting and expanding Sykesville's local economy;***

b. ***Preserving the Town's neighborhoods and historic resources, which will maintain the high quality of life experienced by residents;***

c. ***Revitalizing areas of the Town that are declining physically and economically, in addition to managing the growth of new residential and commercial areas;***

d. ***Enabling the Town to receive Federal and State funding;***

e. ***Showing prospective businesses and employers the type of economic environment enjoyed by employers historically and what is forecast;***

f. ***Managing the potential impacts of infill development and growth on the community fabric and natural resource;***

g. ***Coordinating public goals with private investment to undertake mutually beneficial projects;***

h. ***Providing the Town staff and Town Council with citizens' input; and***

i. ***Providing a basis for intelligent discussions by the public and its elected representatives on the evolution of the community.***

j. **The Master Plan is intended also to protect the natural resources and sensitive areas within the Town. The Town adopted by Resolution No. 1997-05, the January 16, 1997 Carroll County Environmental Resources Element. A copy of excerpts from the Carroll County Environmental Resources Element is attached to this Master Plan as Appendix C.**

MARYLAND ENABLING LEGISLATION

A. Article 66B of the Annotated Code of Maryland

Article 66B, entitled "Zoning and Planning," was added to the State Code of Maryland in 1927 and delegates basic planning and land use regulatory powers to the state's municipalities, Baltimore City, and non-charter counties, including Carroll County.

Under Article 66B, it is the function and duty of the planning commission to develop with help of staff, and approve a plan that will be recommended

to the local legislative body for adoption. This required plan serves as a guide to all public and private actions and decisions to ensure that development of public and private property occurs in appropriate relation to each other. This Master Plan satisfies the requirement to provide a statement of goals, objectives, principles, policies, and standards that shall serve as a guide for the development and economic and social well being of the jurisdiction.

The Economic Growth, Resource Protection, and Planning Act

On October 1, 1992, the Maryland Economic Growth, Resource Protection, and Planning Act of 1992 (the Planning Act) was passed with the intent of encouraging economic growth, limiting sprawl development, and protecting the state's natural resources. The Planning Act amends Article 66B. Most local jurisdictions in the State have established priority areas for resource protection. The Planning Act encourages these jurisdictions to build on that base with consistent development regulations and targeted infrastructure investment by the state.

A premise of the Act is that the comprehensive plans prepared by counties and towns are the best place for local governments to establish priorities for growth and resource conservation, and that once those priorities are established, it is the State's responsibility to back them up.

2. Visions of the Planning Act

The Planning Act is based on the following "Visions". County and municipal plans are required to be amended so that the plans implement an established set of policies, which should be based on the Visions. The Visions are stated in the Act as follows:

I. Development is concentrated in suitable areas;
II. Sensitive areas are protected;
III. In rural areas, growth is directed to existing population centers and resource areas are protected;
IV. Stewardship of the Chesapeake Bay and the land is a universal ethic;
V. Conservation of resources, including a reduction in resource consumption, is practiced;
VI. To assure the achievement of 1 through 5 above, economic growth is encouraged and regulatory mechanisms are streamlined;

VII. Adequate public facilities and infrastructure under the control of the county or municipal corporation are available or planned in areas where growth is to occur; and

VIII. Funding mechanisms are addressed to achieve these visions.

Making the Visions part of Maryland's planning and zoning enabling legislation gives local jurisdictions a succinct statement of Maryland's priorities for their plans.

Local planning commissions are now required to review, and if necessary, amend their plans at regular six-year intervals. Until the adoption of the Planning Act, there had been no statewide requirement that local jurisdictions review their plans on a regular basis. This provision ensures that plans are frequently reconsidered in light of new needs.

B. Smart Growth and the Neighborhood Conservation Act of 1997

The 1997 General Assembly adopted several specific programs, which together form the *Smart Growth* initiatives. Under these initiatives, counties may designate areas as Priority Funding Areas if they meet guidelines for intended use, availability of plans for sewer and water systems, and permitted residential density. The State will not put their funds where development is low in density; there must be an average density of 3.5 dwelling units per acre to qualify for state funds. In addition, areas eligible for county designation are existing communities and areas where industrial or other economic development is desired. Counties may also designate areas planned for new residential communities that will be served by water and sewer systems and meet density standards. As of 1 October 1998, the State is prohibited from funding growth-related projects not located in a Priority Funding Area.

Smart Growth also establishes a Rural Legacy program to preserve sensitive rural areas and to help jurisdictions purchase agricultural land easements, a brownfields program to encourage redevelopment, a Job Creation Tax Credit to promote revitalization, and a Live Near Your Work program to promote settling in older urban areas.

C. **Maryland Land Use-Local Government Planning Act of 2006**

This extensive legislation, approved by the Maryland General Assembly and Governor Robert L. Ehrlich, Jr., affects municipal annexation and coordination between municipalities and counties, as well as the makeup of community master plans. It is the first legislation to have this large an

impact on master plans since the Economic Growth, Resource Protection and Planning Act of 1992.

As a result of this act, municipalities must not only plan for potential growth, but must document the extent of which future growth and annexation may occur both between the next 6-year master plan revision cycle and twenty years outward. This necessitates a calculation and forecast of the potential impact the growth will have on resources and public services at municipal, county and state levels. Additionally, the composition of Sykesville's Master Plan is altered to incorporate two new chapters on Water Resources (by reference in the appendix) and Municipal Growth. An implementation chapter has also been added to succinctly summarize the recommendations and goals described in detail throughout the plan. The Visions of Planning are also amended to include:

i. Quality of life and sustainability
ii. Public participation
iii. Growth areas
iv. Community design
v. Infrastructure
vi. Transportation
vii. Housing
viii. Economic development
ix. Environmental Protection
x. Resource conservation
xi. Stewardship
xii. Implementation approaches

IV. PLANNING COMMISSION RESPONSIBILITIES

Traditionally, the Planning Commission consists of members of the public at large, who reside in the particular jurisdiction, with little or no formal training in planning. Article 66B authorizes municipalities and counties to create a Planning and/or Zoning Commission made up of five to seven members, one of whom may be a member of the local legislative body to serve in an ex-officio capacity concurrent with his or her official term. The idea of appointing a group of lay people to make decisions and recommendations about land use planning came about to reduce political influence on decisions.

The purpose of the Planning Commission is to serve as advisor to the elected officials, the Town Council, on land use planning and to review matters related to planning and development. The Commission holds a meeting open to the public on a regular monthly basis to consider land use issues. One of the most significant responsibilities that the Planning Commission is given is the authority to develop

the Town's Master Plan. Upon completion of a final draft, acceptable to the Planning Commission, the members will vote to approve the plan and will forward it to the elected officials with a recommendation for adoption. While the elected officials cannot make revisions to the plan themselves, they may send it back to the Planning Commission, with suggested changes, for review and public hearings.

The Planning Commission is also empowered with original jurisdiction for the review and approval of subdivision. It is also responsible to develop and approve subdivision regulations that must be adopted by the elected officials in their respective jurisdictions in order to become effective. As with comprehensive plans, the Council may not make changes to the proposal. If the elected officials disapprove the proposal for adoption, they may only send the proposal back to the Planning Commission with their comments. The Planning Commission will then review the comments and conduct public hearings on the revised ordinance. Since the Planning Commission focuses on planning issues, it is a valuable intermediary between the public and the elected officials.

The Planning Commission also makes recommendations to the elected officials on proposals relating to zoning or rezoning. The elected officials have the authority to accept, reject, or modify these recommendations.

V. THE PLANNING PROCESS

Under Article 66B, it is the duty of the Planning Commission to develop a master plan. Generally, the staff to the Planning Commission carries out the responsibility of actually writing the plan on behalf of the Planning Commission. The development of a plan is more successful when the Planning Commission and the legislative body work cooperatively. Community meetings and other forms of citizen participation are encouraged to ensure that the goals of the plan truly reflect the desires of the community.

When a master plan is developed or revised, the Planning Commission is required to develop land development regulations that will implement the plan. As part of these implementation measures, the Planning Commission has the power to recommend a comprehensive rezoning that will implement the new plan. A comprehensive rezoning may occur without the necessity to demonstrate change or mistake, as is normally required under Article 66B when a rezoning occurs. The Planning Commission may also recommend other measures to implement the plan, including new ordinances or amendments to existing ordinances. The Planning Commission has the authority to hold a public hearing on amendments to the subdivision regulations and approve and adopt these amendments.

The Planning Commission and Town Council may choose to proceed with adoption of the plan and then proceed with adoption of the implementing measures after the plan is adopted. However, they may also choose to adopt the plan and its implementing measures simultaneously. Upon completion of a final draft of the plan and before recommending adoption of the plan to the Town Council, the Planning Commission must hold at least one public hearing. Notice of the time and place must be given by one publication in a newspaper of general circulation in the jurisdiction. Copies of the recommended plan and all amendments to the plan must be referred to all adjoining planning jurisdictions and to all state and local jurisdictions that have responsibility for financing or constructing public improvements necessary to implement the plan. This referral must occur at least sixty days prior to the public hearing. The recommendation of each jurisdiction that comments on the plan's recommendations must be included in the Planning Commission's report to the local legislative body. Approval of the plan by the Planning Commission must be by a majority of affirmative votes. The Planning Commission will then refer the recommended draft of the plan to the Town Council for adoption.

The Town Council must hold a public hearing on the proposed comprehensive rezoning associated with the plan, if applicable. Although the legislative body may choose to combine this public hearing with a public hearing on the plan itself, it is not required to hold a public hearing on the plan. The Town Council is then responsible for the adoption of the plan and the approval of proposed rezonings. The plan and associated implementation measures then become effective (law) once a resolution, the plan, and any associated maps have been signed by the members of the legislative body.

HISTORY OF SYKESVILLE

The Town of Sykesville is very aware of its history. Even today, as the Town enjoys a renaissance, there is a strong focus on preserving its rich and historic past.

The recorded history of Sykesville begins in the late 1700s, when William Patterson, the wealthy Baltimore shipbuilder made the 3,000-acre Springfield Estate his country home. In 1803, Patterson's daughter, Elizabeth (Betsy), married Jerome Bonaparte, brother of Napoleon. Reluctantly, William consented to the marriage. In 1804, Napoleon declared the marriage illegal and ordered Jerome to return to France. Return he did with his new wife at his side but Napoleon refused to let her land. Betsy returned to her father at Springfield, and in 1815 the State of Maryland granted her a divorce.

Upon the death of William in 1824, his son George became the owner of the Springfield Estate. In 1825, George Patterson sold 1,000 acres of the Springfield Estate to a business associate, James Sykes of Baltimore, the man for whom

Sykesville is named. One tract of land on the Howard County side of the Patapsco River contained an old combination saw and grist mill. Sykes soon replaced it with a newer and stronger building and in 1830 constructed a five story stone hotel, consisting of forty-seven rooms, to serve railroad personnel and the tourist trade from Baltimore. The Baltimore and Ohio Railroad extended its "Old Main Line" through "Horse Train Stop" in 1831. The area was yet to be named "Sykesville". Other businesses joined Sykes's mill and hotel on the south side of the Patapsco River. Buildings included two general merchandising stores, other mills, churches, and a post office. Sykesville was a thriving commercial center and tourist resort. In 1845 Sykes enlarged his mill into "The Howard Cotton Factory" and also built homes for his employees on the same tract of land. The factory operated until the depression of 1857.

In 1835, Dr. Orrelana H. Owings built a large two story stone store on Main Street for his son-in-law, Harry Miller. Today the old stone store is St. Barnabas Episcopal Church's Parish House. The Springfield Presbyterian Church predates the formation of Carroll County, having been established when Sykesville was still a part of Baltimore County. The church was built in 1836 on land donated by George Patterson. The first floor was used as a school for the Springfield Institute, the first organized school in Sykesville.

During the Civil War, the Town was divided and young men fought on both sides of the conflict. On June 29th 1863 a detachment of Confederate Calvary under J.E.B. Stuart arrived in Sykesville. They tore up some railroad track, burned the bridge over the Patapsco, and destroyed telegraph lines.

Most of the Town was washed away during the flood of 1868 and recovery was slow, but with the steady stream of B&O traffic, the Town was rebuilt on the Carroll County side of the Patapsco River. On a hill overlooking the Town, St. Joseph's Catholic Church was built in time to witness the lower portion of Sykesville swept away by the raging Patapsco. Stone for the church was supplied from the estate of Dr. Owings and the Brooks property across the river in Howard County.

The Springfield estate, with its vast Patterson mansion, passed into the hands of Governor Frank Brown after the death of George Patterson, and during his governorship the Springfield State Hospital was established at Sykesville in 1896. The Springfield Hospital Center, as it is called today, was at one time the largest mental hospital on the eastern seaboard.

Sykesville was incorporated in 1904 with Edwin M. Mellor Sr. as the first Mayor. In 1913, the Sykesville Herald was established as the Town's first newspaper. During this time, the Town was split into "Wet" and "Dry" Factions due to the Prohibition Movement. The depression of 1929 hit the Town hard and many family farms had to be sold. Sykesville was among the first places in the State to repeal Prohibition

in 1933. Fire destroyed the Town's main business block in 1937. While World War II briefly lifted the Town out of the Depression, Sykesville went into a steady decline and was nearly forgotten once the Route 32 bypass was built. This period of decay continued until about 1985, when people began to take an interest in the Town as a place to live or conduct business.

That interest that began nearly twenty years ago sparked the revitalization of Sykesville. The population has doubled and housing starts have grown beyond expectations. The Town boasts new parks, a remodeled train station, and a welcome center. A full renovation of Main Street has begun and, most recently, the Town acquired a large portion of the Warfield Complex (Springfield Hospital), which, **through the initial renovation of the complex, has begun to expand Sykesville's economic base.**

MASTER PLAN FORMAT

The Update to the Sykesville Master Plan is essentially comprised of two major parts. Chapters 1 through 3 provide an introduction to the community as well as form the foundation of the plan and establish its legal basis. These chapters also discuss the plan process, vision for the community, and demographic information.

The second part of the plan consists of chapters that address recommendations for achieving the vision. Chapters 4 through 13 discuss each goal for the Town of Sykesville separately and in detail. Descriptions of current conditions and a listing of recommendations to attain the vision are also detailed. **Finally, Chapter 14 condenses the major policy initiatives and recommended actions in the form of an executive summary – complete with page references to specific goals.**

CHAPTER 2

PERSPECTIVE

Adopted by the Mayor and Town Council January 24, 2011

CHAPTER 2 – PERSPECTIVE

VISION-DIRECTED PLANNING APPROACH

The Sykesville Master Plan is a guide for the physical development of the Town of Sykesville during the next several decades. The principle behind the vision-directed planning approach is that by preparing a plan that is integrally tied to its precedent visions and goals, the old adage that "...a locality can be no better than it aspires to be..." is underscored. An intelligent and comprehensive plan cannot be structured without the direction of the community's vision for its future. The vision-directed planning process specifically focuses on those issues deemed critical by the residents of the community.

These visions, in essence, serve as the Town Council's policy guidelines for future development. It is essential for the Town Council to engage in a high level of leadership and apply an objective focus as development alternatives are evaluated. In particular instances where the Town Council and Town Staff may entertain concepts which are inconsistent (in whole or in part) with the adopted visions and goals, rational planning criteria must be applied to "right" the situation.

The result of this thorough vision-directed planning effort will yield a more consistent land use planning program and a more efficient framework for the development strategy of the Town of Sykesville. These visions also reflect the State's updated Twelve Visions of Planning, with the majority of the Master Plan Chapter titles corresponding with those goals. As such, additional discussion is given in several sections to better address these visions and relate them to the community's values. To this end, the Municipal Growth Element has been added as Chapter 8 and Implementation section as Chapter 14.

CITIZEN PARTICIPATION PLANNING PROCESS

The planning process consisted of a number of opportunities for citizen participation with extensive advertising and outreach efforts displayed. This update built upon the work of Whitney, Bailey, Cox & Magnani, LLC (WBCM) who facilitated the 2002 update meetings, which focused on several meetings, surveys, exercises and outreach opportunities. Additionally, several recommendations from the Main Street Enhancement Report were also incorporated into this plan that augment the findings of the 2002 update and were used as a foundation for the 2010 update.

The Planning Commission commenced its own internal review and update of the Master Plan in October 2007, revising and discussing each chapter individually. At each of the Planning Commission's monthly meetings, staff and the Town Intern presented proposed revisions, and policy recommendations and included

resident input and vision. The goals of each chapter were outlined during these meetings and compared with the visions outlined at the beginning of the process. A further evaluation of previous policies and town projects was also undertaken with the assistance of Sean Davis of Morris & Ritchie Associates and Town Intern Bradford Dyjak at no cost to taxpayers. Mr. Dyjak drafted all revisions recommended by the Planning Commission and Town staff and drafted the new Chapter 8 and Chapter 14 and assisted in comparing policies and plans of other municipalities with the Town's 2002 Plan. Mr. Davis lead a visioning and evaluation exercise with the Planning Commission and residents over the course of several commission meetings focusing on the needs of downtown and Warfield Complex and completed a goal-setting exercise with resulted in an extensive list of project priorities and revitalization recommendations.

The community's overall opinion of Sykesville is positive, with the following attributes collectively representing the Town vision:

Sykesville has a good quality of life.
Sykesville is an attractive, safe community.
Sykesville has a sense of its past.
Sykesville is a community where residents have roots.
Sykesville has a small town/quaint ambience.
Sykesville is responsible for its own destiny.
Sykesville is a tight-knit community, with good communication within the Town.
Residents have a role in defining and working as a community toward the vision.
Sykesville has a stable population and demographic profile.
Sykesville's railroad and mills help define the community.
The railroad and river should have a role in attracting visitors.
The Town places high importance on historic preservation.
The Town places high importance on preserving the natural environment.

Assets and Opportunities/Liabilities and Threats

During the update, Town staff and the Planning Commission identified the Town of Sykesville's assets, liabilities, opportunities, and threats. This process utilized the framework produced by WBCM during the 2002 update. The identification of these issues assisted participants with the identification of potential areas that could be improved. Also, the identified assets, liabilities, opportunities, and threats provided a formula through which proposed Master Plan recommendations could be evaluated. As activities for Sykesville

were prioritized, were considered in terms of, and to what extent, they built on the Town's assets and mitigated liabilities.

Define Activities

Once the different parameters and evaluation tools for the Plan had been established, Town staff facilitated a definition of activities. During this exercise, Town staff began the idea-generating process by distributing a list of possible activities for the Town of Sykesville that would address the assets and liabilities. In addition, participants brought to the table a number of projects they felt could improve the community. By the end of this meeting, many of the Town staff's recommendations had been accepted, others amended, and new activities added to the list. The activities for each of the key elements of the plan (historic preservation, downtown revitalization, vehicular/pedestrian connectivity, traffic, quality of life, safety, infill development, interjurisdictional cooperation, community participation and education, housing and land use) are included in the chapters of this Master Plan focusing on each key element.

III. COMPARISON TO FREEDOM DISTRICT COMPREHENSIVE PLAN

Sykesville strives, as stated in the Freedom District vision statement, "to create a community that is functional and aesthetically pleasing, modern and sensitive to the environment, welcoming people of all ages and income levels as well as businesses and industries that want to locate in our community of neighborhoods." Future decisions and activities in Sykesville will attempt to make this vision attainable.

The Town and Carroll County have collaborated extensively to ensure that the 2007- 2010 updates of the respective comprehensive plans are as compatible as possible. Wherever possible, the Town and County have worked in concert to diminish the instability of defensive zoning and annexation practices and replaced that with coordinated planning and constant discussion between staff as well as elected officials. The Town will continue to impress upon the County the need to limit growth in the Eldersburg/Freedom District so as to not undermine the shared regional facilities and services and limit the negative traffic patterns on the town.

As Sykesville's planning process has proceeded, the community has kept in mind, and complemented when possible, the goals of the Freedom District, which are:

a. *To provide a plan that promotes growth management and community development.*

b. *To provide a safe and functional transportation system.*
c. *To provide adequate public facilities and services.*
d. *To protect and enhance the environment.*
e. *To enhance the character and uniqueness of the Freedom community.*
f. *To encourage community involvement in the development, implementation, and monitoring of the Freedom community plan.*
g. *To promote economic development.*

CHAPTER 3

LAND USE PLAN

Adopted by the Mayor and Town Council January 24, 2011

Revised November 24, 2014

CHAPTER 3 – THE LAND USE PLAN

RATIONALE FOR UPDATING THE TOWN MASTER PLAN

Since the adoption of the 2002 updates to the Sykesville Master Plan, significant changes in circumstance have occurred that warrant the former Plan's review and revision. Given the changes in state and county legislation as well as the addition of several Town projects, the following are some of the more pressing reasons to update the plan:

1) The population in Sykesville has almost doubled in the last two decades, from approximately 2,300 residents in 1988 to approximately 4,400 residents in 2010.

2) Housing units in Sykesville have increased more than fifty percent, jumping from 965 in 1980 to 1,452 in 2010, in part to the addition of a 200-home subdivision off Norris Avenue.

3) The Town has annexed and commenced development of the Warfield Complex (138 acres and 14 buildings that were once part of the Springfield State Hospital).

4) The increase in population, coupled with Carroll County Government's conditional use approvals in the Freedom District allowing commercial and retail uses to be developed on residential and industrially zoned land along MD 26 and MD 32, has led to traffic congestion and associated problems along the Town's roadways. Additionally, the lack of construction and completion of connection on the planned major street system has exacerbated the traffic situation on the arterial roadways of MD 26 and MD 32.

5) A new Visitor's Center was constructed in the downtown, which also houses a satellite post office and community conference room.

6) The Town has entered into a long-term 30-year, renewable lease with Howard County to maintain and operate a renovated South Branch Park adjacent to the Patapsco River and West Friendship Road/Main Street.

7) Several infill and growth opportunities exist for the immediate future and zoning codes and infrastructure may need to be reviewed to accommodate this potential.

8) When the original plan was adopted, the emphasis on economic development was not as prevalent as it is today, with towns and cities striving to maintain their

identity and tax base as residents increasingly commute to work or to "centralized" suburban shopping centers.

9) Water resources and natural resources planning were not given significant consideration and have been subject to greater state and county regulation. Additionally, new infrastructure investments in water and sewer services have been undertaken by the County since the 2002 update.

To address the changing needs of the Town of Sykesville, the Planning Commission updated the Town Master Plan during monthly work sessions from December 2007 – March 2010.

SMART GROWTH PRINCIPLES

This chapter incorporates the following state smart growth visions:

Community Design: Compact, mixed-use, walkable design consistent with existing community character and located near transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

Housing: A range of housing densities, types, and sizes provide residential options for citizens of all ages and incomes.

Infrastructure: Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.

Resource Conservation: Waterways, open space, natural systems, scenic areas, forests and agricultural areas are conserved.

Growth Areas: Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.

Economic Development: Economic development that promotes employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities is encouraged.

Environmental Protection: Land and water resources, including the Chesapeake Bay and it's coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems and living resources.

Stewardship: Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.

Implementation: Strategies, policies, programs and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State and interstate levels to achieve these visions.

PLANNING AREA ANALYSIS AND POLICY RECOMMENDATIONS

A. Planning Area 1: Old Town
Exhibit 3A: MAP of Town Planning Areas
Exhibit 3B: MAP of Old Town Planning Area

1. Limits and Area

This planning area, containing approximately 284.04 acres, is characterized by structures and improvements that pre-date the 1930s. The origins of Sykesville are in this planning area. The boundaries of this planning area are the corporate limits to the east, north, and south. The western boundary is an abandoned railroad from MD Route 32 to the northern terminus to Boulder Hill Estates. This planning area includes Boulder Hill Estates and the land and improvements along Schoolhouse Road (located in the Historic District).

2. Existing Land Use and Zoning

a. Overview

For purpose of analysis, the planning area has been generally divided into two sub-areas, one of which contains a designated historic district. These sub-areas are (1) land east of MD Route 32 and (2) land west of MD Route 32.

b. Sub-Area East

<u>Existing Land Use</u>

The land east of MD Route 32 is less developed than the remainder of town. Most of the Town's future growth potential lies in the areas east of its current boundary. Presently, development is concentrated in the pipeline

Raincliffe subdivision and along the west side of College Avenue. Single family detached units load the west side of College Avenue for its entire length. An automobile repair facility (industrial in nature) is located immediately east of MD Route 32 on College Avenue at the bend in the road. A similar automobile service related industrial use exists west of the residential units along College Avenue and east of MD Route 32. This property has been used for this purpose for over thirty years. Land surrounding this industrial use has been vacant for as many years.

Existing Zoning

This same area is zoned for a variety of uses. Land north of Raincliffe Road is zoned R-7,500. Land south of Raincliffe and east of College Avenue is zoned Conservation. Land abutting College Avenue to the west is R-10,000. The residential zoning is buffered by Conservation zoning toward MD Route 32. A cluster of Restricted-Industrial zoning outside of the Town limits exists between Conservation zoning and MD Route 32.

c. Sub-Area West

Existing Land Use

The balance of the planning area (between MD Route 32 and the abandoned Dinkey Line railroad), west of MD Route 32, can be divided into four precincts: Main Street, Sandosky, Springfield, and Village. Main Street is primarily commercial and government. Industrial uses are prevalent along the river with other commercial uses. Sandosky is characterized by a number of uses. Automobile-related commercial uses occupy land along Route 32. Commercial and government uses anchor the western portion of Sandosky. Residential and open space occupies central Sandosky Road. Springfield Avenue is primarily residential except for the commercial uses immediately east of Spout Hill Road and north of Springfield Avenue. An apartment complex and a public school dominate the Village precinct.

Existing Zoning

Zoning for this sub-area generally reflects the use of the properties studied. Regarding Sandosky, residential uses are zoned R-10,000 south of Sandosky. The area north of Sandosky and north of College Avenue is zoned Local Business. Main Street is zoned Local Business. The land along the river, south of Oklahoma and Sandosky, is zoned General Business and Restricted Industrial. Springfield Avenue is Local Business for approximately 800 feet from Spout Hill east. From this point northeast, Springfield Avenue is zoned R-20,000. R-10,000 zoning surrounds Cedar Avenue and R-7,500 surrounds Village Road. The Oklahoma precinct is zoned R-20,000 around Boulder Court, R-10,000 north of Schoolhouse, and Conservation south of Schoolhouse to the river. The Village precinct has zoning that reflects uses in this precinct. R-7,500 encompasses the apartment complex and Conservation zoning protects the public schools.

A nationally designated historic district is located in Old Town west of MD Route 32. The Historic District in Sykesville encompasses several streets, including two blocks on Main Street, the connecting block on Spout Hill Road and two blocks on Springfield Avenue off Spout Hill Road. Also included in the Historic District is Norwood Avenue where it runs parallel to Main Street, and two blocks each on Oklahoma Avenue and Sandosky Road off of Main Street.

Environmental Conditions

The sub-area east of MD Route 32 has several environmental conditions that necessitate close consideration during development. The precinct north of Raincliffe Road has a shallow depth to bedrock and wetlands. Streams are also present in this precinct. The precinct south of Raincliffe Road does not reflect much relief from the development constraints characterizing the precinct north of Raincliffe Road. The southern precinct has moderated development limitations between College Avenue and the corporate limits (streams and soils). The area west of the residential units on College Avenue is confronted with a number of development limitations. These building constraints include streams, forest cover, soils, and slopes.

The sub-area west of MD Route 32 also has development limitations. The Main Street, Springfield, and Sandosky precincts are largely developed. The physiography in the Oklahoma precinct is not conducive to development-intensive land uses. This environmentally sensitive area contains forest stands, steep slopes, and soil conditions that may restrict development.

4. Attributes

This planning area has a number of established residential neighborhoods. The commercial uses are currently viable and location-driven, yet may not present the highest-and-best-use of the properties should when planned infrastructure improvements transpire. Automobile-oriented uses serve the high traffic volumes using MD Route 32 and entertainment and specialty uses dominate the uses downtown. Conservation zones are appropriately placed and reflect the surface and subsurface environmental characteristics of the planning area. This planning area has marginal infill development opportunities.

The vacant land in the College Precinct east of MD Route 32 is a terrain that is moderate to steep sloped with forest stands. Streams and wetlands add to the complications of development. The topography and other surface and subsurface constraints, when coupled with the poor orientation of available land for development, in the sub-area makes further development in the sub-area highly unlikely in the near future. Conservation zoning has been extended throughout this precinct since the 2002 Master Plan update to reflect these inhospitable development conditions.

The sub-area west of MD Route 32 is mostly developed. The few vacant areas that remain are severely limited for any construction activities. Infill opportunities exist, but will require special accommodations to incite development. Chief among these opportunities is the Town-owned parcel to be constructed as a mixed-use project known as Riverplace. The Main Street precinct has numerous intact and compact historic buildings. The Oklahoma precinct has narrow roads, with limited area for widening, and the terrain is steep.

This planning area is highly visible and serves as a primary gateway into Sykesville. From a market-oriented perspective, the

physiographic features and prime highway location positions it well for potential future development. These areas should be re-evaluated for their highest-and-best-use while simultaneously keeping an eye toward maintaining enhancing the Town's primary gateway entrances. A balance must be considered in this planning area to allow for increased economic development that may be more appropriate to the Town's goals and with maintaining historic, natural and aesthetically pleasing gateway features.

With such an open space designation comes a land maintenance responsibility that a local government does not normally encounter with more rural tracts. If this land is to fulfill the goal of enhancing the community's entrance, it should be actively maintained in a natural or park-like setting. The Town should emphasize high-quality landscaping and "soft" improvements that would embellish the property's relationship to the adjacent highway system and maximize motorist exposure to the "Sykesville brand," enticing the motorist to visit and patronize local attractions and businesses beyond the automobile-oriented establishments.

5. Policy Recommendations

a. Sub-Area East

Raincliffe Precinct

The property, locally referred to as Raincliffe, is presently being developed into a residential subdivision featuring townhouses as outlined by the Planning Commission's 2007 conditional plat approval. This site is confronted with a number of environmental constraints that have been considered and will be accommodated upon site preparation and construction of the subdivision. The high density residential designation will create value to offset the impacts of the environmentally sensitive areas on the property and the public improvements required to develop this tract of land at the intersection of Raincliffe Road and MD Route 32.

The intent of the high density residential land use is to preserve the existing natural features and vegetation, promote *traditional neighborhood design*, encourage high density housing within a compatible architectural

character to the Old Town Planning Area. The high-density residential designation also contributes to the goal of the Town creating high quality housing within a "small, quaint" community setting.

To meet the Plan's recommendation for *traditional neighborhood design* (TND) in this precinct, the Town understands that a stiff geometric plan layout (generally associated with TNDs) imposes regimentation on a property with numerous environmental constraints. Therefore, flexible application of TND principles will respond to the convolutions of the site and to its natural features. Narrow streets and alleys should still be encouraged. On-street parking should be used to moderate vehicular speed and provide separation for pedestrian safety. Only use curvilinear street patterns and cul-de-sacs to avoid impacts to sensitive areas or to account for topography; otherwise, use discontinuous street grids to control through traffic, rather than cul-de-sacs. Lots should be encouraged to be narrow and shallow setbacks should be encouraged to accommodate the higher residential density. A pedestrian-friendly environment should also be created to connect the Town-wide trail system proposed in this Master Plan.

A buffer is proposed along MD Route 32 to accommodate pedestrian/biking trails to connect other trails existing and planned in Sykesville. Easements would be required from properties along MD Route 32. This trail would connect the proposed residential development along Raincliffe Road and the State Park to the Warfield Complex and Freedom Park. This trail could also link the residential development in the College Precinct and other trails daylighting onto MD Route 32 from origins west of MD Route 32.

Additional upgrades or enhancements to the MD Route 32 intersection with Raincliffe Road and Sandosky Road are mandated as part of the annexation agreement and public works agreement with the Town. Before the 60th Building Permit is issued for this subdivision, the developer will have completed a total intersection upgrade. Such upgrades would be utilized to facilitate pedestrian and bicycle traffic, accommodate anticipated increased residential vehicular traffic from the Raincliffe subdivision,

improve existing vehicular traffic flow, create safe access points to the Raincliffe subdivision and create optimal safe sight lines at the intersection.

b. Sub-Area West

Main Street Precinct

The Main Street Precinct is anchored on the south by the Patapsco riverfront and CSX Railroad. The riverfront is a gateway into Sykesville. It should be treated as a major amenity. The Old B&O Railroad Depot has been renovated and adapted to a successful white tablecloth restaurant. The riverfront properties surrounding the former train depot have long-term redevelopment potential. While the Town has acquired the Riverplace parcel, some of these adjacent properties are privately held and include various business and industrial uses. A mixture of land uses is envisioned for this area. These land uses include tourism, commercial and recreation.

The Riverplace development is envisioned as an area with a mix of uses focusing on development that takes advantage of views to the riverfront. The concept includes public gathering places surrounded by new tourism commercial uses including retail shops, restaurants, the renovated train station, and the visitor's center. The Riverplace Development Project Committee has been formed by the Mayor and Town Council to steer efforts of viable and appropriate proposals for redevelopment. The committee will also advocate zoning changes to encourage the kinds of development that support the mixed-use vision of the revitalized riverfront area. One of the implementation tools that should be studied is a zoning overlay district that would limit uses that are inconsistent with the vision of the riverfront area as the site of recreation, tourism-related, and specialty retail uses and encourage desirable site planning features including historic preservation, appropriate signs, lighting, parking lot landscaping, and pedestrian and waterfront access.

The Town's long-term lease of South Branch Park from Howard County will act as a complimentary development opportunity to the downtown and will essentially be an extension of the Main Street core. The Town must remain committed to collaborate with officials from Howard County to create a park which is complimentary to the goals of both jurisdictions. The park should be developed primarily for recreational purposes and for the staging of festivals, concerts, and the permanent home of Apple Butter Market.

Efforts should be made to continue the preservation and enhancement of the current historical structures, such as the warehouse, the weigh station and the James Sykes House, and undertake necessary infrastructure improvements to make the site viable and safe. Preservation and redevelopment initiatives for this site are further detailed in Chapter 4 –Downtown Revitalization, Chapter 6 – Historic Preservation and identified in the phasing plan for South Branch Park in **Exhibit 11A – Community Facilities and Open Space Map.**

While some specialty retail or small restaurants may be deemed desirable to be redeveloped in the existing warehouse, funding, and health and sewer issues will dictate what is feasible. It is the aim that the Apple Butter Market will continue to thrive at the current site and be the flagship event of the park. Specific site plans and uses should be drafted through the continuation and follow-up of the 2007 South Branch Park Charette.

The redevelopment of the areas along the B&O Railroad and the Patapsco River should also include a number of private construction and streetscape enhancements. These proposed improvements include:

- Future development of the existing Southern States Mill building and site for retail uses, which could include an antiques or crafts center and restaurants.
- Possible future development of additional tourist-oriented retail uses east of Main Street along the railroad tracks.

A new parking area west of the mill building would support the new Railroad/RiverPlace development and would connect them by way of a continuous platform-like boardwalk running alongside and parallel to the existing tracks.

The creation of a new riverfront park and picnic area south of the proposed parking area to take advantage of the natural features of this area. This spot also provides a sweeping vista of the riverfront area.

The balance of this precinct, Main Street, is one of the most essential elements of this Master Plan. Future interest in Sykesville should be built around its unique small-town atmosphere and 19th and early 20th century building stock. Every effort should be made not only to retain these buildings, but also to restore them back to their original appearance. The Town of Sykesville should capitalize on the historic image Main Street portrays. This idea must be reinforced by three primary activities:

Concentrate retail and business development on Main Street to encourage activity and full use of the street in its original context. Public entrances to businesses should be made entirely from Main Street, with easy access to public parking areas by means of several pedestrian walkways.

Provide ample, efficient and well-lighted and landscaped parking areas that are in close proximity to Main Street. Pedestrian access walkways should be well-designed and pleasant to use.

Provide service access for Main Street businesses from the rear of buildings at the parking areas. An attempt should be made to centralize refuse locations and extend the use of centralized recycling containers.

A number of streetscape enhancements are also proposed for Main Street.

A secondary unifying element is the proposed pedestrian connection provided from Main Street to both the Main Street parking lot and the Station parking

lot, utilizing part of the former bed of Oklahoma

Avenue as a pedestrian street, and ending at the Riverplace Park.

It should be understood that the development of design details related to lighting, street furniture, directional and public information signs, landscaping, utility relocations, and specific building projects, for the entire precinct, should be part of further studies based on overall priorities and availability of funding.

Sandosky Precinct

The automobile-related commercial uses wedged between Sandosky Road and MD Route 32 should not be permitted to expand along Sandosky Road into the stable, residential section in the center of the precinct. Similarly, the commercial and government uses should maintain their orientation to the downtown and not be permitted to encroach into the residentially zoned properties as well. Properties zoned residential (approximately bound by College Avenue to the northeast and Mellor Avenue to the southwest) should remain residential. If any of the homes in the precinct – even those closest to Sandosky Road or MD Route 32 – receive a business designation, residents in the neighborhoods behind the frontage homes would be forced to live with dumpsters, lighting, parking lots, and noise. All of these nuisances would be disruptive to neighborhood life and would be injurious to the stability of the residential neighborhood and ultimately the property values. A reexamination of the zoning along Sandosky Road to permit a visual and tangible business connection to Main Street may be advantageous. Sandosky Road should be viewed as a gateway to the downtown area and potentially utilized as such. Currently, there is a lack of cohesion and visual cue to direct visitors to the downtown. Should this reexamination occur, it would be done in the context of preserving the property values and mitigating any nuisance to adjacent residents.

With the planned upgrades to the MD 32/ Sandosky/Raincliffe intersection set to commence in the coming years, a potential exists for an increase in commercial land value for those parcels proximate to the enhanced intersection and gateway corridor. Should this occur, private market forces may prompt new proposed uses and redevelopment for the commercial zones in this

precinct. In anticipation of these potential changes, the Town should consider drafting and adopting compatible infill guidelines. This could enhance the character of this precinct and preserve appropriate density and set-back provisions complementing a premier entrance into the downtown. At the same time, the Town will work to retain existing businesses and address any issues that may be posed with the adoption of these guidelines to mitigate the impact that a non-conforming use may pose to these businesses.

The neighborhood roads in this study area should be regularly maintained due to their potential high volume of use from residents. Additionally, landscaped sidewalks should be added along the major routes in this study area, to improve pedestrian access and the appearance of these neighborhoods. Also, pedestrian trails should be incorporated wherever possible to link the other trails planned throughout the Town.

Springfield Precinct

Both sides of Springfield Avenue comprise the northern residential end of Sykesville's historic district, which has been nationally recognized by the U.S. department of the Interior on the National Register of Historic Places since 1985. The purpose of an historic district is to recognize and protect the overall character of an area as well as particular historically significant buildings. With this in mind, the Planning Commission feels that that large lots surrounding the historic homes in this area are integral to the character of the neighborhood and should be maintained wherever possible. To this end, the recommended land use for the properties currently designated as residential on the Existing Land Use map (fronting Springfield Avenue), in this precinct, shall be low density residential. The Town should implement a uniform policy for financing repair of sidewalks to address the inconsistencies of sidewalk quality and burden where the cost is borne by:

The Town entirely
The property owner
Financing over time
Cost share

The remaining land in this precinct is used for commercial uses. The property currently used for commercial purposes should remain commercial. This Plan does not recommend any additional commercial uses in this precinct, nor does it recommend the expansion of existing commercial establishments. Zoning reflects this Plan recommendation.

Village Precinct

The Village Precinct, encompassing Sykesville Apartments and Sykesville Middle School, is largely developed. The high density residential clusters along MD Route 32 provides the convenience of ready access for most people and reduces the volume of traffic through the more dispersed residential sectors of Sykesville. The school, adjacent to the apartment complex, is appropriately sited in the most residential dense area of the Town. Proper site planning has mitigated the sometimes-blighting effects of high-density housing. Primary entrances and drives are oriented toward MD Route 32. Multifamily apartment buildings are oriented inward and away from single family residential uses to the west of the precinct. Natural vegetation and ground forms have also been used to soften the visual impact of the high density housing from the low density residential uses to the west and the viewsheds from MD Route 32 to the east.

This precinct should continue to be planned for high-density housing. Infill development should respect its sensitive location in the Town's gateway. Future development should be linked visually and physically to surrounding neighborhoods. Use of natural landforms in site design should drive the evolution of development in this precinct. The Town should devise design standards for commercial development outside Historic District, such as the existing convenience stores located on the fringe of this precinct.

B. Planning Area 2: Midtown

Exhibit 3C: MAP of Midtown Planning Area

Limits and Area

This planning area covers approximately 250.10 acres in the center of Sykesville. The expansion of Sykesville moved westward into this planning area between 1930 and 1970. The eastern boundary of this planning area is the abandoned railroad and Oklahoma precinct of the Old Town Planning Area. The southern boundary of the Midtown Planning Area is the corporate limits. The northern boundary of the planning area is the corporate limits and MD Route 32. The western boundary is a large linear conservation area running from the southern corporate limits to the northern corporate limits. The conservation area parallels Jennifer Way and Norris Avenue along Lexington Run (in between Jennifer Way and Norris Avenue).

2. Existing Land Use and Zoning

a. Overview

For purposes of land use analysis, this planning area has been divided into three sub-areas. These sub-areas are (1) south--south of Oklahoma Avenue, (2) central--area between Oklahoma Avenue and Kalorama Avenue, and (3) north--north of Kalorama Avenue.

b. Sub-Area South

Existing Land Use

The land south of Oklahoma Avenue is residential in nature. Approximately half of the sub-area is vacant/open space/institutional. The other half is residential. The residential uses are a mix of single family detached and multifamily housing. The multifamily housing is located at the end of Schoolhouse Road.

Existing Zoning

The south sub-area is zoned R-20,000 south and abutting Oklahoma Avenue. R-10,000 zoning regulates land uses between Schoolhouse Road and Oklahoma Avenue. A

few parcels of land at the southern terminus of Norris Avenue, around its intersection with Oklahoma Avenue, are also zoned R-10,000. The remainder of the sub-area is zoned Conservation.

c. Sub-Area Central

Existing Land Use

The central sub-area has been developed for single family detached residential uses. It is comprised of conventional subdivisions with a number of cul-de-sacs. A stream valley characterizes the western and eastern borders of this sub-area. This is a very stable and well-defined residential area.

Existing Zoning

Zoning reflects the uses in the central sub-area. Lots fronting Jennifer Way area zoned R-7,500. Lots north of Oklahoma Avenue and east of Second Avenue are zoned R-20,000. The remaining residential lots are zoned R-10,000. Conservation zoning protects the environmentally sensitive area on the eastern and western borders of the sub-area.

d. Sub-Area North

Existing Land Use

The northern sub-area is predominantly single family detached residential. A portion of a retirement community is located within the Town limits in this sub-area. A large church and cemetery are also located in this sub-area between Jennifer Way and Second Avenue. Multifamily uses dot the sub-area.

Existing Zoning

The northern sub-area is zoned for residential uses. The lots fronting Jennifer Way and the courts off of Jennifer Way are zoned R-7,500. The remainder of the lots in the sub-area are zoned R-10,000. A small area in the upper portion of the

sub-area is zoned Conservation. This area, fronting Third Avenue, also remains vacant.

3. *Environmental Conditions*

The northern and central sub-areas have very few development limitations. The few limitations that existed prior to development of this planning area dictated the site layout and engineering of the lots in the conventional subdivisions. Cul-de-sacs fall short of environmentally sensitive areas. Double-loaded residential streets on the periphery of the central and northern sub-areas abut stream valleys and opens spaces on the perimeter. Small clusters of forest stands dot the landscape in the northern sub-area. Forest stands cover the conservation areas and the critical slopes and stream valleys they protect and stabilize.

The southern sub-area has the greatest collection of development limitations in the planning area. These constraints have limited the development of this portion of the Midtown Planning Area over the past fifty years. Land development constraints include slope, woodlands, soils, floodplain, and stream buffers.

4. *Attributes*

The first wave of boundary expansion in Sykesville included conventional subdivisions and housing characteristic of architectural styles of the mid-twentieth century. The neighborhoods in this planning area are stable. Architecture in this area has merit and buildings should be preserved to protect the integrity of the neighborhoods.

Residents should become active in the preservation of their community. The Town should show a willingness and take a proactive role in supporting preservation efforts in areas outside the historic district. The attention given to these neighborhoods, by government officials and residents, will translate into pride in community and more public participation in the municipal government.

The minor amount of vacant land in the northern and central sub-areas has limited development potential. The vast amount of vacant land in the southern sub-area shares similar attributes that

have precluded development. Infilling of the vacant properties in the sub-area will be constrained by a number of environmental limitations.

Opportunities for an uninterrupted pedestrian/bike connection exist along Kalorama Avenue. The improvements should be continued through the adjacent planning areas along Kalorama Avenue. Kalorama Avenue connects to Spout Hill Road which becomes Main Street at Springfield Avenue. The pedestrian/bike trails could connect greenways in a number of the subdivisions in the planning area. Another opportunity for a pedestrian/bike connection and trail could be along the abandoned railroad that separates the Midtown Planning Area with the Old Town Planning Area. The construction of a pedestrian/bike trail along Kalorama or the abandoned railroad would be very expensive; however, it would be feasible from an engineering viewpoint. Right of way would need to be purchased, small retaining walls placed in resident's front yards, utility poles would need to be relocated and some trees removed, in particular, large trees on either side of Oak at Kalorama would most likely have to be removed. This connection should be viewed as a long term opportunity as resources become available.

This sub-area is considered stable for planning purposes. The only land use issue identified during the planning process in the sub-area, relates to the abandoned rail lines. An abandoned railroad line runs through citizen-owned property in this sub-area. The Town should consider acquisition of this abandoned rail line. Other than the abandoned rail line, no other significant land use issues in this sub-area surfaced during the planning process.

5. Land Use Recommendations

a. Sub-Area (South)

This sub-area is largely undeveloped. Approximately half of the sub-area is classified as Open/Vacant on the Existing Land Use map. The other half of the sub-area is classified as Single Family Residential. The multifamily units at the end of Schoolhouse Road, referenced in the Old Town Planning Area, complete the existing land use classifications for the planning area.

Low-density residential land uses are planned for the areas designated Single Family Residential on the Existing Land Use

map in addition to all properties north of Oklahoma Avenue in the South Sub-Area. Minimum design standards and guidelines should be developed for compatible infill development.

The densely wooded and steep topography in this sub-area is a critical factor in the future land use designations. The sensitive environmental characteristics of the sub-area, coupled with limited access and a poor transportation network, severely restrict the development potential of this sub-area. Until transportation related issues are resolved to the satisfaction of the neighborhood and Town and an environmental conservation plan prepared to protect this critical environmentally sensitive areas, low density residential and conservation uses should be the only uses considered in this sub-area. Senior housing options could be considered in this area by way of amending the Zoning codes for the Conservation Zoning District to be allowed as a conditional use. Strict standards would need to be applied in any amendment to enable the Planning Commission and Town Council great latitude in determining whether issues related to traffic, earth disturbance, sensitive areas and minimal impact to the neighborhood could be addressed, among other items.

b. Sub-Area (Central)

This sub-area has been developed. The vast majority of houses in the sub-area are single family detached with the exception of single family attached housing (duplexes) at the southern end of Norris Avenue. The subdivisions are conventional and the use of cul-de-sacs is prominent. A stream valley is protected by Conservation zoning.

The future land use should reflect the existing zoning. Lots fronting Jennifer Way should be designated high-density residential land uses. Lots north of Oklahoma Avenue and east of Second Avenue should be designated low-density residential land uses. The remaining residential lots in this sub-area should be designated medium density residential uses. The stream valley and other environmentally sensitive areas (on the eastern and western borders of this sub-area) should continue to be protected with a conservation land use designation.

The Town of Sykesville should consider the conversion of the abandoned railroad line, bounding the sub-area to the east, to a linear bike/ pedestrian trail. This path dissects the Town just west of the historic district. From south to north it connects the river to MD Route 32, near the Warfield Planning Area. The under pass beneath MD Route 32 links this planning area to the Warfield Planning Area.

Another pedestrian trail could also be planned in the Town that borders the Central Sub-Area. To connect the western most residential neighborhoods with the downtown, a combination bike trail/sidewalk system is planned along Kalorama Avenue. Kalorama Avenue borders this sub-area to the north. Within the neighborhoods the existing and future trails within the green spaces could connect to the Kalorama trail network. As the trail approaches downtown, there are two options to connect the trail to the abandoned rail line and Main Street. First the trail/sidewalks could continue along Kalorama and turn to follow Spout Hill. The trail could also turn south down Second Avenue, follow Autumn Sky Court, and connect to the abandoned rail line through existing green space.

c. Sub-Area (North)

The dominant land uses in this sub-area single family attached residential, single family attached residential, and the Springfield Presbyterian Church and cemetery. Two apartment buildings dot the sub-area. The Town Park anchors the northern border of Sub-Area North. The sub-area is built out.

Because there are several new subdivisions in and around Sykesville, the older and smaller homes in the Second Avenue Planning Area may become less attractive to homebuyers. The typical person looking to purchase a home is looking for a larger home (1,900 to 2,400 square feet) on a smaller lot. With their wide and varied types of homes, in older neighborhoods in the Second Avenue and Old Town Planning Areas, neighborhoods need to be closely monitored to ensure that they do not deteriorate.

To further improve and protect the older neighborhoods in this sub-area, and other sub-areas within the Second Avenue Planning Area, the sidewalks along the main arteries should be widened and landscaped, to give the neighborhood more curb appeal and improve property values. A walking path should also be developed to connect to the trails described in Sub-Area Central and the Town Park in the northern portion of the sub-area.

The Future Land Use Map reflects the existing zoning. High density residential is proposed for the lots fronting Jennifer Way. Medium density residential encompasses properties throughout the balance of the sub-area; except for the two lots that are improved with multifamily structures. For boundary reference, the western border of the sub-area is designated conservation to protect the stream valley that divides the Second Avenue Planning Area and the Shannon Run Planning Area

C. Planning Area 3: New Town

Exhibit 3D: MAP of New Town Planning Area

1. Limits and Area

The New Town Planning Area has approximately 281.25 acres. This planning area is bound by the Midtown Planning Area to the east, the corporate limits to the south and north, and the corporate limits to the west. Most of the land in the New Town Planning Area has been developed in the 1990s.

2. Existing Land Use and Zoning

a. Overview

The New Town Planning Area has been divided into three sub-areas for planning purposes. The sub-areas are north, central, and south.

b. Sub-Area North

Existing Land Use

The north sub-area is the former Hawk Ridge Farm. The sub-area has been subdivided and developed for single family detached residential uses. The layout of the sub-area is conventional (cul-de-sacs and loop roads). A greenway dissects the sub-area into two precincts (east and west). This sub-area contains the Bloomfield Historic House and Site.

Existing Zoning

Zoning in the northern sub-area includes R-10,000, R-20,000, and Conservation. The lots along Harlan Lane are zoned R-20,000. The remainder of the lots are zoned R-10,000. A few fingers of Conservation zoning follow greenways and stream valleys in this sub-area.

c. Sub-Area Central

Existing Land Use

The central sub-area includes the area between Kalorama Avenue and the southern reaches of Braemar Court and Brandenburg Circle. The entire sub-area has been developed for single family residential uses. Shannon Run dissects the sub-area into two precincts. The single family detached residential lots west of Shannon Run are substantially larger the residential lots east of Shannon Run. Shannon Run, and a linear trail that runs the length of the Run, has been protected in the site layout of this sub-area by zoning and drainage easements. The Town also owns this area. A large greenway (the linear trail) is traversed by Shannon Run.

Existing Zoning

Zoning in this sub-area includes a wide range of residential uses. The intensity of these uses decreases westward. Braemar Court is zoned R-7,500.00. The lots along Brandenburg Circle, Norris Avenue, and Patterson Court are zoned R-10,000. The lots along Kalorama Avenue and Ash Brook Court are zoned R-20,000. Conservation zoning protects the Shannon Run stream corridor and another environmentally sensitive greenway along the planning area boundary with the Midtown Planning Area.

d. Sub-Area South

Existing Land Use

The southern planning area is laid out for large lot single family rural residential uses. This sub-area is bounded by the corporate limits on the east, west, and south. The northern boundary of this sub-area is the rear of the lots along Brandenburg Circle.

Existing Zoning

The zoning in this sub-area is almost exclusively Conservation. The Conservation zoning is a product of the Town's desire to conserve open space, woodland areas,

wildlife, and other natural resources. The minimum lot size in this district is three acres. A small portion of the sub-area in the northeastern section of the sub-area is zoned R-7,500.

3. Environmental Conditions

Three stream valleys, running north and south, have dictated the configuration of the lot layout in this sub-area. Shannon Run is the primary stream draining into the Patapsco River. The other two drainage ways, also running north and south, run parallel to Shannon Run on opposite sides of Shannon Run. Development limitations associated with these environmentally sensitive areas include wetlands, floodplains, soils, vegetation, and woodlands.

4. Attributes

The Town has diligently pursued the preservation of environmentally sensitive areas in Sykesville. This is reflected, particularly, in the New Town Planning Area. The Town should take advantage of these protected greenways and use them as pedestrian/bicycle links to parks throughout the Town and region. The trails would benefit the stable neighborhoods in the sub-area as well as residents throughout the region; particularly in light of the fact that there are very few parcels remaining in the Town to offer parks and recreation opportunities.

Other opportunities for uninterrupted pedestrian/bike connections exist along Kalorama Avenue. The improvements should be continued through the adjacent planning areas along Kalorama Avenue. Kalorama Avenue connects to Spout Hill Road which becomes Main Street at Springfield Avenue. As discussed earlier, The construction of a pedestrian/bike trail along Kalorama is feasible, but expensive. Right of way would need to be purchased, small retaining walls constructed, utility poles relocated and trees removed. This connection should be considered as a long term objective as resources become available.

Traffic has been a concern throughout the planning process. Residents in this planning area, and others, have expressed concerns that growth in Carroll County has created the traffic problem in Sykesville. Obrecht Road has transported a number of cars, increasing exponentially over the past years, through Sykesville.

5. Land Use Recommendations

a. Sub-Area (North)

This sub-area is the former Hawk Ridge Farm. This sub-area of Shannon Run has been developed with low and medium density single family detached residential uses. Stream valleys separate these two residential uses. These stream valleys, or conservation areas, are shown graphically as linear conservation zones. The scope of the linear trail system should expand and be incorporated into a loop with a future connection to Piney Run Park and the Warfield Park trails.

Future land use designations on the Future Land Use Map should reflect the existing zoning in the sub-area. Lots fronting on Harlan Lane and Gray Way are designated low-density residential uses. The remaining residential platted lots are designated medium density single family residential use. Conservation uses are designated in all environmentally sensitive areas; including stream valleys, critical slopes, wetlands, and woodlands.

These conventional subdivisions have above average lot sizes. The sub-area also offers ample open space. Sidewalk and trail connections should be planned to connect the walkway along Kalorama.

The Carroll County Public School system has identified a future need in its Facilities Master Plan for the construction of a new elementary school in the Sykesville area within the next 10 years. A potential location has been identified to the west of Sub-Area North within the New Town Planning Area – most likely proximate to Obrecht Road. The Town supports the need for this new school and further supports a location close to the population center of the town. The Town encourages improvements be made by CCPS to Obrecht road to accommodate increased vehicular traffic in addition to pedestrian pathways, sidewalks, trails and bicycle connections that foster walkability for students to school, home and other community facilities – such as the Sykesville Linear Trail Park.

b. Sub-Area (Central)

The central portion of the Shannon Run Planning Area is also developed with single family residential uses. The density ranges from low-density single family detached housing on Kalorama Avenue and Ash Brook Court to high-density single family attached housing on Braemar Court. Lots along the primary internal roads in the sub-area, and all roads connecting the primary roads depicted vertically on the Future Land Use Map, are developed with medium density single family detached residential uses. Shannon Run is the divide that separates the low-density single family detached residential uses from the balance of the sub-area.

The Future Land Use Map reflects the various densities in this sub-area. Low-density residential uses illustrate the development along Kalorama Avenue and Ash Brook Court. Medium density residential uses are designated for the lots along the north/south routes of Norris Avenue, Patterson Court, and Brandenburg Circle. Medium density residential uses are also designated for the east/west routes of Dominique Court, Kalorama Avenue, Norris Avenue, Hawkins Street, and Beasman Street. High-density residential uses encompass the lots fronting on Braemar Court; the only street in the sub-area with single family attached dwelling units.

Conservation uses are planned for the two stream valleys and environmentally sensitive areas that run north and south in the sub-area. Efforts should be made to continue to protect these environmentally sensitive areas. The Town should also explore the incorporation of these conservation areas into a linear park system with accompanying bike and pedestrian trails. These trails could connect with the walkway planned along Kalorama Avenue that ultimately deposit pedestrians into the downtown.

c. Sub-Area (South)

Although starkly different in character, as compared to the land uses in the central and northern portions of Shannon Run, this sub-area is similar in character to the other tracts of land to the east of this sub-area along the Patapsco River. The existing land use map designates this entire sub-area single family residential. The designation reflects the rural residential development pattern.

The Future Land Use Map recommendation for this sub-area is conservation. The rationale for the land use designation is two-fold: environmental impacts and traffic impacts.

This designation is a result of the Town's desire to conserve open space, woodlands, wildlife habitats, and other sensitive environmental areas. The environmental development constraints in this sub-area are related to floodplain, soil type, wetlands, slopes, and tree cover. Any improvements within this sub-area must be sensitive to these environmental traits.

Land development is restricted on the higher elevations of this sub-area (proximate to the cul-de-sacs of Braemar Court and Oklahoma Avenue) due to the potential impacts it could have on the existing roads. Additional traffic could significantly impact the neighborhood comprised of residents along Braemar Court; if access were granted to Braemar Court (bound by single family detached residential uses on small lots and duplexes). The curves, width, and gradient of Oklahoma Avenue may also prevent additional vehicles using this road without potentially impacting the health and safety of users of this road for ingress and egress into and out of the sub-area. Any development proposal must be accompanied by a traffic study clearly demonstrating that traffic problems will be mitigated or will not disrupt the quality of life residents have become accustomed to in the vicinity.

D. Planning Area 4: Warfield

Exhibit 3E: MAP of Warfield Planning Area

1. Limits and Area

This planning area contains approximately 138 acres and was annexed into the Town from the late 1990s, through 2007. The main property annexed is a former portion of the Springfield State Hospital. The remaining property that was annexed includes land owned by the Episcopal Ministries to the Aging (EMA) that is located east of Maryland Route 32, adjacent to the former Springfield State Hospital.

It is important to note that most of the Warfield Planning Area has been the subject of numerous discussions dating back to its annexation into Sykesville. From the original design charrette in 1998 (held in one of the historic buildings on site) that culminated in the creation of the Warfield Illustrative Plan and Design Guidelines illustrating a potential mixed use development, to numerous subsequent discussions with Carroll County and State leaders that shifted the focus to more employment based land uses. After spending years marketing the property as an employment campus, with very limited success, State, County, and Town leaders have realized that the highest and best use for the property is a mixed use development. This history should not be forgotten when evaluating future development proposals for the Warfield Planning Area.

2. Existing Land Use and Zoning

This planning area is currently being used for government, institutional and light commercial purposes. The vast majority of this planning area is undeveloped and open space. The current zoning is Business Local with an Employment Campus Overlay and Conservation.

3. Environmental Conditions

A couple of streams traverse this planning area. Development limitations accompany the streams. Other development limitations are minor and include constraints related to soils.

4. Attributes

Sykesville annexed +/-138 acres and fourteen buildings that comprise the Warfield Planning Area. The Town owns +/- 46.4

acres of prime developable property along Route 32 in what was once part of the Springfield State Hospital.

This planning area includes five subareas that are separate, but interrelated. These include:

1. Subarea I is that portion of the Planning Area north of the Piney Run which contains +/- 41.1 acres and includes two original buildings from the Springfield Hospital as well as one new building as well as accessory outdoor training facilities. Collectively this Subarea is used by the Maryland State Police for training and ancillary administrative support.

2. Subarea II is that portion of the Planning Area that includes the Warfield Park. This +/- 27.5 acre park has been subdivided from the remaining planning subareas, is owned by the Town of Sykesville, and is actively used by Sykesville residents and visitors.

3. Subarea III is that portion of the Planning Area that contains +/- 17.8 acres and 12 original buildings from the Springfield Hospital as well as the ancillary space (including parking, drive isles, roads, and open space) surrounding the existing buildings. Two of the twelve buildings have been adaptively reused. The remaining 10 buildings are available for reuse.

4. Subarea IV is that portion to the Planning Area that contains +/- 28.6 acres, is undeveloped, owned by the Town of Sykesville, managed by the Warfield Development Corporation, and available for future development.

5. Subarea V is that portion of the Planning Area that contains +/- 23 acres, is undeveloped, owned by EMA, and available for future development.

Shortly after the Town took ownership of Subareas II, III, and IV the focus was to develop and adaptively reuse these areas for office, research and development, and light industrial uses (collectively considered employment based land uses). Unfortunately, over time it has been determined that the employment land use market is not viable. The Town has considered a variety of development proposals and determined that the highest and best use for these planning subareas is for a mixed use development that will ultimately include retail/services, office/research/institutional, residential (high density), hotel, and light industrial.

The viewsheds out and into this planning area should be considered in all development proposals. Consideration of viewsheds is essential in the development of this planning area. Examples of methods to protect the viewsheds in and out of the planning area include preserving scenic vistas by clustering development activities, using landscaping to filter views into the site, and developing design guidelines for site development and building design.

5. Land Use Recommendations

Subareas I and II are recommended to remain as public spaces (the State Police training facility and Town of Sykesville Warfield Park).

Subareas III, IV, and V will focus on retail/services, office/research/institutional, residential (high density), hotel, and light industrial uses.

Collectively Subareas I – V must work together as an integral mixed use development. One Subarea should not be considered, planned, and developed alone, but rather together to ensure a successful overall development for the Town of Sykesville and Carroll County.

A mixed use zoning category should be considered for this area that may incorporate such things as:

a. An appropriate mixture of land uses by land area percentages,

b. Appropriate non-residential floor area ratios and residential densities that will foster a true mixed use neighborhood within Sykesville,

c. An appropriate mixture of permitted and prohibited uses that complement the existing fabric of Sykesville and the business uses along Main Street,

d. Appropriate "bulk standards" such as building height, setbacks, shared parking, impervious coverage, active open space and other necessary requirements that will complete a mixed use neighborhood within the Town, and

e. Appropriate design standards for site planning, architecture, landscape architecture and signage that will help create a mixed use neighborhood that is harmonious with Sykesville.

EXISTING LAND USE

LAND USE DESIGNATIONS

A. Introduction

This section describes the various types of land uses identified on the Future Land Use Map for the Town of Sykesville. It is important to identify

and organize future land use categories in a manner that can be (1) creatively and flexibly applied to the future land use plan and policy recommendations and (2) adapted to the Town's Zoning Ordinance.

In this planning process, the land use districts, outlined herein and to be applied to all land development activities within the Town, are based upon (a) the appropriateness of the recommended land use categories for application within the Town, (b) the completeness of the recommended land use categories in addressing the range of potential land uses which should be accommodated in the future, and (c) the reasonableness of the recommended densities within each land use category. Thus, the following land use categories attempt to carefully organize and define the optimal range of land uses around which site-specific recommendations for the future land use plan will be based.

B. Land Use Categories

Our findings and conclusions indicate that the Sykesville Master Plan should provide for land use orientations within four major land use categories. The future land use plan will need to accommodate all of these land use categories within the context of the Plan's adopted visions and goals, marketplace observations, demographic trends, and growth management strategies. Thus, these categories represent the "brushes" which Sykesville officials and its citizenry employ in "painting" the Town's future land use map.

The four major land use categories--*residential, commercial/service, economic development, and conservation/preservation/public areas* -- accommodate a general range of land uses. The current planning process adds specificity to the land use planning process by segmenting these

major use categories in order to acknowledge and address a fuller range of real estate orientations, land use opportunities, and planning "umbrellas" common to communities like the Town of Sykesville.

The proposed *overlay district* is the Historic District. For the most part, the overlay district should be performance-based, with zoning approvals granted on a "negotiated" basis, employing the highest and best use of the land in these districts.

C. Residential Districts

Three separate residential land use districts have been selected for the future land use plan-- *Low Density Residential, Medium Density Residential, and High Density Residential*--with each dominant housing type (or product) selected and defined based on its appropriateness for the future housing needs and desires of the Town of Sykesville. Based on research of many other communities of similar size and scale to the Town of Sykesville, residential densities have been carefully studied and tested for each of the recommended residential land use districts. These densities, expressed in terms of "dwelling units per acre", are representative of those found in contemporary housing developments within communities similar in size and character to the Town of Sykesville.

The residential densities recommended herein are presented in a range to provide maximum flexibility for the Planning Commission in determining the most appropriate density for any given development proposal. The higher end of the density in the zoning districts are to be applied where individual land use proposals are of a superior quality relative to site design (within the context of integrating recreational and environmental amenities as well as off-site improvements and critical public facilities) and address specific issues and needs raised in the Sykesville Master Plan. Thus, if the "top end" of the density range is to be achieved for any given site, it should be incumbent upon the applicant to present zoning proposals, master plans, phasing concepts, and a public facilities program which fully complement the adopted Master Plan. The following table summarizes the three residential land use districts:

Residential	Density
1. Low Density Residential (Single family detached)	1-2 Dwelling Units Per Acre (Gross)
2. Medium Density Residential (Single family detached and attached)	3-4 Dwelling Units per Acre (Gross)
3. High Density Residential (Single family attached and detached and multifamily units)	5-8 Dwelling Units per Acre (Gross)

The *Low Density Residential* district is styled to serve as the one of the two major single-family detached residential development orientations in Sykesville. Housing in this land use orientation will be developed at a maximum density of two units per acre. This district will permit more flexibility in its yard requirements, lot widths, and bulk regulations.

The *Medium Density Residential* district has been established and organized to provide for the use of single-family detached and attached homes on smaller residential lots in selected locations within the Town. The application of this residential orientation is targeted for (1) infill residential lots which have been previously zoned, approved, and platted, and (2) previously zoned, approved, and platted subdivision lots on large tracts situated within the Town. The maximum recommended residential density for the *Medium Density Residential* district is four units per acre, with the base density established at three units per acre.

The *High Density Residential* land use district is structured to accommodate higher density residences in single family attached and multifamily developments. The basic intent of this housing orientation is to provide properly located opportunities for (1) selected areas with location attributes conducive to single family attached development patterns and (2) mid-rise multifamily projects at a density of six units per acre. With the base density at eight units per acre, if the higher end of the range is to be achieved for any given site, it will be incumbent upon the applicant to present high quality zoning proposals, master plans, phasing concepts, and a public facilities program which fully complements the adopted Master Plan. Flexibility should be built into this district to permit a variety of attached and detached single family dwellings, and multifamily dwellings.

D. Commercial/Service Districts

The Master Plan has been designed to accommodate two distinct commercial/service use classifications--*Downtown Commercial and Community Commercial*. Historically, the Town's center of commerce has been the Downtown Business District and will be the subject of continued preservation and development efforts by the Town. The Master Plan's retail and business goals emphasize the community's desire and commitment for the existing downtown to serve as a location for carefully selected new specialty retail shopping, dining, and service opportunities. Peripheral sites situated outside the Sykesville Downtown/Central Business District (CBD) will be considered for new community-level shopping venues.

	Commercial/Service	Density
1.	Downtown Commercial (CBD infill and rehab retail, office business, restaurants, mixed-use, housing)	F.A.R. = 0.30-2.00
2.	Community Commercial (Local neighborhood-scale retail, office, restaurants, services)	F.A.R. = 0.20-0.30

$$\text{Floor Area Ratio (F.A.R.)} = \frac{\text{Total Floor Area of Building}}{\text{Total Area of Lot}}$$

Floor Area Ratio (F.A.R.) is a formula used to measure the intensity of development on a site. F.A.R. equals the total floor area of buildings on the site divided by the total area of the site. The higher the F.A.R. the more intense the development. F.A.R. limits, therefore, are a precise way to control the intensity of developments.

Note: The floor area ratios prescribed herein are based on development intensities in

towns located in secondary markets, outside the core of the metropolitan area, with populations between 2,500 and 50,000.

The *Downtown Commercial District* applies to all retail/business land uses situated with the downtown area. In keeping with the envisioned Master Plan goals for this area, land uses within the *Downtown Commercial District* are to be compatible with the scale and character of the existing Downtown. The *Downtown Commercial District* recognizes the need for providing essential public services and infrastructure to meet the evolving needs of the downtown.

The control of the *Downtown Commercial District's* bulk and height for new construction would be based on a specific floor area ratio (F.A.R.) developed particularly for the area. A maximum height would be established for the entire area that leads toward visual continuity rather than the possibility of a series of towers scattered throughout the area.

Setbacks and rear yard requirements would be carefully examined. Smaller yard requirements, balanced by height restrictions, tend to maintain a lower profile, yet encourage continuity along the street. Development intensities can span a wide range of floor area ratios (typically 0.3 F.A.R. to 2.0 F.A.R.) depending on the particular project's intended land uses, physical characteristics, access and parking requirements, and other infrastructure demands.

The *Downtown Commercial District* would apply to all retail/business uses situated within and surrounding the Downtown. In keeping with the envisioned goals of the Master Plan for the downtown area, uses within the *Downtown Commercial District* would be compatible with the scale, styling, and ambience of the downtown. Future new infill development as well as any subsequent rehabilitation or revitalization projects would fall within design review procedures.

This land use district recognizes special opportunities for mixed-use projects as well as downtown multifamily housing. Specific development recommendations for the Downtown Business District are outlined in the Plan Chapter and should be implemented by employing both new downtown zoning district standards and architectural/urban design review guidelines.

The *Community Commercial* land use district is intended to address peripheral business-related land uses lying outside the *Downtown Commercial* boundaries. The *Community Commercial* orientation is to have very selective and specialized applications in order to provide better design controls for small box retail/service/convenience stores which have proliferated in neighboring jurisdictions. *Community Commercial* is to address new retail/service development of low intensity (0.2 F.A.R. to 0.3 F.A.R.) in carefully chosen locations within Sykesville.

The *Community Commercial* land use designation should not encourage or provide for conventional shopping centers or large-scale freestanding retailing establishments. To the extent achievable, via zoning district and design controls, the *Community Commercial* built environment is to be compatible in physical scale and architectural themes with surrounding residential neighborhoods. *Community Commercial* uses include convenience goods and personal services for the day-to-day living needs of the immediate neighborhood. It is generally built around a food market or drug store as the principal tenant.

The Town should consider revising its current zoning ordinance as it pertains to establishing Floor Area Ratio for commercial districts to enable greater density and flexibility for businesses.

E. Economic Development Categories

The Economic Development land use district is characterized as a mixed use district. It will be used to guide major employment activities within the Town. The Town's economic development objectives also encourage the construction of high density housing near places of employment and adjacent to existing residential neighborhoods as transitional uses.

The intent of the Master Plan is to define land use districts to promote employment uses in a "campus" setting, with site planning emphasizing landscaping and stringent performance standards for air and noise quality. New economic development uses should be buffered from residential areas by landscaped setbacks and transitional uses (i.e., high density residential, business office, or public use) where possible.

Economic Development	Density
Mixed Use - Planned Employment Center (Employment, Commercial, and Residential Uses)	F.A.R. = 0.15-0.40

The Mixed Use - Planned Employment Center land use designation provides for a mixture of retail/services, office/research/institutional, residential (high density), hotel, and light industrial. This land use requires at least three out of the following five use categories to ensure an economically viable mixed use development:

1. Retail/Services
2. Office/Research/Institutional
3. Residential (High Density)
4. Hotel
5. Light Industrial

This land use should be located near a major intersection. It must provide adequate transportation and parking facilities for the anticipated traffic. Development intensities for non-residential uses can span a wide range of floor area ratios (0.15 to 0.40 F.A.R.) depending on the particular projects, intended land uses, physical characteristics of the property, access and parking requirements, and other infrastructure demands. High density residential uses should be developed to maximize siting and layout opportunities.

MAJOR EVALUATION CRITERIA FOR MIXED-USE AREA DESIGNATION

- Reduction of future traffic congestion compared to employment-only development.

- Good regional access (existing or future).

- Good visibility to primary employment corridors and axes (e.g. MD Route 32 and I-70).

- Part of an existing employment concentration/critical mass.

- Potential for residential development because of location, adjacencies, access, buffering, environmental quality.

- Special or unique environmental or historic features (e.g., wetlands, steep slopes, extensive woodlands, etc.).

BENEFITS OF MIXED-USE CENTERS

Mixed-use centers make more efficient use of increasingly limited land resources by:

- Allowing different but comparable uses to share the same property.

- Substituting housing for employment land that cannot be properly served by existing roads.

- Creating more opportunities for affordable housing by absorbing land costs for such housing within a larger development and by the ability to share the same infrastructure.

- Mixing of housing, employment, and public facilities to create a more balanced pattern of traffic generated; this is easier on the local road network than peak hour crunches typical of large employment-only developments.

- Providing needed sites for public facilities in areas of the Town where available land is increasingly hard to find.

- Ensuring that sites at prime locations are not limited to only one type of use which will make development of such sites more vulnerable to market fluctuations.

- Requiring generous open space

F. Conservation/Public Areas Districts

The fourth general land use category is to be applied to the two uses of conservation and institutional real estate that warrant special land use attention and regulatory oversight. These land use orientations recognize the potential negative impacts that development activities might impose and serve to focus land management guidelines on the protection of these properties. Any and all land uses occurring within the Conservation/Public Areas Districts would be implemented by zoning regulations and/or special use permit standards.

The two planning designations include:

- *Conservation Areas*
- *Institutional/Public Areas*

In the areas which are directly related to conservation and sensitive physiographic areas (including slopes, floodplains, and stream valleys), planning policies and implementation guidelines are intended to protect the environment and surrounding land uses against ecological destruction and harmful encroachment.

The *Conservation* planning designation for specific areas within Sykesville is consonant with the visions and goals of the Master Plan to maintain the natural and scenic qualities of the Town of Sykesville. Within the Town of Sykesville, the
Conservation designation would be applied to those areas having unique locations and physiographic features which warrant their continued maintenance in limited residential use or passive open space and/or park uses. Such features include those areas that may be situated within either 100-year floodplains or established environmentally sensitive areas critical to the management of storm drainage. The intent of this land use orientation is to protect significant natural features which are subject to periodic inundation from flood waters, including water courses, stream valleys, marshes, forest cover in watershed lowlands, manmade drainage channels, and overland drainage areas which are impacted by the 100-year floodplain. Land use controls for these areas are to ensure that future development provide for adequate drainage facilities as well as appropriate stormwater management improvements.

Uses in the *Institutional/Public Areas* designation should be focused on activities that directly or indirectly benefit the general public, including public facilities and uses that meet public goals. The concept of the

Institutional/Public Areas designation is incorporated to identify locations for municipal government properties and land uses within the Town and in the planning areas outside of the Town. While lands incorporated into this designation are primarily intended for governmental agency use or quasi-public use, some mixed-use (private/public) orientations may be appropriate under special permit regulations. The *Institutional/Public Areas (I/P) District* is to be established to implement the objectives and purpose of this land use designation.

G. **Overlay Districts**

Overlay Districts are a set of land use and zoning requirements that are described in the zoning ordinance, are mapped, and are imposed in addition to those of the underlying zoning district. Development within the overlay zone must conform to the requirements of both zones or the more restrictive of the two. It usually is employed to deal with special physical characteristics such as floodplains or steeply sloping areas, but it has other applications as well. Those applications include historic properties. In the Town of Sykesville, the existing overlay district is the *Historic District*.

H. Other Planning and Land Use Designations

The Master land use plan text and graphic exhibits may reference other land use concepts and planning designations. It is intended that any additional references to land use orientations be subordinate to and complementary of the dominant land use categories outlined in the Master Plan.

I. Application of Planning Districts

The future land use plan will depict the long-range framework for land use in the Town of Sykesville. There is no timeframe or phasing element incorporated into the future land use plan map. In essence, it represents the Town Council's vision for Sykesville under its full absorption scenario. Stated in another fashion, the future land use plan intends to depict a maximum development build-out program. This is not to say that the Plan's future land uses are forever fixed; but it does mean that the Town Council has established at this point in time its recommended full absorption picture of the Town, thereby creating a future land use model around which this Master Plan bases its decisions for future community services, infrastructure, and social programs. Changes to the Plan may be initiated via private application and/or the normal process of updating the Master Plan by the local government.

SENSITIVE ENVIRONMENTAL AREAS

Furthermore, the Town is required to adopt a Sensitive Areas Element by Article 66B of the Annotated Code of Maryland. To accomplish this, the Town re-adopts and incorporates herein by reference, Town of Sykesville Resolution 1997-05, as previously adopted by the Mayor and Council, that outlines policies and implementation action items to conserve all sensitive environmental areas. These elements include identified steep slopes, non-tidal wetlands, 100-year FEMA designated floodplains, forest conservation areas, critical area habitats, critical soils, Use III waters, groundwater recharge areas and wellhead protection areas and are delineated on the attached **Exhibit 3H – Environmental Resources Map.**

Exhibit 3F: MAP Town Existing Land Use
Exhibit 3G: MAP Town Existing Zoning
Exhibit 3H: MAP Environmental Resources

CHAPTER 4

DOWNTOWN REVITALIZATION

Adopted by the Mayor and Town Council January 24, 2011

Revised November 24, 2014

CHAPTER 4 – DOWNTOWN REVITALIZATION

OVERVIEW

Downtown Sykesville 2010 has much of the same character and scale as it did at the turn of the 20th Century. The architectural significance of the buildings, which line the commercial/business area on Main Street from Springfield Avenue to the Patapsco River, earned the Town a National Historic District Designation in the 1980s. Uses in the downtown comprise a mix of retail, office and residential uses, with a smattering of vacant buildings, just as the Town may have appeared at the turn of the 20th Century.

All of the buildings that exist in this four-block area are three stories or less in height. Their proximity to the sidewalk and street gives the downtown a cozy feeling and creates a unique space within the Town of Sykesville. The downtown commercial district should not be a place where people merely come to do business; downtown should be a "third space" where residents and visitors alike will congregate because it is a destination unto itself. Streetscaping, tree planting and the provision of benches will entice visitors to the downtown to linger and feel comfortable in this space and all efforts outlined in this chapter will work towards establishing downtown Sykesville as a vibrant destination.

The majority of buildings in Downtown Sykesville, built in the 19th and early 20th Centuries, contribute to the historic character of the downtown, although about 40 percent could be enhanced to restore their original attractiveness. Downtowns are often judged by their appearance. The physical conditions of existing structures have a direct effect on property values and future development in the area. If allowed to deteriorate, the Main Street area will most likely suffer disinvestments among investors and property owners. Eventually, deterioration leads to an abandonment of the downtown.

The revitalization of the downtown, and its development as a center of activity within the community, has been a longstanding goal in the Town of Sykesville. In 1998, the Town commissioned a Main Street Enhancement Report for the downtown. Many of those recommendations are still pertinent and have been incorporated into this Plan. Various organizations such as Destination Sykesville and the Economic Development Committee have also spearheaded many revitalization initiatives in cooperation with existing stakeholders.

Since the 2002 Master Plan update, many projects have either been completed or are underway that are either capital improvements or institutional or programmatic in scope. For the 2008-10 update, Sean Davis of Morris & Ritchie Associates generously donated his services pro-bono to the Town in assisting the Planning Commission in identifying goals and projects necessary to implement

previous priorities and focus on the future rejuvenation of downtown. Mr. Davis has a long working relationship with the Town of Sykesville and most recently assisted the Mayor and Town Council in forming a future plan for South Branch Park complete with cost estimates and a phasing schedule. Many of the following action items in this chapter are based on his recommendations to the Planning Commission during 2008 focus sessions at Planning Commission meetings.

In addition to beautifying the downtown, it is also necessary to focus on economic development in this area. The historic nature of downtown Sykesville sets the Town apart from neighboring towns in Carroll County and can serve as a catalyst for both physical and economic improvements in the area.

SMART GROWTH PRINCIPLES
This Chapter incorporates the following state smart growth visions:

Economic Development: Economic development that promotes employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities is encouraged.

Public Participation: Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.

Growth Areas: Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.

Community Design: Compact, mixed-use, walkable design consistent with existing community character and located near transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

Infrastructure: Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.

II. PURPOSE

The downtown revitalization strategy for Sykesville combines economic and urban design analysis with recommendations to develop an overall plan of revitalization for the district. The purposes of the strategy are to:

- *Help establish a positive identity for the Town by improving and enhancing the appearance and image of the business district, and*
- *Attract an appropriate mix of businesses to serve the local community and the region.*

These efforts should establish the downtown as a focal point for the community, create an experience for users of the downtown, attract people to conduct business in Sykesville, and contribute to a strong economic base.

This strategy is organized into sections that analyze the existing conditions of economic and urban design features and provides recommendations for the improvement of these features. Existing conditions are evaluated to identify problems and propose solutions. Existing characteristics of economics, urban architecture, and history have been incorporated into the strategy to retain the small town ambience and pleasant atmosphere that exist in Sykesville today.

III. EXISTING CONDITIONS

Existing Conditions

Although downtown is the primary commercial center in Sykesville, its market position has changed over the past several years due to increased competition and changes in the way in which retailers conduct business. Increasingly, traditional downtown retail uses have been replaced by office, service, entertainment, and professional uses. The remaining retail businesses have gradually shifted market orientation toward more specialized uses. While these specialized uses can attract some regional traffic, additional retailers and entertainment-oriented uses are needed to sustain a strong commercial district downtown. Significant improvements have been made over the past decade in promoting downtown's unique assets and building upon its needs. Therefore, extensive mention is made in the Short Term Priorities and Projects Underway sections of this chapter reflecting on 1998 and 2002 goals and discussing on what has been enacted since that time.

Downtown Sykesville's Assets/Opportunities

Resources from the State
Businesses (Antique Shops, Restaurants
Preservation
Comfort, Security, Quaint, Comfortable, Friendly, Safe
Clean
Sidewalks
Interesting Architecture

Ownership
Railroad Heritage/Train Display
River
Restaurants
Historic Barbershop
Active Train Line
Small
Mini-train
Visitors Center
Representative of small communities
Festivals
Bed and Breakfast

Downtown Sykesville's Liabilities/Threats

Utility poles
Appearance of utilities
Lack of parking
Limited sidewalks downtown
Limited pedestrian access from west side of town
Grade
Poor pedestrian access on bridge
Limited access to river
Poor railroad crossing into downtown
Dumpsters on sidewalk (visible)
Limited landscape opportunities
Lack of attractions for young people
Lack of ADA accessibility
Cats
Traffic blocking sidewalks

IV. GOALS & OBJECTIVES

a. Generate critical mass in Downtown to generate greater foot traffic and encouraging more retail and dining establishments to locate
b. Desire to create stronger sense of community for all of Sykesville
c. Ability to capitalize on undeveloped land, such as Riverplace, then focus on redevelopment opportunities
d. Main Street enhancements and beautification projects
    i. Update prior goals and implement in phases
    ii. Streetscaping- SHA program;
    iii. Sidewalks, flower boxes, banners, greenery
    iv. Consider reverting MD 851 to Town control
e. Create a center(common assembly area) for cultural activities
    i. Include 4th of July Event, potential for Fireworks at Warfield
    ii. Outdoor performing arts space, sculptures, etc.

f. Define the physical demarcation of Main Street so as to plan appropriately for the differing needs of adjacent neighborhoods and conservation zones.
    i. Avoiding potential nuisances, noise and traffic
    ii. Encourage a variety of compatible uses downtown
g. Hope to capture casual motorists (travelers) on MD Route 32 and attract them to patronize town conveniences and/or town amenities and cultural events/activities
h. Tie in workforce and amenities within the Warfield Planning Area to benefit and complement the desired use for Main Street. Draw workforce into Main Street for shopping and dining needs.
i. Consideration of Little Sykes Railroad Park as a gateway to Main Street and reevaluation of current land use.
j. Link newer neighborhoods in town with Main Street
k. Continue to promote Main Street through tourism boards and advertising campaign
l. Expand upon the current annual town events and spread them throughout the year.
m. Expand and clarify the role of the Main Street Manager/Economic Development Director position to enable greater facilitation of town marketing, event planning, business retention, and business relocation efforts. Amidst potential difficult budgets in future, this position should be considered as a valuable role that is an investment in maintaining the vitality of downtown. This position will also permit the Town to be eligible for state grants and enrollment into the Main Street Maryland program during its next evaluation.
n. The mission and scope of the Economic Development Committee (EDC) should be evaluated and possibly expanded or refocused in coordination with the Main Street Manager position. In the future, the Town should consider adopting the "Main Street Organization Plan" that is advocated by the Maryland Department of Housing and Community Development whereby the Economic Development Committee would be included as one of four component committees designed to improve the downtown.
o. Promote Sykesville as a "brand" with a marketing logo, slogan and campaign to attract weekend and special-interest tourists to patronize downtown businesses. This may also take the form of coordinated cross-promotions, themes or discounts throughout the downtown merchants on certain days by the Sykesville Business Association and the Economic Development Committee, the Main Street Manager or the Mayor & Town Council.

Created in 1998, Main Street Maryland is a comprehensive downtown revitalization program that is recognized nationally as a model for Smart Growth. The program strengthens the economic potential of Maryland's traditional main streets and neighborhoods. Using a competitive process, MSM selects communities which have made a commitment to revitalization, and helps them increase private-sector small business investment, and improve the appearance and image of their core business districts. Before the additions of the recently announced communities, the program had designated 18 communities in 12 counties, resulting in the opening of 833 new businesses and the creation of 3,350 new jobs.

The Main Street Maryland Program uses the Main Street Four Point Approach for commercial revitalization, developed by the National Trust for Historic Preservation's National Main Street Center. Main Street Maryland programs also incorporated a Fifth Point: "Clean, Safe, and Green" which stresses Smart Growth and sustainability. The Five Points are:

Design which enhances the physical appearance of the commercial district by rehabilitating historic buildings, encouraging supportive new construction, developing sensitive design management systems, and long-term planning;

Organization which seeks to build consensus and cooperation among the many groups and individuals who have a role in the revitalization process;

Promotion which supports marketing the traditional commercial district's assets to customers, potential investors, new businesses, local citizens and visitors;

Economic Restructuring to strengthen the district's existing economic base while finding ways to expand it to meet new opportunities and challenges from outlying development; and

Clean, Safe, and Green which enhances the perception of a neighborhood through the principles of Smart Growth and sustainability.

V. ACTIVITIES

A. Downtown

Orient new buildings, with frontage on Main Street, toward Main Street.
Concentrate retail and business development on Main Street.
Provide ample and accessible public parking (lighted, landscaped and proximate to Main Street) downtown.
Relocate service access for downtown businesses to the rear of buildings where feasible.
Centralize and/or consolidate refuse locations.
Downtown public improvements should be "festival ready."
Relocate overhead utilities.
Improve access from the west side of Sykesville to downtown.
Maintain the authenticity of downtown.
Create distinctive entrances to downtown.
Generate more "attractions" in the downtown (i.e. restaurants, niche retail establishments, festival uses—train).
Improve the Howard County area along Main Street.
Create a balance between commercial and residential uses.
Design better pedestrian access to downtown.
Limit retail at the Town's perimeter.
Provide additional off-street parking.

VI. **IMPLEMENTATION**

Public Projects

Public projects in Sykesville should be identified as either short or long term to take advantage of the ability of the Town to leverage public funds and to encourage additional private investment. Once the projects are identified, the Town should establish priorities and chart a capital improvement program.

Private Rehabilitation Projects

Architectural Guidelines

The Town should continue to administer the design guidelines in conjunction with the Historic District. These guidelines should be as specific as possible to provide for a manageable and consistent review process for renovations, additions and new construction in the historic district.

Low Interest Renovation Loan/Grant Programs

a. The Town should use its available resources to create a program for making funds available to the private sector. These funds could be used to implement the Town's newly adopted design guidelines.

Historic Tax Credits

The Town should continue to provide information and support in conjunction with the availability of Federal, State and Local Historic Tax Credits. Each of these programs may be available within the Historic District and should be use as a part of the overall strategy to stimulate investment in the downtown.

Architectural Assistance Program

The Town should consider having an architect on retainer through the Maryland Downtown Development Association's "Architect On Call" program to provide architectural assistance to individual property owners in the

development area so that specific design solutions can be implemented that are consistent with the Town's architectural fabric.

Public Sector Initiatives

1. **Completed Projects and Objectives**
    a. Secured initial funding and phase planning project for South Branch Park
    b. Enhanced Town House and Police Station through structural additions, renovations, technology upgrades and repainting.
    c. Increased downtown parking capacity by relocating vacant building and paving gravel lot adjacent to the McElroy Lot. Demolition of old grain silo on Baldwin Drive currently allowing for temporary overflow parking. Will be utilized as part of future RiverPlace Development. Also added off-street parking at the Historic Carriage House to serve upper Main Street businesses.

2. **Projects Underway**
    a. Enhance connections from parking lots to Main Street with special paving and lighting
    b. Continue to implement phases of South Branch Park master plan with cooperation of Howard County
    c. Improve landscaping along road and South Branch Park planters
    d. Plan for future use and development of South Branch Park
    e. Relocated historic vacant building across the Old Main Line Post Office and Visitor's Center on the McElroy Lot to be renovated in order to attract a bank. This will better serve the Main Street merchants who identified this as a need and the cost of the project is funded through a grant by the Maryland Department of Housing and Community Development's Community Legacy Grant Program.
    f. Increased "way finding" signs that direct visitors to area attractions and parking. Should continue this process and expand its scope with gateway signs.

3. **Short-term Priorities (Ordered)**
    a. Enhance the design of Main Street sidewalks with landscaping, lighting and benches. This will, in all probability require the sidewalks to be widened and the street to be narrowed. Recognizing that on street parking along Main Street is critical, balance the maximum parking (possibly along one side the entire way up Main Street) with the proposed improvements. Reducing lane width will slow traffic while increasing pedestrian safety, improving visual appeal and maintaining parking space.
    b. Promote a balance of downtown uses including retail, office, entertainment and residential. Create incentives for desired uses to locate downtown such as tax abatements, low-interest loans, permit expediting, revolving loans, payment-in-lieu-of taxes or other methods.
    c. Redevelop the riverfront. Broaden the view from the existing RiverPlace project. Consider offering existing property owners incentives to include their property in the redevelopment process such as relocation to the Warfield Planning Area, when appropriate.

d. Create a uniform sign and landscaping program for all three gateway entrances into town along West Friendship Road, Sandosky Road at MD 32 and Springfield Avenue at MD 32. Attempt to erect stately signs, potentially stone in composite, at same time for consistency and to minimize costs through a package deal. Potentially piggyback off Carroll County as it begins erection of its own gateway signs. It is critical that the signs be "understated in their elegance" with either the Town Seal or a to-be-developed tourism logo and a motto. Cooperation with existing property owners to acquire easements for these signs will be important.
e. Collaborate with various stakeholders on how to refine the uses and businesses desired downtown and task one group to be solely focused on Main Street.
    i. Utilize the EDC to either act in this capacity or refine its mission
    ii. EDC or Main Street Association should spur public/private partnerships.
    iii. Disseminate tax credit information and also consider establishing special taxing districts in either or both Main Street and Warfield Complex with the revenue raised dedicated to promotion, event planning, infrastructure improvements and beautification projects.

4. Projects to Consider between now and subsequent Master Plan updates

a. Landscape and screen rear area of old Post Office building to complement future gateway improvements.
b. Minimize the negative visual impact of the gas station along MD 32 and Sandosky Drive.
c. Provide pedestrian access to downtown from surrounding residential neighborhoods.
d. Continue to study potential streetscaping and infrastructure enhancements along Main Street north of Baldwin's Station that could act as a focal point or community gathering space.
e. Study improving pedestrian access along Oklahoma Avenue.
f. Continue to cooperate with Sykesville Business Association and individual merchants to attract and retain businesses downtown with an emphasis on attracting retail and dining establishments.
g. Create financial and promotional incentives to attract new businesses
h. Advertise and seek new businesses through town website, including an inventory of available spaces. Creating a partnership with the property owners and managers will assist to advance these goals.
i. Bolster the role of the Sykesville Economic Development Committee and tailor its focus to meet existing and future needs with the goal of incorporating it into the Main Street Program/Association
j. Identify and plan for compatible uses adjacent to downtown and along the primary gateways into Main Street
k. Accommodate the increased commuter traffic from the Warfield Planning Area enticing employees into downtown to patronize those businesses for their daily needs and business lunches.
l. Prepare master plan for Town-owned property
m. Consider extending retail and office uses to Upper Main Street through rehabilitation

5. **Zoning Regulations**

a. Revise the existing Town zoning ordinance to accommodate the special needs of, and existing building conditions in, downtown. Specific issues involve off-street parking requirements, setbacks, heights, and mixed-use development.

b. The Planning Commission should recommend to the Town Council to amend the zoning of the downtown. Its current zoning is B-L. This current zoning does not incorporate existing physical conditions or the vision of the downtown for the future.

c. Revised Zoning For Downtown Commercial District.

Town should consider revising its Downtown Commercial zoning to better reflect a more dense and historic floor-area-ratio.

CHAPTER 5

HOUSING

Adopted by the Mayor and Town Council January 24, 2011

CHAPTER 5 – HOUSING

OVERVIEW

Housing is a complex issue, driven by economics, politics, and the practices of both private and public agencies. In any one neighborhood, the condition of housing affects several overall community issues, as well as the Town of Sykesville's overall identity. Good housing and safe neighborhoods are essential for Sykesville's social and economic stability, in addition to being essential to the Town's economic expansion. Much of Sykesville's housing stock is in good condition. The following activities will help to preserve and maintain the existing housing stock, address those properties that need attention, strengthen the residential neighborhoods, and enhance the development of new housing in the future.

In recent years, Sykesville has experienced positive demographic changes that will continue to affect its housing needs. The Town has experienced an increase in population as well as housing units. The primary housing goal is to provide fair and adequate housing at all income levels. This may be accomplished by encouraging land uses for residential purposes in ways that enhance the environment and which support community values.

SMART GROWTH PRINCIPLES

This chapter incorporates two primary state smart growth visions:

Housing: A range of housing densities, types, and sizes provide residential options for citizens of all ages and incomes.

Community Design: Compact, mixed-use, walkable design consistent with existing community character and located near transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

EXISTING CONDITONS

Housing Profile

The number of households in a community reflects the population in the area. An increase in the number of households typically reflects a population increase, and is a positive element in terms of the growth of the community. The total number of households in Sykesville has more than doubled in the last twenty years, jumping from 635 in 1980, to 1,452 in

2009. Carroll County has also experienced growth in terms of total households in the last twenty years.

One positive trend reflected in this increase of homes in Sykesville is that the majority of those homes are owner-occupied, approximately 68 percent of the total. Home ownership is an indicator of stability and long-term commitment to the community. Since 1970, the percentage of renters has steadily decreased in Sykesville, from roughly 47 percent thirty years ago to 32 percent today. The number of renters living in Carroll County has also decreased, dropping from 22 percent in 1980 (the earliest figures available) to 18 percent in 2000.

Another positive factor to note, relative to housing, is that the Town currently has the lowest number of vacant units in the region. According to the 2000 Census data, almost 98 percent of the homes in Sykesville were occupied. Carroll County has a similarly high number of housing occupancy at nearly 97 percent. The housing occupancy rate for the state of Maryland is approximately 92 percent. Low vacancies tend to artificially increase the price of houses.

Throughout this period of prolonged growth, the Town of Sykesville has maintained its ability to provide quality housing. In addition, the Town has building codes and development ordinances that protect the environment, mitigate nuisances, and protect the quality of life of residents within the Town.

Housing Conditions

In addition to the traditional neighborhoods in the Old Town Planning Area, Sykesville also has a handful of conventional subdivisions. These subdivisions radiate to the west of the Old Town Planning Area. Amidst all the growth of new homes in the Town, it must be ensured that the market for existing homes does not suffer. The Town should monitor real estate activity to make sure that older neighborhoods remain stable and retain their integrity. Although the Town itself has no control over the housing market, its role, in essence, is to improve public spaces, enforce the maintenance of private spaces, and market the locational advantages.

Specifically, the Town can stabilize neighborhoods by: 1) Making improvements in the rights-of-way, which includes streets, sidewalks, curbs and landscaping; 2) Regular maintenance of those improvements; 3) Enforcing building and minimum livability codes and property maintenance codes; 4) Responding to community concerns about Town services; 5) Ensuring regular police patrols; and 6) Responding to fire and

rescue services. The Town also can sell the livability of the neighborhoods, the quality of the school district, and the proximity of those neighborhoods to Town services, shopping, and employment opportunities.

Assets/Opportunities

Variety (price, size, character)
Quality, limited development
Pride in home
Positive image of neighborhoods
Renovations
Subdivision layout/design
Historic
Arresting decline of substandard housing
Seniors
Maintenance
Appreciation of property values
Well kept properties

Liabilities/Threats

Density
Potential for old housing to be substandard
Lack of maintenance (livability code)
Aging housing stock
Complaint-based enforcement of County livability code
Controversy over covenants
Rental properties to increase in number
Lack of affordable housing options

ACTIVITES

The activities identified for housing in the Town of Sykesville are based on input from the community during the planning process. Activities included are a mix of recommendations with a proven track record in other communities and strategies and initiatives unique to Sykesville.

A. Housing Design

1. The Town should draft, enforce, and make available restoration guidelines to assist property owners with design decisions that are appropriate for older and/or historic structures.

2. The Town should continue to encourage the conversion of two- to four-unit rental structures back to single family homes. The Town should develop a strategy to reduce the number of owner-occupied single family detached houses which have been converted into rental units, especially those houses which are internally subdivided into apartment units.

3. The Town should partner with local real estate agents to educate Realtors and home buyers about local historic district review procedures and the benefits of owning a house in an Historic District.

B. Housing Financing

1. Homeowners who are physically or financially incapable of maintaining their homes and yards (elderly, handicapped, and fixed or low-income owners) should be assisted by the community. Forgiveness or low interest loan programs or volunteer assistance should be pursued for targeted areas. The Town should first identify relevant State and County programs which offer financial or technical assistance, then pursue national organizations that assist local communities to develop and implement programs.

C. Design Guidelines for Existing Neighborhoods

Design guidelines, when effectively followed, increase the quality of visual appeal of the environment. They help in preserving open space, improving circulation, defining spaces, and coordinating growth and expansion.

1. Encourage the use of public space, available for all citizens of Sykesville, as the focal point (meeting place) within neighborhoods.

2. Encourage active citizen participation in establishing community development in the addition of new plaza landmarks and streetscaping by keeping the citizens informed and involved throughout the development process.

4. The Town should work with property owners and developers to plan the redevelopment of the local commercial areas to make their areas a more positive landmark (aesthetic appeal focusing on parking lot designs that incorporate significant green spaces).

5. Adopt and enforce minimum property maintenance standards.

6. Improve enforcement.

7. Limit conversion of single family detached dwellings into multiple units.

8. Focus on maintenance and neighborhood stability as subdivisions age.

9. Town should clarify zoning regulations as they pertain to accessory buildings . Accessory dwelling units should be permitted to be used as in-law suites or apartments to foster affordable housing options.

10. Zoning Text Amendments should be considered to allow commercial-residential units to continue to provide and expand mixed-use and live-work housing options.

11. A Zoning Text Amendment could be considered to include senior-restricted housing or assisted living facilities as conditional uses in the Conservation Zoning District.

D. Design Guidelines for New Neighborhoods

1. Use part of the open space requirements for residential subdivisions to create public common space, such as squares or landmark settings, to emphasize a strong sense of community in the design of neighborhoods.

2. Encourage use of small grids within neighborhoods instead of numerous dead-end cul-de-sacs to improve efficiency of circulation, impart a sense of organization of the public environment, and create opportunities for the highlighting of public uses.

3. Encourage better connections between neighborhoods as well as to a central community focus or commercial centers by providing pedestrian paths, greenspace links, and orientation of streets to a common focus to increase the sense of community.

4. Revise zoning requirements for residential districts to permit better opportunities to design at higher densities, through reduced front setbacks, architectural forms consistent with existing topography, parking lot designs that incorporate significant green space, and public landscaping based on more formalized designs within rights-of-way.

5. Establish design standards for apartments, and townhouses to set them within the local network of "streets" rather than parking lots. Discourage large common parking lots in front of units along main streets, and disperse parking to small lots at the side and rear of units.

6. Emphasize preservation of existing landscape resources.

7. Limit density of development to correspond with appropriate zoning district norms.

8. The Town will coordinate with the Maryland Department of Housing and Community Development to identify housing stock and plan for addressing deficiencies through various DHCD programs.

CHAPTER 6

HISTORIC PRESERVATION

Adopted by the Mayor and Town Council January 24, 2011

Revised November 24, 2014

CHAPTER 6 – HISTORIC PRESERVATION

OVERVIEW

The focus of historic preservation is twofold. First, it should provide residents with an appreciation of the history of the community by identifying and preserving structures that symbolize the cultural, educational, and architectural legacy that should be maintained and enriched for future generations. Second, historic preservation should offer, through public and private sector cooperation, the preservation and adaptation of historic properties and communities for a variety of social needs, including housing, education, jobs, and community development.

This section recommends policies directed toward preserving the Town's historic assets. These policies further the Town's efforts in attaining the following visions written earlier in the Master Plan:

- *High quality of life*
- *Small town ambience*
- *Historic and cultural center*
- *Good place to do business*

SMART GROWTH PRINCIPLES

This chapter incorporates the following state smart growth visions:

Community Design: Compact, mixed-use, walkable design consistent with existing community character and located near transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

Housing: A range of housing densities, types, and sizes provide residential options for citizens of all ages and incomes.

Economic Development: Economic development that promotes employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities is encouraged.

Resource Conservation: Waterways, open space, natural systems, scenic areas, forests and agricultural areas are conserved.

EXISTING CONDITIONS

A. Assets/Opportunities

1. Appearance
2. Property value
3. Train Station
4. Historic District, National Register
5. Historic District Commission
6. Buildings
7. Gatehouse
8. History
9. Trees
10. Not Common/Unique
11. Charm
12. Small Town
13. Churches
14. Cooper Park
15. Real Main Street
16. Schoolhouse
17. Americana
18. Link to the past
19. Architecture
20. Theme is unified
21. Town House
22. Warfield buildings
23. Train and Caboose/ Sykesville & Patapsco Railroad Company
24. Old Main Line Visitor's Center/Post Office

B. Liabilities/Threats

1. Cost
2. Time
3. Uneven financial benefit/burden
4. Fuel efficiency
5. Maintenance
6. Perceived Lack of Availability/Access to materials
7. Limit scope and type of development
8. Lack of availability of educational material; misinformation/misperception

ACTIVITIES

The activities identified for historic preservation in the Town of Sykesville are based on input from the community during the planning process. Activities include a mix of recommendations with a proven track record in other communities and strategies and initiatives unique to Sykesville.

A. Historic District Guidelines

Historic District Design Guidelines are created by communities concerned with the appearance of their buildings as well as how that appearance contributes to the Town's historic integrity, economic health, and civic pride. Over 2,200 towns and cities across the country have adopted design guidelines as part of their historic preservation efforts. Most are designed to protect and enhance the integrity and quality of buildings, landscapes, and public spaces. All should be designed to provide a basis for objective decisions about the appropriateness of proposed changes to the environment.

The Sykesville Historic District Design Guidelines were created to assist owners and tenants of historic buildings to maintain, preserve and enhance the character of their property. The guidelines are also intended to assist architects, engineers, contractors and others involved in maintaining and enhancing the buildings, public spaces, and landscapes within the historic district to plan and implement projects that preserve and enhance the character of the district. In addition, the guidelines provide assistance when undertaking new construction – additions to existing buildings as well as entirely new buildings – within the historic district.

1. The Secretary of the Interior's Standards for Rehabilitation

The Sykesville Historic District Commission has adopted the Secretary of the Interior's Standards for Rehabilitation as the basis for determining the appropriateness of proposed changes to buildings and landscapes within the historic district. Originally created in 1976 to determine the appropriateness of proposed changes to income-producing National Register buildings whose owners wished to take advantage of beneficial federal tax considerations, the Standards have become the basis for judgment in many historic districts in the country. Refer to the Sykesville Historic District Design Guidelines for the Secretary of the Interior's Standards for Rehabilitation.

2. Projects Governed by the Guidelines

Before a property owner begins work, the Historic District Commission must approve any exterior alterations, new construction, or changes to important landscape features. Examples of work requiring Commission approval include, but are not limited to: porches, sidewalks, exterior doors and windows, siding or other changes to wall materials, additions to buildings, new construction, fences and walls, signage, roofing, soffit, gables, cornices, porticos, balconies, removal of large trees, demolition and change of zoning.

3. Procedures for Reviewing Projects

The Sykesville Historic District Commission meets on the fourth Tuesday of each month to review applications for permit approval. An applicant must submit all application materials to staff at the Sykesville Town House by 4:00 PM on the third Tuesday of the month in which he/she wishes to have a review. It is strongly recommended that the applicant contact the chair of the Historic District Commission early in the design process to discuss these guidelines and how they apply to the proposed project.

The Historic District Commission makes every effort to reach a prompt and reasonable decision. A completed application will be acted upon no later than forty-five days after it is filed, unless the applicant and the Commission mutually agree to an extension of up to forty-five days.

D. Current Issues in Preservation

1. Local Preservation Program Framework

There have been some outstanding examples of local rehabilitation and restoration projects. However, there may be a remodeling movement that, in some cases, may cause the gradual erosion of the historic character of the district.

Sykesville has largely completed the first two steps in implementing a local preservation program: identification and designation. An inventory has been completed and a historic district has been listed on the National Register of Historic Places. All properties within the district have been rated into one of several categories.

A typical local preservation program usually consists of three phases: identification of historic resources; designation of the most significant of those resources; and protection of those resources. (Protection can take the form of local regulations, local incentives, and public awareness efforts, or some combination of all three factors.) In regard to the third phase of a typical local preservation program, protection, Sykesville has taken a critical step. It has created a local historic district ordinance to protect the character of the area.

Besides local regulation, offering technical design advice or economic inducements such as low interest revolving loan programs or tax credit incentives can protect historic buildings.

The State enabling legislation, Article 66B, requires the following criteria to be used as the minimum standards in determining the historic nature of a property during the Historic District Commission's review of building permit applications:

- *The historic or architectural value and significance of the structure.*

- *The relationships of the structure to the historic value of the surrounding area.*

- *The relationship of the exterior architectural features of the structure to the remainder of the structure and to the surrounding area.*

- *The general compatibility of exterior design, arrangement, texture, and material proposed for use.*

Pertinent aesthetic and environmental considerations.

2. Funding Sources for Historic Preservation

The following programs are administered through the Maryland Historical Trust. Other sources of financial assistance are available from other organizations. More information on these funding programs is available on the Internet at www.MHT.planning.maryland.gov under "Grants and Loans" and "Tax Credits."

Eligibility to compete for Certified Local Government (CLG) Sub-grant funds is one of the benefits provided to local governments who participate in the Certified Local Government Program -- a federal/state/local preservation partnership. Like the Maryland Non-Capital Grant Program, CLG funds may be used for a wide variety of projects such as historic site research and survey work, National Register nomination development, community planning, public education and archeology.

Historic Preservation Easements

Owners of properties listed on, or eligible for, the National Register of Historic Places, or located within a locally certified or Register-listed historic district, may convey a perpetual historic preservation easement as a gift to the Maryland Historical Trust. Not only does an easement provide for the future of your property, it may also provide you with financial incentives and is an important part of estate planning.

Historic Preservation Loan Program

The Historic Preservation Loan Program provides loans to nonprofit organizations, local jurisdictions, business entities, and individuals to assist in the protection of historic property. Loan funds can be used to acquire, rehabilitate, or restore historic property listed on, or eligible for, the National Register of Historic Places. They may also be used for short-term financing of studies, surveys, plans and specifications, and architectural, engineering, or other special services directly related to pre-construction work required or recommended by the Trust or the State Historic Preservation Officer on projects being funded with federal or state monies.

Historic Rehabilitation Tax Credits

The Federal Rehabilitation Tax Credit program enables the owners or long-term lease holders of income-producing certified historic structures (listed in the National Register of Historic Places, or a contributing element within the boundaries of an historic district), to receive a federal tax credit. The Heritage Preservation Tax Credit Program, administered by the Maryland Historical Trust, provides Maryland income tax credits

equal to 25% of the qualified capital costs expended in the rehabilitation of a "certified heritage structure."

Town Tax Credit

The Town of Sykesville provides a tax credit program for eligible homeowners making approved improvements within the Historic District. This program grants credits on the Town property tax assessment based on the value of improvements and must be authorized by the Historic District Commission. Detailed information and a copy of the policy and application are available at the Town House and on the Town's website, www.sykesville.net.

Maryland Historical Trust Grants

The Historic Preservation Grant Fund includes both capital and non-capital projects. Capital grant monies are available to non-profit organizations, local jurisdictions, business entities and individual citizens for acquisition, rehabilitation, or restoration of eligible projects. Non-capital grants are available to nonprofit organizations and local jurisdictions for a wide array of preservation activities ranging from research and survey work to the development of educational programs and planning documents. Please visit http://MHT.Maryland.gov for updated details.

Heritage Museum Development Grants

Heritage Museum Mini Grants, and Heritage Museum Consultant Grants are all administered through the Historical and Cultural Museum Assistance Program. These grants are available to nonprofit organizations and local jurisdictions.

Technical Preservation Grants

The Maryland Historical Trust offers technical handouts and professional consultation to assist in solving problems as commonplace as fixing a leaky roof, repairing flat plaster, and ending peeling paint problems. Their archeology staff can consult with you on most matters that affect prehistoric and historic archeological sites or steer you in the direction of an appropriate consultant. The Trust maintains lists of preservation consultants who have expressed an interest in working on Maryland projects.

Heritage Area Capital, Non-Capital and Mini Grants

Through its adoption of the Heart of the Civil War Heritage Area Management Plan and The Town has promoted itself as a significant cultural and historical contributor to the Heritage Area and positioned itself as a heritage traveler destination. This has also afforded the Town the opportunity to leverage its position and acquire Heritage Area Grants as the Maryland heritage Areas Authority disbursed over $3 million in 2009 to non-profit organizations, museums, cultural alliances and local governments for a variety of projects contributing to the goals of their respective heritage area.

The Town of Sykesville was fortunate to secure funding in 2008 for the planning, development, printing and distribution of a brochure chronicling Civil War History along Main Street while simultaneously promoting the modern offerings of local businesses. The Town participates in the Civil War Trails Program that lists, promotes and maintains historical interpretive markers throughout significant historical sites en route to the Battle of Sharpsburg (Antietam) and the Battle of Gettysburg. The Town should continue to pursue these funding sources to support the preservation and enhancement of its historical resources. To continue to maximize its exposure as a tourism destination and capture grant funds, the Town should pursue designation as a HCWHA Targeted Investment Zone.

B. Historic Preservation Recommendations

1. Brochures and Self-Guided Tours

- Maintain a walking tour of Sykesville.
- Periodically update and redesign current brochures on all of the significant historic structures.
- Distribute brochures and tour materials at the Visitor's Center and other county and appropriate regional outlets.

2. Education and Enhancement

- Continue to maintain a repository of architectural information at the Gatehouse Museum.

- Offer consultative support to property owners. This support could include educational seminars and pamphlets and/or Town Meetings (possibly facilitated by a consultant).

- Encourage "historic" front yard fences and gardens.

3. Marketing

- Package historic activities with tourism.

- Continue a "Historic Home" tour.

4. Signs

- Develop a distinctive logo for directional signs in collaboration with the various stakeholders including the Sykesville Business Association, Town Parks & Events Committee, Town Economic Development Committee, the Mayor & Town Council, et al.

- Maintain the promotion of the Historic District boundary with signs - "Welcome to Historic District," and potentially enhance the prominence of such signs, especially in gateway locations including Sandosky Road and West Friendship Road/ Main Street.

- Use consistent signs to better identify individual historic assets.

- Use the Town's web site to identify sites of local significance and path finding.

5. Incentives

- Continue a tax abatement/credit program for historic house exteriors.

- Develop a commercial facade easement/improvement program for Downtown.

- Encourage building supply company discount programs.

- Encourage corporate participation.

- Compile and maintain a comprehensive list of Federal, State, and local grants and other financial incentives available to property owners and developers.

6. Municipal Action

- Continue Refinement of the Historic Area Zoning Ordinance.

- Identify, inventory, and further protect significant structures.

- Prepare a strategy to systematically restore downtown buildings.

- Continue to develop a feasible plan to obtain "Main Street Maryland Community" designation from the Maryland Department of Community Development.

- Continue to pursue Community Legacy Grant Funding through the State and develop a matching grant program

- Maintain the Gatehouse and identify future museum needs of the Gatehouse.

- Maintain the Schoolhouse and identify future needs.

- Preserve the historically significant buildings in the Warfield Planning Area. Implement the adopted design guidelines for future development in the Warfield Planning Area. The Maryland Historic Trust (MHT) maintains an easement on portions of the Warfield Planning Area, and has a Memorandum of Agreement (MOA) between MHT and the Town that governs changes to the agreed upon historic site. Any future reuse or development will either have to comply with the easement and MOA as stated, or work with MHT to revise the easement and MOA to all parties' satisfaction.

C. Participation in Heart of the Civil War Heritage Area

The Maryland Heritage Areas Program was created in 1996 and is administered by the Maryland Heritage Areas Authority, based in the staff of the Maryland Historical Trust, the state agency for historic preservation. The Heritage Areas Program combines heritage tourism and small business development with preservation, cultural conservation, recreation, natural

resource conservation, and education in an effort to revitalize Maryland's communities.

Heritage areas in general are geographic sections of the State which embody certain unique qualities and potential for maximizing the economic and cultural experience based on those qualities. The dominant theme of such areas usually becomes part of its name. Frederick, Washington, and Carroll County governments and historical and economic stakeholders have teamed to form a Civil War Heritage Area, recognizing the existing National Park Service's Antietam and Monocacy National Battlefields and the State's South Mountain Battlefield, and the potential of a Battle of Boonsboro site as the keys to enhancement of opportunities through this program.

In 1999, the Civil War Heritage Area was officially recognized by the Maryland Heritage Areas Authority. The recognition document outlined the economic appeal and potential enhancement of the area to "heritage travelers". Recognized in the CWHA Plan as a potential Target Investment Zone (TIZ) for Carroll County, the Town supports the efforts of the certification of the CWHA Plan. In doing so the Town incorporates by reference the Heart of the Civil War Heritage Area Management Plan, thereby adopting the its principles. This program augments the goals of the Town and the Historic District Commission by promoting preservation as a tourism and economic development asset in a regional context.

CHAPTER 7

COMPATIBLE INFILL

Adopted by the Mayor and Town Council January 24, 2011

Revised November 24, 2014

CHAPTER 7 – COMPATIBLE INFILL

OVERVIEW

Neighborhood Infill Development

Proximity to work, good schools, and shopping are among the top five reasons people give for choosing a specific home, according to a study by the National Association of Realtors. Proximity to these three destinations, in addition to clogged roads, is one big reason buyers look at infill homes. Since the 2002 Comprehensive Plan, less than a half dozen infill building permits have been issued within Town, although this number is poised to change with the several proposals and with the greater emphasis on downtown redevelopment.

The Town should also consider the potential negative impact on property values has been created by recent incongruent renovations within its neighborhoods. Steps can be taken to investigate what zoning regulations may be appropriate to foster infill development and redevelopment that is harmonious with the character of existing neighborhoods. Although there are few current provisions to regulate these cases since they lie outside the Historic District, the Town could consider establishing minimum design standards. . While these provisions vary in scope and restrictiveness, this type of comprehensive zoning code update can be beneficial in guiding the nature of what development takes place and brings a more predictable outcome for adjacent residents.

Commercial Infill Development

Within small towns, the central business district (or downtown) is the nerve center and dominant focal point. As such, its condition has great effect upon the town's vigor and well-being. It is also the ganglion most susceptible to deterioration and most responsive to treatment.

While each situation will have its own unique problems and opportunities, recent experience has shown that there are considerations common to infill development in all central business districts. These are outlined below.

The downtown is at best an intensified nucleus of governmental, business, and cultural activities. Only those uses and services which are specifically required to support and sustain such activities, or to enrich the daily

experiences of those who will be drawn, to work or live, downtown should be permitted within the downtown or central business district. All primary business and governmental functions should be confined to the existing commercial business districts. Likewise, only those cultural facilities, such as libraries, museums, theatres/halls, and churches, which are to serve both the entire region and its central business district, should be invited within the district.

Adjustments to the size and conformation of the central business district must be made in the case of each actual commercial district under study. The main concern is that the sprawling core be reduced in area to a point of high concentration, and the marginal and non-contributory uses be supplanted.

By thus reducing the size of the core, all buildings will be within easy walking distance and a pedestrian scale restored. As a function of supply and demand the vacant and obsolescent properties will again become desirable for rehabilitation or new building sites. Further, the intensity so essential to a vibrant inner town will have been assured.

As the pressure of concentration raises internal real estate values, there will be appeals to permit the construction of major business uses outside the central business district, on the outskirts of the town. These must be firmly resisted, since they would at once relieve the planned intensity and reinitiate the cycle of deterioration.

SMART GROWTH PRINCIPLES

This chapter incorporates the following state smart growth principles:

Community Design: Compact, mixed-use, walkable design consistent with existing community character and located near transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

Housing: A range of housing densities, types, and sizes provide residential options for citizens of all ages and incomes.

Infrastructure: Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.

Resource Conservation: Waterways, open space, natural systems, scenic areas, forests and agricultural areas are conserved.

II. EXISTING CONDITIONS

Assets/Opportunities

Compatibility (opportunity)
Regulation in historic district
Central Avenue
Increased Tax Revenue in Commercial District
Growth (within Town Limits)
Refreshing
Appropriately sited
Opportunities at Warfield

Liabilities/Threats

Incompatible architecture to surrounding structures in select instances
Compatibility
Loss of open space
Perceived open space
Loss of trees
Density
- Population
- Traffic
- Safety
- Parking
- Utilities

7. Lack of regulations/ordinances to protect trees and open space

ACTIVITIES

The activities identified for Compatible Infill Districts in the Town of Sykesville are based on input from the community during the Master Plan public participation process. Activities included are a mix of recommendations with a proven track record in other communities and strategies and initiatives unique to Sykesville.

A. Neighborhood Conservation Districts

Encourage infill development that respects the existing built environment.

Development should maintain or improve the general quality and appearance of neighborhoods, recognize the built environment as a major part of the Town's identity and positive image, and promote local architectural and cultural characteristics.

The character of neighborhoods should be preserved and inappropriate development should be pre-empted.

Architecturally or historically significant buildings should be protected.

Cooperation between government, developers, and residents is necessary. To avoid conflict, the Town's administration should enforce the requirements of infill development.

Because of the differences between neighborhoods, what should be regulated in terms of infill development will vary between neighborhoods.

New construction has to be consistent with the character of the neighborhood. Along with making sure the new construction did not jeopardize the neighborhood's integrity, the review should ensure that the development is compatible.

Demolition for the sake of building something new is not always feasible or acceptable. Demolition of buildings or structures that have either historical significance and/or value to the neighborhood damages the integrity of that particular geographic area and fabric of the community. Feasible reuse and methods of repair for any building that is considered to have historic neighborhood value (that is not beyond repair or poses an immediate danger to the community) should be explored before demolition can take place.

Alterations or exterior remodeling should be done in harmony with the general theme of the neighborhood. This does not eliminate the addition of new windows, doors, paint, or bricks to homes or businesses, but it makes sure that what is added is done tastefully and represents the character of the community.

Consider compatible adaptive uses (residential conversion) in stable neighborhoods.

Bed & Breakfast Inns should be considered an appropriate use in designated residential neighborhoods.

Senior Housing (both independent and assisted-living) should be considered to be made more readily available within parameters. This could be achieved through a Zoning Text Amendment to the Conservation Zoning District by way of a conditional use.

B. Commercial Infill Development

Keep the central business district compact. Concentrate the business, governmental, and cultural functions. Squeeze out vacancies and noncontributing uses.

Plan for peripheral automobile access and storage.

Convert the central business district from automobile to pedestrian scale. The automobile is dominant. Side friction is needed along Main Street to bring in the space. Improvements to create side friction include pedestrian amenities, bump-outs, streetlights (where space permits), and window displays.

Group like activities. Maximize convenience and intensify interactions. Typical groupings will include those functions related to: government, finance, business offices retailing, trade, dining and entertainment, and culture.

Incorporate supporting uses. In addition to the primary central-area functions, plans and zoning will accommodate and encourage the inclusion of such ancillary uses as professional offices, specialty shops, restaurants, cafes, bars, clubs, and studios that give variety and interest.

Bring art and nature into the town. Refresh the urban environment with tree-shaded courts, terraced gardens, and parks.

Rehabilitate the surrounding areas.

Keep plans free and flexible. Develop a creative conceptual framework in terms of land use, systems of movement, and services. Modify and improve the plan whenever new techniques emerge or new opportunities are presented. Encourage freedom of choice and innovative design, particularly in accordance with historic district design guidelines.

CHAPTER 8

MUNICIPAL GROWTH

Adopted by the Mayor and Town Council January 24, 2011

Revised November 24, 2014

CHAPTER 8 – SYKESVILLE MUNICIPAL GROWTH

I. OBJECTIVES AS OUTLINED IN MARYLAND ENABLING LEGISLATION

A. As enacted by the Maryland General Assembly and Governor Robert L. Ehrlich, Jr. in the 2006 session, updated master plans must include official documentation of any potential expansion of municipal boundaries through annexation and infill development within existing Town corporate limits.

B. Under a 2006 act, the Maryland General Assembly requires all municipalities to account for the furthest possible extent of growth and/or annexation that may occur between Master Plan updates. While this does not constitute a legal agreement with adjacent properties nor does it bind the Town to follow-through with incorporation of these properties, it does force a careful examination of how annexations and future land use will affect public services, community facilities and sensitive areas.

All future annexations must correspond and be consistent with the content contained within the adopted Master Plan's Municipal Growth Element and must be reviewed by the Maryland Department of Planning (MDP) prior to a public hearing. The express aim of this new requirement is to force municipalities to project what yield their current and future zoning designations will produce and how to take steps to meet anticipated demand within the context of proper planning. Municipalities should formulate this element with the cooperation of County planning staff and officials, residents, and adjacent landowners to identify the most sensible areas in which to expand or redevelop.

C. Twelve Visions of State Planning

The Twelve Visions are the foundation of state growth policy, existing Smart Growth programs and offer an important measure for implementing these visions. The Twelve Visions represent broad state policy goals that each municipality will strive towards by implementing its own sound planning and growth policies. The Town of Sykesville has always considered these visions in its previous Master Plan updates and land use policies and has addressed each of the new visions through policy recommendations in the relevant chapters of the Master Plan.

1. **Quality of Life and Sustainability:** A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.

2. **Public Participation**: Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.

3. Growth Areas: Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.

4. Community Design: Compact, mixed-use, walkable design consistent with existing community character and located near transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

5. **Infrastructure**: Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.

6. **Transportation**: A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable and efficient movement of people, goods and services within and between population and business centers.

7. **Housing**: A range of housing densities, types, and sizes provide residential options for citizens of all ages and incomes.

8. **Economic Development**: Economic development that promotes employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities is encouraged.

9. **Environmental Protection**: Land and water resources, including the Chesapeake Bay and it's coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems and living resources.

10. **Resource Conservation:** Waterways, open space, natural systems, scenic areas, forests and agricultural areas are conserved.

11. **Stewardship:** Government, business entities, and residents are responsible for the creation of sustainable communities by collaborating to balance efficient growth with resource protection.

12. **Implementation**: Strategies, policies, programs and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State and interstate levels to achieve these visions.

II. TOWN GROWTH GOALS

A. The Town of Sykesville is committed to preserving its small-town character and enhancing the vitality of its two primary business districts- Main Street and the Warfield Planning Area. Complementing these goals is the desire to expand open space recreational opportunities while protecting sensitive areas that can be combined to expand the growth buffer that presently insulates the town from encroaching development. In an effort to achieve these goals, it is necessary for the town to guide the potential development of adjacent parcels so that it augments these goals rather than subjects the town to further service burdens

caused by uncoordinated growth. To this end, the Town will include provisions to accommodate all foreseeable growth pressure on its current corporate limits into its growth boundary.

III. GROWTH PATTERNS and TRENDS

A. Table 8.1: Historic Population Growth- Sykesville v. Carroll County

	Town of Sykesville		Carroll County	
Year	Population	% Increase	Population	% Increase
1970	1399	-	69,006	-
1980	1712	22.4	96,356	39.6
1990	2303	34.5	123,372	28.0
2000	4197	82.2	150,897	22.3
2010^	4419	5.3	175,192	16.1
TOTAL	3020	215.9	106,186	153.9

^ - Based on U.S. Census Bureau Population Estimates (2008).

B. Table 8.2: Population Change- Carroll County & Municipalities

Municipality	1990 Census	2000 Census	2010(est.) Census	Increase 2000-2010	%Increase 2000-2010
Hampstead*		5060	5467	407	8%
Manchester		3329	3546	217	6.5%
Mount Airy*		6425	8761	2,336	36.4%
New Windsor		1303	1352	49	3.8%
Sykesville	**2303**	**4197**	**4419**	**222**	**5.3%**
Taneytown		5128	5422	294	5.7%
Union Bridge		989	1077	88	8.9%
Westminster		16,731	17,689	958	5.7%
Municipal		40,600 (27%)	44,230 (25%)	3,630	8.9%
Unincorporated		110,297 (73%)	130,962 (75%)	20,665	18.7%
Carroll County	123,372	150,897	175,192	24,295	16.1%
Maryland	4,781,468	5,296,486			

Note: * Portion of these towns occupy an adjacent county.

Source: U.S. Census Bureau Population Estimates (2008).

C. ***Analysis of Growth Trends***

The mid 1980s through the late 1990s saw tremendous growth in the region, as more subdivisions were approved and lured mostly young families to Sykesville and Carroll County as a result of many societal push-pull factors. Sykesville has prided itself on the quality of its public services, including its own attentive police force, efficient public works staff, forward-thinking town administration, its friendly satellite post office and visitor center staff, its historical treasures, abundance of parks and natural resources and its exceptionally performing public schools.

These have all been factors that contributed to the explosive growth rates during the past two decades and are now what the Town and County are striving to preserve through more chastened growth policies. Sykesville's growth has been commensurate with the Eldersburg CDP growth and Carroll County's overall trends in the previous three decades. As more residents choose to move to the South Carroll area for its amenities, they have mostly maintained their places of employment in the Baltimore-Hunt Valley area, Columbia-Fort Meade area or Washington Metro area. With South Carroll's proximity to these metro poles as an outer ring suburb, both Sykesville and Eldersburg CDP have absorbed a plurality of growth in the entire county.

As the large tracts of fallow farmlands that had once enabled inexpensive subdivision development have either disappeared or have been preserved through county and state rural legacy programs, growth has dissipated. Additionally, the most recent Boards of County Commissioners have pursued growth moratorium policies to allow services and infrastructure to catch up with resident demand. While Sykesville has experienced significant growth and residential development throughout the past three decades, the dynamics for potential growth have altered. As the Town has accommodated the demands for increased services as a result of doubling its residential population in the previous twenty years, most of the adjacent developable land to the corporate limits has been mostly exhausted.

Exhibit 8A: MAP Sykesville Annexations since 2002

D. ***Future Growth Potential***

Being constrained by extensive natural resource and open space buffers to the north in Piney Run Park and Reservoir, Hugg Thomas Wildlife Management Area and Patapsco Valley State Park which both parallel the Patapsco River to the south and east and Freedom Park (county-maintained) to the east, has severely limited any viable growth expansion or annexation scenarios. The proximity of the Springfield State Hospital Center, operated by the Maryland Department of Mental Health and Hygiene, to the Town corporate limits, and its direct adjacency to the incorporated and Town-owned Warfield Complex has been examined for potential annexation into the Town in recent years. Specifically, the Martin Gross Area a vacant cluster of 12 buildings previously housing mentally ill patients has attracted the attention of the Mayor and Town Council for its potential to be expendable as State surplus property. In fact, the Town had formally petitioned the State when the site became available in the early part of the decade before the State eventually withdrew the property from surplus consideration.

The Warfield Complex was acquired in a joint Town-County-State partnership when several buildings and the land were placed into surplus by DHMH and the

Department of General Services in the latter part of the 1990s. Adhering to Smart Growth principles and investment in local economic development potential, the Town of Sykesville was determined to be the natural heir to this invaluable property, located adjacent to the Springfield State Hospital Center. As the Town considers augmenting the Warfield Complex through potential annexations, it is vital to ensure that the intended uses for Springfield Hospital Center and the adjacent agency properties are compatible and are planned appropriately between both State agencies *and* the Town.

Focusing on redevelopment and commercial expansion within the Warfield Planning Area and in Main Street will primarily guide the future efforts of Town officials and staff. This shift away from a strictly-growth approach to development will enable the Town to take stock of its resources and channel more energy into providing employment opportunities, preserving the small town character and increasing economic development opportunities. Including a mixture of retail/services, office/research/institutional, residential (high density), hotel, and light industrial uses is important to achieve the goals of the Planned Employment Center land use designation.

Opportunities could emerge to consider annexing Episcopal Ministries to the Aging-owned land surrounding Fairhaven Retirement Community along Third Avenue/O'Brecht Road. Additional annexation potential exists for the property adjacent to Piney Run Park in hopes of preserving land and gaining access for a future trail connection into the Park from the Linear Trail's northern terminus. If that annexation were to occur, the Town would also be amenable to including the current EMA Headquarters on Johnsville Road and MD 32 in its growth area to ensure prudent planning. Along with the these potential annexations, the Town would also include the Verizon telecommunications service station at the MacBeth Way/ MD 32 intersection in its growth boundary to broaden its economic base and to thwart any attempt to construct a future use posing an adverse impact to the community or traffic at this intersection.

To the east of Town, the Humphries Property is currently zoned by the County for low-density industrial uses and abuts the Town's Raincliffe Subdivision and as such would provide a sensible extension of that development through a (as yet to be determined) residential zoning designation. Continuing further east of town, the State Police Training Grounds Growth should also be considered for annexation should the facility be declared surplus, or in an effort to control the future uses of its property.

E. Population Projections 2010-2030

1. Table 8.3: Sykesville Maximum Growth Potential at Complete Build Out

	2010	2015	2020	2025	2030	Change	Avg. Annual Growth
Population	4,419	5,040	5,344	5,649	5,649	1,230 (27.8%)	62
Dwelling Units	1,452	-	-	-	-	470 (1,922)	24

2. Calculation Methodology for Projections

Estimated residential unit development potential in 20 years = 345 units
Estimated residential population increase @ 2.55/unit = 880 residents (plus 350 senior residents) for a TOTAL of **1,230 residents** (pipeline + infill + growth)

3. Table 8.4: Sykesville Growth Forecast

	2010	2015	2020	2025	2030	Change	Avg. Annual Growth
Population	4,419	5,002	5,194	5,316	5,328	909 (20.5%)	45
Dwelling Units	1,452	+185	+98	+43	+3	329 (1,781)	16

IV. INFILL and REDEVELOPMENT

A. *Capacity and Probability*

The Town has since revised its focus from the last Master Plan update to revitalize commercial development in downtown, expand the employment base for residents thus capturing tax revenues and enabling shorter commutes and increased traffic mobility, striving to preserve and promote historic buildings and to utilize an augmented commercial tax base to defray the expanded cost of delivering police, park and public works services to the burgeoning population. These policies are congruent with the State of Maryland's Twelve Visions of Planning and furthermore, advance targeted elements of Smart Growth initiatives in a manner specifically tailored to the needs of Sykesville residents.

The Town's largest tract of developable land was located to the west of the Old Town core and has been built-out as the Hawk Ridge Farms subdivision in the

New Town planning precinct. This subdivision was completed in the early part of this decade after a nearly ten-year phased-in construction. The second largest tract of residential developable land was approved within the previous three years for development by the Planning Commission at the property intersected by Maryland Route 32 and Raincliffe Road, directly east of the downtown corridor. This 32 acre property will yield 125 units of high-density residential, town houses (planned unit development) to be completed by the next Master Plan update.

Additional development opportunities will almost exclusively involve infill development, redevelopment of existing properties and commercial development. An additional infill project will come online before the next Master Plan update, with 7 single-family houses approved on the Zepp Property, to be known as Sandy Overlook, on Oklahoma Avenue between Boulder Court and Second Avenue. The potential also exists for a Senior Assisted-Living facility to be constructed through a special exception and feasible annexations along several parcels located between Oklahoma Avenue and Schoolhouse Road.

Several opportunities exist for minor infill development on existing single-family residential lots and in a few commercial zoned lots throughout town. Any potential residential infill development would in most cases be limited to one additional dwelling unit, as few properties, other than the aforementioned proposals, afford adequate land supply for more intensive development per current town zoning designations and yield. As discussed in the Land Use Chapter, many of these potential dwelling units would most likely come online in the form of "in-law apartments" and are to have more formalized zoning codes crafted dealing with the location and acceptability of these units per policy recommendation.

2009 estimates indicate that approximately 47 infill lots exist throughout town, however the amount that may be developed in the next 20 years could be as few as 6 (based on past trends whereby only 3 infill building permits have been issued since 2003). In terms of commercial infill opportunities, the RiverPlace project in downtown adjacent to Baldwin's Drive and Oklahoma Avenue along the Patapsco River and CSX Railroad tracks will be the most significant development that will catalyze a greater downtown renaissance. Continued progress will be made in developing the Warfield Complex, both in terms of retrofitting existing historic buildings and in developing the already subdivided unimproved lots.

1. Table 8.5: Future and Pipeline Residential Development

NAME	TOTAL # LOTS	UNDEVELOPED LOTS	PROPERTY ACREAGE	UNIT TYPE
Raincliffe Townhouses	125	125	31.97	High-density Town homes
Sandy Overlook (Zepp Property)	7	7	3.66	Low-Density Residential Infill
Schoolhouse/ Oklahoma Senior Living Facility	Up to 150 beds in 1-5 units	Proposed	16.14	Medium-density Senior Housing Complex
Riverplace	Up to 5 units	Proposed	.4	High-density Mixed Use
Buttercup Hill/ Humphries Property	Up to 36 lots	Potential Growth	12.1	Low-density Residential Growth Area
Warfield Complex	Up to 125 units	Proposed	Potential sites under consideration	High Density
Potential EMA/ Fairhaven Expansion	Up to 100 units	Potential Growth	Two sites for consideration	Low-density to Medium-density independent Senior Housing
TOTALS	**Up to 548**		**105+**	

2. Table 8.6: Non-Residential Future Developments

NAME	TOTAL # LOTS	UNDEVELOPED LOTS	PROPERTY ACREAGE	UNIT TYPE
RiverPlace	Up to 5 units	Proposed	.4	High-Density Mixed Use
Bank Renovation	1 unit/ lot	Under construction	.1	Light Commercial/ Business Local
TOTALS	**6**		**½ acre**	

3. Table 8.7: Major Institutional/ Employment Campus Development (Combined Redevelopment and Growth Area)

NAME	TOTAL # LOTS	UNDEVELOPED LOTS	PROPERTY ACREAGE	UNIT TYPE
Warfield Planning Area	15	15	+/- 46.4	Medium-density commercial w/ mix of existing historic buildings and available lots.
Potential Martin Gross/ Springfield Annexation	12 (+ Springfield bldgs)	12	415	Vacant two-story buildings / Existing Hospital, Corrections Center, Police Training facility
TOTALS	n/a	27+	**461.4**	

V. GROWTH and ANNEXATION AREA PLAN

A. Table 8.8: Properties Located Within Growth Area

TAX ID	**PARCEL**	**PROPERTY/ ADDRESS**	**LAND USE**	**CURRENT ZONING**	**FUTURE ZONING**	**OWNER**	**ACRES**
	739	EMA-Headquarters	Institutional/ Local Business	Business-Neighborhood Retail	TBD	Episcopal Ministries to the Aging	8.01
	609, et al.	EMA- Fairhaven	Institutional/ HDR- Senior Housing	R-10000/ Conserv	R-10000/ R-7500/ Conservation	Episcopal Ministries to the Aging	256.54
		MacBeth Way	Light Comm/ Gen. Bus.	Business-General	Business-General	Verizon, Inc.	1
		Linear Trail at Patapsco River	Town Park	Conserv	Conservation	Town of Sykesville	20 +/- & 12
		Springfield State Hospital Center	Institutional	Agricult	Employment Campus	State-DHMH	415
TAX ID	**PARCEL**	**PROPERTY/ ADDRESS**	**LAND USE**	**CURRENT ZONING**	**FUTURE ZONING**	**OWNER**	**ACRES**
05-1-048044	4454	Oklahoma Ave.	Undeveloped	Conserv	^Proposed Senior Living Facility (Open Space)	Mark Frizzeea, Michael McGinnis	
05-1-088690	4437	7625 Harman Dr. Scarborough	Undeveloped	Conserv	Conservation	Douglass Harman	

		Woods					
05-1-047390	4435	7614 Norris Ave.	Undeveloped	Conserv	Conservation	Beatrice Johner	
05-1-048052	4433	7610 Norris Ave.	Undeveloped	Conserv	Conservation	Eugene B. Norris	
05-1-047420	4434	7601 Norris Ave.	Undeveloped	Conserv	Conservation	Walter E. Johnson	
05-1-046084	4436	7602 Norris Ave.	Undeveloped	Conserv	Conservation	Agnes Davey	
05-1-048036	4438	7611 Norris Ave.	Undeveloped	Conserv	Conservation	Earl Norris	
05-1-046017	4439	7615 Norris Ave.	Undeveloped	Conserv	Conservation	Calvin Davey	
					Conservation Subtotal = 12 +/-		
05-005701		Raincliffe Rd. & Butttercup Rd.	Low-density commercial/ Undeveloped	Industrial General	R-20000	Walter & Virginia Humphrey/ Buttercup Road LLC	12.01
05-026970		7301 Sykesville Rd.	Industrial	Industrial General	Industrial General	Northrop Grumman, Inc	35.09
		State Police Road Course Training Facility	Institutional	Agricult	TBD	State-DPSCS	600 +/-
		Buttercup Rd.	Gen industrial	IG	TBD	EnviroServe	1
		Raincliffe Rd.	Conservation	Conserv	Conservation	State	2.15
05-012384	250	Sykesville Rd.	Agricultural	Agricult	Conservation	Jon R. Buck	16
					GROWTH AREA TOTAL = 1,400 ac +/-		

B. Impacts of Growth

While the impacts of residential growth will be of minimum impact on public facilities and services, the Town has envisioned expanded commercial, employment campus and industrial uses. These expanded uses will not significantly affect current infrastructure needs and will in fact act to bolster the current community land use by providing greater economic development in a Priority Funding Area and historic Main Street area while adding local jobs to stem the loss of potential tax revenues and to mitigate the commuting patterns…. these developments will counteract the burden that residential uses have placed on services in that they will be self-sufficient in fees paid for services required and will in fact contribute additional revenues needed to balance current residential demand for services and assist in financing community legacy and Main Street revitalization projects.

The recently completed Freedom Area Water Treatment Plant on the Liberty Reservoir by the Carroll County Government has allowed the Town to accommodate future growth [insert (see Water Resources Element as prepared by Carroll County) as capacity has significantly expanded beyond what was determined during the 2002 Master Plan update. Infrastructure exists in the targeted areas for growth and infill development in the Humphries, Raincliffe and Warfield properties, which will allow greater densities to be constructed on these properties. The Town applies Adequate Public Facilities Ordinances to new development, and as such will be able to accommodate the added service needs. Furthermore, the Town will continue to pursue a policy that developments will pay for the calculated burden they will pose to services and facilities and will be required to abide by reforestation provisions and dedicate any necessary land toward Town parkland or open space.

C. Table 8.9: Impacts of Infill & Growth Area Development on Public Facilities & Service At 20-Year Build Out

CLASSIFICATION	INFILL & GROWTH AREAS
Dwelling Units	404
Population	909 new residents
New Residential Water/Sewer Demand (gpd)	*Please refer to p **218** Carroll County Water Resources Element 2010*
New Non-Residential Water/Sewer Demand (gpd)	*Please refer to p **218** Carroll County Water Resources Element 2010*
TOTAL W/S Demand	*Please refer to p **218** Carroll County Water Resources Element 2010*
School (new students)	(157 total)
-Century High School	71 students
-Sykesville Middle School	35 students
-Piney Ridge Elementary School	51 students
Library (gfa)	Negligible – Eldersburg Branch Expanded in 2006
Police (personnel)	1 new officer and additional equipment at build out of pipeline and infill. OR 1 new officer upon Springfield annexation.
Recreation Land (acres)	20 acres
Fire & Rescue	Negligible impact
-Personnel	
-Facilities (gfa)	

D. Implications of Pipeline Development, Infill, Redevelopment and Growth

1. Public Schools

a) According to Town APFO, future growth will be evaluated based upon projected enrollment and capacity figures for year in which development will come online. Figures will most likely not be quite as intensive since 125 of 404 units projected to be constructed would be Senior Independent Living and Assisted Living Facilities. As noted in Chapter 3 – Land Use, the Carroll County Public School System has indicated the need for an additional elementary school to serve the South Carroll/Freedom Area within the next 10 years. This school would be necessitated by additional growth within the Eldersburg – County Designated PFA, but would accommodate the modest growth, infill and pipeline projections from the Town. Accordingly, CCPS has proposed a general school site location adjacent to the north and western town corporate boundaries.

b) Calculations based upon ES @ .215 /du
c) MS @ .107/ du
d) HS @ .154/ du

2. Library

The recent expansion and renovation of the Eldersburg Branch of the Carroll County Library was completed in 2006 and was constructed to anticipate future growth in the area, thus the minor growth in population in Sykesville will not place additional burdens on the Library's resources.

3. Recreation Land

The Town maintains over 60 acres of parkland and open space in addition to a 1.5 mile Linear Trail and .5 mile Warfield Park Trail and South Branch Park. While current parkland does fall short of the recommended 30 acres per 1,000 residents, it should be noted that the Town is directly bounded by two significant DNR-operated properties and two expansive County parks. Approximately 20 acres would need to be added according to future annexation and development, with a number of acres already scheduled for dedication in the Raincliffe Subdivision and through the planned expansion of the Warfield Park trails system. More land would need dedication should a complete build out occur.

4. Public Safety

a) Police force will be sufficient according to recommended ratio of 1.6 sworn officers per 1,000 residents. There are 7 sworn officer positions and one police chief in addition to the County Sheriff Department and Maryland State Troopers sharing a substation in Eldersburg. It is anticipated that one additional officer will need to be hired upon maximum build-out of if Springfield Hospital Center is annexed and the Town is transferred primary jurisdiction. Sykesville Police forces already serve as first responders and backup when situations occur at Springfield Hospital, the Carroll County Drug Treatment Center, the SETT Program at Muncie Center and the DOC Central Laundry Facility.

b) Fire and EMS personnel are and will continue to be sufficient based on minimal increase in growth.

5. Additional Town Facility Needs

a) As the Town provides a number of public works services, such as street repair, plowing, trash and recycling removal, there will be a need to invest in newer equipment to meet demand. Future staffing levels and routing would need to be evaluated in light of future growth and pipeline development.

b) Current administration services are appropriate in duration of work and number of employees needed to accommodate any increase in service demand.

VI. WATER RESOURCES

Legislation has also been approved since the 2002 Master Plan Update necessitating that municipalities adopt a Water Resources Element that coordinates demand capacity analysis and current supply and quality of water sources. This element requires a municipality to consider what impacts growth and infill development will have on watersheds, critical and sensitive areas, Total Maximum Daily Loads, water recharge areas, Non-point and point source pollution and the adequacy of receiving waters.

Additionally, separate new stormwater management regulations need to be implemented on new development, redevelopment and infill projects that occur after April 2010.

Whereas the Government of Carroll County currently operates Sykesville's water and sewer systems through the Freedom Area Water System, the Town and County have coordinated on developing the Sykesville Water Resources Element as part of a comprehensive Carroll County Water Resources Element. By adopting the Master Plan, the Town incorporates the Carroll County Water Resources Element by reference. Please refer to **pg 218** of this report, which is **Exhibit 8D** in the Sykesville Master Plan for specific computations, projections, and policies.

For the purpose of the Municipal Growth Element, the Town does possess adequate water and sewer capacity for current pipeline development and all future growth and infill development outlined in this chapter for the next 20 years. The Town, through the Planning Commission will develop appropriate ordinance revisions to recommend to the Mayor and Town Council in order to address new state stormwater management requirements.

Water and Sewer Planned Service

Adequate water and sewerage capacity exists for current needs, pipeline development and future growth. Coordination with Carroll County staff and officials will continue to evaluate system needs in context with the rest of the Freedom Water and Sewer System service area. For the Warfield Complex redevelopment, water and sewer taps have already been allocated by the County for future tenants based on calculations for average general commercial zoned usage as predetermined in previous Public Works Agreements.

VII. INTER-JURISDICTIONAL COORDINATION

a. Carroll County Coordination for Growth Impact Planning

Throughout the 2009 Master Plan update process, Carroll County Planning Department staff has been in constant communication with the Town on various planning matters. In addition to assisting is updating various maps through the County GIS Office, the County has dedicated a staff planner as a liaison that has attended the majority of Master Plan update sessions at Sykesville Planning

Commission meetings and coordinated with Town staff on the consistency of this element with the Carroll County Comprehensive Plan. Additional examples of inter-jurisdictional cooperation between the County and Town should be referenced in Chapter 13.

In developing the Municipal Growth Element, the Town has also taken into consideration the potential impact on County services and infrastructure as it results from future growth area, pipeline and infill development. As outlined in this chapter, the Town's growth plans are modest and constrained by several existing conditions and as such, will only minimally impact future service delivery. Since the vast majority of the Town's development is already approved and in the pipeline (Raincliffe Subdivision), the eventual increase in demand for services has been addressed with the County. Impact fees and tap connection fees will continue to fund all future improvements and additions to services and facilities and will continue to be coordinated with the County.

Additional coordination will be sought with regard to continuing to enable the Warfield Planning Area to be a viable mixed use development – with some future improvements needed once additional users and residents are secured. The Town will also request that the County limit growth in the unincorporated area of Eldersburg so as to curtail the increased congestion along MD 32 and town roadways and to permit the improved water pumping system and wastewater treatment plant to operate at sustainable capacities.

b. *Howard County Coordination for Growth Impact Planning*

The Town has forged a cooperative relationship with Howard County in spheres of planning focusing on efforts to improve South Branch Park. The long-term leasing agreement brokered between the two jurisdictions has solidified the mutual goals of bolstering natural resource protection, adding recreational opportunities and preserving historical edifices. The Town will continue to work closely with Howard County agencies as improvement phases for this park are refined and implemented. Also of mutual concern is the status of Maryland Route 32 in which widening and dualization of the road and greater safety improvements are needed between MD 26 and I-95 in Howard County. The Town, Carroll County and Howard County governments should continue to impress the urgent need to the State government for dualization as a means of safely accommodating the commuter patterns of the region.

c. *State Coordination for Growth Impact Planning*

Imperative in the successful implementation of the Master Plan and Growth Boundary goals is the need to collaborate with State officials and

staff for infrastructure enhancements and to ensure orderly continuity in land use policies. In recent years, the Town has forged a viable relationship with the State in securing the Warfield complex surplus property and the subsequent Springfield Avenue and Maryland Route 32 intersection improvements. Improvements will need to be made in planning for the future uses of Springfield Hospital Center to ensure they are complimentary and not deleterious to the neighboring community. The Town's Police Department already is impacted by increased calls for service to the Springfield Hospital Center, SETT Program and DOC Central Laundry Facility, therefore, a coordinated planning approach is requested for all future uses or for the eventual annexation of additional surplus Springfield property.

The Town and State have also cooperated on addressing Main Street and Springfield Avenue maintenance issues and in expanding recreational opportunities through Program Open Space and Community Parks & Playgrounds funding. The Town will continue to address the State's Twelve Visions of Planning as it grows and will also work with state legislators and MDOT to improve and expand MD 32 to more safely accommodate current and future commuter traffic.

CHAPTER 9

TRANSPORTATION AND CONNECTIVITY

Adopted by the Mayor and Town Council January 24, 2011

Revised November 24, 2014

CHAPTER 9 – TRANSPORTATION AND CONNECTIVITY

OVERVIEW

The main purpose of addressing transportation issues in a master plan is to provide a safe, efficient, and convenient multi-modal transportation system that also recognizes the current needs of the community, provides for future travel demand, and supports compatible land uses. This chapter reviews traffic conditions, vehicle circulation, transportation options and pedestrian connectivity within the Town of Sykesville.

Common to each of these elements, the high rate of vehicular speed present along many Sykesville roads remains a constant threat to resident safety and quality of life. Suburban road design, wide roads with sweeping corners, increased commuter load have helped to turn residential streets into raceways. To compensate for street design that accommodates speed, communities are demanding traffic calming devices such as speed bumps and even street closures. They are palliatives at best. More permanent solutions include median strips in wide roads and more angular corners as associated with traditional new town developments. Other options include off-road recreation trails and interconnecting hiking/biking trails. As long as people insist on speeding, residential streets should be designed to discourage speeders and hiking/biking trails should continued to be constructed with greater linkages to existing neighborhoods and trails.

SMART GROWTH PRINCIPLES

This chapter incorporates the following state smart growth visions:

Infrastructure: Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.

Transportation: A well-maintained, multimodal transportation system facilitates the safe, convenient, affordable and efficient movement of people, goods and services within and between population and business centers.

Growth Areas: Growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers.

Community Design: Compact, mixed-use, walkable design consistent with existing community character and located near transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

Environmental Protection: Land and water resources, including the Chesapeake Bay and it's coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems and living resources.

Quality of Life and Sustainability: A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.

II. EXISTING CONDITIONS

Assets/Opportunities

Walkable
Snow plowing
Sidewalks
Picturesque
Trails – Especially Linear Trail Park
Local maintenance
Traffic calming
Shade
Riverwalk
Parks
Visually appealing
Accessible
Low Speed limits
Free parking
Connection to Warfield Planning Area via pedestrian tunnel
Connection to South Branch Park
Route 32- Access to Baltimore, I-70 and areas north
Potential to connect Main Street and Historic District through innovative path system
Limited development on Route 32
Route 32 removes high speed vehicles and trucks from Main Street
Low traffic volume everywhere but Route 32
Low vehicle emissions
MD-32 South of Liberty Road (to and from I-70 with moderate to heavy traffic)
Narrow roads – conducive to limiting speed
Low accident rate on local roads that feed Route 32, overall safety
Proximity to Interstate
Well-maintained road pavement conditions
Expansion of Transit opportunities

A. Liabilities/Threats

Lack of pathway connection from new developments to the downtown
Sidewalk (Spout Hill). Condition, grade, lack of certain sections
Sandosky Hill
Crossing Route 32
Intersection of West Friendship Road and Route 32 – Blind corners and congestion
Safety of railing and width of walkway on Bridge over Patapsco River to South Branch Park
Safe Crossing for children to and from Sykesville Middle School
Oklahoma Avenue hill possesses prohibiting conditions to install sidewalk (too steep, sidewalk missing in sections, road too narrow)
Conditions of former Dinky Line Railroad bridge over Spout Hill Road
Grades, steep roads, lack of sidewalks and deterioration of sidewalks
Route 32, particularly its newly reconfigured intersection with Springfield Avenue
Springfield Avenue and MD-32 rate of speed

- Lack of control of improvements, traffic control devices and establishing speed limits on MD-851 (Main Street/Springfield Avenue) and MD-32 (Sykesville Road)
- High speed rates throughout Town

Vehicle noise in downtown
Isolated incidences of accidents
Small roads (maintenance)
No on-street parking on small roads
Narrow roads
Increasing congestion on Route 32 and on local roads – primarily Main Street and Obrecht Road/Third Avenue

The following are definitions and characterizations of the highway functional classifications:

Principal Arterial Carries a high volume of traffic for interstate and intrastate travel. Flow is usually uninterrupted from origin to destination.

Intermediate Arterial Carries a high volume of traffic for inter-county and inter-city travel. Traffic on this type of road normally has the right-of-way. Controls are used only in areas of high hazard.

Minor Arterial Carries a high volume of traffic for intra-county and inter-community travel. These roads normally serve the higher classification roads providing access to and from the arterials.

Major Collector Serves intra-county and inter-community travel, but at a lower volume and usually connects to an arterial to provide access to the surrounding land. Access is not directly from this road but from a sub-road connected to the collector. They may serve community shopping areas, schools, parks, and cluster developments. The Major Collector classification includes parkways.

Minor Collector Serves intra-community travel at a volume below the major collector and provides access to the land using lower order roads and sometimes direct access from itself.

Local Provides direct access to the land.

The "Transportation – 1987" map shows the functional classifications of the basic highway network in Sykesville.

PEDESTRIAN MOBILITY and CONNECTIVITY

To promote walking as a means of transportation, safe pedestrian facilities should be provided and any existing obstacles that deter people from walking for short trips must be eliminated. This is most important where people reside close enough to schools and conveniences that short trips are both feasible and preferable.

The activities are based on input received from community worksessions.

1. Install uninterrupted sidewalks/paths.

2. Develop trails.

3. Connect neighborhoods.

4. Provide pedestrian access on bridge from Main Street to South Branch Park.

5. Make sidewalks ADA accessible where practical. Where feasible, new sidewalks should at least conform to State Highway Administration standards. Among other requirements, sidewalks should comfortably accommodate two people walking abreast and provide adequate wheelchair accessibility. Wherever feasible, five foot or wider sidewalks should be used. Wider sidewalks (five feet or more) should be provided in commercial and high pedestrian traffic areas in future developments or where practical. This objective could be coordinated with state streetscaping programs to achieve several like-minded goals and maximize funding opportunities, while minimizing design and engineering costs.

6. The ability of the physically disabled to travel throughout the Town is encouraged.

7. Post a flashing signal warning sign on Springfield Avenue near the middle school to reduce excessive speeding during school hours.

   The Town may want to consider participation in various State and County programs for pedestrian and bicycle connectivity.

8. Implement a sidewalk maintenance program to eliminate impediments to walking.

9. Sidewalks should be provided to connect neighborhoods and other points of interest safely and conveniently so that the need for motor vehicles is minimized and the recreational aspect of this form of transportation is enhanced.

10. Accessible sidewalks should be installed on at least one side of streets to provide maximum safety for pedestrians.

11. All of the sidewalks do not need to be constructed at the same time. However, efforts should be made to construct sidewalks in a coordinated program to provide a linkage to a particular destination or area.

12. Bikeway and walkway standards should conform to SHA standards and Carroll County standards to provide for a contiguous and safe non-motorized transportation system throughout the Town.

13. The linear park should expand existing bicycle and pedestrian access and link to additional natural attractions and landmarks.

14. Bump-outs should be created on the corners of streets and mid-block in selected areas. The bump-outs would primarily serve as a traffic calming measure by narrowing the street at key locations. Also, the bump-outs could be designed to aesthetically enhance the community. The mid-block bump-outs would increase safety for pedestrian traffic and beautify the neighborhoods.

15. Widen the existing sidewalks on Main Street.

16. Should the Carroll County Public School System move forward with potential acquisition and construction of an identified needed new elementary school to the west of Sykesville corporate limits, assurances must be made to improve existing road infrastructure to add capacity and increase safe access and site distance along Obrecht Road. Additionally, Carroll County Public Schools should incorporate pedestrian and bicycle amenities that would better connect the town to the proposed facility and increase linkages to major residential neighborhoods and community facilities.

17. Please reference Exhibit 15A for the Warfield Complex Master Plan for Opportunities at Warfield for enhanced connectivity.

TRANSPORTATION ACTIVITIES

The activities identified for transportation in the Town of Sykesville are based on input from the community during the work sessions and the result of analysis and research by WBCM. Activities included are a mix of recommendations with a proven track record in other communities and strategies and initiatives unique to Sykesville. These items were further discussed and reevaluated during the 2008-2010 update of the Master Plan at various workshops held during regular Planning Commission Meetings.

Continue to focus efforts on enhancing town's three primary Gateways at Sandosky Road, West Friendship Road/Main Street and Springfield Avenue. Situate commemorative monuments or prominent historic-themed entrance signs augmented with lush and harmonious landscaping.

The mandated improvements to the Raincliffe Road – Sandoksy Road – MD 32 intersection as part of the Public Works Agreement with the developer of the Raincliffe Subdivision will bring forward opportunities for safety enhancements. The Town should work with SHA and the County to ensure these improvements are compatible with the Master Plan goals and that they promote orderly circulation, access and capacity to vehicular traffic. Efforts should also be made to tie-in these improvements with an overall gateway transformation as outlined in this chapter.

Consider designating Oklahoma Avenue one-way between Main Street and Baldwin's Drive, conditioned upon an upgrade of Baldwin's Drive and it also becoming one-way to alleviate limited sightlines at the respective intersections with Main Street. Under this scenario, Oklahoma Avenue would be designated one-way west bound from Main Street to Baldwin's Drive and Baldwin's Drive would be designated one-way east bound to Main Street.

Reserve the right-of-way and roadbed for the railroad spur between Springfield State Hospital (the former Dinkey Short Line) and the main line at the Patapsco River, including the Spout Hill Road overpass for a potential transportation and recreational asset.

Town should consider accepting the transfer of Maryland Route 851 (Main Street/ Springfield Avenue) from State ownership to Town ownership in conjunction with the Maryland Streetscape Program.

Investigate feasibility of providing on-street or off-street parking on smaller roads in the Town.

Limit access to Route 32 to existing intersections and curtail substantial development along the corridor.

Continue to lobby in concert with Howard County officials for a four-lane, dualized highway on MD-32 between MD-26 and Interstate 70 with ample shoulders and intersection signalization, which had been part of the State and County, plans for nearly 40 years.

Improved directional signs, with street names and the identification of major throughways proximate to the community, should be installed throughout the Town. Improved stop, yield, pedestrian and speed limit signs should also be installed in Sykesville.

Continue to promote the access and market the benefits of the Carroll Area Transit Service and carpooling at the local Park and Ride lots. CATS

currently operates both fixed stop intra-county routes as well as on-call routes for the general public, with a permanent stop in front of the Town House. Three Park and Ride lots are located within 5 miles from the center of town, including one within town limits along Springfield Avenue at the MD 32 and Third Avenue intersections. Consideration should be given to expansion of inter-county/ intercity transit options utilizing these existing lots as a base and/or extending routes to the Warfield Planning Area as trip demand and future development may warrant.

Review opportunities to leverage funding through the Maryland Safe Routes to School program to enhance student pedestrian options and overall safety. Partnerships should be strengthened among Sykesville Middle School administration, Carroll County Public Schools central office, the Sykesville Police Department and Town administration to accomplish this objective.

The Town should continue to collaborate with like-minded local partners (including Carroll County Bureau of Comprehensive Planning, Carroll County Parks and Recreation, Freedom Area Citizens Council and Springfield State Hospital Center) through participation in the Land and Parks workgroups that will, among other projects, will coordinate plans for extended trail connections and expansion of recreational opportunities throughout the South Carroll/Freedom Area. **Please reference Exhibit 11A – Community Facilities and Open Space Map for proposed alignments.**

CHAPTER 10
PUBLIC SAFETY

Adopted by the Mayor and Town Council January 24, 2011

CHAPTER 10 – PUBLIC SAFETY

OVERVIEW

Seldom does society debate urbanization and its impacts on public safety. Instead, public safety issues are limited to the root social causes of crime, and the need for more laws, stricter sentencing, additional police officers, and more prisons. However, with the creation of safer, more livable neighborhoods and downtowns, public safety can be improved along with the improvement of the built environment.

When looking at the built environment in the context of public safety, three basic questions must be asked:

What conditions do people need to feel safe and to be safe?

What conditions do people seek and/or avoid when they want to carry out a crime, or other acts that violate a sense of public safety?

How can the built environment discourage counterproductive behavior, while optimizing public safety and positive activity?

One of the greatest opportunities for creating and sustaining public safety is to design and revitalize communities so that they are supportive of families, diversity, and multiple generations – a "village" ideal – that can only occur if the built environment supports the needs of local residents. For example, when a mix of uses is in close proximity to one another, families are able to reduce the amount of time traveling (commuting, possibly) and the youth of the community have greater opportunities for being supervised and nurtured.

There is a theory called the "broken window" theory, that attempts to explain the connection between increased criminal activity – or simply even an increased sense of fear in the community – to the built environment. According to the "broken window" theory, deterioration of the physical environment, such as even one broken window that goes unrepaired, sends a signal that a place is no longer maintained or controlled by those who live or work there. Thus, deteriorating communities become attractive targets for potential criminals and troublemakers. If the reverse can be held true, however, the very effort of improving the built environment in Sykesville will have a positive influence on the quality of life throughout the community, making it a clean, safe, friendly place to live and work.

SMART GROWTH PRINCIPLES

This chapter incorporates the following state smart growth principles:

Community Design: Compact, mixed-use, walkable design consistent with existing community character and located near transit options is encouraged to ensure efficient use of land and transportation resources and preservation and enhancement of natural systems, open spaces, recreational areas, and historical, cultural, and archeological resources.

Quality of Life and Sustainability: A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.

Infrastructure: Growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sound manner.

II. EXISTING CONDITIONS

Assets/Opportunities

Property values
Peace of mind
Comfort level throughout Town
Raising children
Not restricted/hindered from movement throughout town
No "bad neighborhoods"
Trust
Relationships with police, kids, adults
Police cooperate (do not intimidate)
Mutual respect between generations
Educational outreach, including the Junior CSI Program, the Intern Preschool Reading Initiative, and the Community Public Safety Forums

Liabilities/Threats

Cost for police
Fence on Sandosky Road caving in (Parrott Property)
Perceived isolation of officers from average citizen
Sidewalks for all
High speeds in town
Spout Hill (lack of sidewalks)
Dilapidated Dinky Line Railroad bridge
Railroad
Citizen/Police relationships
Sight distance issues (particularly Oklahoma Avenue)
Increased crime in Eldersburg
Oklahoma Road lacks sidewalks

Increased calls for service
Increased acts of vandalism
Patapsco River Bridge has inadequate pedestrian capacity
Gas and Propane center
Central Laundry Facility
Proximity to interstate may encourage transient crime
Juvenile demographic shift

ACTIVITIES

The basic tenet of crime prevention through environmental design is that proper design and effective use of the built environment can reduce the fear and incidence of crime and thereby improve the overall quality of life. Safety and security are components of quality of life in a neighborhood. That is why the first objective of crime prevention through environmental design is a high quality, aesthetically pleasing built environment. This Master Plan recommends the following three design principles:

Natural access control;

Natural surveillance; and

Territorial behavior.

Access control uses doors, shrubs, fences, gates, and other physical design elements to discourage access to an area by all but its intended users. Surveillance is achieved by placing windows in locations that allow intended users to see or be seen while ensuring that intruders will be observed as well. Providing adequate lighting and landscaping that allow for unobstructed views enhances surveillance. Finally, sidewalks, landscaping, porches, and other elements that establish the boundaries between public and private areas define territory. These three strategies work together to create an environment in which people feel safe to live, work, travel, or visit.

CHAPTER 11

QUALITY OF LIFE

Adopted by the Mayor and Town Council January 24, 2011

Revised November 24, 2014

CHAPTER 11 – QUALITY OF LIFE

OVERVIEW

The Town of Sykesville possesses so many positive qualities it is impossible to name them all. From a Town Council comprised of active, educated members of the community, to students who are recognized for their achievements in sports and academics, the residents of Sykesville have reason to be proud. It is by this pattern that the quality of life in Sykesville continues and increases. Residents have a sense of ownership in the progress of their community. This community success gives birth to new, more ambitious endeavors.

Sykesville is a Town determined not to rest on its laurels. Within this ambition lies the need to foster new leaders in the community and new awareness of issues. Town officials have expressed a desire to educate residents, recognize leaders, and involve a broad cross section of Sykesville's residents in the Town's growth and activities. The consideration given to Sykesville's quality of life in this Master Plan is equal to tangibles such as roads, housing, and sidewalks.

SMART GROWTH PRINCIPLES

This chapter incorporates the following state smart growth visions:

Quality of Life and Sustainability: A high quality of life is achieved through universal stewardship of the land, water and air resulting in sustainable communities and protection of the environment.

Public Participation: Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.

II. EXISTING CONDITIONS

Assets/Opportunities

1. Sound of trains at night
2. Church bell and chimes
3. Clean
4. Enveloped by an array of State and county parks which provides both a recreational component to residents while simultaneously buffering the Town from pollution and development pressures
5. River
6. Safe and peaceful community with professional security provided by Town Police Department
1. Wildlife

8. Pubs/Restaurants
9. Sense of history
10. Town on a comeback: alive, revitalized
11. Friendly, caring neighbors
12. Educated citizenry and exceptional schools
13. Community commitment
14. Town parks
15. Incorporated thus providing self-government
16. Responsive Town Council
17. Elected officials work together
18. Ponds along Linear Trail and at Warfield Park
19. Downtown
20. Unique, distinctive and locally-owned shops
21. Town architecture
22. Sense of community
23. Parks and recreation activities (concerts, parks and recreation, festivals)
24. South Branch and Warfield Park acquisitions
25. Town-owned buildings
26. Proximity to Regional shopping opportunities

Liabilities/Threats

1. Preserving quality of life and expanding economic opportunities necessitates substantial community participation and Town resources (time, labor, funding)
2. Lack of recreation opportunities and facilities for youth
3. Few connections to surrounding parks
4. Regional shopping destinations in surrounding communities of Eldersburg, Owings Mills, Columbia, Westminster, etc. exert pressure on downtown establishments.

III. PARKLAND AND OPEN SPACE

(Reference Map – Exhibit 11A)

1. **Millard Cooper Park** - 6 acres, a large playground area, trail along wooded area with creek. Two pavilions, restrooms, snack shack with one pavilion available to rent..
   Directions: From Rt. 70 North on Rt 32 to Springfield Ave. make a left onto Springfield Ave., go ¼ mile to Cooper Drive make left and Cooper Park is on the left.

2. **Burkett Park** – 7 acres, a small playground, tetherball, baseball field, basketball court, one small pavilion with picnic table.
   Directions: From Rt. 70 North on Rt.32 to Springfield Ave. , make left onto Springfield Ave. go 200 yards, make right onto Third Ave., go to Norris Ave., make left, the park is on your left.

3. **Bloomfield Park** – 4.5 acres, a small basketball court and small pavilion with picnic table.
   Directions: From Rt. 32 to Springfield Ave. make a right on Third Ave. go ½ mile to Wimmer Lane make left park is on the right.

4. **Shannon Run Park** – 3 acres, a small pavilion and picnic table.
   Directions: Third Ave. to Norris Ave. make left on Norris Ave. , go 1 mile park is on your left hand side.

5. **Lexington Run Park** – ½ acre of ground, small playground area, no picnic tables.
   Directions: Third Ave to Jennifer Way make a left on Jennifer Way go ½ mile park is on left side of roadway.

6. **Beach Park** – Very small playground area.
   Directions: Third Ave. to Spouthill Rd. make left on Spouthill Rd. go to Second Ave. make right on Second Ave. go to Autumn Sky make left on Autumn Sky park is on right.

7. **Jones Park –** Small tot lot sequestered amidst an impressive hedgerow and cluster of mature trees.
   Directions: From O'Brecht Road, take Norris Avenue. Turn right at intersection to Kalorama Drive, proceeding for a ¼ mile, entrance is on left from sidewalk.

8. **Little Sykes Railroad Park** – 4.5 acres with small railroad running train, with picnic tables.
   Directions: North on Rt. 32 to Sandosky Road make left on to Sandosky Road go ¼ park is on your right.

9. **Centennial Fountain** – In the Old Main Line Park – ¼ acre, Fountain and park sitting benches located in the park with commemorative brick pavers and plaques highlighting significant Sykesville events to celebrate the Town's centennial of incorporation.
   Directions: North on Rt. 32 to Sandosky Road make left on to Sandosky Road, go ½ mile to Main street, cross over main street the park is on your left next to Old Main Line Post Office.

10. **Linear Trail** – 1.5 miles of paved blacktop trail, from Gray Way to the Old Main Line Railroad, wild life along trail, with fitness stations, basketball court and playground adjacent, over 52 acres of trail, parkland and preserved forest.
Directions: From Rt. 32 to Third Ave. make right on Third Ave.go 1.5 miles to Harlan Lane make left on Harlan Lane go to Gary Way make left and trail starts on right side of roadway.

11. **South Branch Park** – Leased by Town from Howard County – 5 +/- acres – rough dirt trail, gravel parking lot, old warehouse, 3 accessory buildings and several picnic tables.

12. ***Warfield Park** – 27.5 acres with a paved walking trail connecting pond, stream, passive recreation area and picnic benches with remainder of Warfield Complex. Path continues pedestrian connection along Warfield Avenue under MD 32 to Millard Cooper Park.

Total Town Parkland and Open Space: 111 acres

Exhibit 11A: MAP – Community Facilities and Open Space

IV. ACTIVITIES

The activities that follow are a mix of recommendations with a proven track record in other communities and strategies and initiatives unique to Sykesville.

1. Local Government Initiatives

1. Improve Parks and Open Space

2. Consider additional improvements to (Millard) Cooper Park.

3. Continue to maintain a linear trail, connecting it with other parks and installing fitness equipment at opportune sites.

4. Develop a Hiker/Biker trail along riverfront as part of the RiverPlace development and connect other pathways in Town.

1. Adopt a tree conservation ordinance.

B. Community Education and Participation

1. Town officials should continue long-range planning efforts.

Town officials should organize town meetings to educate the citizens on the government planning process and involve citizens regularly in government initiatives by seeking input and participation.

Town officials should enlist civic organizations to provide services that enhance the beautification of Sykesville.

Town Council should recognize the achievements of civic groups, business owners, developers, citizens, schools, and students at Town Council meetings. List these achievements on the Town website.

Town officials should encourage neighborhoods, civic organizations, and churches to hold "block parties" during the summer months to bring residents, youth, and business leaders in contact with each other.

C. Recognize and encourage leadership.

The Town Council should invite residents who hold official capacities in other County organizations to regularly visit Town Council meetings to share information and build partnerships.

Town Council members and other citizens who hold offices in Town/County agencies should continue to contact and visit the meetings of civic organizations in Sykesville to increase citizen's awareness of public issues and encourage involvement wherever possible.

CHAPTER 12

INTER-JURISDICTIONAL COORDINATION

Adopted by the Mayor and Town Council January 24, 2011

Revised November 24, 2014

CHAPTER 12 – INTERJURISDICTIONAL COORDINATION

1. OVERVIEW

Interjurisdictional coordination – the –partnering‖ of governments and communities – is important for the present and valuable for the future. In fact, House Bill 1141, approved by the governor and General Assembly in 2006 provides for a mandated definition of Municipal Growth Elements to be identified in the master plan update and identifies coordination as an important undertaking to achieve the purposes of the Act. Under the Planning Act, local plans must include recommendations for economic expansion and future growth. Such development often has interjurisdictional impacts on transportation, infrastructure, the environment, and other areas of concern. For this reason, it is necessary for planning and growth policies to promote cooperation among jurisdictions. During the planning process, jurisdictions must be aware that what is good for one is, ultimately, good for all. Interjurisdictional coordination puts that philosophy into action.

In a perfect society, governments and communities consistently would work together in planning and land development efforts, thereby securing the highest and best use for land, neighborhoods, resources, and residents. However, when jurisdictions and their leaders are faced with the pressures and competition created oftentimes by businesses, elected officials, and the economy, the ideal of interjurisdictional coordination may be difficult to achieve. To pre-empt interjurisdictional plans and agreements from breaking under pressure, it is necessary, as a part of long range planning, to identify potential conflicts and include provisions in the plan for coordination and cooperation. As jurisdictions collaborate on issues of mutual interest, they generally become more aware of one another's needs and priorities. This contributes to their ability to better anticipate and avoid problems.

There are many underlying causes for interjurisdictional problems, whether they are variations in the socio-economic makeup of neighboring jurisdictions or disputes over land decisions. –Interjurisdictional divides‖ also can be created from the reality – or perception – that the benefits of growth and development for one jurisdiction will have a negative impact on another.

Direct development conflicts crossing governmental boundaries can occur directly in situations where:

Jurisdictions have overlapping authority over, or needs for, natural resources.

Land use proposals differ in areas that are likely subjects for future annexation.

A jurisdiction must pay for and maintain transportation facilities used mainly by commuters from beyond its boundaries.

A jurisdiction provides infrastructure but does not control the land use that affects the demand for its use.

Local officials are reluctant to support a project that may benefit the state or region more than their own jurisdiction (i.e., accepting the location of a regional landfill).

Local officials are reluctant to support projects that result in tax-base enhancement in neighboring areas at the expense of their own jurisdiction.

Government contributes the lack of coordination by being narrowly focused on site-specific or jurisdiction-specific problems. Staff may be unaware of activities in neighboring jurisdictions that affect their responsibilities.

These examples point to the need for open and frequent communication between staffs and elected officials of adjacent jurisdictions. This communication can take many forms. At one end of the coordination continuum is information sharing and problem resolution. The other end features formal, statutory institutions and mechanisms. A combination of approaches is usually needed. The challenge is to identify the need and apply the appropriate techniques.

SMART GROWTH PRINCIPLES

This chapter incorporates the following state smart growth visions:

Public Participation: Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.

Implementation: Strategies, policies, programs and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State and interstate levels to achieve these visions.

II. EXISTING CONDITIONS

Assets/Opportunities

1. Cooperation with State on Warfield Complex redevelopment, park grants through Program Open Space and Community Legacy grants for Main Street revitalization and parking lot improvements
2. Cooperation with Howard County on the leasing and enhancement of South Branch Park
3. Cooperation with Carroll County and its municipalities

4. A County Planner serves as a liaison to Town staff
5. Town Representation on various Committees including

Board of Education, Council of Governments, Freedom Area Citizens' Council,

Carroll County Chapter of the Maryland Municipal League Planning Committee,

Water Resources Coordination Council, Warfield Development Corporation

6. Expanding upon a healthy relationship with the Board of Education as it concerns Sykesville Middle School

Liabilities/Threats

1. Consider all current and future uses for components of Springfield Hospital Center campus—potential for State officials to neglect local desires or implement potential undesirable land uses.
2. Potential for territorialism/provincialism in different regions of the County as each has divergent priorities that may be exacerbated with the new Commissioner-by-district electoral procedure of the incoming Board of Commissioners.
3. Persistent State and County budget deficits may induce a competitive nature for municipalities searching for a dwindling pool of grants, special project financing and transfers of funds.

III. ACTIVITIES

Probably the most important benefit of consistent interjurisdictional coordination is that it enables the affected jurisdictions to identify and resolve issues at the earliest possible stage. Issues that are not addressed early may grow into widely publicized or deep-rooted disputes that impede effective coordination. By that time, even when mediation efforts are made, they often come too late to be fully effective. Major consequences can then result from any decision, with the inevitable perception of a winner and a loser.

A jurisdiction's comprehensive plan reflects the local attitude toward interaction with its neighbors. If this plan or policy is sensitive to the need for involving all parties addressing interjurisdictional issues, chances are improved for recognizing problems and negotiating solutions. Some of the key goals of interjurisdictional coordination should be: achieving rational development patterns that lead to an improved environment; fostering a better business climate and a higher quality of life; creating compatible interjurisdictional goals, objectives and policies to guide development and resource protection; and providing efficient and cost-effective services.

A. Continue the relationship with Howard County to identify the highest and best uses for property proximate to the Town border, specifically South Branch Park.

B. Improve communication between local government officials and Carroll County.

1. The Town should continue to post a copy of the Town Council's meeting minutes on its website for access by other government officials and community leaders in Carroll County.

2. The Town should invite a County Commission member to visit Town Council meetings monthly to report on the activities of the County Commission and answer questions from the Council regarding those and other activities.

3. The Town should build and enhance working relationships and programs with chambers of commerce and other business organizations as well as other service/non-profit groups.

C. Participate in County and regional planning initiatives.

1. Continue to appoint Town liaison to County Council of Governments, Freedom Area Citizens' Council and adjacent jurisdictions.

2. Continue to attend and facilitate Town Meetings.

3. Continue to prepare and distribute Town Bulletins/Newsletters.

D. Citizen Communication and Involvement

1. Committees
2. Website
3. Newsletter
4. Outreach at Town-sponsored/ Sykesville Business Association-based events
5. Newsflashes (Listserv)
6. Solicit volunteer opportunities (Volunteer Job Bank)
7. School education and outreach visits

CHAPTER 13

COMMUNITY PARTICIPATION AND OUTREACH

Adopted by the Mayor and Town Council January 24, 2011

CHAPTER 13 – COMMUNITY PARTICIPATION AND OUTREACH

I. OVERVIEW

The preparation of the 2009 Update to the Sykesville Master Plan, as well as the implementation and monitoring of the plan, is a public responsibility. Therefore, the plan must contain opportunities for public involvement in the planning process to ensure that citizens are aware of the daily decisions being made regarding the successful realization of the overall vision of the Plan.

Citizen participation is built into the process of the preparation and/or update of the comprehensive and functional plans that are developed in the Town. Citizen participation can involve any or all of a number of activities. These activities often include citizen workshops, community surveys, community newsletters, a review period prior to the public hearing, and the public hearing itself. There are a number of opportunities for citizens participate in the decision-making process, ways and means to influence final decisions of importance to the community, and opportunities for the creation of new public participation avenues.

SMART GROWTH PRINCIPLES

This chapter incorporates the following state smart growth visions:

Public Participation: Citizens are active partners in the planning and implementation of community initiatives and are sensitive to their responsibilities in achieving community goals.

Implementation: Strategies, policies, programs and funding for growth and development, resource conservation, infrastructure, and transportation are integrated across the local, regional, State and interstate levels to achieve these visions.

II. EXISTING CONDITIONS

A. Assets/Opportunities

1. Gate House Museum
2. Newsletter
3. Town mail outs
4. Town calendar, web page, newsletters
5. Newspaper media
6. Grapevine (Neighbors talk to each other)
7. Access to Town staff for information
8. Public meetings
9. Numerous public participation opportunities

10. Parks and recreation
11. Town Manager
12. Open debate (opposing issues openly discussed)
13. Police interact with children
14. Bike safety rodeo
15. Expedient information dissemination
16. Old Main Line Post Office and Visitor's Center
17. Local businesses participation

B. Liabilities/Threats

1. Time/Delays
2. Opportunity for misinformation
3. Difficult to gain consensus
4. Communication could be improved
5. Communication is expensive
6. Apathy/some people do not care or are not informed
7. New community and old community seeking common goals
8. Technology and internet gaps may leave some residents out of touch

III. ACTIVITIES

The activities identified for community participation and education in the Town of Sykesville are based on input from the community during the public work sessions.

A. Town Initiatives

1. Town meetings should be held periodically to inform the public on the advantages of historic preservation and provide pertinent information in a streamline approach.

2. Provide clearinghouse of information for preservation procedures, labor, and benefits.

3. The Town should continue to request written feedback from citizens in the Newsletter regarding key and timely issues.

B. Recommended County Initiatives

1. Existing Participation Opportunities

a. Several formal opportunities are available to citizens of the Freedom community to voice public concerns and comments on a variety of issues of importance to local

citizens. In addition to the following public participation avenues, information on the activities of these groups is also available over the Internet and through the local newspapers (*The Carroll County Times* and the Carroll section of *The Baltimore Sun*). The Internet web address for the Carroll County Department of Planning is www.ccgovernment.carr.org/ccg/plan.

b. The Planning Commission holds its public meetings twice monthly, on the third Tuesday (during the day) and last Monday (evening). The meeting agenda is available on the county website (ccgovernment.carr.org) under the Department of Planning and under "Video Library & Agendas". Citizens can view the meetings live or later on the website or view the meetings later on the local government cable television channel. The county's cable television service provider, Comcast, broadcasts Chanel 24, which is devoted to broadcasting public meetings, events, and other programs related to local government. The Planning Commission's meetings are open to the public, and opportunity is provided for citizen input.

c. As with the County Planning Commission meetings, the Board's meetings and public hearings can be viewed on the county website or the local government cable television channel.

d. Public hearing agendas are posted on the county website and the hearings can be viewed on the website, as well.

e. Citizens have an opportunity for input in the early stages of the review and approval process involved with a proposal to develop a property. The Technical Review Committee (TRC) is comprised of county and state agencies that review and comment on subdivision and site development plans. The TRC meets monthly (generally the fourth Monday of the month) to allow the agency reviewers to publicly discuss the development plans submitted to the county and to present their recommendations and requirements to the owner/developer of the property and the developer's engineer. Adjoining property owners are notified through the mail and by signage on the subject property of the upcoming TRC meeting and are given the opportunity to provide input at the meeting.

f. The Carroll County Board of Zoning Appeals (BZA) schedules public hearings to ensure and/or provide equal opportunity for public participation and debate on specific

property development requests. The BZA meets at the County Office building in Westminster to discuss property owner appeals for variances, conditional uses, and other interpretations of the locally adopted Zoning Ordinance. They post signs on properties under review and mail adjacent property owners' notices of public hearings to be conducted.

g. Citizen participation is built into the process of the development and/or update of the comprehensive and functional plans that are developed in the County. Citizen participation can involve any or all of a number of activities. These activities often include citizen workshops, community surveys, and community newsletters. The required60-day review period prior to the public hearing, and the public hearing itself provide additional opportunities for input into the plan.

h. The Internet provides a golden opportunity to make important information available to the public. The homepage to the Carroll County website is www.carr.org. This site contains extensive information on the county, county government, the county's eight municipalities, the public library system, public schools, services and organizations, and businesses. A link from this website goes to the county government homepage (ccgovernment.carr.org). From this homepage citizens can navigate to specific county agencies and send e-mail directly to county agencies and county staff. As mentioned above, live web-streaming broadcasts, or archived video, of county meetings or hearings for many boards and commissions can be viewed on the website.

2. Recommended Participation Opportunities

Numerous formal opportunities are already available for public participation in the planning and decision-making process. That is not to say, however, that improvements in citizen participation options are not needed. Following are several recommendations to help keep local citizens better informed about local matters and new opportunities to influence final decisions.

a. Increase awareness of satellite county government branch office in the Eldersburg Branch Library in an effort to improve citizen input opportunities. The elimination of the physical separation of the local government offices from the citizens will go a long way toward a meaningful facilitation of community awareness on issues of local importance. The satellite office is open in the afternoons on Tuesdays and Thursdays with permitting services, tax collection and bill payment.

b. Continue to prepare and distribute a local monthly newsletter. The newsletter can be used to present residents with valuable background information and current events on important issues affecting the Freedom community. The newsletter can provide information on recent or upcoming decisions, dates of interest, educational information on government proceedings, and reminders to register to vote.

c. Encourage active citizen participation through voter registration, and the voting process. Reminders to individual citizens to register and vote can be included in a regularly published and distributed community newsletter.

d. Conduct periodic surveys of residents' satisfaction/dissatisfaction with a variety of issues affecting everyday life in the community. The survey would give Carroll County the opportunity to keep track of certain changes and trends over time while increasing public participation on any number of issues having some bearing on life in the Freedom community. A survey of this type also provides additional current information for future updating of the Freedom Community Comprehensive Plan.

e. Encouraging participation on and support for local groups and committees involved in the direction of the Freedom community is a positive response. Administrative support to local committees and groups also provides for continuity between meetings and a greater level of public participation in local debate. A high level of community interaction with and support for local planning and civic groups lends creditability to public debate due to the involvement of a wide range of people who bring varying skills and professions to the discussion.

f. A fundamental element of a successful public participation effort is the continued opportunity for Freedom area citizens to publicly address their concerns to and receive feedback from the County Planning Commission. While the County Planning Commission addresses growth, development and community planning issues for the entire county, the Freedom community is one of two growth areas that is predominantly unincorporated, thereby making the Planning Commission the principal body available for public interaction on local planning and development issues. This avenue is particularly important for citizens desiring to monitor and influence the implementation of the Freedom Community Comprehensive Plan. The Commission should hold regular meetings, possibly twice a year, in the Freedom area.

g. Within the boundaries of the Freedom Community Planning Area is the incorporated Town of Sykesville. The Baltimore County line forms the eastern boundary of the Freedom community. The Howard County line forms the southern boundary of the Freedom community. It is apparent that the activities contemplated by these jurisdictions will have an impact on the citizens of the Freedom community. Conversely, projects and policies at work in the Freedom community affect citizens in adjacent jurisdictions as well. Therefore, the county should make every effort to keep local citizens abreast of planned or proposed activities in the general vicinity of the Freedom community which may impact on citizen's lives, property values, etc. The community newsletter would be an ideal forum for such information and updates.

h. The availability and popularity of computer technology and Internet access creates a new opportunity for local government and private citizens to become better informed on issues of importance in the community. While Carroll County is already online, it is recommended that newsletters continue to be available on the Internet to ensure that a higher percentage of local residents receive available information on community projects, meetings, events, etc. Additional information, such as the Freedom Community Comprehensive Plan, complete with information on public facilities, land use, and zoning, is made available on the county website.

CHAPTER 14

IMPLEMENTATION OF RECOMMENDATIONS

Adopted by the Mayor and Town Council January 24, 2011

Revised November 24, 2014

CHAPTER 14 – IMPLEMENTATION OF RECOMMENDATIONS

I. SUMMARY OF GOALS

In an effort to distill the priorities outlined during the 2007-09 Master Plan update, this chapter has been added and shall give concise and focused goals and project priorities. Given the depth of the work undertaken during each update, it is the hope of the Planning Commission that ***this chapter will serve as an overview of the major revisions and recommendations*** for the public bodies of the Town of Sykesville, community organizations, private entities and individual residents. This chapter will also serve as a cursory reference for these groups whereby further details for each recommendation can be read in the previous chapters. ***To that end, the relevant chapter and section in which to find the detailed description of each recommendation has been provided.***

The bulk of the update of this plan has dealt with preserving and enhancing the assets that already exist in Sykesville rather than expanding the town in addition to securing greater resources (as had been the mission in previous updates). With the decade coming to a close, and with many projects undertaken since the previous Master Plan update in 2002, an opportunity presents itself to intrinsically reflect and evaluate how much progress has been made towards the goals outlined in previous years**.** This has allowed the Planning Commission and the Mayor and Town Council to re- prioritize goals and identify concrete steps to complete what has already commenced or is still envisioned.

Therefore, this update provides targeted and measurable recommendations to stabilize the downtown core, to continue to retain and improve upon the Warfield Complex, to continue to provide safe, healthy and resilient neighborhoods in which to reside and to increase and improve recreational and cultural opportunities throughout the town. The following recommendations serve only as a reference to policies, procedures, programs and documents found elsewhere**.**

For additional and official resources, please refer to the Charter and Code of the Town of Sykesville, the Code of Carroll County, Maryland, the Annotated Code of Maryland, www.sykesville.net as well as other valuable resources. The Town encourages personal, face-to-face interaction and therefore recommends interested parties or residents visit the Town House for further, official information and to converse with staff members on any point contained herein.

II. POLICY RECOMMENDATIONS

A. Organizational

a. **Economic Development Committee:** Define the relationship of the Economic Development Committee with other Town bodies and refocus its missions **(4-2, 4-6, 4-9, 4-10)**. Identify different scenarios for its future expansion and either utilize it as the primary agent focusing on downtown revitalization's numerous components or enable it to be the catalyst for a Main Street Sykesville Association adopting the National Trust for Historic Preservation's Main Street Approach **(4-6, 6-11)**.

b. **Public-Private Partnerships:** Foster greater harmony and collaboration among various public and private organizations with vested interest in downtown such as Economic Development Committee, Sykesville Business Association, South Carroll Fine Arts League, South Carroll Business Association, Historic District Commission, Warfield Development Corporation, Parks and Recreation Committee, Shakespeare Factory, Carroll County Department of Economic Development and Carroll County Office of Tourism. **(4-8, 12-4)**

c. **Outreach:** Continue to expand citizen engagement and public communication through a variety of media. **(11-6, 13-3)**

B. Planning & Zoning

a. Conservation Zoning District: Recommend text amendment to allow senior housing/continued care nursing center as a conditional use consistent with Carroll County's Conservation zoning designation. **(3-20, 5-6, 7-5)**

b. **Warfield Overlay Zoning:** Recommend (1) discontinue Business Local Zone with Employment Campus Zone overlay at Warfield Planning Area, (2) adopt Euclidean style Planned Employment Center Zoning designation for the Planning Area **(3-31)**

c. **Springfield Hospital:** Consider annexation of remainder property as it becomes surplus and consider it part of the greater re-development and economic revitalization efforts at Warfield, **(8-5/6, 12-3)**

d. Affordable Housing: Consider implementing measures to increase affordable housing, where appropriate. Clarifying the accepted uses for accessory buildings (e.g. in-law apartments) may advance this goal in the short-term. **(5-3, 5-6)**

e. **Infill Development:** Compatible infill development and design guidelines should be considered outside of the Historic District to encourage harmonious building within the existing neighborhood. **(3-2, 3-18, 3-22, 5-6, 7-2, 7-4)**

f. Old Town: Continue to incorporate and expand the principles of Traditional Neighborhood Design in the Old Town planning area. **(3-9, 7-2)**

g. Natural Resources: Consider establishing a Tree Conservation Ordinance to preserve landscape resources. **(11-5)**

h. **Stormwater Management:** Review current Town codes to ensure adequacy and compatibility with State requirements incorporating new environmentally sensitive design techniques. **(8-4)**

C. Parks and Open Space

a. Enhance and maintain parks and trail system. Consider improvements to Millard Cooper Park. **(11-5)**

b. **Trails:** connections should also be pursued to connect to major recreation and conservation areas such as Piney Run Park, Freedom Park, Warfield Park, Springfield Hospital Center, Hugg Thomas Wildlife Management Area and South Branch Park.
(3-19, 3-22, 3-27, 9-6, 9-7, 11-5)

D. Transportation

a. **Pedestrian connectivity:** Increase the pedestrian links between neighborhoods and downtown. **(3-22, 3-25, 9-6, 9-7)**

i. Enhance existing pedestrian path along Oklahoma Avenue and along Main Street to achieve this goal. **(4-10, 9-8)**

b. **Sidewalks:** A uniform sidewalk maintenance and repair policy should be established between the Town and property owners. **(3-14, 9-6)**

i. Sidewalks should be enhanced structurally and aesthetically along Main Street. **(3-14, 4-9, 9-7)**

ii. Sidewalks should also be constructed and retrofitted to be ADA accessible where practical. **(9-6)**

c. Main Street/Springfield Avenue: Consider accepting MD 851 as a town public street contingent upon SHA Streetscape Program and stormwater management street improvements. **(4-5, 9-8)**

i. Consider increasing safety and traffic calming measures proximate to Middle School. **(9-6)**

d. **Oklahoma Avenue:** Consider either realignment or re-designation of one-way traffic on Oklahoma Ave and Baldwin's Dr. from Main Street. **(9-8)**

e. **Route 32 Improvements:** Enhance Raincliffe Rd/ Sandosky Rd intersection and consider Sandosky Road as an essential gateway into the Town's historic business core. **(3-7/8, 3-9, 3-14, 4-9, 9-7)**

i. Continue to lobby the State and County to work on limiting access to Route 32 and to make critical safety improvements between MD 26 and Interstate 70. **(8-16, 9-6)**

III. PROJECT PRIORITIES

A. **Town Gateways:**

a. Streetscaping and overall cosmetic enhancements should be evaluated. **(3-13, 4-9, 9-7, 11-5)**

b. A review of land use and zoning may be advantageous as these gateways are evaluated. **(3-14, 4-5, 4-9, 9-7)**

c. Uniform entrance and public signage guidelines should be established. **(4-10, 6-10)**

d. Way-finding signage should also be uniform and expanded throughout Town to direct visitors to major attractions. **(4-10)**

B. Historic Preservation: Promote the value of private preservation through the Historic District Commission and conduct workshops to extol the benefits of available tax credits. **(3-11, 4-8, 6-7, 6-10, 13-3)**

a. Focus on preservation and stability of housing stock and neighborhoods as they age. **(5-5, 6-4, 7-4)**

b. Continue to advocate the value of the Gate House Museum and the Colored School House and support them through securing additional grants and increasing volunteer efforts. **(6-10, 6-11)**

c. Sykesville Gate House Museum Advisory Board should identify the current needs of the museum and develop a long-term plan to determine funding sources, acquisition needs, outreach programs, marketing and volunteer assistance. **(6-11)**

C. **Economic Development:**

a. Promote Sykesville as a brand or experience through concerted marketing efforts. **(4-5, 4-6, 4-9, 6-10)**

b. Create more annual and monthly events to entice visitors and increase critical mass downtown. **(4-5, 4-7)**

c. Continue to pursue official organization and designation as a Main Street Maryland Community through the Department of Housing and Community Development and leverage the grant funding therein. **(4-6, 4-10, 6-11)**

D. **RiverPlace:**

a. Designate Mixed-Use Zoning to enable RiverPlace to develop into a vibrant commercial, recreational and residential showcase project that compliments downtown. **(3-10, 4-5, 4-9)**

b. A trail should also be examined for construction along the riverfront to connect with downtown and/or existing Linear Trail. **(4-3, 9-6)**

c. Broaden the scope of the waterfront redevelopment area and develop linkages and infrastructure improvements in the surrounding area. **(4-9)**

E. **South Branch Park:**

a. Continue preservation, renovation and park development. Refine the phasing schedule for these improvements and continue to identify funding opportunities. **(3-11, 4-3)**

b. The overall project should increase fluid pedestrian access between downtown and the park thus enhancing a primary entrance into the town and generating greater foot traffic to local merchants. **(3-11/12, 9-6, 11-5)**

F. **Warfield Planning Area:** Development must complement Main Street and downtown uses. The Town should continue to expand the paths and trails throughout Warfield to provide connectivity to the surrounding community. **(9-7)**