



THE TOWN OF SYKESVILLE

# COMPREHENSIVE PLAN UPDATE

# Welcome



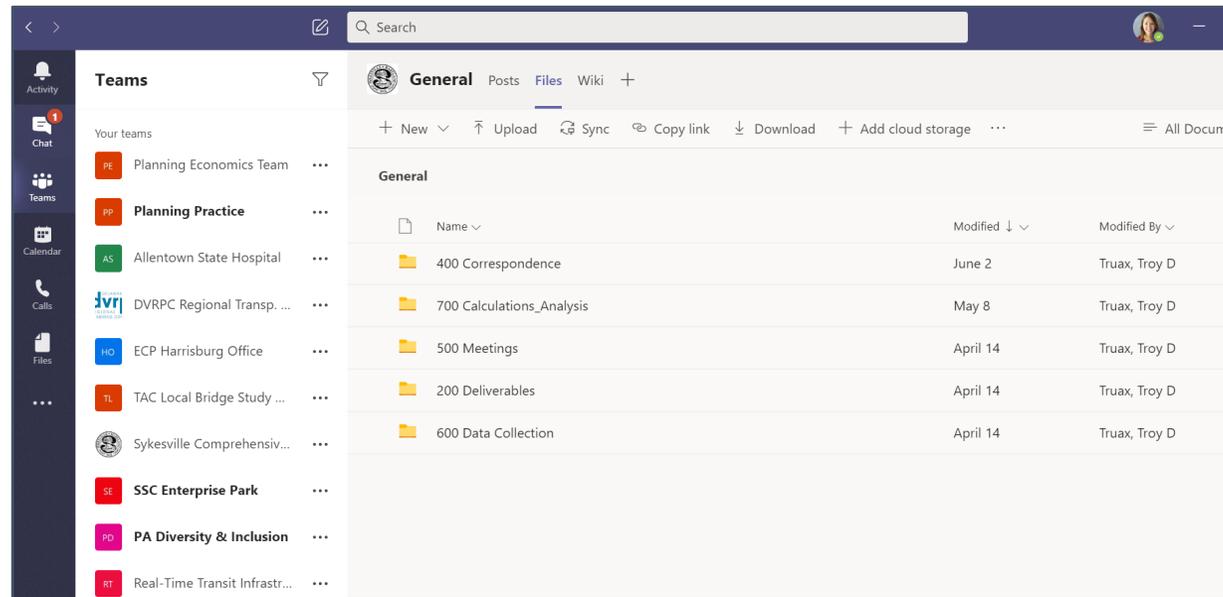
- Advisory Committee Roll Call

1	Al Mcevoy (Board of Zoning Appeals)	7	Julia Betz (Planning Commission)
2	Brandon Smith (Resident)	8	Laura Scheiner (Ethics Commission)
3	Debbie Scheller (Resident & Business Owner)	9	Norman Fogg (Historic District Commission)
4	Eric Valenstein (Parks & Rec Committee)	10	Rachel Becks (Downtown Sykesville Commission)
5	Jana Antrobus (Executive Assistant)	11	Roger Lerner (Resident)
6	Joe Cosentini (Town Manager)		

# Meeting Summary



- Summaries Available on Teams
  - Meeting #1: June 18, 2020
  - Meeting #2: July 16, 2020



# Public Involvement



- Stakeholder Focus Groups
  - Held Week of August 17
  - Focus Groups: 4
  - Participants: 25
- Elected Official Interviews
  - Next Week
- Public Online Survey
  - Forthcoming in September
- Public Engagement Events
  - Design Workshops – October
  - Public Event – October/November



# Focus Group Participants



- Planning Commission
- Merchants
- Raiders Football
- Zeteo Tech
- Carroll County
- Downtown Sykesville Connection
- Property Owners
- Raincliffe
- Merchants Association
- St. Paul's United Methodist
- Elm Street Development
- Warfield Developer

# Focus Group Findings



- **Treasures**

ADVISORY COMMITTEE	FOCUS GROUPS
	<ul style="list-style-type: none"> <li>• Main Street / Downtown / DSC</li> </ul>
	<ul style="list-style-type: none"> <li>• Sense of Community / Small-Town Charm</li> </ul>
	<ul style="list-style-type: none"> <li>• Warfield Potential</li> </ul>
	<ul style="list-style-type: none"> <li>• Riverfront Potential</li> </ul>
<ul style="list-style-type: none"> <li>• Parks and Recreation</li> </ul>	<ul style="list-style-type: none"> <li>• Regional Proximity to Metro Areas</li> </ul>
	<ul style="list-style-type: none"> <li>• Nearby Amenities (Piney Run Park)</li> </ul>
	<ul style="list-style-type: none"> <li>• Family-Friendly Environment</li> </ul>
	<ul style="list-style-type: none"> <li>• Boutique Retail (e.g., no big box)</li> </ul>

# Focus Group Findings



## • Challenges

### ADVISORY COMMITTEE

### FOCUS GROUPS

	<ul style="list-style-type: none"> <li>• Parking (#1 cited concern)</li> </ul>
	<ul style="list-style-type: none"> <li>• Sidewalks / Walking Connectivity</li> </ul>
	<ul style="list-style-type: none"> <li>• Connectivity to Warfield</li> </ul>
<ul style="list-style-type: none"> <li>• Balancing New Development</li> </ul>	<ul style="list-style-type: none"> <li>• Carroll Co. Real Estate Market (Warfield)</li> </ul>
<ul style="list-style-type: none"> <li>• Infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• Geographic Constraints (re downtown)</li> </ul>
<ul style="list-style-type: none"> <li>• Use of Existing Park Assets</li> </ul>	
<ul style="list-style-type: none"> <li>• Fear of Growth</li> </ul>	

# Focus Group Findings



- **Downtown**

- **Vision is strongly retail**
  - Desire for office uses to be in Warfield
- **Pedestrian-only Main Street during summer**
- **Modernize zoning**
  - Laundry mat is permitted; brewery is not
- **Rooftops Desired**
  - Luxury apartments for young professionals/individuals downsizing
- **Capitalize on Remaining Growth Areas**
  - Riverfront potential
  - Higher and better use of Home and Farm/Town Hall
  - Desire to see the building behind Becks redeveloped



# Focus Group Findings



- Sidewalks & Connectivity
  - Priority infrastructure investment
- Parking
  - Quantify demand and address for the long-term
  - Update Town parking requirements
- Other
  - Improved public outreach desired
  - Challenges with volunteerism



# Focus Group Findings



- **Transportation**

- MD State Highway Streetscape project
- Pedestrian safety improvements, including river bridge
- Safety improvements desired along Schoolhouse Road and Oklahoma Avenue
  - Sight-distances, lighting, and sidewalks
- Wayfinding

- **Parks and Recreation**

- Little discussion on the Town's parks
- Recommendation for a formal Town Parks Department
- Trail connection to Eldersburg
- Desire for active recreation (bicycle trails, riverwalk)



# Focus Group Findings



- Warfield

- Unanimous desire to see project come to fruition
  - Community Center
  - Entertainment/Destination Focus
  - Office/Bio Tech
  - Hospitality
- Complement, not Compete
  - No big box
  - Not retail/restaurant uses
- Need transportation/connectivity to downtown
  - Shuttle/dotto train



# Discussion and Next Steps



Focus Group Interviews – Mayor and Town Council (Week of August 24)



Community Profile – Updated



Online Survey – Draft by end of August; Distribution in Sept



Issue Prioritization and Vision Statement – October



Logo/Public Promotional Materials – Under Development

# Logo Options



*Sykesville*



COMPREHENSIVE PLAN 2030

*Sykesville 2030*



COMPREHENSIVE PLAN

# Thank you!



- **Next Meeting:** September 17, 2020