



## Maryland DEPARTMENT OF PLANNING

April 27, 2021

Joe Cosentini, Town Manger  
Town of Sykesville  
7547 Main Street  
Sykesville, Maryland 21784

Dear Mr. Cosentini:

Thank you for the opportunity to comment on the draft Vision 2030 Town of Sykesville Comprehensive Plan (Draft Plan) for the Town of Sykesville. The Maryland Department of Planning (Planning) believes that good planning is important for efficient and responsible development that adequately addresses resource protection, adequate public facilities, housing, community character, and economic development. Please keep in mind that Planning's attached review comments reflect the agency's thoughts on ways to strengthen the Draft Plan, as well as satisfy the requirements of Maryland's Land Use Article.

The Department forwarded a copy of the Draft Plan to several State agencies for review, including: the Maryland Historical Trust and the Departments of Transportation, Environment, Natural Resources, Commerce, and Housing and Community Development. To date, we have received comments from the Maryland Historical Trust and the Departments of Environment, Transportation, and Housing and Community Development, and these comments have been included with this letter. Any plan review comments received after the date of this letter will be forwarded upon receipt.

Planning respectfully requests that this letter and accompanying review comments be made part of the town's public hearing record. Furthermore, Planning also asks that the town consider State agency comments as revisions are made to the Draft Plan, and to any future plans, ordinances, and policy documents that are developed.

Please feel free to contact me at (410) 767-4500 or David Cotton, Director, Western Maryland Regional Office at (301) 777-2161.

Sincerely,

Charles W. Boyd, AICP,  
Director, Planning Coordination

Enclosures: Comments on the draft Vision 2030 Town of Sykesville Comprehensive Plan.

cc: Ian Shaw, Mayor  
Joseph Griffiths, Manager - Planning, Local Assistance and Training  
David Cotton, Director, Western MD Regional Office



**Maryland Department of Planning  
Review Comments**

**Draft Vision 2030 Town of Sykesville Comprehensive Plan**

**General Comments:**

The Maryland Department of Planning (Planning) has reviewed the Draft Vision 2030 Town of Sykesville Comprehensive Plan (Draft Plan) and offers the following comments for your consideration. These comments are offered as suggestions to improve the draft comprehensive plan and better address the statutory requirements of the Land Use Article. Other state agencies, as noted below, have contributed comments. Still others may have comments submitted under separate cover. If comments from other agencies are subsequently received by Planning, they will be forwarded to the town in a timely manner.

**Minimum State Law Requirements for Municipalities**

Maryland's Land Use Article sets forth the required components of a local comprehensive plan but does not mandate a specific format. As such, local governments have addressed these required elements in a manner that fits the needs of their community and the resources available to respond to the issues explored during the planning process. The following checklist summarizes an assessment as to whether each required local plan element is addressed in the town's Draft Plan.

<b>Checklist of Maryland Code (Land Use Article) requirements for local comprehensive plans in Maryland</b>			
<b>State Comprehensive Plan Requirements</b>	<b>MD Code Reference</b>	<b>Additional MD Code Reference</b>	<b>Draft Vision 2030 Town of Sykesville Draft Plan references</b>
(1) A comprehensive plan for a non-charter county or municipality <b>MUST</b> include:	<a href="#">L.U. § 3-102(a)</a>		
(a) a community facilities element	<a href="#">L.U. § 3-102(a)(1)(i)</a>	<a href="#">L.U. § 3-108 -- Community facilities element.</a>	Pages 77-79
(b) an area of critical state concern element	<a href="#">L.U. § 3-102(a)(1)(ii)</a>	<a href="#">L.U. § 3-109 -- Areas of critical State concern element</a>	Not Included, see discussion below

<b>Checklist of Maryland Code (Land Use Article) requirements for local comprehensive plans in Maryland</b>			
<b>State Comprehensive Plan Requirements</b>	<b>MD Code Reference</b>	<b>Additional MD Code Reference</b>	<b>Draft Vision 2030 Town of Sykesville Draft Plan references</b>
(c) a goals and objectives element	<a href="#">L.U. § 3-102(a)(1)(iii)</a>	<a href="#">L.U. § 3-110 -- Goals and objectives element</a>	Distributed throughout the document
(d) a housing element	<a href="#">L.U. § 3-102(a)(1)(iv)</a>		Pages 54-60
(d) a land use element	<a href="#">L.U. § 3-102(a)(1)(v)</a>	<a href="#">L.U. § 3-111 -- Land use element</a>	Pages 63-72
(e) a development regulations element	<a href="#">L.U. § 3-102(a)(1)(vi)</a>	<a href="#">L.U. § 3-103 -- Development regulations element</a>	Pages 19-34
(f) a sensitive areas element	<a href="#">L.U. § 3-102(a)(1)(vii)</a>	<a href="#">L.U. § 3-104 -- Sensitive areas element</a>	Pages 43-46
(g) a transportation element	<a href="#">L.U. § 3-102(a)(1)(viii)</a>	<a href="#">L.U. § 3-105 -- Transportation element</a>	Pages 73-76
(h) a water resources element	<a href="#">L.U. § 3-102(a)(1)(ix)</a>	<a href="#">L.U. § 3-106 -- Water resources element</a>	Not Included, see discussion below.
(i) a mineral resources element if current geological information is available	<a href="#">L.U. § 3-102(a)(2)</a>	<a href="#">L.U. § 3-107 -- Mineral resources element</a>	No Applicable
(j) for municipalities only, a municipal growth element	<a href="#">L.U. § 3-102(a)(3)</a>	<a href="#">L.U. § 3-112 -- Municipal growth element</a>	Pages 13-24 & 63-66
(k) for counties only if located on tidal waters, a fisheries element	<a href="#">L.U. § 3-102(a)(4)</a>	<a href="#">L.U. § 3-113 -- Fisheries element</a>	Not Applicable
(3) Visions -- A local jurisdiction SHALL through the comprehensive plan implement the 12 planning visions established in L.U. § 1-201	<a href="#">L.U. § 3-201(c)</a>	<a href="#">L.U. § 1-201 -- The 12 Planning Visions</a>	Listed through the plan. See discussion below.
Optional: (4) Growth Tiers -- If the local jurisdiction has adopted growth tiers in accordance with L.U. § 1-502, the growth tiers must be incorporated into the jurisdiction's comprehensive plan	<a href="#">L.U. § 1-509</a>		Not Included, see discussion below.

As shown in the above checklist, not all required elements are included in the Draft Plan, as identified in §3-102 (a) of the Land Use Article of the Maryland Annotated Code. The adopted State Development Plan: A Better Maryland (starting on page 29) explains, “Successful implementation of A Better Maryland will depend on the close coordination of state agencies with local governments. To facilitate this, Planning has identified areas of critical state concern that local jurisdictions may consider in their comprehensive/master planning and implementation of those plans. Local jurisdictions may address these areas of concern within their local plans as they deem appropriate.” Planning encourages the town to review the list of spatially designated areas, plans and studies, and programs to see if any are relevant to the city’s planning and development efforts and note opportunities for state and local collaboration. If the listed areas of critical state concern do not apply, a short statement to that fact should be included.

**Maryland State Visions Section 3-201(c) of the Land Use Article:**

Maryland’s Planning Act of 1992, and subsequent legislation in 2000 and 2009, require that the Twelve Visions (12 Visions) of the State of Maryland be included and implemented through the comprehensive plan. Those visions are found in the Maryland Economic Growth, Resource Protection, and Planning Policy, part of the State Finance and Procurement Article, Subtitle 5-7A. Maryland law requires all local comprehensive plans be consistent with the 12 Visions. Planning believes these Visions could be better integrated into the town’s Draft Plan through notation.

The Draft Plan is centered around four themes, which could also be described as visions for the overall community. Those themes are Growth and Land Use, Accessibility and Connectivity, Image and Identity, and Environmental Stewardship. These themes are carried over as the Vision and Goal Statements within each chapter or section of the Draft Plan.

The following is an analysis of each of the 12 Visions and comments relating to the Draft Plan’s relationship to each vision.

**(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;**

The Draft Plan contains many references for providing a continued exceptional quality of life for all town residents. The plan aligns with the town’s recently renewed Sustainable Community Plan. The Goal Statements focus on preserving the existing quality of life by promoting a sustainable future, providing accessibility for all citizens, embracing the town’s vibrant history and small-town charm, and promoting and conserving its natural resources.

**(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;**

The Draft Plan contains a Planning Process section that begins on page 7 that discusses the extensive outreach efforts of the Planning Commission and the Advisory Committee. The planning process began in June of 2020. The project team facilitated focus groups to gather public input, on-line public surveys, public virtual public meetings, downtown design workshops, and a virtual open house. The process appears to have been extremely successful in developing the primary goals and objectives contained in the draft plan. The commission and committee should be commended on the positive approach that was taken.

**(3) Growth areas: growth is concentrated in existing population and business centers, growth areas adjacent to these centers, or strategically selected new centers;**

The Draft Plan provides the primary vision for growth within the town through infill and expansion of the downtown, supporting mixed use development of the Warfield Complex, and exploring the expansion of two potential annexation areas south of the town. This Draft Plan decreases the size of the previous growth area, depicted on the Sykesville Designated Land Use map on pages 8-11 of the 2011 Comprehensive Plan.

**(4) Community design: compact, mixed-use, walkable design consistent with existing community character and located near available or planned 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 archaeological resources;**

The Draft Plan recommends implementation of the Sykesville Connectivity Study recommendations, implementation of the Complete Street design improvements, and pursuing innovative partnerships to support greater accessibility.

**(5) Infrastructure: growth areas have the water resources and infrastructure to accommodate population and business expansion in an orderly, efficient, and environmentally sustainable manner;**

The town of Sykesville does not own or operate their own water or wastewater facilities. The Carroll County 2010 Comprehensive Plan's Water Resources Element addresses Sykesville's water resources, along with several other towns and each of these towns have adopted the 2010 WRE. The WRE provides an analysis of existing and future residential demand. Planning recommends that the town review the Sykesville portion of the 2010 WRE to determine potential impacts that the new Sykesville land use plan may have on water quality and ecological resources and on water and sewer demand, since the 2010 WRE forecasted future nonpoint source pollution from the county's and the municipalities' existing land use plans.

**(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;**

The Draft Plan covers all applicable transportation modes. Sykesville prides itself on being accessible for all citizens by improving its trail and sidewalk network connecting neighborhood and parks with its Main Street. Planning applauds the town's approach to promoting alternative modes of transportation, such as pedestrian/bicycle travel and linkages, public transit, and park and ride.

**(7) Housing: a range of housing densities, types, and sizes provides residential options for citizens of all ages and incomes;**

The Draft Plan highlights several policies that adequately address their current housing market trends and future needs to address workforce housing. The Housing chapter of the Draft Plan serves as the Housing Element. Planning addresses the housing element within this review.

**(8) Economic development: economic development and natural resource-based businesses that promote employment opportunities for all income levels within the capacity of the State's natural resources, public services, and public facilities are encouraged;**

The Image and Identity chapter of the Draft Plan discusses economic development in the town, indicating the desire to build on its Main Street image and identity by supporting infill and the redevelopment of underutilized spaces, continuing to support the preservation of historic buildings, promoting branding synergies between the town and downtown connection, installing wayfinding signage and banners, and investing in new or improved public spaces.

**(9) Environmental protection: land and water resources, including the Chesapeake and coastal bays, are carefully managed to restore and maintain healthy air and water, natural systems, and living resources;**

The Environmental Stewardship and the Community Facilities chapters of the Draft Plan broadly discusses environmental protection and conservation of the town's natural environment and acknowledges their investment in stormwater management improvements to protect the South Branch Patapsco River and its watersheds.

**(10) Resource conservation: waterways, forests, agricultural areas, open space, natural systems, and scenic areas are conserved;**

The Draft Plan discusses issues relating to environmental sustainability in the Environmental Stewardship chapter, addressing the Visions of "protection of the environment" and "resource conservation".

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

The Draft Plan discusses issues relating to environmental sustainability in the Environmental Stewardship chapter, addressing the Visions of "protection of the environment" and "resource conservation".

**(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.**

The Implementation Action Plan chapter of the Draft Plan provides excellent implementation strategies for each respective chapter. The Implementation Chapter captures all policy recommendations as action items, some of which have been previously set forth in the document, identifies the anticipated lead agency and/or partner and provides an estimated timeline and funding source. Planning commends this effort and the thoughtful process of implementing plan goals and action items.

Planning finds that all 12 State Visions have been integrated into the Draft Plan, making it clear that the town has considered each. However, Planning recommends further referencing and incorporating each of the 12 Visions into an appropriate chapter.

**Introduction:**

- Planning commends the town on a well-developed and thorough introduction and plan process section to the Draft Plan. The town convened an Advisory Committee formed of residents to oversee and facilitate the planning process in close coordination with town staff. The introduction section describes the processes that were taken to ensure a transparent planning process throughout.
- The goal statements and implementation action items for each chapter are based on public input from citizens, business professionals, and economic development partners received during the entire planning process.

**Socioeconomic Trends:**

This section appears well-organized. However, there are some minor errors that should be corrected. Planning recommends taking a closer look at the tables within the Draft Plan, correcting any variations using the American Community Survey (ACS) 5-year Estimates. (Note: Sykesville does not meet the population threshold for ACS 1-year Estimates). Also, the Employment Trends information included in the plan could not be confirmed by Planning and should be reexamined for accuracy. Also, this section should address how development of the 145 market-rate townhomes at the Warfield Complex would increase the population.

- Planning's State Data Center does not produce projections for municipalities. The reason is that local governments (i.e., incorporated places) have the power of annexation. Annexations, for purposes of population forecasting, are not predictable, and thus pose a problem when attempting to develop population projections for defined geographic areas.
- The Draft Plan includes projection information from 2020 and 2025, which is based on the ESRI Business Analyst application. Planning recommends using Census data (e.g., from the Decennial Censuses, Census Population and Housing Estimates, or American Community Survey) when presenting historical figures. Also, Planning recommends using the State Data Center's population and household projections when presenting future population numbers for the state and counties. It is also important to assess the quality of the projections produced by third-party vendors as the methodology may be opaque. It would be helpful to include a base or control to compare with any of the ESRI projections. For example, the Draft Plan could include comparative statistics from the Decennial Census.
- Historical Trends, page 50: states "Anecdotally, however, Sykesville also began to form its own identity as a vibrant location to live through reinvestment." It is unclear what is meant by 'reinvestment' in this context, please explain further.
- Population Trends, page 50: states in part, "...the Town is estimated to gain 8 residents through 2025." Planning suggests considering reporting a percentage rather than a definite number for such a small gain over a 5-year projection.
- Population Trends, page 50: states in part, "In comparison, Carroll County and Howard County grew by 14.1% and 33.1% between 2000 and 2020, respectively, and both are estimated to experience gains in population through 2025." However, according to population projections from the State Data Center, Carroll County's projected population growth from 2000 (150,897) to 2020

(169,000) is 12 percent. Howard County population is projected to increase by 32.3% from 2000 (247,842) to 2020 (327,990).

- Population Trends, 2000-2025, table, page 51: The population figures shown in the table for 2000 (3,797) and 2010 (3,848) appear to be in error. According to the Decennial Censuses, Sykesville's population in 2000 was 4,197 and 4,436 in 2010. Please verify the source that was used in developing the table, if the figures are correct the relevant citation should be made available.
- Population by Household Type, 2010, table, page 52: The figures shown in this table are not correct. The title should be corrected to reflect 2018 figures. The number of households and types of households in Sykesville are missing. Also, the average size of households in Sykesville and Carroll County should be added to the table.
- Age Distribution, page 52: states in part, "The median age of the population residing in Sykesville is 41.2, which is slightly below the median age in Carroll County (42.7). The statewide median age is 39.2." Planning was unable to confirm these median age figures. According to the 2018 ACS 5-year Summary Demographic Report (DP05), Sykesville's median age is 35.3, Carroll County's median age is 42.4, and the state's is 38.6.
- Housing Units by Type, page 54: states in part, "In 2020, the Town of Sykesville housing inventory included 1,608 housing units. Based on 2018 estimates, 70.5% of all housing in the Town is 1-unit detached homes and is the primary housing type..." Planning suggests considering using the 2018 ACS unit count as well as 2018 percent types. The 2018 ACS 5-year estimates show that Sykesville had 1,544 housing units. (ESRI Business Analyst's 1,608 figure needs further explanation.)
- Median Home Value, 2020-2025, table, page 55: The home values for 2020 and 2025 are projected/modelled. Planning cannot verify these home values; historical figures should be included. For example, values should include those reported in the 2010 Census and/or the 2018 ACS.
- Sykesville Households Annual Income, 2020, table, page 56: Planning recommends including the 2010 and/or 2018 annual income values along with the 2020 modeled estimate.

### **Housing:**

The passage of HB-1045 in 2019 requires a housing element in all comprehensive plans adopted after June 1, 2020. It should be noted the new law requires a comprehensive plan to address the need for low-income and workforce housing based on the United States Department of Housing and Urban Development's Area Median Income (AMI), using the definitions contained in §3-114 of the Land Use Article and §4-1801 of the Housing and Community Development Article.

- Planning notes that the Draft Plan addresses many of the recommended best practices offered through state guidance documents.
- Age Distribution, page 52: states in part, "...Sykesville is estimated to lose approximately 181 children and young adults aged 0-24. At the same time, the town's 65+ age cohort is estimated to increase by 277 individuals." Planning suggests identifying options to address elderly housing

and new housing types such as assisted living and nursing home facilities. These types of facilities and housing could possibly be planned within the Warfield development area.

- Planning commends the town on incorporating the most recent Census and ACS data as well as the income limits that have been provided by HUD for this most recent fiscal year. The Draft Plan notes the following when planning for their future housing needs in relation to their median income as well as their lower- and upper-income limits in the town and surrounding county.
  - Affordable Housing, pages 55-56: This section includes a discussion of the new requirements of HB 1045 and details the number and percentage of Sykesville households within a variety of income ranges using ESRI Business Analyst (Table: Sykesville Households by Annual Income, 2020). The Draft Plan then consolidates the number of households by household income ranges into the Extremely Low Income (0-30% AMI), Very Low Income (30-50% AMI), Lower Income (50-80% AMI), and Moderate Income (80-120% AMI) categories. While Planning suggests more clarity on the ESRI Business Analyst calculations, it commends the town for analyzing the affordable housing needs of its community by comparing AMI (regional) to household income (Sykesville specific) data.
  - Housing Data Conclusions, page 57: “The number of low income and workforce households located in the Town may seem high given its position as a relatively affluent community. That is, Sykesville’s median household income of \$101,477 (2020) is higher than the County, MSA, and statewide averages. However, even at a broad brushstroke, the data demonstrate there are low-income households residing in Sykesville. Whether there is 1 low-income household or 394, the purpose of this required housing element, pursuant Maryland law, is to raise awareness that all communities need to appropriately plan for both workforce housing and low-income housing for households earning up to 120% of AMI.”
  - Opportunities for Expanding Housing Choice, page 58: Planning commends the town for the development of strong recommendations for expanding housing choice, such as allowing accessory dwelling units, garage apartments, inclusionary zoning, etc. to increase the amount of affordable housing in the town. The plan also addresses density bonuses for developers and the need to facilitate the “development of a diverse housing stock”. Housing diversification is a strategy being considered and implemented in more communities. As mixed use and redevelopment projects continue, jurisdictions are attempting to best utilize what assets currently exist in their communities. Establishing density bonuses for developers along with exploring options for conversions of existing single-family dwellings to two-family dwellings are potential strategies to assist in expanding affordable housing in town.

### **Income and Employment Trends:**

- Employment Trends, page 61: states in part, “Based on 2017 U.S. Census Bureau data, there are 1,280 employed individuals working in the Town of Sykesville.” The source of this statistic is not readily apparent. Planning recommends providing detailed source information, whether in a footnote or in text. It appears that the statistic might come from the Census Bureau’s [OnTheMap](#) application. Also, after referring to 2018 data in the tables for much of the document, it is unclear why this section uses 2017 data. Planning recommends querying [OnTheMap](#) for 2018 employment figures in the town of Sykesville.

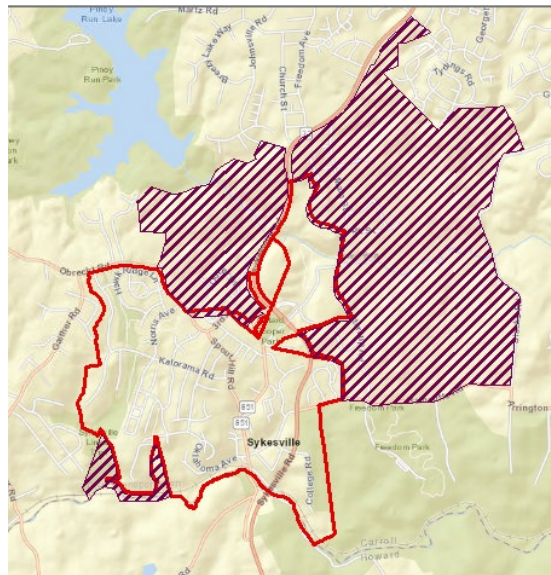
- Carroll County Industries by Employment, 2010-2019, page 62: Planning commends the town on the use of [LEHD](#) statistics to show Carroll County employment by industry.

### **Growth, Land Use and Zoning:**

The Draft Plan does not include a traditional Municipal Growth Element (MGE); however, many of the components of a MGE required in Land Use Article §3–112 are incorporated throughout the Draft Plan. The Socioeconomic Trends chapter indicates that the town is built-out and that a population growth of only eight residents is expected between 2020 and 2025. Expected new development in the town includes a mixed-use redevelopment of the Warfield Complex, including 145 market-rate townhomes, investing in downtown, infill, redevelopment of underutilized space, and annexation of the areas south of Oklahoma Avenue and South Branch Patapsco River. The Socioeconomic Trends chapter does not address how development of the 145 market-rate townhomes at the Warfield Complex would increase the population.

- Planning commends the town for prioritizing mixed use and infill redevelopment in the downtown area, for seeking implementation of the complete streets program and for planning accessibility and connectivity from the neighborhoods to the downtown.
- Warfield Complex, page 23–24: states, “The need for mixed-use development is supported by research completed as part of this Comprehensive Plan as well as by a Town commissioned economic and fiscal impact study of the Warfield development. The 2020 study shows demand for market-rate housing, driven by the Millennial generation that is shifting from apartments to owner-occupied housing as they begin to form families.” Planning suggests completing a development capacity analysis to compare the number of units that the Warfield development can accommodate to the demand shown in the 2020 study.
- Population Trends, page 50: states in part, “the town is estimated to gain 8 residents through 2025.” and Support for mixed-use redevelopment of the Warfield Complex, page 23: discusses a town commissioned economic and fiscal impact study of the Warfield development which showed support for market-rate housing. Do the population age distribution and other characteristics suggest a need for new housing types within the community? Adding more mixed-use developments to the Warfield area could place a strain on community facilities such as educational facilities, emergency services, etc.
- Community Facilities, pages 77-78: Planning suggest adding additional discussion on schools and school capacity, public safety services and medical facilities, which could all be impacted as plans for the Warfield Complex progress.
- Water Infrastructure, page 80: states in part, “the existing reliance on the Freedom District water and sewer systems are a limitation for future development.” Planning suggests confirming with the Maryland Department of the Environment (MDE) regarding the capacity needed if mixed-use development were to occur at the Warfield site. Additional analysis would help establish the relationship between demographic characteristics and land use recommendations.

- Parcels for Annexation, Sykesville Future Municipal Boundary Growth Area, map, page 21: It is very difficult to see the Municipal Boundary for the town. Consider a lighter color or changing the base layer.
- Future Land Use Map, map, page 22: It is difficult to see the outline for future annexations. Consider using hatching to emphasize where the future annexations are located.
- Future Land Use Map, map, page 22: The future growth areas in Carroll and Howard Counties are substantially different than the 2011 Comprehensive Plan (see map below). The 2011 Comprehensive Plan included a much larger municipal growth area, including a large area north and northeast of the town as well as an additional property in the southeast corner. Please confirm with Planning that these other areas should be removed from the municipal growth area.



The annexation option south of Oklahoma Ave appears to contain parcels that include portions already within the town and which contain low-density residential land use, as shown in the Future Land Use Map on page 22. Please note that Carroll County has the entire area zoned as conservation.

- Plan Recommendations for Growth and Land Use, page 19: Planning supports the town's desire to pursue a hybrid form-based zoning policy.

### **Growth Tiers:**

On January 25, 2013, the Town of Sykesville notified Planning that on December 10, 2012, the Mayor and Town Council adopted, through town Resolution No. 2012-05, a Growth Tier Map entitled "Town of Sykesville SB 236-Tier Map, Carroll County, MD". This action established growth tiers under Title 1, Subtitle 5 of the Land Use Article ("LUA") of the Annotated Code of Maryland for the Town of Sykesville. As provided for in § 1-509 of the LUA, if the Growth Tier Map is not adopted into the comprehensive plan by the time the city conducts the 10-year review of the plan under § 1-416(a) or § 3-301(a) of the LUA, the city's Growth Tier Map shall be considered not adopted for purposes of § 9-206 of the Environment Article.

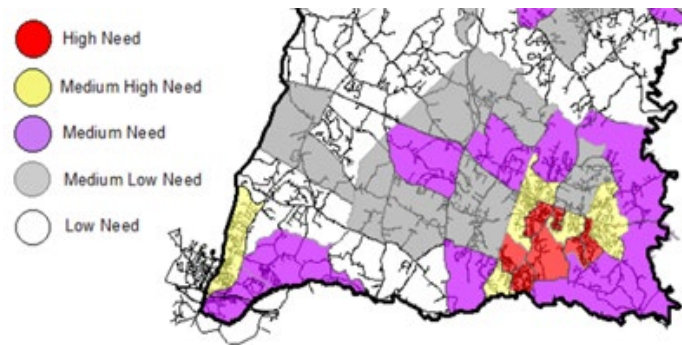
Based on Planning's review, the town has not included a Growth Tier Map in the Draft Plan, which means that no major subdivisions **with onsite septic systems** may be approved in the town. Planning acknowledges the Draft Plan would update the municipal growth boundary included in the 2012 Growth Tier Map. Not adopting a Growth Tier Map into the Draft Plan should have no impact on development within the town, assuming the town intend to provide public sewer service to all major subdivisions within the town's corporate limits. However, this could discourage major subdivision development using onsite septic systems in those areas being considered for future annexation. To date Planning has not received a tier map from Carroll County.

If the town would want to include a Growth Tier Map in this Draft Plan, it may wish to revisit and amend the previously endorsed 2012 Town of Sykesville SB 236-Tier Map, Carroll County, MD to reflect the proposed municipal growth area depicted on the Parcels for Annexation, Sykesville Future Municipal Boundary Growth Area map on page 21.

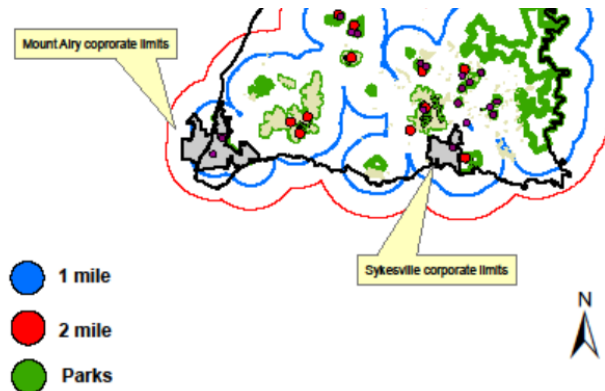
### **Parks and Recreation:**

The Town of Sykesville appears to be well served by parks with 12 public parks, categorized into 10 neighborhood parks and 2 community parks. The locations and amenities are well documented in the Draft Plan.

- Planning recommends coordination of the parks and recreation section with Carroll County's current Land Preservation, Parks and Recreation Plan (LPPRP) process before this section of the local comprehensive plan is adopted.
- Parkland Standards, page 69: states in part, "Parkland guidelines established by NRPA encourage municipalities to provide a minimum acreage of local active parkland per 1,000 residents. Reflecting NRPA, the consulting team identified 10.5 acres per 1,000 residents as the Town goal based on previous work. With 112 acres of Township-owned parkland and a current population of 2,797, the Town of Sykesville has a park ratio of 29.5 acres per 1,000 residents, which overachieves the standard set for evaluation." The state no longer requires an acres-per-population standard for county Land Preservation, Parks, and Recreation Plans. This is for informational purposes and can remain in the Draft Plan.
- 10-Minute Walking Buffer from Town-Owned Parks, map, page 70: Planning recommends emphasizing the greater relevance of the proximity map (see comment below). Page 72 states that residents also live approximately one mile from a regional park.
- The proximity analysis is one of the measures that has replaced the acres-per-1,000-population standard in Carroll County's LPPRP. The proximity map on page 38 of the Carroll County LPPRP shows that virtually the whole Town of Sykesville lies within "½ mile travel distance to parks and recreation facilities." The map on page 42 of the same LPPRP show almost the entire town within 2 miles of trails.



The other county measure of park and recreation sufficiency, the park equity analysis, shows a high need in Sykesville. Compare the proximity map (left) and equity map (below).



- It is unclear in the Carroll County LPPRP what facilities are needed in Sykesville. The CIP for 2017-2022 in the LPPRP does not show an entry specifically for Sykesville. Planning recommends collaboration with the county to effectively meet the needs of the town in the LPPRP. Carroll County is in the process of updating the LPPRP. The Draft Plan should reference the proximity and equity analyses of the county's LPPRP as they pertain to Sykesville.
- The Draft Plan emphasizes the construction of the Route 32 Connector Trail. The town should work with the county to include this project in the CIP for the upcoming county LPPRP.

### **Transportation:**

The transportation section presents several intermodal projects that will ultimately enhance connectivity throughout the town.

- Planning commends the town for planning a network of pathways and sidewalks connecting neighborhoods, parks, and Main Street. The proposed pathway and sidewalk corridors appear to connect with most community facilities inside the town. Planning recommends consideration of improving the connection to community facilities such as schools.
- Planning also suggests the town consider improving bicycle and pedestrian connections to the Warfield complex. As a resource to assist small towns and rural communities to plan incremental bicycle and pedestrian facility improvements, the Federal Highway Administration published "Small Town and Rural multimodal Networks" linked here.

[https://www.fhwa.dot.gov/environment/bicycle\\_pedestrian/publications/small\\_towns/](https://www.fhwa.dot.gov/environment/bicycle_pedestrian/publications/small_towns/)

Which is a resource guide for design guidelines and best practices in a rural setting. The Maryland State Highway Administration(SHA)'s [Context Driven-Access and Mobility for All Users](#) provides guidelines on creating safe and effective multi-modal systems, including pedestrian and bicycle travel facilities. These guidelines could help the town's efforts to improve multimodal connections.

- The Maryland Department of Transportation (MDOT) also provides various funding programs to support local pedestrian and bicycle facility improvements. Here is the link for pedestrian and bicycle project funding sources provided by MDOT:  
<https://www.mdot.maryland.gov/tso/pages/Index.aspx?PageId=24>
- SHA completed the MD 32 corridor planning study in 2018 [https://www.carrollcountymd.gov/media/2408/april-2018\\_md32-planning-study-report2.pdf](https://www.carrollcountymd.gov/media/2408/april-2018_md32-planning-study-report2.pdf) and gradually implements the planned improvements on MD 32 <https://www.roads.maryland.gov/mdotsha/pages/pressreleasedetails.aspx?newsId=3741&PageId=818>. Planning recommends discussion in the Draft Plan regarding the town's vision for MD 32. If the town supports the proposed improvements for MD 32, please state this in the Draft Plan. Local support is helpful in prioritizing state projects and comprehensive plan consistency is one of determining factors for project funding.
- To assist in protecting transportation assets and enhancing multimodal connections, Planning suggests the Draft Plan address the following issues.
  - Include a recommendation to help protect freight rail safety such as implementing compatible land use and safety signage and fencing, if needed, along the railroad corridor.
  - Assess public transit service adequacy for residents such as for growing elderly population and address service enhancement if needed. The online survey, results shown on pages 99-117, did not specifically include any public transit related questions. It will help to provide a bus route map for the current service.
  - Suggest considering the provision of electric vehicle (EV) charging facilities and encouraging EV readiness accommodation in new and redevelopment projects. For more information on local EV resources and funding incentives, please check out the Maryland EV website: [https://marylandev.org/local\\_ev\\_resources/](https://marylandev.org/local_ev_resources/).
  - Consider drafting a complete streets policy would help the town address not only concerns on MD-346 and other State roads, but local facilities as well.
  - Planning encourages the town to coordinate with SHA/MDOT if a complete streets policy is desired. SHA has done extensive work with communities across Maryland to develop roads in local communities that respect the community's character. Planning encourages the town to review SHA's "When Main Street Is a State Highway." More information on SHA's complete streets efforts is available at: <http://www.sha.maryland.gov/OHD/MainStreet.pdf>

**Community Facilities:**

- Community Facilities, page 77: states “Community facilities are essential services and facilities within a community which promote health, safety, education, and the quality of life of residents. Examples include educational institutions, emergency services, and medical services.” Planning recommends further discussion regarding the Warfield Complex. Adding additional mixed-use development to the complex could increase the need or place a strain on community facilities.
- Educational Facilities, page 77: states “In 2019, 515 students were enrolled at Piney Run Elementary School, 792 students at Sykesville Middle School, and 1,128 students at Century High School.” Planning suggests adding a discussion on school capacities.

**Environmental Resources:**

The Environmental Resources section of the Draft Plan describes the Freedom District water system, primarily sourced from the Liberty Reservoir, and the Freedom District Wastewater Treatment Plant. This section also describes the town as being within the South Branch Patapsco River watershed and describes the town’s floodplains.

- The Town of Sykesville does not own or operate their own water or wastewater facilities. Carroll County provides Sykesville with water and sewer service via the systems that serve the Freedom area.
- The Water Resources Element (WRE) within the 2010 Carroll County Comprehensive Plan 2010 addresses Sykesville’s water resources, along with several other towns. Each town has adopted the 2010 Carroll County WRE. This Draft Plan does not include a separate, updated WRE. Planning recommends adding a phrase stating where the Sykesville WRE can be viewed.
- In addition, the town is part of the Carroll County Water Resource Coordination Council (WRCC), which facilitates communication between jurisdictions and promotes county-wide water resource management.

The Sykesville portion of the 2010 WRE is addressed on pages 218–220 of the 2010 Carroll County Comprehensive Plan and includes the following information.

**Water Supply**

- According to the 2010 WRE, residential demand for water (to the Freedom water supply system) from Sykesville at the previous land use plan buildout scenario would have been 31,250 gallons per day (gpd), and additional future non-residential demand was estimated at 177,400 gpd.
- Growth and capacity within Sykesville are limited by the Freedom water supply system.

**Wastewater**

- According to the 2010 WRE, residential demand for wastewater (to the Freedom water supply system) from Sykesville at the previous land use plan buildout scenario would have been 31,250 gallons per day (gpd), and additional future non-residential demand was estimated at 159,660 gpd.

#### System-Specific Strategies

- The town has an adopted Adequate Public Facilities Ordinance to ensure adequate water supply and wastewater capacity are available before development occurs. In addition, one of the action items includes coordinating with the county before the town land use plan is updated to ensure that the Freedom water supply and wastewater systems can meet the additional demand.

Planning strongly recommends that the town review the Sykesville portion of the 2010 WRE to determine any potential impacts that the new Sykesville land use plan may have on water quality and ecological resources and on water and sewer demand. The 2010 WRE forecasted future nonpoint source pollution from the county's and the municipalities' existing land use plans. The purpose of the WRE is to ensure that the proposed land use plan can be supported given water resource constraints. As part of the Sykesville Comprehensive Plan, the town should first determine whether the water and sewer demand and pollution and/or natural resource impact analysis, as well as strategies and recommendations, found in the 2010 Carroll County WRE are still valid and adequately represent the impacts and needs of the new Sykesville land use plan.

Planning strongly recommends that town should include language in the Draft Plan to indicate that it has completed the review of the 2010 WRE, and the outcomes of that review. If the town determines that the 2010 WRE does not adequately represent the impacts of the draft land use plan and/or the needed strategies and recommendations to address impacts and needs, then the 2010 WRE should be updated. If the 2010 WRE demonstrates that water resources will constrain the ability of the town to implement the new land use plan, then the town should revise the strategies in the 2010 WRE to adequately address those constraints (expanding WWTP capacity, minimizing future nonpoint source pollution, etc.) and/or should revise its land use plan in the Draft Plan to limit future impacts and demand. Ideally, the proposed comprehensive plan amendment should not be adopted before the above review is completed.

#### **Implementation Action Plan:**

Planning commends the town on an excellent Implementation Action Plan section. Planning notes that this section provides a well-developed and comprehensive description of how the Draft Plan's goals, objectives, and policies will be implemented.

**Maryland Department of Planning Review Comments April 26, 2021**  
**Draft Vision 2030 Sykesville Comprehensive Plan**  
**STATE AGENCY COMMENTS**

The following pages contain comments from other State agencies in support of the Maryland Department of Planning (Planning) review of the Draft Vision 2030 Sykesville Comprehensive Plan as part of the standard 60-day review period for municipalities. Comments not included here may be submitted under separate cover, or via the State Clearinghouse. If comments from other agencies are received by Planning, they will be forwarded to the County in a timely manner.

**Attachments**

Maryland Historical Trust  
Maryland Department of Transportation  
Maryland Department of the Environment  
Maryland Department of Housing and Community Development



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**Maryland**  
**DEPARTMENT OF PLANNING**  
**MARYLAND HISTORICAL TRUST**

March 30, 2021

Mr. David V. Cotton  
ARC Program Manager  
Director, Western Maryland Regional Office  
Maryland Department of Planning  
113 Baltimore St., Suite 302  
Cumberland, MD 21502

Dear Mr. Cotton:

Thank you for the opportunity to review the Draft 2030 Town of Sykesville Comprehensive Plan and submit comments on behalf of the Maryland Historical Trust.

We appreciate that the plan acknowledges the importance of historic preservation by mention of the downtown historic district in the introduction on page 9, promoting the town's unique history in the Vision 2030 section on page 11, and the importance of the Main Street in the Growth and Land Use chapter. We commend the Town for supporting the preservation of historic buildings as part one of the stated primary goals of image and identity on page 36, noting the chronology of historical growth on page 50 and particularly the section on cultural resources on page 82.

Page 23 of the plan supports mixed use redevelopment of the Warfield Complex, and states that specific recommendations for revising the Master Plan for Warfield are not included in this plan, but goes on to offer recommendations including the possibility of demolition of some of the historic resources.

Please note here and in the Implementation Action Plan section of the plan that the Warfield Complex is a locally designated historic district. The Sykesville HDC operates under a local ordinance framework which requires it to review all "construction, exterior alteration, reconstruction, moving or demolition of any site or structure" located within any of the Town's designated historic districts, of which the Warfield Complex is one. The ordinance also requires that the HDC consider impacts of these actions on archaeological resources. As further mandated by local law, the Sykesville HDC must apply (1) the Warfield guidelines and (2) the Secretary of the Interior's Standards for Rehabilitation to any development or rehabilitation plans for Warfield that fall within the HDC's purview.

Finally, we note that Sykesville is part of the Heart of the Civil War Heritage Area, but this does not appear to be referenced in the plan. We recommend adding the following language to meet the statutory requirement that local jurisdictions must include, by reference, the approved Heritage Area Management Plan in comprehensive or master plans (Financial Institutions Article, Title 13, Subtitle 11, Annotated Code of Maryland, § 13-1111 (e)):

“The Heart of the Civil War Heritage Area Management Plan was adopted and made a part of the comprehensive plan of the Town of Sykesville in 2006. This update of the comprehensive plan, when adopted by the Town, incorporates by reference all portions of the Heart of the Civil War Heritage Area Management Plan, as part of the comprehensive plan.”

Thank you again for the opportunity to comment on the plan. If you have any questions, please contact me at (410) 697-9561 or by email at [steven.allan@maryland.gov](mailto:steven.allan@maryland.gov)

Sincerely,

A handwritten signature in black ink, appearing to read 'Steven H. Allan', with a stylized flourish at the end.

Steven H. Allan, AICP  
Local Assistance and Training Planner  
Office of Planning, Education and Outreach

Cc     Nell Ziehl, Chief, Office of Planning, Education and Outreach  
        Joseph Griffiths, MDP  
        Rita Pritchett, MDP

March 29, 2021

Mr. Dave Cotton  
c/o Rita Pritchett  
Maryland Department of Planning  
301 West Preston Street, Suite 1101  
Baltimore MD 21201

Dear Mr. Cotton:

Thank you for coordinating the State of Maryland's comments on the Town of Sykesville, Maryland Vision 2030 Town of Sykesville Comprehensive Plan (the Plan). The Maryland Department of Transportation (MDOT) offers the following comments on the Plan for consistency with MDOT's goals and objectives:

#### General Comments

- The MDOT SHA created the Context Driven Guide as a planning and design resource tool offering practitioners guidelines centered on establishing safe and effective multi-modal transportation systems to balance access and mobility. Within the guide, six context zones are identified, of which the Town of Sykesville most aligns with a Traditional Town Center. The Plan incorporates many design elements such as curb extensions and mid-block crossings which are in keeping with design elements for a traditional town center. For more information on the Context Driven Guide, please contact Kandese Holford, Bicycle and Pedestrian Coordinator, at [kholford@mdot.maryland.gov](mailto:kholford@mdot.maryland.gov) or 410-545-5678.
- The Plan presents several intermodal projects to enhance connectivity throughout the Town of Sykesville. These projects may be eligible for financial support through the Federal Transportation Alternatives Program (TAP) administered by MDOT State Highway Administration (MDOT SHA). This program helps fund various pedestrian and bicycle projects throughout the State, and it has been utilized by the Town of Sykesville in the past for ADA compliant sidewalks along MD 851 from Central Avenue to the North end of Springfield Avenue as part of the Safe Routes to School grant program. Please contact Christy Bernal, TAP Program Manager, at [cbernal@mdot.maryland.gov](mailto:cbernal@mdot.maryland.gov) or 410-545-5675 for additional information.
- While there are no major capital projects in Sykesville contained in the State's fiscally constrained FY 2021-2026 Consolidated Transportation Program (CTP), the State's fiscally unconstrained Highway Needs Inventory (HNI) identifies MD 851 from the County line to Cooper Drive for 2-lane urban reconstruction.

- It is recommended that any proposed bicycle and pedestrian projects adjacent to or within State roads' rights of way be considered for inclusion in future updates to Carroll County's annual Transportation Priority Letter, which is submitted annually to the Transportation Secretary.
- The MDOT recommends that the Plan should reference the alignment of the Plan's goals with the Maryland Bicycle and Pedestrian Master Plan, where appropriate.
- Commuter Choice Maryland is MDOT's Travel Demand Management (TDM) program, and it could be incorporated into the Plan as a strategy to support the Plan. The program offers an extensive menu of commuter transportation services, such as ridesharing. Please visit [www.CommuterChoiceMaryland.com](http://www.CommuterChoiceMaryland.com) for more information.
- When referring to matters related to State-owned streets, roads, and highways, the phrase "Maryland Department of Transportation State Highway Administration (MDOT SHA)" should be incorporated into the Plan.

### **Specific Comments**

#### **Page 26: Accessibility and Connectivity**

- The Plan recommends a balance of road and other space for vehicle movement, pedestrian movement, event gathering areas, and parking. These recommendations, in general, provide a basis for future capital improvements including new trails and enhancing existing trails and road crossings. New and enhanced trails and wayfinding can, especially as part of a larger project, be an eligible expense for the Recreational Trails Program funding offered by MDOT. Please contact Mr. Nate Evans, MDOT Transportation Planner, at 410-865-1304 or via email at [nevans1@mdot.state.md.us](mailto:nevans1@mdot.state.md.us).

#### **Page 29: 2019 Connectivity Study Project Recommendations Prioritized and Refined**

- Improvements to MD 32 (Sykesville Road) and adjacent facilities should take into consideration the recommendations identified in the MDOT SHA 2018 MD 32 Planning Study. This planning study identifies the need for a 4-lane divided roadway between I-70 and MD 26 in the future, beyond 2040.
- The use of the Main Street Corridor as a bike boulevard is consistent with MDOT SHA's Bike Spine which runs along Sandosky Road across MD 32, along Main Street, then Spout Hill Road. The Bike Spine is identified by linear geometric features that meet specific safety criteria to accommodate bicycles. Improvements to the Main Street Corridor should remain consistent or improve upon current safety accommodations for bicycle users.

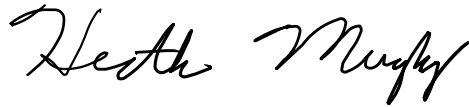
Mr. Dave Cotton  
Page Three

Page 31: Implement Complete Street Design Improvements

- The MDOT SHA's District 7 currently has a project in design addressing drainage issues along MD 851 from Wilson Avenue to Central Avenue, with potential sidewalk improvements near Central Avenue. The recent Functional Classification change of MD 851, Main Street to 3rd Avenue, from a Local Road to a Major Collector results in this segment being eligible for federal funding.
- The Plan identifies several challenges facing the Main Street Corridor (MD 851) for pedestrians. The challenging topography, narrow sidewalks, and minimal space for pedestrian accommodations impede the walkability on Main Street. Improvements along MD 851 should conform to MDOT SHA's Accessibility Policy and Guidelines for Pedestrian Facilities along State Highways in conjunction with the Complete Street design implementation proposal made in the Plan.

Thank you again for the opportunity to review the Plan. If you have any questions or concerns, please do not hesitate to contact Mr. Dan Janousek, Regional Planner, Office of Planning and Capital Programming (OPCP), MDOT at 410-865-1098, toll free at 888-713-1414, or via email at [djanousek@mdot.maryland.gov](mailto:djanousek@mdot.maryland.gov).

Sincerely,



Heather Murphy  
Director, OPCP, MDOT

cc: Mr. Nate Evans, Planner, OPCP, MDOT  
Mr. Dan Janousek, Regional Planner, OPCP, MDOT  
Ms. Tara Penders, Assistant Chief, RIPD, MDOT SHA  
Mr. Peter Regan, Regional Planner, RIPD, MDOT SHA  
Ms. Lisa Sirota, Regional Planner, RIPD, MDOT SHA  
Mr. Teri Soos, District 7 Engineer, RIPD, MDOT SHA



# Maryland

## Department of the Environment

Larry Hogan, Governor  
Boyd K. Rutherford, Lt. Governor

Ben Grumbles, Secretary  
Horacio Tablada, Deputy Secretary

March 4, 2021

David Cotton  
Maryland Department of Planning  
301 West Preston Street  
Suite 1101  
Baltimore, MD 21201

RE: Local Plan Review: Draft 2030 Town of Sykesville Comprehensive Plan  
MD20210301-0145.zip

Dear Mr. Cotton,

Below are the comments from the Maryland Department of the Environment regarding the above referenced project. Our response code is R1.

1. Any above ground or underground petroleum storage tanks, which may be utilized, must be installed and maintained in accordance with applicable State and federal laws and regulations. Underground storage tanks must be registered and the installation must be conducted and performed by a contractor certified to install underground storage tanks by the Land and Materials Administration in accordance with COMAR 26.10. Contact the Oil Control Program at (410) 537-3442 for additional information.
2. If the proposed project involves demolition – Any above ground or underground petroleum storage tanks that may be on site must have contents and tanks along with any contamination removed. Please contact the Oil Control Program at (410) 537-3442 for additional information.
3. Any solid waste including construction, demolition and land clearing debris, generated from the subject project, must be properly disposed of at a permitted solid waste acceptance facility, or recycled if possible. Contact the Solid Waste Program at (410) 537-3315 for additional information regarding solid waste activities and contact the Resource Management Program at (410) 537-3314 for additional information regarding recycling activities.
4. The Resource Management Program should be contacted directly at (410) 537-3314 by those facilities which generate or propose to generate or handle hazardous wastes to ensure these activities are being conducted in compliance with applicable State and federal laws and regulations. The Program should also be contacted prior to construction activities to ensure that the treatment, storage or disposal of hazardous wastes and low-level radioactive wastes at the facility will be conducted in compliance with applicable State and federal laws and regulations.
5. The proposed project may involve rehabilitation, redevelopment, revitalization, or property acquisition of commercial, industrial property. Accordingly, MDE's Brownfields Site Assessment and Voluntary Cleanup Programs (VCP) may provide valuable assistance to you in this project. These programs involve environmental site assessment in accordance with accepted industry and financial institution

standards for property transfer. For specific information about these programs and eligibility, please Land Restoration Program at (410) 537-3437.

6. Borrow areas used to provide clean earth back fill material may require a surface mine permit. Disposal of excess cut material at a surface mine may requires site approval. Contact the Mining Program at (410) 537-3557 for further details.

Please let me know if you have any questions or concerns.

Sincerely,

*Amanda R. Redmiles*

Amanda R. Redmiles  
Clearinghouse Coordinator  
Maryland Department of the Environment

LARRY HOGAN  
Governor

BOYD K. RUTHERFORD  
Lt. Governor

KENNETH C. HOLT  
Secretary

OWEN McEVOY  
Deputy Secretary



March 30, 2021

Mr. Joseph Griffiths  
Manager of Local Assistance and Training  
Maryland Department of Planning  
301 West Preston Street, 11th floor  
Baltimore, MD 21201

Dear Mr. Griffiths:

Thank you for the opportunity to review the Town of Sykesville 2030 Comprehensive Plan (the Plan). The comments below are based on a review of the plan by staff in the Maryland Department of Housing and Community Development (DHCD) Division of Neighborhood Revitalization. In general, the Plan aligns with the Town's recently renewed Sustainable Community Plan. Department overall supports the Plan, particularly as it relates to Sykesville Main Street. The Department has worked closely with the Town and Sykesville Main Street to support interior and exterior façade improvement for small businesses. The Department has also provided support through our capital grant programs toward stabilization to the support the redevelopment of underutilized and vacant downtown buildings. The following comments relate to specific elements of the Plan:

- Embracing Mixed-Use Development at Warfield - the Department has supported the redevelopment of the Warfield Complex to assist in pre-development activities to aid in the future reuse of the historic buildings for both residential and commercial use. This project would be a particular benefit to Sykesville Main Street with respect to connectivity through trails, etc.
- Town Hall Terrace, and similar projects can create gathering space and opportunities for outdoor dining and activities that will be key to moving the Town forward in a post pandemic world.
- Given the experience through the pandemic, streetscape improvements, opportunities to widen sidewalks for pedestrian gathering and outside dining, as well as improved trail connections through downtown will be particularly important for ongoing Main Street development.
- The Downtown Sykesville Connection has been working on their own branding, taking into consideration its relationship to Town of Sykesville. The potential partnership mentioned in the Plan will be a key element in future downtown development.



**MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
7800 HARKINS RD • LANHAM, MD 20706 • DHCD.MARYLAND.GOV  
301-429-7400 • 1-800-756-0119 • TTY/RELAY 711 or 1-800-735-2258



March 30, 2021  
Page 2

- Park Improvements - the Department has worked closely with the Town in creating more greenspace adjacent to Cooper Park as well as an updated playground in Burkett Park.
- In addition to financing opportunities through DHCD's capital grant programs, the Town is encouraged to consider the Keep Maryland Beautiful program to support litter prevention, clean up and green up activities, street tree planting, etc. The Downtown Sykesville Connection is already an active participant in Keep Maryland Beautiful.

The Department looks forward to continuing to partner with the Town of Sykesville and Sykesville Main Street on future revitalization initiatives. Again, thank you for the opportunity to comment on the Plan. If you have any questions regarding our comments, please email me at [john.papagni@maryland.gov](mailto:john.papagni@maryland.gov) or call me at 410-209-5807.

Sincerely,



John Papagni  
Program Officer  
Division of Neighborhood Revitalization

Cc: Dave Cotton, Maryland Department of Planning  
Rita Pritchett, Maryland Department of Planning  
Sara Jackson, DHCD Division of Neighborhood Revitalization  
Christine McPherson, DHCD Division of Neighborhood Revitalization



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