

2023 Draft Comprehensive Master Plan - Implementation Status/Action Plan

CHAPTER ONE: Master Plan Process, Goals, and Objectives

Adopted Initiatives	Implementation Efforts	Action Plan	Commissions
1. Discussions between Town Officials, Carroll County Commissioners, and the IDA pertaining to the Harrison/Leishear Property and the potential benefit of allocation of water and additional park land.	Town Officials and related staff continue to hold discussions with the IDA since the adoption of the comprehensive plan. Most recently, in late 2017, an additional 30 day well test took place in order to determine if additional allocations could be added to the initial well appropriations.		PC, Council, W&S, and Barney
2. In response to the proposed up-zoning of the Zeltman Property, the Planning Commission sent correspondence to the Board of Frederick County Commissioners detailing their concerns with regard to the impact of such proposal. Continue to analyze and respond to changes to land use designations and rezoning of land along the Town's border in both Carroll and Frederick County.	<p>The Planning Commission continues to provide input on both Frederick and Carroll County Planning initiatives.</p> <p>In November 2017, the Commission provided feedback to the 2017 Frederick County Comprehensive Plan Amendment which proposed changes to Septic Tiers. Comments provided to Frederick County focused on inconsistencies with the adopted septic tier plan with the Town's 2013 adopted comprehensive plan.</p> <p>The Town took part in both Carroll and Frederick County Bike, Pedestrian, and Trails Master Plans in 2016 and 2017. Partnering with Board of Parks and Recreation, comments were provided aimed at ensuring consistency with not only the Town's Comprehensive Plan but each respective County Bike/Ped plan.</p>	<p>Carroll County launched their comprehensive rezoning initiative in early 2018. The Planning Commission will soon evaluate any proposed rezoning initiatives in the Mount Airy environs and provided comment and feedback as appropriate.</p> <p>The Livable Frederick Master Plan was released January 5, 2018 for 60 Day Review. The Planning Commission will provide comment as desired and deemed appropriate by March 5, 2018.</p>	PC, Council, Fred. Planners (Livable Fredrick)
3. A speed camera deployment plan specifically targeting schools zones to address speeding is under consideration.			S&R
4. Traffic rotaries are being considered as a possible way to provide uninterrupted traffic flow and minimize traffic conflicts.			S&R
5. Pursue the acquisition of particular properties located on the border of Town to establish a physical buffer between the Town and both Carroll and Frederick Counties.		Identify properties that would fulfill the initiative.	PC, & Council
6. Identify development along Main Street, Center Street, infill lots and redevelopment opportunities and prioritize water allocations accordingly.	In 2014 and 2016, the Commission has defined the water allocation "Priority Area" boundary to include the Downtown Zone portions of Main Street, the Center Street Corridor, and infill properties along Prospect Road. In addition, the Commission has recommended that the division of the available water capacity yield support the Priority Area designation along with residential infill projects that were unable to previously move forward due to significant water constraints.	<p>Continue to prioritize the historic downtown area, with the appropriate extensions along Prospect Road and Center Street, as the defined Priority Area as related to the Water Allocation procedures.</p> <p>The Planning Commission reaffirmed the Priority Area as adopted in 2014 and 2016 during the 2018 Water Allocation Cycle.</p>	PC, & W&S

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7.	<p>Concentrate efforts to acquire additional easements for the development of the planned Rails to Trails Pathway and identify other pathway connections to provide safe pedestrian passageways connecting schools, homes, shopping employment centers, recreation areas, and other destinations.</p>	<p>The Town has successfully acquired the necessary easements to allow the widely used Rail Trail pathway that connects Watkins Park with Downtown Main Street. While some of the easements are temporary in nature, a concentrated effort is being put forth by the Council Liaison to Parks and Recreation to ensure that permanent easements will be obtained for this section of the R2T Pathway.</p> <p>A temporary easement was also secured allowing access to along the Doub's Property just east of the Nottingham Community. Efforts are also continuing to acquire the CSX Property that will provide an essential pedestrian connection to link the residential communities in the Frederick County portion of the Town to the Historic Downtown Area as well as Watkins Park.</p> <p>The Town is also exploring the most feasible means of providing a pedestrian/cyclist link from the Rail Trail connection at Watkins Park across MD 27. Currently, there are 600 residential homes separated by MD 27 that must rely largely on motor vehicle transportation to connect to the Town park amenities, schools facilities and historic downtown area. The Town is pursuing grant funding through the Transportation Alternatives Program (TAP) and has enlisted a consultant for the 30% Engineering Plan for the most feasible means of traversing the heavily traveled arterial corridor. During the TAP Grant process, a Rails to Trails Master Plan will be developed.</p>	<p>The Town Council and related staff will continue with current efforts to obtain permanent easements and land acquisitions with applicable property owners and other stakeholders.</p> <p>The Planning Commission shall ensure that site development or subdivision plans provide the necessary easements and public sidewalk networks to provide identified pathway connections identified in the Town's Comprehensive Plan as well as the Carroll and Frederick County Bike/Ped/Trail Way Plans.</p>	<p>PC, & Parks Rec.</p>
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1.	Better Manage the Effects of Regional Growth on the Town of Mount Airy	a.	Take a leading role in discussions with all four counties regarding growth management in the Mount Airy Region.		PC, Council,
		b.	Pursue opportunities to attract commercial and industrial development to provide a necessary tax base for balanced growth as a regional center. Emphasis should be on the maximum utilization of existing vacancies within Town to minimize the need for additional water whenever possible and to conserve natural resources.	IE - Commercial & Industrial Properties for Lease/Sale is updated quarterly on the Town website by Staff. AP - Economic Development is considering a FY19 Market Study for the entire town in order to identify industry sectors for recruitment and retainment.	PC, Council,
		c.	Reach agreements with each county regarding the phasing of growth so that the Town is assured county cooperation with orderly growth.		PC, Council,
		d.	Seek cost sharing solutions with both Frederick and Carroll Counties for the provision of infrastructure improvements to accommodate any additional growth.		PC, Council,
2.	Mitigate the Impacts of Regional Growth on Town Character	a.	Create identifiable boundaries between municipal and non-municipal areas.		PC, Council,
		b.	Encourage protection of farmland outside of the proposed Town limits.	AP - The Planning Commission will participate in the 60 Day Review Period for the Livable Frederick Master Plan and provide written comment emphasize the importance of maintaining the existing agricultural buffer that currently borders the municipal limits.	PC, Council,
		c.	Accommodate regional traffic through Town with minimal conflict on local streets, utilizing traffic calming techniques.		PC, Council,
		d.	Work with State Highway Administration to upgrade State Roads within the Town boundaries and to install stop signs or traffic calming devices where needed.	IE - The MD 27 Corridor Study, now complete, provided the opportunity for important dialogue between County and State partners with respect to the future improvements along the corridor. Town Staff is currently working with the Carroll County Department of Planning to include the recommended improvements in the annual transportation letter to the State.	PC, Council,
		e.	Acquire additional land on the border of Town to establish green space and a physical boundary within the fiscal constraints of the Town budget.		PC, Council,
3.	Preserve and Project the Town's Environmental and Cultural Resources	a.	Protect existing naturally sensitive areas from the detrimental effects of development by disallowing development in these areas.		PC, Council,
		b.	Protect the Town's groundwater resources by increasing wellhead protection and undertaking measures to prevent groundwater pollution. Increase water recharge areas by acquiring land and establishing additional conservation		PC, Council,

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		areas, both within and outside of the town’s corporate boundary. These efforts would also be compatible with providing additional open space to meet public recreational needs.		
		c. Concentrate development so there is minimal conflict between the man-made and natural environment.		PC, Council,
		d. Establish land uses that are compatible with designated open space or historic areas.		PC, Council,
		e. Recognize the value of existing historic structures by providing proper buffering or preservation of immediately surrounding land.		PC, Council,
		f. Maintain newly established design guidelines for development that maintain the Town’s historic character.		PC, Council,
4.	Provide a Quality Living Environment in the Town of Mount Airy	a. Concentrate commercial land uses in areas that best serve the local and regional market.		PC, Council,
		b. Maintain quality neighborhoods, including historic Main Street, for the Town’s residents.		PC, Council,
		c. Maintain public facilities and services and focus development on infill lots of record with water allocations and priority development to ensure we do not exceed our infrastructure capacity.		PC, Council,
		d. Encourage neighborhood and community connections by integrating pedestrian/bicycling networks throughout the Town.	IE - Mount Airy Pub Runners established by Mayor Rockinberg in FY17 was designated to provide the community with a social group to navigate the existing pedestrian networks. AP- Looking into possibility of a Mount Airy bike share program to connect parks and the Downtown area.	PC, Council,
		e. Ensure any future development fosters an attractive visual character and sense of place that is evident in the older more established areas of Town.		PC, Council,
5.	Encourage and Promote Economic Development in the Town	a. Encourage tourism by promoting the Town’s unique heritage and the future rails to trails paths.	IE - October’s Spook Trail event is to attract visitors to Downtown Mount Airy and bring awareness to the Rail Trail	PC, EDC,
		b. Encourage use of the State Heritage preservation tax credits along with other financial and technical benefits for property owners in the Town Historic District.		PC, EDC,
		c. Mount Airy’s Planning Commission will create and add new Land Use and Zoning Classifications that support the Town’s continued economic development as well as provide the opportunity for integrative design as the Town pursues Downtown redevelopment and infill development.		PC, EDC,
		d. Attract businesses into the Town that can provide jobs locally, such as a professional park.		PC, EDC,
		e. Mount Airy’s Economic Development will work with Frederick County Department of Business Development and Retention and Carroll County Department of Economic Development to further encourage development within the Town Limits with the focus on maximization of existing vacant structures and		PC, EDC,

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		redevelopment of commercial properties within Town borders. Continue to attract commercial and light industrial development for balanced growth as a regional center.		
	f.	The Town will commit to making businesses viable by fostering a cooperative level of support and dedicating resources to promote unity of purpose within the Town. These initiatives in turn will support the marketing of the Town as a quality designation for living, working, and shopping.		PC, Council

CHAPTER THREE: Natural Resources

Adopted Goals	Adopted Implementation Strategies	Implementation Efforts / Action Plan	Commission
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1.	Protect and maintain the natural and environmental resources in the Town of Mount Airy.	a.	Maintain and enhance water quality in streams, groundwater, wetlands, and reservoirs.	PC, Beautification
		b.	Require buffer plantings where no vegetation exists around streams, wellheads, wetlands, and reservoirs to protect water from development.	PC, Beautification
		c.	Discourage disturbance to natural vegetation within stream buffers including tree removal, shrub removal, clearing, burning, or grubbing.	PC, Beautification
2.	Reduce the adverse effects of development on environmental resources and sensitive areas	a.	Review existing zoning regulations to determine if flexibility exists with setbacks in the event development plans conflict with parcels with substantial environmental resource areas.	PC, Beautification
		b.	Evaluate development proposals in relation to unique natural features of parcels over strict conformity with the zoning regulations and develop the necessary planning tools that are needed to protect sensitive areas.	PC, Beautification
		c.	Develop regulations to incorporate green building technology standards and site development options to allow alternatives to environmentally invasive construction practices.	PC, Beautification
		d.	Review existing landscaping regulations to determine if sufficient to provide the appropriate screening and buffering while taking into account the protection of environmental resources.	PC, Beautification
3.	Identify the location of environmental resource areas in order to improve their protection	a.	Coordinate with both Carroll and Frederick County to development Town GIS capabilities to be utilized as a source for environmental mapping.	PC, Beautification
4.	Assure the quality and quantity of community groundwater supplies through wellhead protection measures	a.	Monitor Wastewater Treatment Plant Capacity as it relates to new water source development.	PC, W & S, Barney
		b.	Continue to participate in Hazard Mitigation Plans for both Frederick and Carroll Counties.	PC, W & S, Barney

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		c.	To facilitate goals of Forest Conservation Act, continue to identify priority forestation area in the Town and make available appropriate and additional public property for off-site forestation.		PC, W & S, Barney
		d.	Establish Performance Standards for Industrial/Heavy Commercial Uses to address water supply protection.		PC, W & S, Barney
5.	Update the current Wellhead Protection Ordinance to increase the buffer zone directly around the Town wellheads to 325 feet and reflect existing critical watershed areas			AP - Review the Wellhead Protection Ordinance to identify other considerations for further protection of water resources. Suggestion to partner with the Water and Sewer Commission to implement this goal.	PC, Barney
6.	Amend the current responsibility of Developers Ordinance to require that high-density residential, commercial, and industrial developments must pay the well exploration fee or prove that a proposed on-site well will not be subject from the anticipated use of the development site.				PC, Council Barney

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CHAPTER FOUR: Land Use and Zoning

Adopted Goals	Adopted Implementation Strategies	Implementation Efforts / Action Plan	Commission
1. Prioritize and concentrate near term (8-10 years) development on in-fill rather than annexation.	a. Concentrate on vacant land within the Town boundary and existing approved plans (approved pipeline projects) for near-term development.		
	b. Prioritize the Town's near-term development and re-development emphasis and priorities by designation Development Zones.		PC, EDC, Council
2. Emphasize more balance between Commercial, Industrial, and Residential Development in support of creating more near-term Commercial and Industrial utilization and tax revenue growth from those sectors.	a. Prioritize water allocation for approved commercial/mixed use and industrial projects.	IE - The Water Allocation Ordinance was adopted in 2014 requiring a strategic allocation of available water capacity yield. On a biannual basis, available water capacity is divided among 13 identified development categories. In 2014 and 2016, the majority of the available water allocations were designed to support commercial, industrial, downtown revitalization and two residential projects that were unable to move forward for several years because of water capacity. AP - Consider the town's overall growth and development vision and ensure the division of available water capacity yield supports the stated goals and objections as noted in the Comprehensive Master Plan.	PC, Council
	b. Identify potential opportunities for re-zoning consideration.	IE - The 2013 Comprehensive Master Plan identified 25 rezoning opportunities to support the goals and development vision outlined in the master plan. A comprehensive rezoning initiative implemented the adopted rezoning recommendations.	PC, Council, EDC
	c. Encourage Economic Development Commission and Town Staff to design and implement marketing efforts to prospective land owners and developers.	IE - The Economic Development Manager and Economic Development Commission introduced the Town's first "branding" initiative. Capturing the Town's unique geographic location, the branding logo incorporates the tag line "Heart of the Four County Community".	
3. Lead the Town's development priorities with an emphasis on Downtown revitalization.	a. Prioritize water allocation to support development in the Downtown Zone Area.	IE - The "Priority Area" for the allocation of available water capacity adopted in 2014, and reaffirmed in 2016, prioritizes the Downtown Zone and logical extensions of this zone to support development. AP - During the 2018 designation cycle, maintain the currently adopted boundaries for the Priority Area and consider if there are additional properties that should be included to support this goal.	PC, EDC

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		b.	Maintain Downtown Zoning requirements and historic building design standards.		PC, EDC
		c.	Focus efforts toward accessibility, parking considerations, and pedestrian oriented development.		PC, EDC
4.	Provide more opportunity, capability and balance for near term development and redevelopment efforts by introducing and utilizing new zoning districts, as well as utilizing existing classifications in more flexible fashion	a.	Introduce Mixed Use Development as a new zoning classification, which provides more flexibility in design and utilization and supports and integrative approach to the Town's infill efforts.	IE- MXD Zone Ordinance is complete and has received formal public comment. AP - Further consider the ordinance upon the completion of the Downtown Master Plan.	PC, Council, EDC
		b.	Introduce and pursue the application of "overlays" to the Town's existing zoning categories that will provide more flexibility and responsiveness to the Town's development and design objectives.	IE - During the MXD Zone process, the use of an overlay zone was explored. In this particular case, it was determined that the implementation of a base zone was necessary in order to meet the town's development vision.	PC, Council, EDC
		c.	Introduce OPE - Office Park/Employment Campus as a new zoning classification in anticipation of creating and utilizing this new land use for the benefit of the Town.	IE - The OPE Zoning was adopted under Ordinance 2015-22. This goal has been met fully.	PC, Council, EDC
		d.	Fully utilize the newly designated Development Zones of the Town.		PC, Council
5.	Ensure that green space for recreation, groundwater recharge, and wellhead protection is strategically placed to optimize for these purposes.	a.	Annexations and subsequent rezonings should promote this goal.		PC, Town Staff
6.	Ensuring quality development with zoning categories.	a.	Maintain and require good zoning standards and a thorough and consistent site plan and subdivision process.	IE - The development review process for site and subdivision plans carefully and consistently follows the adopted town code standards, at minimum. Proposed developments are carefully evaluated to determine if additional considerations are warranted in order to secure public health and safety.	PC, Town Staff, Council
		b.	Continue to utilize the principals of the design guidelines.	IE - The design guidelines are referenced when review proposed architectural elevations for development projects. Plan review comments include architectural review for consistency with the design guidelines and compatibility with the character of the town and surrounding neighborhoods.	PC, Town Staff, Council
7.	Full consider existing zoning and re-zoning requests within context of overall Master Plan and the land use objectives for which this Plan is intended.	a.	Evaluate zoning considerations on the basis of the long term developmental visions identified in this plan.	IE - Upon the adoption of the 2013 Comprehensive Plan, the town deployed a comprehensive rezoning initiative consistent with the recommendations set forth in the plan. The rezoning initiative was completed upon the adoption of Ordinance 2014-7 as enacted on January 25, 2015.	PC, Town Staff, Council

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CHAPTER SIX: Transportation

Adopted Goals		Adopted Implementation Strategies		Implementation Efforts / Action Plan	Commission
1.	Identify both current as well as future transportation issues and concerns for which potential solutions and remediation plans will be implemented.	a.	Conduct a comprehensive Local Transportation Study to determine the current and projected adequacy of the Town's streets and roads network, as well as locations and issues that could pose a concern over the next 8-10 years.	AP - Consider referring the Goals and Adopted Implementation Strategies of this chapter to the Streets and Roads Commission to generate a work plan for consideration by the Town Council.	PC, Council, Streets & Roads
2.	Based on the findings of the Comprehensive Local Transportation Study, identify and prioritize the Town's current transportation issues and concerns to include: actual streets and roads network, traffic management, sidewalks, and pathways.	a.	Systematically evaluate the requirements and costs to provide solutions to each of the currently identified issues and concerns, and implement planning to provide solutions to the greatest extent possible, in each case.		PC, Council, Streets & Roads
3.	Identify and designate Priority Transportation Zones as a method of focusing attention and remediation on locations and issues of particular concern.	a.	At minimum, consider the following locations/issues for consideration as Priority Transportation Zones: School Zones, Buffalo Road, Prospect Road, Main Street and the Downtown Zone, East Side of Town (Twin Arch Rd/Century Dr.), West Side of Town (Rising Ridge Rd.), And Rte. 27 from Hwy 70 North to Watersville Rd, as well as specific intersections of concern.		PC, Council, Streets & Roads
		b.	Prioritize the Priority Transportation Zones, develop planning to accomplish either solutions or at least coping strategies in each case.		PC, Council, Streets & Roads
5.	Expand and integrate pedestrian pathways (walking, jogging, and cycling) and networks throughout the Town.	a.	Develop and fund a Master Pedestrian Plan for the Town with different phases throughout the community Designate annual milestones and proceed to achieve progress against the plan each year.		PC, Council, Streets & Roads
6.	Identify locations and issues throughout town where transportation-related safety is a concern and in need of improvement.	a.	Develop and systematically implement plans and improvement for each of the most significant safety concerns.		PC, Council, Streets & Roads
7.	Improve the mobility of the Town.	a.	Improve the number and quality of the sidewalks throughout the community.		PC, Council, Streets & Roads
		b.	Increase the number and interconnection of pathways throughout the community.		PC, Council, Streets & Roads
		c.	Develop and implement a plan to remove/relocate utility poles from the middle of sidewalks.		PC, Council, Streets & Roads
		d.	Insist that new development and redevelopment throughout the Town emphasizes mobility and insures ADA compliance.		PC, Council, Streets & Roads

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8.	Improve parking in the Downtown Zone	a. Plan, fund, and construct a parking structure/capability for Downtown that will provide a certain number of additional parking spaces and thereby improve current parking capacity by a specific year.	<p>IE -Opportunities to improve existing parking conditions in the downtown area were evaluated in 2017. Existing parking areas were improved resulting in additional parking spaces. Discussions between town officials and private property owner(s) in the town limits have occurred to discuss the possibility of utilizing vacant parking lots to increase parking capacity along Main Street.</p> <p>AP - The Downtown Master Plan will serve as a guide for recommended actions to further meet this goal.</p>	PC, Council, Streets & Roads
9.	Review and evaluate the advantages vs. disadvantages of pursuing ownership of MD 808/Main Street.	a. Research benefits of ownership		PC, Council, Streets & Roads
b. Development and implement a plan to acquire MD 808/Main Street.			PC, Council, Streets & Roads	
10	Evaluate the need for transit services and available options for the Mount Airy Community	a. Conduct a needs assessment to better understand the existing and projected transportation need for services within the community.		PC, Council, Streets & Roads
		b. Establish a regional dialogue with Carroll, Frederick, Howard, and Montgomery Counties to analyze existing transit options for commuters.		PC, Council, Streets & Roads
		c. Develop an implementation plan to address the current and long range transportation needs of the community.		PC, Council, Streets & Roads

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CHAPTER SEVEN: Community Facilities & Public Services

Adopted Goals	Adopted Implementation Strategies	Implementation Efforts / Action Plan	Commission
1. Given their importance and essential contribution to the health and development of the Town, ensure adequate long-range planning, program implementation, and financial support for the Town's Facilities and Public Services.	a. Develop a strategic and cohesive Capital Improvements Program for all Community Facilities and Public Services.		PC, Council
	b. Continue to include Capital projects in the "out year" considerations with each annual budget.		PC, Council
	c. Identify potential funding sources to support planned facilities.		PC, Council
2. Identify program and operating goals for each facility and service for a timeframe TBD.			PC, Council
3. Devise and implement assessment processes appropriate to each facility and service and begin to apply the processes consistently over time. Report the findings publicly on a TBD frequency and spur discussion, feedback, and appropriate response by Town Commissions and the Town Council.			PC, Council
4. Look for opportunities with the Town's Community Facilities and Public Services to gain planning and operational efficiencies.	a. Establish bi-annual work sessions involving Town Officials, Commission representatives, and Town Administration Staff to identify current efforts, common goals, and opportunities for collaboration.	IE - To date, "Joint Commission Work Sessions" have been held. AP - Increase the work sessions to twice a year. Suggestion that the Chair of each commission meet on a quarterly basis to discuss progress of current efforts, common goals, and opportunities for collaboration.	PC, Council
5. Promote alternative energy sources and support enhanced recycling considerations.	a. Identify alternative energy sources that are logical renewable resources for the town.	IE - The Town established a Sustainability Task Force in 2016. The task force serves as the "Green Team" as required by the Sustainable Maryland Certified Program. The Town was just recent awarded the Sustainable Maryland Certified designation. AP - Renewable Energy is identified in the work plan for the Green Team who will focus on these initiatives in 2018 and 2019. Progress on these initiatives will be communicated to the Town Council by the Council Liaison to the Sustainability Task Force.	PC, Council
	b. Develop standards for the installation and use of renewable energy systems.		PC, Council
	c. Incorporate renewable energy technologies in municipal facilities and on Town owned land.		PC, Council
	d. Develop best practices fro mitigating visual impacts associated with alternative energy facilities.		PC, Council
	e. Explore the benefits of a Renewable Energy Task Force or Sub-Committee.		PC, Council
	f. Consider the development and adoption of a fully integrated energy master plan.		PC, Council
6. Invest in advanced technologies to benefit residents, businesses, and visitors.	a. Analyze or assess technology needs for the Mount Airy business and residential community.	AP - The Economic Development Commission should continue recent efforts to assess technology needs for Mount Airy and advise town leaders as to an appropriate plan for implementation based on those findings.	PC, Council
	b. Identify public safety benefits from advanced technology.	AP - As the town moves forward in utilizing the county fiber network, ensure that public safety stakeholders are brought into the conversations to determine what options exist to approve emergency services.	PC, Council

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		c. Coordinate with County Partners to utilize existing technology infrastructure.	IE - The Town, in partnership with the Carroll County Cable Regulatory Commission and Technology Council, will make forward progress towards utilizing the county fiber network in 2018.	PC, Council
		d. Include the advancement of technology initiative in annual budget cycle with a schedule of operating and maintenance costs.		PC, Council

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CHAPTER EIGHT: Community Design Guidelines

Adopted Initiatives		Adopted Implementation Strategies	Implementation Efforts / Action Plan	Commission
1.	Reinforce the significance of Main Street to the Community by creating “gateways” to Main Street, encouraging streetscape improvements, supporting downtown preservation and revitalization opportunities. Partner with the SHA for continued improvements to Main Street.	a. Designate the Main Street and Center Street Corridor as priority development areas.		PC, Council, Park & Rec.
		b. Concentrate the placement of pedestrian and bikeways that connect to the Town Center.		PC, Council, Park & Rec.
2.	Develop a linear park along an east-west route to interconnect new development, existing Town parks, the historic B&O Railroad right-of-way, and the South Branch of the Patapsco River.		IE -	PC, Council, Park & Rec.
3.	Improve the quality of new development through greater attention to site development, enhanced streetscapes and lot designs.	a. Incorporate the Design Guidelines Principles into all proposed site development plans.	AP - Consider establishing a professional services contract for on call architectural review services as needed.	PC, Town Staff
		b. Employ all available tools to promote and enhance the Town’s cultural and historic resources and structures.	AP - Fully implement the recommended action plan as provided by Downtown Master Plan upon its completion.	PC, Town Staff
		c. Reinforce the “small town” attribute in the design in new commercial, residential, and mixed use areas.		PC, Town Staff
		d. Showcase local talent and incorporate into the community design.		PC, Town Staff
		e. Include a variety of artwork and arts activities in public places, such as parks, public buildings, and plazas.	IE - The focus on art and local talent has been woven into the downtown culture over the past several years. The Mount Airy Arts Council coordinated several installations of “arts in public places” by featuring artwork in the Main Hall of the Town Office building and holding an art open house. Performances by local musicians held in a small plaza area on Main Street were established during the summer months in. In 2017, an “Art Market” was established in conjunction with the weekly Farmers Market.	PC, Town Staff
		f. Support efforts to expand art resources in the community, such as arts and crafts learning opportunities, art exhibits, shows, and competitions.	AP - Consider incorporating arts into recreational programs throughout the town.	PC, Town Staff
		g. Partner with local businesses to showcase community artwork.		PC, Town Staff
		h. Partner with local businesses, residents, and developers to design the gateway corridors of the community so that they will become attractive entrances into the Town of Mount Airy.		PC, Town Staff
		i. Design and implement a continuity of opportunity to support the Downtown area as the Town’s preferred destination.	IE/AP - The Downtown Master Plan which is slated to be underway early 2018 shall serve as a guide to meet this stated goal.	PC, Town Staff

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		j. Develop a Route 27 Corridor Master Plan to ensure orderly and compatible development in keeping with the Town's vision to retain its small town charm.	IE - The Route 27 Corridor Master Plan has been finalized complete with recommendations aimed at retaining the character of the town.	PC, Town Staff
		k. Evaluate available mechanisms to secure, improve, or redevelop uninhabitable abandoned structures with significant historic value, rather than allow the demolition thereof.		PC, Town Staff
		l. Monitor the condition and occupancy of "at-risk" buildings with significant historic value and intervene as appropriate. Develop public-private partnerships as appropriate in order to preserve important structures.	IE/AP - The Town has been receptive to and continues to facilitate discussions with private property owners of historic buildings in key revitalization areas regarding partnership opportunities. Discussions include possible solutions to remediate "at risk" conditions on properties that serve a mutual benefit. These discussions should continue working with town officials and state and county partners to determine available financing and grant opportunities may be available.	PC, Council, Town Staff
4.	Review opportunities with existing neighborhood developments that will provide a measure of continuity and integration greater than currently exists within the development.			PC, Council, Town Staff