



Town of Friendsville

Comprehensive Plan

Final Plan:
July 2024



Acknowledgments

The Friendsville Mayor and Town Council express their appreciation to the many people, agencies and organizations who assisted in gathering information, ideas and input for this report.



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Many additional individuals and organizations contributed to the plan via public and stakeholder outreach.

The Comprehensive Plan was prepared with assistance from:





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Resolution #2024-03

**TOWN OF FRIENDSVILLE
COMPREHENSIVE PLAN RESOLUTION**

WHEREAS, Article 66B of the Code of Public General Laws of Maryland authorizes and empowers towns to make and adopt a Plan for the general purpose of guiding and accomplishing the coordinated, adjusted and harmonious development of the Town; and

WHEREAS, the Friendsville Mayor and Town Council has appointed a Planning Commission to exercise the powers and duties as conferred by said Article 66B; and

WHEREAS, said Friendsville Planning Commission, acting with the advice and assistance of the citizens of the Town caused to be prepared an update to the Town Comprehensive Plan, entitled COMPREHENSIVE PLAN, TOWN OF FRIENDSVILLE, MARYLAND 2024; and

WHEREAS, said Comprehensive Plan is designed and intended to promote the health, safety, morals, order, convenience, prosperity and general welfare of the present and future residents of Friendsville; and

WHEREAS, said Comprehensive Plan has been subject to public review and to public hearings pursuant to said Article 66B; and

WHEREAS, the Friendsville Planning Commission has thereafter approved said Plan and has recommended that it be adopted by the Mayor and Town Council; and

WHEREAS, the Friendsville Mayor and Town Council have carefully considered said Plan together with the comments and suggestions regarding said Plan and find that said Plan constitutes a suitable, rational, and timely plan to guide the future development of Friendsville into the next century.

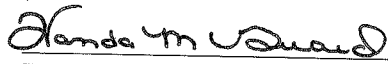
NOW, THEREFORE. BE IT RESOLVED, that the document dated July 23, 2024, consisting of text and maps and entitled "COMPREHENSIVE PLAN, TOWN OF FRIENDSVILLE, MARYLAND 2024" IS HEREBY ADOPTED AS THE Plan for Friendsville pursuant to said Article 66B.

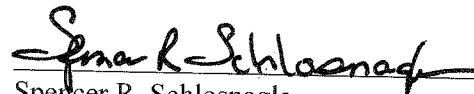
Resolution 2024 – 03
Friendsville Mayor and Town Council
Comprehensive Plan, Town of Friendsville, Maryland

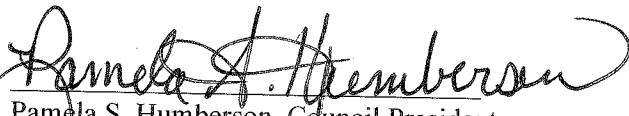
DULY ADOPTED BY A MAJORITY VOTE OF THE MAYOR AND TOWN COUNCIL OF
FRIENDSVILLE, MARYLAND, THIS 23RD DAY OF JULY 2024.

ATTEST/WITNESS:

APPROVED:


Wanda M. Guard,
Administration Assistant, Clerk-Treasurer


Spencer R. Schlosnagle
Mayor


Pamela S. Humberson, Council President


Michael E. Article, Council Member



James M. Hook, Council Member


Edward B. Kelley, Council Member


Sheryl A. MacLane, Council Member


Robert H. Sines, Council Member

I certify the foregoing resolution was duly passed and adopted by the Mayor and Town Council at a regular meeting held this 23rd day of July, 2024; I further certify this reproduction is an accurate facsimile of the said resolution; and I further certify I am the Clerk of the said Mayor and Town Council charged with the responsibility of keeping and recording all minutes, records and acts of the Mayor and Town Council; and I further certify Spencer R. Schlosnagle, Pamela S. Humberson, Michael E. Article, James M. Hook, Edward Kelley, Sheryl A MacLane and Robert H. Sines to be the appropriate officials to sign the said resolution.


Wanda Guard
Administrative Assistant, Clerk-Treasurer



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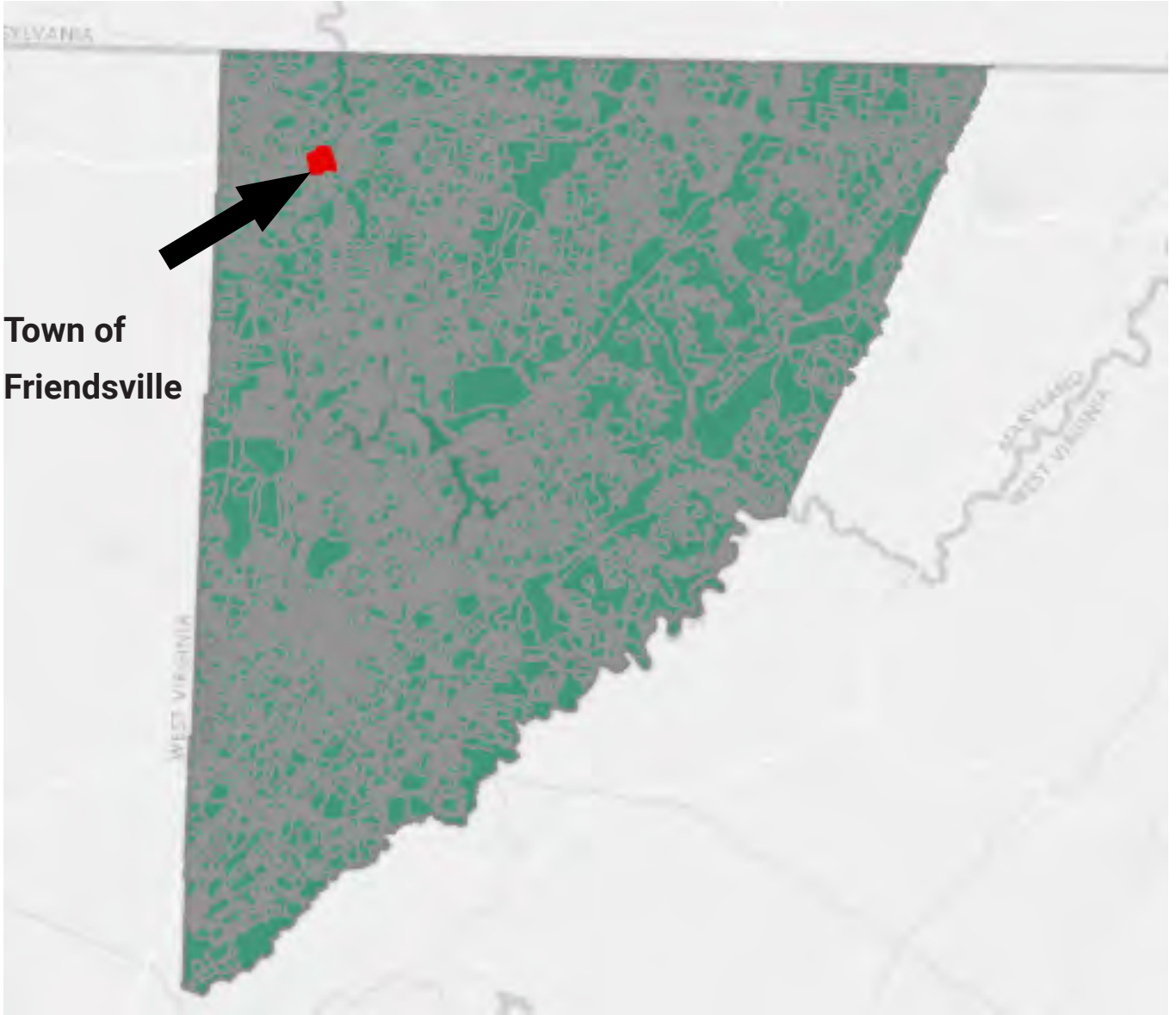
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Friendsville Days, Courtesy of: Town of Friendsville

Chapter 1: Introduction

Chapter 1 includes the purpose of the plan in regard to the State of Maryland requirements, a summary of the planning process, highlights for each of the plan elements and the plan goals.



**Town of
Friendsville**

Regional Location Map

Purpose of the Plan

The Comprehensive Plan serves as the official statement from the Town of Friendsville, outlining policies for future growth to guide both public and private development decisions. This document forms the basis for specific goals, policies, programs, priority projects, and legislative actions, including zoning and subdivision regulations. Comprising various major elements, the plan is designed to be an integrated and unified guide for future growth and development. Functioning as a comprehensive and long-range policy document, it covers the entire geographic area of the town, potential annexation areas, and incorporates all relevant functional elements affecting physical development, such as transportation, land use, water resources, housing, economic development, and community facilities. The plan's forward-looking nature extends beyond current issues, addressing problems and opportunities related to the future growth of the town.

Required Procedures for Plan Development

Maryland State law places Planning Commissions at the center of plan development whereby the Planning Commission develops the plan and forwards its recommendation to the legislative body (the Mayor and Council). The State Land Use Article establishes procedural requirements for plan adoption, as well. A draft plan must be submitted to the State of Maryland and adjacent jurisdictions for review at least sixty (60) days prior to a Planning Commission public hearing. At least one public hearing is required, with notice being placed in the local newspaper of record. This document continues in that tradition and has included engagement with the community, from kick-off to adoption.

Maryland Twelve Planning Visions

In addition to the planning elements, communities in Maryland are required to include the Twelve Planning Visions in their Comprehensive Plans. These visions work in concert with the Comprehensive Plan elements to ensure that ongoing goals to develop and implement sound growth and development policy in Maryland are met.

Quality of Life and Sustainability: Achieve high quality of life through stewardship of land, water and air for sustainable communities and environmental protection.

Public Participation: Ensure citizens are partners in the planning and implementation of community initiatives.

Growth Areas: Concentrate growth in existing population and business centers or strategically selected new centers.

Community Design: Encourage compact, mixed-use, walkable design consistent with existing community character and located near transit options to ensure efficient use of land and transportation resources while preserving and enhancing natural systems, open spaces, recreational areas and historic, cultural, and archaeological resources.

Infrastructure: Ensure growth areas have water resources and infrastructure to accommodate population and business growth in an orderly and environmentally sensitive manner.

Transportation: Promote a well-maintained, multi-modal transportation system to facilitate the safe and efficient movement of people and goods.

Housing: Provide a range of housing options for citizens of all ages and incomes.

Economic Development: Encourage economic development that promotes employment opportunities for all income levels.

Environmental Protection: Manage land and water resources to restore and maintain healthy air/water, natural systems and living resources.

Resource Conservation: Conserve waterways, forests, agricultural areas, open space, natural systems and scenic areas.

Stewardship: Ensure government, businesses and residents collaborate to create sustainable communities to balance efficient growth with resource protection.

Implementation: Integrate strategies, policies, programs and funding for growth and development; resource conservation; infrastructure; and transportation.

Comprehensive Plan Elements

The State of Maryland has required elements that must be included in a comprehensive plan. While there is no designated way these elements must be addressed and chapters are not required to have titles that match the elements. The required elements are:

- Goals and Objectives
- Land Use
- Housing
- Transportation
- Community Facilities
- Mineral Resources
- Development Regulations
- Area of Critical State Concern
- Sensitive Areas
- Fisheries
- Implementation
- Development Capacity Analysis
- Municipal Growth
- Water Resources

Smart Growth Legislation

In 1997, the State enacted Smart Growth legislation, giving it programmatic and fiscal authority to encourage local governments to implement “smart growth” planning. The Priority Funding Areas Act directed State funding for growth-related infrastructure to Priority Funding Areas (PFAs), providing a geographic focus for its investments. It designated certain areas as PFAs and established local designation criteria, including permitted density, water and sewer availability requirements, and the designation of growth areas in the comprehensive plan.

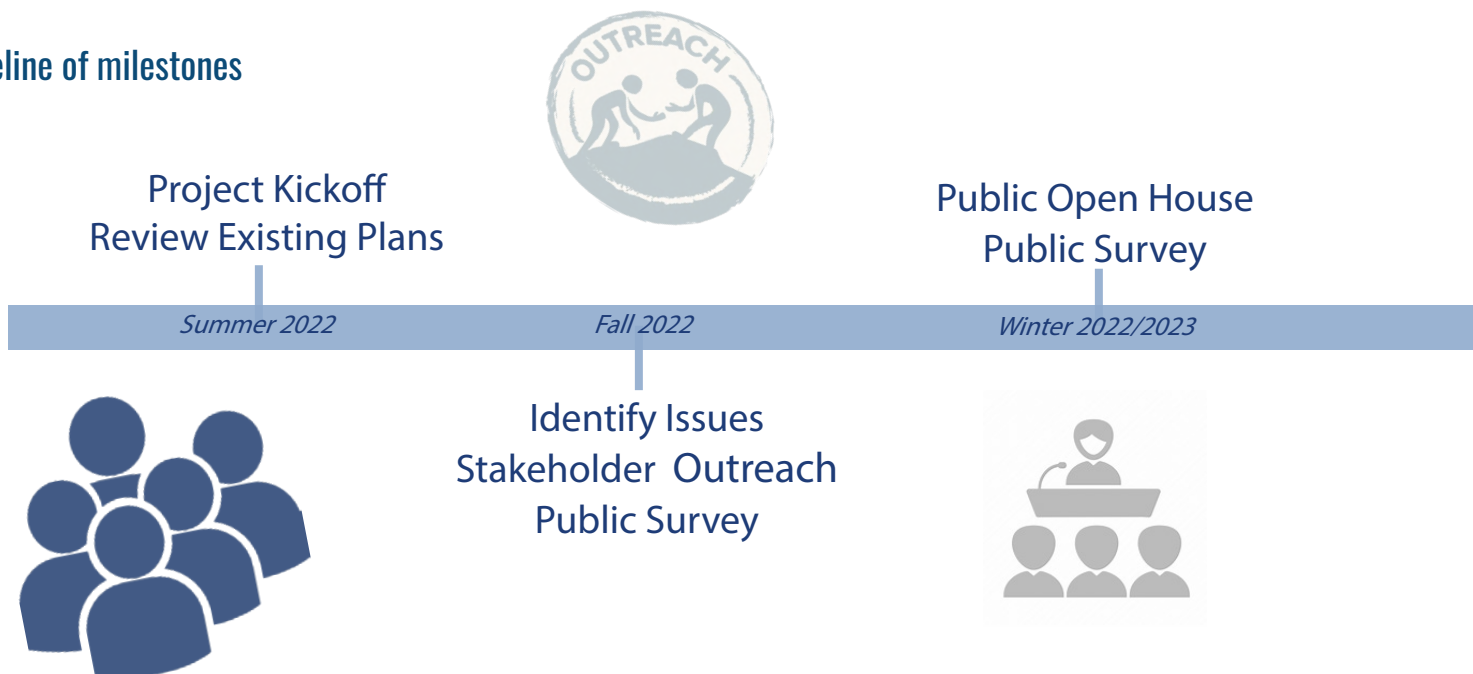
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The Planning Process

Comprehensive planning is a process of developing a long-range vision for a community or region, and creating a plan to achieve that vision. It involves a broad and integrated approach to addressing the various aspects of community development, such as land use, transportation, housing, economic development, and environmental sustainability. The resulting plan provides a roadmap for future growth and development that balances the social, economic, and environmental needs of the community.

The Comprehensive Plan serves as the mechanism to initiate and formalize the planning process for the benefit of officials and the community at large. The plan takes a comprehensive approach by examining the physical, social, and economic characteristics that have contributed to the current state of Friendsville, while also anticipating future conditions that will impact the area. Its purpose is to establish fundamental policies and provide guidance for the future growth and development of the community.

Timeline of milestones

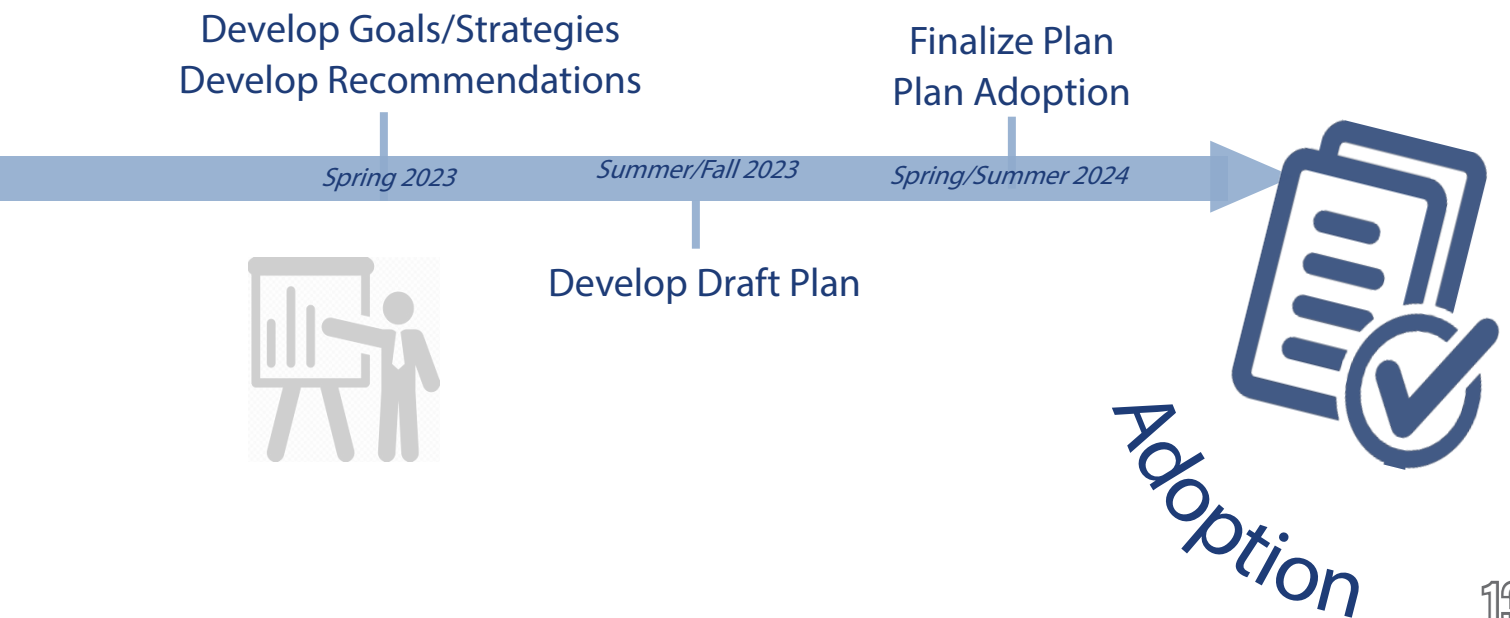


Initial research included demographic analysis, an inventory of local resources and amenities and a review of previously adopted planning and regulatory documents for the Town.

Following the Town's selection of Mackin as a planning consultant, the project began as the Planning Commission identified a wide range of community stakeholders whose points of view should be reflected in developing an understanding of current conditions, developing community goals and devising practical, effective strategy alternatives.

To create a vision for the plan update, the Planning Commission gathered input from various sources, including elected and appointed municipal officials, staff, community leaders, business owners, and residents. The planning process was instrumental in prioritizing the recommendations and strategies developed throughout the planning process.

The information gathered through public outreach and stakeholder interviews was utilized to identify significant long-term issues and needs of the Town, which helped to inform the recommendations aimed at addressing each of these issues. The strategies outlined in this document were developed to provide direction to municipal officials, and to plan for the future.



Public and Stakeholder Outreach Summary

In addition to regular meetings with the Town's Planning Commission and staff, the planning process included a variety of outreach methods designed to publicize the plan, generate excitement and get people involved in determining what the future of Friendsville should look like.

Surveys



An initial online survey was made available to the general public early in the planning process to gain information about key local priorities. There were 152 responses to this survey and results showed that respondents felt that nature/outdoor recreation, proximity to interstate, small town atmosphere, and the elementary school were major strengths while attracting/retaining local business, property maintenance, infrastructure, and housing choices were major weaknesses.

Friendsville Public Survey

EDIT

The Town of Friendsville wants to hear from you!

Friendsville is currently working with Mackin Engineers & Consultants to update its Comprehensive Plan. To help gather public input, please take the time to complete the survey and become a part of the process (feel free to use extra paper if necessary). If you have any questions, feel free to reach out to: Brandi Rosselli at brosselli@mackinengineering.com/412-788-0472.

1. Why do people choose to live in Friendsville?  

- Grew up here
- Community
- Recreation
- Proximity to businesses/retail in the region
- Proximity to jobs

Public Input Sessions

A Comprehensive Plan events was held to allow the whole community to participate in the planning process. The public input session was held at the Friendsville Fire Hall in November of 2022. This public input session kicked off with a short presentation and then allowed residents to walk around and talk to town representatives and consultant staff. This event was designed to ask residents about their vision for the future, what are the opportunities and what key issues need to be addressed.

A second public input session was held after recommendations were developed for the plan. People were given the option to participate after the input session via a exit survey. Results from the meeting and exit survey stated that, in general, the recommendations are on track and supported.

Stakeholders

The Planning Commission and staff developed a list of stakeholders they believed could provide insight and perspective on the plan, all of whom were contacted to participate. Some represented agencies and organizations while others were long-standing business owners or community leaders. The primary goal of all stakeholder input was to collect information that would help the Town of Friendsville understand and prioritize local issues and formulate practical, well-calibrated strategies to address them.



Previous Studies

Since the 2008 Comprehensive Plan, there have been studies and reports that addressed Friendsville's physical and social environment and provided guidelines for future planning of the Town of Friendsville. These studies are important points of reference for understanding key issues in this Comprehensive Plan and are summarized below.

Emergency Action Plan for the Deep Creek Station 2012

The purpose of this emergency action plan is to provide a comprehensive and coordinated approach to prepare, respond to, and recover from a flood emergency. The plan outlines the roles and responsibilities of responsible parties in the event of high waters or a failure to the dam. The emergency action plan provides warning procedures, guidance on the evacuation of people and property, identifies centers/shelters to be activated in case of emergencies, and assigns specific responsibilities to local response agencies and other organizations.

Friendsville's Revitalization Plan 2015

This plan provides a focused look at strategies for growing the existing business base by: strengthening existing businesses; attracting new business enterprise; developing options for housing development; and improving the marketing activities to attract more residents.

Regional Plans

Garrett County Comprehensive Plan 2022

The Garrett County 2022 Comprehensive Plan is the vision of what the County wants to become over the next 20 years and the steps needed to bring this vision to fruition. It serves as the policy guide and framework for future growth and development, infrastructure and capital improvements, and resource management and conservation. The four main chapters include:

- **Sustainable Environment** outlines how Garrett County will promote a sustainable environment through land use policies to conserve its rich natural areas, protect water resources, and manage agricultural and forestry resources while promoting a vibrant and diversified economy.
- **Vibrant Economy** outlines economic conditions and goals in the County with emphasis on how infrastructure, transportation and management of resource-based industries, as well as growth management of the Deep Creek Lake area, are critical in supporting a vibrant economy.
- **Thriving Population** provides plans for quality housing and community facilities and services that are consistent with the land use plan and growth projections, which are critical to produce and maintain a thriving population.

Army Corps Youghiogheny River Lake Master Plan 2021

- **Align with Environmental and Recreational Goals** - Ensure Friendsville's plan leverages the river for recreation while conserving its natural environment.
- **Boost Economic Development**- Identify how the plan can enhance local businesses through tourism driven by the river's attractions.
- **Upgrade Infrastructure**- Review infrastructure needs to support increased river area visitation.
- **Adopt Environmental Protections**- Incorporate measures to maintain water quality and habitat around the river.
- **Foster Community and Stakeholder Partnerships**- Emphasize collaboration with entities involved in the Youghiogheny River Lake Master Plan for shared benefits.



Deep Creek Lake Watershed Management Plan 2016

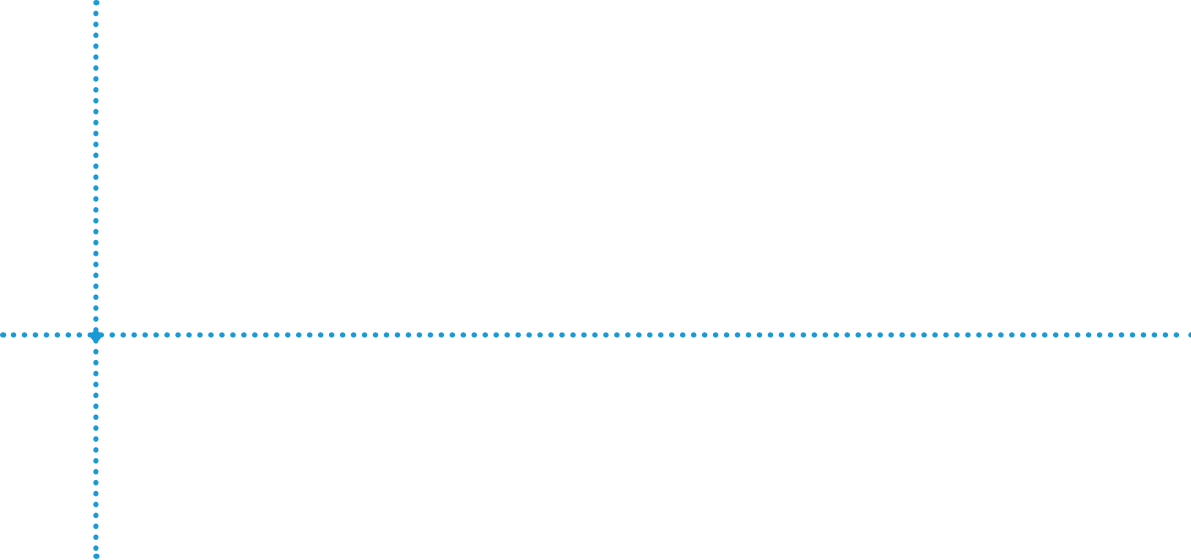
The plan includes strategies to enhance water quality in the watershed, benefiting Friendsville with cleaner water sources and potential cost savings in treatment. Flood management and mitigation measures could involve infrastructure or land use changes to reduce flood risks, crucial for development planning and property protection in Friendsville. Additionally, prioritizing habitat preservation supports biodiversity, offering recreational opportunities and ecosystem services for residents. Community engagement and education efforts aim to cultivate a conservation ethos and responsibility towards natural resources in Friendsville. Collaboration with regional partners underscores the significance of joint efforts in leveraging resources and expertise to tackle water-related challenges effectively.

Youghiogheny River Conservation Plan: Part 1, Dunbar Creek to Headwaters 2023

The Youghiogheny River Conservation Plan targets the preservation and management of the Youghiogheny River watershed spanning three states. Its objective is to meet environmental, recreational, and community requirements by segmenting the area into management units. Addressing critical concerns such as climate change, habitat preservation, water quality, and sustainable land use, the plan underscores the importance of community involvement and partnerships for effective execution. Serving as a pivotal resource for local planning and conservation endeavors, this holistic strategy is essential for safeguarding the river's natural assets and fostering the welfare of watershed communities.

Yough River Wild and Scenic Management Plan 1996

This document developed to guide the conservation and management efforts along the Youghiogheny River, which is designated as a Wild and Scenic River. The plan outlines strategies for protecting the river's natural and cultural resources, managing recreational activities, and preserving the scenic values of the corridor. It involves input from various stakeholders and agencies to ensure sustainable management practices while balancing the needs of recreationists, residents, and the environment. The plan serves as a framework for decision-making and stewardship efforts to maintain the river's outstanding values for future generations.



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PLAN OBJECTIVES

Goals for each plan element were formulated, drawing insights from both the prior Comprehensive Plan of Friendsville and input gathered from the Town. These goals served as the foundation for crafting recommendations outlined in the Action Plan



Land Use: Friendsville will endorse a development pattern aimed at preserving natural resources and fostering a harmonious balance among different land uses, contributing to an overall inviting atmosphere.



Housing: Friendsville will promote inclusive housing types that ensure equality and fairness for all current and future residents, while also facilitating the accessibility ability of individuals to age in place.



Transportation: Friendsville will advocate for a transportation system that prioritizes the safe and efficient mobility of all users, concurrently improving existing roads, connectivity, and pedestrian & bicycle safety.



Community Facilities & Services: Friendsville will work towards the development and protection of its community, facilities, historic resources, and the expansion of infrastructure to meet both current and future needs of the town.



Mineral Resources: The Town of Friendsville strictly prohibits and bans the entry of any mineral extraction within its borders.



Development Regulations: Friendsville will revise its land use regulations to align with the goals outlined in the Comprehensive Plan Update and make the Zoning Ordinance more user-friendly and have tables and easy to understand language.



Areas of Critical State Concern: Friendsville will guarantee the protection of areas designated as critical state concern within its boundaries, preventing them from being subject to development.



Sensitive Areas: Friendsville will safeguard natural resources and environmentally sensitive areas by guiding development and redevelopment towards designated areas that are vital for the future public health, safety, and overall quality of life.



Implementation: The Town of Friendsville is committed to ensuring that land development regulations and the review process for development applications are streamlined and supportive, encouraging development in suitable areas.



Development Capacity Analysis: Friendsville will continue to monitor and secure the availability of land for future development or redevelopment.



Municipal Growth: Friendsville will oversee future development and redevelopment to mitigate significant impacts on the town's historic and cultural presence, ensuring their preservation.



Water Resources: Friendsville will ensure that town residents have access to clean and reliable water sources.



Chapter 2:

Context & Principals

Chapter includes information on what exists currently for the town regarding the various plan elements. The data was derived primarily from the existing plan and updated as necessary through stakeholders and online research.



Grace Lutheran Church , Photo Courtesy of: Mackin

Existing Trends & Conditions

Friendsville is a small town, with a total area of 0.91 square miles, located in Garrett County, Maryland. Friendsville is situated along the Youghiogheny River and is surrounded by the Appalachian Mountains. The town has a rich history dating back to the late 1700s when it was established as a trading post for fur trappers and traders.

Today, Friendsville remains a small, charming town with a rich history and many historic buildings and sites.

Friendsville offers:

- **Natural Beauty:** Friendsville is surrounded by picturesque landscapes, including mountains, forests, and the Youghiogheny River. Outdoor enthusiasts can enjoy activities such as hiking, camping, fishing, and kayaking.
- **Adventure Sports:** The Youghiogheny River is renowned for its whitewater rafting opportunities, attracting adventure seekers to the area. There are also opportunities for other water sports and activities.
- **Scenic Drives:** The region is known for its scenic byways, offering breathtaking views of the Appalachian Mountains and the Youghiogheny River.
- **Small-Town Charm:** Friendsville has a small town atmosphere, and visitors can experience the charm of a close-knit community with local shops and friendly residents.
- **Proximity to State Parks:** The Town is close to several state parks, including Swallow Falls State Park, Herrington Manor State Park, and Sang Run State Park. These parks offer additional recreational opportunities, hiking trails, and natural attractions.
- **Historical and Rich Heritage:** The Mountain Maryland Gateway to the West Heritage Area Management Plan was adopted and made a part of the comprehensive plan of Garrett County in 2011 and included the Town of Friendsville within the boundaries. This update of the comprehensive plan, when adopted by the Town of Friendsville, incorporates by reference all portions of the Heritage Area Management Plan, except those portions relating to other jurisdictions within the Heritage Area, as part of the Comprehensive Plan

Natural Resources

(Natural Resources, Sensitive Areas, State of Critical Condition, Fisheries and Mineral Resources)

In this section, an account is provided of the natural characteristics present in the Town of Friendsville. These encompass the hydrology, wetlands, soils, topography, mineral resources, and prime agricultural lands. These form the base of Friendsville's bountiful natural legacy, which has considerably enhanced the standard of living for the residents. For further reference, a map that illustrates the natural resources in Friendsville has been included at the conclusion of this section.

Hydrology

Located in southern Garrett County, the Youghiogheny River flows northward and joins with the Monongahela River in Pennsylvania. As the river moves through Friendsville, it meanders to the west of Oakland and through other nearby areas like Accident, Deer Park, Loch Lynn Heights, and Mountain Lake Park. A designated Maryland State Scenic and Wild River, the portion of the Youghiogheny located south of Friendsville and all land visible from the river are protected, and any uses within this area are regulated by the State of Maryland.

The town of Friendsville is located on the Youghiogheny River – a designated Maryland State Scenic and Wild River. This portion of the Youghiogheny is considered a Stronghold watershed for several aquatic rare, threatened, and endangered species. Two major tributaries including Bear Creek and Minnow Creek are designated cold water streams (Use Class III-P). The Bear Creek watershed upstream of Friendsville contains Tier II High-Quality waters and an important trout fishery.

Wetlands

Wetlands are transitional areas, located between permanently flooded deepwater environments and well-drained uplands, where the water table is usually at or near the surface or the land is covered by shallow water.

The Town of Friendsville has 1.38 acres of "Freshwater Forested/Shrub Wetland", 0.40 acres of "Freshwater Ponds", and 2.92 acres of "Freshwater Emergent Wetland" according to the Maryland National Wetland Inventory.

100 Year Floodplain

Floodplains that are prone to severe flooding, known as the 100 Year Floodplains, offer significant natural resources and recreational open space. Floodplains, which are situated beside streams and rivers, are flat areas that typically become inundated with water during and after high precipitation events. Given the high likelihood of flooding, it is unwise to develop in these regions. By effectively managing and connecting these areas, greenway corridors can be established. Both the Youghiogheny River and the unnamed tributary feature floodplains. The floodplain management measures of Garrett County are utilized by the Town of Friendsville. In Garrett County, development on slopes exceeding 30% is prohibited.

Soils

The United States Department of Agriculture (USDA) provides a soil survey that offers detailed information about the soil types for communities. According to the USDA, Friendsville soil types primarily consist of "Alluvial Land - very stony, Dekalb and Gilpin very stony loams, Ernest silt loam, Pop silt loam, Philo slit Loam and Stony land, steep."

Topography

The Town of Friendsville has an average elevation of 1,732 feet above sea level. It spans from a minimum elevation of 1,434 feet along the Little Youghiogheny River to a maximum elevation of 2,228 feet in the southwest portion of the Town. Friendsville is encompassed by mountains on all sides, and the steepness of the mountain slopes encircling the Town restricts development beyond the valley where Friendsville is situated. Notably, the slopes along the north side of the Town give the impression of a natural barrier along the edge of the Youghiogheny River.

Habitats of Rare, Threatened and Endangered Species

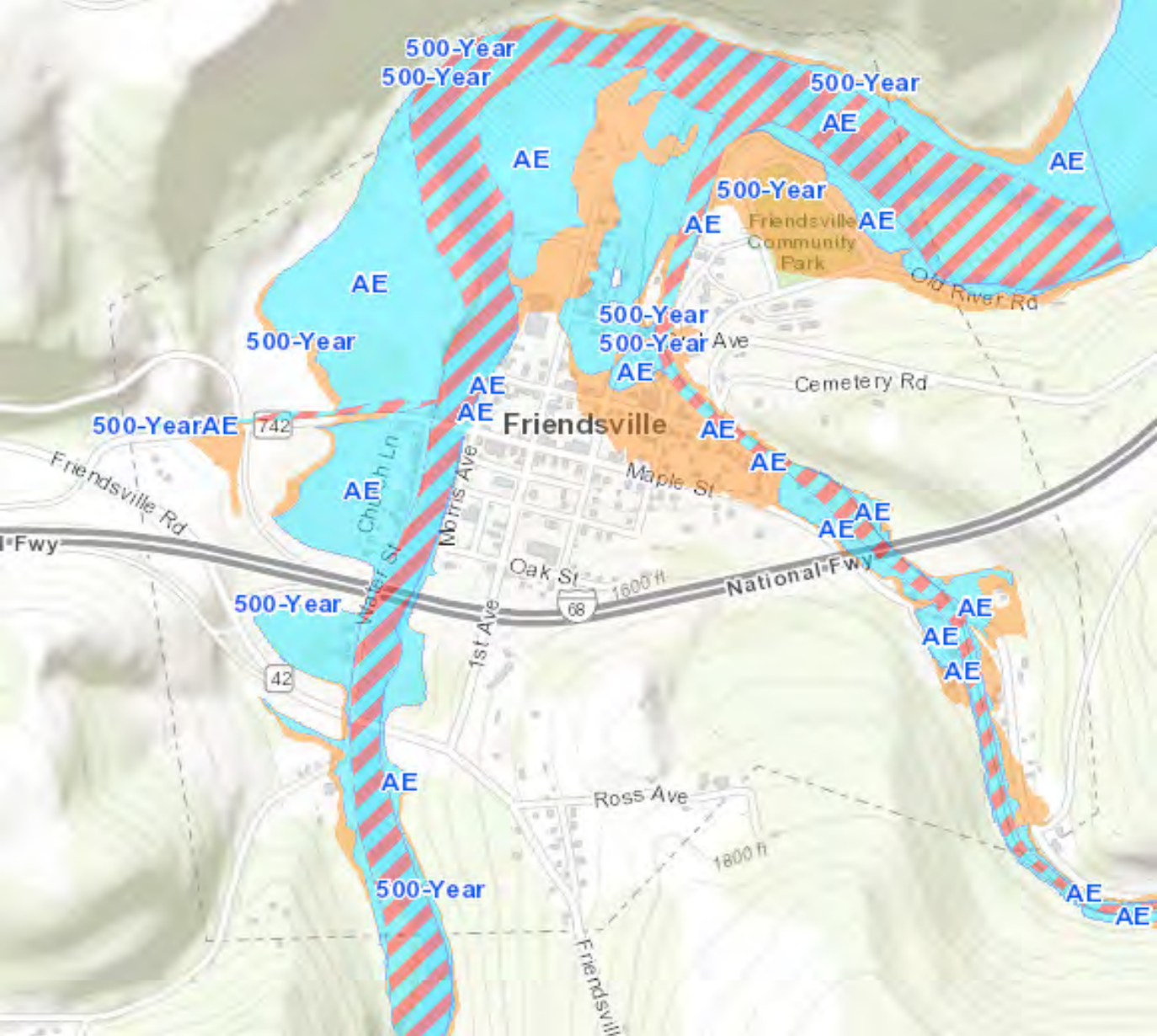
These ecosystems encompass natural regions with distinctive features vital for the continued existence of rare, threatened, or endangered species. According to State and Federal inventories, the area along the Little Youghiogheny River has been recognized as a habitat supporting such species.

Prime Agricultural Land

The United States Department of Agriculture defines Prime Agricultural Land as land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber and oil seed crop. The Town of Friendsville does not have any prime agricultural lands.

Sensitive Areas

As illustrated in the map below, the floodplains delineated by the Maryland Department of Environment are indicative of areas susceptible to flooding within the region. These demarcated zones serve as essential references for understanding flood risk and guiding land use planning and development decisions.



Friendsville Floodplains, Map Courtesy of: Maryland Department of Environment

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Land Use

(Land Use, Development Regulations, Municipal Growth, Fisheries and Development Capacity Analysis)

The initial part of this section offers an overview of Land Use, with a general depiction of the land use categories presented on this page. Subsequent pages offer a detailed explanation of the current land use for Friendsville. However, it is important to note that the land use map may not necessarily align with the zoning map, since the former illustrates the existing land use patterns, whereas the latter establishes the allowed uses for land.

Land Use

The generalized land use mapping obtained from Garrett County is the main source of the information and mapping in this section. The Garrett County mapping was refined and updated based on field views and meetings with Town officials, staff and stakeholders. A breakdown of land uses by category is below:

1. Public ROW: Applies to a strip of land granted for transportation or utility purposes. It typically exists along roads, highways, streets, or other public thoroughfares.
2. Agricultural: Applies to lands that are actively farmed or areas where livestock is raised.
3. Commercial: Applies to commercial areas and uses including the downtown, shopping centers, highway commercial corridors, and agricultural-related enterprises.
4. Residential: Applies to residential areas including single- family, two-family or multi-family.
5. Institutional: Applies to the major stand-alone civic, governmental, religious, and community sites.
6. Park & Recreation: Applies to properties designated for recreational purposes, including parks, sports facilities, camps, trails, etc.

Zoning

The town's existing zoning map is comprised of six districts as depicted on the zoning map on the following pages:


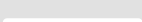
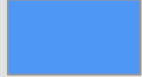
- Rural Development: Low density growth in the rural development area will also be most compatible with the agrarian nature of the land adjoining this area outside the Town's corporate limits.
- Suburban Residential: Attempt to balance the desire to avoid inappropriate high density development and the desire for more efficient use of the land, compatible with current residential preferences.
- Town Residential: The town residential area will provide area for strictly residential development, yet one that is convenient to Friendsville's town center.
- Town Center: Retail, service, office and other appropriate non-residential uses would also be directed to the town center for the purpose of perpetuating this area as Friendsville's "business district".
- General Commercial: Both traditional retail uses and the kinds of highway-oriented commercial enterprises that function better outside typical downtown "Main Street" locations because they need large buildings, parking lots and/or outdoor storage areas.
- Employment Center: This district is an area of the town designed to attract environmentally responsible industry and other forms of economic development that will create jobs and enhance local property tax revenues.

Land Use Tier Map






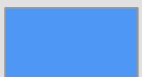

Garrett County first adopted a growth tier map in December 2012 and amended the map in May 2016 under the Sustainable Growth and Preservation Act. The Town of Friendsville has concurred with the map and has included it as part of this Comprehensive Plan update on the following pages. As shown on the map, Friendsville is entirely in the Tier 1 category, which are areas served by the Public Water Systems and are designated local growth areas within the Garrett County Comprehensive Plan. The town concurs with Garrett County's tier map amended in May 2016.

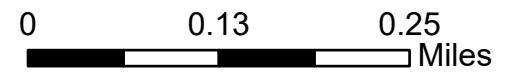
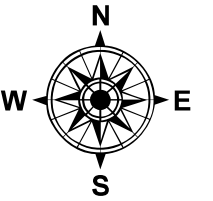
Friendsville Existing Land Use

Legend

-  Town Boundary
-  Roads
-  Waterways

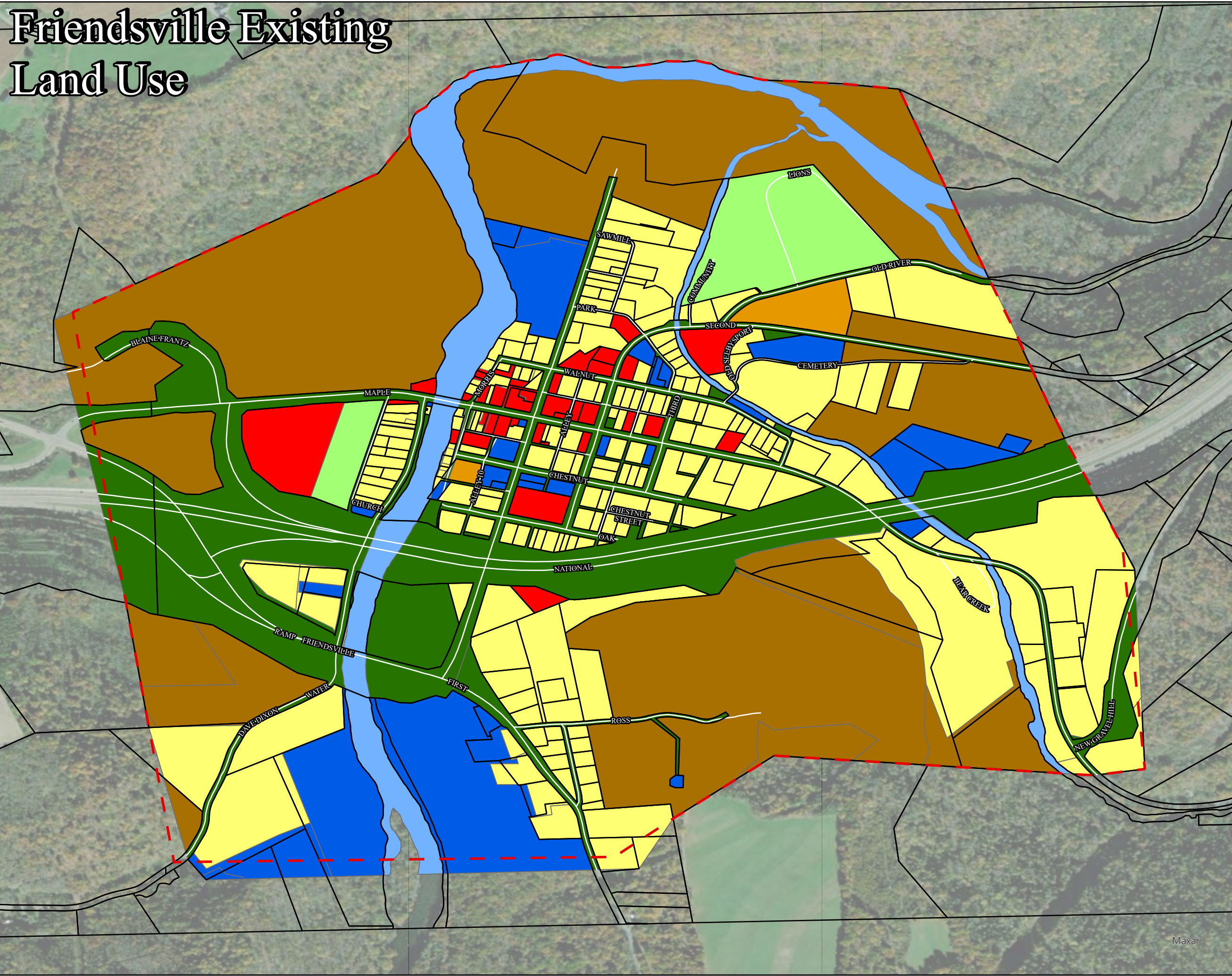
Existing Land Use

-  Public ROW (P)
-  Agricultural (A)
-  Commercial (C)
-  Residential: Single-Family (R)
-  Residential: Multi-Family (M)
-  Institutional / Governmental (IG)
-  Park & Recreation (PR)



Source: Garret County Planning Department


Date: 2/6/2024



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Friendsville Zoning

Legend

 Town Boundary


 Roads

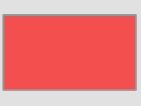
 Waterways


Zoning

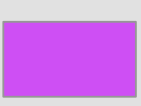
 Rural Development District (RD)

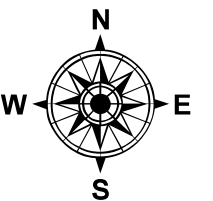
 Town Residential District (TR)

 Suburban Residential District (SR)


 Town Center District (TC)

 General Commercial District (GC)

 Employment Center District (EC)



0 0.13 0.25 Miles

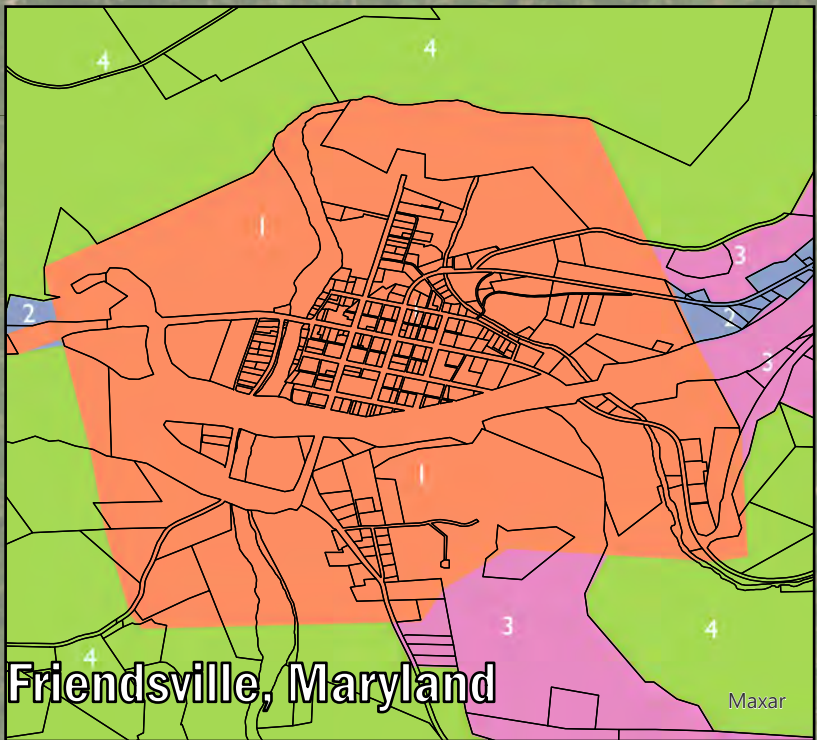
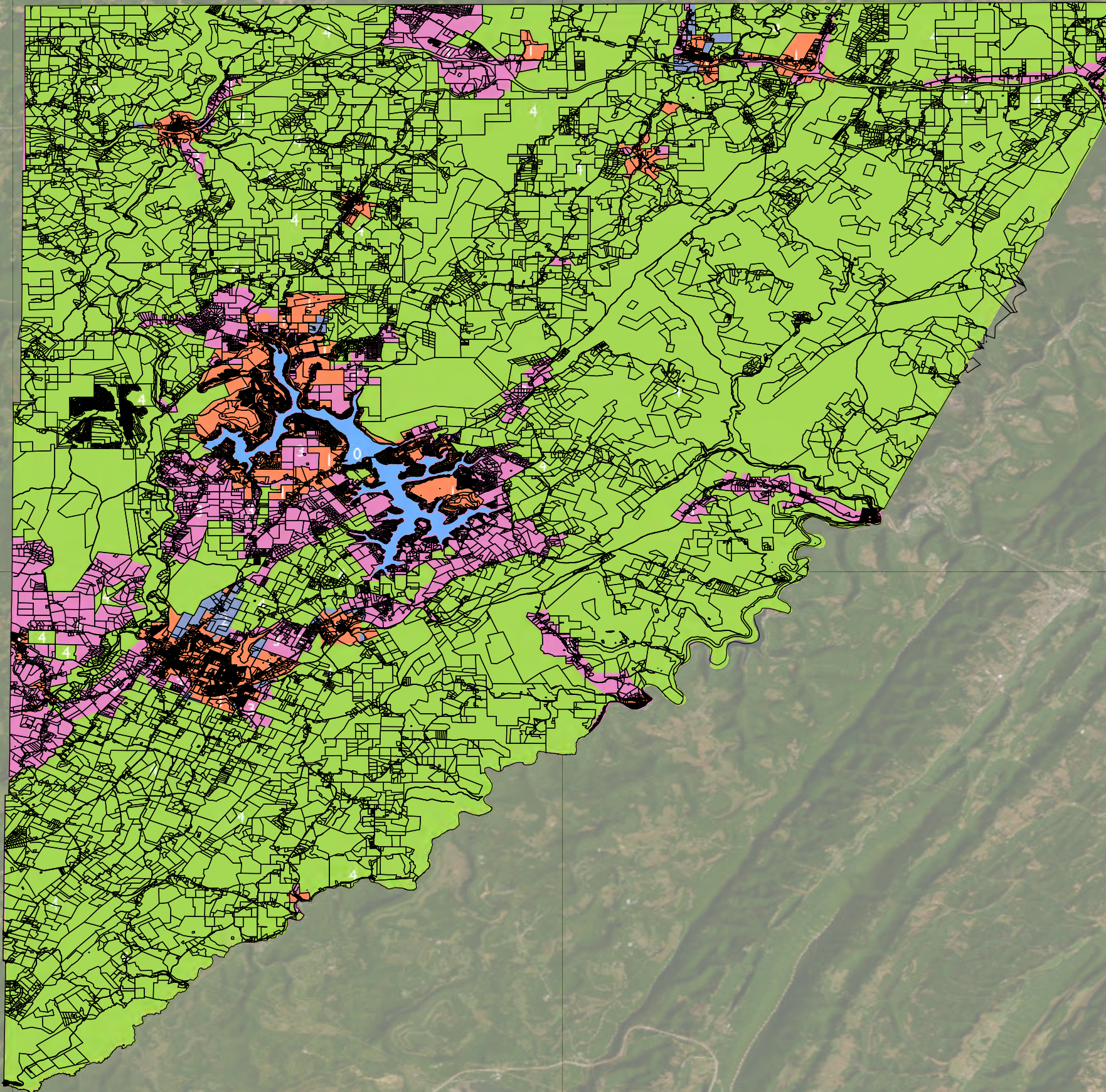



Source: Garret County Planning Department


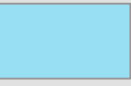
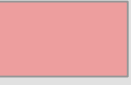

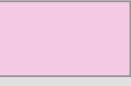

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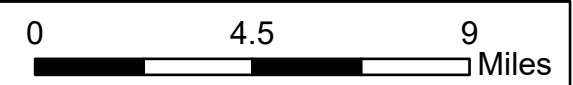
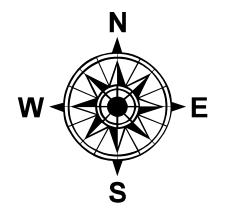
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Garrett County Land Use Tier Map



Legend

-  Garrett County Parcels
-  Deep Creek Lake
- Tier Categories**
-  Tier 1
-  Tier 2
-  Tier 3
-  Tier 4



Source: Garrett County Planning Department

Date: 2/6/2024

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Transportation

This section provides an overview of the transportation options available, starting with a description of Friendsville's road network. In addition to this, modes of transportation such as public transit, rail service, and air transportation in the County are also discussed. The Maryland State Highway Administration (SHA) determines the functional classification of roads based on several factors, such as traffic volume, location, purpose, and characteristics. The classification provides valuable insight into how a particular road may be used and what sort of land use is most suited to a given area. Arterial roads, for instance, would serve commercial properties that thrive on high traffic volumes and visibility. Friendsville consists of three distinct road classifications, including interstates (such as Interstate 68, Route 42, Route 742, and associated ramps), local roads (primarily serving local traffic, such as Water Street, Walnut Street, etc.), and minor collector roads (including Maple Street, First Avenue, etc.).

State Highways & Local Roads

Friendsville is primarily accessible by its road network, with Interstate 68 running through the town. Access is facilitated through an interchange at Maryland Route 42. Additionally, Maryland Route 742 serves Friendsville, tracing the old alignment of MD 42 through the town's center. The SHA recently constructed a 37-space park and ride facility on MD 42 (Friendsville Road) near MD 742 (Maple Street) in Spring of 2019.

Public Transit

Garrett County stands out for its consolidation of numerous county-based human service programs under the Garrett County Community Action Committee (GCCAC). The People Movers division, known as Garrett Transit Service (GTS), offers comprehensive public transportation services across the County as a demand service only. Operating from Monday to Friday, GTS runs from 6:00 a.m. to 7:00 p.m., adjusting its schedule as needed. With a diverse fleet comprising 25 vehicles, including vans and buses with a maximum capacity of 18 passengers, GTS plays a crucial role in facilitating transportation services within the community.

Rail Service

The towns nearest passenger rail service is provided by the Amtrak train connecting Washington D.C. to Chicago, with a stop in Cumberland, Maryland. Garrett County features two operational CSX rail routes. The first route spans from Cumberland to Grafton in West Virginia, passing through Deer Park, Loch Lynn Heights, Mountain Lake Park, and Oakland. This route experiences substantial traffic, serving both trains and local traffic that caters to the commercial and industrial areas in the County. The second route runs parallel to the Potomac River, merging with the Cumberland-Grafton line in Luke and traveling through Kitzmiller, primarily offering lighter service to the local coal mines in the region.

Air Transportation

The Garrett County Airport located in the Town of McHenry functions as a general aviation facility catering to private charters. Equipped with a substantial 15,000-foot runway, the airport features 24 T-hangers, 8 corporate hangers, and a designated parking lot. The most recent Master Plan for the airport was completed in 2015. Future initiatives involve hill removal to enhance access to corporate hangers and the development of a taxi ramp connecting to the industrial park.

Community Facilities

(Water Resources and Community Facilities)

This section expands on what community facilities are available for the Town of Friendsville. These facilities play a vital role in enhancing the quality of life and well-being of residents in a community by providing spaces and services that contribute to the social, cultural, recreational, educational, and health aspects of community life.

Public Water & Sewer

The town's water system is owned and operated by the Garrett County Department of Public Works – Utilities Division, also known as the Wiley Ford Water System. The system provides drinking water for 238 customers and currently serves approximately 235 ERUs. The system consists of a raw water intake structure on the Youghiogheny River, a sand filter water treatment plant with a capacity of 120,000 gallons per day (gpd), a 300,000-gallon concrete water storage tank, and distribution system with fire hydrants and metered service lines. A USDA Rural Development Preliminary Engineer Report (PER) was conducted in Winter of 2023 which focuses on water improvement for the Town of Friendsville. In general, the project will consist of four (4) aspects: replacing the raw water source, replacing the water treatment process, replacing the water storage tank, and rehabilitating the water distribution system. The town currently does not have any septic systems installed throughout the area.

Schools

Friendsville Elementary is the only school located within the town boundaries. As of Fall 2023, the enrollment was 133 students spanning from Pre-K to 5th grade. According to the Garrett County Educational Facilities Master Plan, several facility enhancements are recommended. These improvements include repairing sidewalks, replacing interior doors, upgrading faucets and drinking fountains, and replacing all electric reheats and chillers.

Municipal Building

The Friendsville Town Hall is situated on Community Drive adjacent to the Community Park. Town Hall is open 9:00 a.m. - 3:00 p.m. Monday through Thursday and is utilized for the town office as well as a meeting space.

Library

The Friendsville branch of the Ruth Enlow Library, currently located on Chestnut Street is a full service library with WiFi access, four computers for the public and a wide range of books, audio books, and DVDs (over 400). The special collections include local and genealogical information, teen, large print, inspirational fiction, new fiction and non-fiction. In collaboration with Friendsville Elementary School, the library extends its services to encompass a range of programs and activities catering to students from Pre-K through 5th grade. These initiatives include engaging children's programs like STEAM Kids, LEGO Club, and the Summer Reading Club. Furthermore, the Friendsville Library Quilters convene weekly at the library to craft a stunning quilt, an annual raffle of which contributes to supporting the Friendsville Library.

The library is currently receiving capital funding from a grant through the Maryland State Library for the proposed new Friendsville Library building. Architects Murphy and Dittenhafer are under contract and are currently in the design phase for the new building. Current plans are to have the new building under construction in 2024 and have it completed by 2025.

Parks and Recreation

The Town of Friendsville is home to the Riverside Community Park and the Kendall Trail. The Riverside Community Park offers a variety of recreational activities including fishing and boating with a river access ramp, walking and biking along the paved and handicapped-accessible loop, and engaging in sports such as volleyball, horseshoes, tennis, basketball, baseball, frisbee, and more. The Community Park features a playground, five pavilions available for rent, a covered stage for hosting events, and a small sand beach for additional leisure options.

The Kendall Trail is a short (out and back – 4 miles round trip) trail that runs along the Youghiogheny River upstream from Friendsville, MD. The start of the trailhead is located along Morris Avenue as it follows an 1890s era railbed to an old logging community called Kendall (originally Krug). The trail follows the river into the Youghiogheny Wild and Scenic River Corridor with numerous places to go to the river's edge and swim and relax. In spring the trail abounds with wildflowers and in summer in the afternoons hikers can watch the kayakers come down the river on the water release.

Police

The Town of Friendsville relies on the Garrett County Sheriff's Office (GCSO) and the Maryland State Police to ensure the safety and security of its residents. The Garrett County Sheriff's Office is staffed with 29 sworn officers, including the Sheriff, Chief Deputy, 2 Captains, 3 Lieutenants, 3 Sergeants, 2 Corporals, and 17 Deputies. This personnel encompasses various specialized units such as K9 units, Drug Task Force, School Resource Officers, Community Service, and Court Security.

There resources include 14 active road patrol units comprising 2 Lieutenants, 2 Sergeants, and 10 Deputies. The coverage area spans a population of 30,000 people across more than 650 square miles. Notably, the Detention Center, the sole holding facility in the County, is currently situated in Oakland, Maryland.

Fire

Friendsville is fortunate to have quality fire protection services provided through the Friendsville Volunteer Fire and Rescue Squad. Equipped with a range of mobile units, the FVFD boasts resources such as the Pumper Engine 111 - an 1800-gallon American France vehicle, the 112 Mini Pumper with an 800-gallon capacity on a Ford 550 chassis, and a Tanker 166 on a 2800 Peterbilt. Additionally, the squad maintains three rescue cars and two special responder unit trailers, one of which features a 6x6 side-by-side vehicle.

EMS

The Garrett County Public Safety and Emergency Management Department is in charge of the 9-1-1/Communications Center. This center plays a crucial role in receiving and distributing all emergency calls for assistance from residents of Garrett County, including its municipalities, operating 24 hours a day. The 9-1-1 call-takers undergo training to provide Emergency Medical Dispatch instructions to callers when necessary and appropriate.

In addition to the Communications Center, Emergency Management oversees a planning division responsible for developing and maintaining various plans and guidance. These include the County Emergency Operations Plan, Hazard Mitigation, Hazardous Materials Response, Continuity of Government, and other essential components of emergency preparedness and response.

Rescue Squads

Situated in Grantsville, the Northern Garrett County Rescue Squad is one of three specialized rescue squads in Garrett County. Offering services to communities in northern Garrett County, including Friendsville, the squad handles a range of situations including medical emergencies, motor vehicle accidents, rescue calls, and incidents involving hazardous materials. The squad also transports patients to Garrett Regional Medical Center, or when necessary, and facilitates helicopter transfers to UPMC Western Maryland in neighboring Allegany County or J.W. Ruby Memorial Hospital in Morgantown, West Virginia.

Health Services

The WVU Medicine, Friendsville office, is located on Maple Street in Friendsville. The office provides two nurse practitioners available five days a week. Specializing in family medicine, this facility provides general medical care for patients of all ages and genders.





Residents of Friendsville also have access to the Garrett Regional Medical Center (GRMC) in Oakland, which is clinically affiliated with WVU Medicine. The GRMC offers comprehensive healthcare services tailored to the needs of a rural community. Patients benefit from specialty care in areas such as cardiopulmonary, heart and vascular health, cancer care, infusion therapy, nephrology, orthopedics, and wound care, ensuring a range of medical needs can be addressed close to home.

Solid Waste

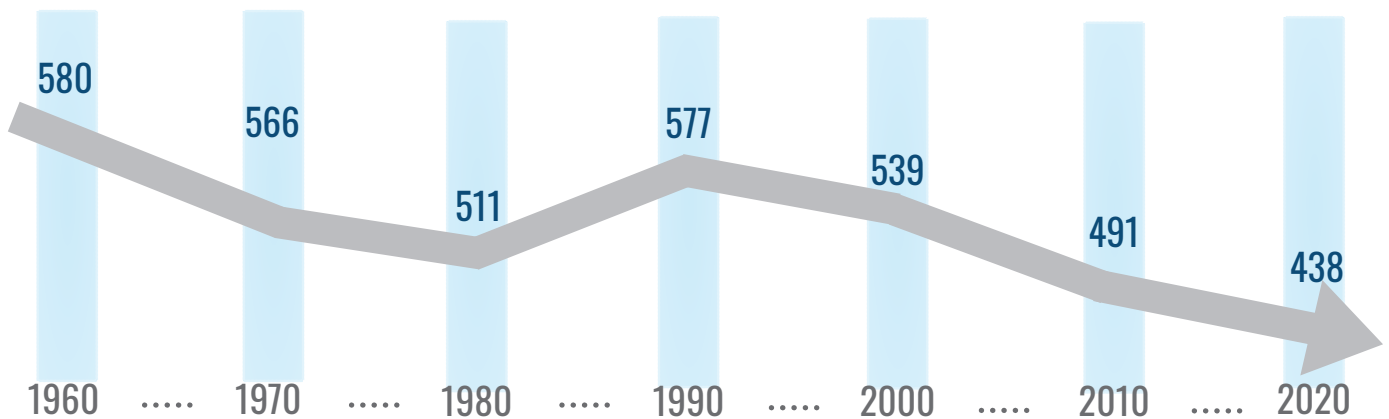
Residents of the Town of Friendsville are responsible for their individual solid waste disposal. Garrett County Solid Waste Disposal and Recycling Facility (County Landfill) is located off Oakland Sang Run Road, 3.5 miles north of Oakland and 1 mile west of Friendsville. The facility is available for use by all Garrett County residents, businesses, municipalities, visitors and private haulers collecting waste generated within the county.

Data trends summary

The Census figures describe characteristics and trends for the town using the most recent 2020 data when available.

- 2020 Census:**
-  **Population: 438**
 -  **Land area: 0.91 sq. miles**
 -  **Households: 212**
 -  **Median household income: \$38,026**

Town Population



Age and Families

Overall the last decade, the average age of residents has increased dramatically while households with children decreased. This is very significant for a community and needs to be addressed for the future development of Friendsville.

The number of residents 'age 60 and up increased by **16.4%** since 2010.

The median age of residents in the City increased from 41.2 in 2010 to 52.8 in 2020.

Since 2010, the average family size has decreased from **3.2 to 2.6**

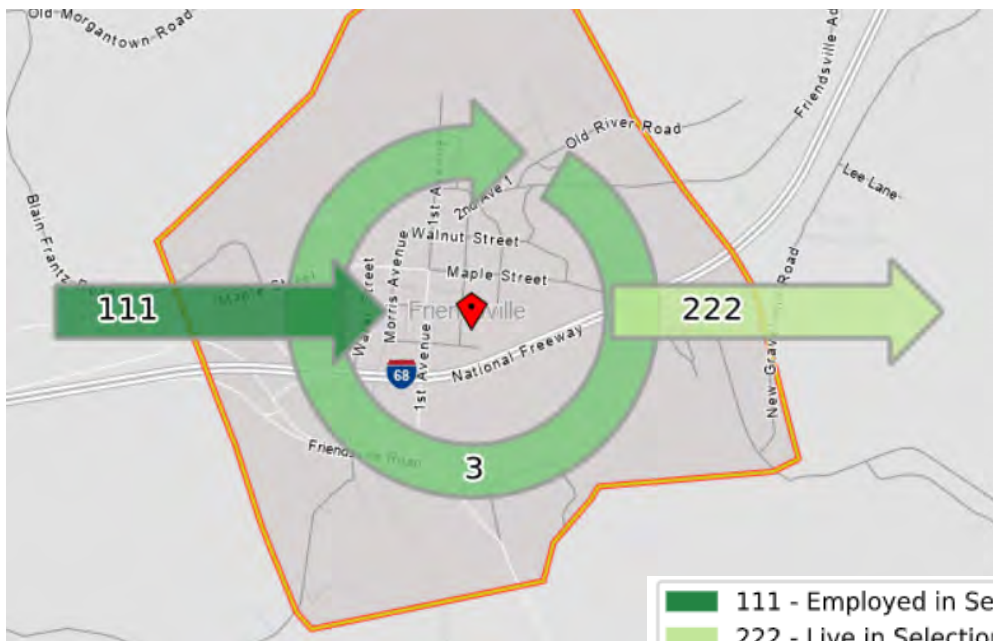
The percentage of households with children has also decreased almost 50 percent over the last decade.

Local Economy

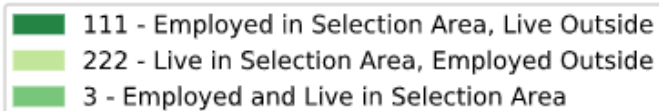
The census estimates that Friendsville employed 114 people in 2019, roughly one third of which offered earnings below \$39,996/year. The largest category of jobs within the municipality was Construction (24.6%).

Friendsville workforce's education levels include 89.8% of those age 25 and over having attained at least a high school diploma and 7.6% with a bachelor's degree or higher. This is comparable to Garrett County for high school diplomas (90.2%) but significantly lagging behind in bachelor's degrees (23.5%).

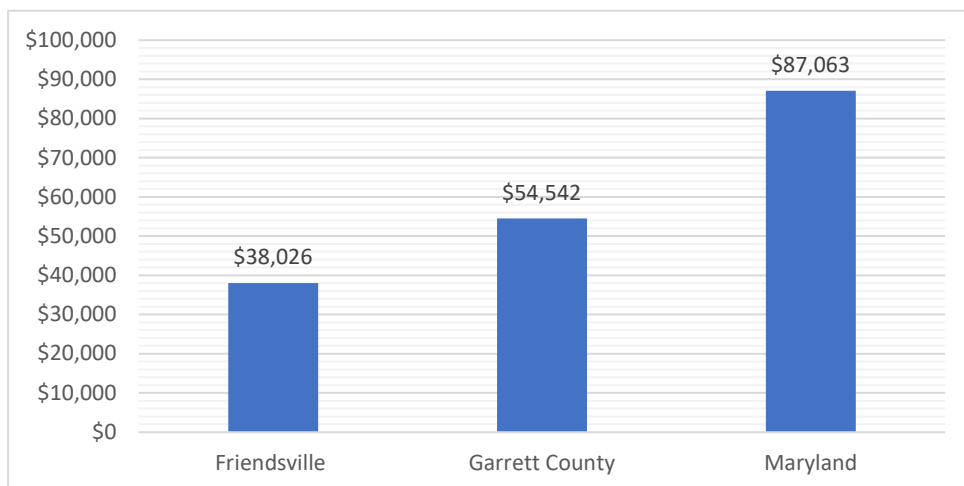
Inflow/Outflow of Employment



Data Source: OntheMap, 2020



Median Household Income Comparisons:



Strongest sectors:

Construction, Education Services, Manufacturing, and Retail Trade.

Housing summary

Total Units

The Census Bureau counted 251 total housing units in Friendsville in 2020, compared to 272 in 2010, a net loss of 21 homes. This includes new units in single-family or multi-unit configurations minus any units lost to demolition, abandonment or conversion.

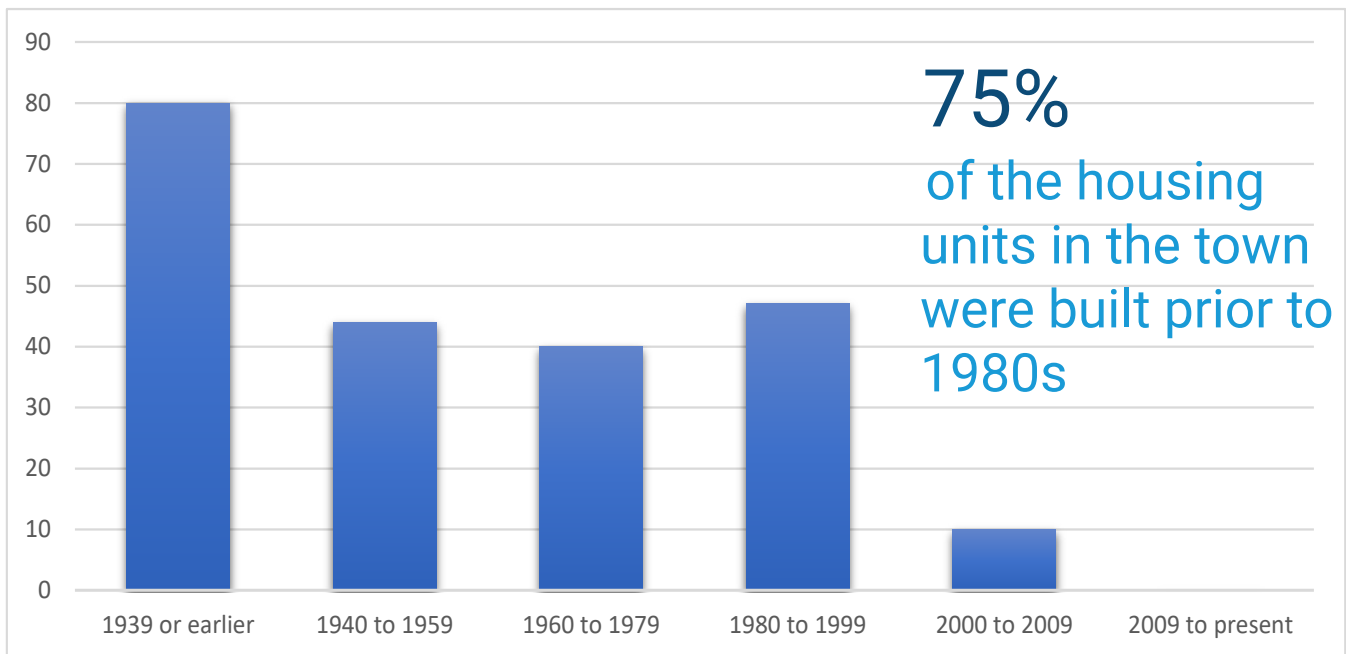
As the graph below illustrates, the housing market in Friendsville was at its peak before the 40's. As time went on, a slow decline occurred until the late 2000's where no new homes were being constructed.



Friendsville's homes are 37.2% renter-occupied.

This has increased since 2010, when the rate was 32.5%.

Year Structures Built,



Sources: U.S. Census Bureau, 2020 Five-Year ACS

Costs

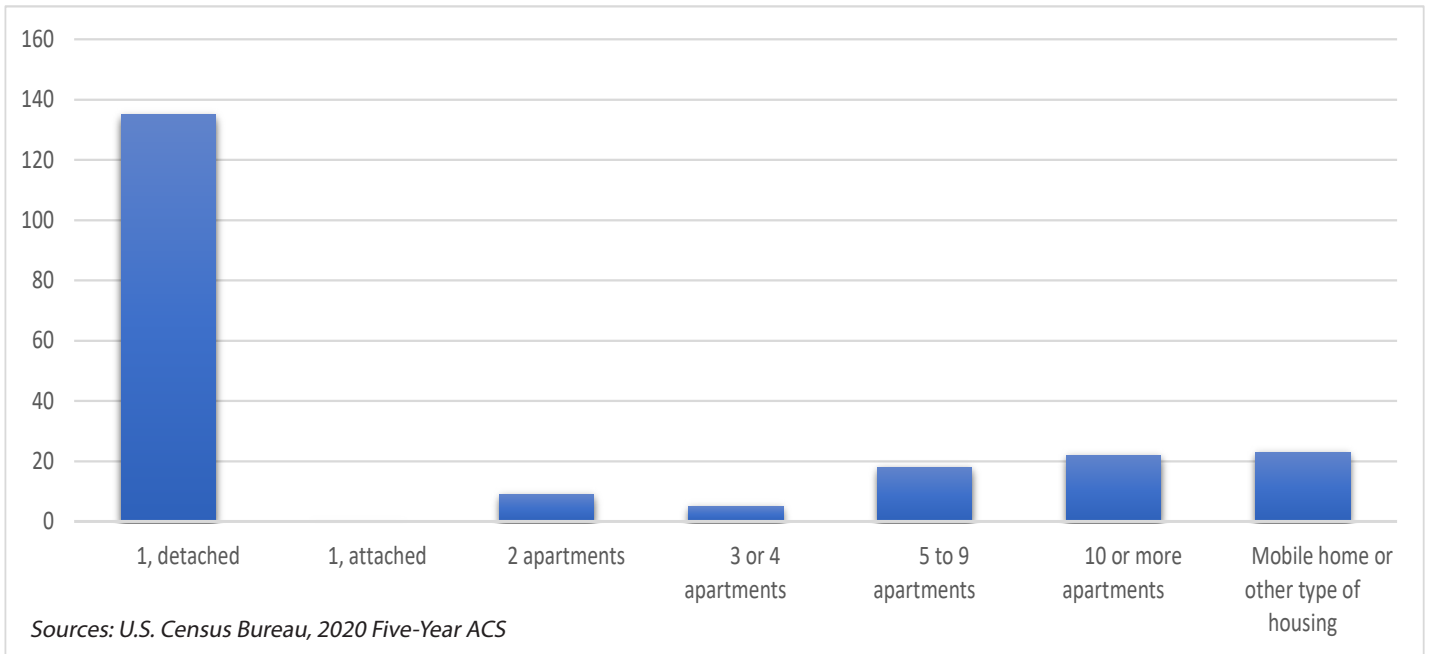
Across the region, household incomes have kept pace with rising housing costs since 2010. Adjusted for inflation, the median income of Friendsville residents has risen by approximately 16% since 2010. In addition, housing costs have also increased by 23% with the value of rent following the same pattern. Thus, while the actual median dollar amount of rent or home value in Friendsville has climbed substantially since 2010, housing has become more affordable due to the increase of the median household income.

	Median housing value	Median gross rent	Median household income
2010	\$ 102,000*	\$400*	\$32,679*
2020	\$ 125,800	\$438	\$38,026
Change	+23.3%	+9.5%	+16.4%

Housing Type & Occupancy

Almost three quarters of Friendsville's homes are single family detached structures (63.7%). The next most common types were mobile homes or other types of housing (10.8%) and large buildings with 10 or more apartments (10.4%).

As of 2020, the Census counted 36 vacant homes in Friendsville. Homes are considered vacant due to being for rent, for sale or rented/sold but not yet occupied. Additional reasons for vacant homes include seasonal, recreational or occasional use, and "other" reasons, a category that tends to correlate with abandonment.



Chapter 3:

Priority Focus Areas

Chapter 3 outlines recommendations and goals that the town can implement to address issues identified during the planning process.



Friendsville Elementary School, Photo Courtesy of: Mackin

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Natural Resources (Mineral Resources/Areas of Critical State Concern/Sensitive Areas):

Certain areas are considered “sensitive” because they are susceptible to permanent damage if developed or impacted by development and/or misuse. An individual element (a wetland, for example) or a larger ecological system (a wetland in a wooded stream and floodplain buffer) may have difficulty recovering from serious disturbances. If disturbed or destroyed, the value derived from the resource, (water quality, flood mitigation, wildlife habitat, etc.) is impaired, if not lost.

The topic of mineral resources is being addressed in this context due to their natural occurrence in the environment and the potential for disruption to ecologically sensitive regions during the extraction process.



Photo Courtesy of: Mackin

Natural Resources Strategy Steps

Establish and enforce regulations and policies that prohibit mining activities within Friendsville's jurisdiction.

The distribution of mineral resources in Garrett County is outlined in the Garrett County Comprehensive Plan. Although the Friendsville area does possess mineral resources, their development is not aligned with the town's residential character or its thriving tourism industry. Additionally, mining these resources conflicts with the environmental objectives set forth by the town. Presently, Friendsville has a Hydraulic Fracking Ban Ordinance established in 2016. It is imperative for the town to persist in enforcing this ordinance and consider formulating additional policies to prohibit other forms of mineral extraction.

The town should continue to enforce Hydraulic Fracking Ban Ordinance and consider developing additional policies that would ban other types of mineral extraction to ensure a mining-free environment.

Implementation plan:

- Partners: Garrett County Department of Planning and Land Management, Maryland Department of Environment
- Cost: Staff Time
- Funding Sources: N/A
- Time Frame: Ongoing

Natural Resources Strategy Steps

Protect and manage natural resources, including greenways, water bodies, wildlife habitats, and ecosystems.

The town should ensure that natural resources are not overused, destroyed or altered in any way that would negatively impact the surrounding environment. This includes natural areas such as greenways, water bodies, wildlife habitats, and ecosystems. To achieve this, the Town can take preventive measures listed below:

- **Implement and Enforce Environmental Regulations:** Develop and enforce local environmental regulations that address issues such as air and water quality, waste management, and land use.
- **Adopt Sustainable Planning Practices:** Integrate sustainable practices into urban planning to ensure responsible land development, resource use, and infrastructure design.
- **Promote Recycling and Waste Reduction:** Promote Reduce and Reuse in addition to recycling to make less trash. Establish and promote recycling programs to reduce the amount of waste sent to landfills. Encourage residents and businesses to minimize single-use items.
- **Preserve Green Spaces:** Protect and expand green spaces, parks, and natural habitats within the Town. This helps maintain biodiversity and provides recreational areas for residents.

Implementation plan:

- Partners: Garrett County Department of Planning and Land Management; USDA; Local Trail Organizations; Soil Conservation District; etc.
- Cost: Staff Time
- Funding Sources: N/A
- Time Frame: Ongoing

Natural Resources Strategy Steps

Conduct a thorough assessment of existing buffers along water bodies, waterways, and flood zones.

An assessment will identify structural integrity and weaknesses in existing buffer zones to enhance their effectiveness during flooding events. By pinpointing vulnerable zones lacking reinforcement, the evaluation will help to create solutions to strengthen existing buffers and improve resilience against natural disasters and adverse environmental conditions. Under the authority provided by Section 206 of the 1960 Flood Control Act (PL 86-645), as amended, the U.S. Army Corps of Engineers can provide the full range of technical services and planning guidance that is needed to support effective flood plain management.

The Town of Friendsville should collaborate with the Army Corps of Engineers to ensure the reinforcement of existing buffers along water bodies, which will help prevent potential future damage.

Implementation plan:

- Partners: Army Corps of Engineers; Maryland Department of Environment
- Cost (if applicable): Dependent on Property
- Funding Sources: Flood Plain Management Services (FPMS)
- Time Frame: Short Term (within 6 months to 1 year)

Natural Resources

Strategy Steps

Establish and enforce regulations and policies that promote the maintenance and protection of buffers.

Regulations and restrictions should be put in place and enforced to encourage the preservation and safeguard of buffer areas, which refers to the natural land or vegetation that surrounds bodies of water or areas prone to flooding. Setbacks and restrictions on development activities should also be implemented to prevent the degradation or destruction of these buffers. The purpose of this is to maintain the ecological integrity of these areas, provide habitats for wildlife, and prevent water pollution.

The town should conduct a thorough review of current town and Garrett County Zoning Ordinances to confirm that regulations and policies are adhered to and actively enforced.

Implementation plan:

- Partners: Garrett County Department of Planning and Land Management; Partners: Army Corps of Engineers; Maryland Department of Environment
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Short Term (within 6 months to 1 year)

Natural Resources Strategy Steps

Promote the Water-Wise Program to residents to improve water quality.

The University of Maryland Extension offers the Water-Wise conservation landscape certification program to recognize property owners who implement optimal practices for their lawns and gardens. By submitting an application based on specified criteria, property owners can earn “inches” for adopting different practices. Once the yard accumulates 36 inches, a sign is awarded.

The Town of Friendsville should encourage residents to participate in this program to decrease the usage of pesticides, improve water quality, encourage wildlife habitats and promote the best management practices for stormwater. The town should also provide educational material regarding the program via information at the Town Hall or on their website.

Implementation plan:

- Partners: Maryland Department of Natural Resources; University of Maryland Extension; Garrett County Department of Planning and Land Management; Garrett Master Gardeners
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Ongoing

Natural Resources

Strategy Steps

Collaborate with local and regional organizations to address tree replacements and maintenance.

Trees enhance the aesthetic appeal of the town, contributing to a more attractive and inviting environment for residents and visitors alike. Beyond aesthetics, trees play a vital role in improving air quality by absorbing pollutants and producing oxygen, which supports overall public health. They also provide shade and cooling effects, helping to mitigate the urban heat island effect and reduce energy costs for residents. Moreover, a comprehensive tree inventory conducted by the Maryland Department of Natural Resources allows for strategic planning and management of the town's urban forest. This inventory can identify areas that lack sufficient tree cover and prioritize planting efforts there, while also identifying and addressing hazardous or declining trees promptly. Regular updates to the inventory ensure that the town can adapt its tree management strategies in response to changing conditions and needs, thereby fostering a resilient and sustainable community for current and future generations.

The town should create a tree inventory and implement a program for actively planting additional trees and maintaining existing ones throughout the town.

Implementation plan:

- Partners: Garrett County Department of Planning and Land Management; Friendsville Tree Committee; Forest Service; Maryland Department of Natural Resources
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Short Term (within 6 months to 1 year)

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Land Use (Land Use, Development Regulations, Development Capacity Analysis and Municipal Growth):

The generalized land use mapping obtained from Garrett County is the main source of the land use information and mapping in this section. Throughout Friendsville, the Garrett County mapping was refined and detailed based on field views. The land uses are classified into one of seven categories:

1. Public ROW: Applies to a strip of land granted for transportation or utility purposes. It typically exists along roads, highways, streets, or other public thoroughfares.
2. Agricultural: Applies to lands that are actively farmed or areas where livestock is raised.
3. Commercial: Applies to commercial areas and uses including the downtown, shopping centers, highway commercial corridors, and agricultural-related enterprises.
4. Residential: Applies to residential areas including single- family, two-family or multi-family.
5. Institutional: Applies to the major stand-alone civic, governmental, religious, and community sites.
6. Park & Recreation: Applies to properties designated for recreational purposes, including parks, sports facilities, camps, trails, etc.



Downtown, Photo Courtesy of: Mackin

Land Use Strategy Steps

Continue to monitor along Route 42 for potential future annexation.

The Youghiogheny River travels through and around Friendsville with much of the town in the river's floodplain. Friendsville is also surrounded by mountains on all sides. The steepness of the mountain slopes that surround the Town prohibits development outside of the valley in which Friendsville is located. Presently, the sole viable area for development in the vicinity of the Town of Friendsville is along Route 42 (See map on page 102).

Although there are no immediate plans for annexation, the town should continue its ongoing monitoring along Route 42 for potential future annexation.

Implementation plan:

- Partners: Property Owners
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Ongoing

Land Use Strategy Steps

Review and revise existing codes and zoning regulations to ensure consistency with the goal of safeguarding sensitive areas and fitting with the goals and development patterns in Friendsville.

The current codes and regulations related to land use and development should be evaluated and updated to ensure that they align with the objective of protecting ecologically sensitive areas and ensuring that land is being appropriately zoned according to the town's objectives. The revisions would guarantee that potential construction or development activities in these areas will not have a detrimental effect on the environment. This might include specific standards for setbacks or restrictions on land use, such as prohibiting certain types of activities or limiting the amount of land that can be developed in a sensitive area.

The Town should update the zoning ordinance to make more user friendly with tables and other tools to make it easier to enforce and for citizens to use.

- Partners: Garret County Department of Planning and Land Management
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Ongoing

Land Use Strategy Steps

Encourage the redevelopment/reuse of vacant and blighted properties.

There needs to be a coordinated effort to work with landowners or property developers who own unoccupied or rundown properties to re-purpose them. The goal is to find practical uses for spaces that would otherwise remain unused and potentially bring down the value of the surrounding community. One example is the vacant land behind the Dollar General which has potential for redevelopment as parking or additional business space.

The town should proactively reach out to landowners or developers with vacant or blighted properties to explore redevelopment opportunities.

Implementation plan:

- Partners: Dollar General, Property Owners, Garrett County Department of Planning and Land Management; Maryland Department of Housing and Community Development
- Cost (if applicable): Dependent on Specific Project
- Funding Sources: Garrett County; State of Maryland - Department's State Revitalization Programs (SRP); Strategic Demolition Fund (SDF); Project Restore
- Time Frame: Medium Term (within 1 year to 3 years)

Land Use Strategy Steps

Establish clear regulations regarding short-term rentals.

Regulating Airbnbs and other short-term rentals is crucial for maintaining the well-being and stability of communities. These regulations serve as safeguards to ensure that properties used for short-term rentals comply with safety standards, zoning regulations, and taxation requirements. By implementing rules and guidelines, local authorities can address issues such as noise disturbances, overcrowding, and neighborhood disruptions caused by unregulated rentals. Additionally, regulation promotes fair competition within the hospitality industry, leveling the playing field for traditional accommodation providers while also protecting the rights of residents.

The town should adopt an ordinance regulating Airbnbs and other short-term rentals to ensure safety, fair competition, compliance with local laws, and enforcing parking requirements, while preserving the character and integrity of the community.

Implementation plan:

- Partners: Garret County Department of Planning and Land Management
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Short Term (within 6 months to 1 year)

Land Use Strategy Steps

Update the zoning ordinance to be more user-friendly, improve current standards for property reuse, and develop site design to accommodate future zoning updates and encourage redevelopment opportunities.

Enhancing development regulations to improve standards for creative property reuse is vital for the town's growth. Establishing or recommending site design standards that accommodate future zoning needs can encourage the redevelopment of sites that no longer conform to outdated zoning regulations. Implementing zoning incentives or density bonuses can also attract new development. Flexible and creative zoning strategies will make older sites more appealing to developers, particularly for projects like affordable senior housing, as recommended on page 91, and for redeveloping vacant lots and blighted properties. These efforts collectively support the town's sustainable development and revitalization.

The town should prioritize improving current zoning standards for creative property reuse by developing site design standards that accommodate future zoning needs and encourage the redevelopment of non-conforming existing sites, and implement zoning incentives or density bonuses to attract new development.

Implementation plan:

- Partners: Garret County Department of Planning and Land Management
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Ongoing

Land Use Strategy Steps

Address zoning district changes to incorporate mixed-use development.

Implementing a floating zone or zoning overlay can signal a mixed-use intent, encouraging diverse land uses in this area. This approach aligns with the town's goal of fostering a vibrant, multifunctional community space, promoting economic development, and enhancing the area's appeal to various stakeholders, including businesses, residents, and investors. By clearly demonstrating the town's development intentions, these zoning strategies can facilitate more efficient and targeted growth, ultimately contributing to the town's long-term strategic vision.

The town should consider expanding zoning incentives and utilizing floating zones to attract desired development especially in the current 'Employment Center' zone near I-68.

Implementation plan:

- Partners: Garret County Department of Planning and Land Management
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Short Term (within 6 months to 1 year)

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Community Facilities

Enhancing community resources such as parks, playgrounds, and community centers ensures a better quality of life for all of Friendsville's residents. Improving the safety, quality, and the participation in the community facilities helps create a better environment for residents to enjoy, which attracts more people to live in the town. Overall, the modern and well-maintained community facilities serve as a hub for community life and create opportunities for residents to come together and enjoy their surroundings, and provide access to critical services and programs.



Town Hall, Photo Courtesy of: Mackin

Community Facilities

Strategy Steps

Prioritize updating recreational amenities to cater to a wide range of interest, age and abilities and keep the existing parks in good repair.

The Town of Friendsville should prioritize acquiring and enhancing recreational equipment and facilities to cater to diverse interests and age groups, thereby improving the overall quality of life for residents. Recommendations include inclusivity measures for families, children, seniors, and individuals with disabilities. Enhancements to recreational facilities include:

- Upgrades to existing park equipment and facilities which include basketball and tennis courts and additional recreational options such as additional soccer fields and pickleball courts,
- Addition of more seating areas.
- Additional shade areas - tree plantings, etc.
- Additional bike lanes and bike racks.

The Garrett County Land Preservation Parks and Recreation Plan (LPPRP) identifies funding for priority recreation projects in the County's municipalities over the next ten years.

The town should collaborate with Garrett County to ensure priority recreation projects are included in the County's LPPRP and Program Open Space. Additionally, Friendsville should continue to develop strategies aimed at expanding options, enhancing quality, and ensuring greater accessibility of recreational amenities for all residents.

Implementation plan:

- Partners: Garrett County Department of Planning and Land Management; DNR's Office of Outdoor Recreation; Garrett County Health Department
- Cost (if applicable): Dependent on Specific Facilities
- Funding Sources: Garrett County- Program Open Space; State of Maryland; LPPRP; Community Parks & Playgrounds (CPP)
- Time Frame: Medium Term (within 1 year to 3 years)

Community Facilities Strategy Steps

Advocate for the importance of maintaining the elementary school as a vital asset for Friendsville.

The Friendsville Elementary School prides itself on providing a safe space to foster a love of learning and community with four key topic areas: school climate, family and community involvement, academics, and learning. The elementary school has been identified as a vital asset to the community but is facing the potential of being closed down. The community has made it clear that maintaining and keeping the elementary school open is extremely important to those who live in the town.

Town officials should continue to advocate to keep the school open and encourage residents to continue to attend meetings where the future of the school is discussed.

Implementation plan:

- Partners: Residents, Friendsville Elementary School
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Ongoing



Community Facilities Strategy Steps

Identify areas for improvements to the swimming area and beach in Friendsville.

Currently, Friendsville's swimming area along the Youghiogheny River features a sandy beach and surrounding walking trails. Key priorities for this area include ensuring safety, cleanliness, accessibility, and comfort. Some enhancements that are necessary for improvements include additional sand, increased signage, ADA accessibility, additional bike paths/parking, and other amenities. These improvements will help to create a more inviting and enjoyable atmosphere for its users.

The town should partner with Garrett County for assistance in updating and enhancing the swimming area and beach and comply with ADA accessibility.

Implementation plan:

- Partners: Garrett County Department of Planning and Land Management; Army Corps of Engineers
- Cost (if applicable): Dependent on Specific Facilities
- Funding Sources: Garrett County - Program Open Space
- Time Frame: Medium Term (within 1 to 3 years)

Community Facilities Strategy Steps

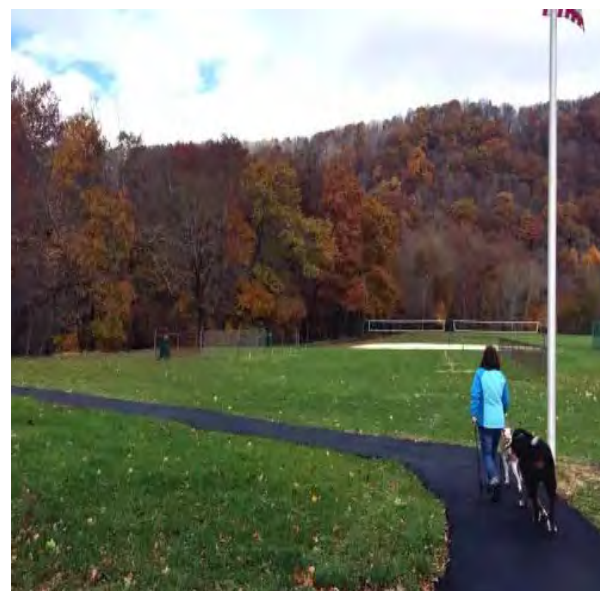
Promote the integration of green spaces and public parks and provide attractive and accessible areas for walking and recreation.

Friendsville needs to ensure that there are enough parks and green spaces within the town that are easily accessible to everyone. This can help to enhance the overall quality of life within the town by providing attractive places for people to walk, relax, and engage in physical activity. Incorporating green spaces and public parks into the Town's development plan offers many benefits, including improving air quality, enhancing biodiversity, and reducing noise pollution.

The town should integrate green spaces and public parks into future development plans, incorporating concepts like mini-parks and permeable pavement options, while ensuring the creation of attractive and accessible areas for walking and recreational activities throughout the town.

Implementation plan:

- Partners: Garrett County Department of Planning and Land Management
- Cost (if applicable): Dependent on Project
- Funding Sources: Garrett County - Program Open Space
- Time Frame: Short Term (within 6 months to 1 years)



Walking/Biking Trail , Photo Courtesy of: Friendsville's Website

Community Facilities Strategy Steps

Seek funding and grants to support trail maintenance, signage improvements, and the installation of amenities.

Efforts should be made to maintain trails, enhance the quality of signs, and create new facilities. This may entail approaching various organizations or agencies, such as the government, non-profit organizations, or private businesses, who can offer monetary support for the preservation and expansion of trails.

The town should secure funding to maintain and modify trails to withstand the constant wear and tear, provide better guidance to visitors, consistent signage, and offer more recreational amenities for people to enjoy and appreciate the natural environment.

Implementation plan:

- Partners: Garrett County Department of Planning and Land Management; Garrett Trails; MDOT SHA
- Cost (if applicable): Dependent on Projects
- Funding Sources: Garrett County - Program Open Space; MDOT's Fund 33/79; Recreational Trails Program
- Time Frame: Short Term (within 6 months to 1 year)



Walking/Biking Trail, Photo Courtesy of: Friendsville's Website

Community Facilities Strategy Steps

Develop a marketing strategy to promote the trails in Friendsville, highlighting their unique features, scenic beauty, and recreational opportunities.

Developing a marketing strategy to highlight trails in Friendsville involves promoting and drawing attention to the various trails and highlighting their features. This strategy aims to increase awareness, attract visitors, and encourage regular usage of the trails and can include the following:

- **Trail Information and Mapping:** Promote the trail maps to ensure that its potential users can easily access the trail and market to residents outside the town.
- **Online Presence:** Establish a strong online presence through a dedicated website, social media platforms, and trail-specific apps. Regularly update these platforms with trail news, events, and user-generated content.
- **Events and Activities:** Organize events or activities on the trails, such as guided hikes, nature walks, or community gatherings. Highlighting these events in your marketing strategy can attract both new and returning users. In their GoGarrett Campaigns, the Health Department actively participates in events and programming.
- **Community Involvement:** Involve the local community in the marketing strategy. Engage with residents, businesses, and organizations to build a sense of community around the trails.
- **Promotional Materials:** Create brochures, pamphlets, and other promotional materials that can be distributed at local visitor centers, hotels, and community events.

The town should prioritize these strategies to assist with promoting trails within the town.

Implementation plan:

- Partners: Garrett County Department of Planning and Land Management; Garrett Trails; Garrett County Health Department
- Cost (if applicable): Dependent on Project
- Funding Sources: Garrett County Program Open Space; MDOT's Fund 33/79
- Time Frame: Short Term (within 6 months to 1 years)

Community Facilities Strategy Steps

Use the Town Hall as an educational resource and collaborative workspace.

The Town Hall serves as a valuable community resource, offering businesses, organizations, and residents a versatile space to host a range of events. The facility provides ample room for participants to convene, fostering a conducive environment for collaboration and interaction. Whether for official meetings or community gatherings, the Town Hall stands as a flexible venue to meet diverse event needs within the community.

The town should leverage the Town Hall as an educational resource and promote it as a venue for organizations or businesses to host meetings, presentations, networking events, and more.

Implementation plan:

- Partners: Local Businesses; Local Organizations; Entrepreneurs
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Ongoing

Community Facilities Strategy Steps

Support the Friendsville Library's efforts to construct a new building.

The library is a crucial asset to the town, facilitating access to information, resources, and educational opportunities. However, the existing structure, initially designed as a temporary space, has become outdated and presents limitations in terms of space, accessibility, and functionality. Fortunately, the library has secured a grant for the construction of a new building and the Town of Friendsville has donated the property for this project.

The Town should continue its support and advocacy for the Friendsville Library which includes marketing their programs and events.

Implementation plan:

- Partners: Friendsville Library
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Short Term (within 6 months to 1 year)



Renderings of New Library Building, Photo Courtesy of: Thomas Vose

Community Facilities Strategy Steps

Continue to review plans (Hazard Mitigation, Emergency Operations, etc.) to ensure all community facilities and resources needs are met.

Continuing to review plans such as Hazard Mitigation and Emergency Operations means to regularly assess and evaluate the strategies and resources in place to prepare for and respond to natural disasters, emergencies, or other hazards. This involves examining the plans to identify any deficiencies, gaps, or areas that need improvement, and taking appropriate actions to address them.

The town should continue to collaborate with Garrett County to ensure that all its resources, including public utilities, infrastructure, etc. are adequately prepared and equipped to handle potential disasters or emergencies.

Implementation plan:

- Partners: Garrett County Department of Planning and Land Management; Garrett County Emergency Management Department; Brookfield Towers; Department of Natural Resources
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Ongoing

Community Facilities Strategy Steps

Explore options/opportunities for alternative sources of energy on institutional buildings (solar panels, wood to energy, etc.)

The Town of Friendsville presently utilizes solar panels installed on the roof of the Friendsville Volunteer Fire and Rescue Department.

Friendsville should consider additional locations, including the Town Hall, Friendsville Library, and Elementary School, for implementing alternative energy sources such as solar panels. Furthermore, exploring other energy alternatives like wood and wind power could also be beneficial.

- Partners: Garrett County Department of Planning and Land Management; Greater Cumberland Committee; Garrett County Energy Division
- Cost (if applicable): Dependent on Specific Facilities
- Funding Sources: Garrett County; State of Maryland
- Time Frame: Short Term (within 6 months to 1 year)



Friendsville Volunteer Fire & Rescue Dept., Photo Courtesy of: VD Facebook

Community Facilities Strategy Steps

Foster an appreciation for the history of Friendsville.

Partnering with the Friend Family Museum is an excellent way to foster an appreciation for the history and heritage of Friendsville. Through this partnership, individuals will be exposed to an array of artifacts, exhibits and programs that showcase the rich and diverse history of Friendsville and its people. The partnership also provides opportunities for the local community to get involved and participate in the celebration of the town's history. Volunteers can help with organizing events, curating exhibits, and spreading awareness of the museum's offerings.

The Town of Friendsville should help promote the museum, assist in gathering volunteers, and help educate residents about the importance of the Friend Family Museum.

Implementation plan:

- Partners: Garrett County Department of Planning and Land Management; Friend Family Museum; Garrett County Advisory Board; Garrett County Arts Council
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Ongoing



Friend Family Museum, Photo Courtesy of: Friend Family Association

Community Facilities Strategy Steps

Enhance educational opportunities for residents.

Garrett College offers a range of educational programs and courses that could benefit residents in the area. By collaborating with the college, residents could gain access to a broader range of educational opportunities that may not currently be available to them. This could include courses in specialized areas such as nursing, culinary arts, business, and technology, as well as training programs that could lead to specific certifications or qualifications.

In addition, by forming a connection with Garrett College, residents in the area could benefit from access to college resources such as career services, student support, and networking opportunities with other students and faculty members.

The town should promote the educational programs offered by Garrett College to its residents to enhance future career options.

Implementation plan:

- Partners: Garrett College
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Ongoing



Garrett College , Photo Courtesy of: State of Maryland

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Water Resources

Preserving and improving water resources are essential components for enhancing the quality of life for the residents of Friendsville. Partnering with Garrett County to update water resources will assist in providing safe and reliable water, which is essential for public health, as it is needed for drinking, cooking, personal hygiene, and sanitation. Updating water resources reduces the risk of waterborne diseases and ensures that public health is safeguarded and is critical to ensure the sustainable development and survival of a community, its economic development, and the standard of living.

The inclusion of a checklist of best practices by the Maryland Department of Planning (MDP) in the 2022 Water Resources Element (WRE) Guidance is crucial for water resources. This helps local governments, such as Friendsville, to identify and plan for suitable receiving waters, which is essential for maintaining water quality and managing stormwater. The state encourages adherence to these best practices within cost and time constraints, ensuring that even small towns can work towards sustainable water management. Implementing additional best practices from the checklist can further enhance these efforts. These practices include detailing the Water Use Class and assessment status for waters within the town's development areas, conducting Pollution Risk Assessments, tracking load reductions, and developing strategies that exceed minimum water quality restoration and protection requirements.



Town Hall, Photo Courtesy of: Mackin

Water Resources Strategy Steps

Collaborate with Garrett County to develop and implement sustainable management and conservation strategies for water resources for the benefit of future generations.

To safeguard water resources, it is crucial to implement preventive measures, such as shielding catchment areas and preserving wetlands and forests as natural filtration systems. Maintaining and improving water quality involves regular monitoring, treatment processes, and proper wastewater management. Sustainable management strategies encompass reducing water use, increasing recycled water usage, and implementing stormwater management techniques. These strategies include research, risk identification, and developing protective measures for the water supply.

The town should collaborate with Garrett County to assess the current state of water resources within the town, assisting in the creation of a plan for sustainable management and conservation, with a shared goal of ensuring the maintenance and improvement of water resources for the future.

Implementation plan:

- Partners: Garrett County Department of Public Works - Public Utilities Division; Maryland Department of Environment
- Cost (if applicable): Dependent on Project
- Funding Sources: Garrett County; State of Maryland
- Time Frame: Ongoing

Water Resources Strategy Steps

Introduce a community-wide educational program to enhance knowledge and awareness on water resources low costs methods to reduce and slow stormwater.

The purpose of introducing this program is to educate the town on the importance of conserving water resources and implementing low-cost methods to reduce and slow stormwater. First, it is necessary to conduct a needs assessment of the town to understand the water resource management challenges to be addressed. Based on this assessment, educational materials can be created that are easy to understand and cover a variety of topics, including reducing water consumption, water harvesting, water recycling, and managing stormwater.

It is also important to highlight the economic benefits of water conservation and stormwater management. By reducing water usage and implementing cost-effective measures to reduce stormwater runoff, businesses and homeowners can reduce their utility bills and save money.

The Town of Friendsville should initiate a program that focuses on educating residents on water resources when it comes to reducing cost and slowing stormwater.

Implementation plan:

- Partners: Garrett County Department of Public Works - Public Utilities Division
- Cost (if applicable): Staff Time
- Funding Sources: Garrett County; State of Maryland
- Time Frame: Short Term (within 6 months to 1 year)

Water Resources Strategy Steps

Support the County's efforts to identify alternative sources of water.

Identifying alternative sources of water is crucial for ensuring that the community has a sustainable and reliable supply of water. This is particularly important during periods of drought or when the demand for water exceeds the available supply. Studies, conducted by Garrett County, have identified Limestone Springs as an alternate source of dependable water.

The town should, as an alternative water source, actively endorse and support the County's initiatives in utilizing Limestone Springs.

Implementation plan:

- Partners: Garrett County Department of Public Works - Public Utilities Division
- Cost (if applicable): Staff Time
- Funding Sources: State of Maryland
- Time Frame: Ongoing

Water Resources

Strategy Steps

Partner with Garrett County to initiate a program to modernize water supply and sewer sources in older homes throughout Friendsville.

Modernizing water and sewer sources by launching a program to modernize water resources in older homes within the town is necessary to align with the current standards of safety, efficiency, and sustainability. The program could include initiatives such as providing funding or incentives for homeowners to upgrade their sewer and water systems, offering education and resources for DIY projects, or facilitating partnerships with local contractors and suppliers to ensure that the upgrades are completed correctly and cost-effectively. Ultimately, the goal is to ensure that the town has access to safe, reliable, and efficient sources of water and sewer, while also promoting the use of sustainable and environmentally-friendly practices.

The county is currently addressing the EPA-mandated Lead and Copper Rule inventory, focusing on identifying and replacing any lead lines. There are concerns regarding lead presence in household plumbing systems. Efforts are underway to secure funding to assist private residents with addressing this issue.

The Town of Friendsville should work with the County to create and implement a plan to improve the water supply and sewer systems in older and outdated homes. The town should also coordinate with the County to ensure that any extensions and increases of the capacity of the system, along with any projects, are included in the Garrett County Water and Sewerage Master Plan (W&S Plan).

Implementation plan:

- Partners: Garrett County Department of Public Works - Public Utilities Division
- Cost (if applicable): Staff Time
- Funding Sources: Garrett County
- Time Frame: Ongoing

Water Resources Strategy Steps

Work with Garrett County to replace sewer mains in Friendsville to address infiltration within the sewer collection system.

Garrett County Department of Public Works has identified several problems in the Town's water resources which include system leaks and deterioration of water filtration systems. Therefore, through the Garrett County Water and Sewer Master plan, they have developed strategies that involve the removal and replacement of the old pipes with new and efficient ones that minimize infiltration and leakage. Additionally, it includes implementing stormwater management practices to address runoff issues. This creates a more sustainable and effective sewer system, reducing the risk of failures and enhancing health and safety.

The town should support the County's efforts to replace old and outdated sewer mains in the town.

Implementation plan:

- Partners: Garrett County Department of Public Works - Public Utilities Division
- Cost (if applicable): Staff Time
- Funding Sources: Garrett County
- Time Frame: Short Term (within 6 months to 1 year)

Water Resources Strategy Steps

Collaborate with Garrett County to extend and expand the existing sewer collection system.

Currently Friendsville still has areas lacking sewer access and overall capacity. Extending this service to all residents ensures fair access to essential infrastructure, thereby advancing public health and sanitation standards across the entire community. Furthermore, widening sewer coverage promotes environmental sustainability by curbing groundwater contamination and reducing pollution in water bodies. By prioritizing the extension of sewer services, Friendsville underscores its dedication to inclusivity, health, and environmental responsibility, ultimately fostering a more resilient and prosperous future for all its residents.

The town should initiate discussions with Garrett County to develop a plan for extending sewer capacity to cover the entire town and increase the overall capacity as well.

Implementation plan:

- Partners: Garrett County Department of Public Works - Public Utilities Division
- Cost (if applicable): Staff Time
- Funding Sources: Garrett County
- Time Frame: Medium Term (1 to 3 years)

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Transportation

Transportation plays a crucial role in the overall success and sustainability of a community. Below are key insights into the importance of a robust transportation system:

- **Economic Development:** Efficient transportation systems support economic development by facilitating the movement of goods and people. Accessible transportation networks attract businesses, encourage commerce, and contribute to job creation.
- **Accessibility and Mobility:** Well-designed transportation infrastructure enhances accessibility and mobility for residents, providing them with easier access to jobs, education, healthcare, and recreational opportunities. This, in turn, improves overall quality of life.
- **Safety:** Transportation planning includes considerations for road safety. Outlining strategies to improve traffic safety, reduce accidents, and enhance overall public safety.

Effective transportation planning is fundamental to the overall success of the Town. The Town of Friendsville must proactively tackle transportation issues to ensure that the town's mobility needs are met, promoting economic vitality, environmental sustainability, and the well-being of its residents.



Downtown Friendsville - Image Courtesy of: Town of Friendsville's website

Transportation Strategy Steps

Collaborate with the State Highway Administration (SHA) to identify areas for designated parking spaces for tractor trailers throughout Friendsville.

The town currently lacks designated parking areas for tractor-trailers, leading drivers to park their hauls wherever space is available. This leads to issues regarding lack of automobile parking, congestion on local roads, safety regarding sight distance, etc. It is imperative to formulate a strategy to resolve the issue by providing designated parking spaces for tractor-trailers in the town. Collaborating with SHA officials to discuss the need, share data and information, and ask for assistance to find a solution that is feasible is necessary to address this issue.

The town should collaborate with the SHA to identify and evaluate potential locations for new parking spaces, and to design and construct new facilities. Additionally, the town should consider conducting a parking inventory.

Implementation plan:

- Partners: SHA
- Cost (if applicable): Dependent on Specific Project
- Funding Sources: Garrett County; SHA
- Time Frame: Medium Term (within 1 year to 3 years)

Transportation Strategy Steps

Consider implementing time-limited parking zones or permit systems to ensure turnover and fair access to parking spaces for customers.

Time-limited parking zones or permit systems are designed to help ensure fair usage of parking spaces for customers and promote turnover of vehicles. Time-limited parking zones typically restrict parking time to a certain duration, such as 1-2 hours, thereby discouraging long-term parking. This allows for multiple vehicles to utilize the same space throughout the day, benefiting both customers and businesses.

Permit systems, on the other hand, provide reserved parking spaces for customers who have purchased a designated permit. This ensures that only authorized individuals are using specific parking spaces, which can help reduce congestion and improve parking availability. Additionally, permits can be limited to certain hours of the day, reducing demand during peak usage times.

The town should talk with neighboring towns (who utilize time-limit or permit parking) to determine the pros and cons of parking changes. In addition, the town should hold meetings to discuss options with their residents and business owners to determine which, if any, parking change should be implemented.

Implementation plan:

- Partners: MDOT; Business Owners; Residents
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Medium Term (within 1 year to 3 years)

Transportation Strategy Steps

Identify key areas to develop and implement traffic calming measures.

The town must prioritize the implementation of traffic calming measures for various reasons, such as enhancing safety by reducing vehicle speeds, preventing accidents, and prioritizing pedestrian safety to foster a more walkable community. Adopting targeted strategies is crucial for achieving a safer, more pleasant, and well-connected community environment. Garrett County is currently in the process of developing a SS4A application focused on corridor management, promoting active transportation, and mitigating accidents and fatalities within the County. Utilizing SHA Context Driven Design Guidelines is essential for identifying areas of improvement.

Specifically, areas like Maple and Water Street, where speeding is prevalent, require focused attention. The intersections of First and Maple and Second and Maple have also been identified as safety hazards and demand immediate action. The implementation of traffic calming measures could include:

- **Intersection Design:** Implement pedestrian-friendly intersection designs that provide safe crossing opportunities such as signal timing, raised crosswalks, pedestrian islands, and improved lighting.
- **Traffic Calming Devices:** Implement traffic calming devices such as speed humps, speed tables, chicanes, roundabouts, and road diets to reduce vehicular speeds and improve pedestrian safety.

The town should collaborate with the Maryland Department of Transportation (MDOT) to devise and execute effective strategies for addressing these crucial areas and implementing required traffic calming measures. It's essential to consider complete street designs in the process and prioritize enhancing safety for active transportation to improve the overall livability of the town.

Implementation plan:

- Partners: Garrett County; MDOT; Traffic Advisory Committee
- Cost (if applicable): Dependent on Specific Project
- Funding Sources: Garrett County; MDOT
- Time Frame: Medium Term (within 1 year to 3 years)

Transportation Strategy Steps

Work with the local law enforcement to enforce speeding limits and traffic violations within Friendsville.

Speeding throughout the town has been a major problem for residents. There is a need to implement a proactive strategy for law enforcement to enhance speed limit enforcement which could include increased patrols, strategic placement of speed detection devices, and community outreach to raise awareness about the importance of adhering to speed limits for public safety. Garrett County is finalizing its Local Highway Safety Plan, and there's an opportunity to apply for funding for traffic speed cameras. However, the implementation of an ordinance would be necessary for this to proceed.

The town should initiate proactive communication with the County's Sheriff Department to explore options for assistance in enforcing traffic laws and regulations within its jurisdiction. Additionally, the town should consider adopting an ordinance to explore funding opportunities for traffic speed cameras.

Implementation plan:

- Partners: Garrett County Sheriff's Office; Garrett County Department of Planning and Land Management
- Cost (if applicable): Staff Time
- Funding Sources: N/A
- Time Frame: Short Term (within 6 months to 1 years)

Transportation Strategy Steps

Encourage the installation of EV charging stations.

The town features three electric vehicle (EV) charging stations situated in the recreational parking lot, including two fast EV charging stations and one slow charging station. Additionally, there are plans to install five more EV charging stations in the Friendsville Community Park. You can see the differences in charging stations below. With the escalating cost of gas, both individual drivers and public fleet operators are increasingly shifting towards fully electric or hybrid vehicles. This shift emphasizes the increasing demand for Electric Vehicle (EV) charging infrastructure and public charging stations, especially in regions with tourism amenities.

The town should persist in its endeavors to promote the installation of EV charging stations. The town should also include EV charging stations into any design of future parking facilities.

Implementation plan:

- Partners: Maryland Department of Transportation (MDOT)
- Cost (if applicable): Level Two EV Charging Stations Range from \$2,500 - \$6,000
- Funding Sources: MDOT National Electric Vehicle Infrastructure (NEVI) Program; Charge@Work Pledge; Maryland Energy Administration's (MEA's) Electric Vehicle Supply Equipment (EVSE) Rebate Program
- Time Frame: Medium Term (within 1 year to 3 years)

Level One 120V Electrical source from a regular home outlet.	Level Two 220V Electrical source from a regular home dryer outlet, home hardware, or public station.	DC Fast Charge 208 or 480V 3-Phase AC Electrical source from public station.
Charging Time 2-5 miles of range per 1 hour of charging.	Charging Time 10-20 miles of range per 1 hour of charging.	Charging Time 60-80 miles of range per 20 minutes of charging.

Transportation Strategy Steps

Work with Garrett County to support public transit service throughout the town.

Supporting the public transit service in Friendsville is crucial for several reasons. As noted, the town's population is aging, highlighting an increasing need for accessible transportation options for elderly residents who may no longer drive. Additionally, public transit is essential for low-income residents who rely on affordable transportation to access employment, healthcare, and essential services. Garrett Transit Service, which serves the area, has been advocating for increased funding to meet operational and infrastructure needs. Policy support within local comprehensive plans is instrumental in securing state and federal funding for transit services. This support not only helps maintain existing services but also allows for improvements and expansions that can better meet the growing demand for public transit in Friendsville. Bolstering public transit aligns with community equity goals, enhances mobility options, and contributes to a more sustainable and inclusive town environment.

The town should collaborate with Garrett County to enhance support for public transit services.

Implementation plan:

- Partners: Garrett County; MDOT; Traffic Advisory Committee
- Cost (if applicable): Dependent on Specific Project
- Funding Sources: Garrett County; MDOT
- Time Frame: Medium Term (within 1 year to 3 years)

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Housing

This section underscores the importance of prioritizing fair and affordable housing for every resident in Friendsville. The key objective is to ensure accessible, high-quality housing options that meet the needs of a diverse population. Collaborating with other organizations and aligning with the county are vital components, highlighting that working together with external entities will be crucial for the town's progress in advancing its housing initiatives. Although Friendsville currently has a low number of homeless individuals, fostering partnerships and coordination aims to enhance efforts in addressing housing-related challenges and promoting an inclusive community with diverse and quality housing options for all residents.

HB 1045

Enacted in 2019, HB 1045 amended the Land Use Article, mandating that all Maryland jurisdictions incorporate a housing element into their comprehensive plans post-June 2020. This element is required to specifically tackle the demand for affordable housing within the jurisdiction, encompassing workforce and low-income housing. It has the flexibility to encompass goals, objectives, policies, plans, and standards.

The U.S. Department of Housing and Urban Development employs a commonly used measure of housing affordability known as the "housing cost burden" standard in the United States. According to this standard, households are considered cost-burdened if they allocate 30% or more of their gross income towards housing expenses, encompassing rent, mortgage, utilities, condominium and HOA fees, and taxes. The chart below gives insights pertaining to Friendsville that are derived from the Housing Data Dashboard provided by the Maryland Department of Planning.

2023 AMI for Friendsville:**\$39,083****Household Income Levels/Ranges**

Workforce Ownership Range (60% - 120% AMI):	\$23,449 - \$46,899
Workforce Rental Range (50% - 120% AMI):	\$19,541 - \$46,899
Low Income (<60% AMI):	\$23,449

Affordable Homeowner/Rental Monthly Payments (based on 30% of Household Income)

Workforce Ownership Range (60%-120% AMI):	\$586 - \$1,172
Workforce Rental Range (50%-100% AMI):	\$488 - \$977
Low Income Threshold:	\$586

HB 90

Enacted in 2021, HB 90 mandates that housing elements for municipalities and non-charter counties must now “affirmatively further fair housing,” supplementing the affordable housing planning requirements introduced by HB 1045 in 2019. Additionally, HB 90 directs the Maryland Department of Housing and Community Development (DHCD) to submit a fair housing report to the Governor and General Assembly by December 1, 2023, and subsequently every five years.

This plan is to be developed in collaboration with local governments and housing authorities in Maryland, utilizing a template to collect and present fair housing data within their jurisdictions. The legislation defines affirmatively furthering fair housing as taking meaningful actions to overcome segregation, foster inclusive communities, address disparities, replace segregated living patterns, and ensure compliance with civil rights and fair housing laws. Notably, the bill allows jurisdictions flexibility in implementing their approach to advancing fair housing, emphasizing that the chosen approach should include meaningful actions addressing the specified issues.

Housing Strategy Steps

Address blighted homes/structures within Friendsville.

The Town of Friendsville should focus on addressing homes and structures that are in poor condition or that detract from the overall aesthetics and safety of the area. The town presently faces the challenge of several properties identified as safety hazards within the community. Although a code enforcement officer is in place to inspect and penalize owners of deteriorated properties, this approach has proven ineffective in the past. The objective is to enhance the overall appearance and safety of the town by ensuring that all properties adhere to established standards. Friendsville has an opportunity to establish a brownfield plan, offering training to both citizens and officials on identifying and prioritizing sites for redevelopment funding. This initiative holds significant promise for advancing our community development endeavors.

The town should consider assigning extra staff and resources to ensure effective enforcement of town codes and regulations concerning property maintenance and safety. Alternatively, exploring the development of a brownfield plan for potential redevelopment opportunities could also be beneficial.

Implementation plan:

- Partners: Garrett County Department of Planning and Land Management
- Cost (if applicable): Staff Time
- Funding Sources: Garrett County, State of Maryland
- Time Frame: Short Term (within 6 months to 1 year)

Housing Strategy Steps

Explore partnerships or incentives to encourage developers to prioritize affordable and sustainable housing options, especially for senior citizens.

As the population of Friendsville ages, there is a shift in housing needs, including considerations for accessibility, house size, amenities, and more. Currently, there is a shortage of housing options tailored to seniors. Collaboration with housing organizations is crucial to identify opportunities for senior housing, and it is essential to review and revise ordinances to ensure they are inclusive and allow for different types of housing options.

The town should be proactive about seeking out potential housing developers to help build sustainable housing and to allow senior citizens to age in place.

Implementation plan:

- Partners: Maryland Department of Housing and Community Development, GCCAC, Garrett County Workforce Housing Alliance
- Cost (if applicable): Dependent on Specific Projects
- Funding Sources: Garrett County, State of Maryland; Special Loan Programs
- Time Frame: Medium Term (within 1 year to 3 years)

Housing Strategy Steps

Identify any potential barriers and ensure that all housing is affordable and fair in Friendsville.

To address and overcome patterns of segregation, it is essential to foster an inclusive community that eliminates barriers that restrict access to housing and opportunities based on protected characteristics. This includes addressing significant differences in housing needs and ensuring equitable access to opportunities for all. The goal is to replace segregated living patterns with genuinely integrated and balanced living arrangements, fostering a diverse and harmonious community. Additionally, a commitment to compliance with civil rights and fair housing laws is crucial to uphold principles of justice and equality in housing practices.

Maryland offers the Homestead Property Tax Credit to assist homeowners with their primary residence taxes and to prevent sudden spikes in tax bills. It could be worthwhile for the town to explore supporting our residents by considering this option.

The town should ensure that current and future residents continue to have access to affordable housing by continually reviewing policies and ordinances.

Implementation plan:

- Partners: State of Maryland Department of Planning
- Cost (if applicable): Staff Time
- Funding Sources: Garrett County, State of Maryland
- Time Frame: Medium Term (within 1 year to 3 years)

Housing Strategy Steps

Maintain regular communication and collaboration with Garrett County Community Action Committee (GCCAC) .

As one of the 19 Community Action Agencies in Maryland, GCCAC oversees various support programs and services in multiple areas such as Asset Development, Child and Family Development, Community Economic Development, Senior Services, and Transportation. As GCCAC currently lacks any properties within the town boundaries, it's crucial to prioritize efforts to involve them in Friendsville's initiatives.

The town should coordinate with GCCAC to support and promote thier projects within the Town.

Implementation plan:

- Partners: Garrett County Community Action Committee
- Cost (if applicable): Staff Time
- Funding Sources: Garrett County, State of Maryland
- Time Frame: Ongoing

Housing Strategy Steps

Promote and encourage collaboration among Garrett County Housing Initiatives to assist in developing strategies, policies, and initiatives to promote affordable housing options.

There are a number of commendable organizations that promote housing affordability in the County and the region. Some of the prominent organizations include:

- **Garrett County Community Action Committee:** administers support programs and services in several areas including: Asset Development, Child and Family Development, Community Economic Development, Senior Services and Transportation.
- **Garrett Workforce Housing Alliance:** focuses on resolving workforce housing problems. This issue has become rampant due to an influx of new residents, growing tourism, and an expanding vacation rental market.
- **Maryland Department of Housing and Community Development:** administers home ownership and rental housing programs which are designed to assist families in Maryland in locating, maintaining, and retaining affordable housing in communities throughout the state.
- **USDA Rural Development:** administers the Rural Housing Service which provides first-time low-income home-buyers with various loan programs.

The town should continue lending its support to these groups and seeking their advice, when necessary, to ensure that all individuals have an opportunity to live in the town.

Implementation plan:

- Partners: GCCAC; Garrett County Workforce Housing Alliance; Maryland Department of Housing and Community Development; USDA Rural Development
- Cost (if applicable): Staff Time
- Funding Sources: Garrett County, State of Maryland
- Time Frame: Ongoing

Housing Strategy Steps

Adhere to the Maryland Housing Needs Assessment guidelines & their priority action items.

The Maryland Department of Housing and Community Development commissioned the Maryland Housing Needs Assessment & 10-year Strategic Plan to address issues related to housing affordability in the state. The document focused on the following guiding principles:

- Promote Equity in Housing;
- Create a Balanced Housing Supply
- Increase Access to Opportunity;
- Support Economic Growth;
- Create Context-Specific Approaches

The town should review the Maryland Housing Needs Assessment to verify that the town's priorities align with those outlined in the assessment.

Implementation plan:

- Partners: Maryland Department of Housing and Community Development
- Cost (if applicable): Staff Time
- Funding Sources: State of Maryland
- Time Frame: Ongoing

Economic Development

An objective of the town is to augment its existing businesses and entice new ones especially ones that are associated with its strong tourism industry. To achieve this, the town has established various goals, policies, and actions to support the economic growth of Friendsville. This section focuses on land use, infrastructure, and organizational policies and actions that can be enforced by the town in the long run to promote and maintain economic development.



Downtown Businesses, Photo Courtesy of: Mackin

Economic Development Strategy Steps

Develop and promote marketing and other materials to entice business development throughout Friendsville.

Creating materials and strategies to attract more businesses to Friendsville and support their growth is vital to the overall growth of the community. This can include advertising campaigns, informational brochures, networking event and other ideas listed below:

- **Create a business retention strategy to provide necessary support:** refers to a plan to keep existing businesses in Friendsville and prevent them from leaving. This can involve providing resources such as funding, assistance with permits and licensing, and guidance for expansion.
- **Establish a business support organization/program to assist existing businesses thrive and grow:** means creating a program or organization dedicated to providing ongoing support for businesses in Friendsville. This can include mentorship, networking opportunities, and access to resources such as funding and training.
- **Create a business welcome packet that showcases opportunities in Friendsville:** refers to a packet of information provided to potential new businesses that highlights the benefits of opening a business in Friendsville. This can include information on the local economy, tax incentives, available commercial properties, and other resources that can help businesses thrive.

The town should work with partners to develop marketing materials aimed at boosting economic development for the Town.

Implementation plan:

- Partners: Garrett County Business Development; Garrett County Chamber of Commerce and Visitor's Center; Maryland Department of Housing and Community Development
- Cost (if applicable): Staff Time
- Funding Sources: Garrett County, State of Maryland; Community Legacy Program
- Time Frame: Short Term (6 months to 1 year)

Economic Development Strategy Steps

Collaborate with the Friendsville Garden Club and form a partnership to beautify Maple Street.

A collaborative effort to enhance the aesthetic appeal of Maple Street could include adding additional plant life such as flowers and trees. A partnership between the town and the local garden club to collectively pursue this objective could be established as well.

This initiative will help create a lively “downtown” area, fostering an inviting atmosphere. A visually appealing downtown not only elevates the overall ambiance but also acts as a catalyst for business development, drawing potential businesses to establish a presence in the town.

The town should engage in a collaborative effort with the local garden club and the Forest Service DNR, capitalizing on their expertise to elevate the overall appearance and aesthetics of Maple Street.

Implementation plan:

- Partners: Friendsville Garden Club; Forest Service; Maryland Department of Natural Resources; Maryland Department of Housing and Community Development
- Cost (if applicable): Dependent on Specific Projects
- Funding Sources: Maryland Facade Improvement Program (MFIP); Garrett County; State of Maryland
- Time Frame: Short Term (6 months to 1 year)

Economic Development Strategy Steps

Encourage “pop-up” shop events on Maple Street to entice business development.

Encouraging “pop-up” shop events on Maple Street refers to the process of hosting temporary retail or commercial businesses in vacant storefronts or public spaces in a particular area, with the objective of building momentum for the local business community. Essentially, it is a strategy to attract new businesses and customers to the area and to create a dynamic and vibrant atmosphere.

By hosting such events, communities can attract entrepreneurs and small business owners who otherwise might not have had the resources or opportunity to establish a permanent storefront. Pop-up shops can be used for product launches, special sales, or as a way for businesses to test the waters in a new location before committing long-term.

This concept can also be used to promote local artisans and makers, as they can showcase and sell their products in a temporary storefront. Hosting such events on Maple Street can help in drawing in foot traffic, increasing the local economy, and revitalizing areas that may have previously struggled to attract new businesses and customers.

The town should partner with Garrett County's Department of Business Development to assist in developing these shop events on Maple Street.

Implementation plan:

- Partners: Garrett County Business Development; Garrett County Chamber of Commerce and Visitor's Center; Maryland Department of Housing and Community Development
- Cost (if applicable): Staff Time
- Funding Sources: Garrett County, State of Maryland; Community Legacy Program
- Time Frame: Short Term (6 months to 1 year)

Implementation Tools



Overall Implementation

What comes next?

The Comprehensive Plan will require continued commitment from the town. The following is a list of steps that should be taken to ensure successful implementation.

- Assign the Planning Commission to oversee the implementation of the Comprehensive Plan. The commission would not be responsible for directly carrying out actions, but would initiate tasks and coordinate with agencies, volunteers, Town staff, local organizations and/or other groups to help carry them out.
- Submit priority implementation projects as part of the Town budget discussions. If projects require municipal approval and/or funding, ensure that they are presented to the Mayor and Town Council with plenty of time for deliberation.
- Annually evaluate implementation of the Comprehensive Plan, documenting actions taken during the past year to help achieve the vision, address community development objectives and make recommendations to the Mayor and Town Council of modifications to the Comprehensive Plan. Append the annual update to the Plan document to create an ongoing record of progress.

Mountain Maryland Gateway to the West Heritage Area

The Town of Friendsville has endorsed the Mountain Maryland Gateway to the West Heritage Area, supports its development as a State Certified Heritage Area and incorporates the Mountain Maryland Gateway to the West Heritage Area Management Plan by reference to those segments applicable to the Town. The Management Plan shall serve as the guidance document for activities supported by the Heritage Program incentives.

In the late 18th and 19th centuries, the Mountain Maryland Gateway to the West Heritage Area served as the entry point for America's western frontier, facilitating its opening and development. This area, renowned for its exceptional natural beauty, rich cultural heritage, and significant transportation history, stands as a testament to its past. Recognized as one of the 13 state-certified heritage areas, and operating under the auspices of the Garrett County Chamber of Commerce, the Mountain Maryland Gateway to the West Heritage Area is dedicated to advancing heritage tourism throughout the region.

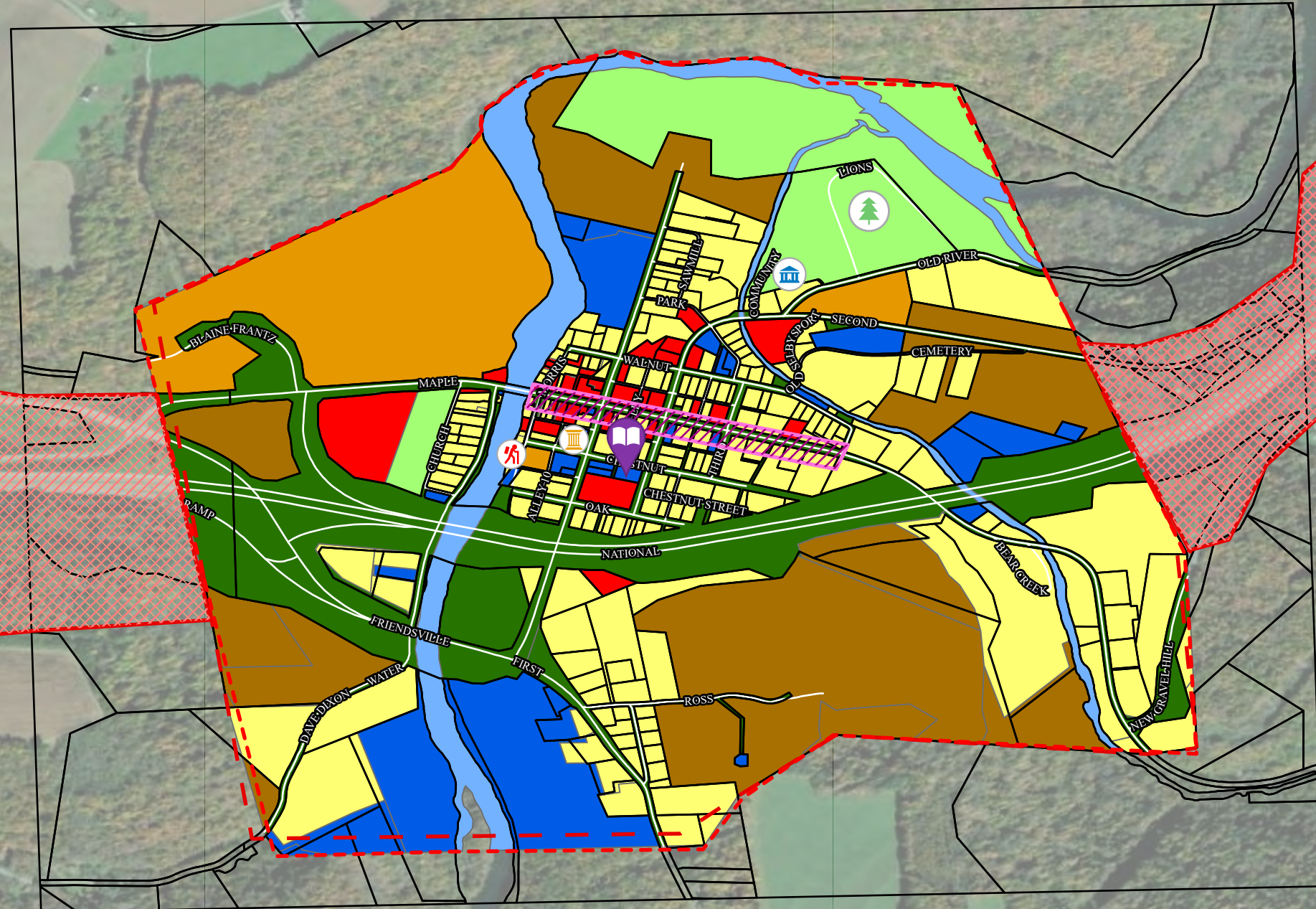
Future Land Use/Targeted Areas of Investment

This future land use or targeted areas of investment map is essential for driving the overall development for the future of the Town of Friendsville. It serves as a blueprint for development, ensuring the efficient and sustainable use of land within the town. This also assists in facilitating spatial organization, preventing incompatible land uses and fostering sustainable development patterns. Moreover, they assist in translating policies outlined in comprehensive plans into actionable strategies, guiding decisions related to zoning and infrastructure investment.


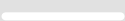

Furthermore, this future land use map aids in infrastructure planning by pinpointing areas designated for specific land uses and contributes to environmental protection by identifying conservation areas. Additionally, they establish a foundation for economic development initiatives and foster community engagement through inclusive processes.

In essence, this future land use and targeted areas of investment map play a pivotal role in shaping the town's development trajectory, harmonizing growth and environmental preservation to enhance the quality of life for residents.


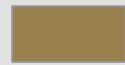
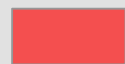


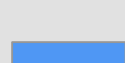
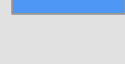
Friendsville Future Land Use & Targeted Areas of Investment










Legend

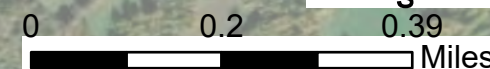
-  Town Boundary
-  Roads
-  Waterways

Existing Land Use

-  Public ROW (P)
-  Agricultural (A)
-  Commercial (C)
-  Residential:
Single-Family (R)
-  Residential:
Multi-Family (M)
-  Institutional /
Governmental (IG)
-  Park & Recreation
(PR)

Targeted Areas

-  Town Hall
-  Friendsville Library
-  Community Park
-  Trailhead
-  Friend Family Museum
-  Downtown Maple St.
-  Potential Future
Annexation Area



Source: Garret County Planning Department

Date: 2/6/2024

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Implementation Matrix

Bringing it all together

The Implementation Matrix on the following pages, outlines all the priority recommendations with the supporting information for each. This is to allow easy access to all the recommendations in one place.

Recommendation	Timeframe	Potential Partner Organizations	Cost	Funding Sources	Page
Natural Resources					
Continue to enforce Hydraulic Fracking Ban Ordinance and consider developing additional policies that would ban other types of mineral extraction to ensure a mining-free environment.	Ongoing	Garrett County Department of Planning and Land Management; Maryland Department of Environment	Staff Time	N/A	49
Ensure that natural resources are not overused, destroyed or altered in anyway that would negatively impact the surrounding environment.	Ongoing	Garrett County Department of Planning and Land Management; USDA; Local Trail Organizations; Soil Conservation District; etc.	Staff Time	N/A	50
Collaborate with the Army Corps of Engineers to ensure the reinforcement of existing buffers along water bodies, which will help prevent potential future damage.	Short Term (within 6 months to 1 year)	Army Corps of Engineers; Maryland Department of Environment	Dependent on Property	Flood Plain Management Services (FPMS)	51
Conduct a thorough review of current Town and County Zoning Ordinances to confirm that regulations and policies are adhered to and actively enforced.	Short Term (within 6 months to 1 year)	Garrett County Department of Planning and Land Management; Maryland Department of Environment	Staff Time	N/A	52
Encourage residents to participate in the Water to decrease the usage of pesticides, improve water quality, encourage wildlife habitats and promote the best management practices for stormwater. Also provide educational material regarding the program via information at the Town Hall or on their website.	Ongoing	Maryland Department of Natural Resources; University of Maryland Extension; Garrett County Department of Planning and Land Management; Garrett Master Gardeners	Staff Time	N/A	53
Create a tree inventory and implement a program for actively planting additional trees and maintaining existing ones throughout the town.	Short Term (within 6 months to 1 year)	Partners: Garrett County Department of Planning and Land Management; Friendsville Tree Committee; Forest Service; Maryland Department of Natural Resources	Staff Time	N/A	54
Land Use					
Continue its ongoing monitoring of the west side of Friendsville is in place for potential future development.	Ongoing	Property Owners	Staff Time	N/A	57
Update the zoning ordinance to make more user friendly with tables and other tools to make it easier to enforce and for citizens to use.	Ongoing	Garrett County Department of Planning and Land Management	Staff Time	N/A	58
Proactively reach out to landowners or developers with vacant or blighted properties to explore redevelopment opportunities.	Medium Term (1 to 3 years)	Dollar General; Property Owners; Garrett County Department of Planning and Land Management; Maryland Department of Housing and Community Development	Dependent on Specific Projects	Garrett County; State of Maryland - Department's State Revitalization Programs (SRP); Strategic Demolition Fund (SDF); Project Restore	59

Recommendation	Timeframe	Potential Partner Organizations	Cost	Funding Sources	Page
Land Use					
Adopt an ordinance regulating Airbnbs and other short-term rentals to ensure safety, fair competition, compliance with local laws, and enforcing parking requirements, while preserving the character and integrity of the community.	Short Term (within 6 months to 1 year)	Garret County Department of Planning and Land Management	Staff Time	N/A	60
Prioritize improving current zoning standards for creative property reuse by developing site design standards that accommodate future zoning needs and encourage the redevelopment of non-conforming existing sites, and implement zoning incentives or density bonuses to attract new development.	Ongoing	Garrett County Department of Planning and Land Management	Staff Time	N/A	61
Consider expanding zoning incentives and utilizing floating zones to attract desired development especially in the current 'Employment Center' zone near I-68.	Ongoing	Garrett County Department of Planning and Land Management	Staff Time	N/A	62
Community Facilities					
Collaborate with Garrett County to ensure priority recreation projects are included in the County's LPPRP and Program Open Space. Additionally, continue to develop strategies aimed at expanding options, enhancing quality, and ensuring greater accessibility of recreational amenities for all residents.	Medium Term (1 to 3 years)	Garrett County Department of Planning and Land Management; DNR's Office of Outdoor Recreation; Garrett County Health Department	Dependent on Specific Facilities	Garrett County - Program Open Space; State of Maryland; LPPRP; Community Parks & Playgrounds (CPP)	65
Continue to advocate to keep the school open and encourage residents to continue to attend meetings where the future of the school is discussed.	Ongoing	Residents; Friendsville Elementary School	Staff Time	N/A	66
Partner with Garrett County for assistance in updating and enhancing the swimming area and beach comply with ADA accessibility.	Medium Term (1 to 3 years)	Garrett County Department of Planning and Land Management; Army Corps of Engineers	Dependent on Specific Facilities	Garrett County - Program Open Space	67
Incorporate green spaces and public parks into future development plans, incorporating concepts like mini-parks and permeable pavement options, while ensuring the creation of attractive/accessible areas for walking and recreational activities throughout the town.	Short Term (within 6 months to 1 year)	Garrett County Department of Planning and Land Management	Dependent on Specific Projects	Garrett County - Program Open Space	68
Secure funding to maintain and modify trails to withstand the constant wear and tear, provide better guidance to visitors, consistent signage, and offer more recreational amenities for people to enjoy and appreciate the natural environment.	Short Term (within 6 months to 1 year)	Garrett County Department of Planning and Land Management; Garrett Trails; MDOT SHA	Dependent on Specific Projects	Garrett County - Program Open Space; MDOT's Fund 33/79; Recreational Trails Program	69

Recommendation	Timeframe	Potential Partner Organizations	Cost	Funding Sources	Page
Community Facilities					
Prioritize a marketing strategy to assist with promoting trails.	Short Term (within 6 months to 1 year)	Garrett County Department of Planning and Land Management; Garrett Trails; Garrett County Health Department	Dependent on Specific Projects	Garrett County - Program Open Space; MDOT's Fund 33/79	70
Leverage the Town Hall as an educational resource and promote it as a venue for organizations or businesses to host meetings, presentations, networking events, and more.	Ongoing	Local Businesses, Local Organizations, Entrepreneurs	Staff Time	N/A	71
Continue its support and advocacy for the Library which includes marketing their programs and events.	Short Term (within 6 months to 1 year)	Library	Staff Time	N/A	72
Continue to collaborate with Garret County to ensure that all its resources, including public utilities, infrastructure, etc. are adequately prepared and equipped to handle potential disasters or emergencies.	Ongoing	Garrett County Department of Planning and Land Management; Garrett County Emergency Management Department; Brookfield Towers; Department of Natural Resources	Staff Time	N/A	73
Explore additional locations, such as the Town Hall, Library, and Elementary School, implementing alternative energy sources such as solar panels. Exploring other energy alternatives could also be beneficial.	Short Term (within 6 months to 1 year)	Garrett County Department of Planning and Land Management; Greater Cumberland Committee; Garrett County Energy Division	Dependent on Specific Projects	Garrett County; State of Maryland	74
Help promote the museum, assist in gathering volunteers, and help educate residents about the importance of the Friend Family Museum.	Ongoing	Friend Family Museum; Garrett County Department of Planning and Land Management	Staff Time	N/A	75
Promote the educational programs offered by Garrett College to its residents to enhance future career options.	Ongoing	Garrett College	Staff Time	N/A	76

Recommendation	Timeframe	Potential Partner Organizations	Cost	Funding Sources	Page
Water Resources					
Collaborate with Garrett County to assess the current state of water resources within the Town, assisting in the creation of a plan for sustainable management and conservation, with a shared goal of ensuring the maintenance and improvement of water resources for the future.	Ongoing	Garrett County Department of Public Works - Public Utilities Division; Maryland Department of Environment	Dependent on Specific Projects	Garrett County; State of Maryland	79
Initiate a program that focuses on educating residents on water resources when it comes to reducing cost and slowing stormwater.	Short Term (within 6 months to 1 year)	Garrett County Department of Public Works - Public Utilities Division	Staff Time	Garrett County; State of Maryland	80
As an alternative water source actively endorse and support the County's initiatives in utilizing Limestone Springs.	Ongoing	Garrett County Department of Public Works - Public Utilities Division	Staff Time	N/A	81
The Town of Friendsville should work with the County to create and implement a plan to improve the water supply and sewer systems in older and outdated homes. The town should also coordinate with the County to ensure that any extensions and increases of the capacity of the system, along with any projects, are included in the Garrett County Water and Sewerage Master Plan (W&S Plan).	Ongoing	Garrett County Department of Public Works - Public Utilities Division	Staff Time	N/A	82
Support the County's efforts to replace old and outdated sewer mains in the Town.	Short Term (within 6 months to 1 year)	Garrett County Department of Public Works - Public Utilities Division	Staff Time	Garrett County	83
Initiate discussions with Garrett County to develop a plan for extending sewer capacity to cover the entire town and increase the overall capacity as well.	Medium Term (1 to 3 years)	Garrett County Department of Public Works - Public Utilities Division	Staff Time	Garrett County	84
Transportation					
Work with the SHA to identify and evaluate potential locations for new parking spaces as well as designing and constructing new facilities.	Medium Term (1 to 3 years)	SHA	Dependent on Specific Projects	Garrett County; SHA	87
Talk with neighboring Towns (who utilize time-limit or permit parking) to determine pros and cons of parking changes. In addition, the Town should hold meetings to discuss options with their residents and business owners to determine which, if any, parking change should be implemented.	Medium Term (1 to 3 years)	MDOT; Business Owners; Residents	Staff Time	N/A	88

Recommendation	Timeframe	Potential Partner Organizations	Cost	Funding Sources	Page
Transportation					
Collaborate with the Maryland Department of Transportation (MDOT) to devise and execute effective strategies for addressing these crucial areas and implementing required traffic calming measures. It's essential to consider complete street designs in the process and prioritize enhancing safety for active transportation to improve the overall livability of the town.	Medium Term (1 to 3 years)	Garrett County; MDOT; Traffic Advisory Committee	Dependent on Specific Projects	Garrett County; MDOT	89
Engage in proactive communication with the County's Sheriff Department to seek assistance in enforcing traffic laws and regulations within the Town. Consider adopting an ordinance to explore funding opportunities for traffic speed cameras.	Short Term (within 6 months to 1 year)	Garrett County Sherrif's Office; Garrett County Department of Planning and Land Management	Staff Time	N/A	90
Persist in its endeavors to promote the installation of EV charging stations. Include EV charging stations into any design of future parking facilities.	Medium Term (1 to 3 years)	MDOT	EV Charging Stations Range from \$2,500 - \$6,000	MDOT National Electric Vehicle Infrastructure (NEVI) Program; Charge@Work Pledge; Maryland Energy Administration's (MEA's) Electric Vehicle Supply Equipment (EVSE) Rebate Program	91
Collaborate with Garrett County to enhance support for public transit services.	Medium Term (1 to 3 years)	Garrett County; MDOT; Traffic Advisory Committee	Dependent on Specific Projects	Garrett County; MDOT	92
Housing					
Consider assigning extra staff and resources to ensure effective enforcement of town codes and regulations concerning property maintenance and safety. Alternatively, exploring the development of a brownfield plan for potential redevelopment opportunities could also be beneficial.	Short Term (within 6 months to 1 year)	Garrett County Department of Planning and Land Management	Staff Time	Garrett County; State of Maryland	96
Be proactive about seeking out potential housing developers to help build sustainable housing and to allow senior citizens to age in place.	Medium Term (1 to 3 years)	Maryland Department of Housing and Community Development; GCCAC; Garrett County Workforce Housing Alliance	Dependent on Specific Projects	Garrett County; State of Maryland; Special Loan Programs	97
Ensure that current and future residents continue to have access to affordable housing by continually reviewing policies and ordinances.	Medium Term (1 to 3 years)	State of Maryland Department of Planning	Staff Time	Garrett County; State of Maryland; Homestead Property Tax Credit	98

Recommendation	Timeframe	Potential Partner Organizations	Cost	Funding Sources	Page
Coordinate with GCCAC to support and promote their ongoing projects within the Town.	Ongoing	Garrett County Community Action Committee	Staff Time	Garrett County; State of Maryland	99
Housing					
Continue lending its support to these groups and seeking their advice, when necessary, to ensure that all individuals have an opportunity to live in the Town.	Ongoing	GCCAC; Garrett County Workforce Housing Alliance; Maryland Department of Housing and Community Development; USDA Rural Development	Staff Time	Garrett County; State of Maryland	100
Review the Maryland Housing Needs Assessment to verify that the Town's priorities align with those outlined in the assessment.	Ongoing	Maryland Department of Housing and Community Development	Staff Time	State of Maryland	101
Economic Development					
Work with partners to develop marketing materials aimed at boosting economic development for the Town.	Short Term (within 6 months to 1 year)	Garrett County Business Development; Garrett County Chamber of Commerce and Visitor's Center; Maryland Department of Housing and Community Development	Staff Time	Garrett County, State of Maryland; Community Legacy Program	103
Engage in a collaborative effort with the local garden club or Forest Service DNR, capitalizing on their expertise to elevate the overall appearance and aesthetics of Maple Street.	Short Term (within 6 months to 1 year)	Friendsville Garden Club; Forest Service; Maryland Department of Natural Resources; Maryland Department of Housing and Community Development	Dependent on Specific Projects	Maryland Facade Improvement Program (MFIP); Garrett County; State of Maryland	104
Partner with Garrett County's Department of Business Development to assist in developing these shop events on Maple Street.	Short Term (within 6 months to 1 year)	Garrett County Business Development; Garrett County Chamber of Commerce and Visitor's Center; Maryland Department of Housing and Community Development	Staff Time	Garrett County, State of Maryland; Community Legacy Program	105