
CHECKLIST & TABLE OF CONTENTS

APPLICANT: Town of Brentwood

NAME OF SUSTAINABLE COMMUNITY:

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

- TAB #1 Applicant Information**

- TAB #2 Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**

- TAB #3 Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**

- TAB #4 Sustainable Community Plan**

- TAB #5 Progress Measures**

- TAB #6 Local Support Resolution**

- TAB #7 Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.
Failure to provide the requested document will automatically deny your application.**

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**Name of Sustainable Community:**

Legal Name of Applicant: Town of Brentwood

Federal Identification Number: 52-60000778

Street Address: 4300 39th Place

City: Brentwood **County:** Prince George's **State:** MD **Zip Code:** 20722

Phone No: 301-927-3344 **Fax:** 301-927-0681 **Web Address:** www.brentwoodmd.gov

Sustainable Community Contact For Application Status:**Name:** E. James Cooksey **Title:** Mayor

Address: 4300 39th Place **City:** Brentwood **State:** MD **Zip Code:** 27022

Phone No: 301-927-3344 x **Fax:** 301-927-0681 **E-mail:** treasurer@brentwoodmd.gov

Person to be contacted for Award notification:**Name:** Carole Bernard **Title:** GCDC Executive Director

Address: 4102 Webster Street **City:** North Brentwood **State:** MD **Zip Code:** 20722

Phone No: 301-864-3860 x **Fax:** **E-mail:** execdirector@gatewaycdc.org

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

A. Proposed Sustainable Community Area (s):

County: Prince George's

Name of Sustainable Community: _____

Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, Wolters@MdHousing.org

The Town of Brentwood is a small municipality of 0.38 square miles, with a population of 3,046 and is located less than 1 mile away from Washington, D.C. The Town was originally incorporated in 1922 and is named after the Brentwood estate built in 1817 by Robert Brent in Northeast Washington, D.C. The Town has Bartlett Park, Volta Neighborhood Playground, and the Bunker Hill Road Fire Station.

Brentwood's sustainable community boundaries follow the municipal boundaries of the Town. These borders do not always follow roadways or parcel outlines, often bisecting land parcels. The western boundary is shared with the City of Mount Rainier and for the most part follows 34th Street and Cedar Lane(North-South directional) until it moves easterly at Upshur Street, eventually crossing U.S. Route 1 and terminating at the CSX Railroad. The CSX Railroad lines serve as the southeastern boundary of the Sustainable Communities designated area. The Town of Brentwood shares its Northeastern Boundary with the Town of North Brentwood along 39th Street and the parcels between Volta and Webster Streets at 40th Street. The Northwest Branch of the Anacostia River serves as the most northern boundary.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATIONApproximate number of acres within the SC Area: 243.2

Existing federal, state or local designations (check all that apply):

- | | |
|---|---|
| <input checked="" type="checkbox"/> Community Legacy Area | <input type="checkbox"/> Designated Neighborhood |
| <input type="checkbox"/> Main Street | <input type="checkbox"/> Maple Street |
| <input type="checkbox"/> Local Historic District | <input type="checkbox"/> National Register Historic District |
| <input checked="" type="checkbox"/> A & E District | <input checked="" type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input type="checkbox"/> BRAC | <input type="checkbox"/> State Designated TOD |
| <input checked="" type="checkbox"/> Other(s): <u>Gateway Arts and Entertainment District, Maryland Milestones and ATHA Trails Heritage Area</u> | |

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)

In the Town of Brentwood, Community Legacy Grants enabled Gateway CDC in 2009 to acquire and rehabilitate an underutilized warehouse, at 3901 Rhode Island Avenue, to build a community arts center that includes today 12 artist studios, the 39th Street Gallery and two anchor tenants, the Maryland-National Capital Park and Planning Commission's M-NCPPC) Brentwood Arts Exchange and the Prince George's County African American Museum and Cultural Center(PGAAMCC). These cultural assets are an integral piece to the Gateway Arts District's revitalization efforts to bring economic development to the region through the arts.

In 2002, Gateway CDC received a \$10,000 grant for a feasibility study for this project. The vast majority of a \$200,000 grant originally intended to fund the initial planning and design of a new library in Mount Rainier was reallocated to assist with the purchase of the warehouse in Brentwood. In 2004, the CDC secured an additional \$185,000, which helped further support the purchase of the Brentwood warehouse. Of this, \$154,635 was in the form of a grant and the remainder a loan. A \$150,000 award in FY 2005 included a \$130,000 grant and a \$20,000 loan and supported the renovation of a building in Mount Rainier to serve as a multicultural arts education center. This investment resulted in the Gateway Arts Center at Brentwood. The Brentwood Arts Exchange occupies most of the first floor. It has a gallery, a contemporary craft showcase, and arts classroom and offices. The other storefront space is occupied by the PGAAMCC and their temporary display space which is known as Gallery 110. The permanent Museum site is planned for a nearby location in North Brentwood. The second floor is the 39th Street Gallery and additional studios, which are both managed by Gateway CDC. The 39th Street Gallery attracts and displays the art of world-class artists and has a growing reputation for such within the arts community. While the Town of Brentwood did not receive these funds directly, the indirect benefit is the Gateway Arts Center at Brentwood has become the sacred heart of the Gateway Arts District and the Town of Brentwood.

Under the 2006 Community Legacy Grant Award Agreement: #520-01 that Gateway CDC entered into February 2007 with the Maryland's Department of Housing and Community Development to renovate the former Brentwood firehouse as a municipal center by creating design development or construction drawing and providing cost estimates to the Town to prepare or renovate the facility as permitted by the project budget.

The grant achieved the following:

- Condition assessment
- Code and environmental analysis
- Interim occupancy report
- Set of design drawings
- Comprehensive cost estimates
- Inspection and repair of unsafe electrical wiring, roof leaks
- Repair and replacement of restroom pipes, plumbing and fixtures and the heat distribution system.

The impact of Community Legacy investments have been far-reaching. Home values in the area have begun to increase after remaining stagnant throughout the 1990s and declining in 2008 through 2010. Increased home values mean a higher local tax base and greater wealth for homeowners. On the commercial side, there have been some struggles to move

forward as speculating landowners have held onto properties in anticipation of better deals. Nevertheless, the Community Legacy funding has spurred investment throughout the Gateway Arts District and to some extent within the Town of Brentwood. While much of this investment has been focused on the arts and on residential development, mixed-use and other commercial investments are now beginning to grow. These investments have contributed to a greater sense of community pride.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer “cornfields”?

(Answer Space 4,000 characters)

The Town of Brentwood is well positioned for redevelopment while adhering to Smart Growth principles. There are a few potential barriers. For example, land expansion opportunities in the Town of Brentwood are limited, as it is surrounded by other municipalities, rail lines and the NW Branch of the Anacostia River. The Town of Brentwood is a developed community, and there is little existing unimproved land. Existing commercial development along the U.S. Route 1 corridor is encouraged, and while there are several mixed-use development projects proposed in this area, other vacant or underused properties are not near one another and are difficult to group for larger redevelopment projects.

Market force development is slow and the existing built environment needs to be rehabbed for modern uses. Redevelopment of existing developed lands is costly and requires concentrated efforts from multiple local and county partners to achieve redevelopment readiness. The Town Center is concentrated around the corner of 38th Street and Rhode Island Avenue, which contains a number of auto-related businesses and businesses requiring large outdoor storage of materials that undermine development of a compact, pedestrian-friendly Town Center. The Town of Brentwood lacks a walkable town center/square with diverse and expanded housing options in the community. Additionally, the Town needs to improve infrastructure that eliminates barriers to access for bikes and pedestrians and addresses pedestrian/bike safety. The Town also owns the old volunteer firehouse on Utah Street. Despite detailed development plans and public interest, the Town has not been able to acquire the funding needed to complete the renovation of this property into a revitalized municipal building and complete the transition of the old Town Hall to a community center. The Town of Brentwood is committed to partnering with local nonprofits and developers to accelerate and provide for this process.

The Town of Brentwood benefits from multiple revitalization designations including Enterprise Zone, Gateway Arts District, and the entirety of our township is within a Priority Funding Area.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)

Strengths

The Town of Brentwood is located one mile north of the District of Columbia on U.S. Route 1. Revitalization is underway, thanks in part to the creation of the Gateway Arts District (GAD) in 2004, in which Brentwood is included. The GAD, which received the 2013 Award for Outstanding Achievement from Maryland's Department of Business and Economic Development, brings a new level of cultural resources and arts driven development to the area through galleries, work spaces, open studios, artist housing and artist events.

Though our town is very small, we have a wealth of resources, including a diverse and thriving arts community. The Gateway Arts Center, located at 3901 Rhode Island Avenue, houses the Brentwood Arts Exchange, the Prince George's African American Museum and Cultural Center (PGAAMCC), the 39th Street Gallery and artist studios.

The Town of Brentwood has ample access to parks, bike trails and open and natural spaces. The neighboring Town of North Brentwood and the City of Mount Rainier offer a variety of recreational opportunities and access to public school facilities, fields, and gymnasiums, other cultural organizations and restaurants. Nearby in the Town of North Brentwood, construction of the PGAAMCC project continues. PGAAMCC will continue to attract tourism to the area by expanding its offerings to include a performance space, café, gallery and gift shop. In addition, there are two properties slated for development in the Town of Brentwood, 3807 Rhode Island Avenue, the former Northeastern Plumbing Supply Building, and 4100 Rhode Island Avenue, the former B&J Auto lot. Both will be mixed-use development projects, increasing the residential density within the area and bolstering economic opportunities within the Gateway Arts District.

More than a dozen area churches serve our diverse community. Brentwood is fortunate to have access to major public transportation routes. Buses from WMATA, Prince George's County, and the newest Route 1 Ride make stops in Brentwood. These buses give us access to several MetroRail lines as well as MARC regional commuter rail service.

Weaknesses/Challenges

The Town of Brentwood lacks undeveloped space for new development and expansion. The median built year of homes in Brentwood is 1950 compared to the State's younger median age of 1974. 86.5% of homes are occupied (40.8% by owner and 45.6% renter occupied) with 13.5% of housing stock standing vacant, usually by absentee owners. The Town has a total of 997 housing units.

There is a shortage of workforce affordable rental housing for families, seniors and individuals with disabilities in the Town of Brentwood. The development of 3807 Rhode Island Avenue will bring 100-150 units of workforce housing to the Town of Brentwood.

Overall, the U.S. Route 1 corridor has experienced a general decline since the mid-1960s. This decline has been characterized by a reduction in the number of local businesses and the deterioration of commercial and residential structures along U.S. Route 1. Some of the properties are underutilized or vacant. For example, there has been a proliferation of "storefront churches" in spaces once occupied by retail businesses, and other retail space is vacant. Numerous car service centers and abandoned used-car lots characterized by expanses of asphalt dot the corridor. The road system lacks space for bike lanes and many streets lack sidewalks. The Town has an underfunded street improvement program that could be properly maintained if funding is dedicated annually. Because the parks are heavily used, they are in need of significant maintenance, improved lighting and handicapped accessibility. Inadequate crosswalks at Rhode Island Avenue and the "Free Turn" toward Bladensburg to the east contribute to an unfriendly pedestrian environment.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)

The Town of Brentwood is within the state designated Gateway Arts District (GAD). The zoning is primarily R-55, Single Family Residential. There are properties along Rhode Island Avenue that are zoned Mixed-Use Infill (M-U-I) and Urban Light Industrial (U-L-I). All properties are in a Developmental District Overlay Zone (DDOZ), which permits a wider array of arts related uses. The Town of Brentwood also has Mixed-Use Town Center (MUTC) guidelines whose standards help guide development in the area.

The Town of Brentwood reflects the traditional residential character areas, containing primarily single-family detached residential homes. The majority of homes in Brentwood were built during and after World War II with young people coming to Washington, D.C. to support the war effort and to raise their families. Our neighborhoods are walkable, laid out on a grid and have few cul-de sacs or dead ends. Our large lots, some with 20-foot setbacks, single apron driveways and minimal lot widths add to the appeal of Brentwood. Generally, density is four to six units per acre. Development district standards retain the block face and scale of residential streets. According to the Gateway Arts District sector plan, Brentwood contains Neighborhood Arts and Production character areas, as well as Arts Production and Entertainment character areas along the U.S. Route 1 corridor, which overlay land zoned light industrial located on the middle or on the edge of single-family residential neighborhoods. The Neighborhood Arts and Production character area supports art production space, artist live/work space, and small-scale technical research and development flex-space in underutilized, aging industrial buildings that suffer from functional obsolescence. The goal of the Arts Production and Entertainment character area is to promote the development a mix of arts-related studio and workshop production uses or mixed-use residential loft-style buildings, with scattered small-scale commercial and retail development.

The Town of Brentwood's inclusiveness within the Gateway Arts District is conducive to and can promote revitalization investment opportunities for all sectors of development and has begun to evolve not only in Brentwood but also throughout the Gateway Arts District.

Brentwood's development pattern is consistent with other older communities, consisting of many buildings developed on small, irregularly shaped parcels. Commercial and industrial uses often occupy nearly 100 percent of their lots. Much of the development along the U.S. Route 1 corridor does not conform to modern day zoning ordinances in terms of lot coverage, setback, landscaping, and parking and loading placement of loading and storage areas, trash pads and dumpsters, as well as limits on the size, quantity and location of signs requirements. Currently many of the zoning categories are single-use oriented. The current zoning is very conducive to revitalization investment, particularly the mixed-use infill properties. The designated character areas permit an opportunity for diverse land uses.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)

Strengths:

- The Town of Brentwood has a low crime rate of .1% (crime index that is 83% lower than the Maryland average), compared to Prince George's County and considering its proximity to Washington, D.C. The Town of Brentwood re-established its police department in 2010. In 2013, the Town has budgeted for a police chief, 2 full-time police officers and 2 part-time police officers. County Police augmented the Town's police services.
- There are no schools within the boundaries of the Town, however, there are a number of schools located in close proximity:

Elementary: Thomas Stone Elementary School, Mount Rainier Elementary School

Middle: Hyattsville Middle School

High: Dematha Catholic School, Northwestern High School, St. Jeromes, Elizabeth Ann Seaton

There are a variety of choices for higher education in the area, from the University of Maryland College Park, a couple miles North on U.S. Route 1, to the Prince George's County Community College, which has satellite programs that operate just outside the town. Bowie State University is a viable option in the area for students that would like to stay in Prince George's County and attend a Historically Black College or University (HBCU). There is also about a dozen institutions of higher education located just a few miles away in the District of Columbia that are both publicly and privately funded. In addition, the Town has the following strengths:

- Diverse community consisting of 45% Hispanic, 38% African-American, 26% White, and 2% Asian.
- Growing Arts Community. The Gateway CDC owns and operates the Gateway Arts Center located at 3901 Rhode Island Avenue in Brentwood. The building is a cultural asset to the Town and surrounding communities providing exhibitions, receptions, artist talks, and workshops that enhance the area's draw in many ways. Anchor tenants include M-NCPPC's Brentwood Arts Exchange, which hosts exhibits, classes and youth summer programs; PGAAMCC's gallery 110; and the 39th Street Gallery and artist studios, which are managed by the Gateway CDC.
- The Town hosts a number of events for community members including: Brentwood Day, International Day, and National Night Out.
- The Town of Brentwood provides refuge and recycling services, and has provided residents with opportunities to participate in programs to undertake energy improvements in their homes at no cost to them. Additionally, Brentwood has partnered with neighboring communities to provide its residents with electronic and document recycling programs.

Weaknesses:

- Despite the Town's comparatively low crime rate, resident still express deep concerns about crime, including illegal street activity (drug sales and prostitution), gang activity, and thefts and burglaries.
- The existing Town Hall is used for social events and by M-NCPPC for summer camp, this dual use can be challenging. The long-term vision is to renovate the old volunteer firehouse on Utah Street so it can house the municipal offices and then transition the existing Town Hall into a community center.
- Generally, the public schools struggle to provide needed services for their students. There is a perception that the Prince George's County public schools provide substandard or inadequate education.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)

Strengths

The Town of Brentwood is bounded by the Northwest Branch of the Anacostia River. The headwaters of the Northwest Branch are located near the community of Sandy Spring. The stream flows southward for 21.5 miles to its confluence with the Northeast Branch near Bladensburg to form the main stem of the Anacostia. The majority of the Northwest Branch stream valley is a riparian buffer, protected as parkland by the Maryland-National Capital Park and Planning Commission (M-NCPPC). The fish index for the portion of the NW Branch going through Brentwood is rated as good (4.25). Migratory species included striped bass, sea lamprey, and American eel. Non-native species included smallmouth bass, largemouth bass, fathead minnow, common carp, and bluegill. Greater species richness, abundance, and the addition of game fish at this site were likely due to the greater availability of structural habitat. Man made structures including a utility crossing, rip-rap, and large pieces of metal at the 38th Street Bridge provided substrate for fish. These structures provided living places for fishes and also created greater diversity of depths and flows to accommodate a greater variety of fish species.

Brentwood has a fairly robust tree canopy. In 2012, the Town worked with the Maryland Department of Natural Resources to inspect the health of the trees within the Town. Dying trees were cut down and others were trimmed. Now that those trees were removed, they must be replaced in accordance with the requirements of the Chesapeake Critical Bay Area. The Town's Tree Commission continues to monitor the health of local tree canopies and is proactive in planting trees within the Town. The Tree Commission is currently working on a tree management plan.

Weaknesses

The Town of Brentwood had done little to preserve the NW Branch. It has not participated in clean-ups and has only one rain garden within the Town's boundaries. The Northwest Branch has suffered from urbanization, particularly run-off from impermeable surfaces and sewage from aging combine sewer overflow systems. With the exception of the 38th Street bridge area, the lack of trees and no woody structures at this portion of the NW Branch in Brentwood contributes to the severe lack of natural instream habitat, cover, shading and surface area for fish and macroinvertebrates.

Another disadvantage associated with the NW Branch is that the Town of Brentwood exists in a 100-year flood plain. There are levees in place that subvert the danger of flooding, but the levee closest to the town has been recently deemed unsafe and outdated by FEMA and the Army Corps of Engineers. The levee is the subject of major modifications. In November 2012, federal funding was used to bring the levees to appropriate accreditation levels. The Town of Brentwood also has a pumping station serviced 24 hours a day by the County Department of Public Works to ensure safety for the community it will be upgraded in 2014. The growth of foliage near the levee system has been the excuse for the County's Departments of Environmental Resources and Public Works to use hundreds of gallons of herbicides which are flushed into the Northwest Branch of the Anacostia.

Air quality in the Town of Brentwood is 14 on a scale to 100 (higher is better) and is significantly below the national average of 82.8. This is based on ozone alert days and the number of pollutants in the air, as reported by the EPA.

Water quality in Brentwood, MD is 53 on a scale to 100 (higher is better), very close to the national average of 55. The EPA has a complex method of measuring watershed quality using 15 indicators.

Other

Brentwood's Superfund index is 80 on a scale to 100 (higher is better). This is based upon the number and impact of EPA Superfund pollution sites in the county, including spending on cleanup efforts.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)

Strengths

The Town of Brentwood has taken steps to diminish its carbon footprint and improve sustainability. The Town has participated in grant programs that focus on the "greening" of our facilities resulting in the installation of solar panels on the Town Hall. Over the last several years, the Town has collaborated with more than 12 other municipalities in the Maryland Energy Administration and Community Legacy Grant programs that provided energy audits and energy-saving work in Brentwood homes for little or no cost to residents. Older homes qualified for these grants and received monies for energy efficient solutions in their homes. Brentwood also received a separate Energy Efficiency Conservation Block Grant from the County, providing energy improvements to more than 20 homes.

Brentwood offers curbside recycling services to all residents and has partnered with other municipalities to participate in electronics and document recycling.

Weaknesses

Within Brentwood there is a general lack of citizen education about green initiatives. Many residents still do not recycle all of the materials that are allowable under the County's recycling program.

In addition, litter is a problem and an anti-litter and dumping campaign is needed to increase awareness and change behaviors.

The Town has not done enough to install energy-saving light bulbs and other features, rain barrels, and permeable surfaces, and to purchase electricity from renewable resources.

Additionally, the Town of Brentwood should participate in river clean-ups for the NW Branch.

Like many small municipalities, the Town of Brentwood has insufficient funds to implement energy efficiency policies and to purchase energy/environmentally efficient technology and materials that provide longer life-cycles and increase sustainability.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)

The Town of Brentwood's stormwater system is managed and regulated by Prince George's County Department of Environmental Resources (DER).

On July 19, 2011, Prince George's County Council unanimously passed a new stormwater ordinance (CB-15-2011). The new storm water regulations contain several critical requirements including:

1. The County will move to a 1" redevelopment stormwater standard in 2019. Recent scientific studies demonstrate that a 1" standard is needed immediately.
2. Incentives for developers will only kick in if projects exceed the stormwater standard in effect at the time.
3. Notice provision for stormwater concept plans - municipalities and any property owner within one mile will be notified when a developer files a stormwater concept plan for a project. Municipalities identified this as a major issue, and the notice provision will allow cities and citizens to plug into the development process much more effectively to raise stormwater management concerns.

The County established a rain garden on U.S. Route 1 at the intersection of 38th Street.

Weaknesses

Since the town exists in a 100-year flood plain the Gateway Sector Plan (written in 2004 by the M-NCPPC) suggests that the town should limit the development of impervious surfaces within the flood plain (page 33, Sector Plan). Impervious surfaces can be expensive, especially for road or sidewalk surfaces. Our limited resources do not permit the purchase of such surfaces.

The plan also stipulates the following: "Within the Developed Tier, much of the stream system has been hardscaped or engineered to control large volumes of stormwater, that has created an area without stormwater quality controls. Additionally, this results in some limitations as to what can be done within the regulated stream buffer (50 feet from each bank). The engineered sections of the two major tributaries historically could not have trees planted within certain areas, the topography could not be altered, and permanent structures could not be placed there." Consequently, the NW Branch has very few trees. As an added assault on this waterway the Department of Environmental Resources uses herbicides to reduce the plant growth along the river banks, degrading the water quality of the NW Branch.

Our storm water drainage system and flood control structures are in need of maintenance, updates and replacement. Unfortunately because of limited funding, stormwater drains are replaced only after the pipe or individual system has failed and all remaining flood control structure are poorly maintained. The Town of Brentwood lacks a comprehensive stormwater management plan.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.

(Answer Space 4,000 characters)

Strengths

The Town of Brentwood is close to Washington, D.C. and benefits from close proximity to strong Federal and Federal contractor employment markets.

The Town of Brentwood is also part of the Gateway Arts District (GAD), which consists of Mount Rainier, North Brentwood, and Hyattsville. Each of the municipalities work together and Brentwood's inclusion in the GAD is a distinct economic driver. Brentwood lies in the center of recent development occurring throughout the GAD. The mixed-use development of two properties in the town at 3807 and 4100 Rhode Island Avenue will provide new residential density and retail options that will further bolster the synergy that is already occurring throughout the GAD. State tax incentives serve as incentives for businesses to locate within the GAD. As the GAD continues to transform into a pedestrian and bicycle accessible destination, tourism will increase and support different types of industry within the GAD and along the U.S. Route 1 corridor. Brentwood is also within the ATHA designated heritage tourism zone and is eligible for grants through that program.

Access to a variety of transportation methods, including local bus routes, supports a wider market area. However, the U.S. Route 1 highway divides our community and businesses, encourages speeding of commuters that pass through the town and discourages pedestrian use. We would like the State Highway Administration to redesign it and to assist in redeveloping the corridor into more than a through lane transecting the town.

Weakness

Brentwood's unemployment rate is very high at 14.4% compared to Prince George's County's 8.3% and the State's 6.6%. Demographically, 23.2% of the Black or African American Population is unemployed, 10.1% Hispanic, and 7.2% white unemployment rates. Corresponding numbers for the County are 10.0%, 9.3% and 9.0% respectively.

Additionally the poverty rate in the town is at 16.2%, almost double Prince George's County's 8.2% (MD at 9%). The median household income is \$52,406 compared to the County's \$71,260. For individuals, the discrepancy is much greater where the median income is by race: Black or African American \$23,625, Hispanic \$20,798, and white \$18,730. These numbers are significantly lower than the County (African American \$41,733, Hispanic \$22,657, and white \$32,628). The median income by age: <25 \$14,018, 25-44 \$39,681, 45-64 \$53,859, and >64 \$47,750.

Educational attainment by that portion of the population 25 and over: less than 9th grade 19.4%, 9th-12th grade no diploma 18.5%, high school graduate 36.7%, some college no degree 9.7%, associate's degree 2.9%, Bachelor's degree 8.3%, Graduate or professional degree 4.5%. Summary percent high school graduate or higher: 62.1%, Percent bachelor's degree or higher 12.8%

The town's population is diverse in the occupations held, however a large number of residents work in the service industry (32.3%), Construction or Maintenance (25.2%), and Sales or Office Occupation (22.2%)
There are approximately 90 business establishments in the Town.

Commuting patterns: 40% of residents drive alone to work, 25% carpool in an automobile, 33% take some form of public transit, 0% walk, and .012% either taxi, motorcycle or bicycle to work.

The Town of Brentwood lacks open space for new development and business expansion. Also, along the U.S. Route 1 corridor, a number of the lots are shallow, offering little to no redevelopment uses. However, these properties offer an opportunity for small-scale development of arts production, live/work spaces and start-up flex spaces that would not create problems for neighboring Town's National Register Historic District.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)

In 2013, the average price per square foot for the town of Brentwood was \$150, an increase of 18.1% compared to the same period last year. The median sales price for homes in Brentwood for April 2013 to June 2013 was \$150,000 based on 15 home sales. Compared to the same period one year ago, the median home sales price increased 22.4%, or \$27,500, and the number of home sales decreased 42.3%. There are currently 5 resale and new homes in Brentwood on Trulia, including 17 homes in the pre-foreclosure, auction, or bank-owned stages of the foreclosure process. The average listing price for homes for sale in Brentwood was \$217,167 for the week ending July 2013, which represents an increase of 4.1%, or \$8,459, compared to the prior week.

The median household income of Brentwood is \$52,406.

120% AMI: \$62,887

80% AMI: \$41,925

50% AMI: \$26,203

There are 933 houses (509 owner-occupied and 424 renter-occupied) in the town worth an average \$260,676, which may be unfeasible to individuals who fall below 50% AMI. Brentwood has ample access to affordable workforce housing as they are in a number of apartment complexes within its boundaries. More workforce housing is planned for the property at 3807 Rhode Island Avenue. The average rental cost per month is \$1,097.

According to the Urban Institute, as of March 2011 Prince George's County has the highest foreclosure rate in the Washington, D.C. metropolitan area and within the County, the zip code of Brentwood (20722) has the third highest foreclosure rate at 7.6%. The same report notes that within this zip code area 25.1% of all mortgages are not current, giving us the second highest rate of delinquency in the County. The report specifically points to our area as an area in need of targeted services. In the first quarter of 2011, Brentwood had 18 foreclosures for a foreclosure rate of 71%

According to state statistics, Brentwood in one of the "severe" group. This group represents communities (zip codes) in which the foreclosure indices exceed 300. Maryland jurisdictions with a "severe" foreclosure problem posted a total of 1,449 foreclosures in 19 communities, accounting for 47.7% of all foreclosures in Hot Spots communities, and 30.3% of foreclosures statewide. These jurisdictions recorded an average foreclosure rate of 83 and an average foreclosure index of 375. Communities with the highest foreclosure incidence include Cheverly, Riverdale, Bladensburg, Capitol Heights, Adelphi, Brentwood, Laurel, Beltsville and Suitland in Prince George's County. The intensity of foreclosures in these communities was 3.7 times higher than the statewide average.

The first quarter foreclosure filings declined in all Maryland jurisdictions except in Prince George's County where they increased by 15.5 percent to 2,005 filings. The County's foreclosures accounted for a staggering 42.0 percent of all foreclosure activity in Maryland, significantly above the previous quarter share of 29.0 percent. However, compared to last year, foreclosure activity in Prince George's County declined by 47.4 percent.

The first quarter notices of default declined in all Maryland jurisdictions except in Prince George's County where they increased by 4.6 percent to 414 filings (Table 2). Prince George's County homeowners accounted for 43.6 percent of all new foreclosures, by far the largest share among all Maryland jurisdictions.

Given that public housing is available in Brentwood and Mount Rainier, Brentwood's greatest need is for services that will help residents overcome foreclosure problems.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)

As of the 2010 census, there were 3,046 people and 933 households, an increase from the 2000 census estimate of 2,844 people and 905 households. An estimated 624 families reside in the town, a slight decrease from 636 families in 2000. The population density has increased from 7,511.0 people per square mile to 8,015.8 inhabitants per square mile. There were 1,046 housing units at an average density of 2,752.6 per square mile which is an increase from the 2000 estimate of 971 housing units at an average density of 2,564.4 per square mile .

The racial makeup of the town is changing: White (25.9% in 2010 vs 28.62% in 2000), African American(38.0% in 2010 vs 49.75% in 2000), Asian (1.9% in 2010 vs 2.11% in 2000) populations and a growing Hispanic or Latino of any race (45.3% in 2010 vs 23.63% in 2000) and other races (27.7% in 2010 vs 15.05% in 2000) populations.

of the 933 households, 41.1% had children under the age of 18 living with them, 37.1% were married couples living together, 18.3% had a female householder with no husband present, 11.5% had a male householder with no wife present, and 33.1% were non-families. 24.3% of all households were made up of individuals and 4.4% had someone living alone who was 65 years of age or older. The average household size was 3.26 and the average family size was 3.78. Whereas in 2000, there were 905 households out of which 39.1% had children under the age of 18 living with them, 38.8% were married couples living together, 23.0% had a female householder with no husband present, and 29.7% were non-families. 23.2% of all households were made up of individuals and 6.4% had someone living alone who was 65 years of age or older. The average household size was 3.14 and the average family size was 3.68.

There was no change between 2000 and 2010 in the median age in the town - was 32.8 years. 26.2% of residents were under the age of 18; 10.6% were between the ages of 18 and 24; 33.4% were from 25 to 44; 22.7% were from 45 to 64; and 7% were 65 years of age or older. The gender makeup of the town was 50.6% male and 49.4% female.

The median income for a household in the town increased from \$45,427 to \$52,506, and the median income for a family also increased from \$45,244 to \$54,612. Males had a median income of \$28,704 (a slight increase from the 2000 estimate of \$28,563) versus \$17,469 (a significant decrease from 2000 estimate of \$27,694) for females. The per capita income for the town increased from \$15,700 to \$16,862 an increase of 7.4%. The poverty rate for Brentwood is 17.9%. About 9% (no change from 2000) of families and 20.8% (a significant increase from the 2000 estimate of 13.6%) of the population were below the poverty line, including 22.0% of those under age 18 and 2.3% of those age 65 or over.

Educational attainment population 25 and over: less than 9th grade 19.4%, 9th-12th grade no diploma 18.5%, high school graduate 36.7%, some college no degree 9.7%, associate's degree 2.9%, Bachelor's degree 8.3%, Graduate or professional degree 4.5%. Summary percent high school graduate or higher: 62.1%, Percent bachelor's degree or higher 12.8%.

*Demographic data is from the 2010 Census and American Fact Finder, U.S. Census Bureau.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)

The Town of Brentwood has a Mayor and four council members, as mandated by its charter. The Sustainable Communities Workgroup is made up of representatives from the business community, non-profit sector, elected officials, and environmental advocacy groups.

The Sustainable Communities Workgroup was headed by Carole Bernard, Gateway CDC executive director.

Brentwood is partnering with Gateway CDC under the leadership of its Executive Director, Carole Bernard, and the assistance of her organization.

Members of the group include:

Nina Young, Former Council member Town of Brentwood

Sara Jensen, Planner, Maryland-Capital National Park and Planning Commission

Carole Bernard, Executive Director, Gateway Community Development Corporation

Brentwood Arts Exchange - Phil Davis

ATHA - Aaron Marcavitch

ezStorage – Todd Manganaro

Norwood Marble - Wayne Norwood

Jarrett Stoltzfus

Each member of the Work Group has fully committed to the implementation of the Action Plan and will meet periodically to discuss its progress. In the interest of the time and sensitivity to each member's time availability, members of the Working Group participated in online discussions of the Sustainable Communities Action Plan with many attending the Sustainable Communities Community Forum held on April 30, 2013.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B. Organizational Experience:

Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? (Answer Space 4,000 characters)

Strengths

Brentwood has ample experience applying for and administering revitalization plans. The table below delineates Brentwood's grant history.

DHCD PY-29: Bartlett Park Revitalization (Gazebo; sidewalk; lighting; landscaping)

Livable Communities Initiative (LCI) (landscaping; lighting; plantings)

PY-30: 34th Street and Volta Avenue Improvement

DHCD PY-31: Allison Street

DHCD PY-32: Brentwood Street Improvement

DHCD PY-33: Brentwood Town Center (Fire House Bldg)

Bartlett Park Playground Equipment

Bartlett Park Playground Equipment (W. Campos, Sp. App. \$10,000)(EZ-Storage, \$25,000)

Livable Communities Initiative (LCI) (MOU w/Mt Rainier for community policing)

National Harbor Community Outreach Program

ATHA (signage)

ATHA (banner)

DER: Rain Garden (to be constructed during 2008)

NNO (Sp. App. W. Campos) (FY-2006)

NNO (Sp. App. W. Campos) (FY-2007)

MD State Police: School Bus Grant (FY-2006)

MD State Police: School Bus Grant (FY-2007) (awarded \$6,000, gave back \$4,000)(reimbursed \$2,250)

State Aid for Police Protection Fund (FY-2006 & FY-2007)(formula grant)

State Aid for Police Protection

National Night Out

Outdoor Fitness Station

Outdoor Restrooms/Sprinkler

CDBG PY-34 (project manager: Stuart Eisenberg)

(Mnt Sign Construction = \$45,000)

(Business Façade = \$75,000)

(Mnt Sign Design = \$5,000)

(Directional Signage = \$22,000)

(Misc Sign = \$3,000)

NOTE: In Agreement it states the amount is \$150,000 CDBG; \$29,250 MHAA)

Brentwood Heritage Tour (MHAA)

Brentwood Street Improvement (PY-34)

Brentwood Street Improvement (PY-35)

Brentwood Street Improvement (PY-36)

Brentwood Street Improvement (CDBG-R)

EmPowering Clean Energy

School Bus Grant

Green House Initiative (GHI)

Solar Panels

BPD: Start Up Technology

Several members of the Work Group have been involved in grant administration and revitalization projects in Brentwood and neighboring communities.

Weaknesses/Challenges

The Work Group has not received formal training in Smart Growth and effective community planning and revitalization.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

C. Public Input:

How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? (Answer Space 4,000 characters)

The Town of Brentwood engaged the community and key stakeholders to get input on the action plan, as their feedback is important. This was done through Town Council meetings, community forums and the Working Group. More than 70 residents participated in the forums and surveys.

The Action Plan was reviewed by the Town's Mayor and Council members.

Gateway CDC facilitated a Sustainable Communities Forum for the Town of Brentwood on April 30, 2013. In preparation for the forum, the Town of Brentwood publicized the forum in its newsletter, and Gateway CDC drafted a community survey. Online and hard copies were distributed to gather data for the Action Plan and application. Gateway CDC publicized the forum and the availability of the survey through its eblast, listservs and social media platforms to inform community residents about the Sustainable Communities application and to gauge their thoughts and ideas regarding perceptions, needs, goals, and priorities of the local community.

Gateway CDC also reached out to members of the Working Group, which includes key community members for their feedback and input. Gateway CDC sent out various drafts of the plan, and edited accordingly to incorporate key ideas and changes that would help ensure the best possible Action Plan.

Gateway CDC is also partnering with the Town of Brentwood and the Prince George's County Redevelopment Authority to host design charrettes to engage the community about the development of 3807 Rhode Island Avenue. These charrettes provide the community with an opportunity to give input on proposed development concepts presented by the developer. Two design charrettes have been held on May 20, 2013 and July 10, 2013 at the Brentwood Town Hall.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy - a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increased prosperity for local households and improved health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a sustainable and livable community.

A. Supporting existing communities & reducing environmental impacts.

(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)

Goal

Eliminate blighted properties and encourage economic development that will transform Brentwood into a diverse, vibrant, walkable, and environmentally sustainable community with an established reputation as an arts and entertainment destination.

Objective

Guide development and redevelopment activities to achieve a balance of residential and commercial neighborhood; mixed use neighborhoods; community facilities; and open space and recreation areas.

Actions

- Update Brentwood's Mixed Use Town Center Plan to more accurately depict the desired pattern of residential, commercial, and mixed uses; community facilities; and open space and recreation areas(update expected by 2015).
- Encourage uses related to the visual and performing arts in the Town, including artist's live-work spaces.
- Encourage governmental agencies and universities to locate and redevelop warehouses and existing office space within the town.
- Encourage redevelopment of vacant and underutilized developed properties in accordance with Brentwood's Mixed Use Town Center Plan and the Gateway Arts District Sector Plan.
- Renovate the Volunteer Firehouse and the Town Hall to create a municipal center with municipal offices and a community center.
- Promote an economic development strategy focused on recreational activities, specialty retail, cultural and performing arts, science and technology and financial services.
- In partnership with Gateway CDC, develop and maintain an inventory of vacant and underutilized developed properties as a tool for use in promoting appropriate redevelopment opportunities.
- Initiate discussions with owners of vacant and underutilized developed properties to explore the Town's role in promoting appropriate redevelopment.
- Update the Town's charter and code to strengthen provisions to address blighted properties and achieve greater accountability and sustainability of local businesses.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)

Roads

Goal

Modernize the Town's road system by integrating pedestrian/bikeways, updating traffic signage and lane markings, improving the flow of traffic within the Town and increasing and improving the street lighting.

Objective

Include pedestrian/bicycle improvements, as well as ADA standards within all new roadway design projects.

Actions

- Integrate bike lanes, cross walks, and sidewalk/curb ramps to the maximum extent possible in roadway improvement projects.
- Install sidewalks along all roads within the Town, focusing first in areas heavily utilized by children.
- Complete a survey of all lighting needs and upgrades within the Town (including roads and recreational areas).
- Increase street lighting energy efficiency.
- Conduct traffic study with the intent of improving traffic flow within the Town.
- Improve signage and add additional directional signage.
- Work with State Highway Administration to transform Rhode Island Avenue within Brentwood to a pedestrian and bike friendly corridor.

Stormwater

Goal

-Reduce total combined sewer overflow volume.

Actions

- Work with developers to ensure they are meeting County and State standards for stormwater and run-off.
- Work with County and the State to properly service and maintain stormwater controls.
- Encourage permeable surfaces at part of new development projects.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. (Answer Space 4,000 characters)

Goal

Become a Sustainable Maryland Certified Community.

Actions

- Develop/support public programs for the use of rain barrels.
- Encourage reduction/reuse/recycling to reduce waste material entering the landfill; increase local recycling collection.
- Establish a community garden.
- Promote back yard composting to reduce the amount of waste entering the landfill
- Encourage a reduction in use of commercial fertilizers and hold community workshops on backyard composting.
- Implement policies that encourage the use of recycled materials throughout the Town.
- Establish a NW Branch River Cleanup in collaboration with the Anacostia Watershed Society.
- Conduct a storm drain stenciling project in collaboration with local artists and schools.
- Seek out blighted or abandoned property that could be used for a seasonal farmers market or garden center.
- Convert empty lots to park and recreational areas.
- Include greenscapes or green features as part of new or redevelopment projects.
- Continue to participate in energy audits and efficiency upgrade programs for residents.
- Increase the use of solar and wind power generation within the Town to power municipal and residential buildings.
- Expand the Town's Arbor Day and Earth Day activities.
- Continue to increase the Town's tree canopy to reduce energy costs.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

The Town of Brentwood Green Team and Tree Committee
Maryland-National Capital Park and Planning Commission
Gateway Community Development Corporation
Prince George's County Department of Environmental Resources
Anacostia Watershed Society
BB&T Bank
Local Businesses
The State of Maryland (DHCD, DNR, MDOT, DBED)

IV. SUSTAINABLE COMMUNITY ACTION PLAN

B. Valuing communities and neighborhoods -- building upon assets and building in amenities:

(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)

Brentwood's history is rich. It was originally incorporated in 1922 and is named after the Brentwood estate built in 1817 by Robert Brent in Northeast Washington DC. The town was developed beginning in the 1890s around Highland Station of the Washington Branch of the B&O Railroad and the Columbia and Maryland Railway. Brentwood was created by Wallace A. Bartlett, a Civil War veteran, former foreman for the Government Printing Office, Patent Office examiner, and inventor. Captain Bartlett lived in Washington D.C. until 1887, when he purchased 206 acres of farmland from Benjamin Holiday, which abutted the highland subdivision. Bartlett built a farmhouse for his family on the land and with two partners, J. Lee Adams and Samuel J. Mills, formed the Holladay Land and Improvement Company. Growth continued through the 1940's and 50's and many older homes were replaced while empty lots were filled. Brentwood's distinctive bungalows make it an attractive place to live. The history of Brentwood is a valuable asset to be applied to ATHA projects.

The Town has numerous assets including parks and open spaces, in particular Bartlett Park, the NW Branch, and historic homes. Brentwood is part of a thriving Arts and Entertainment District and has numerous art studios, including Gateway Arts Center at Brentwood. The Town also owns the old volunteer firehouse which it plans to renovate to house the municipal offices and the police department. The municipal center plan also calls for transforming the Town Hall into a community center, which will better serve community events and after-school programming.

The Town is built on a strong sense of community and diversity, rich history, and ample natural and recreational areas. The Town's newly formed police department has taken significant steps to improve public safety. The Town is also continuing to take steps to provide residents with activities (e.g. screen on the green) and avenues for recreational engagement. The Town has well established groups such as Ladies Auxiliary for the Brentwood Volunteer Fire Department and the Veterans Committee.

Brentwood has tremendous potential that will provide a strong foundation for future growth and redevelopment projects, including two major properties currently in the development pipeline. The one at 3807 Rhode Island Avenue, the intersection of Rhode Island Avenue and 38th, has been awarded and architectural renderings have been developed. A second property, at 4100 Rhode Island Avenue has completed RFP process with the Prince George's County Redevelopment Authority and developer has been selected. Development of these areas will provide a bridge and firmly establish the Gateway Arts and Entertainment District as a destination to live, work, and play.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)

Goal

Ensure protection of and develop a balanced approach to preserving and enhancing significant historic resources while encouraging economic development and revitalization.

Actions

- Work with stakeholders to determine applicability of design guidelines within the Town.
- Explore the designation of additional structures to the National Register of Historic Places.
- Maintain and improve the visual character of Brentwood's gateway entrances and the U.S. Route 1 (Rhode Island Ave.) corridor.
- Continue to implement an economic development strategy for the Town to attract new sustainable business and retail.
- Continue to work with Gateway CDC to maximize private sector development within the Gateway Arts District.
- Continue to grow and implement the Gateway Arts District Sector Plan and the Brentwood Mixed Use Town Center Plan.
- Revitalize the commercial district by encouraging businesses to rehabilitate historic buildings and support new construction.
- Revitalize the municipal center by renovating the volunteer firehouse into a Town Hall and police department and transforming the existing Town Hall into a community center.
- Encourage residential revitalization projects near the business areas that strengthen the relationship between commercial areas and the surrounding neighborhoods, as well as bring a holistic approach to community revitalization.
- Seek to build consensus, inclusiveness and cooperation among groups and individuals within our diverse community who have a role or are impacted by the revitalization process.
- Strengthen the Town's existing economic base while finding ways to expand it to meet new opportunities and challenges for redevelopment.
- Enhance the perception of neighborhood through the principles of smart growth and sustainability.
- Expand arts programming, support existing artists and art businesses, recruit new artists, establish new art businesses, support/promote tourism and economic development efforts, facilitate collaborations among community stakeholders, and improve "quality of life" for Brentwood residents.
- Attract science and technology businesses that will modernize the technological capabilities of the Town through incubator projects and programs.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground. *(Answer Space 4,000 characters)*

Goal: Improve recreational and green spaces within the Town to make them more accessible and attractive to residents. Enhance the quality of life by offering a wide variety of high quality, safe, accessible, and affordable recreation activities and facilities that meet the year-round needs of area residents of all interests, age groups, and abilities.

Actions

Trees

- Update the Town's inventory of street trees on public property and right-of-ways.
- Develop a Tree Management Plan that includes plans and strategies that will encourage tree planting and preservation.
- Achieve a Tree City USA designation.
- Increase the tree canopy between 2-10% within ten years.
- Develop programs that facilitate residential tree planting.
- Develop a program to provide free or low cost trees to homeowners.
- Develop a citizen's stewardship program targeting large residential lots and/or reforestation projects.
- Promote a reward program to publicize correct tree planting and maintenance by local property owners and businesses.

Parks and Recreation

- Connect Town parks and open space with a system of trails, pedestrian pathways, and bicycle routes, by establishing a bicycle and pedestrian network.
- Provide bicycle amenities so local residents and tourists are able to easily navigate comfortably and conveniently.
- Establish a community garden.
- Seek out blighted or abandoned property that could be used for open space or park areas.
- Expand the Town's Arbor Day and Earth Day activities and expand the Town's recreational activities to provide a variety of activities of interest to various ethnic groups and ages.
- Revitalize Bartlett Park by adding lighting, expanding the pathways, re-sodding areas, and improving landscaping.
- Establish the lot at 40th Street as a public park and recreation area.

River Stewardship

- Establish a NW Branch River Cleanup in collaboration with the Anacostia Watershed Society.
- Conduct a storm drain stenciling project in collaboration with local artist and schools.
- Conduct educational programs about the importance of NW Branch River to the health and welfare of Brentwood.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

The Town of Brentwood Green Team and Tree Committee
Maryland-National Capital Park & Planning Commission
Gateway Community Development Corporation
Prince George's County Department of Environmental Resources
Anascostia Watershed Society
The State of Maryland - DNR
Maryland Milestones

IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness

(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)

Brentwood offers new and existing businesses affordable housing, close proximity to the Washington, DC market, a creative community, and the uniqueness of a small town. Service, production and arts-related industries seek to locate in the Gateway Arts District (GAD) and within an Enterprise Zone of Prince George's County. Businesses and developers can receive special tax incentives which assists in increasing new development and renovation project opportunities in the Town.

Properties within census tracts of the GAD are eligible for a Prince George's County Revitalization Tax Credit that has two components: residential and non-residential. Residential improvements provide a 3-year of county level tax credit of 100% in the first year, 66% of increased assessment in second year, and 33% in the third with a maximum of \$200,000 per dwelling unit. Non-residential units provide a 5-year tax credit period with decreasing rates of 100%, 80%, 60%, 40%, and 20% of assessed improvements. There is no cap on the tax credit amount for non-residential properties. Revitalization tax credits must be approved by Prince George's County Council. These tax incentives, along with the town's close proximity to Washington, DC and affordable homes, create tremendous opportunities in the town for business growth and development, particularly in light of our limited options for outward expansion. Taking older buildings and renovating them for mixed-use development projects are where we have the potential for new opportunities, and the Town plans to build upon this.

Brentwood's economic development policies are in line with those of Gateway CDC, whose main goal is arts-oriented economic development throughout the Gateway Arts District. The Town plans to work with Prince George's County to expedite the application, permitting process, and redevelopment of two pivotal sites along the US route 1 corridor. These two sites will spur redevelopment and revitalization within the town for the next decade, serving as a linchpin for further economic development, bringing a mixed-use environment of housing, retail and art spaces. The density of residential units brought to the area through these projects, expands the market feasibility of attracting desirable retail businesses to serve the community.

The Town is committed to redeveloping its historic volunteer firehouse, modifying it to become a state-of-the-art municipal center, and rehabilitating the old Town Hall into a community center to serve the residents of Brentwood and the surrounding community.

Prince George's County has recently implemented a revolving loan program to which the Town will refer businesses. Elected officials are committed and supportive of new businesses coming into the area and will do the following:

Goal

Work with Gateway CDC to develop an economic development strategy focused on promoting business start-up and development and revitalization of the US Route 1 corridor.

Actions

- Work with Gateway CDC to define a comprehensive economic development strategy to:
- Integrate economic development, housing improvement and marketing in a comprehensive strategy.
- Develop locally-based principles of sustainability (retaining and attracting businesses that commit to "investing in the community")
- Implement regulatory and fiscal policies that facilitate responsible development and business accountability.
- Continue to develop coordinated and streamlined review/approval procedures for commercial development applications in accordance with Brentwood's Mixed Use Town Center Plan and the GAD Sector Plan.
- Work with State and County officials to target investment in public infrastructure to serve economic development sites.
- Work with property owners to implement the revitalization strategy for the US Route 1, including encouraging start ups of new businesses and use of available programs and incentives for business improvements.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)

Green Jobs are definitely an opportunity along the light industrial area of the US Route 1 corridor. The Town continues to partner with Gateway CDC to employ strategies to invest in the small businesses in the Town.

Actions:

- Work with the State, County, and University of Maryland to help train a qualified and skilled workforce and to attract green jobs, green technology and initiatives to Brentwood.
- Work with the State, County and University of Maryland to place incubator green technology projects and businesses in Brentwood.
- Support development of a quality education system that equips students and trains adults to succeed in the 21st century work force.
- Support the Board of Education of Prince George's County in implementing improvements to the existing public schools and providing programs such as career and technology education that teach students skills that will be in demand in the 21st century economy.
- Support the University of Maryland and Prince George's County Community College in providing business development and employment training courses for adults, including the teaching of skills required to succeed in the entrepreneurial job market and to receive specialized training and certification programs for the preservation trades training and "green" jobs.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)

The base re-alignment and closure activities in Maryland do not directly affect Brentwood.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

Gateway Community Development Corporation
Prince George's County
The State of Maryland
State Highway Administration
Maryland Department of Natural Resources
Prince George's County Department of Environmental Resources
Maryland Department of Business and Economic Development
Maryland Department of Housing and Community Development
Maryland Department of Labor, Licensing and Regulation
University of Maryland
PEPCO
Mayor and Town Council of Brentwood.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

D. Promoting access to quality affordable housing.

(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? (Answer Space 4,000 characters)

Brentwood has affordable and workforce housing available within several apartment complexes within the Town. An additional, two hundred units of workforce and market rate housing may be built at the site of the Northeastern Plumbing Supply at 3807 Rhode Island Avenue. Brentwood needs to expand its housing to include more workforce and market rate housing. It also needs to move the single family homes from rental properties with absent landowners to home ownership. Finally, Brentwood needs to equip residents with the skills needed to succeed in homeownership and avoid foreclosures.

Goal

Promote a healthy, diversified housing stock for people of all ages, incomes, and levels of need.

Actions

- Continue and strengthen/expand programs for the rehabilitation of homeowner and rental units.
- Support continuation and expansion of programs that make housing available to first time home buyers, public/non-public housing renovation, new construction and for rehabilitation of existing building stock with support of public/non-profit housing providers.
- Encourage the construction of single-family homes on vacant/underutilized properties.
- Work with housing providers to promote new construction on vacant lots for first time home buyers and provide incentives such as local tax credits and deferred taxation for home buyers.
- Establish standards to ensure that the infill housing development is compatible with the character of the surrounding neighborhood.
- Develop a coordinated public/private approach to reduce the number of vacant/blighted properties.
- Work with local housing agencies in the development of legislation and authority to acquire, maintain, or sell abandoned properties.
- Seek funding to demolish structures that cannot be salvaged.
- Develop initiatives that are tailored to work in the community, combining strategies for demolition or redevelopment of vacant or blighted properties and fostering green sustainable growth and development.
- Work with area partners to provide programs to assist home buyers, particularly critical workers such as first respondents, firefighters, police officers, educators and government employees to find homes in the community.
- Work with area partners to provide programs to assist homeowners in avoiding foreclosure.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation? *(Answer Space 4,000 characters)*

The housing initiatives and projects discussed above will serve to continue to reinvest in Brentwood's existing neighborhoods, thereby increasing its walk-ability, and the number of persons who can access existing forms of public transportation. Brentwood, a small town, is very walk-able so with improvements that include retail, restaurant, and gallery space, as well as strategic infill housing opportunities and infrastructure improvements, more people should be willing to walk or bike to their destinations instead of solely relying on their automobiles.

Individuals could rely on frequent buses transiting along Rhode Island Avenue, providing transportation access to MARC Commuter rail, the Metro, and Washington DC and the growing retail space within the Gateway Arts District. Brentwood needs to continue to work with Washington Metropolitan Area Transit Authority and the County to ensure access to public transit.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? (Answer Space 4,000 characters)

The Town of Brentwood anticipates that over the next decade, up to 200 apartments will be constructed at 3807 Rhode Island Avenue, the former Northeast Plumbing Supply Building. Currently the estimate is for 50% workforce housing and 50% market rate housing. The plans for the B&J auto lot at 4100 Rhode Island Avenue have not been formalized, but again a combination of workforce and market rate housing is desirable.

The Town would also like to convert 50% of its currently rented single-family home housing stock to home ownership. The Town's goal is to attract working families, artists, and young people who seek housing in close proximity to the District of Columbia or any one of the higher education institutions in the area. Brentwood would like to see the current trend continue where individuals and families relocate to Brentwood and renovate older homes or purchase vacant lots and build new homes. Brentwood is affordable and competitive with the surrounding area.

According to USA.com as of 2006-2010, the median price of a house in Brentwood is \$291,900, which is about the same as the state average of \$301,400 and is much higher than the national average of \$179,900. The Brentwood median house value has grown by 162.26% since 2000. The growth rate for the price of a house in Brentwood is much higher than the state average rate of 106.44% and is much higher than the national average rate of 50.42%. The median year that a house in Brentwood was built is 1950, which is older than the median year for house built in the State, which is 1974 and is older than the median year for a house built in the USA (1975).

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

Gateway CDC
Prince George's Department of Housing and Community Development
Redevelopment Authority
Maryland DHCD

IV. SUSTAINABLE COMMUNITY ACTION PLAN

E. Support transportation efficiency and access.

(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)

The Town of Brentwood is in need of sidewalk retrofitting and creation, development of bike lanes, and creation of crosswalks at Rhode Island Avenue. Brentwood needs an efficient and safe pedestrian network, and to promote the use of buses that make stops on U.S. Route 1. We would like to establish a multi-modal transportation network and promote pedestrian and bicycle travel as alternative modes of transportation.

With the redevelopment planned on U.S. Route 1, Brentwood must engage with the State Highway Administration to improve the flow of traffic not only through the Town, but within and to the town as a destination. This may require traffic calming measures and the inclusion of lights and pedestrian access to cross streets. We would like to build upon Complete Street Policies and coordinate with Mount Rainier, North Brentwood, Hyattsville, Riverdale Park, State Highway Administration (SHA), WMATA, DPW&T to create a consistent streetscape along U.S. Route 1.

Currently, 53.8% of our townspeople commute to work in an automobile by themselves while only 17.6% use public transportation options. This is concerning and we are looking into ways we can shift this trend in favor of a more sustainable commuting pattern. Of Brentwood's workforce, 29.9% commute under 25 min., 26.3% travel 25-45 min., and 43.7% have a commute time of over 45 min.

Goal

Provide a safe and efficient transportation network, including biking and walking, with an emphasis on improving circulation within Brentwood and connections to Washington, D.C. and Montgomery County.

Actions

- Improve traffic flow, quality of travel and improve pedestrian, bicycle, and public transit within the Town.
- Provide adequate parking to serve visitors and residents, establishing existing and projected parking supply/demand calculations as a basis for identifying and programming parking priorities for the next five years.
- Work with Metro to improve the existing public transit system, including enhancement of the current route structure and public transit service to meet the mobility needs of residents and provide alternatives to automobile use.
- Promote pedestrian and bicycle travel as alternatives to the automobile and as a recreational activity for residents.
- Develop a strategy to target sidewalk improvements based upon condition, use, need and role in neighborhood revitalization.
- Establish designated bike-ways or bicycle compatible roadways, where feasible, as part of street reconstruction projects and explore the opportunity to bring BikeShare stations to the community.
- Make every effort to retrofit existing sidewalks to allow for radii at the curbs to be lowered to allow for ADA access.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) (Answer Space 4,000 characters)

Currently there are two bus services that have stops in the Town limits. Metrobus has a stop on U.S. Route 1 that takes people south to the Rhode Island Avenue Station on the MetroRail red line. The other bus is provided by the County, "The Bus" and it runs to the Prince George's Plaza stop on the green line of the MetroRail.

The Town has also recently entered into an agreement with "Route 1 Ride" that will have approximately 75 stops along Route 1 including Brentwood. The bus will run as far north as College Park and will give residents access to not only the University itself, but also the MetroRail stop in the City of College Park.

Our local trail systems serve as an important way to access the community. With access to the West Hyattsville Metro via the Northwest Branch Trail, and another trail connecting directly into Washington D.C. in 2015, more eco-friendly commuting options will come to the area as a low-impact, sustainable transportation option. The trails connect the community with the region and it helps connect the residents with the river and the natural ecosystems in this area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)

The Town of Brentwood
Washington Metropolitan Area Transit Authority
"The Bus" (Prince George's County)
Route 1 Ride
Maryland State Highway Administration
Prince George's County Department of Public Works and Transportation

IV. SUSTAINABLE COMMUNITY ACTION PLAN

F. Coordinating and Leveraging Policies and Investment

(1) What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area? (Answer Space 4,000 characters)

Brentwood is fortunate to have a very diverse and knowledgeable group of individuals on its Sustainable Communities Workgroup and a strong partnership with the Gateway CDC. The Workgroup contains representatives from our private citizens, the non-profit sector, and the private sector. Each member of our workgroup is personally committed to partnering and coordinating with our town and all other agencies whether they are State, Federal, or Local in order to make this a successful endeavor.

On an annual basis, the Mayor and Council will meet with the Gateway CDC and members of the Sustainable Community Workgroup to identify priority redevelopment projects for Brentwood. Together this group will work toward eliminating barriers to funding by providing incentives for development by the private and public sectors. Brentwood will seek to enact at the State, County and municipal level more tax incentives that spur growth in Brentwood and the Gateway Arts District.

Additionally the sustainable Communities Workgroup will:

- Continue to partner with Gateway CDC
- Establish a Green Team in FY 14
- Become Maryland Sustainable Certified
- Continue to provide and seek opportunities to use green technologies to reduce the Town's carbon footprint
- Promote LEED certification within businesses in the Town
- Promote and educate residents about green initiatives through the Town website and newsletter.
- Promote green action through cleanups and Earth Day events
- Explore other means to attract green sustainable businesses to Brentwood
- Expedite redevelopment of the Route 1 Corridor
- Realize renovating the volunteer firehouse to house municipal offices and the police department and retrofitting the Town Hall into a community center.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans? *(Answer Space 4,000 characters)*

The Workgroup has worked diligently to ensure that the policies and projects outlined in this application are in line with Brentwood's Mixed Use Town Center and with the development plans of the Gateway Arts District Sector Plan and Anacostia Trails Heritage Area. Each member of the Workgroup was chosen to participate for their knowledge and expertise. The composition of this Workgroup allows us to incorporate the goals and objectives of other existing plans, the Town's Mixed Use Town Center Plan and our broad knowledge base into this single document, which now embodies a central clearing house of overarching goals and objectives for the Town of Brentwood. This plan allows us to work collectively to accomplish a single set of initiatives that are in the best interest of all partners and the residents of Brentwood. We have committed to moving forward with these actions as they are designed to foster sustainability, support artist and housing, redevelopment, revitalization and support the cultural arts.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) How will the Plan help leverage and/or sustain more private sector investments? *(Answer Space 4,000 characters)*

The Town of Brentwood has been successful in leveraging private sector and public investments through grant programs in the past. This plan will help to guide the Sustainable Communities Workgroup and the Mayor and Council in continuing existing programs or creating new incentives to further Brentwood's community development goals. This plan also provides the Sustainable Communities Workgroup with a broad knowledge of the development initiatives throughout the town of Brentwood.

The Strength of the municipality lies in our relationship with the County, State, and other municipal governments that assist to leverage and sustain private sector investments. The existing Gateway Arts District Sector Plan and the Brentwood Mixed Use Town Center Plan further serves as an incentive that encourages private sector investment as evidenced by the rapid development that has been seen along the U.S. Route 1 Corridor both in and surrounding the Town. The use of this type of program coupled with available tax credit programs, make redevelopment projects appealing to investors and property owners. Each Workgroup member has a network of contacts, resources and programs that will enable them to make recommendations for alternative funding sources. Committee member connections to private foundations, development groups and individual investors provides opportunities for projects to find private sector funding that may not have otherwise been possible. By working together as a team and in partnership with Gateway CDC and North Brentwood to accomplish the goals outlined in this plan, it is expected that a greater number of projects could potentially be completed that we would be unable to accomplish as individual entities.

Development of Brentwood is a critical component of the Gateway Arts District Plan and the synergy that exists will be further supported through being awarded a Sustainable Communities Designation.

V. PROGRESS MEASURES

For the Plan parts of section IV (A through F):

(1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)

The specific outcomes that the plan seeks to produce include the following:

Development

- Update the Brentwood Mixed Use Town Center.
- Eliminate blighted properties and encourage economic development that will transform Brentwood into a diverse, vibrant, walkable, and environmentally sustainable community with an established reputation as an arts and entertainment destination.
- Realize business growth and development, implement Smart Growth concepts, foster sustainable and green technologies to improve responsible businesses within Brentwood.
- Guide development and redevelopment activities to achieve a balance of residential and commercial, mixed-used developments, community facilities, and open space as well as recreational activities.
- Renovate the volunteer firehouse to become the Municipal Town Center and refurbish the Town Hall into the community center.

Roads

- Modernize the Town's road system by integrating pedestrian/bikeways, updating traffic signage, and lane markings, improving the flow of traffic within the Town, and increasing and improving street lighting.
- Include pedestrian/bicycle improvements, as well as ADA standards within all new roadway design projects.

Natural Resources

- Become Maryland Sustainable Certified
- Participate in river clean ups in conjunction with the Anacostia Watershed Society

V. PROGRESS MEASURES

(2) And, list the specific benchmarks that will be used to measure progress toward these outcomes. (Answer Space 4,000 characters)

The specific benchmarks to measure progress include the following:

Development

- 3807 and 4100 Rhode Island Avenue are developed into mixed-use properties with residences, thriving retail, green space, and studio space.
- Brentwood has an established municipal town center that includes a renovated volunteer firehouse which now serves as the Town Hall and Police Department, and a revitalized Town Hall that functions as a community center.
- The above-mentioned properties will be the anchors for further revitalization of the U.S. Route 1 corridor in Brentwood.
- Retail businesses are growing and thriving.
- Arts-related businesses are likewise growing and thriving.
- Brentwood is recognized as a destination for entrepreneurial businesses and technology project development.
- Brentwood is a destination in the Gateway Arts District.
- All blighted properties have been transformed into successful businesses, residential homes, or open space and recreational areas.
- Rental homes have become owner occupied homes that provide first-time homeowners with the opportunity to establish themselves and their families in a diverse and thriving community.

Infrastructures

- Brentwood streets are transformed into a walkable and bikeable community, with sidewalks and bike lanes.
- Brentwood has ample public transportation options for its residents.
- Brentwood is a safe, well-lit, and welcoming community.
- Brentwood roads are safe and sidewalks are available and ADA compliant.

Natural Resources

- Brentwood is Maryland Sustainable Certified.
- Brentwood has improved its recycling programs, provides a community garden, promotes composting, and has increased its tree canopy.
- Brentwood has achieved Tree City USA designation.
- The water quality and biodiversity of the Northwest Branch of the Anacostia River is improved.
- Brentwood has increased and improved its open and recreational space, networking these spaces to provide recreational activities for its residents.

REPLACE THIS PAGE WITH
LOCAL GOVERNMENT SUPPORT
RESOLUTIONS

**SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the “Department”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the “Act”). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant’s Initials: _____

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Authorized Signature

Print Name and Title

Date