



**Sustainable Community  
Renewal Application for  
Prince George's County  
Greater Chillum**

**July 18, 2022**

**Maryland Department of  
Housing and Community  
Development**

**Approved SGCC 10/12/2022**

Greater Chillum Sustainable Community Renewal Application - Section A

**City:** Largo

**County:** Prince George's

**State:** Maryland

**Zip Code:** 20774



**Sustainable Community Application Local Contact:**

**Name:** Samuel L. White, Jr.

**Title:** Planner II, Prince George's County Planning Department

**Address:** 14741 Governor Oden Bowie Drive

**City:** Upper Marlboro

**State:** Maryland

**Zip Code:** 20772



**Other Sustainable Community Contacts:**

**Name:** Frederick C. Stachura

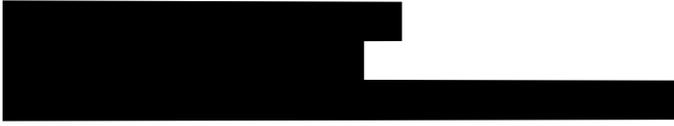
**Title:** Planning Supervisor, Prince George's County Planning Department

**Address:** 14741 Governor Oden Bowie Drive

**City:** Upper Marlboro

**State:** Maryland

**Zip Code:** 20772



**I. SUSTAINABLE COMMUNITY – General Information**

## Greater Chillum Sustainable Community Renewal Application - Section A

### A. Sustainable Community Boundary and Description

- (1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not?

No request at this time; however, portions of Carole Highland, Lewisdale and Adelphi Communities are currently located in the Greater Chillum and Langley Park Sustainable Community (SC) boundaries. To eliminate the division of the communities in the two sustainable community boundaries, the SC boundaries should merge. This modification will bring all neighborhoods into a cohesive Sustainable Community entity. It would also place Carole Highland, Lewisdale and Adelphi Communities in one SC boundary.

The discussion to modify the Greater Chillum and Langley Park SC boundaries should occur during the renewal of the Langley Park SC application which expires in 2023.

- (2) Include the following in as an attachment (if requesting a modification to your current boundary):

No modification requested.

- (3) Approximate number of acres of entire Sustainable Community (SC) area: 2,216 acres

- (4) Existing federal, state or local designations:

- Priority Funding Area
- Sustainable Growth Act
- Revitalization Tax Credit (portions)
- Historically Underutilized Business Zone
- Traffic Analysis Zone
- Opportunity Zone Designation
- State Enterprise Zone Special Taxing District

- (5) Describe the SC area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?

See Appendix A for the U.S. Census Bureau, American Community Survey (ACS) 2011-2015 and 2016-2020 for demographic trends for the Greater Chillum Sustainable Community (SC) area.

### B. Organizational Structure, Experience and Public Input:

- (1) Describe any changes to the Applicant's organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the leaders, and how will/did the workgroup advisor or staff manage implementation of the SC Area Plan?

The Sustainable Community boundary was approved in 2017. The Greater Chillum Workgroup comprises residents, community organizations, nonprofit entities, and elected officials who led and will continue to lead the efforts to implement the SC area Plan.

- (2) What have been the strengths and challenges of the capacity of the Sustainable Communities Workgroup with respect to implementation of the SC Plan?

## Greater Chillum Sustainable Community Renewal Application - Section A

### Strength:

The Sustainable Community Workgroup comprises residents, community organizations, nonprofit entities, and elected officials, that provided stability, strong community engagement and ability to collaborate with County agencies.

### Challenge:

Changes in leadership and members within the Sustainable Community Workgroup affected continuity and slowed program momentum.

- (3) How did residents and other stakeholders in the community provide input to the Sustainable Communities Action Plan update? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

Virtual meetings were held in preparation of the renewal application. The first meeting was held on Wednesday, April 20, 2022. The discussion focused on the accomplishments from the past five years and grant funding for sustainability or revitalization projects. The second meeting was held on Monday, May 16, 2022. The discussion focused on the strengths and weakness in the SC area to identify strategies and actions in support of the SC Action Plan. The attendees included elected official, community organizations, and residents.

The SC Action Plan is based on recommendations from the 2014 *Approved Prince George's County General Plan (Plan 2035)*, 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* and 1990 *Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67*; 1994 *Approved Master Plan and Sectional Map Amendment for Planning Area 68*; 2006 *Approved TDDP and TDOZMA for the West Hyattsville Transit District Overlay Zone*; 2016 *Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zone* and the previous approved 2017 Greater Chillum Sustainable Community application.

- (4) Would you like any technical assistance from State agencies to help expand the capacity of your SC workgroup or implement your SC plan? Please describe with which revitalization strategies you would like assistance.

Establish a partnership with the Maryland Department of Housing and Community Development, Prince George's County Department of Housing and Community Development, and especially community organizations in the unincorporated areas to assist them with grant preparation and collaboration with County Agency representatives in order to complete Action Plan Items.

# **SUSTAINABLE COMMUNITY RENEWAL REPORT**

## **PART I: QUALITATIVE ASSESSMENT**

**Descriptive Narrative: Please list the most significant accomplishments that apply.**

Accomplishment 1: Commercial Façade Improvements.

*Outcome:* Improved the aesthetics and environmental quality of the area

*Projects:* Façade improvements at the Green Meadows Shopping Center

*Partners:* Prince George's County Redevelopment Authority and property owner(s)

*Impact:* The exterior renovation improved the appearance of the streetscape and created a more welcoming environment.

Accomplishment 2: Installation of murals

*Outcome:* The murals highlighted the diversity of community.

*Projects:* Installed murals at the Rollingcrest Community Center, Green Meadows Shopping Center, Cesar Chavez Dual Spanish School, The Shops at Queens Chillum, and Lewisdale Elementary School.

*Partners:* Northern Gateway CDC and Prince George's County Arts and Humanities Council

*Impact:* Connection to community history, environmental qualities, and values.

Accomplishment 3: Sawa Circle Park (Pocket Park)

*Outcome:* An inviting environment for the Hampshire Knolls Neighborhood.

*Projects:* The work included landscaping, trash receptacles, lighting, a banner, and a beautiful mosaic tile artwork was installed along a retaining wall.

*Partners:* Housing Initiative Partnership, Inc., Neighborhood Design Center, Community

*Impact:*

- Community beautification
- Engagement of community in stormwater management solutions
- Reduce dumping

**Descriptive Narrative: Please use this section to describe any major outcomes or projects from your last Sustainable Communities Action Plan that have NOT been accomplished and why.**

Greater Chillum Sustainable Community Renewal Application - Section B

*Outcome:* Create Wayfinding and Signage to navigate Northern Gateway area for residents and visitors.

*Narrative:* In 2021, The Maryland-National Capital Park and Planning Commission and the Northern Gateway Community Development Corporation developed a Wayfinding and Signage Plan to identify opportunities for residents and visitors to navigate the Northern Gateway area. These opportunities include the implementation of a wayfinding program, which comprises a series of signs to direct travelers to destinations throughout the Northern Gateway.

Funds were allocated to implement the project and the Prince George's County Department of Public Work & Transportation is the lead County agency. The community also provided their input for the placement of signs and the destinations they wanted to be highlighted in the Northern Gateway Community area.

In 2022, funding was allocated for project. Prince George's County Department of Public Works and Transportation is the lead County agency for the project, and the implementation timeline depends on their schedule. The Greater Chillum SC area will benefit from the project once it is completed.

**SUSTAINABLE COMMUNITY RENEWAL REPORT**

**PART II: COMPREHENSIVE ASSESSMENT**

Greater Chillum Sustainable Community Renewal Application - Section B

<b>ENVIRONMENT</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>																												
<p>1. Has there been an improvement in water quality? Have you completed any projects intended to improve water quality? Ex. impervious surface reduction, stormwater improvements etc.</p>	X			<p>The road improvements along Ager Road included extensive green facilities for stormwater management from MD 410 East West Highway to MD 500 (Queens Chapel Road).</p> <p>University Boulevard Cricket Field Stormwater Management Facility: Retrofit of 7.9 acres of impervious area along MD 193 (University Boulevard) between 23rd Avenue and Adelphi Road.</p> <p>Anacostia Outfall Restoration Projects - Outfall 23 (Park Drive, 6800 block): Outfall Restoration.</p> <p>Lewisdale Elementary School: Received minor replanting and surface media exchange in the last 3 years. The project was constructed, maintained, and inspected by Clean Water Partnership group.</p>																												
<p>2. Have you improved wildlife habitat in your community? Ex. native plantings, pollinator gardens, rain gardens</p>	X			<p>There are several types of stormwater practices eligible for rebates including rain barrels, cisterns, rain gardens, urban tree canopy, pavement removal, permeable pavement, and green roofs. The following table illustrates the program highlights, since 2017, within the SC area.</p> <table border="1" data-bbox="936 995 1955 1406"> <thead> <tr> <th data-bbox="936 995 1241 1154">Best Management Practices Type</th> <th data-bbox="1241 995 1524 1154">Number of Applications Approved</th> <th data-bbox="1524 995 1730 1154">Actual Number BMPs Installed</th> <th data-bbox="1730 995 1955 1154">Amount of Approved Rebate</th> </tr> </thead> <tbody> <tr> <td data-bbox="936 1154 1241 1195">Pavement Removal</td> <td data-bbox="1241 1154 1524 1195">3</td> <td data-bbox="1524 1154 1730 1195">3</td> <td data-bbox="1730 1154 1955 1195">\$3,390</td> </tr> <tr> <td data-bbox="936 1195 1241 1235">Permeable Pavement</td> <td data-bbox="1241 1195 1524 1235">1</td> <td data-bbox="1524 1195 1730 1235">1</td> <td data-bbox="1730 1195 1955 1235">\$1,980</td> </tr> <tr> <td data-bbox="936 1235 1241 1276">Rain Barrels</td> <td data-bbox="1241 1235 1524 1276">11</td> <td data-bbox="1524 1235 1730 1276">22</td> <td data-bbox="1730 1235 1955 1276">\$2,081</td> </tr> <tr> <td data-bbox="936 1276 1241 1317">Rain Garden</td> <td data-bbox="1241 1276 1524 1317">2</td> <td data-bbox="1524 1276 1730 1317">2</td> <td data-bbox="1730 1276 1955 1317">\$3,494</td> </tr> <tr> <td data-bbox="936 1317 1241 1357">Urban Tree Canopy</td> <td data-bbox="1241 1317 1524 1357">4</td> <td data-bbox="1524 1317 1730 1357">7</td> <td data-bbox="1730 1317 1955 1357">\$935</td> </tr> <tr> <td data-bbox="936 1357 1241 1406"><b>Total</b></td> <td data-bbox="1241 1357 1524 1406"><b>21</b></td> <td data-bbox="1524 1357 1730 1406"><b>35</b></td> <td data-bbox="1730 1357 1955 1406"><b>\$11,880</b></td> </tr> </tbody> </table>	Best Management Practices Type	Number of Applications Approved	Actual Number BMPs Installed	Amount of Approved Rebate	Pavement Removal	3	3	\$3,390	Permeable Pavement	1	1	\$1,980	Rain Barrels	11	22	\$2,081	Rain Garden	2	2	\$3,494	Urban Tree Canopy	4	7	\$935	<b>Total</b>	<b>21</b>	<b>35</b>	<b>\$11,880</b>
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<p>3. Have you increased access to green space, parks or outdoor recreational opportunities?</p>	<p>X</p>			<p>Councilmember Deni L. Taveras' Office and Housing Initiative Partnership, Inc. (HIP) applied for Prince George's County Redevelopment Authority (RDA) CIP grant funds to develop Sawa's Circle Park on Red Top Road. The work included landscaping, lighting, a banner, and a beautiful mosaic tile artwork installed along a retaining wall. HIP partnered with Neighborhood Design Center and the community. The park was completed in the Fall of 2020.</p>
<p>4. Have you implemented operational sustainability practices (example: town hall enhancements) and/or community-based practices? (ex. Rain barrels or rain gardens at residences, recycling, composting etc.)</p>	<p>X</p>			<p>The residents participated in the County's Residential Curbside Recycling Collection Program. No special or additional programs were implemented in the SC Area as it relates to recycling. No augmentations/enhancements were planned.</p> <p>With the successful implementation of the Curbside Food Scraps Composting pilot and the expansion in the early summer of 2021, Prince George's County expanded this opportunity Countywide to all residents receiving County-contracted trash and recycling services. The County offered this program to help keep valuable materials, that are <i>not waste</i>, out of our landfill, reduce excessive greenhouse gas emissions, protect our environment, and help Prince George's County get closer to its zero waste goals.</p> <p>Program materials are currently being delivered to residences. Curbside collection service for newly enrolled participants began on May 16, 2022.</p>

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<b>ECONOMY</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?		X		<p>The SC area does not include a designated Main Street/commercial district; however, the retail real estate continues to maintain moderate occupancy rates. The retail demand is driven by proximity to the District of Columbia, and shopping centers along MD 501 (Chillum Road), MD 410 (East-West Highway), MD 193 (University Boulevard), MD 212 (Riggs Road), MD 650 (New Hampshire Avenue) and MD 500 (Queens Chapel Road).</p> <p>The number of businesses in the SC area did not increase; however, the list below are businesses that replaced previous businesses at the Shops at Queens Chillum.</p> <ul style="list-style-type: none"> <li>• Atomic Wings</li> <li>• Mid-Atlantic Seafood</li> <li>• Healthy Dental</li> <li>• Price Rite</li> <li>• Mega Mart</li> <li>• LaColonia</li> </ul>
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	X			<p>In 2017, a portion of the SC area boundary received the Opportunity Zone designation (shown on attached Map 2). Opportunity Zones are a community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide.</p>
3. Has there been an increase in foot traffic in the Main Street/commercial district?		X		<p>The SC area does not include a designated Main Street/commercial district; however, the SC's commercial area has remained the same.</p>
4. Have the number of commercial vacancies decreased?	X			<p>The commercial vacancy rate decreased by 4.2 percent from 10.3 percent in 2015 to 6.10 percent in 2021. The SC area continues to lack national brand retailers and is limited in several key categories such as sit-down/casual dining, and other lifestyle retailers.</p>

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<p>5. Has there been an increase in local jobs within the Sustainable Community for its residents?</p>	<p>X</p>			<p>There was an increase in local jobs for residents living in the SC area. The number of residents both living and employed in the Sustainable Community area increased from 350 in 2015 to 375 in 2019.</p>
<p>6. Has there been an increase in workforce development training or other opportunities for connecting potential employees to well-paying jobs?</p>	<p>X</p>			<p>Founded in June 2018, Employ Prince George's, Inc. is a 501(c)(3) nonprofit organization based in Largo, Maryland. Employ Prince George's is an economic driver Prince George's County and the DC Metropolitan Region, providing nationally recognized community and workforce development programming.</p> <p>Employ Prince George's serves as the principal workforce development entity for Prince George's County, with a mission to improve the local economy by creating a demand-driven workforce system with workforce development programs that deliver qualified workers to businesses, improves the productivity of businesses, and provides job seekers with opportunities for careers in high demand/high growth industries.</p>

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<b>TRANSPORTATION</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?	X			There were approximately 7,000 feet of dedicated bike lane installed along Ager Road.
2. Have there been improvements to the public transit infrastructure?	X			There were seven new bus stop pads and shelter locations installed along Ager Road.
3. Has there been an increase in sidewalks? (Amount in linear feet). Were accessibility elements added, such as more ADA-accessible ramps and signage/signals? Has there been a noticeable increased use of these walking places?	X			There were 7,000 feet of new and re-constructed sidewalk and ADA compliant ramps installed along Ager Road.
4. Have there been any roadway improvements that support "Complete" or "Green" streets?	X			Ager Road was a major improvement from the standard highway section to a multi-modal green/complete Street. The project included extensive green facilities for stormwater management from MD 410 (East West Highway) to MD 500 (Queens Chapel Road).
5. Has traffic congestion along major roads decreased? (Amount in percent)	X			Ager Road addresses multimodal transportation needs. The improvements included upgraded signals to optimize phasing and improve traffic flow which resulted to a moderate traffic congestion improvement. Percentage calculations were not readily available
<b>OTHER:</b>				The Prince George's County Department of Public Works & Transportation has several planned future Capital Improvement Program (CIP) projects aimed to improve the above metrics. The Chillum Road and Knollbrook Drive intersection improvement is aimed to address hazardous intersections by making them more accessible to multi-modal transportation and improving automotive efficiency while navigating the intersection.

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<b>HOUSING</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
<p>1. Have any residential facades or interiors been improved? Has the energy efficiency of any housing units been increased?</p>			X	<p>On December 1, 2021, County Executive Angela D. Alsobrooks launched the Home Ownership Preservation Program (HOPP) with a \$1 million investment. HOPP provides up to \$30,000 to qualified homeowners for health, safety, energy efficiency and accessibility repairs for owner-occupied homes. Households under 50% of the area median income (AMI) may receive up to \$50,000 in services. There are income, location, and eligibility requirements.</p> <p>The home preservation services may include the following: roofing and gutters, electrical repair, plumbing repair, tree removal, stairlift and accessibility equipment, HVAC replacement and repair, water heater replacement/repair and more.</p> <p>Christmas in April is also a non-denominational volunteer organization that repairs the homes of senior citizens who are either low-income and/or physically challenged so they may live in warmth, safety, and independence in the County.</p>
<p>2. Has the home ownership rate increased?</p>	X			<p>The home ownership rate for the SC area increased by 0.9 percent. In 2011, the home ownership rate was 40.8 percent. In 2020, the home ownership rate was 41.7 percent. The numbers reflect an increase in owner-occupied units versus renter-occupied units.</p>
<p>3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable? How many are within .5 miles of a transit stop?</p>		X		<p>Notwithstanding the completion of 71 new Townhouses at "Avondale Ridge", on MD 500 (Queens Chapel Road) in the Avondale Ridge Neighborhood in 2018, the total number housing units in the SC area decreased from 11,487 in 2015 to 10,924 in 2020; however, in 2017, construction initiated for a mixed-use development at the intersection of Northwest Drive and Toledo Terrace. Once completed, the development will consist of 2,750 dwelling units and 289,480 square feet of commercial space. The market rate housing units will be within .5 miles of a transit stop.</p>
<p>4. Has there been demolition of blighted properties?</p>		X		<p>There was no record of blighted properties demolished in the SC area.</p>

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5. Has the residential vacancy rate decreased?		X		The SC area is a substantially built-out and a stable community; However, the residential vacancy rate increased from 4.94% in 2015 to 5.09% in 2020.
6. Has the jurisdiction partnered with any community development corporations to improve its housing stock, increase the availability of affordable housing, or support those experiencing homelessness or being threatened with eviction? Has the jurisdiction initiated any of its own programs to do the same?			X	<p>The Housing Authority of Prince George’s County, Maryland (HAPGC) provides County residents with low to moderate incomes with safe, decent, and affordable housing. The HAPGC receives federal funds directly from the U.S. Department of Housing and Urban Development (HUD) to administer the Housing Choice Voucher program (HCV) and Public Housing Programs.</p> <p>Most of the affordable housing assistance is in the form of rental units that must meet rigorous housing quality standards. The HAPGC also provides its participant families with programs that encourage them to become self-sufficient which may potentially lead to homeownership opportunities. The Housing Assistance Division (HAD) and Rental Assistance Division (RAD) administers and implements the federal rental assistance and public housing programs for the County.</p>
7. Has there been an increase in homeownership counseling services or individuals accessing such services?			X	<p>The Redevelopment Authority of Prince George's County provides a Purchase Assistance Program for residents in the county. The first-time home buyer's assistance program provides down payment, mortgage principal reduction and/or closing cost assistance. The program is funded by the Housing Investment Trust Fund. The Redevelopment Authority of Prince George's County administers the program in partnership with participating lenders, realtors and housing counseling agencies that are approved by the U.S. Department of Housing and Urban Development (HUD).</p> <p>It is not certain that there has/has not been an increase with individuals accessing homeownership counseling services since it is a countywide program. The Redevelopment Authority classroom enrollment remained consistent as prior to the COVID-19 pandemic.</p>

<b>Community Health &amp; QUALITY OF LIFE</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan’s desired outcomes?</b>
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<p>1. How many historic properties were renovated/improved? To your knowledge, did the renovations mitigate certain environmental hazards such as lead and asbestos?</p>	<p>X</p>			<p>Below are the designated historic sites within the SC Area. Only one of the historic sites has made improvements within the last 5 years.</p> <ul style="list-style-type: none"> <li>• 65-008 Green Hill, 2009 Van Buren Street, West Hyattsville-None.</li> <li>• 65-013 Green Hill Overseer’s House, 6606 22nd Place, West Hyattsville-None.</li> <li>• 65-011 D.C. Boundary Marker, NE 4 5400 Sargent Road, Hyattsville-None.</li> <li>• 65-010 D.C. Boundary Marker NE 3 Eastern Avenue, Takoma Park-None.</li> <li>• 65-015 Rizzo House, 6911 21st Avenue, Lewisdale.             <ul style="list-style-type: none"> <li>○ 2020: HVAC system replacement</li> <li>○ 2018: Repair to front steps and walkway</li> <li>○ 2017: Basement/foundation waterproofing; exterior drainage improvement; installation of sump pump</li> </ul> </li> </ul>
<p>2. Have there been improvements and/or additions to your public or community available spaces? Examples include museums, community centers, public plazas, murals and public art.</p>	<p>X</p>			<ul style="list-style-type: none"> <li>• The Northern Gateway CDC, Prince George’s County Arts and Humanities Council invested \$50,000.00 into a mural and a pocket park at the Green Meadows Shopping Center.</li> <li>• The Northern Gateway CDC brought artists and community members together and created a series of murals at the Cesar Chavez Dual Spanish School, Lewisdale Elementary School, and Rollingcrest Community Center.</li> </ul>
<p>3. Are there opportunities for residents to gather, communicate and celebrate? Do they serve multi-generations and all populations in the community? Examples are wide-ranging and may include fairs, community history days, neighborhood meetings, etc.</p>	<p>X</p>			<p>Growing Green With Pride is an annual, county-wide beautification effort. Community groups and schools receive free plant material and plant them in public space, following designs and technical assistance from Neighborhood Design Center staff.</p> <p>In addition, some of the community organizations in the SC boundary sponsor events to bring resident together to celebrate special occasions during the year.</p>

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<p>4. Have there been any changes in access to health and wellness services? Examples include mobile clinics, hospitals, telehealth opportunities.</p>	<p>X</p>			<p>In June 2020, The Prince George’s Health Department opened a second free community Covid-19 testing site at the Rollingcrest-Chillum Community Center by appointment. The center accommodated both drive-thru and walk-up testing of those with or without symptoms.</p> <p>Kaiser Permanente is in the process of moving its Hyattsville medical center from 6525 Belcrest Road to a new office at 5620 Ager Road. While neither of these locations are in the SC boundary, the facility will serve residents in the SC boundary.</p>
<p>5. Are there any residential health and wellness opportunities in place (i.e., athletic facilities, recreational indoor/outdoor courses, or groups)?</p>	<p>X</p>			<ul style="list-style-type: none"> <li>• Rollingcrest-Chillum Center – 10.6623-acre developed park site including a community center with meeting rooms, fitness center and indoor splash park, water slide, spa and lap pool, outdoor playground, picnic area and shelter, and parking. There is a planned 10,000 square foot expansion for the community center. The estimated cost is \$350,00.00.</li> <li>• Sligo Creek Stream Valley Park – 78.62-acre stream valley park that consist of mostly resource conservation land including a long-range trail and the developed Green Meadows Park which is a subunit to the stream valley park system containing ballfields, basketball courts, playfields, playgrounds, and recreation building that is used for rental and community-oriented events.</li> <li>• Avondale Neighborhood Park – 11.26-acre park with a variety of amenities including full-court and half-court basketball, football/soccer fields, a picnic shelter, playground, ball wall, fitness cluster, walking trail, two tennis courts, and parking.</li> <li>• Northwest Branch Stream Valley Park – 519.27-acre park that contains many developed subunit parks and the Northwest branch long range connector trail.</li> <li>• Michigan Park Hills Playground – 2.56-acre park site including half-court basketball, playground, picnic area, and tennis.</li> <li>• Chillum Community Park – 40-acre developed sub-unit to the Northwest Branch Stream Valley Park containing a regulation soccer field, cricket pitch, Picnic shelter, playground, Basketball half-court and trails.</li> </ul>

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				<ul style="list-style-type: none"> <li>• Chillum Hills Park – 6.15-acre developed park containing a trails and outdoor tennis courts.</li> <li>• Parklawn Park / School Park – 15.95-acre undeveloped park site. While this land is set aside for a future school building the site is currently provide natural area and green space.</li> <li>• Chillum Road Park – 7.29-acre undeveloped park site that is providing natural resource conservation lands, woodland and community green space.</li> <li>• Northwest Branch Trail – 8-mile-long-distance paved asphalt long-distance trail for pedestrians, bicyclist, and other outdoor enthusiasts.</li> <li>• Sligo Creek Trail – 5-mile-long-distance paved asphalt trail for multi-modal transportation.</li> </ul>
6. Do all residents have access to healthy food options such as fresh food grocery stores, farmers markets, community gardens, etc., within the Sustainable Community?	X			There are fresh food grocery stores along MD 501 (Chillum Road), MD 410 (East-West Highway), MD 193 (University Boulevard), MD 212 (Riggs Road), MD 650 (New Hampshire Avenue) and MD 500 (Queens Chapel Road) within a mile of the most densely populated residential areas in the SC area. However, the less-densely populated areas would be outside of the one-mile boundary making accessibility to fresh food grocery stores and healthy food options more challenging for residents without automobile, but not unobtainable.
7. Has there been a decrease in crime rate?			X	There is no data that solely focuses on the SC area. However, the SC area is served by Prince George’s County Police Department, District I. There is a continual collaboration between business/property owners and residents in the SC area to combat crime.
8. Do all residents have access to the Internet and other basic utilities and services?			X	The internet and other basic utilities and services are available to residents via Wi-Fi, personal computer, cell phone, and public facilities; however, the data to determine if all the residents within the SC boundary have access to them is not available.

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<p><b>OTHER:</b> Quality of life initiatives</p>	<p>X</p>			<ul style="list-style-type: none"> <li>• Community Design Works prepared a campus master plan for Cesar Chavez Dual Spanish Immersion School.</li> <li>• Rosa L Parks Elementary School: Treating and Teaching Outdoor Classroom (Construction set for Summer 2022).</li> </ul>
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Greater Chillum Sustainable Community Renewal Application - Section B

<b>LAND USE/ LOCAL PLANNING</b>	<b>YES</b>	<b>NO</b>	<b>N/A</b>	<b>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?</b>
1. Have there been any infill developments?	X			The SC area is primarily built out; however, in 2017, construction was initiated for a mixed-use development at the intersection of Northwest Drive and Toledo Terrace. Once completed, the development will consist of 2,750 dwelling units and 289,480 square feet of commercial space.
2. Has there been an increase in the amount of preserved/protected land?		X		The SC area is generally built out, and the existing environmental envelope remains. There has been no increase to the amount of preserved/protected land in the SC area.
3. Have there been any developments hindered by growth constraints? If so, please describe. Example constraints could be inadequate infrastructure, insufficient zoning density/intensity, or lack of buildable land.		X		There are no new regulatory constraints that would hinder development.
4. Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community?	X			<p>The 2014 <i>Approved Prince George's County General Plan (Plan 2035)</i> and 1989 <i>Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity</i> and 1990 <i>Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67</i>; 1994 <i>Approved Master Plan and Sectional Map Amendment for Planning Area 68</i>; 2006 <i>Approved TDDP and TDOZMA for the West Hyattsville Transit District Overlay Zone</i>; 2016 <i>Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zone</i> contain policies, strategies and recommendations for land use and development.</p> <p>On April 1, 2022, the new zoning ordinance, subdivision regulations and approved zones took effect. They will allow more flexibility to construct mixed-use development projects, promote adaptive reuse and streamline the development review process.</p>

Greater Chillum Sustainable Community Renewal Application - Section B

<p>5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e., street lighting, water/sewer lines)?</p>	<p>X</p>			<p>6329 New Hampshire Avenue: Neighborhood Design Center provided landscape design assistance to the Prince George's County Department of Public Works &amp; Transportation to beautify the county's entrance gateway signs.</p>
<p>6. Have you hired any new staff members, reassigned duties, or procured the services of a contractor to increase or better align local capacity? Have you implemented any professional development programs?</p>		<p>X</p>		<p>Not mentioned in the original application; however, the Prince George's County Office of Community Relations ensures that County residents connect with government resources, agencies, and personnel. They serve as a bridge between the government and its people. They do so by using data-driven analysis and input received from constituents. They are dedicated to a world-class service delivery model and ensuring County residents know that they can count on them to be highly visible, accessible, and accountable.</p>
<p>7. Has your community initiated or completed any planning efforts that will support the Sustainable Community area, including comprehensive planning, small area planning, or planning studies?</p>	<p>X</p>			<p>In 2015, the Greater Chillum Community Study was completed for portion of Planning Area 65. The study makes recommendations for implementable changes within the community to improve walkability and pedestrian safety, preserve and celebrate neighborhood character and sense of place, address code violations, improve owner-occupied housing and rental residential opportunities for a variety of incomes, create economic opportunities, and strengthen community identity.</p> <p>The study is intended to provide a road map for future public and private investments in the SC area as well as for Prince George's County policy initiatives and future comprehensive plans.</p>

Greater Chillum Sustainable Community Renewal Application - Section B

<b>COMPETITIVE FUNDING:</b> Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	<b>Source (federal, state, foundation, etc.)</b>	<b>Amount Received</b>	<b>If no funding was received, what technical or other assistance from the state would help with future applications?</b>	<b>Other Notes</b>
<b>Community Legacy (CL):</b>		No Funding	Reasonable notification, extended application windows, and technical assistance for smaller jurisdictions and organizations to prepare and manage grant applications.	
<b>Strategic Demolition Fund (SDF):</b>	Department of Housing and Community Development (DHCD)	No Funding	Reasonable notification, extended application windows, and technical assistance for smaller jurisdictions and organizations to prepare and manage grant applications.	
<b>Community Safety &amp; Enhancement Program:</b>	MDOT	No Funding	Reasonable notification, extended application windows, and technical assistance for smaller jurisdictions and organizations to prepare and manage grant applications.	
<b>Maryland Bikeways Program:</b>	MDOT	No Funding	Reasonable notification, extended application windows, and technical assistance for smaller jurisdictions and organizations to prepare and manage grant applications.	
<b>Sidewalk Retrofit Program:</b>	MDOT	No Funding	Reasonable notification, extended application windows, and technical assistance for smaller jurisdictions and	

Greater Chillum Sustainable Community Renewal Application - Section B

<b>COMPETITIVE FUNDING:</b> Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	<b>Source (federal, state, foundation, etc.)</b>	<b>Amount Received</b>	<b>If no funding was received, what technical or other assistance from the state would help with future applications?</b>	<b>Other Notes</b>
			organizations to prepare and manage grant applications.	
<b>Water Quality Revolving Loan Fund:</b>	MDE	No Funding	Reasonable notification, extended application windows, and technical assistance for smaller jurisdictions and organizations to prepare and manage grant applications.	
Redevelopment Authority of Prince George's County	CIP	\$75,000		In 2020, Councilmember Deni Taveras' Office and Housing Initiative Partnership, Inc. (HIP) received Prince George's County Redevelopment Authority (RDA) CIP grant funds to develop Sawa's Circle Park on Red Top Road. The work included landscaping, lighting, a banner, and a beautiful mosaic tile artwork was installed along a retaining wall.
Prince George's County Department of Public Works & Transportation	CIP	Approximately, \$500,000 Design, and \$6,000,000 construction		Ager Road Green-Complete Streets Project from MD 410 (East West Highway) to MD 500 (Queens Chapel Road). The work included full-width mill/overlay, new concrete curb and gutter, sidewalks,

Greater Chillum Sustainable Community Renewal Application - Section B

<b>COMPETITIVE FUNDING:</b> Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	<b>Source (federal, state, foundation, etc.)</b>	<b>Amount Received</b>	<b>If no funding was received, what technical or other assistance from the state would help with future applications?</b>	<b>Other Notes</b>
				bike lanes, driveways, streetlights, street trees, and stormwater management.

**III. SUSTAINABLE COMMUNITY ACTION PLAN UPDATE**

# Sustainable Community Action Plan

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Greater Chillum Sustainable Community

**Submitted by Prince George's County**

**7/18/2022**

## Environment

This section describes projects involving the natural environment, our use of natural resources, and our relationships or access to the natural environment.

This category includes projects focusing on (but not limited to): the quality of land, water, and air; tree canopies and green spaces; green infrastructure; habitat improvement, climate change mitigation and adaptation; nuisance flooding; stormwater infrastructure and management; water and sewer capacity; energy conservation; recycling, pet waste, and organic waste programs; the mitigation of environmental hazards; and parks and recreation improvements.

Strengths	Weaknesses
<ul style="list-style-type: none"><li>• Both the Sligo Creek and the Northwest Branch Anacostia River run through the proposed area.</li><li>• Both the Sligo Creek and Northwest Branch Anacostia River stream beds have largely been left natural with forested and open parkland.</li><li>• Robust greenspaces create opportunities for trail connectivity.</li></ul>	<ul style="list-style-type: none"><li>• Large changes in topography lead from the residential neighborhoods to the stream beds and wetlands, and the large amounts of impervious surface from the existing residential neighborhoods contribute to the large Federal Emergency Management Agency flood plain.</li><li>• Stormwater flooding has become increasingly problematic.</li><li>• Stream beds divide the northeast portion of the area from the southwest.</li><li>• The parks and natural areas have few pedestrian amenities and are often avoided due to safety concerns.</li><li>• Trees are overrun by destructive vines and neglected at an alarming rate.</li><li>• Inadequate trails between neighborhoods and surrounding municipalities.</li><li>• Greenways are not being preserved or protected.</li></ul>

Greater Chillum Sustainable Communities Renewal Application - Section B

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p><b>Outcome 1:</b> Improved pedestrian connectivity.</p> <p><b>Progress Measure:</b> Linear feet of sidewalks and trails constructed or improved.</p>	<p><b>Strategy A:</b> Improve pedestrian infrastructure. Action 1: Apply for MDOT Sidewalk Retrofit cost sharing. Action 2: Complete pedestrian bridge connecting Chillum Road with West Hyattsville Metro Station.</p> <p><b>Strategy B:</b> Improve trail connections between neighborhoods. Action 1: Apply for a grant to MDOT Maryland Bikeways grant. Action 2: Create trail from Chillum Road to Northwest Branch Trail. Action 3: Create trail from Eastern Avenue to Avondale Park.</p>	<p>Maryland Department of Transportation (MDOT), Prince George’s County Department of Parks and Recreation</p>
<p><b>Outcome 2:</b> Improved public safety along trails and walkways throughout the park system to discourage crime and increase usage.</p> <p><b>Progress Measure:</b> Number of public safety features or measures installed or implemented. Number of crime incidence.</p>	<p><b>Strategy A:</b> Establish a parks and green spaces improvement strategy. Action 1: Work with Prince George’s County Department of Parks and Recreation to identify areas that need trail and walkway improvements. Action 2: Engage community to prioritize areas for improvement.</p> <p><b>Strategy B:</b> Promote new trails and safety measures to increase park usage. Action 1: Upgrade and improve trail conditions, lighting, and signage.</p>	<p>Prince George’s County Department of Parks and Recreation, Prince George’s County Department of Public Works &amp; Transportation (DPW&amp;T)</p>
<p><b>Outcome 3:</b> Reduced stormwater flooding.</p> <p>Progress Measures: Reduced damage to property and roads from flooding, development of a stormwater management program, number of stormwater infrastructure projects completed.</p>	<p><b>Strategy A:</b> Establish and implement stormwater management program.  Action: Create a catalog of sites where stormwater mitigation or intervention is warranted.</p> <p><b>Strategy B:</b> Work collaboratively to identify creative regulatory solutions and/or relief that permit stormwater and floods to be managed. Action: Identify priority areas for improved stormwater infrastructure and management strategies.</p>	<p>Prince George’s County Department of the Environment (DoE) Sustainable Initiatives Division, Prince George’s County Department of Public Works &amp; Transportation (DPW&amp;T)</p>

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<p><b>Outcome 4:</b> Protected existing tree canopies.</p> <p><b>Progress Measures:</b> 25% annual reduction of trees infected with vines.</p>	<p><b>Strategy:</b> Create a plan to remove conditions which kill trees.</p> <p>Action 1: Conduct an annual inventory of trees which exhibit vine growth, particularly at the southern border with the District of Columbia, which is a documented "heat island".</p> <p>Action 2 Contact public and private property owners with vine infected trees to educate them as to the hazard to the trees, prevention of heat islands, method of vine removal, and the cooperation needed from them.</p> <p>Action 3: Provide small property owners with financial resources to hire goats and humans to remove the vines.</p> <p>Action 4: Perform heat and Air Quality testing during the summers of years one, three and five.</p>	<p>Prince George's County Department of Parks and Recreation, Property owner, DPIE, DoE</p>
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## Economy

**This section is centered on economic growth and management.**

**Strengths and weaknesses might focus on the following: business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.**

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Diverse and international community with a regional marketplace of ethnic-based businesses.</li> <li>• Future development activity will require infill and/or redevelopment.</li> <li>• Current market forces make rental conversion profitable.</li> <li>• Existing amenities that have the potential to make it a strong housing market.</li> <li>• There is unmet demand for retail within the greater Chillum community.</li> </ul>	<ul style="list-style-type: none"> <li>• Households have low-to-moderate incomes.</li> <li>• Employment industries in the community are not major economic growth generators.</li> <li>• There is a large amount of labor force mobility.</li> <li>• The strong market position of the greater community is overshadowed by market perceptions.</li> <li>• The growing immigrant population is opting to form larger, non-traditional households to reduce the cost of housing.</li> <li>• The area does not receive as much investment as nearby communities.</li> <li>• The local market competition is strong.</li> </ul>

Greater Chillum Sustainable Communities Renewal Application - Section B

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p><b>Outcome 1:</b> Revitalized retail and restaurants.</p> <p><b>Progress Measure:</b> Number of new, high-quality restaurants and retail establishments opened, jobs added, commercial properties improved, establishment of a branding initiative, number of commercial properties redeveloped.</p>	<p><b>Strategy A:</b> Create a marketing identity for the Greater Chillum Sustainable Community Area.                      Action 1: Establish identity for the area through a marketing and branding program.                      Action 2: Celebrate the area’s cultural identity through murals.                      Action 3: Identify target areas for façade improvements.                      Action 4: Connect local small businesses with community organizations to strengthen community building.</p> <p><b>Strategy B:</b> Connect business owners to funding sources.                      Action 1: Work with potential small-business owners to apply for loan funding.                      Action 2: Leverage the County’s Economic Development Incentive Fund to obtain state and federal funding, and private investments.                      Action 3: Leverage the Maryland Job Creation Tax Credit Program to encourage businesses to expand or relocate to the area.</p> <p><b>Strategy C:</b> Redevelop blighted commercial properties                      Action 1: Identify key sites for redevelopment or transfer of ownership.                      Action 2: Connect occupied properties with resources for building improvements.                      Action 3: Market key redevelopment sites to local business community.</p>	<p>Community Business Leaders, Commercial Property Owners, Prince George’s County Economic Development Corporation (EDC), Professional Marketing Firm, Maryland Department of Housing and Community Development- Neighborhood Business Works Loan Program (MD-DHCD-NBW) staff</p>
<p><b>Outcome 2:</b> Establish the Greater Chillum Area as an ideal location for start-up businesses.</p> <p><b>Progress Measure:</b> Start-up businesses founded; local jobs added.</p>	<p><b>Strategy:</b> Leverage existing amenities for potential start-up investment.                      Action 1: Work with local property owners to convert vacant space into a start-up/small business incubator.                      Action 2: Market the area as an opportunity for new businesses.</p>	<p>Community Business Leaders, Commercial Property Owners, PGC Economic Development Corporation (EDC), Prince George’s County Community College, MD-DHCD-NBW staff,</p>

Greater Chillum Sustainable Communities Renewal Application - Section B

		Local Community Development Corporations (CDC)
<p><b>Outcome 3:</b> Established urban farm and garden with space for weekend farmers' markets.</p> <p><b>Progress Measure:</b> Number of urban farm or community garden established, healthy food grown locally, jobs created.</p>	<p><b>Strategy:</b> Create space for a community garden.</p> <p>Action 1: Explore possible locations on existing public and nonprofit owned land that are central but underutilized.</p> <p>Action 2: Conduct community outreach to identify food needs.</p>	<p>ECO City Farms, PEPCO, Michael Fields Agricultural Institute, Environmental Protection Agency Brownfields and Land Revitalization Programs</p>

# Transportation

This section describes the way people in your community get from place to place.

Strengths, weaknesses, and outcomes can focus on access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Proximity to proposed Purple Line Surface Rail project adds to premium transit service options (e.g., West Hyattsville, Brookland, Fort Totten) provided by Metro.</li> <li>• New Hampshire Avenue Corridor Concept Plan and proposed economic redevelopment of the East West Highway node are prepared.</li> <li>• Existing and planned trail networks can increase connectivity and more direct travel for active transportation modes.</li> </ul>	<ul style="list-style-type: none"> <li>• Poor connectivity between neighborhoods, transit and retail centers.</li> <li>• Lack of sidewalks and worn or nonexistent crosswalks, including to Metro stations, create poor pedestrian connectivity.</li> <li>• Pedestrian facilities are incomplete at many major intersections.</li> <li>• Transit amenities are inadequate.</li> <li>• Driveway curb cuts are spaced too close to major intersections, creating busy conflict points for pedestrians.</li> <li>• Most of the streets within the community do not accommodate bicyclists.</li> <li>• Uncontrolled, mid-block crosswalks are not supported by land use, lighting, or other cues for safely managing pedestrian and motorist conflicts.</li> <li>• Existing bus networks have long peak-hour headways that are inconvenient for riders.</li> <li>• Current road design and lack of bicycle accommodation discourages multimodal access to premium transit stations.</li> <li>• High traffic volume and speeds along major roadways MD 212 (Riggs Road), MD 500 (Queens Chapel Road), MD 501 Chillum Road and MD 410 (East West Highway).</li> </ul>

Greater Chillum Sustainable Communities Renewal Application - Section B

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p><b>Outcome 1:</b> Improved pedestrian connectivity.</p> <p><b>Progress Measure:</b> Linear feet of sidewalks added, number of crosswalks improved and added.</p>	<p><b>Strategy A:</b> Study optimal locations for improved connectivity.                      Action 1: Identify and evaluate potential local street connections that traverse barriers such as Ager Road, MD 410 (East West Highway), MD 212 (Riggs Road), and Sligo Creek based on need and feasibility.                      Action 2: Conduct community outreach to identify important locations for pedestrian connectivity.                      Action 3: Use complete streets principles to identify best locations for multimodal transportation options.</p> <p><b>Strategy B:</b> Work with MDOT and SHA to create pedestrian connections.                      Action 1: Implement local street connections.                      Action 2: Improve pedestrian facilities on state highways.</p>	<p>Maryland Department of Transportation (MDOT) Sidewalk Retrofit, State Highway Administration (SHA), Prince George’s County Planning Department</p>
<p><b>Outcome 2:</b> Increased transit opportunities.</p> <p><b>Progress Measure:</b> Increased number of shuttle services provided, number of new or repaired bus shelters, and new transit infrastructure provided.</p>	<p><b>Strategy:</b> Improve existing transit infrastructure.                      Action 1: Consider leveraging Chillum’s density and proximity to D.C. to support a shuttle bus or trolley to circulate the area with higher headways.                      Action 2: Consider implementing a shuttle, similar to the Bethesda Circulator, to connect the West Hyattsville Station and the Takoma/Langley Station as well as major shopping centers and grocery stores in the Chillum community.                      Action 3: Identify priority bus stops for improvement.                      Action 4: Repair and build new bus shelters at priority stops.</p>	<p>Washington Metropolitan Area Transit Authority (WMATA), TheBus, Prince George’s County Department of Public Works &amp; Transportation (DPW&amp;T), Maryland Bikeways</p>
<p><b>Outcome 3:</b> Improved overall connectivity.</p> <p><b>Progress Measure:</b> Number of planned infrastructure improvements implemented.</p>	<p><b>Strategy A:</b> Complete Ager Road Green/Complete Streets Improvement Project.</p> <p><b>Strategy B:</b> Work with County and state agencies to ensure the Purple Line Light Rail project is approved.</p> <p><b>Strategy C:</b> Work with the city of Takoma Park to implement the <i>New Hampshire Avenue Corridor Concept Plan</i>.</p>	<p>City of Takoma Park, Montgomery County, SHA, WMATA</p>

Greater Chillum Sustainable Communities Renewal Application - Section B

	<p><b>Strategy D:</b> Work with SHA to improve the intersection at Chillum Road and MD 500 (Queens Chapel Road).</p> <p><b>Strategy E:</b> Work with Montgomery County to implement the 2012 <i>Approved Takoma/Langley Crossroads Sector Plan</i>.</p>	
<p><b>Outcome 4:</b> Addressed traffic and pedestrian safety concerns.</p> <p><b>Progress Measure:</b> Collision rate and traffic fatalities are reduced, number of streetlights added, number of signs added, linear feet of bike lanes and shared-use paths constructed, development of a bicycle and pedestrian plan.</p>	<p><b>Strategy A:</b> Identify safety priorities.            Action 1: Further evaluate crash data at large intersections regarding frequency of angle and left-turn crashes to determine if there is enough clearance time on the protected left-turn phase.            Action 2: Evaluate data to see if there is an opportunity to reduce the number of lanes on Chillum Road and provide protected bicycle and pedestrian facilities.</p> <p><b>Strategy B:</b> Improve pedestrian and bicycle infrastructure.            Action 1: Increase pedestrian facilities at major intersections.            Action 2: Include projects in the County’s Annual Transportation Priority Letter through the Consolidated Transportation Program (CTP).            Action 3: Evaluate and implement traffic calming infrastructure such as speed humps, traffic cameras, rumble strips, etc.</p>	<p>MDOT, SHA, DPW&amp;T</p>

## Housing

**This section focuses on the homes in which people in your community live and efforts which make it easier for them to find and stay in a place to call home.**

**Strengths, weaknesses and outcomes might focus on the following: affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.**

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• A range of housing types, from single- to multifamily, to owner-occupied, to rental units allow for an income-diverse community.</li> <li>• History of stable, single-family neighborhoods.</li> <li>• Location creates opportunity for strategic residential densification.</li> </ul>	<ul style="list-style-type: none"> <li>• Demographic shifts have created a shortage of affordable housing and caused the conversion of owner-occupied units to overcrowd rentals. Multifamily housing stock is aging, most complexes approaching 50 years.</li> <li>• Code violations and maintenance issues are affecting the market perception of the SC area.</li> <li>• Bulk trash is scattered throughout the residential neighborhoods.</li> <li>• Residents have a high demand for parking.</li> <li>• The area lacks diversity in housing types.</li> <li>• Seniors find difficulty aging in place.</li> <li>• Much of the rental housing is overcrowded.</li> <li>• Despite roots as a traditional owner-occupied, first-ring suburb, the number of renters outweighs owners two to one.</li> <li>• A significant portion of single-family housing units in the Greater Chillum community have been converted from ownership to rental units.</li> <li>• There are insufficient rental units that are affordable to the lowest-income households.</li> </ul>

Greater Chillum Sustainable Communities Renewal Application - Section B

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p><b>Outcome 1:</b> Stabilized Neighborhoods.</p> <p><b>Progress Measure:</b> An increase in homeownership rate, overcrowding reduced in single-family rental units, market-rate mixed-income housing opportunities expanded, less households with "housing problems" as defined by HUD, number of houses renovated and rehabilitated,</p>	<p><b>Strategy A:</b> Revitalize residential neighborhoods.            Action 1: Increase code enforcement for trash and bulk pickup service.            Action 2: Enforce housing and building codes to address overcrowding in single-family houses used for multiple unrelated tenants.            Action 3: Further evaluate potential Neighborhood Conservation Districts.            Action 4: Consider a special parking district for areas such as the Red Top Road neighborhood to prohibit unauthorized parking of non-residents.            Action 5: Improve infrastructure in residential areas to attract new investment.</p> <p><b>Strategy B:</b> Revitalize and rehab existing dilapidated housing stock.            Action 1: Partner with developers to acquire and renovated existing homes.            Action 2: Provide assistance to residential property owners to renovate facades.            Action 3: Develop relationships with national organizations with experience in transitioning neighborhoods.</p> <p><b>Strategy C:</b> Integrate green building practices in housing construction and rehabilitation to enhance indoor air quality, health, energy efficiency, and water quality.            Action 1: Help residents conduct home energy audits.            Action 2: Connect homeowners and developers to green building programs and incentives.</p>	<p>DoE, DPIE, MD-DHCD            Community Legacy and Maryland Mortgage Programs, Low Income Housing Tax Credit, MD-DHCD Strategic Demolition Fund, Multifamily property owners, Revenue Authority of Prince George’s County, Prince George’s County Planning Department</p>
<p><b>Outcome:</b> Greater housing affordability.</p> <p><b>Progress Measures:</b> Increased number and quality of affordable rental and</p>	<p><b>Strategy A:</b> Encourage development of subsidized housing.            Action 1: Incorporate affordable rental units into new, mixed-use redevelopment efforts.            Action 2: Partner with housing sponsors to obtain Low-Income Housing Tax Credits—especially for senior housing.</p>	<p>DPIE, Nonprofit/for-profit sponsors of eligible housing projects, MD-DHCD LIHTC Program HUD, PGC-DHCD</p>

Greater Chillum Sustainable Communities Renewal Application - Section B

<p>homeownership units, lower housing cost burdens.</p>	<p><b>Strategy B:</b> Preserve and expand the range of housing types and homeownership opportunities. Action 1: Promote and support public-private partnerships and nonprofit housing providers, expand existing housing programs /projects and develop more affordable and mixed-income housing. Action 2: Conduct outreach to residents to build awareness of local, state, and federal programs that support first-time homeowners. Action 3: leverage local and statewide programs to support development of various housing types—especially transit-oriented development.</p>	
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## Community Health and Quality of Life

**This section is concerned with public health, community culture, and the day-to-day life of community residents.**

**This category includes projects focusing on (but not limited to): improvement of public health including improving community design to promote healthy behaviors such as walking and strengthening community support and connectedness through health and wellness programs and facilities that create inclusive communities. These projects may include built environment, indoor spaces, outdoor environments such as increasing community gardens and access to services including educational facilities and programs; health and wellness facilities and programs that serve multi-generations; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities. Projects should include community engagement that includes participation in the selection of strategies and outcomes, progress reports, and evaluation.**

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Culturally diverse population.</li> <li>• Numerous religious institutions and affiliate organizations.</li> <li>• Park and open spaces, recreation activities, and social events.</li> <li>• Educational opportunities.</li> <li>• Accessible to public transit.</li> <li>• Active community civic associations.</li> <li>• Strong community engagement.</li> <li>• The National Park Service’s Oxon Cove Park and Oxon Hill Farm is located less than one mile from the area and offers local history, and environmental and heritage education.</li> </ul>	<ul style="list-style-type: none"> <li>• Limited access to healthy food options.</li> <li>• Limited access to health care for some SC residents.</li> <li>• Lots of duplicated service businesses.</li> <li>• Lack of attractive gathering places.</li> <li>• Lack of distinctive neighborhood identities.</li> <li>• Limited social services and amenities for aging population.</li> <li>• Lack of neighborhood watch.</li> <li>• Code violations in SC area.</li> <li>• Lack of police presence in some areas.</li> <li>• Lack of community events and activities for all ages in some areas.</li> <li>• Lack of street lighting in some residential areas.</li> </ul>

Greater Chillum Sustainable Communities Renewal Application - Section B

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p><b>Outcome 1:</b> Enhanced sense of place for the area collectively and for individual neighborhoods.</p> <p><b>Progress Measures:</b> Development of local placemaking initiative, dollars of investment in community events and programming, number of residents involved in community organizations and attending local events, number of partnerships with local faith-based organizations and non-profits.</p>	<p><b>Strategy A:</b> Create signage for each community section to create a stronger sense of identity for residents.</p> <p>Action 1: Develop marketing and branding strategies for the area that promote a sense of place.</p> <p><b>Strategy B:</b> Encourage events, festivals, and farmers’ markets.</p> <p>Action 1: Prioritize programming for youth.            Action 2: Collaborate with faith-based organizations to program events and activities.            Action 3: Conduct outreach to non-profits to identify common goals and appropriate events.</p> <p><b>Strategy C:</b> Reposition the area within the Northern Gateway to provide an overall sense of place and community identity and unity.</p>	<p>MD-DHCD Community Legacy Program, The Neighborhood Design Center, Community Groups</p>
<p><b>Outcome 2:</b> Attractive private and public community gathering places.</p> <p><b>Progress Measures:</b> Community spaces created; accessibility to community spaces for each neighborhood, dollars spent on creation and maintenance of community spaces, number of activities programmed at community spaces.</p>	<p><b>Strategy A:</b> Create and maintain places for community members to gather.</p> <p>Action 1: Study feasibility of acquiring 1801 Chillum Road as a location for a community center.            Action 2: Partner with local non-profits to identify other priority areas.            Action 3: Work with local businesses to enhance accessibility of private open spaces for community activities.            Action 4: Collaborate with local faith-based organizations to leverage existing places of worship for community events.            Action 5: Leverage state funding to develop a “Sacred Place” to provide a healing, restorative site for residents, and staff at the Cesar Chavez Dual Language Spanish Immersion School.</p>	<p>Prince George’s County Department of Parks and Recreation, PGC-DHCD DPW&amp;T, DPIE</p>

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	<p><b>Strategy B:</b> Build and improve playgrounds for youth. Action 1: Identify priority areas for playground infrastructure. Action 2: Partner with local youth organizations to identify needs and desires. Action 3: Leverage state funding opportunities to expand playground infrastructure. Action 4: Install new playground equipment in the Chillum Neighborhood Park.</p>	
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## Local Planning and Staff Capacity

**This section is concerned with a local government’s ability to plan for the community’s future and to meet the current needs of residents.**

**Strengths, weaknesses, and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.**

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Greater Chillum offers a range of amenities and transit that make public and private investment in redevelopment and revitalization attractive. Four grocery stores are within walking distance for many residents. Park space includes neighborhood parks, a regional park, and a regional trail system. Transit is strong and includes a thorough bus network, two Metro stations, and three future Purple Line stations. Greater Chillum is also adjacent to Washington, D.C., Takoma Park, and Hyattsville, Maryland.</li> <li>• WMATA is planning to offer its property at the West Hyattsville Metro Station for redevelopment into a transit-oriented development (TOD). Privately owned, single-use commercial properties adjacent to this WMATA station property are already zoned for redevelopment at mixed-use transit density.</li> <li>• Many of the garden apartments are ideally located to attract new investment and improvements. The recently improved properties have high occupancy.</li> <li>• Housing and retail demand in the study area is unmet. A shortage of affordable housing choices is leading to the conversion of owner-occupied homes to multitenant rentals. The retail market study estimated that demand exists for a small amount of additional retail square footage. This provides an opportunity for redevelopment investment by public and private entities.</li> <li>• Established single-family neighborhoods contribute to a sense of place and provide a range of housing choices near a variety of transportation choices.</li> </ul>	<ul style="list-style-type: none"> <li>• The commercial nodes are single-use developments oriented toward automobile use. Road infrastructure does not support widespread pedestrian access, despite the high number of transit users living in the community.</li> <li>• Although retail leasing is very strong in the strip commercial properties, the design quality has declined as the properties have aged. The site design often includes no landscaping, parking lots in front of buildings along the street, multiple curb cuts that are unsafe for pedestrians and cyclists, and low-quality signage and materials.</li> <li>• Safety concerns and limited programming discourage use of the open space and trail system.</li> <li>• Current road design does not always include sidewalks and street trees, creating an inhospitable environment for pedestrians and transit users at bus stops. The lack of trees and landscaping along streets degrades the visual perception of the area.</li> <li>• Market perceptions, zoning, and property encumbrances overshadow the existing community amenities and discourage the level of private investment necessary to redevelop the single-use commercial nodes within the area.</li> <li>• The area is generally built out, resulting in very little development activity over the last 10 years.</li> </ul>

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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p><b>Outcome 1:</b> New and improved development pattern.</p> <p><b>Progress Measures:</b> Redevelopment of strip malls, number of adaptive reuses of failing shopping plazas and strip centers.</p>	<p><b>Strategy A:</b> Consider Sector Plan and Sectional Map Amendment.</p> <p><b>Strategy B:</b> Embrace mixed-use redevelopment of failing retail centers and adaptive reuse underutilized buildings.</p> <p><b>Strategy C:</b> Apply design guidelines that promote quality redevelopment and enhance walkability in concert with the Sectional Map Amendment (SMA).</p>	<p>Prince George’s County Planning Department, Prince George’s County, Greater Chillum Community, MD-DHCD Community Legacy and Maryland Mortgage Programs, Low Income Housing Tax Credits</p>
<p><b>Outcome 2:</b> Improve the visual quality of commercial properties.</p> <p><b>Progress Measures:</b> Number of commercial properties improved; number of visual appealing amenities installed.</p>	<p><b>Strategy A:</b> Consider implementing a Greater Chillum façade improvement program including new signage and wayfinding, installation of landscape strips with trees and planting, wider sidewalks that allow outdoor dining, and fresh retail façades.</p> <p><b>Strategy B:</b> Explore mechanisms to tie façade improvements to changes in retail leases and building permits.</p>	<p>Prince George’s County Planning Department, EDC, Redevelopment Authority of Prince George’s County, The Neighborhood Design Center</p>
<p><b>Outcome 3:</b> Increase housing opportunities while preserving the existing single-family neighborhoods.</p> <p><b>Progress Measures:</b> Reduction in the number of single-family homes used for multifamily use, number of new homes built.</p>	<p><b>Strategy A:</b> Identify locations for small infill projects such as townhouses that modestly increase residential density.</p> <p><b>Strategy B:</b> Identify locations that should be considered for pilot projects for investment.</p> <p><b>Strategy C:</b> Reconfigure and improve existing properties to better serve residents, property owners, and business owners.</p>	<p>DPIE, Prince George’s County Planning Department, MD-DHCD Strategic Demolition Fund, Revenue Authority of Prince George’s County, Redevelopment Authority of Prince George’s County</p>

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<p><b>Outcome 4:</b> Increased investment and programming in public open space.</p> <p><b>Progress Measures:</b> Number and types of improvements and new programs to parks for increase community usage.</p>	<p><b>Strategy A:</b> Create clearly visible park directory signage at area gateways.</p> <p><b>Strategy B:</b> Explore a park conservancy for the Sligo Creek and Northwest Branch Regional Parks.</p> <p><b>Strategy C:</b> Coordinate programming with the Formula 2040 Functional Master Plan for Parks, Recreation and Open Space.</p>	<p>Prince George's County Department of Parks and Recreation</p>
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