
CHECKLIST & TABLE OF CONTENTS

APPLICANT: Greenbelt, City of

NAME OF SUSTAINABLE COMMUNITY: City of Greenbelt

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.**

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: City of Greenbelt

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 City of Greenbelt is located in northern Prince George's County, approximately twelve miles northeast of Washington, D.C. The proposed sustainable community area encompasses the City of Greenbelt in its entirety.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATIONApproximate number of acres within the SC Area: 4,060

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 checked="" type="checkbox"/> National Register Historic District |
| <input type="checkbox"/> A & E District | <input 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>National Historic Landmark</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)

The City received designation as a Community Legacy Area in 2003. Upon designation the City undertook several revitalization efforts including providing low interest loans to merchants, providing funding to residents for constructing ADA accessible bathrooms and for undertaking design improvements to the city-owned Greenbelt Theater. While these programs were initiated prior to 2007, the City continues to fund the merchants revolving loan fund, and continues to work towards undertaking major improvements to the Greenbelt Theater. The Greenbelt Theater improvement project is being funded through multiple sources including the Anacostia Heritage Area Authority, Partners in Preservation, and through bond bill funds.

The City's Department of Planning and Community Development provides continuous property maintenance inspection services for all commercial and rental properties in the City. All rental and commercial properties are inspected on an annual basis and additional inspections are conducted on a complaint basis. The City is installing traffic calming measures where appropriate, building bus shelters, installing surveillance cameras in crime problem areas, and providing landscaping throughout the City. In addition, Community Development Block Grant projects are undertaken on an annual basis in the western section of the City.

The City has used City capital project funds, Community Parks and Playground funding and Program Open Space Funding to enhance public recreation facilities and opportunities within the City. Projects include upgrading neighborhood playgrounds, tennis court upgrades and improvements to the City's aquatic and fitness center.

The City recently used State funding to complete a major stream restoration project that traverses through a widely used neighborhood trail/park system.

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 City has significant obstacles to investment that deal with a wide range of issues. These issues include a lack of physical space for new businesses and housing combined with the age of the housing and commercial stock in the historic section of the City, a lack of planning and zoning authority, and a lack of physical linkages in parts of the City. The economic and housing market, as well as the development review process in Prince George’s County has presented a barrier in attracting transit oriented development to the Greenbelt Metro Station area.

Integral to the long-term health of the City is the accessibility to and usage of transit. The City has worked closely with transit agencies to improve transit services for its residents, but funding limitations have posed challenges. While the City has been working on ways to improve alternative modes of transportation such as supporting a car sharing program, providing on-demand bus service, building bicycle and pedestrian facilities and looking at the feasibility of a city-wide bike sharing program, there remain several challenges and obstacles that need to be overcome. Adding to the City’s mobility challenges are the National Capital Beltway and Baltimore-Washington Parkway which create significant physical barriers, dividing the City into three distinctive areas: Greenbelt East, Historic Greenbelt, and Greenbelt West. The Beltway and Parkway are both assets to Greenbelt, providing residents and tourists with easy access in and out of the City, however they also serve as physical barriers that separate parts of the City from each other and reduce pedestrian and bicyclist access.

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)

Greenbelt's assets range from historic sites, plentiful parks and recreation facilities and activities to community institutions, and access to public transit. Greenbelt is a planned community, and retains many of its unique design features to this day.

The original section of the City is on the National Register of Historic Districts and was designated a National Historic Landmark in 1997. Significant historic buildings provide recreational and cultural opportunities. In 2003, the City purchased the historic Greenbelt Theater to preserve the operation of the theater. The City is currently working to undertake major renovations to the theater, such as renovating the bathrooms to be handicap accessible and upgrading electrical and mechanical equipment.

The City provides diverse housing options for varied income levels. Within the City, there are apartments, condominiums, town homes and single-family detached homes. Within Historic Greenbelt, Greenbelt Homes Incorporated; a housing cooperative that was formed when the Federal Government sold the original town, provides affordable housing opportunities. The City does face housing challenges. The aging housing stock of the City, as well as the large number of rental units (approximately 54% of the City housing stock) present challenges for the City. In Greenbelt West, the nearly 3,000 unit apartment complex Franklin Park at Greenbelt Station, has struggled with aging infrastructure, crime, maintenance issues, etc. Citywide, there exists a lack of housing options for seniors, as well as for young professionals who are looking for modern amenities.

The City provides recreation programming and facilities which are responsive to the needs of the community. Recreational activities are available year-around throughout all sections of the City. The City's recreation facility inventory includes the Greenbelt Aquatic and Fitness Center, the Greenbelt Youth Center, the Springhill Lake Recreation Center, the Greenbelt Community Center, Buddy Attick Lake Park, Schrom Hills Park and numerous playground and athletic fields. Despite the City's vast inventory of recreation facilities, the City faces recreation challenges such as the absence of public athletic fields in Greenbelt West, responding to changing and diverse recreation demands and aged facilities.

Greenbelt is fortunate to house a Metrorail station, a MARC station (Maryland Rail Commuter Service) and two fixed route bus service providers; Metrobus and TheBus. The City also provides on-demand bus service Monday through Sunday. The City recently experienced a major restructuring of its bus service, and is working with the two operating agencies to evaluate the changes and make improvements as appropriate. The lack of Sunday bus service is a major concern, and the City continues to advocate for additional weekend service.

The City is continually working to maintain its aging infrastructure. The City maintains over 25 miles of streets. The City is completing a pedestrian and bicyclist master plan to identify and prioritize opportunities to improve connectivity and accessibility. The City is in the process of upgrading the lighting at several City facilities with LED and induction lighting. The City is continually looking for opportunities to enhance stormwater management. The City has installed environmental site design devices at several city facilities, and continues to look for grant opportunities to improve stormwater management throughout the City. The City recently applied for a grant to develop design plans to transform one of the City's major streets into a "complete" and "green" street.

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 majority of properties in the City have Euclidean zoning. The majority of properties are within a residential or commercial zone. The City does not have any industrial zoned land within its boundaries. Historic Greenbelt has an overlay zone (i.e., Residential Planned Community) which is intended to preserve the historic character of Historic Greenbelt, through regulating uses and density. Greenbelt West is within a Development District Overlay Zone that is intended to ensure that development of land within the overlay zone meets the goals and design standards prescribed with the Greenbelt Metro Area Sector Plan. Prince George's County recently undertook an update to the Greenbelt Metro Area Sector Plan, and the expanded the plan to include the MD 193 corridor. The Plan maintained the Development District Overlay Zone for Greenbelt West. The Greenbelt Metro Area, and neighboring Franklin Park at Greenbelt Station apartment development currently represent the only mixed use zoned properties in the City, and provide the strongest opportunity for new development/investment and redevelopment/reinvestment for the City.

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)

The City has many strengths and weaknesses concerning its quality of life. The City commits a tremendous amount of resources to providing quality recreation, cultural and educational opportunities to its diverse population. Although hampered by the major highways that trisect the City, the City works hard to ensure programs are accessible to residents. The City is continually working to improve pedestrian, bicycle and transit facilities to enhance the accessibility of its program.

The City provides a wide range of recreation programs throughout the City to meet the diverse needs of its residents. An impressive inventory of recreation facilities, including both an indoor and outdoor pool, a fitness center, three recreation/community centers, multiple playgrounds, dog park and multiple parks with athletic facilities provide a wide range of programming opportunities. The older youth have been a challenging user group to program for, and the City is continually looking for innovative program ideas to capture the underserved. For example, in 2006 the City opened a skateboard park which is widely used by youth and adults.

Limited available programmable spaces in Greenbelt West and Greenbelt East do pose a challenge to offering programs in these areas of the City. In addition, the age of some of the City's recreation facilities pose operational and maintenance challenges. The City has actively used Community Development Block Grant funds, Community Parks and Playground funds and Program Open Space funds to improve and expand its recreation facilities.

Public schools are well established in the City. The City has two elementary schools, one middle school, a high school, and a charter school within its boundaries. Students also attend Magnolia Elementary School which is located immediately outside City. Unfortunately, the one parochial school closed down a couple of years ago.

Artistic, cultural and community resources are continually expanding in the City. In 2011 the city coordinated and/or supported 250 art education programs serving over 3,900 participants of all ages. The City sponsors an Artist in Residence Program with nine artists participating. The City presented six solo art exhibitions in the Greenbelt Community Center Art Gallery along with one group show. The City's also awarded 125 scholarships for residents to participate in visual art classes. The City hosts a number of special events that have a variety of artistic and cultural components. While not a City facility, the Greenbelt Arts Center located in Historic Greenbelt is a "black box" theater that is known for high-quality shows.

With respect to crime, the City has a nationally accredited police force that works hard to keep the City safe. While Greenbelt West has historically experienced the greatest amount of crime, the crime rate is down in this section of the City, as well as City wide. In 2011, serious crimes decreased 27%, from 1,300 reported incidents to 947. Property crimes made up 90% of the total City's crimes, with 70% of the offenses occurring in Greenbelt West.

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)

A major strength of the City is its environmental resources, as well as its commitment to preserving and enhancing these resources. The City has over 1,600 acres of parkland within its boundaries, and continues to look for opportunities to add to its parkland inventory. In 2009, in cooperation with the Department of Natural Resources, the United States Forest Service and the University of Vermont completed an urban tree canopy assessment for the City. The study showed that the City has a canopy cover of 62%, which is a large percentage compared to all the neighboring municipalities. It is the intention of the City to continue to protect this asset and have both short and long-term plans for increasing the canopy coverage over the next ten years. The City of Greenbelt has been a Tree City USA for the past eleven years. While the City's percent tree canopy cover can be considered a strength, the age of the canopy could be considered a weakness. During 2010 and 2011, the City suffered significant tree loss from a barrage of storms that proved deadly to many of our older and stressed trees. A large percentage of the City's tree canopy is comprised of older trees that can sustain and have sustained biotic and abiotic damage. The City recently applied for a grant from the Chesapeake Bay trust for funding to conduct research and analysis of the City's current canopy so it can create a tree inventory and master plan. This plan will help the City to determine a number of short- and long-term health goals, and plan citizen initiatives that can positively impact tree health care and tree installation.

In 2003, the City Council passed a resolution to form the Greenbelt Forest Preserve, and today it consists of nearly 200 acres owned by the City. Different from parks and play areas, the Forest Preserve requires visitors to take extra care when enjoying the woods. The City's Forest Preserve Advisory Board advises the City Council on the formulation of policy related to the maintenance and management of the Greenbelt Forest Preserve, and on the designation of Forest Preserve areas.

The City also has a 26-acre man-made lake (i.e., stormwater management facility referred to as Greenbelt Lake) and a number of streams/tributaries (i.e., Indian Creek, Still Creek, and Beaverdam Creek) that contribute to the health of the Anacostia Watershed.

In 2003 the City undertook the Greenbelt Lake Watershed Study which studied the health of the Greenbelt Lake Watershed. The study identified a number of projects that should be undertaken to address sediment loads, stream bank erosion, and pollutants. In addition, Greenbelt Lake is in need of dredging due to sediment loading, and the Maryland Department of the Environment has mandated costly repairs be made to the Greenbelt Lake Dam. Overall, water quality is a major issue for the City and requires a substantial investment of funds.

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)

Residential and commercial recycling is available through the City or through private contractors. Currently, of the total municipal solid waste managed by the City, 60% is being diverted from the landfill. However, there are still many businesses and apartment buildings that are not recycling nor providing recycling opportunities for their customers or tenants. In addition, the City has a strong recycling campaign that includes quarterly events for electronics in addition to curbside recycling for residents and some businesses and bi-annual shredding events co-sponsored by a local credit union. The City is also encouraging backyard composting to divert organics from the landfill.

The City supports the Farmer's Market which provides locally and environmentally friendly produced food during the summer and fall months. The Greenbelt Coop Supermarket also provides some local produce and some organic produce. There are also community gardens that are widely supported and used within the City.

The City of Greenbelt has been exchanging T8/T12 fluorescent tubes for the more environmentally friendly T5 bulbs throughout the City's buildings. The City is currently looking into ways of furthering its energy savings by installing sensors, night time setbacks, and similar measures at other City facilities.

The City upgraded to LED lighting in several parking lots, and is currently updating lighting at the Aquatic and Fitness Center. The City plans to continue to upgrade lighting as funding allows.

The City has established a goal to reduce greenhouse gas emissions at City facilities to 10% below 2005 levels by 2012, 20% by 2020, and 80% by 2050. The City is reducing its carbon footprint by purchasing wind generated Renewable Energy Certificates for 100% of the electricity consumed. The City has six compressed natural gas vehicles, one hybrid, and two bi-fuels as part of its fleet (of approximately 160 vehicles). The City's Public Works department has a no engine idling policy.

The City is currently a member of the Metropolitan Washington Council of Governments (MWCOG), International Council for Local Environmental Initiatives (ICLEI), and Sustainable Maryland Certified Community. The City has conducted an inventory of its greenhouse gas emissions using ICLEI's calculator. The City has formed a Green Team to comply with Sustainable Maryland Certified requirements, and is also looking into conducting a survey of its current purchasing activities to see if a policy can be formulated and implemented regarding green purchasing. The Greenbelt Advisory Committee on Environmental Sustainability (Green ACES) has drafted a Sustainability Framework Plan to help guide the City in its sustainability efforts

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)

Stormwater runoff is a major issue facing the City. While the City does not have stormwater management authority, it plays an important role in managing stormwater runoff and in applying strong stormwater regulations. Over the last two years, the City actively advocated for Prince George's County to adopt stormwater regulations that exceed those mandated by the State in 2010. The City will continue to advocate for strong stormwater regulations through the County's legislative and development review process.

The bulk of the City's development pre-dates 1985 and the historic section of the City dates back to 1937. As a result, there are endless opportunities to encourage stormwater management practices that will reduce stormwater flows. The City has completed a number of stormwater related projects over the last few years including installation of rain gardens, stream restoration projects, extensive native plantings, stream clean-ups, installation of rain barrels at City facilities, and installation of pervious pavement. In 2002, the City hired a consultant to complete a study of the Greenbelt Lake Watershed and a number of stormwater improvement projects were identified and are to be completed as funding permits. The City is currently applying for grant funding to retrofit existing streets into "green" streets. In addition, Greenbelt Homes Incorporated, a major property owner within the historic section of the City, is undertaking a number of stormwater initiatives including retrofitting parking lots to drain into rain gardens and maintaining a rain barrel program for its residents.

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)

The City has many economic strengths including access to multiple transportation options, proximity to major employment hubs, relatively affordable housing choices, flexible mixed used zoning in place in Greenbelt West, and a developable Metro station and vicinity.

The City is strategically located in the vicinity of three major employers: University of Maryland, NASA Goddard and the Beltsville Agricultural Research Center. Within the City there are five office parks and three commercial shopping centers, all of which provide employment and economic development opportunities. The U.S. District Court is also located in the City, with plans to expand in the next five years. Doctors Community Hospital lies adjacent to the City boundaries, and is continually expanding.

While there are significant development and redevelopment opportunities, particularly in Greenbelt West, a number of constraints may limit economic development in the City. These include a stalled national and regional economy, competing projects in nearby locations, limited available land and/or restricted zoning in Greenbelt East and Historic Greenbelt and the cost of land and cost of construction of higher density development, and limited highway access to Greenbelt Metro Station.

The economic downturn has impacted the City's economic base. The City has lost some major employers over the last several years including New York Life/Aetna who chose to locate elsewhere in Prince George's County. According to 2012 Greenbelt Metro Area and MD 193 Corridor Sector Plan there is an office vacancy rate of 24.6 percent within a 3 mile radii of the Greenbelt Metro Station and a 6.6 percent retail vacancy rate. The economic downturn has also resulted in major development projects being put on hold, including the planned mixed use development Greenbelt Metro Station. In addition, the Roosevelt Center shopping and business center located in Historic Greenbelt has struggled over the past several years, and the City has actively worked to identify opportunities to assist the merchants and to support activities that will attract visitors to the center.

The City does have the benefit of having a well educated population with 27.9% of residents having either an Associate's or Bachelor's degree and 21.1% earning either a Master's, Doctorate, or other professional degree. This is compared to 23.7% and 12.1% respectively for Prince George's County as a whole.

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)

The City has not seen a new housing development since the 1990's. While a few single-family detached houses have been constructed in the last several years, residential construction has essentially been at a standstill in the City. However, townhouse construction at the South Core of Greenbelt Station is scheduled to begin by the end of the year. The City has 9,000 dwelling units, of which approximately 55 percent are apartment units which represent the majority of housing in the City.

Housing costs between 2000 and 2010 grew faster than incomes in Greenbelt. Median household income rose 27 percent from \$46,328 to \$59,017. Median rents increased 47 percent, and median homeownership costs for mortgage holders increased 34 percent. The proportion of households paying more than 30 percent of their income for housing grew from 28.3 percent to 35.6 percent.

The City undertook a housing affordability study in 2012 to gain a better understanding of the housing market in the City and to begin the process of identifying strategies and policies for creating greater affordable housing opportunities. Prince George's County is also looking at county-wide legislation that would offer density bonuses to projects with an affordability component.

The City continues to undertake efforts to increase housing choices and services for seniors. The City owns Green Ridge House, a 101 unit affordable apartment complex for seniors and the handicapped. The City contracts out the management of the complex to a private management company. Given the current lack of opportunities for new senior housing choices, the City has undertaken an active role in promoting aging-in-place programs.

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)

Population and Race

According to the Census 2010, the City's total population grew by approximately 8% over the last decade from 21,267 to 23,068. The City's population continues to be racially diverse, with African Americans constituting the largest segment of the population (47.82%), followed by Whites at 30.12% and Asians at 9.72%. The City's Hispanic population has grown from 6.45% in 2000 to 14.31% in 2010, representing a 138.68% increase.

Age

The median age in Greenbelt is 33.7 years, which is down from 34.8 in 2000. Those between the ages of 18 to 64 years represent the largest segment of the population at 69.7%. Those over 65 years grew by 20% between 2000 and 2010.

Household Size and Income

The average household size in Greenbelt is 2.37 persons per household, compared to 2.78 for Prince George's County. The City's median household income is \$61,854, up significantly from 2000 (\$46,328). This is consistent with what the State and County have experienced. The City's median household income is slightly less than the County (\$73,447 and the State \$72,419). In 2007-2011, 10% of the City residents were living in poverty, compared to 8.2% for the County and 9.0% for the State.

Educational Attainment

The City's residents have a high level of educational attainment. According to the 2010 Census, 42.1% of the City's population has a Bachelor's degree or higher, compared to 29.7% for Prince George's County, and 36.1% for the State.

Other Relevant Factors

Compared to the County and State, Greenbelt has a larger number of foreign born persons. Of the City's residents, 25.7% speak a language other than English at home, compared to 19.8% for the County and 13.5% for the State.

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 City of Greenbelt is an incorporated municipality with a Council/Manager form of government. The City's Department of Planning and Community Development will take the lead role in the Sustainable Communities Workgroup. City planning staff will periodically review the Sustainable Community Action Plan and will manage projects as funding and work load permits. Planning staff will also review the Sustainable Action Plan with City Council as appropriate to guide budget discussions and resource allocation.

Joining the City's planning staff will be representatives from other City departments, as well as representatives from the various City community advisory boards. Also serving on the Work Group will be State and County agencies, the business community and homeowner/community associations. These groups participation will be based on the initiative(s) being implemented, so as best match the groups mission, resources and expertise to specific revitalization efforts.

City Departments (Director or designee):

Public Works

Police

Parks and Recreation

Cares

City Manager's Office

Finance and Administrative Services

Advisory Board/Committee Chairs or designee (Involvement will be issue driven)

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)

The City's planning staff has extensive experience in preparing and implementing revitalization plans and projects, including grant writing and administration. The planning staff served as the lead department in the implementation of Community Legacy Area initiatives, and has a proven track record for successfully completing community revitalization initiatives.

The participating City departments also have extensive experience in implementing revitalization efforts in their area of discipline. Depending on the initiative, planning will be looking to the appropriate department for support in accomplishing the initiative of the Action Plan. It is anticipated that the staff person and the role each department, Committee and Board will vary depending on the initiative being undertaken.

City Advisory Boards and Committees will play a key role in refining project proposals, drafting plans, reviewing project proposals, and monitoring project successes. Members of these groups are appointed by City Council, and have knowledge and experience in community revitalization efforts.

The strength of the Workgroup is the experience and knowledge of its members. The greatest challenge to the group is time and resources. The City's Action Plan represents an extensive list of community initiatives and projects that will take considerable staff resources and funding to implement.

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)

In 2012, the Greenbelt City Council conducted a series of visioning sessions in various areas of the City. The purpose of the sessions was to solicit the ideas of Greenbelt residents on how to make Greenbelt the best community it can be. The ideas that came out of the visioning session were instrumental in the identification of the goals, initiatives and projects included in the City's Sustainable Community Action Plan.

In addition, the City has completed a number of plans and studies over the last few years that were instrumental in developing the City's Action Plan. Public input played an important role in the drafting of these plans, and included input from residents, business owners, State and County agencies and City boards and committees.

The County also recently adopted the Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment that involved extensive public involvement and many elements of the plan are reflected in the City's proposed Sustainable Communities Community Action Plan.

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)

The City has embraced the Smart Growth principles and has advocated for the adoption of Smart Growth strategies at the County level including strong stormwater management regulations, multi-modal transportation policies, appropriate mixed use zoning tools and "green" development strategies and strong environmental regulations. On the City level, the City has advocated for transit oriented development at its transit station, and it has promoted infill residential and commercial development where appropriate. The City has also advocated for the following strategies:

- Create a multi-modal transportation system that provides for walking, bicycling, and transit use
- Promote mixed-use development at, and immediately surrounding, the Greenbelt Metro Station
- Support "smart" and sustainable infill development
- Require green design for new development
- Develop a complete and green street policy
- Promote housing choice
- Protect environmentally sensitive areas and preserve open space

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)

The City's existing water and sewer system is sufficient to meet the needs of new development. The City does not have authority over water, sewer and stormwater, and therefore must work closely with the Washington Suburban Sanitary Commission (WSSC) on water and sewer issues and with Prince George's County on stormwater management issues. WSSC is currently undertaking a major project within the City to upgrade water and sewer infrastructure.

The City is continually investing in its community infrastructure such as roads, sidewalks and lighting. The City recently completed a pedestrian and bicyclist master plan as well as a bus stop safety and accessibility study, and both will serve to guide investment decisions. With limited funding, the City is forced to take a multi-year approach to maintain and improve its community infrastructure. The City is currently working on development a complete and green street policy, which will be implemented as funding permits and/or as private development occurs. In FY 2012, the city replaced 80 street light fixtures with energy efficient fixtures, and upgraded the lighting at several City facilities.

New development is required to meet the State's new stormwater regulations which will have a positive benefit on the health of the Chesapeake Bay. The City will be working closely with the County on the planning and implementation of stormwater retrofit projects and the implementation of best management practices. The City is also committed to implementing best management practices in the management and maintenance of its own facilities. For example, the City recently applied for technical assistance from the National Fish and Wildlife Federation for the development of a complete and green street design of Cherrywood Lane and applied for construction funds for a parking lot retrofit project.

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)

The City has undertaken a number of initiatives and projects to reduce the City's impact on the environment. The City has a draft Sustainability Framework Plan, that once adopted will guide city efforts in being more sustainable both within City operations and community-wide. The City is also actively working on applying to become a Sustainable Maryland Certified city. Although not an inclusive list, the following are some additional initiatives/projects the City has undertaken and or participated in to reduce the City's impact on the environment:

- Stormwater retrofit projects - The City works to identify opportunities for stormwater retrofit projects when undertaking street improvement projects, as well as other building improvement projects. The City just received funding from the NFWF for retrofitting a City parking lot with a permeable pavement system. The City intends over the next five years to identify and implement retrofit projects as funding permits. MD 193 and Cherrywood Lane are two priority green complete street project initiatives.
- Green and complete street policy - Over the next 5 years the City will continue to advocate on a County level for developments to be required LEED certified and work with private developers to encourage green building practices.
- Stream clean-ups
- Stream restoration projects - The City has conducted an assessment of its streams and has a number of projects awaiting implementation. As grant opportunities present themselves the City seeks grant funding to undertake needed stream restoration projects. The city recently completed one project with MDE funding.
- Municipal energy audits
- Municipal recycling - The City plans to continue with its recycling program, as well as electronics recycling, donations, etc. The City also recycles construction and demolition materials, and plans to expand on these efforts.
- Tree City USA - The City is designated a Tree City USA, signifying the city's commitment to undertaking innovative programs and projects in urban forestry. Over the next five years the City plans to continue to expand on these programs.
- Green purchasing - The City's Department of Public Works is currently working on a green purchasing program for cleaning supplies and staff is being trained on the use of the green products. It is anticipated over the next couple of years the City will continue to expand its green purchasing efforts throughout the City.
- Workplace wellness - The City was selected one of the top 40 "Healthiest Employers" in the Washington, DC area by the Washington Journal. The City has a "Be Happy Be Healthy" Committee that oversees the development and implementation of recreation programs for City employees. The City Plans to continue to expand on its "Be Happy, Be Healthy" programs.
 - Community gardens/edible forest - The City has many community gardens that serve as an asset to the community. The City currently has a food forest project underway, which will be maintained and improved on.
 - Support local farmers market
 - Support buy local campaign
 - Support transit initiatives
 - Programs to reduce greenhouse gas emissions - The City plans to continue to identify opportunities to reduce greenhouse emissions. The City will continue to work towards retrofitting light fixtures with LEDs throughout City facilities. The City plans to continue with purchasing 100% wind energy. The City will be looking at opportunities to install solar panels on a couple of its buildings.
 - Encourage LEED certified projects -
 - Electronic recycling events
 - Participate in American Recycles Day
 - Participate in Earth Day
 - Establish a Green Team
 - Yard waste composting - The City will continue with education and outreach efforts to encourage home composting. A pilot project is underway for food scraps composting at the City's Public Works building, and the City will be working to expand food scrap composting to other City facilities.

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 City has a number of City Council appointed Advisory Groups and Boards that will be involved in the implementation of the initiatives above. These groups and boards include, but are not limited to the following: Advisory Planning Board, Greenbelt Committee on Environmental Sustainability, and the Parks and Recreation Advisory Board. In addition, the City will work closely with neighborhood/homeowner associations, Greenbelt East Advisory Committee and Greenbelt Homes Incorporated, which owns a major part of historic Greenbelt. To assist with economic development initiatives the City will work closely with the local business community and Prince George's County Economic Development Corporation. The City will also work closely with various departments within the Prince George's County government.

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)

Greenbelt's assets range from historic sites and districts, plentiful parks and recreation facilities, to community institutions and excellent access to public transit. Greenbelt is a planned community, and retains many unique design features to this day.

The original section of the City is designated a National Historic District and a National Historic Landmark. It hosts historic cemeteries and buildings. There is also a Greenbelt Museum in the historic area. The museum is located in one of the original homes built by the Federal Government. Greenbelt Homes Incorporated (GHI) was formed in 1953 when the Federal Government sold the original town. It is a housing cooperative that is very active in Greenbelt and enjoys a close working relationship with the City. There are many cooperative ventures in town. The most visible include the New Deal Café and a cooperatively owned grocery store which are both located in Roosevelt Center.

Greenbelt is fortunate to host a Metrorail station, a MARC Station and three bus services (Metrobus, TheBus and Greenbelt Connection). The City is a Beltway community that has convenient access to the Capital Beltway, Baltimore-Washington Parkway, and Route 50.

The City has a robust inventory of recreation facilities (i.e., parks, playgrounds, community centers, etc.), and recreation programs are offered year around. The City's recreation facilities are used for city sponsored classes and activities, and they also provide needed meeting space for community organizations.

Business facilities in Greenbelt include five office parks, the Beltway Plaza Mall, Greenway Shopping Center and Roosevelt Center. Roosevelt Center also functions as a community-meeting place. A Federal courthouse is also located in the City. Greenbelt lacks a single, major employer; however, several major institutions and businesses are located adjacent to our borders. The University of Maryland, the Beltsville Agricultural Research Center, United States Department of Agriculture, and the National Archives are all neighbors to Greenbelt that employ thousands of workers. The NASA Goddard Space Flight Center lies immediately to the east of the City's boundaries and is also a major employer. In addition, Doctor's Community Hospital lies adjacent to the City's borders.

There are two elementary schools, one middle school, and a high school operating in the City. Both Greenbelt Elementary and Eleanor Roosevelt High School are "National Blue Ribbon Schools of Excellence". Roosevelt High School is also a science and technology magnet school that draws students from all over Prince George's County. This year, a new Greenbelt Middle school opened its doors to students. The new school is a certified LEED Gold Building. There is also a magnet school (Turning Point Academy) located within the City.

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)

The City works hard to preserve its historical assets and economic resources. For example, when the future of the Greenbelt Historic Theater was in jeopardy the City worked hand in hand with the community to purchase the theater as a means of preserving this historic icon and providing for its continual operation. Using grant funds and bond bill funds, the City is in the process of starting major renovations on the theater. The City is also in the process of contracting with a consultant to define a role and strategy for the city in the area of economic development.

The City has utilized funding opportunities available through its designation as a Community Legacy Area to offer financial assistance to local small business owners and to residents living in Greenbelt Homes Incorporated to make improvements to their units. The City is also active in the Anacostia Trails Heritage Area (ATHA) program and has benefited from the installation of wayfinding signs in historic Greenbelt. Most recently, through the State and the InterCounty Connector project, the City was the recipient of wayfinding signs on major State roads directing visitors to Historic Greenbelt.

The City has also been busy beyond Historic Greenbelt in enhancing and preserving the City's assets. Through the Metropolitan Council of Governments Transportation--Land Use Connections grant program, the City recently completed its first pedestrian and bicyclist city-wide master plan as well as a comprehensive bus stop safety and accessibility study. The City has also been actively working with the local transit operating agencies to maximize transit opportunities for its residents and businesses.

With the pending development at and around the Greenbelt Metro Station, the City must build on its history and incorporate sound design principles into new development. With all new development projects, the City looks at opportunities to preserve, enhance, and create a sense of place that will serve to benefit not only the new development, but the existing historical, economic, and cultural assets of the City.

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)*

A major focus of the City is working to preserve and enhance the health of the City's natural environment. The City is currently working on developing a complete and green street policy document. To that end, the City recently applied for grant funding from the National Fish and Wildlife Foundation for technical assistance to develop a complete green street plan for Cherrywood Lane in Greenbelt West, and it is anticipated the plan will serve as the foundation for developing a city-wide plan. The City also is working to identify opportunities to implement complete street and green street design principles in annual street maintenance work as well as in future roadway projects. The City is currently working on developing an inventory of street trees. In 2009, a tree canopy study was completed that found that the City has more than 2,468 acres of tree canopy. The study made a series of recommendations including adopting efforts aimed at preserving the City's plentiful tree inventory, educating citizens and the need to establish tree canopy in areas of the City that have vast amount of impervious surfaces. The plan better positions the City to be able to replace trees in a timely manner and to choose trees that are better for their specific areas, with preference on using native species which will also increase biodiversity.

The City's Forest Preserve Advisory Board and other local organizations plan year round outdoor activities including nature sketching, bug and bat watching, bird watching, and edible native plant workshops amongst others. The Forest Preserve Advisory Board also works to ensure the City's forest preservation areas are protected and maintained according to adopted policies and procedures.

The City is a Baltimore-Washington Partners for Forest Stewardship (BWPFS) member that fosters the de-fragmentation of the forest corridors in the region, and encourages outdoor activities and educational opportunities. The City also works with local watershed groups to preserve, improve, and protect local waterways.

The City has an impressive inventory of recreation facilities including trails, parks and playgrounds. The City has over 1,666 acres of parkland, with 495 acres being city-owned and 1,100 acres in federal parkland (Greenbelt National Park). The City, using Community Parks and Playground and Program Open Space funds, undertakes parks and playground improvement projects on an annual basis. In addition, as new development is proposed the City works to ensure that the provision of recreation facilities is well planned and will serve existing and new residents. This typically involves requiring a mix of private facilities, park land dedication, and investment in public recreation facilities. With regard to trails the City has a city-wide trails plan that highlights the vast inventory of trails within the City, and serves as a planning document to identify opportunities to provide better and or new trail connections and infrastructure, particularly as they related to planned development.

The County's newly adopted Greenbelt Metro Area and MD 193 Corridor Sector Plan and Proposed Sectional Map amendment includes a number of policies that will guide park and open space planning and development within this large area of the City. The County also recently completed the Formula 2040: Master Plan for Parks, Recreation and Open Space, which will guide parks and recreation decisions in Prince George's County over the next 30 years.

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)

- Greenbelt City Council
- City staff
- Greenbelt's Parks and Recreation Advisory Board
- Greenbelt's Advisory Planning Board
- Greenbelt's Advisory Committee on the Environment
- Maryland-National Capital Park and Planning Commission, Prince George's County (M-NCPPC)
- Homeowner/Community Associations
- Greenbelt residents
- Business Community/Associations
- Greenbelt Museum

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)

While the City has a revolving loan fund program for local merchants located in Roosevelt Center and has provided support for local farmers market and has been an active supportive of the business community, historically the City has not exercised a formal role in economic development. The City has relied on its location, the County's economic development programs and the market to sustain the economic viability of the business community. With that said, the City is in the process of evaluating what role it can, and should play in economic development. The City is currently in the process of contracting with an economic consultant to aid in determining if the City should be more active in the economic development area, and if so, what role or strategy should the City have. The outcome of this process will serve to shape the city's sustainable communities action plan.

The City views commercial vacancies and issue. According to the recently County adopted Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment, the Greenbelt Metro Trade Area (defined as a 3 mile radii around the Greenbelt Metro Station) was experiencing a 24% vacancy rate in 2012. The economic study that the City is about to undertake will define th role the City should play in economic development and will provide a series goals, policies and strategy recommendations that will assist the City in addressing its vacancy rate.

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)

The City has a wide range of employment opportunities. Its strategic location, transit assets, historic legacy, and proximity to major economic drivers including the University of Maryland, NASA Goddard, the Beltsville Agricultural Research Center, and Doctors Community Hospital generate a range of employment opportunities. The potential development of the Greenbelt Metro Station area with a major employment campus or federal tenant would have a significant impact on the City's employment base and increase access to jobs and economic opportunities for both Greenbelt and County residents. The Greenbelt Metro Area and MD 193 Sector Plan identifies a number of economic development goals and strategies that will serve to increase economic development opportunities and increase job opportunities within the Sustainable Community Area. With the City's and County's emphasis on promoting green development opportunities we anticipate that green jobs will become a major employment component in the Sustainable Community Area.

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 City does not anticipate any significant impact by the BRAC activities in Maryland.

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)

- City residents
- City staff
- The Maryland-National Capital Park and Planning Commission
- Prince George's County Office of the County Executive
- Prince George's County Council
- Prince George's County Economic Development Corporation
- Washington Metropolitan Area Transit Authority
- Prince George's County Public Schools
- Business community
- State delegates

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)

The City's existing housing stock offers a mix of housing to a range of income levels. The City believes that it contains the regions fair share of occupied rental housing units and that the majority of the housing is older and is not accessible to those with disabilities. As a result, as redevelopment and new development opportunities are presented to the City, the City works to encourage the development of owner occupied housing units and/or modern rental housing that can meet the needs of disabled and aged individuals. Respecting the cooperative nature of Greenbelt, the City also works hard to promote cooperative housing projects. Over the last few years the City has recognized residents' desire to age in place and has established senior assistance programs that are aimed at assisting residents to remain in their home during their elder years.

The development of property around the Greenbelt Metro Station is scheduled to begin this year. This project will provide a range of housing types and price points, including owner- and renter- occupied housing, and will meet the needs of middle to upper income individuals. During the planning of the project the City asked for a mix of housing including senior and affordable units. While there is no commitment at this time from the developer to build an age-restricted project, the City will continue to advocate for such housing, as well as for housing that meets the needs of a wide range of age and income levels.

The City of Greenbelt and Greenbelt Homes Incorporated (GHI), who owns the majority of Historic Greenbet, have a long history of collaboration. A memorandum of understanding exists regarding playground improvements, and the City is working closely wiht GHI to realign the public right-of-way in instances where housing units are located in its path. The City provides further support to GHI in a variety of initiatives that include rain and community garden installations, stream restoration, energy savings, and property maintenance.

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)*

Historic Greenbelt was designed as a walkable community and the City works hard to preserve this asset, as well as to require it in new development projects. The City is committed to promoting a walkable, transit accessible community that will provide residents with easy access to shopping, work, schools, and recreation opportunities. Currently, the only planned development in Greenbelt is at and around the Greenbelt Metro Station. Given the relationship of this project to the Greenbelt Metro and MARC Station, the project will be a model for creating high quality transit oriented development. In addition to a pedestrian (i.e., sidewalks, trails, etc.) and bike network (including designated bike lanes, bike sharing, etc.), the development will provide express bus service to rail and greater access to shopping, work, schools, and recreation facilities. The development will also provide car charging stations and bike share facilities.

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)

There are currently 2,250 housing units planned for Greenbelt West. It is envisioned that this housing will provide housing choices for a wide range of income and age levels. The housing will be a mix of multi-family housing and townhouses. As stated previously, as new housing developments are proposed within the City, the City will promote projects that will fulfill housing needs that are not currently being met by the City's existing housing stock, such as workforce, senior, and owner-occupied housing.

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)

- City Council
- City residents
- City staff
- Greenbelt Homes Incorporated (GHI)
- The Maryland-National Capital Park and Planning Commission
- Prince George's County Office of the County Executive
- Prince George's County Council
- Prince George's County Department of Public Works and Transportation
- Prince George's County Economic Development Corporation
- Washington Metropolitan Area Transit Authority
- Prince George's County Public Schools
- Business and property owners
- State delegates

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 City is fortunate to be served by a Metro Station on the Green Line, MARC Service, Metrobus service, and County bus service (TheBus). The City also provides a call-a-bus service. Over the last few years the City has been working closely with the operating agencies to ensure high quality, efficient service that links major local and regional destinations. Two years ago the City's bus service underwent a major restructuring and the City continues to closely monitor the success of the restructuring to ensure that the service is being maximized to its fullest potential. In addition, through a Metropolitan Council of Governments Transportation-Land Use grant, the City undertook a bus stop safety and accessibility study. The Study identifies hundreds of stops that are need of improvement which the City hopes to address over the next several years.

The City has a Memorandum of Understanding with the University of Maryland to allow city residents to ride the Shuttle UM, a bus service previously reserved for students only. The city pays for and provides Shuttle UM passes to residents upon request. Currently almost 200 passes have been distributed, and the City hopes the program continues to grow.

The City is currently working with the County on a bikeshare feasibility study which is anticipated to be completed in the next 18 months. It is the City's hope that that the study will conclude that bike sharing is supportable in Greenbelt so that the City can pursue grant funding to develop a bikeshare program. In addition, the City recently completed a pedestrian and bicyclist master plan that is intended to guide future planning decisions. The study makes several recommendations that are aimed at improving the pedestrian and bicycle system in the City. This will serve to enhance the City's transportation network for all user groups.

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)

As stated above, the City is served by Metro and MARC. Currently WMATA has a joint development agreement with a private developer to develop a mixed-use transit oriented development at Greenbelt Station. The approved development calls for 1.4 million square feet of office, 1.6 million square feet of retail, 600 hotel units and 2,250 housing units (May change as development plans in the North Core of Greenbelt Station evolves). The recently approved Greenbelt Metro Area and MD 193 Corridor sector Plan calls for transit-oriented development at the Metro Station and sets forth a series of strategies and policies achieving such development. There is also consideration being given for the Greenbelt Metro Station to be the new home of a major GSA tenant. The City and County are supportive of this concept which will bring thousands of jobs to the County. It is the City's desire that GSA project would respect the TOD potential of the Greenbelt Station 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)

- City Council
- City staff
- State delegates
- Prince George's County Planning Board
- Prince George's County Council
- Prince George's County Executive
- WMATA
- University of Maryland
- Prince George's County Department of Public Works and Transportation
- Transit Riders United of Greenbelt
- Private sector
- Residents

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)

The stakeholders identified as Sustainable Community Workgroup members will be critical to the implementation of the City's sustainability plan. No one group/body alone can be successful in removing barriers to investment and maximizing funding opportunities. It takes a collaborative partnership between the City, County, State, and key stakeholders to be successful in implementing the City's sustainability plan. The City, as the governing body, will facilitate the removal of barriers while relying heavily on the input, support, and resources of key stakeholders. For example, the City will have to work closely with the State, County, and the private sector to remove barriers and to capitalize on the transit oriented development opportunities that exist at Greenbelt Station. The City will seek input from the workgroup when developing and reviewing projects, identifying funding opportunities, and in monitoring the implementation, as well as in implementing its sustainability plan.

The City currently works with the workgroup stakeholders identified to bring positive change to Greenbelt, and to preserve and enhance the City's historical resources and this collaborative approach will serve to be invaluable during the implementation of the City's sustainability plan.

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 proposed Sustainable Community Plan is consistent with the City Council's goals and strategies, the Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and other County approved plans. The proposed Plan also integrates recommendations and actions consistent with recently initiated and completed City studies including, but not limited, to the Greenbelt Pedestrian and Bicyclist Master Plan, Maximizing Transit Opportunities Study, the Bus Stop Safety and Accessibility Study, Greenbelt Watershed Study, conservation plans, and the Roosevelt Center Market Study. The Plan is also consistent with the City's Capital Improvement program.

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 Plan will enable the City and its partners to work collaboratively towards a common goal of bringing positive change to the City. The Plan will serve to identify where resources should be targeted, how to maximize those resources and how to expand on those resources. The Plan will allow the City to forge partnerships with groups that share a common goal and who collectively can expand on the City's capacity to undertake the initiatives and strategies within the Plan. For example, as new development is proposed, the City can use the Plan as a means of promoting investment towards specific projects/initiatives such as private development in infrastructure improvements, unfunded capital projects, and facility renovations/expansions.

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)

ECONOMIC DEVELOPMENT

- Support initiatives targeted at preserving the economic viability of Roosevelt Center
- Protect the character and walkability of Roosevelt Center
- Define the City's role in economic development
- Be more involved/supportive of the local business community
- Attract high quality transit oriented development to the Greenbelt Metro Station
- Ensure the long term viability of the City's retail centers and identify redevelopment opportunities
- Enhance/upgrade gateway signage and wayfinding signage
- Support the Greenbelt Farmers Market

HOUSING

- Work with property owners in historic Greenbelt to upgrade/renovate older housing units
- Provide affordable housing opportunities
- Provide support for residents who wish to age in place
- Increase affordable housing opportunities
- Increase access to transit
- Support Greenbelt Homes initiatives
- Protect the integrity of the City's housing stock (i.e., code enforcement)
- Identify funding opportunities to hire additional staff to implement and/or expand the City's Assistance in Living Program (GAIL)

TRANSPORTATION

- Provide a continuous network of sidewalks, bikeways and trails as alternate forms of transportation
- Continue to lobby for expanded bus service, particularly Sunday service
- Maximize available transit resources to provide for efficient service
- Coordinate bus transit operations to encourage/promote increased ridership
- Provide complete streets that meet the mobility and access needs for all users
- Implement "green" street initiatives
- Implement bikeshare program if determined to be feasible
- Undertake improvements to bus stops to provide for ADA accessibility and pedestrian connectivity
- Continue Memorandum of Understanding with UMD Shuttle
- Implement the recommendations of the City's Pedestrian and Bicyclist Master Plan.
- Maintain city's transportation infrastructure in good repair
- Continue to implement traffic calming program/initiatives
- Participate in Safe Routes to School programs

ENVIRONMENT

- Promote energy conservation, energy efficiency and the production and use of renewable energy in the City's residential, commercial, municipal and institutional sectors
- Increase local food production and availability of locally produced food
- Promote green building practices
- Promote sustainable transportation
- Continue to increase the City's recycling rate
- Meet or exceed the State's climate change goals
- Continue to expand the City's fleet of alternative vehicles
- Restore degraded stream channels
- Implement environmental site design practices
- Protect and enhance Greenbelt's green spaces
- Protect and enhance the City's tree canopy
- Implement the recommendations of the Greenbelt Lake Watershed Study
- Upgrade the City's lighting
- Undertake improvements to the Greenbelt Dam
- Obtain Sustainable Maryland Certification
- Develop a complete green street policy and undertake complete green street projects

COMMUNITY ENHANCEMENT HISTORIC PRESERVATION

- Increase individual, family, and group counseling

- Provide education enrichment opportunities
- Expand the City's use of social media
- Provide information and support services to seniors, person with disabilities, and their families
- Maintain accreditation certification through the Commission on Accreditation for Law Enforcement Agencies, Inc. (CALEA)
- Continue School Resource Officer program
- Support neighborhood watch initiatives/programs
- Renovate Historic Greenbelt Theatre
- Work with Greenbelt Homes, Incorporated on addressing right-of-way issues
- Upgrade existing playgrounds
- Complete improvements to City recreation facilities to address ADA, energy efficiency and maintenance issues
- Implement Buddy Attick Park Master Plan
- Explore possibilities for land acquisition as part of Maryland's Program Open Space

V. PROGRESS MEASURES

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

ECONOMIC DEVELOPMENT

- Hire an economic consultant within the next six months to define the City's role in economic development
- Meet with key private sector stakeholders on an annual basis
- Develop a market plan to assist with marketing the City's commercial properties
- Install a new "Welcome" sign within the next 24 months on Southway, the primary gateway into Historic Greenbelt
- Support the Greenbelt Farmer's Market
- Support efforts to attract transit oriented development at Greenbelt Metro Station
- Undertake renovations to the Greenbelt Theatre in FY 2013/2014
- Issue 580 commercial licenses in fiscal year 2013
- Issue a minimum of 500 building permits annually

HOUSING

- Inspect at least 25 percent of all rental units annually
- Reduce property violation requests by 3 percent in FY 2013
- Support the construction 997 residential units in the South Core of Greenbelt Station
- Support County efforts to incentivize the construction of affordable/work force housing
- Support the redevelopment of the Greenbelt Crossing site
- Maintain list of vacant and foreclosed residential properties for monitoring purposes
- Establish a process for addressing dilapidated properties

TRANSPORTATION

- Adopt the bus stop safety and accessibility study and install and/or upgrade a minimum of two bus shelters per year
- Meet with transit operators every six months to work towards increasing ridership
- Complete bikeshare feasibility study within the next 18 months and implement as funding allows
- Work with transit operators to identify a plan to providing bus service new development in South Core of Greenbelt Station in the next 12 months
- Work with the County to add an additional stop on TheBus 15x route in FY 2013/2014
- Adopt a pedestrian and bicyclist master plan within the next three months and initiation implementation of the plan's recommendations as funding allows
- Secure funding for a complete green street study for Cherrywood Lane within the next 12 months
- Review and comment on the State's Consolidated Transportation Program annually
- Draft and adopt a complete green street policy
- Conduct an annual survey of street and sidewalk conditions, and undertake improvements as needed and/or funding allows

ENVIRONMENT

- Increase the amount of waste stream which is recycled by 63% by 2015
- Expand the recycling rolling carts program
- Reduce City energy usage by 20% by 2020 and by 80% by 2050
- Complete a tree master plan in FY 2013
- Incorporate alternative fuels into the City's fleet with a goal of having 10% of the -fleet funded by alternative fuels
- Become a Sustainable Maryland Certified Community
- Implement the recommendations of the GreenACES Sustainable Framework Plan once approved
- Update City street construction standards to include complete and green street requirements
- Continue to upgrade lighting at city facilities using LED, induction, and other high-efficiency street lighting
- Continue to support Greenbelt Homes Incorporated in purchasing green electricity
- Complete a complete and green street project on Cherrywood Lane
- Identifying funding sources to undertake stream restoration projects
- Identify opportunities for park land acquisition
- Sponsor an Earth Day event every year

COMMUNITY ENHANCEMENT AND HISTORIC PRESERVATION

- Upgrade at least one playground per year until all playgrounds meet ADA standards
- Continue to maintain and expand on the City's use of social media

- Upgrade and coordinate signage identifying Greenbelt
- Continue to support the neighborhood watch program
- Renovate historic Greenbelt Theatre
- Remain active and supportive of the initiatives of the Anacostia Trails Heritage Area
- Determine the need for a Volunteer Coordinator for the City
- Provide case management and informational services to the senior community
- Maintain and expand educational programs in the visual arts

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