



# SUSTAINABLE COMMUNITIES PROGRAM

## APPLICATION FOR DESIGNATION RENEWAL

### Eligible Applicants:

- *Local Governments with a Sustainable Communities Designation*
- *Local Government Consortia with a Sustainable Communities Designation*

Application must be submitted  
on or before the expiration date of  
Sustainable Communities designation.

Maryland Department of Housing and Community Development  
Division of Neighborhood Revitalization  
2 N Charles Street, Suite 450  
Baltimore, MD 21201  
410-209-5800  
<http://dhcd.maryland.gov/>

LARRY HOGAN  
Governor  
BOYD K. RUTHERFORD  
Lt. Governor  
KENNETH C. HOLT  
Secretary  
OWEN McEVOY  
Deputy Secretary

**I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION**

<b>Name of Sustainable Community:</b>		<b>Waldorf</b>	
<b>Name of Applicant:</b>		<b>Charles County Government</b>	
<b>Applicant's Federal Identification Number:</b>		<b>52-6000925</b>	
<b>Applicant's Street Address:</b>		<b>200 Baltimore Street</b>	
<b>City: La Plata</b>	<b>County: Charles</b>	<b>State: MD</b>	<b>Zip Code: 20646</b>
<b>Phone Number:</b> [REDACTED]	<b>Fax Number:</b>	<b>Web Address:</b> <a href="http://www.CharlesCountyMD.gov">www.CharlesCountyMD.gov</a>	

**Sustainable Community Application Local Contact:**

[REDACTED]
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**Sustainable Community Contact for Application Status:**

[REDACTED]
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**Other Sustainable Community Contacts:**

[REDACTED]
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**II. SUSTAINABLE COMMUNITY – General Information**

**A. Sustainable Community Boundary and Description**

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

The boundary of the Waldorf SCA went through a meticulous process of refinement with DHCD staff in 2012 as part of the initial SCA designation. The current boundary incorporates the Waldorf Urban Redevelopment Corridor (WURC), the county's central transit-oriented redevelopment area. The boundary also includes existing commercial areas; industrial and business parks (Demarr and Berry Industrial Parks); and the older residential neighborhoods of St. Charles, Pinefield, and White

## Sustainable Communities Renewal Application - Section A

Oak Village. Since the last renewal, the county has not made significant changes to the land use intent for the Waldorf SCA or surrounding areas. Therefore, a modification of the current Waldorf SCA boundary is unwarranted at this time.

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

- a. PDF or JPEG of modified Sustainable Communities boundary map,
- b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary)

N/A – no change to boundaries proposed.

(3) Approximate number of acres of entire SC Area: 11,818

(4) Existing federal, state or local designations:

- ☐ Main Street ☐ Maple Street  
☐ National Register Historic District ☐ Local Historic District ☐ Arts & Entertainment District  
☐ State Enterprise Zone Special Taxing District ☐ BRAC ☐ State Designated TOD  
☒ Other(s): A portion of the Waldorf SCA is designated as a federal Opportunity Zone.

(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?

The chart below shows the change in demographics since 2017. Besides showing an overall growth in population, the data indicate that the SCA has become more diverse, with an increase in the percentage of Black and Hispanics of the total population. The data also show a 26% increase in median household income in the area. In addition, the average household size decreased, which reflects national trends.

<b>Waldorf SC Demographics</b>		
	<b>2017</b>	<b>2021</b>
Population	75,938	80,870
Households	26,720	28,876
Avg. HH Size	2.83	2.79
Median HH Income	\$91,853	\$115,399
Housing Units	28,903	31,083
Owner Occupied Units	64.4%	68.0%
Renter Occupied Units	28.1%	24.9%
Vacant Units	7.6%	7.1%
Median Age	35	35.7
Population by Race		
White	29.3%	24.0%
Black	57.8%	63.0%
Hispanic	7.9%	8.6%

**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?**

See attached roster for the interdepartmental Sustainable Community workgroup. There have been several additions to the workgroup since the last renewal. In 2018, an Engineering section was established in the Planning and Zoning Division to provide engineering expertise to the Planning Division on key county infrastructure projects. In addition, a new position of Climate Resilience and Sustainability Officer was created in 2021 to coordinate resilience and sustainability efforts across all County departments. The workgroup will also potentially coordinate with the new County Resilience Authority, established in 2020, if efforts to address climate change in the SC Area overlap with their priority efforts.

Staff in the Planning and Growth Management (PGM) Department will coordinate the workgroup and implementation activities via interdepartmental coordination meetings.

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

The Redevelopment Division within the Economic Development Department enhances the capacity of the workgroup in terms of adequate staffing and experience in implementing revitalization projects. The new Engineering section in the Planning and Zoning Division has increased the workgroup's capacity by contributing their expertise to the ongoing infrastructure upgrade design project in the Waldorf Urban Redevelopment Corridor (WURC) area. They have been especially valuable in providing solutions to the stormwater management and drainage challenges in the area.

- (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?**

The SCA Action Plan is an outgrowth and continuation of several ongoing plans and planning initiatives, including the Downtown Waldorf Vision Plan (Plan for the Waldorf Urban Redevelopment Corridor), Waldorf Sub Area Plan, and Comprehensive Plan. All of these plans support Waldorf as a key development center in the county. There have been several other supporting studies for the area including the Connect Waldorf Plan and the Indian Head Rail Trail (IHRT) Extension Feasibility Study, which are further discussed later in this application.

The county has continued to engage with business owners/representatives, property owners, and other stakeholders in the SCA. In 2020 county staff led a bus tour of the WURC area to get the stakeholders' feedback on the challenges with building, leasing and otherwise doing business in the area. In 2021 staff conducted a virtual listening session with business owners/representatives and landowners in the WURC to get their feedback on proposed transitional zoning concepts. Economic



## Sustainable Communities Renewal Application - Section A

Development Department (EDD) staff also continue to work with property owners and businesses throughout the SCA to provide technical assistance.

- (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.**

The State Department of Commerce could assist with facilitating communications with the CSX railroad as part of the WURC redevelopment efforts.

# **SUSTAINABLE COMMUNITY RENEWAL REPORT**

## **PART I: QUALITATIVE ASSESSMENT**

### **Purpose:**

The purpose of this assessment is to capture significant projects/ improvements that have been completed since the approval of your local government's Sustainable Communities designation.

In relation to the goals stated in your local government's Sustainable Community Action Plan, **please highlight at least three major accomplishments from the last five years**, including how you achieved them. When writing your narrative, consider the questions below and refer to the six elements discussed in the General Information section of this document (page iv) – Environment, Economy, Transportation, Housing, Quality of Life, and Land Use/Local Planning.

- 1) **Outcome:** Which outcomes identified in your Sustainable Community plan were you able to achieve?
- 2) **Projects:** Which projects did you implement in order to achieve the outcome? Also indicate when you started and completed these projects.
- 3) **Partners:** With whom (i.e. state agencies, local stakeholders) did you partner to complete projects?
- 4) **Impact:** What kind of measurable impact did the achieved outcome have on your community? Are there other intangible benefits?
- 5) **Photos:** Please also include pictures that depict your accomplishments.

### **[EXAMPLE] Descriptive Narrative: Please list the most significant accomplishments that apply**

#### **Example – Accomplishment 1**

*Outcome: Improved stormwater management*

#### **Projects:**

*Project 1: Stormwater Retrofit Plan – In October 2014, the Town Council approved the Town's stormwater retrofit plan which outlines various strategies and capital budget expenditures over the next five years. Strategies include reducing the amount of impervious surface in the community and improving stormwater management. One of the plan recommendations is to pass an ordinance that assesses an environmental protection fee on municipal permits.*

*Project 2: Green Streets – The Town added green elements to approximately 600 linear feet of roadway that had been experiencing severe flooding. Specifically, bioswales were constructed and trees were planted.*

#### **Partners:**

*Chesapeake Bay Trust – provided technical assistance*

*MD DHCD – provided financial assistance in form of a Community Legacy grant (totaling \$50,000).*

*Impact: The implementation of the projects had a significant impact on the community by improving stormwater runoff. The streets with the newly constructed bioswales no longer experience flooding.*

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

**Accomplishment 1: Water Quality/Stormwater Management**

**Outcome:** Improved water quality and stormwater management restoration

Since the 2017 SCA renewal, implementation of several integral water quality improvement projects has occurred:

**Project 1:** In Fall of 2019, Charles County completed construction of a submerged gravel wetland and created wetland just south of Lynbrook Drive in the Acton Hamilton area watershed, along the main channel, and just above the Benthic Invertebrate Biotic Integrity (BIBI) monitoring location. This project is calculated to provide water quality treatment for 36.85 acres of previously untreated impervious surface in the drainage area.



**Project 2:** The Plaza Drive Stormwater Pond Retrofit to Submerged Gravel Wetland, completed in Fall of 2018, provides treatment for 20.47 acres ISA.

**Project 3:** In summer 2020 the county completed the St. Charles Parkway Stream Restoration project which provides treatment for 7.1 acres ISA.



## Sustainable Communities Renewal Application - Section B

**Project 4:** The county completed the Best Buy Stormwater Pond Expansion in spring 2021 which provides water quality treatment for 4.62 acres ISA.

**Project 5:** The Cedar Tree Neighborhood Dry Pond Retrofit to Wet Pond, completed in summer 2021, provides water quality treatment for 3.61 acres ISA.

**Partners:** Charles County Department of Planning & Growth Management/Planning Division, Charles County Department of Public Works/Capital Services Division

**Impact:** Treatment of runoff from a total of 72.65 acres of previously untreated impervious surface area (ISA)

### **Accomplishment 2: Increased Employment**

**Outcome:** Increased number of employment uses with high paying jobs

**Project 1:** Medstar Shah opened two new medical office buildings in the Waldorf SCA in 2020, totaling over 70,000 square feet. A third headquarters building is expected to be delivered in 2022. The Medstar facilities replaced an older, obsolete medical services building and thus is a prime example of commercial redevelopment in the SCA.



**Project 2:** In 2020, Amazon opened a new Last Mile Delivery facility, reactivating a 200,000-square-foot warehouse building that had remained vacant for over ten years.



**Project 3:** Kaiser Permanente is currently going through the approval process for a new medical hub in the SCA. Phase I will comprise a 100,000-square-foot building on a 23-acre campus. Phase II is planned for an additional 60,000 square feet of medical office.



**Project 4:** The Greenberg Gibbons Company is in the approvals process for a Phase I development of a mixed-use project in 2022 that will comprise residential, assisted living, lodging and hospitality, office and retail/entertainment elements in Waldorf.

**Partners:** Charles County Department of Economic Development, Charles County Department of Planning and Growth Management

**Impact:** Increased tax base, job creation, and enhanced quality of life for the SCA



### **Accomplishment 3: Pedestrian/Bicycle Connectivity and Safety**

**Outcome:** Improved pedestrian/bicycle connectivity and safety in the Waldorf SCA

#### **Project 1:** Various Sidewalk and Intersection Improvements

The county completed several capital projects in the SCA that helped to fill gaps in the sidewalk network and enhance pedestrian safety, including:

- Western Parkway Phase 2: In August 2018, the county completed construction of the conversion of 4,000-linear feet of the existing two/four-lane Western Parkway to a four-lane roadway with a new hiker/biker path and sidewalk.
- Billingsley Road/St. Patrick's Drive Sidewalk Improvements: This project included construction of 1,180 linear feet of new sidewalk.
- St. Patrick's Drive/Western Parkway Pedestrian Improvements: This project included construction of a pedestrian crosswalk with ramps and repair of 30 feet of existing sidewalk.
- St. Patrick's Drive/Smallwood Drive Intersection: This project included construction of a pedestrian crosswalk with ramps.

**Partners:** Charles County Dept. of Public Works/Capital Services Division, Charles County Dept. of Planning and Growth Management/Planning Division

**Impact:** Increased pedestrian and bicycle connectivity and safety in the Waldorf SCA

#### **Project 2:** Connect Waldorf Plan

In 2018, the county, with the aid of a consultant team, conducted a bicycle/pedestrian connectivity analysis that provides recommendations for enhanced walking and cycling infrastructure in Waldorf. County staff are using this plan to request that developers provide recommended sidewalks, bike lanes and shared use paths along major roadways to build a more complete bicycle/pedestrian network in Waldorf.

**Impact:** Increased pedestrian and bicycle connectivity in the Waldorf SCA

**Partners:** Charles County Dept. of Planning and Growth Management, Metropolitan Washington Council of Governments (MWCOG) (provided technical assistance through a Transportation Land-Use Connections grant), Street Plans, Fitzgerald Halliday, Inc.

#### **Project 3:** Indian Head Rail Trail (IHRT) Extension Feasibility Study

The county completed a study to determine the feasibility of connecting the White Plains terminus of the 13-mile Indian Head Rail Trail to the Charles County terminus of the Three Notch Trail. The study provides recommendations for potential alignments and summarizes environmental and right-of-way impacts of constructing the 10-foot wide hiker-biker trail connection. The project was partially funded by an 80% reimbursable grant from the Maryland Bikeways Program through the Maryland Department of Transportation.

**Partners:** Tri County Council for Southern Maryland, St. Mary's County, Toole Design, Dadson Engineering, MDOT (provided financial assistance in the form of a Maryland Bikeways grant)

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***Impact:*** Once constructed, the trail extension will provide a bicycle connection from the Waldorf SCA to a major hiker-biker facility in St. Mary's County.

**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.**

Outcome 3 under Economy: Create a "downtown" in the SCA

The downtown-style development planned for the Waldorf Urban Redevelopment Corridor (WURC) and Greenberg Gibbons development has not yet occurred, mainly because these are long term projects that take several years to come to fruition. In addition, there have been several obstacles to creating a downtown in the WURC corridor, including fractured property ownership, inadequate infrastructure, and general lack in investment of the type to spur redevelopment. However, as further outlined in this application, these obstacles are systematically being addressed, and progress is being made over time. The county continues to make progress on the infrastructure upgrade project. In addition, there are now several private development projects under review by the county that more closely fit the vision for a downtown.



## **SUSTAINABLE COMMUNITY RENEWAL REPORT**

### **PART II: COMPREHENSIVE ASSESSMENT**

**Purpose:**

The purpose of the comprehensive assessment is to capture indicators of accomplishments in each Sustainable Community. Indicators should reflect the five year time period since the adoption of the Sustainable Communities Action Plan. Thus, the following questions focus on the common outcomes that were identified in the various Sustainable Community Action Plans approved by the State. The assessment will be grouped in the sections of Environment, Economy, Transportation, Housing, Quality of Life, and Land Use.

**Please answer the following questions to the best of your knowledge.**

Check “YES” if applicable to your community. If you answer “YES” please quantify the accomplishment (i.e. Q: Has there been an increase in the number of businesses in your Main Street/commercial district? A: YES 4 new businesses have opened in the past five years). If necessary, please also provide a short description of the accomplishment.


Please check “NO” if the question item did not have any impact on your community. If you answer “NO” please briefly summarize what kept you from achieving your plan’s desired outcomes.

Check “N/A”, if the question item does not apply to your Sustainable Community.


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<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>	Yes			<p>Monitoring site on unnamed tributary in the Acton Hamilton area of the SCA, shows Benthic Invertebrate Biotic Integrity (BIBI) scores that have generally improved since Spring 2017. The BIBI scores are as follows:</p> <p>Spring 2017: 2.7 (poor)  Spring 2018: 4.43 (Good)  Spring 2019: 2.43 (Poor)  Spring 2020: 3.29 (Fair)  Spring 2021: 3.86 (Fair)</p> <p>In Fall of 2019, Charles County completed construction of a submerged gravel wetland and created wetland just south of Lynbrook Drive in the Acton Hamilton area watershed, along the main channel, and just above the BIBI monitoring location. This project is calculated to provide water quality treatment for 36.85 acres of previously untreated impervious surface in the drainage area.</p> <p>Additional water quality improvement projects were completed within the SCA since 2017, totaling treatment of runoff from 72.65 acres of previously untreated impervious surface area (ISA). These include:</p> <ol style="list-style-type: none"> <li>1) Plaza Drive Stormwater Pond Retrofit to Submerged Gravel Wetland (Completed fall 2018 and provides treatment for 20.47 acres ISA.)</li> <li>2) St. Charles Parkway Stream Restoration (Completed summer 2020 and provides treatment for 7.1 acres ISA.)</li> <li>3) Best Buy Stormwater Pond Expansion (Completed spring 2021 and provides water quality treatment for 4.62 acres ISA.)</li> <li>4) Cedar Tree Neighborhood Dry Pond Retrofit to Wet Pond (Completed summer 2021 and provides water quality treatment for 3.61 acres ISA.)</li> </ol>
<p>2. Have you improved wildlife habitat in your community?  Ex. native plantings, pollinator gardens, rain gardens</p>	Yes			<p>The County continues to partner with the Chesapeake Bay Trust to provide a grant program for non-profit organizations interested in environmental restoration and outreach. In spring 2021, this grant program funded the installation of a large pollinator garden in the St. Charles Community by volunteers participating in Defenders of the Watershed Program.</p>

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3. Have you increased access to green space, parks or outdoor recreational opportunities?	Yes				<p>The new 216-acre Waldorf Park is slated for construction in FY2022-23. This regional park will help meet the active and passive outdoor recreational needs of the residents of Waldorf. Planned amenities include lighted football and soccer fields for games and practice, basketball and tennis courts, a large playground with adaptive (special needs) features, group picnic pavilions, and nature and fitness trails.</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)	Yes				<ul style="list-style-type: none"> <li>• In 2019 the county partnered with the Mount Sinai AME Church to install a rain garden fed with roof top runoff at Thomas Stone High School.</li> <li>• As part of the Storm Drain Stenciling/Marker and “No Dumping” program, an average of 300 storm drains were marked annually by citizens and the County within the Waldorf SCA.</li> <li>• As part of the Citizens Workshops and Education program, increased numbers of rain barrel and composting workshops annually has resulted in participation by 341 citizens, 279 rain barrels purchased and 234 composting bins given out.</li> <li>• Shredding services, composting workshops and rain barrel workshops continue to be offered to residents, approximately twice each year.</li> </ul>

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<b>OTHER:</b> Have any climate change mitigation / energy conservation initiatives taken place?	Yes				<p>The County is partnering with Southern Maryland Electric Cooperative (SMECO) to increase electric vehicle infrastructure. Charging stations have been installed on public property at several locations in and near the SCA, including the Capital Clubhouse, the Charles County Department of Health, the Waldorf Senior and Recreational Center, and the White Plains Regional Park. After agreements have been finalized, additional charging stations will be installed at the Regency Furniture Stadium and the Elite Gymnastics and Recreation Facility. Other locations are currently under consideration.</p>

<b>ECONOMY</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?					
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?	Yes	NO	N/A		<p>In the 5-year period several major businesses opened in the SCA including most notably:</p> <ul style="list-style-type: none"> <li>• Amazon opened a distribution facility in 2020, reactivating a 200,000-square-foot warehouse/distribution center that had been vacant for ten years.</li> <li>• The MedStar Shah medical group opened two new medical office buildings in 2020 with a third building planned for delivery in 2022.</li> <li>• The Waldorf Park Shopping Center is a 35,000-square-foot retail center planned for a 2022 delivery by Republic Properties.</li> <li>• The Army Reserves Training Facility was completed, providing training for approximately 200 Army reservists per two-day session.</li> </ul>

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2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	Yes				In 2018 a portion of the Waldorf SCA was designated as a Federal Opportunity Zone. This designation provides federal income tax incentives for investments in this area for the next 10 years.
3. Has there been an increase in foot traffic in the Main Street/commercial district?	Yes				The county constructed sidewalks and other pedestrian improvements as described further under Transportation below. In addition, pedestrian facilities are being installed incrementally by private development.
4. Have the number of commercial vacancies decreased?	No				The commercial properties vacancy rate remained at 9% from 2017 to 2021.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?	Yes				The number of employees in the Waldorf SCA increased from 31,508 in 2016 to 40,216 in 2021, resulting in total employment growth of 8,708 or 28%.
6. Has there been an increase in workforce development training or other opportunities for connecting potential employees to well-paying jobs?	Yes				Using the American Rescue Plan Act grant, Southern Maryland JobSource has been able to train substantially more individuals for high-paying jobs.
<b>OTHER:</b> Has there been an increase in commercial development/redevelopment incentives?	Yes				Bill 2021-11 Commercial Real Property Improvement and Rehabilitation Tax Credits: In 2021 Charles County adopted a new real property tax incentive to encourage redevelopment and/or rehabilitation of vacant and underutilized commercial properties. Qualifying projects will be subject to property tax credits over a period of five years. This program will be a benefit to the older commercial areas of the SCA, particularly the WURC.

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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?	Yes					In 2018, the county installed 4,000 linear feet of hiker/biker path as part of Phase 2 of the Western Parkway expansion project.
2.	Have there been improvements to the public transit infrastructure?	Yes					In September 2019 a new route for the county's VanGo bus service was developed from Waldorf to Brandywine Crossing in Prince George's County (Brandywine Connector Route). This moved the connection with Prince George's County's TheBus to the Brandywine Crossing shopping center allowing them to reduce headways on their Route 36. Additionally, the new Brandywine Connector route created bi-directional service on Western Parkway, hourly service to the Greater Baden Medical Center and 30-minute headway service to the county's new senior and recreational center.
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?	Yes					<p>The county installed the following sidewalks and other pedestrian improvements in the SCA:</p> <ul style="list-style-type: none"> <li>• Western Parkway Phase 2: Construction of 4,000 linear feet of sidewalk</li> <li>• Billingsley Road/St. Patrick's Drive: Construction of 1,180 linear feet of sidewalk</li> <li>• St. Patrick's Drive/Smallwood Drive Intersection: Construction of a pedestrian crosswalk with ramps</li> <li>• St. Patrick's Drive/Western Parkway: Construction of a pedestrian crosswalk with ramps and repair of 30 feet of existing sidewalk</li> </ul> <p>In addition, sidewalks have been installed by various private developments. Sidewalks installed by the private sector or the State are not tracked by the County.</p>
4.	Have there been any roadway improvements that support "Complete" or "Green" streets?	Yes					The Western Parkway Phase 2 project discussed under #1 and #3 in this section includes a hiker-biker path and sidewalk and thus supports Complete streets.



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5. Has traffic congestion along major roads decreased? (Amount in percent)	Yes			The most recent traffic volume data available from MDOT for State roads is for 2020. The traffic counts for State roads in the SCA for 2020 are generally lower than those for 2017, which is most likely due to the 2020 pandemic shutdowns and general reduction in commuter trips in that year. Traffic congestion along local (county) roads is not formally tracked.
OTHER:				
<b>HOUSING</b> * Please note that Waldorf-specific data has been provided where available; otherwise the data is county-wide. We wanted to highlight the county's extensive housing assistance programs; however much of the data are not available specifically for the Waldorf SCA	YES	NO	N/A	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?
1. Have any residential facades or interiors been improved? Has the energy efficiency of any housing units been increased?	Yes			<ul style="list-style-type: none"> <li>The state Special Loans Program (SLP), administered by the Charles County Housing Authority is available for essential and significant home improvements aimed at housing preservation. Since 2017, four households in Waldorf have been approved for SLP, with total improvements valued at \$535,203.</li> <li>A large-scale apartment rehabilitation project with interior and exterior renovations in the St. Charles PUD was completed. Renovations included energy efficiency upgrades and photovoltaic panels.</li> </ul>
2. Has the home ownership rate increased?	Yes			<p>The number of owner-occupied housing units in the Waldorf SCA increased by 3.6% from 2017 to 2021.</p> <ul style="list-style-type: none"> <li>The county administers programs to facilitate increased home ownership, including:</li> <li>The Settlement Expense Loan Program (SELP) for first-time homebuyers. Since 2017, 44 families have purchased homes using \$262,800 of SELP funds. This has leveraged over \$8 million in mortgages. First time homebuyers in low-to- moderate-income households are eligible for SELP funding.</li> </ul>



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				<ul style="list-style-type: none"> <li>The county's Homeownership program currently provides monthly mortgage payment assistance (tenant to homeowner) for 8 local families. Although many tenants do not pursue homeownership options, the number of housing vouchers used for home ownership has doubled since 2017.</li> </ul>
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?	Yes			<ul style="list-style-type: none"> <li>The number of housing units in the Waldorf SCA increased by approx. 8%, from 28,903 in 2017 to 31,083 in 2021.</li> <li>The Adams Crossing development includes affordable units as follows: <ul style="list-style-type: none"> <li>Adams Crossing Phase 2, delivered in 2017, consists of 160 LIHTC-funded units.</li> <li>Adams Crossing Phase 3, consisting of 48 LIHTC-funded units, was delivered in 2019.</li> </ul> </li> <li>The Vivian Adams/Hurlock Place VanGo stop is located within the Adams Crossing development.</li> </ul>
4. Has there been demolition of blighted properties?		No		The county does not track blighted properties.
5. Has the residential vacancy rate decreased?	Yes			The residential vacancy rate decreased by approx. 7% from 2017 to 2021 (from 7.6% to 7.1%).
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?	Yes			<p>The county has worked with various partners to address availability of affordable housing:</p> <ul style="list-style-type: none"> <li>The county re-opened the wait list for the Housing Choice Voucher Program in July 2020 which provided increased opportunity for permanent, affordable housing to all eligible residents of Charles County. This was the first application opportunity since the wait list had closed in 2012, enabling up to 300 residents an opportunity to apply for federal housing benefits. The Housing Choice Voucher waitlist was opened again for new applicants in September 2021, providing housing opportunity for up to 500 additional applicants.</li> </ul>

## Sustainable Communities Renewal Application - Section B

			<ul style="list-style-type: none"> <li>• In 2018 the county, with the assistance of an American Planning Association-sponsored Community Planning Assistance Team, conducted a study to assess the county's housing needs and provide recommendations for strategies to increase housing diversity, supply and affordability.</li> <li>• In 2022 the county formed an Affordable Housing Workgroup, consisting of county staff and Planning Commission members, to develop priorities to address affordable housing.</li> <li>• In 2020 the county adopted revisions to its school capacity allocation policy which incentivizes affordable housing development by prioritizing allocations for housing developments that commit to at least 25% of units as affordable (defined as affordable for households earning 80% or less of the Average Family Income for Charles County.)</li> </ul> <p>The county also initiated several programs to support those experiencing homelessness or being threatened with eviction, including:</p> <ul style="list-style-type: none"> <li>• An interdepartmental county workgroup was convened in 2019 to identify the most appropriate strategies for delivering housing for the homeless, including consideration of a rapid rehousing program, a rental assistance program, and a permanent year-round emergency shelter. In 2021 the workgroup re-convened to update its data and recommendations regarding homeless services.</li> <li>• In 2018 Angel's Watch emergency women's shelter, operated by Catholic Charities, opened a new 22,000-square-foot facility in Waldorf which can accommodate up to 100 children and adults at a time, more than double the capacity of the program's original facility. In 2019, the Department of Community Services secured a \$200,000 grant (CDBG) to support the expansion and operations of the new Angels Watch family shelter.</li> <li>• In 2018 the Department of Community Services secured a CDBG grant in the amount of \$309,000 to facilitate the purchase of a residential home for a non-profit organization to develop supportive housing for local women &amp; children at risk of homelessness due to domestic violence.</li> <li>• In 2022 the county implemented a new housing program for vouchers to subsidize rent for youth age 18 or over who are at risk for homelessness after aging out of the foster care system. The program provides up to 3 years of monthly rental subsidy and supportive services to maintain safe, stable, &amp; affordable housing in Charles County.</li> <li>• Between 2020-2022 the county has received over \$10.9 million in CDBG and ERAP funding for COVID-related Rental Assistance Programs. The combined programs provide rental assistance, housing counseling, and free legal</li> </ul>
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## Sustainable Communities Renewal Application - Section B

					representation for residents to prevent eviction (see Competitive Funding table below). Approximately 1,100 households have been served to date by these programs.
7. Has there been an increase in homeownership counseling services or individuals accessing such services?	Yes				In 2020/2021 the county provided a \$50,000 CDBG grant to SoMD Tri County Community Action Committee to provide Housing Counseling assistance, consisting of interventions to help residents improve housing stability.
<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>
1. How many historic properties were renovated/improved? To your knowledge, did the renovations mitigate certain environmental hazards such as lead and asbestos?		No			<ul style="list-style-type: none"> <li>No historic properties were renovated per se. However, the county has initiated the interpretation of historic landmarks in Waldorf include the production of a documentary on African American heritage. In addition, a historic marker was produced for the former Blue Jay Motel which recognizes a black-owned business in early Waldorf.</li> <li>An architectural history of Charles County buildings and landscapes, <i>In the Midst of these Plains</i>, was published in 2021 to encourage preservation of significant historic sites in the county including several in Waldorf.</li> </ul>
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.	Yes				The 30,000-s.f. Waldorf Senior and Recreational Center, opened in 2019, is a multi-Generational facility hosting a variety of recreational and leisure programs, as well as the home to the Waldorf Senior Center. The space includes a gymnasium, large multi-purpose room, classrooms, art room, workout equipment room, group fitness room, and a youth room. Since it opened, the center has provided nearly 470,000 units of service to older adults in the greater Waldorf area, despite being closed for several months during the peak pandemic period. The center offers daily engagement for older persons including educational activities; personal enrichment programs; referrals and coordination of public benefits and services; fitness classes; health promotion and

## Sustainable Communities Renewal Application - Section B

				chronic disease management; nutrition education and daily meals; and recreational/leisure activities.
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.	Yes			<ul style="list-style-type: none"> <li>The Waldorf Senior and Recreational Center offer educational programming and large-scale events in celebration of recognized holidays and multi-cultural events on a frequent basis throughout each year. Participants are encouraged to recommend new programming or suggest events that celebrate their unique cultural heritage and local history in the community.</li> <li>The county operates several school-based Community Centers in the SCA that host a variety of programs, services, activities, sports leagues, and recreational opportunities to persons of all ages.</li> <li>The historic Old Waldorf School is available to the community for use as an event venue including weddings, birthdays, awards ceremonies, trainings, and workshops.</li> <li>The Waldorf West Library has extensive meeting space for community use and provides a space for rotating art exhibits.</li> <li>The Waldorf Farmers Market operates from May through November and provides fresh produce and a venue for customers to gather and socialize.</li> <li>The county recently funded and implemented a new scholarship program, "RecAssist," to provide financial assistance to residents who have difficulty affording participation in county recreation programs. RecAssist provided individuals with a RecPass allowing for facility visits at county community centers, recreation centers, and aquatics facilities, while also allowing for additional funds that could be used towards individual programs, sports, and activities.</li> </ul>
4. Have there been any changes in access to health and wellness services? Examples include mobile clinics, hospitals, telehealth opportunities.	Yes			<ul style="list-style-type: none"> <li>During the COVID-19 pandemic, the Department of Community Services partnered with a national retail pharmacy to offer vaccination clinics for older adults at its Senior Centers, and in partnership with the Capital Clubhouse recreation facility in Waldorf. In addition, employees in other parts of County Government established a call center to facilitate appointment setting and vaccination clinic information for the general public. These initiatives provided significant new resources in the County, and are largely responsible for the successful vaccination rates of older adults and other vulnerable populations shortly after vaccines became available.</li> </ul>

## Sustainable Communities Renewal Application - Section B

				<ul style="list-style-type: none"> <li>The local Health Department has continued to provide targeted health outreach to under-served populations, including homebound elderly &amp; disabled residents, even as infection rates have fallen.</li> <li>The MedStar Shah medical group opened 71,000 square feet of new medical offices in 2020, with an additional 16,000 square feet planned to open in 2022.</li> </ul>
5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/outdoor courses or groups)?	Yes			<ul style="list-style-type: none"> <li>The new 216-acre Waldorf Park is slated for construction in FY2022-23. This regional park will help meet the active and passive outdoor recreational needs of the residents of Waldorf and other areas of the county. Planned amenities include lighted football and soccer fields for games and practice, basketball and tennis courts, a large playground with adaptive (special needs) features, group picnic pavilions, and nature and fitness trails.</li> <li>Since it opened in 2019, the Waldorf Senior and Recreational Center has provided over 14,000 units of health promotion and wellness activities for older adults in Charles County.</li> <li>There are several other community centers, as mentioned previously, that provide various athletic and recreational activities.</li> <li>The Capital Clubhouse is an indoor recreational facility that includes a 90,000 SF ice rink, indoor courts, and meeting rooms.</li> <li>An outdoor pool is located at Thomas Stone High School for public use. In addition to daily admission, the pool offers swim lessons, water aerobics, water safety, birthday parties, private rentals, and a variety of other programs and special events.</li> <li>The Elite Gymnastics &amp; Recreation Center provides traditional gymnastics and dance classes for beginner to advanced levels for all ages. Pre-competitive and competitive teams are offered under the guidance of the USA Gymnastics Jr. Olympic Program.</li> <li>The Indian Head Rail Trail (IHRT), a key outdoor recreational amenity in the county, has its eastern terminus/trailhead with parking in the SCA.</li> <li>The AMF Bowling Center offers 32 bowling lanes.</li> <li>The Department of Community Services works closely with the local Health Department to assure access to preventive health services such as flu shots, and at-home COVID test kits.</li> <li>Free health education sessions by local professionals are regularly scheduled at all Senior Center locations on topics of interest to older adults such as medication management, coping with memory loss or dementia, maintaining cardiovascular health, depression screening, managing diabetes, etc.</li> </ul>

## Sustainable Communities Renewal Application - Section B

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?	Yes				<ul style="list-style-type: none"> <li>• There are ample healthy food options in the SCA, including several new grocery stores that have opened in the five-year period since the last SCA renewal: <ul style="list-style-type: none"> <li>○ Two Safeway stores</li> <li>○ Giant</li> <li>○ Two Food Lions (Weis)</li> <li>○ Moms Market</li> <li>○ Waldorf Farmers Market</li> <li>○ Aldi (new since 2017)</li> <li>○ LIDL (new since 2017)</li> </ul> </li> <li>• The Waldorf Farmers Market operates from May through November and provides fresh, local produce and other farm goods.</li> <li>• The County Economic Development Department created and filled a new role of Agriculture Business Development Manager who provides technical assistance to county agricultural businesses and agritourism, including the Waldorf Farmers Market.</li> <li>• As a compliment to retail food and grocery options, the Department of Community Services' Aging &amp; Human Services Division supports access to healthy food by providing daily meal programs and other nutritional support programs for all eligible older adults in Charles County.</li> <li>• During the pandemic, the Aging Division held numerous "drive-through" grocery and essential supply distributions for older adults who were unable to shop.</li> <li>• The Department of Community Services partners with the MD Dept of Agriculture &amp; local farmers to administer vouchers for the Senior Farmers Market Nutrition Program, which facilitates access to free, fresh produce for low-income older adults, while supporting local farmers.</li> </ul>
7. Has there been a decrease in crime rate?	Yes				<p>Per the Maryland Governor's Office of Crime Prevention, Youth, and Victim Services, the overall crime rate per 100,000 people in Charles County was 1,920.3 in 2019 (latest data available). This compares to 2,019.6 in 2017 and shows a decrease of approximately 5%.</p>

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8. Do all residents have access to the Internet and other basic utilities and services?	Yes			SCA residents generally have access to the Internet and other basic utilities and services including telephone.
<b>OTHER:</b>				
<b>LOCAL PLANNING &amp; STAFFING CAPACITY</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?	Yes			A new retail center was constructed in 2021 at the southeast corner of MD Route 301 and Smallwood Drive.
2. Has there been an increase in the amount of preserved/protected land?			N/A	The SCA is the high-density, mixed use, urban core of the county and is intended for new development, redevelopment and infill development, rather than preservation.
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.	Yes			<ul style="list-style-type: none"> <li>• Redevelopment of the WURC corridor has been somewhat hindered by inadequate sewer infrastructure and drainage issues. These issues are being addressed as a part of the county's WURC infrastructure upgrade project.</li> <li>• The WURC area consists largely of small and narrowly shaped lots, which has posed a challenge to redevelopment. Parcel acquisition/consolidation is needed.</li> </ul>
4. Have there been any zoning or policy changes that have fostered growth or	Yes			<ul style="list-style-type: none"> <li>• In 2021 the county adopted a new Commercial Real Property Improvement and Rehabilitation Tax Credit to incentivize redevelopment and/or rehabilitation of vacant and underutilized commercial properties. Qualifying projects will be subject to property tax credits over a period of five years. The</li> </ul>



## Sustainable Communities Renewal Application - Section B

redevelopment in your Sustainable Community?				<p>program is relatively new but it is anticipated that it will have a positive effect on redevelopment.</p> <ul style="list-style-type: none"> <li>County staff are drafting transitional zoning provisions to increase flexibility for existing businesses and developed properties in the WURC for an interim period until more redevelopment occurs and begins to transform the area.</li> <li>In 2020 the county adopted revisions its school capacity allocation policy which incentivize multifamily housing developments in the WURC by prioritizing allocations for housing developments in this area. There has been increased interest in developing high-density, multi-family residential in the WURC.</li> </ul>
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?	Yes			<p>There have been several sewer system upgrades including:</p> <ul style="list-style-type: none"> <li>Approximately 4,000 linear feet of 10 foot force main installed to convert flows from the MD Route 5 Pump Station to the St. Marks Pump Station, which will help increase sewer capacity in the WURC area.</li> <li>Construction of sewer and manhole repairs to prevent sanitary sewer overflows at the Mattawoman sewer treatment plant and Mattawoman interceptor.</li> <li>Repairs to the Pinefield Neighborhood sewer system (75% complete).</li> <li>Upgrades to the St Marks pump station to enhance capacity.</li> </ul>
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?	Yes			<p><i>Planning/Engineering:</i></p> <ul style="list-style-type: none"> <li>An Engineering section was established in the Planning and Zoning Division in 2018 to provide engineering expertise to the Planning Division. Staff in the Engineering section work on various county infrastructure projects in the SCA including water, sewer, and stormwater.</li> <li>In addition the county hired a stormwater engineering consultant to work with the Engineering section to assist with providing a solution to drainage issues that were hampering the overall infrastructure upgrade project for the WURC.</li> </ul> <p><i>Economic Development:</i></p> <ul style="list-style-type: none"> <li>The county Economic Development Department hired a new Business Expansion and Retention Manager to provide resources and assistance to existing businesses.</li> <li>The Department also created and filled a new role of Agriculture Business Development Manager who provides technical assistance to county agricultural businesses and agritourism, including the Waldorf Farmers Market.</li> </ul> <p><i>Climate Resilience:</i></p>

## Sustainable Communities Renewal Application - Section B

				<ul style="list-style-type: none"> <li>• In 2020 the county established a new Resilience Authority to undertake and support resilience infrastructure projects that mitigate and adapt to the impacts of climate change by offering a range of financing structures, forms, and techniques that leverage public and private investment. The new Authority will benefit the Waldorf SCA by working on projects to address drainage and flooding issues.</li> <li>• The county created the new position of Climate Resilience and Sustainability Officer in 2021 to coordinate resilience and sustainability efforts across all county departments. This position will also work closely with the new Resilience Authority.</li> <li>• More than 30 county staff members have gone through the Maryland Climate Leadership Academy training. Similarly, 83 full-time positions within County Government are now required to take climate change competency training as part of their job. The county is working with MD-DNR and the Association of Climate Change Officers (ACCO) to develop this training.</li> </ul>
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?	Yes			<ul style="list-style-type: none"> <li>• The county has initiated a beautification/placemaking strategy for the WURC corridor, to include a façade improvement program, landscaping enhancements, and other efforts to help beautify the corridor, catalyze development and address blight.</li> <li>• The county completed the Connect Waldorf Plan, a bicycle/pedestrian connectivity analysis that provides recommendations for enhanced walking and cycling infrastructure and connectivity in Waldorf.</li> <li>• The county completed a study to determine the feasibility of an extension of the existing 13-mile Indian Head Rail Trail (IHRT) from its current terminus in White Plains eastward to the northern terminus of the Three Notch Trail in St. Mary's County. The study provides recommendations for potential alignments for a key hiker-biker connection from the SCA to eastern Charles and St Mary's counties.</li> <li>• The county completed the Nuisance and Urban Flooding Study in 2020 to identify sources of nuisance and urban flooding, analyze flood hazards, and recommend actions to reduce flooding and increase community resiliency. The study identifies several locations in the Waldorf SCA in need of mitigation for urban flooding impacts.</li> <li>• The county initiated the Zekiah Watershed Urban Flooding Analysis &amp; Solutions project to analyze and develop conceptual designs for solutions for</li> </ul>

Sustainable Communities Renewal Application - Section B

					<p>three locations (two of which are in the SCA) that were identified in the 2020 Nuisance and Urban Flooding Study as prone to urban flooding.</p> <ul style="list-style-type: none"> <li>• The Resilience Authority and the county hired a contractor, Biohabitats, in 2022 to conduct an assessment of drainage issues within approximately 25 neighborhoods throughout the County, including several located within the Waldorf SCA.</li> </ul>
<b>OTHER:</b>					

## Sustainable Communities 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</b> (federal, state, foundation, etc.)	<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>Maryland Bikeways Program:</b> Funds used for Indian Head Rail Trail (IHRT) Extension Feasibility Study	MDOT	\$64,000		
<b>Program Open Space:</b> Funds used for development of Waldorf Park	MD DNR	\$2,345,825		
<b>Program Open Space:</b> Funds used to purchase adjacent land for additional parking for the Waldorf Senior and Recreational Center	MD DNR	\$300,200		
<b>Water Quality Revolving Loan Fund:</b>	MDE	None	Charles County projects are typically not large enough to be priorities for funding compared to other projects throughout the state.	
<b>Other Funding Programs:</b> examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc. *Please add more rows if necessary				
<b>Southern Maryland Rapid Transit Project:</b> \$5 million in Congressionally Directed Spending to support the design, engineering, and National Environmental Policy Act (NEPA) process for the	Federal	\$5,000,000		

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<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</b> (federal, state, foundation, etc.)	<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>
development of a 19-mile fixed-route, high capacity transit service from the Branch Avenue Metrorail Station in Camp Springs to Waldorf/White Plains.				
<b>US DOT BUILD Grant:</b> For funding the Southern Maryland Rapid Transit Project (SMRT)	US DOT/MDOT	None	The State provided support and a funding commitment for this application. While the county did not receive the funding, the county believes the partnership opportunity further solidified the collaborative partnership with MDOT.	
<b>DNR Chesapeake and Coastal Grant Gateway Program:</b> For Zekiah Watershed Urban Flooding Analysis & Solutions to address urban flooding in three locations (two of which are located in the SCA)	MD DNR	\$65,000		
<b>Community Development Block Grant:</b> Funds used for Westdale Drive Stream Relocation and Restoration Project to address climate-related nuisance flooding in the Acton Village neighborhood.	DHCD	\$800,000		
<b>Community Development Block Grant Homeless Initiative:</b> Funds will enable Catholic Charities to hire additional staff members as it expands and enhances services at Angel's Watch, the agency's emergency shelter for single women and families.	DHCD	\$200,000		Awarded to Catholic Charities of the Archdiocese of Washington in partnership with Charles County Government
<b>Community Development Block Grant CV-1:</b> COVID-related Rental Assistance Programs	Federal/DHCD	\$150,000		Partners: Charles County United Way, Southern Maryland Tri-County Community

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<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>
				Action Committee (SMTCCAC) Total Households Served to date: 160
<b>Community Development Block Grant CV-2:</b> COVID-related Rental Assistance Programs	Federal/DHCD	\$750,000		Partner: MD Association of Social Services Boards Foundation (MASSB) Total Households Served to date: 67
<b>Emergency Rental Assistance Program (ERAP 1):</b> COVID-related Rental Assistance Programs	Federal/DHCD	\$5,897,393		Partners: Charles County United Way, SMTCCAC, Lifestyles of Southern MD, Legal Aid Bureau Total Households Served to date: 659
<b>Emergency Rental Assistance Program (ERAP 2):</b> COVID-related Rental Assistance Programs	Federal/DHCD	\$4,057,745		Partners: SMTCCAC, Lifestyles of Southern MD, Legal Aid Bureau Total Households Served to date: 36

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<b>COMPETITIVE FUNDING:</b> Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?
Not at this time.



# Sustainable Community Action Plan

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Name of Sustainable Community

<u>Example Section</u>			
<u>Strengths</u>		<u>Weaknesses</u>	
<ul style="list-style-type: none"> <li>Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community)</li> </ul>		<ul style="list-style-type: none"> <li>Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)</li> </ul>	
<u>Desired Outcomes and Progress Measures</u> Outcomes should be considered end results of actions and strategies. Based on the strengths and weaknesses, identify the strengths on which you would like to build and the challenges you would like to address. Progress Measure: What will you use to measure success toward outcome? Is it quantifiable or qualifiable?	<u>Strategies and Action Items</u> Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.	<u>Implementation Partners</u> Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.	
Example Outcome 1: Code violations and complaints are reduced in the Sustainable Community residential areas. Example Progress Measures: Code violations reduced by 25% in Sustainable Community residential areas	Example Strategy A: Review and revise, as needed, code compliance program to reduce frequency and number of residential code violations. Example Action 1: Complete analysis of code violations over the past five years to determine areas, both geographically and topically, for which code violations are most frequent. Example Action 2: Conduct outreach program to determine barriers to code compliance. Example Action 3: Analyze code compliance program for potential inefficiencies and opportunities for proactive engagement. Example Action 4: Pursue façade improvement funding to assist low-income homeowners overcome barriers to code compliance.	Maryland Department of Planning, Maryland Department of Housing, County Planning Department, local homeowners association	

## 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.

<u>Strengths</u>		<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>Several water quality improvement projects were completed in the SCA, consisting of treatment of runoff from a total of 72.65 acres of previously untreated impervious surface area (ISA)</li> <li>The head of the 13-mile Indian Head Rail Trail is located in the SCA and provides a unique opportunity to enjoy some of Southern Maryland's most undeveloped natural areas</li> <li>The newly established Resilience Authority will help the SCA and county as a whole undertake and support resilience infrastructure projects that mitigate and adapt to the impacts of climate change</li> </ul>		<ul style="list-style-type: none"> <li>Additional improvements to water quality needed</li> <li>Inadequate sewer capacity along Old Washington Road</li> <li>Inadequate stormwater management in older parts of SCA, particularly in the WURC</li> <li>Lack of open space and parkland</li> <li>Certain areas in SCA identified in the 2020 Nuisance and Urban Flood Plan as prone to frequent urban flooding</li> </ul>
<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Improved stormwater management</p> <p>Progress Measures: Stormwater infrastructure upgrades</p>	<p>Strategy A: Complete design of stormwater and drainage upgrades in the WURC.</p> <p>Strategy B: Begin construction of WURC stormwater and drainage upgrades.</p> <p>Strategy C: Complete assessment of drainage issues and prioritization of projects as part of Private Stormwater Drainage Improvement Program.</p> <p>Strategy D: Begin process of making necessary repairs to privately-owned stormwater drainage conveyance systems.</p>	<p>A and B: Charles County Dept. of Public Works/Capital Services Division, Charles County Dept. of Planning &amp; Growth Management</p> <p>C and D: Charles County Government, Charles County Resilience Authority</p>

## Sustainable Communities Renewal Application - Section B

<p>Outcome 2: Reduced flooding and improved water quality</p> <p>Progress Measures: Reduced flooding and improved water quality</p>	<p>Strategy A: Complete Westdale Drive Stream Relocation and Restoration Project to relocate the stream near Westdale Drive to protect the adjoining Acton Village residents from further property damages due to flooding and to protect the stream valley and downstream area receiving waterbodies from ongoing erosion within the existing stream.</p> <p>Strategy B: Complete Zekiah Watershed Urban Flooding Analysis &amp; Solutions to analyze and develop conceptual designs for solutions for three locations (two of which are located in the SCA) that were identified in the 2020 Nuisance and Urban Flooding Study as prone to frequent urban flooding. This project is funded by a \$65,000 grant from the MD DNR Chesapeake and Coastal Service.</p>	<p>Charles County Government, Charles County Resilience Authority, MD DHCD</p> <p>Charles County Government, Charles County Resilience Authority, MD DNR Chesapeake and Coastal Service, Maryland Environmental Service, MD SHA, Michael Baker International</p>
<p>Outcome 3: Increased access to parkland and open space</p> <p>Progress Measures: Addition of park acreage and amenities</p>	<p>Strategy A: Complete development of Waldorf Park.</p>	<p>Charles County Dept. of Recreation, Parks and Tourism</p>

## 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

- Excellent access to interstate network and commercial airports
- Addition of major new businesses and employment over past 5 years indicate healthy business attraction and retention environment in SCA in general
- Active investment in redevelopment opportunities

### Weaknesses

- Lack of high-capacity transit
- Lack of viable downtown commercial core
- Obstacles to rehabilitation / adaptive reuse of commercial buildings
- Redevelopment/revitalization of the WURC has been a challenge:
  - Inadequate water, sewer, and stormwater infrastructure

## Sustainable Communities Renewal Application - Section B

<ul style="list-style-type: none"> <li>Lodging and hospitality market indicators are sufficient to trigger new investment</li> </ul>	<ul style="list-style-type: none"> <li>Lack of public/shared parking</li> <li>Small/narrowly shaped lots are a challenge to infill/mixed-use development.</li> <li>Not pedestrian friendly</li> </ul>
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Commercial district revitalization in the WURC</p> <p>Progress Measures: Increase in number of new businesses, number of businesses using incentives, number of buildings rehabbed</p>	<p>Strategy A: Promote State and local incentive programs to property and/or business owners within the WURC including the county's new Commercial Real Property Improvement and Rehabilitation Tax Credit.</p> <p>Strategy B: Establish a formal BID or other structure to support continuing revitalization and redevelopment within the WURC Corridor.</p> <p>Strategy C: Work with property owners and seek county and DHCD funds to acquire key parcels for consolidation and redevelopment.</p> <p>Strategy D: Complete design of water, sewer, and stormwater infrastructure upgrades.</p>	<p>Charles County Economic Development Dept., County Dept. of Fiscal and Administrative Services</p> <p>Economic Development Dept., Dept. of Planning &amp; Growth Management</p> <p>Dept. of Planning &amp; Growth Management, Economic Development Dept.</p> <p>Dept. of Planning &amp; Growth Management, Dept. of Public Works/Capital Services</p> <p>Economic Development Dept., Dept. of Fiscal and Administrative Services</p>
<p>Outcome 2: Increased rehabilitation / adaptive reuse of commercial buildings</p> <p>Progress Measures: Increased number of rehabilitated commercial buildings</p>	<p>Strategy A: Promote the county's new Commercial Real Property Improvement and Rehabilitation Tax Credit to property and/or business owners within the SCA.</p>	<p>Economic Development Dept., Dept. of Fiscal and Administrative Services</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>Commuter buses to Washington, DC are frequent and heavily patronized</li> <li>Local public transit is affordable and heavily patronized. County recently started a pilot program to eliminate passenger fares</li> <li>Local public transit provides connections to other county public transit systems allowing regional transit travel</li> <li>Federal, state and county political support has resulted in a major funding commitment for the Southern Maryland Rapid Transit Project (SMRT)</li> <li>Progress being made on sidewalk and bicycle connectivity</li> </ul>	<ul style="list-style-type: none"> <li>Commuter buses are only available at park and ride facilities with no stops within communities</li> <li>Completion of high-capacity mass transit to metro Washington job centers project is several years away</li> <li>Bicycle and pedestrian safety and connectivity, while it has been improving, continue to be lacking in the SCA, especially the Crain Highway corridor and the WURC</li> <li>Lack of public parking for high density uses to share</li> <li>Old Washington Road is not pedestrian friendly and experiences regular traffic backup at the Route 5 intersection</li> </ul>

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increased connectivity of the SCA's bicycle and pedestrian network</p> <p>Progress Measures: Linear feet of new sidewalk/pathways added</p>	<p>Strategy A: Continue to implement Connect Waldorf Plan via combination of county capital projects and developer contributions.</p> <p>Strategy B: Complete Smallwood Drive West project to expand width of existing shared use paths to 10 feet and fill in gaps in the path network of Smallwood Drive West between Crain Highway/US 301 and Middletown Road. Work with Tri-County Council for Southern MD to seek grant funding from MDOT Maryland Bikeways program or the Transportation Alternatives Set-Aside Program for this project.</p> <p>Strategy C: Fund the design/construction of selected alignment of the Indian Head Rail Trail (IHR T) extension from its current terminus in White Plains eastward to the northern terminus of the Three Notch Trail in St. Mary's County.</p>	<p>Dept. of Planning &amp; Growth Management, Dept. of Public Works/Capital Services Division</p> <p>Dept. of Planning &amp; Growth Management, Tri-County Council for Southern MD, Dept. of Public Works/Capital Services Division, MD SHA</p> <p>Dept. of Planning &amp; Growth Management, Tri-County Council for Southern MD, Dept. of Public</p>



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		Works/Capital Services Division, MD SHA
<p>Outcome 2: High-capacity transit to DC metro area to provide a transit alternative for SCA commuters.</p> <p>Progress Measures: Completion of environmental study and design/engineering for the Southern Maryland Rapid Transit Project.</p>	<p>Strategy A: Conduct the design, engineering, and National Environmental Policy Act (NEPA) process and secure Record of Decision for the Southern Maryland Rapid Transit Project.</p>	<p>USDOT, MDOT, Dept. of Planning &amp; Growth Management, Dept. of Public Works/Capital Services Division</p>
<p>Outcome 3: Improved traffic flow and walkability along Old Washington Road in the WURC</p> <p>Progress Measures: Completion of design of roadway, pedestrian, and bicycle improvements</p>	<p>Strategy A: Complete engineering design of Old Washington Road upgrade project to include roadway expansion, pedestrian, and bicycle facilities.</p>	<p>Dept. of Planning &amp; Growth Management, Dept. of Public Works/Capital Services Division, private sector contractors</p>

Housing		
<p>This section focuses on the homes in which people in your community live or making it easier for them to find and stay in a place to call home.</p> <p>Strengths, weaknesses and outcomes might focus on the following: affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing condition (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.</p>		
Strengths	Weaknesses	
<ul style="list-style-type: none"> <li>The county has numerous programs to assist with affordable housing and homelessness prevention</li> <li>Development of affordable multifamily projects is increasing</li> <li>Facilities and services for the homeless population have expanded</li> </ul>	<ul style="list-style-type: none"> <li>Current county assistance programs can't address affordability on as large scale as is needed</li> <li>Lack of affordable housing for those in the lowest income categories</li> <li>Lack of diversity in housing types</li> <li>Need for more rental housing</li> </ul>	

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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increased supply of affordable housing</p> <p>Progress Measure: Number of affordable units</p>	<p>Strategy A: Implement revisions to county policies and zoning regulations to facilitate increased supply of affordable housing, such as improvements to MPDU and accessory dwelling unit regulations; and a new Residential Use Types zoning amendment to expand housing type diversity.</p> <p>Strategy B: Complete construction of approved senior affordable housing project (144 units) in Fairway Village (St Charles PUD) using Payment in Lieu of Taxes (PILOT) as incentive.</p> <p>Strategy C: Support affordable housing projects currently under compliance review.</p> <p>Strategy D: Work to attract additional affordable housing development</p>	<p>Charles County Dept. of Community Services, Dept. of Planning &amp; Growth Management, County Housing Work Group, Charles County Housing Authority</p> <p>Dept. of Community Services, Housing Authority, PIRHL Development</p> <p>Dept. of Planning &amp; Growth Management, Dept. of Community Services, County Housing Work Group, Charles County Housing Authority</p> <p>Dept. of Planning &amp; Growth Management, Dept. of Community Services, County Housing Work Group, Charles County Housing Authority</p>

# 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 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>The new multi-generational Waldorf Senior and Recreational Center has greatly expanded the recreational and educational opportunities for the SCA community</li> <li>Additional recreational facilities are located in the SCA that serve persons of all ages</li> <li>Ample healthy food options</li> <li>Numerous homelessness programs and services</li> </ul>	<ul style="list-style-type: none"> <li>Lack of a cohesive downtown focal area/destination/redevelopment catalyst</li> <li>Lack of civic and cultural/arts and entertainment amenities</li> <li>Lack of community character</li> <li>Increase in blight in the WURC</li> </ul>

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Community enhancements in WURC to beautify corridor, reduce blight, catalyze revitalization and help create destination for area</p> <p>Progress Measures: Number of facades improved, reduction in number of blighted properties, increase in foot traffic and use of businesses</p>	<p>Strategy A: Pursue Community Legacy funds to develop Façade Improvement Program for properties in the WURC.</p> <p>Strategy B: Fund the construction and maintenance of easy-to-install landscaping features, banners, signage, and other site amenities on properties in the WURC.</p> <p>Strategy C: Work with existing bank at intersection of Leonardtown Road/Business Route 5 and Old Washington Road to establish and market weekly food truck to encourage more pedestrian activity at this location.</p>	<p>Dept. of Planning &amp; Growth Management, Maryland Department of Housing and Community Development</p> <p>Dept. of Planning &amp; Growth Management, Dept. of Recreation, Parks and Tourism</p> <p>Dept. of Planning &amp; Growth Management, Economic Development Dept, private bank</p>

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	Strategy D: Establish a community-based public art program. Enlist local arts organization and local businesses to partner with the county to develop key projects that may include murals, sculpture, and other art installations within the WURC. Look into grants such as <a href="#">Public Art Across Maryland New Artworks Grant   MSAC</a>	Dept. of Planning & Growth Management, Charles County Arts Alliance, Maryland State Arts Council
Outcome 2: Provide County Government services to residents while providing catalyst for WURC redevelopment and civic amenity for SCA as a whole  Progress Measures: Additional local government services for SCA residents, additional private development/redevelopment spurred	Strategy A: Fund feasibility study for a satellite governmental center in Waldorf.  Strategy B: Fund design and construction of satellite governmental center.	Dept. of Planning & Growth Management  Dept. of Planning & Growth Management, Dept. of Public Works/Capital Services Division

## Local Planning and Staffing 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>• SC Area is included within the adopted Waldorf Sub-Area Plan, which helps guide development in Waldorf</li><li>• Vision Plan, mixed-use urban zoning and design guidelines in place for Waldorf Urban Redevelopment Corridor</li><li>• TOD zoning in place for Waldorf Station (Greenberg Gibbons) development</li><li>• Watershed Conservation District (WCD) zoning in place to the west of the SC Area, which will reduce greenfield development and thus help trigger infill development in Waldorf</li></ul>	<ul style="list-style-type: none"><li>• Difficulty in catalyzing development in the WURC:<ul style="list-style-type: none"><li>◦ Need for increased coordination among county agencies and projects</li><li>◦ Need for comprehensive review of significant property ownership and ROW needs in corridor</li><li>◦ Existing businesses and landowners, many of which are nonconforming, have expressed difficulty in complying with the current mixed-use zoning</li></ul></li><li>• Permitting requirements and lack of knowledge of process pose challenge for creative, pop up/temporary and adaptive reuse projects</li><li>• Lack of focused planning for White Plains area</li></ul>

## Sustainable Communities Renewal Application - Section B

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Catalyze / facilitate downtown development in the WURC</p> <p>Progress Measures: Increase in number of new businesses, increased viability for existing businesses</p>	<p>Strategy A: Hold regular coordination meetings with SCA Workgroup.</p> <p>Strategy B: Complete Zoning Text Amendment (ZTA) for additional transitional provisions to provide regulatory flexibility for an interim period until redevelopment occurs.</p> <p>Strategy C: Provide education and outreach on zoning and permitting regulations and processes to property and business owners within the WURC.</p> <p>Strategy C: Create GIS mapping to paint a full picture of ROW needs for desired dedication/reservation for individual projects, and to track significant property owners.</p>	<p>SCA Workgroup</p> <p>Dept. of Planning &amp; Growth Management</p> <p>Dept. of Planning &amp; Growth Management</p> <p>Dept. of Planning &amp; Growth Management</p>
<p>Outcome 2: Increase in creative, pop up/temporary and adaptive reuse projects</p> <p>Progress Measures: Increased number of pop up/temporary and adaptive reuse projects, increased number of rehabilitated commercial buildings</p>	<p>Strategy A: Amend zoning and permitting regulations and processes to facilitate creative, pop up/temporary and adaptive reuse projects</p> <p>Strategy B: Provide outreach and education to property and business owners on zoning and permitting regulations and processes</p> <p>Strategy C: Promote the county's new Commercial Real Property Improvement and Rehabilitation Tax Credit to property and/or business owners within the SCA</p>	<p>Dept. of Planning &amp; Growth Management</p> <p>Dept. of Planning &amp; Growth Management</p> <p>Economic Development Department</p>
<p>Outcome 3: More comprehensive land use strategy for White Plains area</p> <p>Progress Measure: New sub area plan for White Plains</p>	<p>Strategy A: Include a White Plains sub area plan in county budget and issue RFP for consultant</p>	<p>Dept. of Planning &amp; Growth Management</p>

**Waldorf Sustainable Community  
Workgroup Roster 2022**

- Department of Planning and Growth Management – Deborah Carpenter, Director
  - Planning and Zoning – James Campbell, Planning Director
    - Preservation/Long Range Planning – Cathy Thompson, Planning Supervisor
      - Amy Blessinger, Planner III
      - Ashley Hudson, Planner I
    - Environmental Planning – Planning Supervisor (vacant)
      - Karen Wiggen, Planner III
      - Paula Proctor, Planner II
    - Zoning Administration – Cyndi Bilbra, Planning Supervisor
    - Climate Resilience and Sustainability – Beth Groth, Officer
  - Infrastructure Management – Chief of Infrastructure (vacant)
    - Engineering – Alicia Afroilan, Engineering Supervisor
  - Codes, Permits and Inspections Services – Ray Shumaker, Chief
  - Transit Division – Jeff Barnett, Chief of Transit
- Economic Development Department – Kelly Robertson-Slagle, Director
  - Taylor Yewell, Redevelopment Manager
  - Michelle DeSoto – Research and Project Development Manager
- Department of Public Works – Bernard Cochran, Acting Director
  - Capital Services Division – John Stevens, Chief
    - Brian Kagarise, Acting Program Manager
    - Lynnie Ball, Project Manager II
- Community Services – Dina Barclay, Director
  - Housing Authority – Rita Wood, Chief
    - Barbara Farmer, Community Development Supervisor
    - Jeremy Dautenhahn, Housing Program Supervisor
  - Aging and Human Services Division – Lisa Furlow, Chief
- Department of Recreation, Parks and Tourism – Kelli Beavers, Director
  - Recreation Division – Sam Drury, Chief
  - Parks and Grounds Division – Tim Drummond, Chief