
CHECKLIST & TABLE OF CONTENTS

APPLICANT: Town of Forest Heights

NAME OF SUSTAINABLE COMMUNITY: Town of Forest Heights, Maryland

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: Town of Forest Heights, Maryland

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

"The Town is more or less bounded to the North by Audrey Lane, to the East by Livingston Road, to the South by the Capital Beltway, and to the West by Oxon Creek and federal lands known as the Oxon Hill Children's Farm. The legal description of the Towns boundaries can be found in Section 33-2 of the Charter of the Town of Forest Heights available on file with the Md. Dept. of Legislative Reference (The Compilation of Maryland Municipal Charters) or the Town's website."

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 296.00

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

- Community Legacy Area Designated Neighborhood
- Main Street Maple Street
- Local Historic District National Register Historic District
- A & E District State Enterprise Zone Special Taxing District
- BRAC State Designated TOD
- Other(s): Enterprise Zone, Playful City USA, Let's Move/Healthy Community, Solar Panels, Zero Run-Off & Retention Program Green Roof Program

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)

Recently, Forest Heights received Community Legacy funds to assist with the construction upgrade of existing pedestrian facilities. This project greatly improved the safety and ease of travel throughout the community. The project began in March 2012 and ended with a final construction cost of \$267,000. The entire cost of the project from start to finish was \$433,000. ADA accessibility guidelines have been used to alter or repair existing facilities. The project work scope includes among other items, reconstruction or upgrade of 72 sidewalk ramps, the reconstruction of approximately 5,600 square feet of concrete sidewalk, upgrades to 17 driveway aprons, residential and commercial construction of ADA compliant metal handrail and concrete steps. The town has employed the services of an engineering firm that has developed plans to address both the repair and replacement of our streets using Low Impact Design (LID) methods. Thus far, the town has had 18 streets milled and repaved by the Washington Gas Company. Washington Gas completed this work for the town since its need to conduct infrastructure improvements led to the streets being demolished.

Also, as part of the Mayor and Town Council's work towards making Forest Heights a true sustainable community over the years, there are a number of projects that have been completed on the municipal grounds and the town hall building. The grounds are currently recognized as a demonstration site for storm water management with the installation of pervious pavement, rain barrels and other zero run-off practices. The town hall also utilizes solar panels to provide energy to offset energy costs. A vegetated green roof was installed at town hall and the reconstruction of the second floor of the building was completed with the use of recycled and environmentally friendly materials. These implemented measures have served as a model for sustainable practices for the members of our community, visitors and other municipalities in the region.

Forest Heights is currently one of several municipalities that has applied jointly for a grant from the National Fish and Wildlife Foundation to create a municipal storm water partnership for underserved towns within the Anacostia Watershed in Prince Georges County. There are over 20 municipalities that must comply with Phase II of the MS4 program but, some do not possess the personnel capacity to do so. These towns are entering into agreements with the Prince Georges County Department of Environmental Resources for program implementation. The department will select and implement restoration projects that will reduce impact from impervious areas and reduce nitrogen loads within each of the jurisdictions. The project will serve as a model on how local partnerships can better reduce nutrients from storm water run-off, implement Green infrastructure, and promote Smart Growth policies for the restoration of the Chesapeake Bay.

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)

Our towns' relative lack of an economic tax base has been a Smart Growth barrier over the years. Forest Heights has accomplished quite a bit in terms of Smart Growth thru the use of various grant monies and partnerships with other public and private sector organizations. However, virtually our entire tax base and related revenue is dependent upon the collection of residential property tax. For this reason, our Sustainable Plan seeks to redevelop and reinvest in the existing commercial nodes of the town where needed and, annex some strategic tracts of land nearby and that abut our corporate limits. This strategy would go a long way in an attempt to relieve our residents of the entire tax burden.

Also, there is the matter of our ineligibility to receive Community Development Block Grant (CDBG) funding to implement projects that would assist the town with Smart Growth initiatives.

The reason for our ineligibility is directly related to the 2010 Census Count which, reports our median income levels as too high and thus, we do not meet the HUD National Objective Criteria for the program. In short, the program criterion requires persons residing in the area have at least 51 percent residents who are low to moderate income. We were recently informed that only 46.6 percent of our residents in the project area are considered low to moderate income. As we review the related demographics in our town, we would argue that the income levels depicted by the Census count are inflated and unfairly skewed by the “Margin of Error” associated with the data collection methods.

As these numbers are estimates that take place as part of the census count and not official census responses, the Town of Forest Heights is currently in the process of disputing these statistics with the U.S Census Bureau.

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)

Weaknesses-The town is literally divided into halves. Hwy 210 bisects the east and the west side of Town. This physical divide creates two small communities (one east and one west of Hwy 210) and has a negative effect on the cohesiveness of development projects, amenities and other municipal endeavors. As a result, the town has evolved into what might be considered two separate towns. The Hwy impacts the town's sense of community, walkability, safety and overall sustainability.

The town consists of very little retail or commercial properties. Currently, there is a small commercial node along the south side of Livingston Road and a small commercial strip along the west side of Hwy 210 in the vicinity of Eastover Shopping Center. They make up approximately five percent of the total land use. There is also a lack of sit down restaurants and upscale brand name retailers within the town limits. There are approximately fifteen retail establishments offering services to the residents of the town. With such a small number of retail establishments, the primary tax base in the town is derived by way of residential property tax collection. And, since the town's population is decreasing, funds for community development, services and other investment are likely to decline too. The Town has little green space land use within the corporate limits. There are two small parks owned and maintained by the MNCPPC that serve the town. There are a number of smaller "pocket areas" like abandoned lots, traffic islands and informal paths. These areas could easily be converted into open space within the town as they are located in the residential portions of the community. The town is located in close proximity to Washington, DC and unincorporated PG County which all practically abut each other. Consequently, the coordination and provision of services for each jurisdiction have a profound effect on the other. For example, crime prevention strategies, code enforcement efforts, comprehensive planning for infrastructure needs and other issues must take place in conjunction in order to be effective for all jurisdictions affected.

Strengths-Located almost directly inside the Capital Beltway, the Town enjoys extremely easy access to Washington, DC, Virginia just across the river and other parts of Prince Georges County within minutes by car. The Town also boasts easy access to the Metro system and close points of interest like the National Harbor. The housing stock within the town was constructed primarily during the 1940s and early 1950s although a few houses were built in the 1930s. The majority of all homes in the town are well-kept, single family in nature with some duplex designs as well. The town housing consists of a number of architectural styles with attractive and well maintained homes. The town offers a variety of homeownership options from small starter homes to larger custom built houses on half-acre lots.

There are no historic properties or cultural sites within the town. The town also enjoys the benefit of two elementary schools, Flintstone Elementary and Forest Heights Elementary that serve its children. The current enrollment for both schools is about 600 students. The feeder schools are Oxon Hill Middle and High School. The town has nine bus stops within the corporate limits. The Metro Bus system can be easily accessed, providing direct access to the rail system only a couple of miles away. From an automobile transportation perspective, the main thoroughfares leading into the town are Hwy 210 and Livingston Road. The town includes existing channelized portions of a stream system which is a direct tributary to Oxon Run. This section of the stream is located directly in front of the Town Community Center. This allows the town the opportunity to restore the stream to a more natural state and have a more positive effect on the stream habitat.

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 primary land use in Forest Heights is single family residential, with a relatively small amount of some duplex construction as well. There are however, two small commercial areas within the town located along Livingston Road and along Highway 210. There are large commercial land use designations nearby in the County but not within the corporate limits of Forest Heights. They are Eastover Shopping Center and Oxon Hill Shopping Center.

There is no other active land use in the Town of Forest Heights. The current land use is not conducive to revitalization investment because there is not enough commercial land use and no mixed use, industrial or office land use to balance or offset the tax burden put upon the residents of the town.

This is the primary reason why the Town is extremely interested in annexing some nearby commercial properties in an attempt to increase the existing tax base and provide land use and an environment that would be more conducive to revitalization and investment.

The Town of Forest Heights is located in close proximity to Washington, DC and unincorporated Prince Georges County. Consequently, the coordination and provision of services for each jurisdiction have a profound effect on the other. For example, crime prevention strategies, code enforcement efforts, comprehensive planning for infrastructure needs and other issues must take place in conjunction in order to be effective for all jurisdictions affected.

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 strengths in the community for the overall quality of life in Forest Heights are numerous. The town boasts a vibrant and large choice of housing stock that is in good physical condition and well maintained. There are two elementary schools within the town, Flintstone and Forest Heights elementary. The feeder schools for the Middle school and High school students in the area are Oxon Hill Middle School and Oxon Hill High School. All these schools are run and maintained by the Prince Georges County School Board.

Crime in Forest Heights is down. In particular, residential burglaries, which were a problem in the past, have significantly decreased. This is due in large part to some major changes that have recently been implemented with respect to the town police services. The town police department has taken steps to upgrade its leadership by hiring a new Chief of Police with 35 years of law enforcement experience as a State Trooper. A new deputy police chief with significant law enforcement experience in a nearby municipality has also been hired. Together, the two bring over 50 years of professional law enforcement experience to the town. The administrative philosophies and practices implemented by the new police command structure have improved the culture of strategic policing and patrol procedures. This has had a direct effect on the reduction of criminal activities in town.

Additionally, the Forest Heights Police Department has improved relations and coordination with the Prince Georges County Police Department. This has led to better joint policing strategies and more effective law enforcement coverage in the town. The town police department is also in the process of solidifying a comprehensive security camera plan to increase the existing number of cameras in town from 3 to 22. This would provide the police with added eyes and monitoring capabilities to help with crime detection and suppression efforts.

Other efforts to improve the effectiveness of the town police department include, re-energizing the Neighborhood Watch Program, implementation of more effective neighborhood patrol practices by officers and, establishing a better relationship with the community culminating in greater apprehension of criminals.

Town Hall is the town center in terms of access to community resources and other events in Forest Heights. Many informational, civic and cultural activities are held at Town Hall and sponsored by the town. These include, Forest Heights Day which highlights and celebrates the talents, cultures and diversity of the citizenry. This is held the 1st Saturday in August. The town also sponsors or facilitates a number of other events throughout the year including, an MLK Act Of Kindness Day, Seniors Bingo, A Seniors' Holiday Dinner, A Stream Clean Up, A Community Yard Sale, and numerous Neighborhood Watch activities, to name a few.

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)

Forest Heights is located in the Oxon Run Watershed. Oxon Run itself abuts the town just before its confluence with the Potomac River. The junction of the Potomac and Oxon Run is marked by Oxon Cove a notable feature located along the east bank of the Potomac River within a short walking distance from the town. An analysis of Forest Heights' tree canopy found that more than 99 acres of the town were covered by tree canopy representing 33.9% of all land in town. Since 2008, the Town of Forest Heights elected officials have worked towards a goal of 'Zero Run Off'. To meet that goal the town has taken several important steps toward reaching that goal. In 2009, the Center for Watershed Protection assisted the town with a field assessment of potential storm water restoration opportunities within the town and in 2010 the town hired Pennoni Engineering to provide a comprehensive engineering study to assess drainage concerns. In addition, Pennoni was asked to provide recommendations to the town to retrofit the existing drainage system utilizing the best management practices (BMP). The general findings of both assessments showed that Forest Heights was determined to have moderate pollution severity and moderate restoration potential. The majority of homes in town were built in the 1940-1950's and were connected to a sanitary sewer system in the late 1950's, over time and materials used during that time period have failed and the town is experiencing numerous water problems associated with neighborhood springs that were formerly channeled. This has added to the amount of water that also is pumped from homes into the streets adding to the existing stormwater issue. The existing tree canopy is in need of adding new trees to gradually replace those that are aging out, diseased and to remove the invasive species that have been allowed to grow. The greatest strength that the town has is the number of champions on the Town Council. Since 2008, great strides have been made in the Town of Forest Heights to address the stormwater issues, creating a tree canopy plan, utilizing legislation to update the towns Codes and Ordinances to address problems in an environmentally sensitive manner, in addition to educating the public to become engaged.

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)

Over the past five years the Town of Forest Heights has addressed many of the environmental injustice issues not only through action, but by making our citizens aware of the impact we have on the environment through workshops and town newsletter. Recycling increased when the town switched to a once per week trash pick-up, utilizing a larger automated trash service. Since residents had to purchase an additional trash bin an unintended consequence was that they begin to recycle more. When attending a conference it was found that the town existed in a 'food desert', the town begin to let citizens know where they could purchase affordable vegetables and in July, 2013 will begin having its own farmers market. A garden club was formed to assist citizens interested in growing their own vegetables in limited spaces. Members have vegetable gardens that are grown in containers in their back yards. Education classes are held once a month to educate citizens on healthy eating and other health issues that plague our residents. The town applied for and received designation as a Let's Move Healthy Community. Forest Heights received a Bronze Metal for their efforts in November, 2012. Working with the Alice Ferguson Foundation, the town has developed a 'Trash Free Forest Heights' program, working with the two elementary schools to educate the students and providing signage throughout the town to reduce litter. The town has applied for a Sustainable Maryland Certification and is working with a newly formed Green Team to meet the different criteria.

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)

Mayor Goodall has been a strong supporter of efforts to reduce urban stormwater pollution for many years and has worked towards that effort. The Mayor and the Council support Prince Georges efforts to implement a stormwater mitigation program required by HB987 and has begun working with the Low Impact Design Center and Professor David Myers from the School of Landscape Design at the University of MD to develop a pilot program in town, similar to DC's River Smart Program to assist homeowners to meet the challenge. As mentioned before the town has an overall goal to become the first community on the East Coast to become a zero runoff community. This means the first 2 inches of rainfall would be infiltrated into the ground creating no runoff for smaller storms. Working with various agencies since 2008, the town has achieved this goal on the municipal grounds that serve as a demonstration site for residents and the community, hosting a vegetated green roof, 3 rain barrels, one 500 gallon cistern, 7 rain gardens, 4 different types of pervious pavement, landscape conservation and a living wall. The town will begin construction of its first 'complete street' in August, 2013 and is currently working on engineering plans for 5 additional streets which will begin construction in late 2014 utilizing funds from a MDER 319 Bond Bill and other revenue streams. Working with Prince Georges County the town will begin installation of community drainage to reduce water coming from homes via sump pumps to ensure that this water remains groundwater, flowing through French drains installed in the curb and gutter area of the streets. Stormwater mitigation and reduction of the trash and TMDL into the Oxon Run, meeting the NPDES Phase II requirements has been the strongest of the Town of Forest Heights areas in becoming a Sustainable Community.

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)

For the most part, the town is an established community with housing construction dating back to the 1940s. It consists of primarily single-family residential land use with a small amount of duplex properties. The assets of the town exceeded its liabilities at the close of the fiscal year ended June 2012. The majority of town net assets are capital assets which do not generate revenue. At the close of the last fiscal year, the town had a surplus of \$1,763,938. We have no long term debt obligations. One of the major economic weaknesses is the fact that our tax base is limited because it depends mainly on residential property tax collection. This is a barrier to our economic competitiveness. Also, the fact that the vast majority of land use is residential (approx. 95%) does not allow for much redevelopment because the existing neighborhoods are already established. The two primary barriers to economic opportunity in town are: our need to redevelop and improve existing commercial properties and, our need to annex nearby property for redevelopment and development purposes. There are economic drivers in the area. One of those is the National Harbor which is in very close proximity to us. There is also the construction of a new outlet mall close by that once completed, will act as a generator for the area. Additionally, there are several retail shopping centers close by with chain anchor stores and big box development that have an effect on the town economics and act as magnets. They are not located within our town limits but provide jobs for the area. The town is currently involved in efforts to increase worker skills and employment thru the development of a job training program for environmental storm water maintenance to help homeowners and businesses maintain rain gardens and other storm water mitigation techniques. Forest Heights will also soon develop and sponsor a summer youth job training program to provide entry level job readiness for town residents. According to the 2010 Census, the unemployment rate for the town is 11%. The recent establishment of a new Community Development Corporation for Forest Heights/Oxon Hill will assist us with existing and future business formation for the area. Broadband access is sufficient to both residents and the town public facilities. The entire network for servicing public facilities in the town will be completed by the end of August 2013.

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 town housing market and property values have felt the effects of the economic downturn. The vast majority of homes in town are single family with some duplex construction. Access to affordable home ownership however is available within that market. In fact, one of the main strengths of the town is the availability of affordable homes to be purchased. Although the housing costs in town are very affordable, in terms of true workforce housing, at this point, the town has none to offer. However, strategies within our Sustainable Plan seeks to create such housing options. Because the town is made up primarily of neighborhoods that have been established for quite some time, there is not much opportunity for additional residential construction. The 2010 Census reports the median home value for the town as \$242,000. The median price for rent paid by town residents is \$1,179.00 per month. The housing units planned for construction as part of the SC Plan will allow the town to focus on and include more affordable housing options that target households in the abovementioned AMI levels. The current homeownership rate for the town is 83%. The percentage of total occupied units is 85%. The current foreclosure rate is relatively low for the area and compared to the average in the County and State of Maryland.

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)

The population of Forest Heights has fallen between the 2000 and 2010 Census counts. The latest estimate is 2,471. The population figure in the 2000 count was 2,585. Figures in the 2010 Census indicate the demographics for the town are: 73% African American, 10% White, 9% Asian and 8.2 Hispanic. The median age of the residents is 45 years. The average household size is 2.75 and there are 930 total housing units in the town. Eighty nine percent of the town residents possess a high school diploma or more in terms of education and 23.6 percent of the residents have a bachelors degree. The median household income is reported as \$75,474.00.

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)

Forest Heights operates under a Mayor/City Council form of government. The Council consists of 6 members and the Mayor serves as a member of Council with voting powers. The Mayor is the chief elected official signing all major grant awards and contracts. The Council, as a body, sets policy, adopts legislation and appropriates funding for each fiscal year. The town employs a full-time Town Administrator who serves as Chief Operating/Administration Officer and supervises a management staff made up of a Town Clerk, Town Treasurer, Police Chief, and Public Works Supervisor. Our Town Attorney provided legal services on a contracted basis. As part of the process to receive input into the Sustainable Plan from the community and other stakeholders, the town conducted a series of two workshops. These workshops took place in February and April of 2013 and included significant participation by community members and town staff as well. The process to obtain Sustainable Community designation has been overseen by the Mayor and Town Administrator. Additionally, the town has also hired the services of a part-time town planner to facilitate the delivery of the Sustainable Community application. Also, the newly formed CDC which is representative of the town has been an active part of this process. A representative of the legislative branch (Town Council) of the town government has also been designated to help oversee the process.

The Sustainable Community Workgroup consists of the following membership: The Oxon Hill/Forest Heights CDC, The Maryland National Capital Park & Planning Commission, Housing Options & Planning Enterprises (HOPE), The PG County Redevelopment Authority, Prince Georges County Transitioning Neighborhoods Initiative (TNI), The Neighborhood Design Center of PG County, The Forest Heights Town Council, Pastor Campbell, Abundant Life Church.

The leaders of the Sustainable Community initiative will be the Mayor and Town Administrator of Forest Heights (with staff support from Town Planner and Public Works Director) and the Executive Director of the Oxon Hill/Forest Heights Community Development Corporation. They will also manage the implementation of SC Area Plan.

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 Town of Forest Heights has successfully administered a number of revitalization projects and grants associated with the revitalization of the town. These include numerous sidewalk and infrastructure projects and storm water mitigation projects with funding from, The Maryland Department of Natural Resources, Maryland Department of Energy, The Chesapeake Bay Foundation, CDBG Grant funds from Prince Georges County, Maryland Bond funds and The National Fish & Wildlife Foundation. These projects were all managed, overseen and implementation by our Mayor, Town Administrator and Public Works staff.

All of the members of our workgroup have a large amount of experience at implementing revitalization initiatives. Our newly formed CDC has already begun the process of forging the necessary public/private relationships to accomplish the plan goals.

The strength associated with this workgroup is that Forest Heights has established solid partnerships aimed at implementing the Sustainable Plan. The Forest Heights SC Plan for example, closely mirrors the plan components contained in the PG County Sector Plan for the area.

In terms of challenges, this workgroup may have somewhat of a challenge at working together to coordinate multi-jurisdictional permitting, regulatory requirements and standards. There may also be some political matters in the future pertaining to development issues which need to be addressed.

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)

Residents and other stakeholders in the community provided input to our Action Plan by way of two public workshops held for this purpose. Both workshops were held at Forest Heights Town Hall on February 27th and April 16th of this year. The workshops were heavily attended by town residents, business owners, town staff and political figures from the area. Our town planner also attended community meetings for several other nearby municipalities to share our plan concepts and receive plan feedback.

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)

Forest Heights was recently awarded Community Legacy funds to assist with the construction upgrade of existing pedestrian facilities. This project has greatly improved the safety and ease of travel throughout the community. The project began in March and was completed in April 2012 with a final construction cost of \$267,000. From start to finish, the entire project cost was \$433,000.

ADA accessibility guidelines have been used to alter or repair existing facilities. The project work scope includes among other items, reconstruction and upgrade of 72 sidewalk ramps, the reconstruction of approximately 5,600 square feet of concrete sidewalk, upgrades to 17 driveway aprons and residential and commercial construction of ADA compliant metal handrail and concrete steps. This project is aimed at creating a more walkable and pedestrian connected community to help encourage growth and new development activity in the town.

As part of the towns' work toward making Forest Heights a true sustainable community over the years, a number of projects have been completed on the municipal grounds and town hall building. The grounds are currently recognized as a demonstration site for storm water management with the installation of pervious pavers in the parking areas, rain barrels and other zero run-off practices. Town Hall also utilizes solar panels to provide energy to offset energy costs. A vegetated roof was installed atop the town hall building and the reconstruction of the second floor of the building was completed with the use of recycled and environmentally friendly materials. These "Green" and sustainable concepts are carried forward in the sustainable plan to improve storm water mitigation practices in Forest Heights and serve as a model for sustainable practices for members of our community, visitors and other municipalities in the metro area and region.

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)

Because Forest Heights depends primarily on its residential property tax base for tax revenue, we will seek the annexation of a nearby commercial site, Eastover Shopping Center, in an attempt to expand the tax base and take some of the tax burden off the residents. The Sustainable Community Plan calls for the construction of a mixed use development on this site which would provide an environment more suitable for sustainable site design concepts, more housing/affordable housing options and other amenities within the community that do not currently exist. Several smaller annexation projects will also be pursued in the plan to accommodate better sustainable and economic development. In order to help facilitate a more sustainable and connected environment in the heart of town along the Highway 210 corridor, public realm and sidewalk improvements will be necessary. Recommendations for such improvements are contained in the SC Plan as well as the Prince Georges County Sector Plan for the area.

The construction of a proposed pedestrian bridge linking the east and west sides of Forest Heights (over Indian Head Highway) is also a crucial project that needs to be completed in order to ready the town for further and more sustainable private investment. Pedestrian crosswalk and safety improvements at Indian Head Highway & Livingston Road are also very desired.

Full and complete implementation of the Towns' storm water management plan in the future will serve to address pollution entering the Potomac and Chesapeake Bay. The town has passed a Resolution to become a zero run-off municipality, the 1st of its kind in the country. Our ultimate goal is to have a "green infrastructure" throughout Forest Heights and educate and encourage all residents to adopt behavioral changes and practices by being involved in various town projects.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The Town of Forest Heights is involved in a number of initiatives and projects to reduce the Sustainable Community Areas' impact on the environment. The town has developed a storm water master plan that is understood and supported by local residents. The plan includes encouragement of the use of rain gardens, rain barrels and other management practices. The objective is to leverage education by creating a block by block, parcel by parcel storm water retrofit master plan to create a sustainable green infrastructure throughout the entire community. This project will improve the water quality conditions for the impaired Oxon Run watershed which feeds into the Potomac River and Chesapeake Bay. This will be accomplished by helping to remove contaminants associated with residential urban run-off. The project builds upon the extensive water related activity that Forest Heights has conducted to identify and implement water quality improvements in this community. The master plan will be integrated into the towns' sustainability plan efforts.

Forest Heights also administers a Home Weatherization Assistance Program for qualified residents in connection with the MDHCD, Maryland Dept. of Energy and Maryland Energy Administration.

Forest Heights participates in a County curbside collection Residential Recycling Program. The program saves energy and reduces the amount of trash in our landfills.

The town also sponsors a Stream Clean Up three times a year and sponsors a "Spring Clean Up" for residents to dump their larger items at Town Hall to be taken to a nearby waste management facility.

Forest Heights received grant money from a Chesapeake Bay Trust Urban Greening Grant to conduct an Urban Tree Canopy Assessment which took place during 2009-2010. The assessment was conducted in conjunction with the USDA Forest Service, EPA and University of Vermont. The purpose was to develop a baseline for the tree canopy coverage in town and to estimate the value of benefits to the environment provided by urban forests. As a result, tree canopies and possible tree canopies have been examined and summarized at the parcel level and integrated into the County GIS database. Consequently, individual parcels are being examined and targeted for tree canopy improvement where needed and Forest Heights is considering a tree canopy goal. The town has planted approximately 80 trees in public spaces thus far.

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)

Maryland Department of Natural Resources
Maryland Department of the Environment
U.S. Environmental Protection Agency
Chesapeake Bay Trust
Citizens of Forest Heights, Maryland
Town of Forest Heights, Maryland
The Port Town CDC
Fork Lift Community Reuse Organization
Oxon Hill/Forest Heights CDC

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)

The key assets that exist in our community upon which the Plan projects and initiatives will build upon are: a. The established and affordable neighborhoods and housing stock. Much of the Plan initiatives will provide enhanced infrastructure for the existing neighborhoods and enhanced amenities for residents. b. The geographic location of Forest Heights will enable us to take advantage of additional planning endeavors by surrounding jurisdictions such as Prince Georges County and Washington, DC. These jurisdictions have plans such as the County Sector Plan with projects or recommendations that compliment the efforts of the Sustainable Plan. Consequently, there is great continuity between local jurisdictions in the area and the plan process. c. The towns' newly created CDC will act as a catalyst for project and initiative building. d. There is new project development construction very nearby that will help drive the economy of Forest Heights and provide job opportunities in the area for our residents. e. The town has adequate schools in the community to serve our residents. f. The town is currently repairing its existing infrastructure and paving neighborhood streets with existing grants monies and programs. The projects in the SC Plan will build upon the efforts already underway. g. The close proximity of the town to the Oxon Run stream will allow us to continue to clean up and provide contamination mitigation efforts that affect the Potomac River and Chesapeake Bay.

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)

Forest Heights is very concerned about the commercial business district that exists in town. Although there is relatively little in terms of this use, we are in the process of enhancing our commercial and business districts with recommendations contained in the SC Plan. The Plan seeks to reuse and integrate as many existing sites, businesses and buildings in the business district as possible. We have assured the business owners of the town of this intention during our public workshops and throughout the entire plan process. The projects proposed in the Sustainable Plan for the creation of a new Eastover Shopping Center development, Mixed Use Live/Work District and others stress the reuse and integration of existing resources where feasible. The Sustainable Plan projects are proposed with the purpose of reinforcing and in this case, creating an authentic sense of place for the community.

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 large part of the SC Plan consists of enhancing or providing better access to existing green space in town. For example, the plan includes a multi-use trail system throughout Forest Heights that would link to an existing trail in PG County. This trail system concept was developed to allow town residents to walk throughout existing neighborhoods and it includes facilities for both adults and children along the way for recreation and exercise. The trail also meanders throughout sections of town next to streams and other nature areas that would provide opportunity for residents to experience and take advantage of our natural and aesthetic settings. The beginning point of the proposed trail is a vacant property known as Parcel A. This parcel would be converted into a small park at the entrance of town on its west side. The trail includes many examples of reusing current lots and enhancing public spaces to create new community park space.

Also, one of the concepts for development in the Plan would construct a significant green space and outdoor community gathering space at the existing Eastover site. And, the proposed Town Center civic gathering place project contained in the plan would provide a stream walk to promote much needed visitor and resident interaction in the heart of town. There is an ongoing program by way of our Town Street Tree Assessment to plant trees with grant monies from the Chesapeake Bay Foundation, The "Re-Leaf" program of PG County and National Fish and Wildlife Federation at various sites. Monies from the National Fish & Wildlife Federation and PG County are currently being utilized to implement a Complete Streets project on (Rolph Drive) within the community. This concept will be repeated in the future within other neighborhoods in town.

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)

Town of Forest Heights
Oxon Hill/Forest Heights CDC
MNCPPC
Housing Options & Planning Enterprises (HOPE)
WMARTA
Chesapeake Bay Trust

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)

The Town has a relatively new CDC which was incorporated in 2011 to focus on engaging in the evaluation, assessment and development of the Quality of Life needs of the community and the creation of a sustainable environment. This includes the issues policies and initiatives that will improve the local economy through investment, economic development and business incentive related endeavors. Specifically, the CDC in conjunction with the SC Plan, will institute the following: Ensure CB-17 is operating effectively so small businesses can compete on level playing fields, ensure information about bid contracts for local vendors is advertised in a timely fashion so vendors are ready to respond, develop a one-stop workforce database to help small businesses in locating laborers when needed, assist local businesses with MBE certification, create a small business alliance in local towns to share information and resources at minimal charge and, provide business friendly computer access for vendors to view contracts at a convenient and central web location. Currently, our CDC is in the process of creating the business alliance and an informational newsletter ("New Phoenix Program") to share contract and job opportunities beginning in July of 2013. The CDC also plans to pursue the creation of tax break incentives for small business, especially those that operate in PG County. Further, it plans to target large scale projects such as the new Casino, Westphalia, and others to stress potential economic opportunities. And, the CDC plans to work with the local schools to create a Trade Skills curriculum.

The Prince Georges County government has recently opened a new office designed to expedite the review and approval of building permit and other development applications. The office was established in response to complaints from developers that the time it takes for the county to review submitted permit applications is a deterrent to developers and potential projects for the jurisdiction. Since all development projects, re-zonings, etc. within Forest Heights must be approved by the county, this expedited process will be beneficial to us for future project development related to the SC Plan.

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 creation of more jobs within the Sustainable Community area will be largely linked to the towns' revitalization, development and redevelopment efforts. This will be seen in temporary construction jobs, the enhanced retail and service industries, and administrative positions as well. The Town of Forest Heights will contribute to job creation efforts thru the development of green jobs such as its Environmental Storm Water Maintenance Job Program and, Summer Youth Job Training Program. Also, the efforts mentioned in the section above explains how the Town and CDC will work together to increase the number of workforce development jobs. The Town is currently working with the CDC to determine a goal for the number of workforce jobs to be created.

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 Town of Forest Heights anticipates limited or no 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)

- Town of Forest Heights
- Oxon Hill/Forest Heights CDC
- Maryland Department of Natural Resources
- Maryland Department of the Environment
- U.S. Environmental Protection Agency
- Chesapeake Bay Trust
- NFWF

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 Town of Forest Heights has adopted policies to provide much needed housing options for the senior population in the community. The senior population demographic is significant within the town and there are currently no senior housing, assisted living or elderly care facilities located inside the town limits. By way of the Sustainable Plan, the town will pursue future development projects that include a senior housing and lifestyle development project. The project is a "campus" concept that would provide multiple living environments for seniors at one facility. Independent living, assisted living and nursing home care facilities are envisioned to provide the entire scope of care needed for the seniors in our community. This would give town residents to opportunity to "age in place", so it would not be necessary for them to leave the community as the aging process progresses.

The town has also adopted policies to provide more housing options for residents. These options would be both affordable and market rate in nature. We also envision both rental unit options as well as for sale housing choices. Currently, the only housing options in Forest Heights are single family residential homes and a limited number of duplexes. Forest Heights would like to enhance its housing options through plans to annex sites that abut the town and develop mixed use projects that include significant housing choices at those locations. These projects would consist of significantly higher density and include retail and office uses to support and compliment the proposed development.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The proposed housing initiatives would increase access to transit, community walkability and decrease transportation costs for town residents. Each of the proposed projects (Eastover/Eastover Park, The Talbert Commons Townhomes and The Mixed Use Live/Work District & Senior Living Complex) are designed with "New Urbanism" live, work and play concepts in mind. The development designs provide for the construction of necessary amenities and other services within walking distance of convenient bus service nearby. In fact, one of the development projects included in the plan (Eastover/Eastover Park) seeks to create a "Town Hub" on a large tract of land close to the town limits line. It would increase community connectivity and serve as a gateway for the town to and from Washington, DC. These initiatives, because of the convenient geographical location of our town, would enable residents to better access work, school, shopping and recreational facilities in Washington, DC, Prince Georges County and Virginia. These projects will also potentially result in far more town residents living near work and the town center.

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)

Our goal for the number of housing units to be created by the plan is as follows: The Talbert Commons Townhome project seeks to create approximately 29 townhouse units and 50 multi-family units. The Eastover/Eastover Park project seeks to create approximately 400 multi-family units. The Mixed Use Live/Work District & Senior Living Complex seeks to create approximately 100 multi-family units and 120 senior apartment homes. These units would consist of a mixture of for sale and rental units available to town residents. The goal is to set aside twenty percent of the housing units mentioned above (excluding senior apartment homes) as affordable housing units.

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)

Maryland National Capital Parks & Planning Commission
Housing Options & Planning Enterprises(HOPE)
Oxon Hill/Forest Heights CDC
The Neighborhood Design Center of PG County
The Prince Georges County Redevelopment Authority

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)

Forest Heights is uniquely situated geographically to take advantage of the existing transportation networks close to the town limits. The Washington, DC city limits, southern Prince Georges County and Virginia are all located minutes away. As a result, our plan seeks to more effectively take advantage of coordinating access to surrounding transportation networks and enhance those that already exist. There are about 9 bus stop locations within the town. These facilities currently provide connections to nearby rail transit stations in PG County and DC. And, the town is in the process of negotiating with WMARTA to include Forest Heights as part of an existing commuter bus line that services nearby National Harbor. Said inclusion would allow the residents of our town public transit access to the harbor when currently such a connection does not exist.

All of the plans for development projects in the SC Plan (East Over/Eastover Park, Talbert Commons Town Homes and The Mixed Use Live/Work District & Senior Living Complex) include establishing walkable pedestrian grid connections throughout the town. These connections were developed in conjunction with the plans and projects proposed by nearby jurisdictions. Because of our cooperative planning efforts with both the planning agencies for PG County and the District, their plans for connectivity of the public realm will enhance and support our plan concepts.

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)

The Sustainable Community area has a relatively close connection to a nearby WMARTA rail transit center on Southern Avenue thru bus service. Our plan strategies and projects seek to enhance connectivity of the two with public realm and sidewalk improvements that would provide better and safer access. Public realm improvements that provide connectivity to our community are included in PG County and District of Columbia plans as well. This is what enhances the effectiveness of our plan projects. In terms of Transit Oriented Development, although the project site for our Eastover redevelopment project is a couple of miles from a transit station on Southern Avenue, the creation of the concept would establish a community hub for Forest Heights that includes town housing and retail options closer to transit options. As a result, the plan strategies will contribute to the jobs and housing balance in the area since they are in fact mixed use development strategies. It would also provide a more effective use of land that would reduce reliance on single-occupancy automobiles.

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)

WMARTA
Maryland National Park & Planning Commission
Private Developers
Town of Forest Heights
Oxon Hill/Forest Heights CDC
District of Columbia Office of Planning

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 SC Workgroup will coordinate policy and potential funding streams with the Mayor, Town Administrator and newly created Community Development Corporation. This will insure continuity between the policy direction of the town, its Strategic Plan document and the SC Plan and help to remove barriers to investment. Therefore, funding resources and endeavors will be maximized thru coordinated efforts. The following is a list of action steps to be taken by the SC Workgroup:

- Prepare a Bi-annual report that depicts the progress of projects and related revenue streams in the SC Plan
- Conduct a monthly meeting with Town representatives and CDC representatives to discuss the progress of the SC Plan
- Participate in Green Team training sponsored by Sustainable Maryland Certified
- Participate in economic development workshops sponsored by the CDC
- Participate in meetings with private sector developers to enhance the planning process for projects contained within the SC Plan
- Coordinate with the Town Playful Cities rep. to make sure concepts for child activities remain integrated into the SC Plan
- Post the progress of the SC Plan initiatives on the Town website

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 SC Plan is extremely compatible with the town Strategic Plan and the PG County Sector Plan. In fact, the SC Plan affords us the chance to move forward with some of the recommendations in the Strategic Plan in terms of urban planning and sustainable practices. The SC Plan provides specific design and implementation strategies to move forward with the future town planning process which has been on hold for quite some time. We have worked closely with the Maryland National Capital Parks & Planning Commission as they have drafted their Sector Plan which targets Forest Heights as well as the surrounding area. The SC Plan mirrors many of the development/redevelopment plan concepts and infrastructure improvements contained in the Sector Plan. Forest Heights staff and MNCPPC staff have also attended each others public workshops and held several subsequent meeting to ensure plan continuity.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The Town has been successful at leveraging funds for various projects in the past. Primarily, success has been with leveraging the use of grant funding with other sources of funding or revenue. The SC Plan will act as the Towns' official development and sustainability guide that can be shared with the private sector (and government agency grant and revenue opportunities) to help solidify and leverage better private investment. Until this point, the town has used its Strategic Plan as the broad policy instrument to pursue leveraging funds. However, it does not contain the specific implementation strategy, steps or projects needed to move forward. Forest Heights has recently obtained the services of a part-time town planner who, along with the efforts of the newly formed CDC, can work in coordination to leverage and sustain more private sector input.

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)

- Create community identity in the center of town
- Connect the downtown area both physically and socially
- Provide increased potential for retail development and a pedestrian experience in downtown
- Promote visitor interaction, restore existing waters to the natural state, re-establish the ecological corridor for wildlife to move within stream in Forest Heights
- Provide for stream restoration projects in/around town
- Annex and develop/re-develop property at 3 sites that abut town to provide mixed use development to include better housing options, more retail options and green space.
- Provide housing options for seniors
- Provide a community center for the town youth
- Create a public gathering place in town constructed with "Green" concepts that address storm water run-off issues thru design elements
- Address the housing needs, provide more housing choices and units for town residents
- Increase the town tax base with retail and other development projects
- Increase the walkability, connectivity and livability of the town
- Provide pedestrian options to automobile travel in and around the town
- Provide a sustainable environment thru access to food and agriculture for town residents
- Address pedestrian safety and connectivity issues between the east and west sides of town
- Create a town wide storm water management plan
- Create a sustainable "green infrastructure" throughout the town
- Create a trail system and more green space in town
- Address job training issues
- Establish strong public/private partnerships

V. PROGRESS MEASURES

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

- Production of an Annual Report and Analysis on the status of the specific plan products

- Production of an internal monthly report to Mayor, Town Administrator and SC Workgroup describing the progress of the plan products

- Completion of Town Planner Work Program items required by Mayor and Town Administrator

- Coordination of monthly meetings with MNCPPC to review status and progress of plan products

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