



SUSTAINABLE COMMUNITIES PROGRAM

APPLICATION FOR DESIGNATION RENEWAL

Eligible Applicants:

*Local Governments with a Sustainable Communities
Designation*

*Local Government Consortiums 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/>

SGSC Approved 7.24



Overview of Sustainable Communities

The Sustainable Communities Act of 2010 established a framework for reinvestment and revitalization of Maryland's existing communities creating a single, locally designated geographic focus area. Since that time the "Sustainable Communities" designation has provided an efficient means of targeting scarce public and private resources for multiple State agency investments and prioritizations.

Purpose or Renewal and Streamlined Application

The Sustainable Communities (SC) designation must be renewed every five years. This renewal application provides an opportunity for local governments to update their existing SC action plan and report on the accomplishments made over the past five years. Through the renewal process, local governments can request additional technical assistance and highlight any areas from the original action plan for which progress must still be made.

Application Eligibility and Threshold Requirements

Local governments (municipal or county) are eligible to apply.

Eligible applicants are to reconvene their **Sustainable Communities Workgroup** to discuss the accomplishments and challenges of their Sustainable Community Action Plans in addition to any update they may like to make to the Action Plan. The applicant may choose to select new members to participate in the Workgroup. The purpose of this workgroup is to continue and reinforce working relationships and collaborations among local governmental departments and better align community development priorities and strategies. In addition, this is an opportunity to assess if the Workgroup would like technical assistance from State government agencies to implement certain action items or develop strategies to address local challenges.

Threshold Requirements

All Sustainable Community applications must meet the following threshold requirements:

1) Sustainable Community Area boundaries must be entirely within a Priority Funding Area (PFA) and should be an area in need of renewal and reinvestment that would benefit from a targeted long-term strategy.

Applicants can verify Priority Funding Area boundaries by visiting the MDP website at:

<http://www.mdp.state.md.us/OurProducts/pfamap.shtml>

2) The proposed Sustainable Community is within or near a town center or transportation center, or there is a need for financing assistance for small businesses, nonprofit organizations or microenterprises;

3) The updated Plan must be consistent with other existing community or comprehensive plans;

4) A Sustainable Communities Workgroup is re-convened and a roster of members should be provided with the application.

Applications that do not meet these threshold requirements will not be considered.

Application Submission and Evaluation

The Sustainable Community application will be evaluated based on thorough assessment of strengths and weaknesses and how well desired outcomes, strategies and action steps are connected to the local conditions.

The first page of the electronic application is the Table of Contents. This should also serve as a checklist and be used to provide corresponding tabs.

Please submit all materials (application, maps, pictures, and/or shapefiles) via email to the Sustainable Communities project management team.

Incomplete applications will not be accepted.

Deliver Sustainable Community Applications via email:

To: Carter Reitman

carter.reitman@maryland.gov

Copy: Olivia Ceccarelli-McGonigal

olivia.ceccarelli@maryland.gov

Site Visits, Follow-up, and Technical Assistance

Attendance at a minimum of one application consultation session or training is mandatory for all applicants. Consult with Carter Reitman at 410-209-5849 or by email at carter.reitman@maryland.gov if you would like to schedule a meeting.

If requested, the Department can provide technical assistance to local governments to prepare their Sustainable Communities applications. When needed, the Department may offer technical assistance, in collaboration with the Maryland Department of Planning, to local governments with limited capacity to prepare their Sustainable Communities applications.

During the application review process, the review team may make site visits and/or hold meetings with applicants. In addition, applicants may be contacted by the Department for follow-up discussions prior to awards.

Approval

Approval of applications will be made by the Governor's Smart Growth Coordinating Committee on the recommendation of an inter-agency review team. The review team is coordinated by the Department of Housing and Community Development. The Governor's Smart Growth Coordinating Committee can defer the approval of a Sustainable Communities renewal to the Governor's Smart Growth Subcabinet.

All questions related to the application, please contact Carter Reitman at 410-209-5849 or by email at carter.reitman@maryland.gov or your regional project manager, found at this link:

<https://dhcd.maryland.gov/Communities/Documents/SRP/PM-Map-ContactInfo.pdf>

RENEWAL APPLICATION INSTRUCTIONS

The Sustainable Communities application for renewal has **three** sections:

A. Contact information, General Information, Organizational Capacity:

In this section, applicants are asked to update their contact information, provide information about demographic shifts over the past five years, discuss the strengths and weaknesses of their Sustainable Communities workgroup, and share any technical assistance needs the workgroup may have.

B. Report on accomplishments over past five years:

The report is an opportunity to reflect on any accomplishments achieved in the Sustainable Community area. It is a tool used to evaluate if the SC applicant achieved its intended outcomes and identify what state resources were used, if any, to achieve those outcomes. Renewal applicants are encouraged to discuss how priorities, actions, and objectives were or were not achieved across the Sustainable Communities plan elements, including how any of the elements may have interrelated during the five initial years of SC designation.

C. Sustainable Communities Action Plan Update:

The Sustainable Communities Action Plan details revitalization outcomes and strategies to achieve those outcomes over the next five years. Renewal applicants are encouraged to use their previous Sustainable Communities applications as a basis for their updated Action Plan. You may identify which weaknesses have not yet been addressed or which strategies have not yet been implemented. Include your revitalization priorities for the next five years, basing them on your community's current strengths and weaknesses.

SUSTAINABLE COMMUNITIES PLAN ELEMENTS

The table below provides a description of each subject area/element of the Sustainable Communities Action Plan. Included are examples of common strengths and weaknesses within each subject area and the types of projects that might be implemented to address said strengths and weaknesses.

ENVIRONMENT: Describes projects involving the natural environment, our use of natural resources, and our relationships to the natural environment.

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

ECONOMY: Describes projects centered on economic growth and management.

This category includes projects focusing on (but not limited to): 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.

TRANSPORTATION: Describes projects involving the way people in your community get from place to place.

This category includes projects focusing on (but not limited to): 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.

HOUSING: Describes projects involving the homes in which people in your community live and which make it easier for them to find and stay in a place to call home.

This category includes projects focusing on (but not limited to): affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

COMMUNITY HEALTH & QUALITY OF LIFE: Describes projects 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 safety and the reduction of crime; libraries; educational facilities and programs; health and wellness facilities and programs; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities.

LOCAL PLANNING & STAFFING CAPACITY: Describes projects concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

This category includes projects focusing on (but not limited to): 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.

SUSTAINABLE COMMUNITY ACTION PLAN UPDATE

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, increase prosperity for local households and improve the 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 identified in the action plan are your priorities for improving the livability of community places -- residential, commercial, or other public or private properties – and the sustainability of new work, retail, recreational and housing opportunities for residents. At the same time, the plan should only discuss the strategies that will impact the geographic area targeted for revitalization so that resources have the best opportunity to have the intended effect. These projects can also be designed to 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 livable and sustainable community.

All communities submitted an SC Plan when the community earned its original designation. Some applicants may want to take advantage of the designation renewal process to outline new strategies, set new priorities, or reaffirm existing strategies for their Sustainable Community. Changes to SC Plans may reflect changes in external factors affecting the community or changes in the priorities of the applicant.

Action Plan Guidance

1) For each element, identify the essential strengths and weaknesses of your community.

Example:

Strength - Good sidewalk connectivity

Weakness - Insufficient bicycle infrastructure

2) Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest opportunities. Identify a way to measure the success of that outcome.

Example:

Outcome - Expand fiber optic broadband Internet connections in Town

Progress Measure - Linear measurement of broadband fiber laid

3) After defining the outcomes, list detailed strategies and discrete actions that will serve as the means to achieve those goals.

Example:

Strategy A - Increase number of Town sponsored events

Action A - Organize a workgroup tasked with planning weekend events

Action B - Develop, with community input, a series of weekend events that the Town could host

4) List potential partners that can support the successful implementation of these strategies through different types of resources.

Example:

Partner 1 - DHCD (Community Legacy program)

Partner 2 - Small Business Administration (Services and financial assistance)

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Prince George's County

NAME OF SUSTAINABLE COMMUNITY: Greater Camp Springs-Town of Morningside

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

- ☐ **Section A - Sustainable Community Renewal Applicant Information**
 - [Applicant Information](#)
- ☐ **Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**
 - [Part 1: Qualitative Assessment](#)
 - [Part 2: Competitive Funding](#)
- ☐ **Section C – Sustainable Community Renewal Action Plan Update (Matrix)**
 - [Action Plan](#)
- ☐ **Section D – Sustainable Communities Workgroup Roster**
- ☐ **Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**
 - [Disclosure Authorization](#)
- ☐ **Section F – Additional Files:** The following contents should be included:
 - If requesting a boundary modification, map in pdf format and a GIS shapefile of the proposed Sustainable Community boundary
 - Photos (jpeg format) of your aforementioned accomplished projects of the last five years

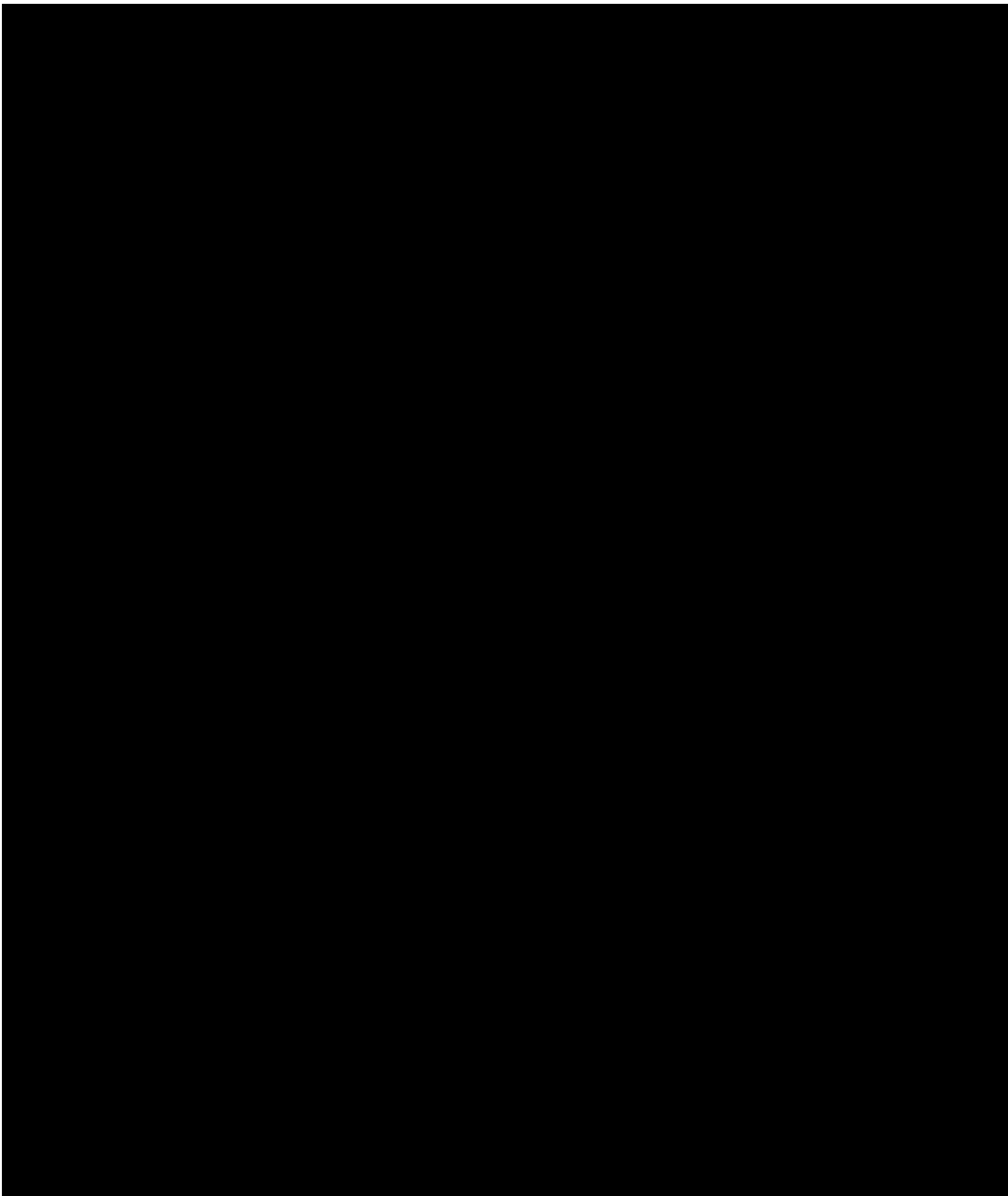
SECTION A - SUSTAINABLE COMMUNITY RENEWAL

APPLICANT INFORMATION

Name of Sustainable Community:		Greater Camp Springs-Town of Morningside	
Name of Applicant:		Prince George's County	
Applicant's Federal Identification Number:		52-6000998	
Applicant's Street Address:		1301 McCormick Drive, Room 4000	
City: Largo	County:	Prince George's	State: MD Zip Code: 20774
Phone Number: 301-952-5867	Fax Number: 301-952-3784	Web Address: www.princegeorgescountymd.gov	

Other Sustainable Community Contacts:

- (1) Sustainable Community Boundary and Description



- (1) If yes, Include the following in as an attachment:
- PDF or JPEG of modified Sustainable Communities boundary map,
 - GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),

Approximate number of acres of entire SC Area: 2,289

- (2) Existing federal, state or local designations:
- ☐ Main Street ☐ National Register Historic District ☐ Local Historic District
- ☐ Arts & Entertainment District X State Enterprise Zone Special Taxing District X BRAC
- ☐ State Designated TOD ☐ Other(s):

- (3) 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 population is currently 11,302, a decrease of 2% from 2019 (11,532). The median age is 40¹, which increased from 37 in 2019². The white population declined by over 1,000; the Black population remained steady. Housing values increased as did median household income. Those with advanced degrees increased by over 300. The number of housing units increased by 345, while overall homeownership declined (possibly due

¹ Source: U.S. Census Bureau, Census 2020.

² U.S. Census Bureau

Sustainable Communities Renewal Application - Section A\

to the opening of the Allure Apollo apartment complex). Residential and commercial vacancies decreased by half. Although detailed foreclosure information was not available for the SC area, state data show it remains high regionally.

See Data Tables for breakdown and specifics.

Greater Camp Springs-Town of Morningside Statistics
2024 Sustainable Communities Renewal Application

Population Data

	2019¹		2023²	
Age Group	Population	%	Population	%
14 and Under	2,189	18	1,861	17
15-19	731	6	574	5
20-24	743	6	803	7
25-64	6,401	55	6,745	60
65 and Over	1,467	15	1,319	12

	2019		2023³		
Race	Population Estimate	%	Population Estimate	%	Change
Black	8,747	75.8	8,488	75	(259)
White	1,995	17.3	905	8	(1090)
Hispanic or Latino	1,454	12.6	NO DATA	N/A	N/A
Some Other Race	NO DATA	N/A	964	8.5	N/A
Two or more races	312	2.7	675	6	363
Asian alone	361	3.1	196	1.7	(165)
American Indian and Alaska Natives alone	103	.9	60	.5	(43)
Native Hawaiian and Other Pacific Islanders alone	13	.1	14	.1	1
Not Hispanic or Latino	NO DATA	N/A	1,412	13	N/A
Hispanic or Latino (can be of any race)	NO DATA	N/A	9,890	88	N/A

¹ Neustar/Element One Population Trend Report

² Source: U.S. Census Bureau, Census 2020.

³ Source: U.S. Census Bureau, Census 2020.

Greater Camp Springs-Town of Morningside Statistics
2024 Sustainable Communities Renewal Application

Real Estate Data

	2019	2023 ⁴	Change
Housing Number of Units	4,591	4,936	345

	2019	2023	
Housing Values	%	%	% Change
\$200,000-\$399,999	71	89	18
values below \$99,999	5	4	(1)
more than \$400,000	6	16	10

	2014	2019	2023	
Vacancies	%	%	%	Change
Commercial ⁵	13	10	5	(5)
Residential ⁶	-	6	4	(2)

	2019	2023 ⁷	
Housing Types	%	% ⁸	Change
Owner-occupied	61	44	(17)
Renter-occupied	36	56	18

⁴ Source: U.S. Census Bureau, Census 2020 and 2022 American Community Survey 5-Year Estimates.

⁵ Source: CoStar

⁶ Source: Neustar

⁷ Source: U.S. Census Bureau, Census 2020 and 2022 American Community Survey 5-Year Estimates.

⁸ Percent households

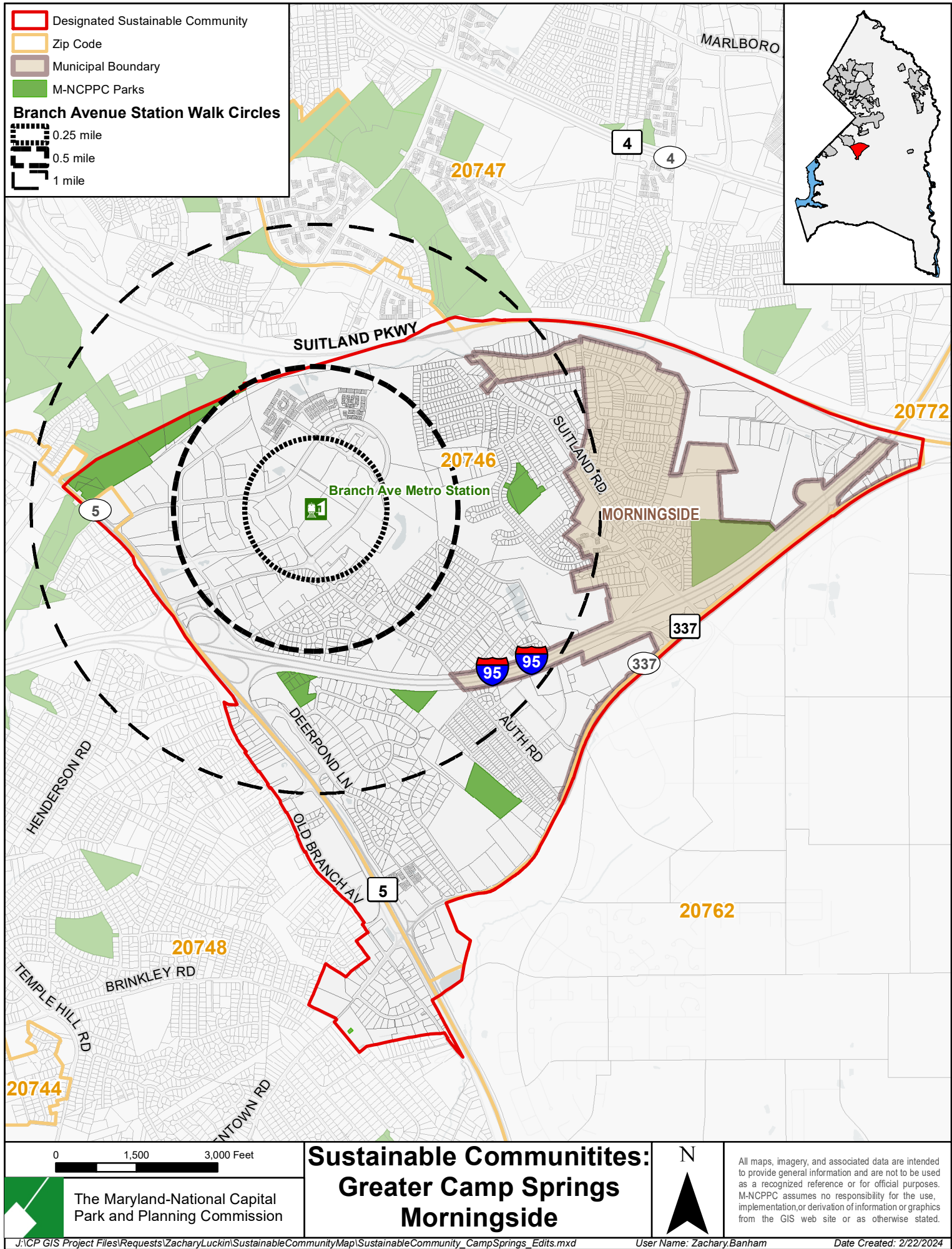
Greater Camp Springs-Town of Morningside Statistics
2024 Sustainable Communities Renewal Application

Income/Employment Data

	2019	2023	Change
Median Household Income	\$83,130	\$91,243	\$8,113

	2019	2023 ⁹	
Employment	%	%	% Change
Armed forces	.6	.3	(.3)
Employed civilians	66	74	8
Unemployed civilians	4	3	(1)
Not in the labor force	30	25	(5)

⁹ Source: U.S. Census Bureau, Census 2020 and 2022 American Community Survey 5-Year Estimates.
Sustainable Communities Application



(2) Organizational Structure, Experience and Public Input:

- (3) 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?

Participation in the workgroup changed from a preponderance of members representing CECR (Citizens Encouraging Community Revitalization) to those representing CSCA (Camp Springs Civic Association). Tamara Davis-Brown continued to provide leadership and direction within the workgroup, aided by representatives from the Town of Morningside and County agencies. County agencies including the County's Department of Housing and Urban Development (DHCD); Department of Public Works and Transportation (DPW&T); Department of Environment (DoE); Department of Parks and Recreation (DPR) and the Washington Metropolitan Area Transit Authority reviewed the existing Action Plan and implementation partners and provided updates as necessary. Implementation was hobbled by the COVID-19 pandemic; however, market forces fulfilled the outcome and progress measures in the action plan.

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

Collaboration with County agencies continues to be a strength, while challenges are like those in other SC areas, indeed, across the country, such as the shift to online retail commerce which make filling retail vacancies with businesses other than restaurants difficult.

- (5) 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?

Workgroup meetings were held February 21, March 6, and March 27, 2024 to craft and edit the renewal application. The action plan is aligned with the goals, policies and strategies in the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, the 2014 *Approved Southern Green Line Station Area Sector Plan*, the 2022 *Prince George's County Cultural Arts Study*, and the 2022 *Healthy Corner Store Initiative Guidance and Toolkit*.

- (6) 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.

Yes, the SC Workgroup and its membership would appreciate receiving support from the State. Specifically, some workgroup members have expressed the desire to receive State guidance when completing funding applications to help ensure better outcomes.

(7) SECTION B - 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: Environment

Outcome 1: Support communities and reduce environmental impacts.

Project 1: Expand Clean Up and Green Up activities. The Camp Springs Civic Association (CSCA) in partnership with the Denney House conducts regular environmental cleanups, which has reduced the amount of litter along Allentown Road and Old Branch Avenue. Funding from County Council District 8 enabled the Denney House to assist with litter removal and remediation of illegal dumping sites. Assistance from the Maryland State Highway Administration (SHA) resulted in cleanup of highway ramps along Branch Avenue. In addition, the Denney House engages young people in various environmental efforts throughout District 8. This effort works to achieve 2019 Strategy A: “Expand Clean Up and Green Up activities in all public areas of the sustainable community.”

Project 2: Bioswale Project at Skyline Elementary School (6311 Randolph Rd). This project consisted of installing a bio-swale on the field adjacent to Skyline Elementary School to treat stormwater runoff from 7,394 square feet of impervious areas. This project was completed in 2022 in a partnership between the Prince George’s County Department of the Environment (DOE) and the Clean Water Partnership. This effort conforms to 2019 Progress Measures, which include “Stormwater runoff and stream pollution is reduced; stormwater management devices are integrated.”

Project 3: Sand Filter Project at Princeton Elementary School (6101 Baxter Dr). In 2019, a sand filter was installed at Princeton Elementary School to treat stormwater runoff. The sand filter was installed at the south end of the parking lot to treat the runoff from the parking lot, the east side of the school building, and part of the roundabout at the school entrance, totaling 0.81 impervious acre. This project was completed in a partnership between the Prince George’s County Department of the Environment (DOE) and the Clean Water Partnership. Princeton Elementary School is also part of the CWP Schools Program, a pilot program designed to assist Prince George’s County Public Schools (PGCPS) with treating and managing stormwater runoff from impervious sites by utilizing BMPs (Best Management Practices). This effort works to achieve the 2019 Progress Measures, which include “Stormwater runoff and stream pollution is reduced; stormwater management devices are integrated.”

Project 4: Pond Retrofit Project at Town Center at Camp Springs (4399 Telfair Boulevard). This project, completed in 2020, consisted of retrofitting an existing wet pond by expanding the permanent pool, restoring the forebay, the aquatic bench, and the emergency spillway and installation of a pond drain at the riser structure. This project was completed in a partnership between DOE and the Clean Water Partnership. This project works to achieve the 2019 Progress Measures, which include “Stormwater management devices are integrated.”

Project 5: Stream Restoration Project at Henson Creek – Tributary 3 (6802 Woodland Road). In 2020, the Prince George’s County Department of the Environment (DOE) finished restoring and stabilizing about 489 linear feet of Tributary 3 to Henson Creek. The goal of this project was to achieve reduced streambank erosion and associated nutrient inputs, while improving stream function via the enhancement of riparian buffers, restored floodplain connectivity, and improved instream habitat. The project has helped address lost ecological functions of the stream and wetland complex, providing a stable and sustainable stream system for a broad range of flows. This effort works to achieve the 2019 Progress Measures, which include “Environmentally sensitive areas are preserved and protected.”

Project 6: Henson Creek Tributary S-9 Stream Restoration Project Design. In May 2021, the Prince George’s County Department of the Environment (DOE) initiated a feasibility study within the Henson Creek watershed, including the Camp Springs area to evaluate streams and storm drain outfalls within the watershed to identify areas for restoration. The feasibility study identified Henson Creek S-9 for restoration. The restoration of Henson Creek S-9 is in the design phase with a projected completion date of 2026. The goal of the project is to address the deteriorating channel conditions and provide vertical and horizontal grade control to minimize potential for future erosion and provide sustainable conveyance of a wide range of stream flows. Additionally, this project will provide significant functional improvements to the mainstem and associated tributaries while reducing erosion and nutrient input improvement to stream function via the enhancement of riparian buffers, restored floodplain connectivity, and improved instream habitat. This effort works to achieve the 2019 Progress Measures, which include “Environmentally sensitive areas are preserved and protected.”

Project 7: Development project to increase housing density near a Metro station. DSP 02023-02 Hartfield Avenue is a development project that amends the detailed site plan to add additional height to the townhouses, conforming to 2019 Strategy D: “Continue to encourage development near transit to reduce vehicle emissions.” The project, which would replace surface parking with four-story townhouses, is within the half-mile walk circle of the Branch Avenue Metro Station.

Project 8: Stormwater BMPs at U.S. Citizen and Immigration Services branch in Camp Springs. Several stormwater management BMP projects were completed from 2019 and 2020 at the new branch of the U.S. Citizen and Immigration Services in Camp Springs. The project included adding 24 Micro-Bioretenion, 9 underground filters, and reinforced turf.

Outcome 2: Increased tree canopy

Project 9: Tree planting on residential and commercial properties. Over the period 2018-2021 there was a net gain of 9.2% in the tree canopy within the sustainable community boundary. Gain: 3505980.077298 sq ft (0.12 sq miles) Loss: 713040.906678 sq ft (0.025 sq miles) No Change: 06426.94538 sq ft (1.237 sq miles). This exceeds the Progress Measure of “An increase of 5 percent in tree canopy is confirmed.” Source: Urban Tree Canopy Assessment; geometry stats calculated in ArcGIS.

Partners: Prince George’s County Public Schools (PGCPS); Prince George’s County Department of the Environment (DOE); Clean Water Partnership; Corvias Solutions; The Denney House; Camp Springs Civic Association; Maryland State Highway Administration; Prince George’s County Council District 8; Metropolitan Development Group LLC.

Impact: Pollution reduction improved public perception of the neighborhood, and quality of life for residents; cleanup activities provide an opportunity for student involvement and civic engagement and help instill pride in the community; improved water quality and stormwater infrastructure of SC area.

Accomplishment 2: Economy

Outcome 1: Increase economic competitiveness.

Project 1: Demolition of blighted properties at 6200 and 6206 Old Branch Avenue. As the economy in the area continues to improve, in late 2023 two blighted houses at 6200 and 6206 Old Branch Avenue (Redd’s Corner; AKA Pyles House PG:76B-025 Harvey & Glen Pyles Residence) were razed in 2023 so the site can be redeveloped for a car wash/eating and drinking establishment. This works to achieve the 2019 Progress Measures, which include “vacant commercial structures are repurposed or leased.... new businesses have located in the SC area.”

Project 2: Repurposing of abandoned commercial property and prevention of illegal dumping in the SC area. The site of the abandoned Swain’s Blacksmith and Wheelwright Shop (6116 Old Branch Avenue; PG: 76B-058) has a cellphone tower and equipment but was unsecure and had been used for illegal dumping. The property was sold to USA Guided Tours DC in 2022, cleaned, and secured with a new fence in 2023 and is used for parking tour vehicles. This works to achieve the 2019 Progress Measures, which include “vacant commercial structures are repurposed or leased.... new businesses have located in the SC area.”

Project 4: A new branch of the US Citizenship and Immigration Services opens in Camp Springs. The 581,244-square-foot U.S. Citizenship and Immigration Services branch opened in 2020 at 5900 Gateway Drive. This works to achieve the “Progress Measures.... major public or private office development and new businesses serving existing communities and Joint Base Andrews personnel have located in the SC area...”

Partners: Prince George's County; Harvey Pyles *et al*; Tommy's Express Car Wash; USA Guided Tours DC; U.S. Citizen and Immigration Services; One Town Center LLC.

Impact: Redevelopment of the sites removed nonconforming, abandoned properties, and will improve the look of the area and increase economic stability.

Accomplishment 3: Transportation

Outcome 1: Mixed-use development at the Branch Avenue Metro Station continues to be built with improved accessibility to the station.

Project 1: The Real Milk and Honey Eatery and Bar, (4531 Telfair Blvd Ste 201) opens in Camp Springs. In May 2022, The Real Milk and Honey Eatery and Bar opened 1,000 feet from the station. This works to achieve the 2019 "Progress Measures: Number of projects constructed or in the pipeline."

Project 2: Camp Springs Pediatric Dentistry (4400 Telfair Blvd Ste A1) opens in Camp Springs. In July 2022, Camp Springs Pediatric Dentistry opened approximately 1,000 feet from the station. This works to achieve the 2019 "Progress Measures: Number of projects constructed or in the pipeline."

Project 3: Sushi Monsta and Tekken Punch (4531 Telfair Blvd Suite 101) opens in Camp Springs. In June 2022, Sushi Monsta and Tekken Punch opened less than 1,000 feet from the station. This works to achieve the 2019 "Progress Measures: Number of projects constructed or in the pipeline."

Project 4: Korean Tacos and Alpaca Dessert (4531 Telfair Blvd,) opens in Camp Springs. In June 2022, Korean Tacos and Alpaca Dessert opens less than 1,000 feet from the station. This works to achieve the 2019 "Progress Measures: Number of projects constructed or in the pipeline."

Partners: Restaurant Row Apollo *et al*.

Impact: Concentration of restaurants within close walking distance from the station increases population density and sustainability.

Accomplishment 5: Housing

Outcome 1: Multifamily housing is constructed around the Metro station.

Project 1: Opening of Allure Apollo, a new multifamily apartment complex in Camp Springs. The 346-unit Allure Apollo multifamily apartments at 4401 Telfair Boulevard were completed in 2020 and are 468 feet from the Branch Avenue Metro Station. The works to achieve the 2019 "Progress Measures: The number of multifamily housing development approved or constructed."

Partners: Aspire Apollo II LLC; Archstone; Peter NG Schwartz Management Company.

Impact: Mixed-use development has provided quality housing options and amenities near the Metro, helping reduce automobile dependency.

Accomplishment 6: Local Planning and Staffing Capacity

Outcome 1: Commercial properties and shopping centers that have chronically high vacancy rates are rezoned to residential/mixed-use zones.

Project 1: More than 13 acres (6100 Allentown Road *et al*) at the southwest corner of Allentown Road and MD 5 (Branch Avenue) and 50 acres in the northeast triangle between the Capital beltway and Allentown Road (4913 Allentown Road *et al*) were rezoned in 2022 from C-S-C (Commercial Shopping Center) to CGO (Commercial General Office). In addition, approximately 30 acres of properties zoned C-O (Commercial-Office) (5801 Allentown Road *et al*) were rezoned to CGO. (The CGO Zone allows Multifamily Dwellings, Artists' Residential Studios, and Live-Work Dwellings; such uses were permitted in the C-S-C Zone only under extensive criteria.) This works to achieve the 2019 "Progress Measures: A decrease in the number of acres zoned for single-use commercial land use and an increase in properties zoned for residential/mixed-use zones."

Project 2: More than 100 acres on either side of Auth Road and Auth Way leading to the Branch Avenue Metro Station were rezoned from a combination of C-S-C, C-M (Commercial-Miscellaneous) and I-3 (Planned Industrial/Employment Park) to RTO-L-e (Regional Transit-Oriented - Low Intensity [edge]), which allows a maximum of 60 dwelling units per acre. This works to achieve the 2019 "Progress Measures: A decrease in the number of acres zoned for single-use commercial land use and an increase in properties zoned for residential/mixed-use zones."

Outcome 2: The appearance of the commercial properties is enhanced, and the illegal dumping is eliminated.

Project 1: Mobilized residents to use County Click 311 to track and prevent illegal dumping and spur commercial property improvements. CSCA members have organized a Community Watch Group to report illegal dumping on County Click 311 and keep records of their reports. County Click 311 is a one-stop call center for residents to receive assistance with resolving non-emergency issues. The CSCA worked with the Prince George's County Department of Permitting, Inspecting and Enforcement (DPIE) to identify and fine commercial property owners in violation of building standards. Due to these actions, the blighted appearance of the Old Branch Avenue and Allentown Road commercial area was mitigated to help create a more welcoming environment for residents and business owners. This

Sustainable Communities Renewal Application - Section C

works to address weaknesses identified in Local Planning and Land Use: “properties along Old Branch Avenue need upgrades and are prone to illegal dumping.”

Partners: Prince George’s County Planning Department; M-NCPPC; DPIE; Camp Springs Civic Association.

Impact: The rezoning of several areas in the SC area will help pave the way for mixed-use development projects in the SC area; the interruption of dumping improved the appearance and environment of the SC area.

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: Reduce foreclosures in the SC area. (Housing Outcome 2)

Narrative: Staff were unable to obtain detailed foreclosure data for the SC area due to time and administrative constraints. However, the Property Foreclosure Events in Maryland Third Quarter 2023 report shows the foreclosure number to be roughly 20 to 30 (in the high end of the measured rates). At 22.2 percent, Prince George’s County has a high percentage of foreclosures in the state. This is puzzling given the housing shortage and opportunities to secure low-rate mortgages that occurred at the end of 2021; the report notes that the rates are nearly back to pre-pandemic levels. The sharply increasing cost of housing and financing housing purchases may be a contributing factor.

Outcome: Communities achieve a unique sense of place and identity. (Quality of Life Outcome 1)

Narrative: Neither of the Strategies (A: Work with the Planning Assistance to Municipalities and Communities program and the County EDC to create branding and marketing strategies; B: Work with community leaders to identify funding opportunities) were undertaken. No branding and marketing strategies were taken on, due to capacity constraints.

Outcome: Community engagement activities between the military and residents are initiated and realized between military and civilians. (Quality of Life Outcome 3)

Narrative: Engagement was not effectuated with the Joint Base Andrews Public Affairs Office nor were there any community building events. This was largely attributed to isolation imposed by the COVID-19 pandemic.

Part II: Competitive Funding

Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
Community Legacy (CL):	DHCD	0		
Strategic Demolition Fund (SDF):	DHCD	0		
Community Safety & Enhancement Program:	MDOT	0		
Maryland Bikeways Program:	MDOT	0		
Sidewalk Retrofit Program:	MDOT	0		
National Capital Strategic Economic Development Fund (NED)	DHCD	\$150,000		This fund supported the PG Municipal Healthy Homes project (awarded in 2022) that provided weatherization and structural improvements to homes of targeted LMI residents to enhance health, community and environmental conditions.
Water Quality Revolving Loan Fund:	MDE	0		

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Other Funding Programs: <i>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</i>				
Clean Water Partnership	Public/Private	\$2,032,768		This fund supported three stormwater management projects
Prince George’s County Department of the Environment	Local	\$4,570,853.53		This fund supported the two stream restoration projects at Henson Creek

COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?

No.

SECTION C - SUSTAINABLE COMMUNITIES ACTION PLAN

Camp Springs/Town of Morningside

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">• Located in the Henson Creek watershed between the Capital Beltway and Suitland Parkway east of the Branch Avenue Metro Station and west of Suitland Road, the SC area includes a stream segment that is identified as a Regulated Area and is part of the Green Infrastructure Network as defined in the 2017 functional plan.• Most of the SC area is within the Henson Creek watershed. A small are south of Allentown Road is in the Tinker’s Creek watershed. These watersheds provide ecosystem services necessary for the social and economic well-being of the community.• The only identified floodplain is along Suitland Parkway at the northern boundary of the SC area. It is on federal parkland and is included as part of the Countywide Green Infrastructure Network.• In 2022, Prince George’s County adopted a county-wide Draft Climate Action Plan, which aims to help the County reach its carbon emissions goal of a 50% reduction by 2030 (compared with 2005 levels).• Growing Green with Pride is a countywide event that engages youth and the wider community to clean up the streets and local parks.• The Denney House, Inc.’s Project Clean Water Initiative provides	<ul style="list-style-type: none">• The SC area has a great deal of impervious surfaces (38 percent or 875 acres) which contribute to negative surface-water quality, increased flooding, reduced groundwater recharge, and degradation of the natural stream systems. Studies indicate that when imperviousness raises above 10 percent, stormwater runoff increases impacts to water quality.• The water quality and watershed ratings of both Henson and Tinkers Creek watersheds are rated “poor” and/or “very poor.”• The Washington Metropolitan area, which incorporates the SC area, does not currently meet the federal standards for ground level ozone, which is the main component of smog.• A small portion of the area is subject to high noise levels from aircraft at nearby Joint Base Andrews.• Light intrusion into residential areas and environmentally sensitive areas from commercial and industrial uses are a concern.• The SC area experienced a good deal of development when stormwater management practices were not required, and little

<u>Strengths</u>	<u>Weaknesses</u>
<p>environmental education to youth and families and opportunities to engage in various environmental stewardship activities.</p> <ul style="list-style-type: none"> • The Clean Water Partnership with the Prince George's County Department of the Environment (DOE) has worked on a variety of projects throughout the SC area that has helped improve water quality and bolster stormwater infrastructure. • The County has a free household composting program that helps reduce food waste in standard trash, reduce excessive greenhouse gas emissions, and reduce the cost and environmental impacts of trash pickup. • Stormwater BMPs including micro-bioretenention facilities and a pond retrofit were completed at The Camp Springs Town Center, which previously had been severely degraded and needed stabilization. • The DOE has initiated and completed several stream restoration projects at Henson Creek to improve its ecological function and water quality. • The tree canopy of the SC area has seen a net increase of 9.2% from 2019. • Stormwater BMPs were implemented at Andrews Federal Campus area, improving the water quality and stormwater infrastructure. • Prince George's County's Raincheck Rebate Program allows property owners to receive rebates for installing approved stormwater best management practices. Chesapeake Bay Trust and Maryland DNR provide grants to municipalities for environmental uplift projects. • The Prince George's County 311 system allows residents to call in issues that DOE can investigate and resolve including issues with erosion, drainage, etc. 	<p>consideration was given to preservation of the natural environment. Consequentially, many headwater wetlands were filled, and many streams and tributaries were channelized and/or piped to accommodate development.</p> <ul style="list-style-type: none"> • Flash flooding remains a problem in low-lying communities

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Support communities and reduce environmental impacts.</p> <p>Progress Measures: Environmentally sensitive areas are preserved and protected; stormwater runoff and stream pollution is reduced; stormwater management devices are integrated; vehicle emissions are reduced; recycling efforts increased, apartment and condominium complexes have recycling programs; water quality is improved; and controls and devices that minimize the impact of stream encroachment on adjacent properties are implemented.</p>	<p>Strategy A: Expand Clean Up and Green Up activities in all public areas of the Sustainable Community, increase the number of community walks, and install trash and recycling receptacles at key locations.</p> <p>Strategy B: Reduce impervious surfaces in new development.</p> <p>Strategy C: Enforce the County’s stormwater management regulations with direction from the County’s 2010 <i>Water Resources Functional Master Plan</i> and the 2012 <i>Watershed Implementation Plan</i> to improve water quality.</p> <p>Strategy D: Continue to encourage and incentivize development near transit to reduce vehicle emissions.</p>	<ul style="list-style-type: none"> • Maryland Department of the Environment (MDE) • Prince George’s County Department of the Environment (DOE) • Prince George’s County Health Department • Community and civic organizations • M-NCPPC • Department of Permitting, Inspection and Enforcement (Stormwater Management Enforcement) • Prince George’s County Department of Community Relations
<p>Outcome 2: Increased tree canopy.</p> <p>Progress Measures: An increase of 5 percent in tree canopy is confirmed.</p>	<p>Strategy A: Expand the County’s tree planting program to include all residential and commercial properties.</p> <p>Strategy B: Utilize County’s Tree ReLeaf program to plant more native trees in public and private common areas.</p> <ul style="list-style-type: none"> • Using the County’s Tree ReLeaf program, work with property owners and local resident groups to provide more landscaping/plants at and around Andrews Manor Shopping Center to reduce heat island effect. <p>Strategy C: Explore additional funding opportunities through Maryland DNR (Tree-Mendous Program) and the Chesapeake Bay</p>	<ul style="list-style-type: none"> • Prince George’s County Department of the Environment Tree ReLeaf program • M-NCPPC • CSCA and other community/civic organizations • Chesapeake Bay Trust • The Denney House

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
	<p>Trust.</p> <p>Strategy D: Initiate urban orchard pilot program to increase the tree canopy and provide food, carbon sequestration, and improvements to stormwater quality.</p>	
<p>Outcome 3: Increase the amount of community gardens in the SC area.</p> <p>Progress Measures: number of community gardens/urban farms.</p>	<p>Strategy A: Identify potential spaces and locations for additional community gardens in the SC area.</p> <p>Strategy B: Consult with the Mona Center Urban Farm in Temple Hills for information on organizing and operating a community garden.</p> <p>Strategy C: Collaborate with local schools and churches to establish a community garden that will provide healthier food options for community members.</p>	<ul style="list-style-type: none"> • Chesapeake Bay Trust • Camp Springs Civic Association (CSCA) • Prince George’s County Public Schools (PGCPS) • Local churches

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.

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none">• The Metro Green Line segment within Washington, D.C. is emerging as the region's high-growth line in terms of household and job growth.• Joint Base Andrews and the Homeland Security headquarters in Washington, DC along with the 10,000 federal employees at the Suitland Federal Center, constitute an important market generator along the Southern Green Line.• The Prince George's County Real Estate Market Analysis considers the Branch Avenue Metro Station area the best location for any new private office development along the Southern Green Line.• Major new multifamily development projects are completed adjacent to the Metro station.• Low unemployment rate of 3.3%• The new branch of the U.S. Citizenship and Immigration Services has	<ul style="list-style-type: none">• The area has a significantly low daytime employment population, and low residential density contributes to overall low-performing retail centers.• There is an imbalance between the amount of existing retail space and other land uses that generate demand for retail, which has resulted in more retail space than the area can support.• There are several underutilized office parks in the SC area. Most of the existing office supplies are older Class B and C, built in the 1970s and 1980s, and unattractive to regional-serving Class A tenants.• Aging infrastructure of resident businesses.• The Branch Avenue corridor is underserved in convenience goods, which include groceries, restaurants, sporting goods, and other miscellaneous retail.

<u>Strengths</u>	<u>Weaknesses</u>
<p>brought more employment opportunities to the SC area.</p> <ul style="list-style-type: none"> • Mixed-use development at the Branch Avenue Metro Station has provided new services and restaurant options. • Several blighted houses/abandoned properties on Old Branch Avenue have been repurposed and/or slated for redevelopment. • Commercial property improvements have been made along Old Branch Avenue and Allentown Road. • The commercial vacancy rate has decreased by 5% from 2019. • The Prince George's County Economic Development Center offers several resources for businesses including their Innovation Station Business Incubator as well as small business services including networking opportunities, free education programs, loan package development assistance, etc. 	<ul style="list-style-type: none"> • Need for more targeted retail and restaurants (sit-down restaurants, delis, bakeries, etc.) • Need for more targeted workforce development, training, and networking opportunities for youth and young adults.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Enhance economic competitiveness.</p> <p>Progress Measures: Programs related to business development, retention, and expansion are utilized, such as those offered by the Economic Development Corporation; vacant commercial structures are repurposed or leased; a business-friendly environment established through effective public-private collaboration on streetscape improvement and façade</p>	<p>Strategy A: Collect data on the number of permits issued, development applications received for residential and commercial construction within the SC area, and the status of infrastructure improvements and capital improvement projects completed or ongoing.</p> <p>Strategy B: Develop a marketing strategy that will promote small businesses in the SC area.</p> <ul style="list-style-type: none"> • Explore funding options to promote and support the retention of small businesses. • Create a resource guide for small businesses that includes information on capacity building, support services, training, 	<ul style="list-style-type: none"> • Prince George's County Economic Development Corporation • Real estate investors • CECR • CSCA • Town of Morningside • Small business owners

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>renovations; a branding and marketing program prepared; major public or private office development and new businesses serving existing communities and Joint Base Andrews personnel have located in the SC area; and sustainable partnerships have been forged among the various civic and nonprofit organizations, the Town of Morningside and JBA institute a shared community improvement vision.</p>	<p>workshops, funding, marketing, and branding, etc.</p> <p>Strategy C: Schedule annual meetings with the JBA planner to evaluate the effectiveness of revitalization efforts in the SC area in responding to the needs of workers and residents at JBA.</p> <p>Strategy D: Explore strategies with WMATA that would incentivize development of the parking lots on either side of the Metro station with a dense mix of commercial and residential uses. More housing will create a demand for more services and retail uses.</p>	
<p>Outcome 2: Enhanced workforce skills to help existing businesses compete and develop talent.</p> <p>Progress Measures: Existing businesses remain viable and engaged in the community</p>	<p>Strategy: Residents access Prince George’s Community College Center for Entrepreneurial Development and Training and TeamBuilders Academy.</p>	<ul style="list-style-type: none"> • Prince George’s County EDC • Camp Springs Civic Association • CECR • Prince George’s Community College

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">• Good access to regional road network including the I-95/495 (Capital Beltway); Metro Station.• An existing shared-use trail connecting Branch Avenue Metro Station to newer residential development.• A planned bus rapid or fixed guideway transit stop on the southwest section of Branch Avenue and Allentown Road (Central Branch Avenue [CBA] plan, p. 149).• A planned pedestrian overpass linking the transit stop to an arts district to the west (CBA plan, p.102).• Significant parks network with site identification for new urban parks.• EDTI Biz Center (Rent-Learn-Grow business development concept).• Planned bikeways, side paths, and trails network (CBA Plan).• Several mixed-use development projects have been built near the Metro station, reducing vehicle emissions.	<ul style="list-style-type: none">• There is only one dedicated bikeway (Woods Road), or bicycle parking facilities, making it difficult to navigate by bicycle. Connections are lacking between existing trails and other transportation options.• Despite the Metro Station, the area is highly auto oriented and lacks adequate infrastructure to accommodate other modes of mobility.• The Branch Avenue Metro Station is largely inaccessible for pedestrians due to lack of crosswalks, lighting, and fragmented sidewalks, especially along critical routes to the station. Pedestrians use drive lanes and desire paths where sidewalks are not provided. Furthermore, other pedestrian barriers to the station from surrounding communities include the WMATA rail maintenance yard, I-95/495 (Capital Beltway), and Henson Creek and its tributaries. A wetland area between the WMATA rail yard and the Town of Morningside east of the station is also a barrier as there is no pedestrian linkage to the station.• Washington Metropolitan Area Transit Authority (WMATA)-owned land currently being used as surface parking (30 acres).

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 2: Improve multimodal access to the Metro station</p> <p>Progress Measures: Data on the proportion of Metro riders that walk v. drive to the station. The number of racks constructed, number of bike lanes added, and the feet of sidewalk installed.</p>	<p>Strategy A: Continue to promote the SC area around the Metro station as a walkable community. Work toward a balance of being both a commuter station and a home base destination.</p> <p>Strategy B: Continue identifying sidewalk infrastructure gaps.</p> <ul style="list-style-type: none"> Identify funding/grants that aid in adding sidewalk infrastructures around the Metro station area (i.e. Sidewalk Retrofit Program) Work with DPW&T to add and improve sidewalks and install pedestrian safety measures to improve walkability and access around the Metro station. <p>Strategy C: Work with developers and planners to implement master planned trails and shared use paths around the Branch Avenue Metro Station.</p> <ul style="list-style-type: none"> Encourage development of the high priority recommendations (in the Southern Green Line Station Area Sector Plan) including adding sidewalks and bike lanes from Auth Road, from Old Soper Road to Allentown Road to increase pedestrian access to the station from existing low-density residential neighborhoods; stripe crosswalks at Old Soper Road intersection. 	<ul style="list-style-type: none"> CECR CSCA Town of Morningside Prince George’s County Department of Public Works and Transportation (DPW&T) Maryland Department of Transportation State Highway Administration (SHA) WMATA

Housing

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

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

Strengths	Weaknesses
<ul style="list-style-type: none">• Several subdivisions were constructed in the 1940s (Morningside) 1960s-1980s (Camp Springs), and offer single-family home options ranging from 2,000–5,000 square feet, representing a diversified, desirable housing stock. Most are well-maintained and in leafy, quiet neighborhoods.• New multifamily buildings are now completed around the Metro station. For example, Allure Apollo, a new 346-unit multifamily apartment complex near the Metro station opened in 2020, providing more housing options and reducing automobile dependency.• Implementation of the Right of First Refusal (ROFR) legislation has expanded the availability of affordable rental housing in the County.• Prince George’s County DHCD has established a sustainable source to support the Housing Investment Trust Fund that serves as a vehicle to provide Workforce Housing Gap Financing. Prince George’s County DHCD’s Pathways to Purchase Program provides \$25,000 for first-time home buyers.	<ul style="list-style-type: none">• Foreclosures remain a problem.• A diversity of housing types is still needed, including townhouses and condos.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: More multifamily housing is constructed around the Metro station.</p> <p>Progress Measures: The number of multifamily housing development approved or constructed.</p>	<p>Strategy A: Identify tools and financing options that provide tax credits and incentives to promote development of high-density housing in TOD, mixed-use communities.</p> <p>Strategy B: Explore strategies with WMATA that would incentivize development of the parking lots on either side of the Metro station with a dense mix of commercial and residential uses. More housing will create a demand for more services and retail uses.</p> <p>Strategy C: Encourage green building practices in reconstruction and rehabilitation projects.</p> <p>Strategy D: Encourage integration of universal design features in new housing projects.</p> <p>Strategy E: Work with Redevelopment Authority to identify key properties within half-mile of Branch Avenue Metro for development/redevelopment.</p>	<ul style="list-style-type: none"> • County Executive • County Council • Prince George's County Planning Department • Prince George's County EDC • Prince George's County DHCD • Redevelopment Authority • Revenue Authority • CECR • WMATA
<p>Outcome 2: Reduce foreclosures in the SC area.</p> <p>Progress Measure: Foreclosures are reduced.</p>	<p>Strategy A: Pursue funding sources to complement programs such as CDBG and HOME.</p> <p>Strategy B: Partner with nonprofits to expand access to foreclosure prevention services.</p> <p>Strategy C: Identify and implement neighborhood stabilization approaches.</p>	<ul style="list-style-type: none"> • Prince George's County DHCD • Redevelopment Authority • Revenue Authority • Camp Springs Civic Association • CECR • MD DHCD • Town of Morningside

Community Health and Quality of Life

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

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

Strengths	Weaknesses
<ul style="list-style-type: none">• The SC area is well-served by educational institutions, including Strayer University located near the B Metro Station, as well as a public charter school, a creative and performing arts school, and the Imagine Foundation located in the Town of Morningside.• There are two public elementary schools in the SC area.• My World of Smiling Faces Childcare and Tutoring Center, offers before- and after-care programs, a mentoring and teen community service program, a summer enrichment camp, and one-one tutoring services.• Several community-led initiatives have been beneficial, including the Explorer Program operated by the police department and the Police Athletic League, as well as a new Veterans Affairs office, and other recreational programs available to youth and seniors offered by M-	<ul style="list-style-type: none">• Obstacles to change and reinvestment in the area include crimes against persons and property, which create a negative perception of the community.• Greater investment in job training is needed. Residents desire to augment the Trades Skill program—a collaborative initiative with Prince George’s Community College and Southern Management Corporation. Existing businesses have not invested in the surrounding community.• There is a need for additional green space and parks near the Metro station.• There is a need for additional trails in the SC area.• Lack of nearby healthy foods and groceries, especially in new

Strengths	Weaknesses
<p>NCPPC.</p> <ul style="list-style-type: none"> • M-NCPPC's Department of Parks and Recreation Formula 2040 master plan will help move the County from the suburban park planning model to one that can expand its provision of various types of public spaces to serve an increasingly diverse and urban population. • M-NCPPC Department of Parks and Recreation operates several parks in the SC area including Douglass E. Patterson Park, Michael J. Polley Park, Auth Village Park, Manchester Estates Park, Andrews Manor Park and a portion of the Henson Creek Stream Valley Park. These parks give residents access to green space and other amenities like picnics and playgrounds. • The Town of Morningside hosts several annual events that bring the community together including Senior Luncheons, Spring Clean Up Day, National Night Out, Trunk-or-Treat and Breakfast with Santa. • The Town of Morningside has one of the largest VFW posts in the country, which provides several benefits and assistance to veterans 	<p>development.</p> <ul style="list-style-type: none"> • Few cultural and arts programming/events in the SC area to connect residents with the rich cultural offerings of the County.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Communities achieve a unique sense of place and identity.</p> <p>Progress Measures: Branding and marketing strategies are created, highlighting the areas' proximity to Joint Base Andrews and the Branch Avenue Metro Station.</p>	<p>Strategy A: Work with the Planning Assistance to Municipalities and Communities (PAMC) program and the County EDC to create branding and marketing strategies.</p> <p>Strategy B: Work with community leaders to identify funding opportunities.</p>	<ul style="list-style-type: none"> • Prince George's County Planning Department • Prince George's County EDC • Camp Springs Civic Association (CSCA) • CECR • Town of Morningside • MD DHCD
<p>Outcome 2: Increase in the number of cultural/arts programs.</p> <p>Progress Measures: the number of culture and arts programs, events, and initiatives introduced; greater number of residents accessing culture and arts programs/events.</p>	<p>Strategy A: Work with Creative Suitland to create opportunities for cultural arts in the SC Area. Creative Suitland is identified in the 2022 <i>Prince George's County Cultural Arts Study</i> as a potential partner.</p> <p>Strategy B: Collaborate with the Department of Parks and Recreation to bring culture and art programming/opportunities to the SC area to engage residents and their families; for example, the Arts on a Roll program.</p> <p>Strategy C: Explore creative placemaking activities with partners to amplify and uplift the sustainable community.</p> <p>Strategy D: Develop a guide that connects residents with resources and information on the existing culture and arts programs, events, and workshops occurring in the County.</p>	<ul style="list-style-type: none"> • Creative Suitland • Prince George's County Planning Department • Department of Parks and Recreation, M-NCCPC • Prince George's Arts and Humanities Council
<p>Outcome 3: Increase healthy food options in the SC area.</p> <p>Progress Measures: the number of healthy food stores/groceries added; the amount of healthier food options added to corner stores</p>	<p>Strategy A: Work with the Prince George's County Food Equity Council (FEC) and the Office of Food Security to revitalize the local food system and elevate the voice and connectivity of farmers, grassroots organizations, low-income residents, business leaders, health advocates, educators, and others.</p>	<ul style="list-style-type: none"> • Prince George's County Food Equity Council (FEC) • Prince George's County Office of Food Security • Prince George's County Planning Department

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
	<p>Strategy B: Conduct a feasibility study that identifies potential locations, strategies, and considerations of establishing additional farmers' market in the SC area.</p> <p>Strategy C: Identify and collaborate with NGOs, faith-based organizations, and other local partners to better understand the community's needs and concerns regarding food availability, affordability, access, and preparation.</p> <ul style="list-style-type: none"> • Work with the Prince George's County Office of Food Security to implement strategies in the 2022 <i>Healthy Corner Store Initiative</i> study. 	<ul style="list-style-type: none"> • Catholic Charities USA • Galilee Community Development Corporation • Corner store owners • Crossland High School, PGCPs • NGOs • Faith-based organizations
<p>Outcome 4: Community engagement activities between the military and residents are initiated and realized between military and civilians</p>	<p>Strategy A: Joint Base Andrews Public Affairs Office and community liaison organize community building events.</p>	<ul style="list-style-type: none"> • Joint Base Andrews Public Affairs Office • Town of Morningside • Camp Springs Civic Association (CSCA) • CECR

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">• The RSF-65 (Residential, Single-Family) subdivisions are stable with vacant lots available for additional infill housing development.• The early single-family detached subdivisions (1940s to 1960s) are relatively dense ranging between 4.1 DU/A to 6.1 DU/A.• More than 100 acres of commercial properties and shopping centers with high vacancy rates were rezoned to residential/mixed use zones, which will provide more opportunities for mixed-use development that will better serve the needs of the community.	<ul style="list-style-type: none">• There are only approximately 70 miles of trails.• Many of the older industrial areas adjacent to shopping districts and residential neighborhoods do not provide any screening or buffering

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increase in green spaces/trails.</p> <p>Progress Measures: A green space or park is created near the Suitland Town Center and the Metro station</p>	<p>Strategy A: Organize a coalition to advocate support for green space or a park in the town center as represented in the 2014 <i>Approved Southern Green Line Area Sector Plan</i> illustrative plan concepts.</p> <p>Strategy B: Work with WMATA to explore the feasibility of adding an urban park at the intersection of Old Soper Road and Woods Way as recommended in the sector plan.</p> <p>Strategy C: Plan for a small neighborhood park as a placemaking amenity in the developing neighborhood north of the station (p. 77)</p>	<ul style="list-style-type: none"> • Council Districts 7 and 8's Representatives • District Council at-large representatives • M-NCCPC Community and Countywide Planning Divisions • The Town of Morningside's Mayor, Vice Mayor, and Council Members • Camp Springs Civic Association • CECR • WMATA
<p>Outcome 2: Encourage the development of mixed-use walkable communities near the Branch Avenue Metro Station</p> <p>Progress Measures: Number of mixed-use development projects approved;</p>	<p>Strategy A: Encourage mixed-use development on Auth Way and Old Soper Road next to station entrance (p. 68)</p> <p>Strategy B: Work with developers, planners, and elected officials to implement the recommendations in the Southern Green Line Station Area Sector Plan.</p> <p>Strategy C: Support actions to increase infill development, and denser new development.</p> <p>Strategy D: Encourage and where possible require all development projects in the Branch Avenue Station Area to increase the pedestrian and bicycle connectivity.</p>	<ul style="list-style-type: none"> • Developers • M-NCPPC Community and Countywide Planning • Prince George's County • WMATA

Greater Camp Springs-Town of Morningside 2024 Sustainable Community Workgroup Roster

Andrea Anderson, Prince George's Redevelopment Authority

Mayor Bennard Cann, Town of Morningside

Tamara Davis-Brown, Greater Piscataway Alliance

Kevin Harnish, Prince George's County Department of the Environment

Don Herring, M-NCPPC Prince George's County Department of Parks and Recreation

Victorious Hull, Spizzy Smoothies and Teas

Catherine Jones, Washington Metropolitan Area Transit Authority (WMATA)

Tammy Jones, Camp Springs Civic Association

Doina Pastinica, Prince George's County Department of the Environment

Lieutenant Brian St. Germain, Prince George's County Police District 4

Terry Stakem, Camp Springs Civic Association

Pamela Wilson, Prince George's County Department of Housing and Community Development

Capt. Craig E. Winegardner, Prince George's County Police District 4