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**CHECKLIST & TABLE OF CONTENTS**

**APPLICANT:** Town of North Brentwood

**NAME OF SUSTAINABLE COMMUNITY:** North Brentwood Sustainable Community Area

**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.**

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**I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION**

**Name of Sustainable Community:** North Brentwood Sustainable Community Area

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**Legal Name of Applicant:** Town of North Brentwood

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**Federal Identification Number:** 52-1177868

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**Street Address:** 4009 Wallace Road

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**City:** North Brentwood                      **County:** Prince George's                      **State:** MD                      **Zip Code:** 20722

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**Phone No:** 301-699-9699                      **Fax:** 301-699-1824                      **Web Address:**

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**Sustainable Community Contact For Application Status:**

**Name:** Petrella Robinson                      **Title:** Mayor

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**Address:** 4009 Wallace Road                      **City:** North Brentwood                      **State:** MD                      **Zip Code:** 20722

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**Phone No:** 301-699-9699 x                      **Fax:** 301-699-1824                      **E-mail:** probinson@northbrentwood.com

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**Person to be contacted for Award notification:**

**Name:** Carole Bernard                      **Title:** Executive Director

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**Address:** 4102 Webster Street                      **City:** North Brentwood                      **State:** MD                      **Zip Code:** 20722

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**Phone No:** 301-864-3860 x                      **Fax:**                      **E-mail:** execdirector@gatewaycdc.org

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## 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:** North Brentwood Sustainable Community Area

**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](mailto:Wolters@MdHousing.org)**

North Brentwood is a small municipality of 0.10 square miles, with a population of 517 residents in 2010. It has a unique history as one of only four jurisdictions in Prince George's County to be incorporated by African Americans; as a result, the Town is on the National Register of Historic Places. The area has four churches, tennis courts, a community center, a park area (along Allison Street), a senior center, Veteran's Memorial Park. It also includes homes on the National Register of Historic Places, as well as active citizen's organizations.

The SC Area includes the entire Town of North Brentwood focused around its Town Center, bordered to the north by the Northwest Branch of the Anacostia River, to the east by the CSX train tracks, the south by Webster Street and to the west by 39th Place. The Community Park area adjacent to Allison Street and the Veteran's Memorial Park mark the northern SC area boundaries.

North Brentwood is home to the Prince George's African American Museum and Cultural Center (PGAAMCC), the most eastern focus of SC investment. The CSX railroad abuts PGAAMCC's site and serves as the eastern boundary of the SC district. Rhode Island Avenue, a Maryland State Highway, divides the PGAAMCC site from North Brentwood's Town Center and will require serious attention from Maryland State Highway Administration to slow traffic and to provide adequate pedestrian safety measures. U.S. Route 1(Rhode Island Ave.) serves as the main transportation corridor and is the primary economic development corridor within the Prince George's County Gateway Arts District. The Gateway Community Development Corporation (GCDC) is headquartered in North Brentwood along its southern axis. GCDC drives economic revitalization along the U.S. Route 1 Corridor through business and neighborhood development initiatives including promotion of the arts as a community building strategy. GCDC works within the communities of Brentwood, North Brentwood and Mount Rainier, Maryland and in collaboration with multiple partners to ensure the success of the entire Gateway Arts District.

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**II. SUSTAINABLE COMMUNITY BASELINE INFORMATION**Approximate number of acres within the SC Area: 73.56704

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

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Community Legacy Area                                    | <input type="checkbox"/> Designated Neighborhood                                  |
| <input type="checkbox"/> Main Street   | <input type="checkbox"/> Maple Street   |
| <input type="checkbox"/> Local Historic District   | <input checked="" type="checkbox"/> National Register Historic District           |
| <input checked="" type="checkbox"/> A & E District   | <input checked="" type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input type="checkbox"/> BRAC  | <input type="checkbox"/> State Designated TOD                                     |
| <input checked="" type="checkbox"/> Other(s): <u>Gateway Arts and Entertainment District</u> |   |

## II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

### **Prior Revitalization Investments & Smart Growth:**

**(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? (Answer Space 4,000 characters)**

In partnership with Maryland-National Capital Park and Planning Commission (M-NCPPC), the Town has the new Gwendolyn Britt Senior Activity Center in the Town's municipal building. The Town offices were relocated upstairs, and utilities are split 79% M-NCPPC and 21% paid by the Town.

The Town of North Brentwood Mayor and Council have invested in the revitalization of the area through Community Development Block Grants, including stimulus money in 2004 to support construction of the Prince George's African American Museum and Cultural Center (PGAAMCC) on the U.S. Route 1 Corridor. Penwood Road, adjacent to the museum location, has numerous water flow problems. A partial fix was implemented so the museum could avoid water issues when they moved into the area. The Town received monies from the Municipal Participation Project under the County's Department of Environmental Resources to conduct more needed work on the area. Other water management projects include levee upgrades along the Northwest Branch River, which was completed by the Department of Public Works and has obtained full accreditation from FEMA.

The Town of North Brentwood has participated in the Energy Efficiency Conservation Block Grant (EECBG) award in collaboration with other municipalities for solar panels on existing municipal centers. In 2013, the Town collaborated with other municipalities to apply for a MEA and DHCD-CL grant. This grant resulted in residents receiving free energy audits, retrofits and improvements to both newer and older homes. The Town also has taken advantage of the State of Maryland's Energy and Conservation Block Grant for replacement of more efficient lighting in the Town office area. Involvement in collaborations, MEA grants, and CIP budgeting through the Town have proven to have a great impact on the Town's ability to save energy and help others by lowering bills using more efficient equipment.

The Town of North Brentwood has used Program Open Space funding for its existing Veteran's Memorial Park located on Allison Street. North Brentwood Playground Improvement Project was approved by the Board of Public Works, State of Maryland, for \$91,000 to make the park handicap accessible, provide new sun shades over playground equipment and landscaping on the park where the Anacostia Watershed is located. The Town of North Brentwood has taken advantage of grants from Anacostia Trails Heritage Area (ATHA) to be used to update the artist facade of the Gateway CDC building located on U.S. Route 1. A rain garden was installed on the northeast edge of town with funding from the County. It dramatically reduces the waste and contaminates that would usually flow directly into the Anacostia River from the light industrial section of town.

The Town met with businesses on the U.S. Route 1 Corridor to discuss a facade improvement program under Community Development Block Grants. With discussions still in progress, the Town submitted an application for CDBG PY39R funding of such a program. This potential funding will also aid in street lighting upgrades and the purchase of a generator for emergency use. In August 2013, the Town submitted an application for CL FY 2014 for the "North Brentwood Commercial Area Improvement & Facade Project" to address the commercial area at 4547-4567 Rhode Island Avenue.

In 2011, the Town of North Brentwood had Washington Glass and Light Company repair old gas lines, respond to water leaks, and add insulation to this older infrastructure. The Town of North Brentwood strives to improve its emergency preparedness. We met with Amateur Hammers, a local ham radio group specializing in emergency communication, to acquire ham radio equipment that will be ready for installation and use at the municipal center in 2013.

Through strategic partnerships, collaborations and thoughtfulness, the Town is moving toward a brighter future.

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## **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)*

Expansion opportunities in North Brentwood are limited as it is surrounded by other municipalities and the Anacostia River. North Brentwood and Brentwood will need to partner with surrounding communities to reinvest and redevelop the area. While hopeful that this partnership will be forthcoming, North Brentwood has moved forward, partnering with the Gateway Community Development Corporation.

Most of North Brentwood is built out with residential units, and there is little existing unimproved land. Existing commercial development along U.S. Route 1 is encouraged and allowed under exemptions associated with the Gateway Arts District. If this area was rezoned mixed use in its own right, a continuous corridor would be created fitting with the character of the neighboring Cities of Hyattsville and Mount Rainier. However, market force development is slow and the existing built environment needs to be rehabbed for modern uses. Redevelopment of existing developed lands is exceedingly pricey. With diminishing available resources to spend on infrastructure improvements using revenue and grant money, the added cost of rehab and redevelopment of existing parcels deters investment by private developers. The Town is committed to partnering with local nonprofits and developers to accelerate and provide for this process.

North Brentwood benefits from multiple revitalization designations including enterprise zone, Arts District, and the entirety of our township is within a Priority Funding Area. Our town is on the National Register of Historic Places. As we move forward with growth, our community is seeking to maintain the character of place that affords us this designation. Our local historic district, led by ATHA, maintains development parameters that inform and guide future development. North Brentwood values the historic character of our current architecture, and maintaining this requires development be tailored to achieve sustainable growth while ensuring character and uniqueness of place.

## 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)**

#### Strengths

The Town of North Brentwood is located one mile north of Washington, D.C. on U.S. Route 1, one of the earliest North-South highways in the United States. Today, the area has experienced revitalization, thanks in part to the creation of the Gateway Arts District (GAD) in 2004, which includes the towns of North Brentwood, Mount Rainier, Hyattsville, and Brentwood. The GAD, which received the 2013 Award for Outstanding Achievement from the Maryland's Department of Business and Economic Development, brings a new level of cultural resources and arts driven development to the area. As a result there are galleries, work spaces, open studios, artist housing and artist events in and around our town that draw people from around the Washington, D.C metro region.

Though the Town is very small, there is a wealth of recreational and historical resources within our boundaries. Maryland-National Capital Park and Planning Commission runs our community center, senior center, parks, tennis courts, basketball court, and playground. The Northwest Branch Trail improves the Town's walkability and access for bicycling. The Town Center has a church, senior center, community center and sufficient parking to serve these facilities. Three area churches serve our diverse community including our growing Hispanic population.

In 2004, the Town, Gateway CDC and the "Friends of North Brentwood" entered into a limited liability partnership agreement to acquire, redevelop and construct the PGAAMCC at an old industrial, commercial property on Rhode Island Avenue. In 2007, the "Friends of North Brentwood" was dismantled and the PGAAMCC Board of Directors was created to oversee the creation/operation of the museum. There is empty commercial space at this location, as well as a few small operating businesses. In 2009, architects developed designs for a 50,000 sq.ft. museum on the property, while its gallery temporarily is located at the Gateway Arts Center in Brentwood. The PGAAMCC, a cultural asset in North Brentwood serving the entire County, is now in Phase II of construction of their new facility, with their offices currently built at this location.

North Brentwood has access to several major public transportation routes including buses from WMATA, Prince George's County, and the newest Route 1 Ride. These buses give us access to several MetroRail lines as well as MARC regional commuter rail service.

#### Challenges

The Town of North Brentwood lacks open space for new development and expansion, as it is surrounded on all sides by adjacent municipalities. However, it is a unique entity with opportunities for growth and expansion with taller, higher density development. Vacant lots can be transformed through mixed-use redevelopment opportunities.

The Town is listed on the National Register of Historical places. While this adds great value to our community by creating a distinct identity for the town and opportunities to celebrate North Brentwood's rich African America history, it is a challenge to grow while maintaining our historic character. Due to their considerable age, the majority of the buildings in the town are outdated and in dire need of retrofits. Some buildings do not have central heating or cooling or sufficient ventilation to allow for energy efficient retrofits that would effectively diminish these houses' impact on the environment. Retrofitting for energy efficiency is happening through collaborations with other municipalities, the Department of Energy, and the Community Legacy program.

According to the Housing and Market Analysis 2010-2015, published by the Maryland's Department of Housing and Community Development, there is an acute shortage of workforce affordable rental housing for families, seniors and individuals with disabilities in Maryland. This shortage has become more concentrated among the low-income renter households especially apparent in North Brentwood, as workforce housing is currently non-existent.

## **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 Town of North Brentwood is within the Gateways Arts District (GAD), which is a State Designated Arts District. The zoning is primarily R-55, Single Family Residential. There are properties along Rhode Island Avenue that are zoned Mixed-Use Infill (M-U-I) and Urban Light Industrial (U-L-I). All properties are in a Developmental District Overlay Zone (DDOZ), which permits a wider array of arts related uses. The current zoning is very conducive to revitalization investment, particularly the mixed-use infill properties.

North Brentwood reflects the traditional residential character areas, which allows for single-family detached residential homes. Our town has homes that were built in the 1910s to the 1940s. Our neighborhoods are walkable, laid out on a grid and have few cul-de sacs or loops. Our small lots, some with 20-foot setbacks, single apron driveways and minimal lot widths add to the appeal of North Brentwood. Generally, density is four to ten units per acre. Development district standards retain the block face and scale of residential streets.

According to the Gateway Arts District sector plan, North Brentwood contains Neighborhood Arts and Production character areas, as well as Arts Production and Entertainment Character areas along the U.S. Route 1 corridor, which overlay land zoned light industrial located on the middle or on the edge of single-family residential neighborhoods. These development characters support art production space, artist live/work space, and small-scale technical research and development flex-space in underutilized, aging industrial buildings that suffer from functional obsolescence.

The North Brentwood Arts Production and Entertainment Character area is located on the east side of Rhode Island Avenue between the Northwest Branch of the Anacostia River and the southern boundary of the Town of North Brentwood. Currently, this area has a high occupancy rate with automotive, warehouse, light production and commercial uses. Today, in this area, the Prince George's African American Museum and Cultural Center is in Phase II of construction of their new facility at 4507-4511 Rhode Island Avenue.

North Brentwood's inclusiveness within the Gateway Arts District is conducive to and can promote revitalization investment opportunities for all sectors of development and has begun to evolve not only in North Brentwood but throughout the Gateway Arts District.

In addition, the entire town is on the National Register of Historical Places. This designation helps to protect and preserve our local resources, even while our community is changing. The town of North Brentwood seeks future development that enhances our historic district, tying together the Town's past, present and future. We see our historic district as contributing to a positive economic impact from tourism, as the Town seeks to promote the unique and historic qualities of North Brentwood as an attraction within the Gateway Arts District, while maintaining an aesthetically cohesive community. The Town of North Brentwood will capitalize on our historic designation and the ongoing development of the PGAAMCC. Last year, the museum served close to 25,000 attendees through its diverse programs. The Town also sees our historic district as a means of attracting new businesses. Reports show that companies continually re-locate to communities that offer their workers a higher quality of life, which is greatly enhanced by successful local preservation programs and stable historic districts.



## 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)**

Compared to surrounding areas, North Brentwood has a relatively low crime rate at less than .1%. The Town itself does not have a police force and depends on the County's police services to address crime.

There are no schools within the boundaries of the town, however 3 elementary, a middle, and 4 high schools are located in a close proximity:

There are a variety of choices for higher education in the area, from the University of Maryland, a couple miles North of the town on U.S. Route 1, to the Prince George's County Community College which has satellite programs that operate just outside the town. Bowie State University is a viable option in the area for students that would like to stay in Prince George's County and attend a Historically Black College or University. Other institutions of higher education are located just a few miles away in the District of Columbia that are both publicly and privately funded.

North Brentwood is the home to the PGAAMCC. Their new planned facility will be a LEED Silver Building, one of the highest building designations indicating its environmental viability. Though they have not begun construction on their facility, the museum is already up and running in the town, with its offices at 4519 Rhode Island Avenue and their gallery temporarily located at the Gateway Arts Center, at 3901 Rhode Island Avenue.

PGAAMCC serves as a source of cultural awareness in the community and within the County, offering diverse programs for all ages. Last year, the museum served 25,000 visitors, and anticipates an increase as it continues to offer interesting and creative programming. Additionally, the museum's gallery at the Gateway Arts Center serves as a hub for dynamic public programs, special events and the museum's educational programming. In the future, with the completion of its gallery on Rhode Island Avenue, PGAAMCC will serve not only as a means for cultural awareness and education but also an economic driver and employer for all levels of employees, as people from across Maryland the Washington, D.C metro area come into North Brentwood to enjoy the museum's offerings.

The Town hosts a number of events, including North Brentwood Day, celebrating the founding of our town. It is held every summer in conjunction with the Citizen's Association. We also hold an annual Going Green Expo to increase knowledge of environmentally friendly practices among our townspeople. This year we will host our first River Cleanup Event with the Anacostia Watershed Society. Anacostia Trails and Heritage Association also contributes to the quality of life by linking local programs to the residents. Year round activities are provided for all ages by the North Brentwood Community Center, Gwendolyn Britt Senior Activity Center and other community organizations. We provide a "Summer Fun Reading Program" every summer for elementary aged students. Though the program is small, it has been very successful in its mission to get kids to read and cultivate their love of reading. The 2013 Summer Fun Reading Program added Beginning Chess for elementary school attendees. Numerous studies have linked chess to improved scholastic performance and encourages learning.

The Maryland-National Capital Park and Planning Commission (M-NCPPC) runs a number of facilities, in partnership with the Town, including the Gwendolyn Britt Senior Activity Center and the North Brentwood Community Center.

The Gateway CDC owns and operates the Gateway Arts Center located in nearby Brentwood. The building is a cultural asset to the town and surrounding communities providing exhibitions, receptions, artist talks, and workshops that enhance the area's draw in many ways. Anchor tenants include M-NCPPC's Brentwood Arts Exchange, which hosts exhibits, classes and youth summer programs; the Prince George's African American Museum Cultural Center's gallery; and the 39th Street Gallery and 12 artist studios.

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## **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)**

North Brentwood is bordered to the north by the Anacostia River, which brings with it advantages as well as drawbacks. One of the clear advantages is the proximity to undeveloped and protected parkland, a rarity in our area. We have the opportunity to be stewards of the river and the Town will be hosting river cleanups as well as building rain gardens to lessen its impact.

However, one of the very large disadvantages is that the town lies entirely within a 100-year flood plain. There are levees in place that largely prevent the danger of flooding, but as stated previously, the levee that is closest to the town has been recently deemed unsafe and outdated by FEMA and the Army Corps of Engineers. The County, Town, and Federal governments are working together to address the problem. In November 2012, Federal funding was used to bring the levees to appropriate accreditation levels. North Brentwood also has a pumping station that is manned 24 hours a day by the County Department of Public Works to ensure safety for the community.

Since North Brentwood is in the Chesapeake Bay Critical Area, we put considerable effort into saving our existing trees. The Department of Natural Resources is contacted before any tree may be cut down and inspections are regularly conducted by the agency to ensure trees are strong and healthy. Dying trees that need to be cut down must be replaced in the Chesapeake Critical Bay Area. There is a fine of \$500.00 for cutting down a tree in the area.

#### **Weaknesses:**

Historically, the community was built upon low-lying areas, and most of the homes with basements must install sump pumps to prevent flooding.

The site for PGAAMCC at 4507-4511 Rhode Island Avenue, suffers from poor drainage along Penwood Road as a result of unmitigated runoff from the CSX railroad lines adjacent to the property. Some money has been designated by the Department of Environmental Resources (DER) to mitigate the situation, but more is needed to address drainage issues appropriately. Contact with CSX needs to be a priority as we try to place a barrier in the area. PGAAMCC is currently working with DER to address the remaining drainage problem on Penwood Road where the museum is being built.

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## **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)**

The Town of North Brentwood has taken steps to diminish its impact on the environment. As was previously mentioned, the Town holds a Going Green Expo in an effort to educate our citizens to be better stewards of the environment. The Town has also participated in grant programs that focus on the "greening" of our facilities resulting in the installation of solar panels on the Town Hall as well as LED lighting throughout the top floor.

In 2010, the Town installed energy efficient toilets in the Town office. We participate in PEPCO's Energy Program and we partner with the Anacostia Watershed Society (AWS) to make sure that the relationship we have with the river continues to be a healthy one. This spring we are planning to conduct a river cleanup with Anacostia Watershed Society in celebration of Earth Day, and in conjunction with the First Baptist Church on their annual Mission Blitz.

We have made great efforts to green our Town outside of our Town Hall. In 2012, the Town collaborated with more than 12 other municipalities in the Maryland Energy Administration and Community Legacy grant programs that provided energy audits and energy work in North Brentwood homes for little or no cost to residents. Older homes qualified for these grants and received monies for efficient solutions in their homes.

In our partnership with PEPCO, we have attempted to do energy audits and retrofits for some of our residents only to find that the older houses (most of the houses in the town) were unable to be retrofitted due to lack of central climate control, poor ventilation (which prevented the work from being completed), as well as a lack of proper insulation.

We also offer curbside recycling services to all residents. The Town has invested in FY 14 65- gallon recycling bins for each home in North Brentwood to encourage recycling and less trash as part of our green efforts. Also, the Town is currently considering one trash pickup weekly instead of the biweekly schedule currently in place. The weekly recycling pickup would continue. The Mayor and Council are working with our trash removal company to obtain pricing for larger recycling bins that would help implement this change and encourage citizens to recycle more.

The major challenge that we, and many others who are environmentally conscious, face is a general lack of knowledge among our citizens. So we seek to engage our residents about environmental issues through the events we mentioned above, as well as through programs and different initiatives.

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## **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)**

Our stormwater drainage system is in need of updates. In 2000, the Prince George's County Department of Public Works cleaned all sewer systems in the town and assessed the pumping station to ensure workability. The pumping station is under surveillance by the County. In 2009, the Town received Community Development Block Grant funding to complete the storm drain system on Penwood Road. The repairs that were made allowed for the PGAAMCC to begin the process of constructing their new building on Rhode Island Avenue. Further repairs to the infrastructure will continue to be made by the museum itself as well as the Town where funding allows.

The County has planted a rain garden along the banks of the Anacostia that sits between the river and the light-industrial area on the west side of U.S. Route 1. Again, this garden can be replanted to increase its effectiveness but it serves its purpose. The stormwater management of that specific area will soon be updated and overhauled as the museum begins preparations to build its facility.

Since the town exists in a 100-year flood plain, the Gateway Arts District Sector Plan (written in 2004 by the M-NCPPC) suggests that the Town should limit the development of impervious surfaces within the flood plain (page 33, Sector Plan). The plan also stipulates the following: "Within the Developed Tier, much of the stream system has been hardscaped or engineered to control large volume of stormwater that is created in an area without stormwater quality controls. This results in some limitations as to what can be done within the regulated stream buffer (50 feet from each bank). The engineered sections of the two major tributaries historically could not have trees planted within certain areas, the topography could not be altered, and permanent structures could not be placed there." FEMA provided funds to the County and has mandated the County to repair the levee structures for accreditation by winter 2013.

There will be mandatory flood insurance requirements for homeowners living near the levees.

## 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)*

#### Strengths

The Town currently has 13 businesses located within the municipal boundaries, including printing, nonprofits, roofing, museum and other industries that are doing well and serve the residents and other businesses in the area. Many of these businesses have been in existence for years, and are committed to remaining in North Brentwood. There are few commercial vacancies, except along the strip of Rhode Island where the PGAAMCC owns the property and plans to redevelop it.

The emerging economic driver in the town is the Prince George's African American Museum and Cultural Center. The planned expansion of the museum in the town, as mentioned earlier, will not only provide new construction jobs with redevelopment of the site at 4507-4511 Rhode Island Avenue, but also new job opportunities at the museum itself for its new gallery, gift shop and cafe. There will be new employment opportunities at all levels, from the low level jobs to administrative positions and they will be looking for job candidates in the area to fill these jobs.

North Brentwood is close to Washington, D.C. and benefits from its proximity to the strong Federal and Federal contractor employment markets.

The Town of North Brentwood is also part of the Gateway Arts and District (GAD), which consists of Mount Rainier, Brentwood, and Hyattsville. The distinct economic driver is the Town's inclusiveness within the GAD. Many developments have occurred throughout the GAD, and North Brentwood lies right in the center of this activity. The future of the PGAAMCC will only further bolster the synergy that is already occurring throughout the GAD. There is also added incentive for businesses to locate within the GAD as they receive State tax incentives.

As the GAD continues to transform into a pedestrian and bicycle accessible destination, tourism will increase and support different types of industry along the U.S. Route 1 corridor.

Access to a variety of transportation methods, including local bus routes, supports a wider market area. However, the U.S. Route 1 highway divides our community and businesses, encourages speeding of commuters that pass through the town and discourages pedestrian use. We would like the State Highway Administration to redesign it and to assist in redeveloping the corridor into more than a thru lane through the town.

Unemployment rates within the town are at 6%, lower than the national average. However, there are a large number of people not in the workforce, around 35%. This is due to a large number of retired seniors.

Broadband access is available in the community center, Town offices, and senior centers. The Town has free internet/cable/fios access through the Verizon and Comcast franchise agreements. We broadcast on our community access channel to inform our citizens about Town meetings, activities, events, etc. The citizens also have an opportunity to subscribe if they choose.

#### Weakness

The Town of North Brentwood lacks open space for new development and business expansion with it being surrounded on all sides by the Town of Brentwood and the City of Hyattsville. Also, along the U.S. Route 1 corridor, a number of the lots are shallow, offering little to no redevelopment uses. However, these properties offer an opportunity for small-scale development of arts production, live/work spaces and start-up flex spaces that would not create problems for the adjacent National Register of Historic District.

## **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 of North Brentwood is a small town, bordered on all sides by larger towns. We are also on the National Register of Historical places, and in order to preserve the historic integrity and character of our neighborhoods, revitalization in the area must seek a different path than tearing down many of our existing structures and building new housing. That being the case, growth and expansion through construction of new properties is not a feasible option.

The number of housing units within the town has slightly increased over the past decade according to the U.S. Census (2000-2010). The number of housing units within the town as of the 2010 Census was 183, of those, 169 are occupied residences. There are currently about a dozen vacant housing units. There are no multifamily homes in the town.

The median household income of the Town is \$61,042.

120% AMI: \$73,250

80% AMI: \$43,833

50% AMI: \$30,521

There are 145 owner-occupied units in the town with an average housing value of \$259,600, which may be unfeasible to individuals who fall below 50% AMI. The average rental cost per month is unknown. The Town does not currently have its own programs in place to house these individuals, however, the County and State do have a number of programs.

According to the Urban Institute, as of March 2011, Prince George's County had the highest foreclosure rate in the Washington, D.C. metropolitan area and within the County. The zip code of North Brentwood (20722) has the third highest foreclosure rate at 7.6% (note: this number includes four other municipalities, all of which are larger and have higher foreclosure rates than North Brentwood). The same report notes that within the zip code area, 25.1% of all mortgages are not current, giving us the second highest rate of delinquency in the County. The report specifically points to our area as an area in need of targeted services.

As of 2013, most of the home foreclosures or blighted properties are being purchased and renovated. In addition, in neighboring towns, there will be an increase in residential density with new mixed-use development projects. The Redevelopment Authority, in partnership with the Landex Companies, is developing a 1.5 acre site located at 3807 Rhode Island Avenue in Brentwood. That project, which is in the planning stage, will encompass a five to six story mixed-use building with residential on the upper floors and commercial space at ground level. Parking will be provided in an underground structure and supplemented with on street parking. In the last five years, the City of Mount Rainier has experienced significant investments such as the Artspace live/work artist studios to help brand the city as a destination for artists. In the Fall 2012, the City selected the Neighborhood Development Company and Streetsense to develop nearly 2 acres of city and privately owned property in the heart of the downtown at Eastern Avenue and Rhode Island Avenue.

In addition, just north of the Brentwood site, in Hyattsville, lies the EYA development, which includes a Yes! Organic Supermarket and a Busboys and Poets (a popular regional restaurant) among its many retail options. North Brentwood has more opportunity for commercial growth on the main street of Rhode Island Avenue.

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## **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)**

As of the 2010 Census, North Brentwood has a population of 517 citizens, which represents a 10% population increase from the 2000 Census. African Americans make up 63% of the population, Latinos make up 34%, and Whites make up about 3%.

North Brentwood is a historically African American municipality, however in the past decade, the Latino population has risen 375% from 37 in 2000 to 176 in 2010. The African American population has fallen 13.4% to 329 citizens. This population shift reflects a shift that is occurring nationwide as well as in the state of Maryland. It also represents the growing challenges we as a Town face in reaching out to and including this new population of citizens, some of whom are not native English speakers.

According to the American Community Survey (2006-2010), there are 277 employed individuals, 29 unemployed individuals, and 150 individuals not in the labor force, as they represent the retired population.

The median household income in the Town is \$61,042.

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### **III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS**

#### **A. Organizational Structure:**

**Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? (Answer Space 4,000 characters)**

The Town of North Brentwood has a Mayor and three Council members, as mandated by its charter.

The Sustainable Communities Workgroup is made up of representatives from the business community, non-profit sector, elected officials, and environmental advocacy groups.

The Sustainable Communities Workgroup was headed by Amy Adler, Administrative Assistant for the Town of North Brentwood. North Brentwood is now partnering with Gateway CDC, under the leadership of its Executive Director, Carole Bernard, and the assistance of her organization.

Members of the group include:

Mayor Petrella Robinson and Town Clerk Eleanor Traynham, Council of North Brentwood and the North Brentwood Citizen's Association

Dr. Jacqueline Brown, Executive Director of the Prince George's African American Museum and Cultural Center  
Lillian Beverly, President, Prince George's African American Museum and Cultural Center and former Mayor of the Town of North Brentwood

Sara Jensen, Planner, Maryland-National Capital Park and Planning Commission

Carole Bernard, Executive Director, Gateway Community Development Corporation

Joe Leffson, Owner, Train Printing, a local business in North Brentwood

Aaron Marcavitch, Executive director of Anacostia Heritage Trails Association

Skip Gormley, Executive Director of North Brentwood Community Center

Jarrett Stoltzfus, Gateway CDC Board Member

Kate Mazzara, Assistant District Engineer - Project Development, SHA

Alexander Williams, Jr., United States District Judge for the District of Maryland

Members of the Workgroup have committed to the implementation of the Action Plan and will meet periodically to discuss its progress.

In the interest of the time and sensitivity to each member's time availability, members of the Workgroup participated in online discussions of the Sustainable Communities Action Plan with many attending the Sustainable Communities Community Forum held on March 18, 2013.



### **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 North Brentwood has many years of experience in applying for and implementing grant funding from the County's CDBG program and Community Legacy program, with staff managing the grant and on occasion, consultants to implement grant project.

In FY 14, the Town of North Brentwood will allocate funds for a consultant to work on a project-by-project basis for grant writing and grant project management. This will help to build the town's capacity and bring additional expertise to the table for execution and planning. In the past, the town has worked with the executive director of the Hyattsville CDC to manage various county and state grants. The town also has worked with the Gateway CDC's executive director on this application. By forming these relationships and agreements with key personnel in the Gateway arts District, the town has been able to expand its ability to seek grants projects. The town has a code enforcement position, however, over the years there have been occasions when the position has been vacant. We have recently filled the position. It is crucial for any town or city to have code enforcement procedures and personnel to monitor trash, dumping, parking violations, and home repairs, upgrades and permits.

The Gateway CDC exists to support community development through the arts within the Gateway Arts District and its municipalities, including North Brentwood, Brentwood and Mount Rainier. The Gateway CDC has staff that can provide unique services to the Town via project management of contracts. Gateway CDC works directly with State and County agencies, assists businesses and developers and engages the community on development projects.

In addition, the Gateway CDC has community development experience, including its development of the Gateway Arts Center at Brentwood in 2010, creating 12 affordable, visual artist studios including ceramics, papermaking, photography painting and mixed media. The building houses the 39th Street Galley, which is managed by the Gateway CDC, as well as its anchor tenants M-NCPPC Brentwood Arts Exchange and the Prince Georges County African American Museum and Cultural Center (PGAAMCC).

Gateway CDC also has worked with ezStorage Corporation on the ezStorage Studio Project, which created 18 affordable, visual art studios in 2005, including storefront studios. Studios range from 300-500 sf., and include painting, textile and mixed media artists.

PGAAMCC has made partnership commitments to the Town of North Brentwood in regards to the pursuit and application of grant funding, and is working on Phase II construction of its site at 4519 Rhode Island Avenue.

Anacostia Heritage Trails Association (ATHA) is the regional Heritage Area program – part of a system of Certified Maryland Heritage Areas – for the Prince Georges' County and Washington D.C. Metro area. ATHA provides unique programs and grant opportunities for projects that lend themselves to tourism.

Maryland National Capital Park and Planning Commission will provide information and guidance around zoning and design issues and the Gateway Arts District sector plan.

The State Highway Administration will provide information about streetscape improvements and pedestrian safety measures along the U.S. Route 1 corridor.

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### **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)**

The Town of North Brentwood prides itself on its community engagement to provide important input to help guide decisions. This is done through Town Council meetings, community forums and workgroups.

The Action Plan was reviewed by the Town's current Mayor, Petrella Robinson, and the Town's former Mayor, Lillian Beverly. This review was done at Town Council Meetings in March 2013.

Gateway CDC facilitated a Sustainable Communities Forum for the Town of North Brentwood on March 18, 2013. In preparation for the forum, the Town of North Brentwood mailed letters to the business community, and Gateway CDC drafted a community survey. Online and hard copies were distributed to gather data for the Action Plan and application. Gateway CDC publicized the forum and the availability of the survey through its eblast, listservs and social media to inform the community residents about the Sustainable Communities application and to gauge their thoughts and ideas regarding perceptions, needs, goals, and priorities of the local community. Gateway CDC also drafted and published an article in its February 2013 newsletter about scheduled community forum and the importance of the State's Sustainable Communities designation for the Town of North Brentwood.

Gateway CDC also reached out to members of the Working Group, which includes key community members for their feedback and input. We sent out various drafts of the plan, and edited accordingly to incorporate key ideas and changes that would help ensure the best possible Action Plan.

## IV. SUSTAINABLE COMMUNITY ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy - a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increased prosperity for local households and improved health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a sustainable and livable community.

### **A. Supporting existing communities & reducing environmental impacts.**

**(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so. (Answer Space 4,000 characters)**

North Brentwood benefits from a location ideal for smart growth development. With no outward expansion opportunities, the Town is ready to grow upward with higher density development. Current zoning supports the development of small-scale arts production, live/work spaces and start-up business flex spaces.

The Town will strategically encourage reinvestment and smart growth in the existing community by:

1. Seek new development projects that allow for upward growth, working with the Prince George's County redevelopment authority and Gateway CDC, that adhere to historic district guidelines.
2. Continued support of PGAAMCC development project through storm water mangament needs, funding goals, construction planning and working with staff from Gateway CDC and PGAAMCC to engage the community to bring this cultural anchor and economic driver to the Town. (ongoing)
3. Engage State Highway Administration to develop short and long term goals for streetscape improvements, beautification plans, and pedestrian safety improvements along U.S. Route 1. (year 1-5)
4. Seek funding for energy conservation grants to assist homeowners with energy cost savings, retrofits, and renovations projects, as well as grants to support storm water management concerns around the Town Center through pervious surface, tree planting and rain garden elements. (year 2-5)
5. Catalog vacant residential and commercial properties to inform a redevelopment plan. (year 1)
6. Work with Gateway CDC to redevelop vacant properties. (year 2-3)
7. Work with M-NCPPC on playground upgrades to ensure park safety and accessibility.

The Town of North Brentwood is on the leading edge of environmentally sustainable growth for the past few years. Accomplishments include the following:

1. Decreased the Town's energy impact by installing photovoltaic panels on the roof of Town Hall and LED lights throughout Town Hall.
2. Hosted Going Green Expo as part of the Town's commitment to educating its citizens about being better stewards to the environment.
3. Provided energy audits in 2012 to North Brentwood residents through the Maryland Energy Administration and Community Legacy Grant programs.
4. Secured CDBG funding every year to resurface streets and replace sidewalks, curbs and gutters.
5. Worked with the Prince George's County Department of Environmental Resources regarding a storm water management project along Penwood Road.
6. Worked with the Anacostia Watershed Society to ensure future growth does not degrade the natural resources.

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#### **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)**

To better ensure the feasibility and attractiveness for private investment in the Town of North Brentwood, the following investments in infrastructure must occur:

1. Continued work on the the Penwood Road Project, mentioned previously, that repaired the stormwater infrastructure along Penwood Road in order to prepare the way for PGAAMCC in 2011. To ensure future development, work needs to continue.
2. Replanting of the County's rain gardens on the Northwest side of town next to the Anacostia River to ensure that it continues to provide a natural buffer between the businesses and the Anacostia, and purifies the runoff that flows into the river. County planted the rain gardens in 2010.
3. Continued manning of the levee pumping station at Banner and Allison Streets by the Department of Public Works is crucial to ensuring flood control. Upgrades are currently underway and will be completed by winter 2013.
4. Committed to a cleanup effort of our area every year through donations to the Anacostia Watershed Society, and in conjunction with the First Baptist Church on their annual Mission Blitz, in celebration of Earth Day.
5. Collaborate with several towns, Department of Environmental Resources and Community Legacy Program, to secure funding to offer energy audits and retrofits for residents.
6. Offer curbside recycling services to all residents. In our partnership with PEPCO, we have attempted to do energy audits and retrofits for some of our residents only to find that the older houses (most of the houses in the town) were unable to be retrofitted due to lack of central climate control, poor ventilation (which prevented the work from being completed), as well as a lack of proper insulation.
7. Invest in 65- gallon recycling bins for each home in North Brentwood to encourage recycling and less trash as part of our green efforts.
8. Upgrade all street lighting to enhance visibility and provide a fresh uniqueness to the town by replacing older street lights.
9. Continue working with the Department of Public Works on the manning of the Levee pumping station at Banner and Allison Streets to ensure flood control.
10. Engage the State Highway Administration to enhance Rhode Island Avenue to become a pedestrian-friendly corridor, including new crosswalks and street lighting to increase walkability and bikability within the Town. This is very important, particularly as the PGAAMCC constructs its new facility on Rhode Island Avenue.

#### **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)**

Updating infrastructure in favor of more environmentally friendly models is the main goal of all future development in the Town of North Brentwood, especially since the town is located in a 100 flood plain.

The Town will seek to reduce the SC area's impact on the environment in the following ways:

1. Work with the County and surrounding municipalities on the 2014 renewal of the Memorandum of Understanding to present ideas for a comprehensive sustainable initiative within the Gateway Arts District, specifically looking at the 100 flood plain issue and its impact on development and the environment. (Year 2-5).
2. Work with the County to replant the rain gardens along the banks of the Anacostia, between the river and the light-industrial area on the west side of U.S. Route, to ensure its effectiveness. (Year 1-5).
3. Continue working with the Prince George's County Department of Environmental Resources on the stormwater management project along Penwood Road. It is critical that stormwater management be dealt with in this area so future investment can even be considered. The stormwater management of that specific area will soon be updated and overhauled as the Prince George's African American Museum and Cultural Center build its new facility. (Year 2-4)
3. Seek funds for pervious surfaces along streets and sidewalks. CDBG funding has been acquired every year to resurface streets and replace sidewalks, curbs and gutters. The Town will seek funds for pervious surfaces along streets and sidewalks. (Year 2-5)
4. Seek funds for renovation, upgrades and retrofits of older and historic homes, working ATHA. In 2012, the Town collaborated with more than 12 other municipalities in the Maryland Energy Administration and Community Legacy grant programs that provided energy audits and energy work in North Brentwood homes for little or no cost to residents. Older homes qualified for these grants and received monies for efficient solutions in their homes. With a partnership with PEPCO, we have attempted to do energy audits and retrofits for some residents only to find the older houses (most of the houses in the town) were unable to be retrofitted due to lack of central climate control, poor ventilation (which prevented the work from being completed), as well as a lack of proper insulation. (Year 2-4).
5. Offer curbside recycling services to all residents. The Town will invest in 65- gallon recycling bins for each home in North Brentwood to encourage recycling and less trash as part of our green efforts. (Year 1).
6. Install energy efficient LED street lighting throughout the town (Year 3).
7. Continue providing the "Produce for Seniors" program, where the Town purchases fresh produce through the Capital Area Food Bank for seniors during the spring and summer months.
8. Update the Town website for better outreach to the community about ongoing Town development issues, as well as the promotion of green efforts, buying local, local businesses and Gateway Arts District events. (Year 1-2)
9. Host a Anacostia River cleanup and tree planting event, in honor of Earth Day. (Ongoing)
10. Plant trees in the Chesapeake Bay Critical area as part of its green efforts and preservation of the Town's natural resources. (Year 2)
10. Research various Green Street models to enhance the natural and built environment to provide high quality of life for residents, workers and visitors. Green streets are streets that incorporate natural, landscape-based features that infiltrate, reuse, or evapotranspire stormwater and accommodate multiple travel modes, particularly walking and bicycling. (Year 3-4).
11. Establish a Green Team for the Town and apply for Sustainable Maryland certification. (Year 2-4).

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

The North Brentwood Citizen's Association  
Maryland-National Capital Park & Planning Commission  
Gateway Community Development Corporation  
Prince George's African American Museum and Cultural Center  
Prince George's County Department of Environmental Resources  
Prince George's County Department of Public Works  
Prince George's County Redevelopment Authority  
Prince George's County Department of Natural Resources  
Anacostia Trails Heritage Association  
Anacostia Watershed Society  
BB&T Bank  
CIP North Brentwood  
The State of Maryland  
Local Businesses  
North Brentwood Historical Society  
Capital Area Food Bank  
First Baptist Church of North Brentwood

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## **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 Town has several assets including parks and open spaces. A \$91,000 grant as part of the 2014 Governors budget will be used to improve our park through sun shading over play equipment, landscaping near the Northwest Branch, handicap accessible paths and tables.

The town also has many historic structures and an excellent citizen's association that is very engaged in the community. Our business community, though small, is another key asset for the town. The Town promotes that it is "open to business" and seeks to provide facade improvement opportunities and to engage property owners.

In FY 14, the Town will update its website to promote its open space and historic and cultural assets, many historic structures and its citizen's association that is very engaged in the community.

The North Brentwood Community Center, Senior Center and green spaces provided and maintained by M-NCPPC are assets to everyone in the town who take advantage of them. The Town will be planting trees in the Chesapeake Bay Critical area as part of its green efforts. The Gateway Community Development Corporation and the role it plays within the Gateway Arts District is an asset to the Town as it works to create development opportunities along the U.S. Route 1 corridor and serve as a resource to the municipalities it serves. The Gateway Arts District and the Town's close proximity to the Washington, D.C. market is a key asset in the potential development of the area.

Our proud heritage as the first incorporated African American municipality in the country is the major asset that defines our Town. Every five years, the Town celebrates the incorporation with a parade and dinner dance. In FY 14, the Town will celebrate the 90th anniversary of incorporation. By far, the Prince George's African American Museum and Cultural Center (PGAAMCC) will be one of the most valuable assets to the town and community, not only providing cultural enrichment but employment and tourism opportunities. The PGAAMCC also serves as a wonderful cultural asset to the community, providing exhibitions, artist talks, youth programs and other events that draw people to the community from Washington, D.C. metro area.

The historic structure, Baby Dee's, is now in the County's hands for condemnation, and the Town hopes to purchase and redevelop this property as a public facilities structure. In FY 13, the Town acquired the property adjacent to Baby Dee's, located at 4510 41st Street, to develop as a community asset. In addition, we are seeing a trend in the Town where new homes are being built on vacant lots and older homes are being renovated. This is exciting as the town experiences growth and new residents coming into the area.

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#### **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)**

Our town is on the National Registry of Historic places and as such is limited in its capacity to develop without thought to our historic character. We are fully committed to maintaining our sense of place as the first incorporated African American municipality in Prince George's County. This is evident in the Prince George's African American Museum and Cultural Center (PGAAMCC) development project. Former and current Town Mayors and Councilpersons serve as founding and current members of the board of directors. This rich history and desire to maintain the cultural and infrastructure integrity of the Town are truly cornerstones of all future projects.

The Town is exploring opportunities to refurbish the Town sign on the State Highway Administration's island along U.S. Route 1 to include historic information and to tell the town's story. We are also seeking improvements to the historic markers at the old firehouse in North Brentwood, as well as locating a statue at this site. Working in Partnership with the PGCAAMCC, the Town would like to increase awareness of North Brentwood's rich history through use of billboards located at the museum's site on Rhode Island Avenue. Digital bus shelters, cobblestone walkways, and wrappers for recycling bins are new innovative ideas the Town would like to see implemented to enhance North Brentwood's sense of place. The Town would like to work in partnership with ATHA on these initiatives.

Events like North Brentwood Day, held each June, celebrates the Town's rich history. In FY 14, the Town will host its 90th anniversary celebration.

North Brentwood is interested in procuring the facility that is currently known as "Baby Dee's." It is on the County register of historical structures and is currently abandoned and in disrepair. The Town would like to refurbish the structure and turn it into a municipal services building or use it as an annex for the PGAAMCC. Through this we hope to create a walkable and bikeable area, a small boutique, or unique cafe to enhance PGAAMC.



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#### **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)*

The small size of the Town does not deter from its mission to maintain a vibrant, livable community. The Green Streets project and the desire to build a community garden are a few of the projects on the horizon, as funding allows.

Green Streets are streets that incorporate natural, landscape-based features that infiltrate, reuse, and evapotranspire storm water and accommodate multiple travel modes, particularly walking and bicycling. Through shading and breaking up continuous paved surfaces, features of a green street also mitigate the urban heat island effect. The Town will continue tree plantings periodically in order to build up our tree canopy.

The Town's plans to update its website will enhance opportunities to promote the Town's open and green spaces, as well as the County's walking trails and other natural resources within the Gateway Arts District.

The Town will also host a river clean-up event in FY 14, in honor of Earth Day to help educate citizens about the environment and conservation of the Town's natural resources.

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**IV. SUSTAINABLE COMMUNITY ACTION PLAN**

**(4) Which community groups or stakeholders will be key to the implementation of the initiatives and projects noted in this section? (Answer Space 4,000 characters)**

The North Brentwood Citizen's Association  
Prince George's African American Museum and Cultural Center  
Maryland-National Capital Park & Planning Commission  
Prince George's County Department of Environmental Resources  
Anacostia Trails Heritage Association  
Anacostia Watershed Society  
The State of Maryland  
Gateway CDC  
The County  
State Highway Administration  
FEMA  
County's Department of Public Works

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## **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)**

North Brentwood offers new and existing businesses affordable housing, close proximity to the Washington, D.C. market, a creative community, and the uniqueness of a small town. Service, production and arts-related industries seek to locate in the Gateway Arts District to take advantage of tax incentives.

The Prince George's County Revitalization Tax Credit has residential and non-residential components. These provide 3 (residential) and 5 (non-residential) year tax credits for 100% of the assessed value in the first year and decreasing percentage of the increased assessment in the following years. These tax incentives, along with the Town's close proximity to Washington, D.C. and affordable homes, create tremendous opportunities in the town for business growth and development, particularly in light of the Town's limited open land availability.

Taking older buildings and renovating them for a mixed-use development project is the desired approach to future development in the Town. The Town's economic development policies are in line with those of the Gateway CDC, whose main goal is arts-oriented economic development throughout the Gateway Arts District. The Town will work the Gateway CDC on outlining key economic development opportunities for the Town and the Gateway Arts District, including supporting their efforts to provide technical assistance workshops for arts-related and retail businesses in FY 14, working with the Prince George's County Redevelopment Authority, developers and potential businesses wanting to start businesses in the Town and engaging property owners about vacant commercial and residential properties for site development and business recruitment opportunities.

In the next couple of years, Gateway CDC would like to provide job training for residents within the Gateway Arts District, and the Town will participate in its efforts to make this happen for North Brentwood residents working in partnership with various organizations.

The Town hopes through funding to provide a facade improvement program for local businesses to enhance the exteriors and look of properties.

The Town has plans to work with Prince George's County to expedite the application and permitting process. In addition, Prince George's County has recently implemented a revolving loan program, to which the Town plans to refer businesses. The business tax credits for the Gateway Arts District are administered by the State. The elected officials are committed and supportive of new businesses coming into the area and do whatever is in their power and budget to accommodate their requests for inclusion in the Gateway Arts District.

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#### **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)**

Gateway CDC is exploring opportunities for job training in the Gateway Arts District for its residents and local employees. The Town would like to partner on this initiative in the coming years, as it will take significant planning and funding.

With a large number of senior residents, the Town would like to provide job training and retraining opportunities for the senior population, to allow for placement at local businesses to assist with administrative tasks. As the North Brentwood anchor employer, PGAAMCC will complete Phase II of its construction project, creating numerous jobs within the town, not only within the museum itself but as a result of the museum drawing people into the area.

Green jobs are definitely an opportunity along the light industrial area of the U.S. Route 1 corridor as the Town explores Green Street models, Sustainable Maryland Certification and other initiatives that support the environment. A specific goal for green job creation has not been developed, but this is an agenda item for the Workgroup to explore further.

The Town continues to partner with Gateway CDC to employ strategies to invest in the small businesses in Town, including supporting the work it did in FY 13 with its Business Needs Assessment Survey to gauge the needs of businesses in Mount Rainier, Brentwood and North Brentwood. This year, Gateway CDC will conduct business technical assistance workshops as a follow-up to the survey to help retain jobs and sustain businesses.

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#### **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 Base re-alignment and Closure activities in Maryland do not directly affect North Brentwood. However, with North Brentwood's affordable housing stock and close proximity to the Washington, D.C. metro area, its community assets such as accessibility to shopping, biking, County trails and a thriving artist community, there is an opportunity for individuals and families to relocate to North Brentwood.

In addition, with new residential units currently under development in the Gateway Arts District's neighboring Town of Brentwood and the City of Mount Rainier, we anticipate continued growth in North Brentwood as a residual of this expansion.

**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)**

Gateway Community Development Corporation  
Prince George's County  
The State of Maryland  
Local businesses  
SGIF  
Department of Housing and Community Development  
State Highway Department  
Mayor and Council of North Brentwood  
Department of Environmental Resources  
PEPCO  
Prince George's African American Museum and Cultural Center

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## **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 North Brentwood is willing to work with the public, private, and non-profit sectors to increase housing options for people of all ages. With approximately 12 existing vacant housing units in North Brentwood, the Town will encourage first time homeowners to locate to the area, as this is a good target market with our affordable housing stock averaging \$259,000. Also with lower crime rates, access to transportation, and the proximity to public schools and the Washington D.C. metro job market, North Brentwood offers first time home buyers the perfect place to reside. Developing vacant lots and redeveloping lots with vacant homes present opportunities to increase the housing stock in an area limited in its expansion opportunities. The Town is researching the feasibility and details of creating a incentive package in FY 14 to attract first time home buyers.

The Town would also like to help seniors stay in the community as they age and seek to downsize. With 150 of the 517 North Brentwood Residents being elderly, there is a need to explore opportunities to create senior housing. One is the empty lot next to the municipal center and senior center, owned by First Baptist Church, that would be an optimal location for senior housing and an opportunity for the Town to negotiate with this community leader in providing for senior residents in FY 15. A feasibility study for this project will be conducted in FY 14.

According to the Housing and Market Analysis 2010-2015, published by the Maryland's Department of Housing and Community Development, Maryland continues to experience an acute shortage of workforce affordable rental housing for families, seniors and individuals with disabilities in Maryland. This shortage has become more concentrated among the low-income renter households despite improvements in income and housing conditions across a broad range of income groups in the past decade.

The Town sees this same shortage of affordable rental housing and would like to address it by creating workforce housing - apartment style housing units along the U.S. Route 1 corridor that would allow people who want to live in the town to have more rental options, as most of the housing in North Brentwood is single-family style homes. These apartments would cater to working individuals and families, as well as artists. In addition, with the expansion of the PGAAMCC, it would be advantageous for the Town to provide inexpensive rental options for employees of the town that may need housing. This requires additional research and planning by the Workgroup and community stakeholders.

We seek to include green housing initiatives with our housing objectives in order to ensure that the housing structures we create are environmentally friendly and improve the environmental impact of existing housing.

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#### **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)*

If housing is constructed on U.S. Route 1, the employees of the PGAAMCC and associated businesses that may reside there would have no need to drive or take a motorized vehicle to work. Individuals would have access to frequent buses along Rhode Island Avenue, which provides transportation access to MARC Commuter rails and the Rhode Island Metro stop. Recent Development of retail shops and restaurants in Hyattsville, Maryland is less than two miles away and accessible by bus. In addition, people could travel by public transportation to enjoy the many cultural activities within the Gateway Arts District in Mount Rainier and Brentwood. Bike trails also provide transportation options to parks and opens spaces.

By the same token, housing seniors close to the senior center would mean they would not have to drive there to attend events. They would also have access to the bus line that stops just in front of the senior center. This housing initiative would be a mixed-use concept with commercial draw and spaces that encourage walking within the community by creating destination points.



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#### **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)**

The Town of North Brentwood would like to see 8-12 additional housing units created in the town to benefit seniors, depending on the configuration of the development project. Workforce housing would consist of approximately 5-10 units for working families, artists and young people who seek housing in close proximity to Washington, D.C. or any of the higher education institutions in the area.

The Town would like to see the current trend continue of individuals and young families relocating to North Brentwood and renovating older homes and/or purchasing vacant lots and building new homes.

According to USA.com, as of 2006-2010, the median price of a house in North Brentwood is \$273,200, which is lower than the state average of \$301,400 and is higher than the national average of \$179,900. The North Brentwood median house value has grown by 147.69% since 2000. The growth rate for the price of a house in North Brentwood is much higher than the state average rate of 106.44% and is much higher than the national average rate of 50.42%. The median year that a house in North Brentwood was built is 1954, which is older than the median year for a house built in the state which is 1974 and the national median age of 1975.

**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)**

Gateway Community Development Corporation  
Prince George's African American Museum and Cultural Center  
Department of Housing and Community Development  
First Baptist Church

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## **IV. SUSTAINABLE COMMUNITY ACTION PLAN**

### **E. Support transportation efficiency and access.**

**(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? (Answer Space 4,000 characters)**

The Town is looking into sidewalk retrofitting and crosswalk creation along the U.S. Route 1 corridor that would provide an efficient and safe pedestrian network as well as promote use of the buses that make stops on U.S. Route 1 by FY 15. Pedestrian crosswalks would be explored specifically for U.S. Route 1 and Webster Street, and U.S. Route 1 and Wallace Road. We also would like to establish a multimodal transportation network and promote pedestrian and bicycle travel as alternative modes of transportation.

We would like to work with the State Highway Administration (SHA) to improve the flow of traffic not only through the town but also into the town. Currently, in order to get to the businesses located in the Northwest part of town a series of U-turns need to be made in order to get in and out of the businesses. We would like to build upon Complete Street Policies and coordinate with the Cities of Mount Rainier, Hyattsville and Riverdale Park, and the Town of Brentwood, SHA, WMATA, DPW&T to create a consistent streetscape along the U.S. Route 1 corridor to create a consistent streetscape after construction of PGAAMCC by FY 16.

Currently, many of our townspeople (56%) commute in an automobile by themselves, while few use public transport (18%). This is concerning, and we are looking into ways we can shift that trend in favor of a more sustainable commuting, such as a Park n' Ride along U.S. Route 1 or BikeShare in a coordinated effort with surrounding communities. We know that parking is increasingly becoming an issue in the Gateway arts District and will continue to grow as new development occurs in our neighboring towns of Brentwood and Mount Rainier. The Park n' Ride presents an opportunity for the town to leverage the public transportation in the area by creating a place for commuters to park and to encourage use of public transportation. The Park n' Ride would also provide parking for visitors to the town and to the Gateway Arts District's cultural assets. The Park n' Ride would be a multi-purpose parking amenity for the area, exploring the use of underutilized vacant space.

The Town also seeks to promote travel options such as bicycling and public transportation in an effort to reduce the Town's carbon footprint, as well as to decrease the negative impacts associated with the approximately 9,000 commuters who travel in and out of North Brentwood daily.

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#### **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)**

Currently, there are two bus services that have stops in the town limits. MetroBus has a stop on U.S. Route 1 that takes people south to the Rhode Island Avenue Station on the red line. The other bus is provided by the County. "The Bus" runs to the Hyattsville Metro Station at Prince George's Plaza stop on the green line of MetroRail. The Town also has recently entered into an agreement with "Route 1 Ride" that will have approximately 75 stops along U.S. Route 1 including one in North Brentwood. The bus will run as far north as College Park and will give residents access to not only the University of Maryland, but also the MetroRail stop in the City of College Park, at the IKEA location along U.S. Route 1.

Our local trail systems serve as an important way to access the community. With the trails opening into Washington, D.C. in 2015, more eco-friendly commuting options will come to the area as a low impact, sustainable transportation option. The trails connect with the region and helps connect the residents with the river and the ecosystems.

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**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)**

The Town of North Brentwood  
WMATA  
"The Bus" (Prince George's County)  
Route 1 Ride  
Maryland State Highway Administration  
Department of Public Works and Transportation  
City of Mount Rainier, Hyattsville and Riverdale  
Town of Brentwood

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## **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 Sustainable Communities Workgroup will take the following action steps:

1. Eliminate barriers to funding by incentivizing development in partnership with the private and public sectors. Last year the Town of North Brentwood issued an emergency ordinance that created the Gateway Arts District tax cut that benefits businesses that would want to move into North Brentwood. This is one of the ways the town has incentivized growth.
2. Continue to promote development by increasing awareness of tax breaks and incentives that exist within the Gateway Arts District.
3. Continue to partner with the Gateway Community Development Corporation, which has coordinated and leveraged funding for each of the municipalities in the Arts District.
4. Establish a Green Team by FY 14 to specifically address the purchase and renovation of Baby Dee's and the adjacent property to create a green building and produce a progress report that shows value proposition for this project.
5. Participate in Sustainable Maryland Certified.
6. Continue efforts to provide energy audits for residents through available funding.
7. Provide recycling bins and education material on green initiatives for all North Brentwood residents.
8. Promote LEED certification in the private sector.
9. Promote and educate green initiatives and activities through the Town's updated website.
10. Promote green education through events such as Going Green Expo, Earth Day
11. Support and promote health and wellness activities, such as the monthly classes/seminars at the Gwendolyn Britt Senior Center on topics like gardening tips, nutrition, healthy living and exercising.
12. Explore opportunities to host a local farmers market.

The Workgroup contains representatives from the private citizen, to the non-profit sector. Each member of our work group is personally committed to partnering and coordinating with our Town and State, Federal and local agencies in order to make this a successful endeavor.

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#### **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 Workgroup has worked diligently to ensure that the policies and projects outlined in this application are in line with the development plans of the Gateway Arts District, Anacostia Trails Heritage Area, and the standards of the National Register of Historic Places, of which North Brentwood is a part. We have committed to staying in line with these policies because they are designed to foster smart growth and sustainability, support artist and senior housing development, and support the cultural arts.

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#### **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's strength and our relationship with the County, State, and other municipal governments will assist to leverage and sustain more private sector investments. The existing Gateway Arts District Sector Plan further incentivizes private sector investment, as evidenced by the rapid development that has been seen along the U.S. Route 1 corridor both in and out of the Town. North Brentwood is a critical component of the Gateway Arts District and the synergy that exists will be further supported through being awarded a Sustainable Communities Designation.

The Town also seeks to develop new public/private partnerships to address job training opportunities, with Gateway CDC, businesses and other entities. Development of a Green Team and the promotion of conservation and smart growth have been started, but will be expedited through the implementation of our plan. From major infrastructure improvements and the development of a transportation modal network, to affordable housing development and job training, the action plan provides tremendous opportunities for the Town of North Brentwood and its residents and businesses.



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## **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)**

The Specific outcomes that the plan seeks to produce include the following:

- 1.Revitalize the Sustainable Communities designated area, including the purchase, green development and transformation of Baby Dee's and its adjacent property to a new community asset.
- 2.Make U.S. Route 1 into a more business, commuter and pedestrian friendly corridor by retrofitting sidewalks, creating crosswalks, adjusting the roadways for improved access to businesses, and beautification efforts through tree and garden plantings.
- 3.Create more artist spaces, including but not limited to construction of living and working spaces.
- 4.Create senior focused living spaces in the town.
- 5.Update sewer and stormwater management infrastructure.
- 6.Emphasize the historical richness and importance of the Town to the community and the State at-large by supporting the growth of the PGAAMCC.
- 7.Provide Green education information for citizens through Green events and activities. 8.Provide facade improvements for local businesses along U.S. Route 1.
- 9.Strengthen relationship with key stakeholders, commercial property owners and businesses.
- 10.Increase usage of community assets such as the PGAAMCC, North Brentwood Community Center, Gwendolyn Britt Senior Center and parks and open spaces.
- 11.Hire code enforcement and contract grant writer to increase the Town's capacity.
- 12.Provide upgrades to streetscape and Town Center streetlights.
- 13.Update Town's website to better promote the Town's history, community and cultural assets, open spaces, green events and awareness information.

## V. PROGRESS MEASURES

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

Specific benchmarks include the following:

Infrastructure:

1. Manage the Continuous upgrading of infrastructure to the sewer and stormwater management systems. Some of this is ongoing, but the completion of the levee upgrade by the County is to be completed by winter FY 13.
2. Penwood Road run-off issue - address by end of FY 14, depending on Phase II Construction of PGAAMCC.
3. Partner with State Highway Administration to make U.S. Route 1 into a more business, commuter and pedestrian friendly corridor by retrofitting sidewalks, creating crosswalks, adjusting the roadways for improved access to businesses by FY 15.
4. Beautification of the U.S. Route 1 Corridor through tree and garden Plantings by FY 17
5. Hire code enforcement and contract grant writer to increase Town's capacity FY 14.
6. Provide upgrades to streetscape and Town Center streetlights in Phases: Start by FY 16, completed by FY 18.

Smart Growth and Development:

1. Purchase, green develop, and transform Baby Dee's and its adjacent Property by FY 14
2. Produce Green Report on purchase and development by FY 15.
3. Participate in Sustainable Maryland Certified FY 14
4. Create more artist spaces, including but not limited to construction of living and working spaces by FY 18.
5. Create senior housing in the town by working with the First baptist Church by FY 18.
6. Partner with State Highway Administration to conduct transportation study to develop transportation modal network by FY 15.
7. Provide Green education of citizens through green events and activities by FY 15
8. Provide facade improvements for area businesses by FY 17
9. Strengthen Relationship with key stakeholders, commercial property owners and businesses to address vacant properties and encourage development by FY 14 and ongoing.
10. Explore opportunities to provide job training programs for residents by FY 15.

Promotion of Cultural and Community Assets to increase Quality of Life

1. Emphasize historical richness and importance of the Town to the community and the State at-large by supporting the growth of the PGAAMCC by FY 14.
2. Increase usage of community assets through Town and partner communications vehicles by FY 14.
3. Update the Town's website to better promote the Town's history, community and cultural assets, open spaces, green events and awareness information by FY 15.

**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