



SUSTAINABLE COMMUNITIES PROGRAM

APPLICATION FOR DESIGNATION RENEWAL

Eligible Applicants:

*Local Governments with a Sustainable Communities
Designation*

*Local Government Consortiums with a Sustainable
Communities Designation*

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

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

SGSC Approved 4.02.2025



Overview of Sustainable Communities

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

Purpose or Renewal and Streamlined Application

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

Application Eligibility and Threshold Requirements

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

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

Threshold Requirements

All Sustainable Community applications must meet the following threshold requirements:

- 1) Sustainable Community Area boundaries must be entirely within a Priority Funding Area (PFA) and should be an area in need of renewal and reinvestment that would benefit from a targeted long-term strategy. Applicants can verify Priority Funding Area boundaries by visiting the MDP website at:
<http://www.mdp.state.md.us/OurProducts/pfamap.shtml>
- 2) The proposed Sustainable Community is within or near a town center or transportation center, or there is a need for financing assistance for small businesses, nonprofit organizations or microenterprises;
- 3) The updated Plan must be consistent with other existing community or comprehensive plans;
- 4) A Sustainable Communities Workgroup is re-convened and a roster of members should be provided with the application.

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

Application Submission and Evaluation

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

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

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

Incomplete applications will not be accepted.

Deliver Sustainable Community Applications via email:

To: Carter Reitman

carter.reitman@maryland.gov

Copy: Olivia Ceccarelli-McGonigal

olivia.ceccarelli@maryland.gov

Site Visits, Follow-up, and Technical Assistance

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

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

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

Approval

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

All questions related to the application, please contact Carter Reitman at 410-209-5849 or by email at carter.reitman@maryland.gov or your regional project manager, found at this link: <https://dhcd.maryland.gov/Communities/Documents/SRP/PM-Map-ContactInfo.pdf>

RENEWAL APPLICATION INSTRUCTIONS

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

A. Contact information, General Information, Organizational Capacity:

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

B. Report on accomplishments over past five years:

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

C. Sustainable Communities Action Plan Update:

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

SUSTAINABLE COMMUNITIES PLAN ELEMENTS

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

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

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

ECONOMY: Describes projects centered on economic growth and management.

This category includes projects focusing on (but not limited to): business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

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

This category includes projects focusing on (but not limited to): access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

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

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

COMMUNITY HEALTH & QUALITY OF LIFE: Describes projects concerned with public health, community culture, and the day-to-day life of community residents.

This category includes projects focusing on (but not limited to): improvement of public safety and the reduction of crime; libraries; educational facilities and programs; health and wellness facilities and programs; senior facilities and programs; youth facilities and programs; facilities and programs for the disabled; civic amenities, access to quality food options; collaborations with faith-based organizations; arts and entertainment education; and homelessness prevention, services, and facilities.

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

This category includes projects focusing on (but not limited to): updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

SUSTAINABLE COMMUNITY ACTION PLAN UPDATE

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy – a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increase prosperity for local households and improve the health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects identified in the action plan are your priorities for improving the livability of community places -- residential, commercial, or other public or private properties – and the sustainability of new work, retail, recreational and housing opportunities for residents. At the same time, the plan should only discuss the strategies that will impact the geographic area targeted for revitalization so that resources have the best opportunity to have the intended effect. These projects can also be designed to reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more livable and sustainable community.

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

Action Plan Guidance

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

Example:

Strength - Good sidewalk connectivity

Weakness - Insufficient bicycle infrastructure

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

Example:

Outcome - Expand fiber optic broadband Internet connections in Town

Progress Measure - Linear measurement of broadband fiber laid

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

Example:

Strategy A - Increase number of Town sponsored events

Action A - Organize a workgroup tasked with planning weekend events

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

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

Example:

Partner 1 - DHCD (Community Legacy program)

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

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Prince George's County

NAME OF SUSTAINABLE COMMUNITY: Suitland-Naylor Road Metro Station Area

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

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

SECTION A - SUSTAINABLE COMMUNITY RENEWAL **APPLICANT INFORMATION**

Name of Sustainable Community:		Suitland-Naylor Road Metro Station Area	
Name of Applicant:		Prince George's County	
[REDACTED]		[REDACTED]	
		[REDACTED]	
		[REDACTED]	
[REDACTED]		[REDACTED]	
[REDACTED]		[REDACTED]	
[REDACTED]		[REDACTED]	

Sustainable Community Application Local Contact:

Name: Elizabeth Mekonnen		Title: Planner II	
[REDACTED]		[REDACTED]	
[REDACTED]		[REDACTED]	
[REDACTED]		[REDACTED]	

Sustainable Community Contact for Application Status:

Name: Frederick C. Stachura		Title: Planning Supervisor, Prince George's County Planning Department	
[REDACTED]		[REDACTED]	
[REDACTED]		[REDACTED]	
[REDACTED]		[REDACTED]	

Other Sustainable Community Contacts:

Name:		Title:	
Address:	City:	State:	Zip Code:
Phone Number:	Fax Number:	E-mail Address:	

(1) Sustainable Community Boundary and Description

(1) Are you requesting any changes to your Sustainable Community boundary? No. Describe why or why not?

No. It is not in the interest of the workgroup to alter the sustainable community boundary.

(2) If yes, Include the following in as an attachment:

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

(3) Approximate number of acres of entire SC Area: 1889.65 acres

(4) Existing federal, state or local designations:

- ☐ Main Street ☒ National Register Historic District – Suitland Parkway ☐ Local Historic District
☐ Arts & Entertainment District ☒ State Enterprise Zone Special Taxing District ☐ BRAC
☒ State Designated TOD ☐ Other(s): Maryland State Opportunity Zone

(5) Describe the SC Area's current demographic trends (with respect to age, race, household size, household income, educational attainment, number of housing units, or other relevant factors). How have demographics changed in the last five years?

	2019				2022			
	SC Area		Prince George's County		SC Area		Prince George's County	
Total population	8,638		908,670		7,912		957,189	
Population by Age:		% Share		% Share		% Share		% Share
Under 5 years	600	6.9%	59,912	6.6%	354	4.5%	60,325	6.3%
5 to 9 years	592	6.9%	57,057	6.3%	302	3.8%	58,092	6.1%
10 to 14 years	453	5.2%	54,136	6.0%	288	3.6%	58,775	6.1%
15 to 19 years	485	5.6%	58,834	6.5%	387	4.9%	61,403	6.4%
20 to 24 years	828	9.6%	62,457	6.9%	422	5.3%	62,391	6.5%
25 to 34 years	1,673	19.4%	133,571	14.7%	2,072	26.2%	135,490	14.2%
35 to 44 years	998	11.6%	122,178	13.4%	663	8.4%	129,689	13.5%
45 to 54 years	1,292	15.0%	127,338	14.0%	1,505	19.0%	128,806	13.5%
55 to 59 years	570	6.6%	61,958	6.8%	864	10.9%	66,246	6.9%
60 to 64 years	533	6.2%	54,407	6.0%	404	5.1%	60,938	6.4%
65 to 74 years	372	4.3%	73,503	8.1%	338	4.3%	84,864	8.9%
75 to 84 years	184	2.1%	32,004	3.5%	237	3.0%	36,190	3.8%
85 years and over	58	0.7%	11,315	1.2%	76	1.0%	13,980	1.5%
Median age (years)	32.25	x	37.1	x	38.6	x	38.2	x

Sustainable Communities Renewal Application - Section A

	2019				2022			
	SC Area		Prince George's County		SC Area		Prince George's County	
Race and Ethnicity		% Share		% Share		% Share		% Share
White	228	2.6%	150,782	16.6%	167	2.1%	133,154	13.9%
Black or African American	6,999	81.0%	569,478	62.7%	7,318	92.5%	585,279	61.1%
American Indian and Alaska Native	63	0.7%	3,283	0.4%	7	0.1%	4,256	0.4%
Asian	252	2.9%	37,453	4.1%	56	0.7%	39,237	4.1%
Native Hawaiian and Other Pacific Islander	0	0.0%	475	0.1%	0	0.0%	357	0.0%
Some Other Race	1,084	12.5%	120,308	13.2%	141	1.8%	141,111	14.7%
Two or More Races	12	0.1%	26,891	3.0%	223	2.8%	53,795	5.6%
Hispanic or Latino (of any race)	1,234	14.3%	167,498	18.4%	294	3.7%	190,973	20.0%
	2019				2022			
	SC Area		Prince George's County		SC Area		Prince George's County	
Housing Units		% Share		% Share		% Share		% Share
Total housing units	3,748		333,041		3,751		359,176	
Occupied housing units	3,512	93.7%	311,343	93.5%	3,613	96.3%	341,057	95.0%
Vacant housing units	236	6.3%	21,698	6.5%	138	3.7%	18,119	5.0%
Homeowner vacancy rate	0	x	1.7	x	0	x	0.9	x
Rental vacancy rate	6.85	x	5.3	x	4	x	4.1	x
	2019				2022			
	SC Area		Prince George's County		SC Area		Prince George's County	
Housing Tenure		% Share		% Share		% Share		% Share
Occupied housing units	3,512		311,343		3,613		341,057	
Owner-occupied	670	19.1%	193,263	62.1%	591	16.4%	212,888	62.4%
Renter-occupied	2,842	80.9%	118,080	37.9%	3,022	83.6%	128,169	37.6%
Average household size of owner-occupied	2.45	x	2.91	x	2.15	x	2.84	x
Average household size of renter-occupied	2.47	x	2.77	x	2.20	x	2.60	x
	2019				2022			
	SC Area		Prince George's County		SC Area		Prince George's County	
Units in Structure		% Share		% Share		% Share		% Share
Total housing units	3,748		333,041		3,751		359,176	
1-unit, detached	419	11.2%	172,529	51.8%	453	12.1%	182,328	50.8%
1-unit, attached	322	8.6%	52,104	15.6%	331	8.8%	57,773	16.1%
2 units	18	0.5%	1,727	0.5%	17	0.5%	2,542	0.7%
3 or 4 units	52	1.4%	5,187	1.6%	72	1.9%	6,004	1.7%
5 to 9 units	532	14.2%	24,188	7.3%	573	15.3%	26,684	7.4%
10 to 19 units	2,100	56.0%	44,339	13.3%	1,967	52.4%	42,751	11.9%
20 or more units	292	7.8%	31,447	9.4%	325	8.7%	39,177	10.9%
Mobile home	0	0.0%	1,404	0.4%	13	0.3%	1,806	0.5%
Boat, RV, van, etc.	13	0.3%	116	0.0%	0	0.0%	111	0.0%

Sustainable Communities Renewal Application - Section A

	2019				2022			
	SC Area		Prince George's County		SC Area		Prince George's County	
Units in Structure		% Share		% Share		% Share		% Share
Total housing units	3,748		333,041		3,751		359,176	
1-unit, detached	419	11.2%	172,529	51.8%	453	12.1%	182,328	50.8%
1-unit, attached	322	8.6%	52,104	15.6%	331	8.8%	57,773	16.1%
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20 or more units	292	7.8%	31,447	9.4%	325	8.7%	39,177	10.9%
Mobile home	0	0.0%	1,404	0.4%	13	0.3%	1,806	0.5%
Boat, RV, van, etc.	13	0.3%	116	0.0%	0	0.0%	111	0.0%
	2019				2022			
	SC Area		Prince George's County		SC Area		Prince George's County	
Home Value		% Share		% Share		% Share		% Share
Owner-occupied units	670		193,263		591		212,888	
Less than \$50,000	13	1.9%	4,193	2.2%	14	2.4%	5,261	2.5%
\$50,000 to \$99,999	20	3.0%	3,949	2.0%	0	0.0%	3,145	1.5%
\$100,000 to \$149,999	26	3.9%	7,386	3.8%	41	6.9%	3,454	1.6%
\$150,000 to \$199,999	228	34.0%	17,250	8.9%	27	4.6%	6,169	2.9%
\$200,000 to \$299,999	283	42.2%	62,253	32.2%	223	37.7%	35,611	16.7%
\$300,000 to \$499,999	100	14.9%	80,936	41.9%	260	44.0%	112,220	52.7%
\$500,000 to \$999,999	0	0.0%	16,043	8.3%	0	0.0%	44,495	20.9%
\$1,000,000 or more	0	0.0%	1,253	0.6%	26	4.4%	2,533	1.2%
Median (dollars)	215,400	x	302,800	x	289,550	x	380,500	x
	2019				2022			
	SC Area		Prince George's County		SC Area		Prince George's County	
Gross Rent		% Share		% Share		% Share		% Share
Occupied units paying rent	2,842		115,525		2,985		125,409	
Less than \$500	49	1.7%	3,575	3.1%	11	0.4%	4,030	3.2%
\$500 to \$999	186	6.5%	7,709	6.7%	283	9.5%	4,644	3.7%
\$1,000 to \$1,499	1,492	52.5%	49,411	42.8%	850	28.5%	33,302	26.6%
\$1,500 to \$1,999	1,032	36.3%	36,001	31.2%	1,523	51.0%	48,720	38.8%
\$2,000 to \$2,499	66	2.3%	13,150	11.4%	318	10.7%	21,593	17.2%
\$2,500 to \$2,999	17	0.6%	3,985	3.4%	0	0.0%	8,163	6.5%
\$3,000 or more	0	0.0%	1,694	1.5%	0	0.0%	4,957	4.0%
Median (dollars)	1,440	x	1,475	x	1,614	x	1,713	x
No rent paid	0	x	2,555	x	37	x	2,760	x

Sustainable Communities Renewal Application - Section A

	2019				2022			
	SC Area		Prince George's County		SC Area		Prince George's County	
Educational Attainment		% Share		% Share		% Share		% Share
Population 25 years and over	5,680		616,274		6,159		656,203	
Less than 9th grade	491	8.6%	42,339	6.9%	192	3.1%	46,553	7.1%
9th to 12th grade, no diploma	613	10.8%	39,376	6.4%	496	8.1%	37,833	5.8%
High school graduate (includes equivalency)	1,920	33.8%	159,137	25.8%	2,578	41.9%	164,184	25.0%
Some college, no degree	1,569	27.6%	133,433	21.7%	1,681	27.3%	131,401	20.0%
Associate's degree	263	4.6%	38,133	6.2%	271	4.4%	42,400	6.5%
Bachelor's degree	612	10.8%	115,214	18.7%	737	12.0%	131,451	20.0%
Graduate or professional degree	212	3.7%	88,642	14.4%	204	3.3%	102,381	15.6%
High school graduate or higher	4,576	80.6%	534,559	86.7%	5,471	88.8%	571,817	87.1%
Bachelor's degree or higher	824	14.5%	203,856	33.1%	941	15.3%	233,832	35.6%
	2019				2022			
	SC Area		Prince George's County		SC Area		Prince George's County	
Labor Force and Employment		% Share		% Share		% Share		% Share
Population 16 years and over	6,911		727,025		6,935		767,992	
In labor force	5,461	79.0%	517,386	71.2%	5,096	73.5%	540,258	70.3%
Civilian labor force	5,461	79.0%	514,822	70.8%	5,083	73.3%	536,480	69.9%
Employed	5,108	93.5%	483,867	94.0%	4,745	93.4%	500,565	93.3%
Unemployed	353	6.5%	30,955	6.0%	338	6.6%	35,915	6.7%
Armed Forces	0	0.0%	2,564	0.4%	13	0.2%	3,778	0.5%
Not in labor force	1,450	21.0%	209,639	28.8%	1,839	26.5%	227,734	29.7%
	2019				2022			
	SC Area		Prince George's County		SC Area		Prince George's County	
Commuting to Work		% Share		% Share		% Share		% Share
Workers 16 years and over	4,975		476,296		4,551		492,653	
Car, truck, or van -- drove alone	2,857	57.4%	319,203	67.0%	2,712	59.6%	307,686	62.5%
Car, truck, or van -- carpooled	501	10.1%	51,249	10.8%	175	3.8%	48,791	9.9%
Public transportation (excluding taxicab)	1,132	22.8%	72,077	15.1%	892	19.6%	48,808	9.9%
Walked	180	3.6%	9,306	2.0%	99	2.2%	8,450	1.7%
Other means	48	1.0%	9,283	1.9%	163	3.6%	13,618	2.8%
Worked from home	257	5.2%	15,178	3.2%	510	11.2%	65,300	13.3%
Mean travel time to work (minutes)	36	x	37	x	34	x	36.0	x

Sustainable Communities Renewal Application - Section A

	2019				2022			
	SC Area		Prince George's County		SC Area		Prince George's County	
Household Income		% Share		% Share		% Share		% Share
Total households	3,512		311,343		3,613		341,057	
Less than \$10,000	145	4.1%	11,819	3.8%	197	5.5%	13,660	4.0%
\$10,000 to \$14,999	97	2.8%	6,562	2.1%	94	2.6%	7,358	2.2%
\$15,000 to \$24,999	145	4.1%	15,040	4.8%	167	4.6%	13,350	3.9%
\$25,000 to \$34,999	234	6.7%	18,961	6.1%	252	7.0%	15,284	4.5%
\$35,000 to \$49,999	576	16.4%	30,072	9.7%	535	14.8%	27,186	8.0%
\$50,000 to \$74,999	1,014	28.9%	54,027	17.4%	754	20.9%	50,442	14.8%
\$75,000 to \$99,999	590	16.8%	46,655	15.0%	638	17.7%	47,035	13.8%
\$100,000 to \$149,999	520	14.8%	62,996	20.2%	625	17.3%	73,480	21.5%
\$150,000 to \$199,999	114	3.2%	34,274	11.0%	200	5.5%	42,427	12.4%
\$200,000 or more	77	2.2%	30,937	9.9%	151	4.2%	50,835	14.9%
Median household income (dollars)	64,008	x	84,920	x	69,892	x	97,935	x
Mean household income (dollars)	70,284	x	102,593	x	79,713	x	118,777	x

(2) Organizational Structure, Experience and Public Input:

- (3) Describe any changes to the Applicant's organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan?

The approved 2014 Suitland-Naylor Road Metro Station Areas Sustainable Community boundary encompasses portions of the Hillcrest Heights–Marlow Heights, Silver Hill, and Suitland-Coral Hills Transforming Neighborhoods Initiative (TNI) boundaries. The TNI program provided government resources in areas of the County that are facing health, economic, public safety, and educational challenges to reduce the disparity between communities. The Suitland-Naylor Road Metro Station Areas TNI team was comprised of representatives from various County agencies, area residents, and business owners in the community, who led the SC Area Plan implementation.

In 2018, Angela D. Alsobrooks was elected as the County Executive and the TNI was restructured. The TNI team transitioned into a regional program for the County, run by the Office of Community Relations. The Office of Community Relations serves as a bridge between the County government and its residents, connecting residents with government resources, agencies, and personnel.

The previous workgroup was smaller than the TNI team that comprised the original sustainable community workgroup that worked on designating the SC area. The 2019 workgroup included local civic associations and community advocacy groups, a representative from the Redevelopment Authority, and a local business in the area. The current workgroup is comprised of a mix of County agencies including the Department of the Environment, the Revenue Authority of Prince George's County, the Redevelopment Authority of Prince George's County, Prince George's County Police Department, and the Department of Parks and Recreation. The workgroup also includes community advocacy groups including Creating Opportunity within our Community (COWOC) and the Capital Market. County agencies along with community organizations/advocacy groups are committed to managing the implementation of the SC plan.

Sustainable Communities Renewal Application - Section A

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

A strength of the workgroup has been the inter-agency coordination and collaboration between County agencies and community advocates/organizations. A challenge like those in other unincorporated SC areas in the County, has been the turnover of members, with some work group members leaving their positions over the previous designation period. This has led to the members/organizations representing the workgroup changing over every designation period. Implementation was further impeded by the COVID-19 pandemic and the dissolution of the TNI.

- (5) How did residents and other stakeholders in the community provide input to the Sustainable Communities Action Plan update? On which existing local plans (comprehensive plans, economic development plans, sector plans, etc.) is the Sustainable Communities Action Plan based?

There were two workshops held in preparation of the renewal application. Attendees of the workshops include representatives from the Prince George's County Department of Parks and Recreation, the Redevelopment Authority of Prince George's County, the Revenue Authority of Prince George's County, the Capital Market, and Creating Opportunity within our Community (COWOC). The action plan is based on the following plans: *2014 Plan Prince George's 2035 Approved General Plan (Plan 2035)*, *2010 Approved Subregion 4 Master Plan*, and *2014 Approved Southern Green Line Station Sector Plan*.

- (6) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan? Please describe with which revitalization strategies you would like assistance.

The entire Suitland-Naylor Road Metro Station SC Area is unincorporated. Technical assistance will be needed to ensure the implementation of the action plan pertaining to the following outcomes:

Transportation, Outcome 1: Improved pedestrian safety and connectivity

Transportation Outcome 2: Improved accessibility and connectivity to the Naylor Road Metro Station and Suitland Metro Station

Community Health and Quality of Life, Outcome 3: Improving access to healthcare

Implementation support from the following State agencies will be necessary: Maryland Department of Health, Maryland Department of Transportation (MDOT) and Maryland State Highway Administration (SHA)

SECTION B - SUSTAINABLE COMMUNITY RENEWAL

REPORT

PART I: QUALITATIVE ASSESSMENT

Purpose:

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

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

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

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

Example – Accomplishment 1

Outcome: Improved stormwater management

Projects:

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

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

Partners:

Chesapeake Bay Trust – provided technical assistance

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

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

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

Accomplishment 1: Environment

Outcome: *Improved soil quality for urban and rural farming*

Project: SoilSHOP at the Capital Market at Creative Suitland

The Capital Market partnered with the Soil Conservation District of Prince George's County, the Center for Disease Control (CDC) and the Agency for Toxic Substances and Disease Registry (ATSDR) to host the County's first SoilSHOP event on October 29, 2023, at Creative Suitland. SoilSHOP was a community event where families, urban gardeners, play enthusiasts, and farmers could bring a soil sample for free lead screening. This project is being written up as part of a book with ATSDR.

Partners: Capital Market, CDC, ATSDR, Environmental Protection Agency (EPA), USDA Natural Resources Conservation Service, Prince George's Soil Conservation District, Prince George's County Health Department, Prince George's County Department of the Environment, Prince George's County Master Gardeners (UMD Extension), Prince George's County Office of Food Security, Prince George's County Food Equity Council, Chesapeake Bay Foundation.

Impact: Soil is important for supporting a diverse ecosystem, ensuring healthy plant growth, providing proper water filtration, and fostering people's connection with nature. Soil that is contaminated with lead or other harmful metals makes it difficult to grow plants and start an urban garden or farm. SoilSHOP provided an opportunity to teach people not only how to take soil samples but also provided free lead testing and resources/education on how to mitigate exposures to harmful metals and lead. This event also provided opportunities for partners and organizations to connect with community farmers and urban gardeners.

Accomplishment 2: Economy

Outcome: *Commercial improvement to shopping plaza*

Project: Commercial property upgrades and amenities at St. Barnabas Plaza

The St. Barnabas Plaza at 3650-3676 St. Barnabas Road is a shopping center located in the Suitland area, about a mile from the Suitland Metro Station. In 2019, St. Barnabas Plaza received funding from the Redevelopment Authority of Prince George's County (RDA) Commercial Property Improvement Program to improve the plaza and its businesses with several upgrades and amenities including:

- Installation of new storefront framing
- New roof and sealing
- New 5-ton HVAC systems
- Refinished parking lot and seal
- Exterior light fixtures
- New storefront signage

Sustainable Communities Renewal Application - Section C

- New landscaping beds and planters

Partners: Prince George's County; The Redevelopment Authority of Prince George's County

Impact: This project will improve visitors' experience and will enhance the retail competitiveness and viability of the area.



Before property upgrades (Source: The Redevelopment Authority of Prince George's County)



After property upgrades (Source: The Redevelopment Authority of Prince George's County)

Accomplishment 3: Transportation

Outcome: *Drainage improvements*

Projects: This capital improvement project sought to improve drainage at Suitland Road through outfall improvements.

Partners: Prince George's County Department of Public Works & Transportation (DPW&T) and Prince George's County

Impact: Drainage improvements to the road will ensure safe operating conditions of the road for drivers, pedestrians, and bicyclists by removing storm runoff, reducing ice formation, improving water quality by removing pollutants, as well as help prevent pavement distress like potholes, cracking, and rutting.

Outcome: Improved pedestrian and transit accessibility

Project: A new sidewalk connecting Eastern Lane and Romaine Court was constructed, along with a new ADA-compliant ramp on the northwest corner of the Suitland Road and Romaine Court intersection.

Partners: Prince George's County Department of Public Works and Transportation (DPW&T).

Impact: This improvement enhances sidewalk connectivity and pedestrian safety as there are several bus stops in the vicinity.

Accomplishment 4: Housing

Outcome: *Facade improvement of residential properties*

Project: Suitland Façade Rehabilitation Program

The Prince George's County Department of Housing and Community Development (DHCD) in partnership with the Maryland Department of Housing and Community Development improved the facades of several single-family homes within the Sustainable Community area (SCA):

- 3307 Randall Road
- 4317 Oxford Drive
- 4603 Easton Drive
- 5000-5003, 5005, and 5008 Luci Lane

Partners: Prince George's County Department of Housing and Community Development, Maryland Department of Housing and Community Development.

Impact: This project will improve the property values of the homes, while also beautifying these neighborhoods in the sustainable community area.

Outcome: Increase in mixed-use (residential and commercial) development in the SC area

Project I: Town Square at Suitland Federal Center

The development of Towne Square at Suitland Federal Center is a public-private partnership. The 25-acre neighborhood will contain a mix of residential, retail, and cultural activities. The development will contain 895 residential apartment housing units and single family attached homes as well as 98,000 sq. ft. of retail. In addition, the development will contain a 50,000 sq. ft. cultural arts and technology center that will showcase local, national, and international public art and performances. The development is directly across from the Suitland Federal Center and near the Suitland Metro Station.

In 2021, the Redevelopment Authority of Prince George's County (RDA) acquired an old 15-unit housing building for demolition and redevelopment into townhomes. In 2022, they acquired and began site preparation for the redevelopment and conversion of a vacant, blighted former coin operated laundry facility to a retail/food and beverage center located on 4524 Suitland Road.

In 2022, The Lewis, an income-restricted, six-story 137-unit senior housing building was built at the Town Square on Toles Park Drive. The apartment complex contains 1-2 bedrooms for rent and several amenities including a club room, fitness center, yoga room, party room, roof deck, and lounge on each floor.

In addition, RDA received 2.5 million dollars in federal funding from the United States General Service Administration (GSA) that will support the Towne Square development through a new linear, 30-foot-wide perpetual easement, a new linear 40-foot-wide landscape easement, and multiple site improvements along Suitland Road. The project will include:

- A new concrete sidewalk (replacing the existing 5-foot-wide sidewalk) to parallel Suitland Road
- New landscaping along both sides of the sidewalk
- A new 32-foot-wide access road directly across from the Town Square development to establish a new 4-way signalized intersection
- Multiple site improvements include the installation of new LED streetlights, new storm drains, and a new waterline within the widened Suitland Road right-of-way. The new widened Suitland Road would include the installation of a new 5-foot-wide bike lane; a new 8-foot-wide buffer; two travel lanes; and a widened planted center median

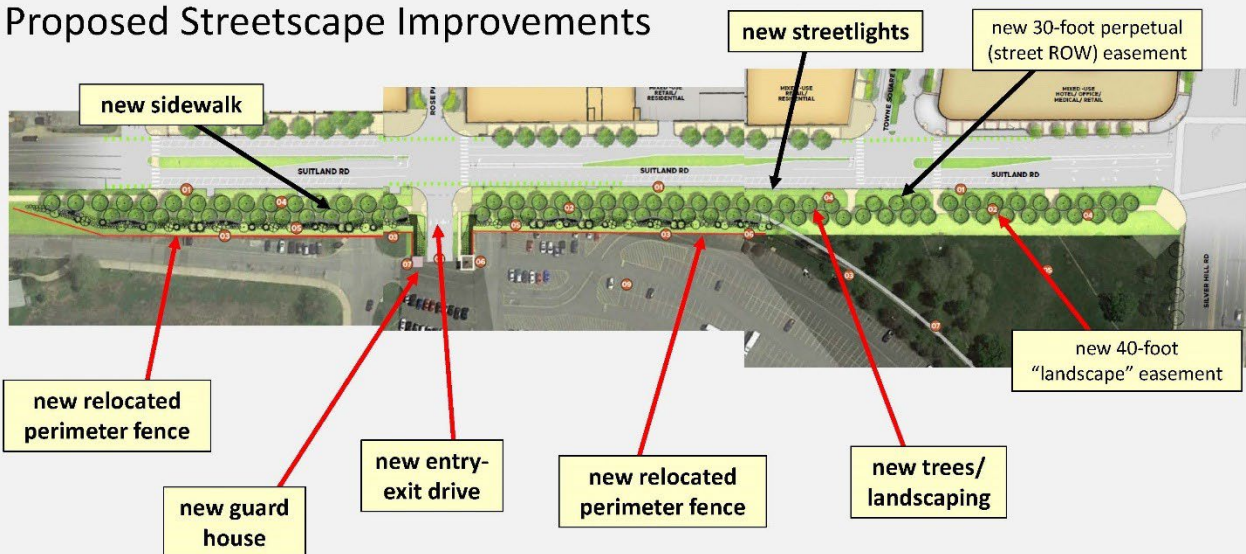
Partners: RDA; Maryland Department of Housing and Community Development; Cober, Johnson, & Romney; NVI Homes; United States General Services Administration (GSA)

Impact: The Towne Square at Federal Center project will provide a variety of housing types and options for families as well as improve multi-modal transportation along Suitland Road to make it more pedestrian and bicycle friendly. The project contains a mix of uses that include parks, retail, recreation and cultural arts activities all within walking distance, which will help draw potential residents into this area while improving the quality of life of existing residents. Access and use of parks and green space positively affect people's mental and physical health and facilitates social connection. The mix of uses will decrease residents' dependency on cars while reducing carbon emissions.



The Lewis Apartments at the Town Square at Suitland Federal Center (Photo Credit: Elizabeth Mekonnen, October 2024)

Proposed Streetscape Improvements



Proposed Streetscape Improvements of Suitland Road (Source: National Capital Planning Commission and GSA)

Project II: Creative Suitland Redevelopment

In 2022, the Revenue Authority of Prince George's County issued an RFP for conceptual site development of 4701, 4703, 4707, 4707, 4719 Silver Hill Road, which includes the Creative Suitland Arts Center. The purpose of the development is to create affordable, artist-friendly, and social entrepreneur/community change maker housing over the Creative Suitland Arts Center and a commercial food hall/retail space. The Revenue Authority awarded the redevelopment to Urban Atlantic. The development plan includes:

- A four-story, mixed-income, 200-unit multifamily housing development, with 12 artist studio units dedicated to households earning at or below 60% of the area median income (AMI)
- Creative spaces to include a 12,000 sq. ft. Creative Suitland Arts Center with a black box theater and artist studio spaces
- A 13,000 sq. ft. commercial food hall, designed to feature a marketplace, full-service restaurant, farmer's/artisan market, and a cocktail and wine bar
- 260 parking spaces and other community amenities to promote walkability and accessibility along Silver Hill Road

Partners: Revenue Authority of Prince George's County; Creative Suitland; Urban Atlantic

Impact: This redevelopment will provide a mix of uses, along with affordable housing for community activists and artists, and the revamping of the Creative Suitland Arts Center space, all of which will improve the economic viability of the area, enhance the area's unique identity and vibrancy, and reduce auto dependency.



An eye level rendering of development plans for Creative Suitland (Source: Prince George's County Revenue Authority)

Accomplishment 5: Community Health and Quality of Life

Outcome: *Increase in community engagement*

Project I: Placemaking Suitland

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Placemaking Suitland was part of the Prince George's County Planning Department Placemaking Pilot Project and took place on April 8-9, 2022, in the parking lot outside the Creative Suitland Arts Center. The project sought to revamp the vacant parking lot outside the center and turn it into a space for markets, live music, and community activities. The event highlighted local vendors and organizations, local businesses, and artists and included a variety of activities for people of all ages and abilities in the community including painting, a kids play area, drum circle, mobile smash room, and more. The event attracted about 150 attendees.

This project was conducted in partnership with the Better Block Foundation and Creative Suitland. Better Block Foundation is an urban design non-profit based in Dallas Texas that works with communities across the US to do temporary placemaking demonstrations that often lead to long-term changes. Creative Suitland is an arts-based community development strategy that seeks to enhance the local creative industry through job creation, artist opportunity, audience development, creative placemaking, and art education.



Placemaking Suitland, 2022 (Source: M-NCPPC)



Placemaking Suitland, 2022 (Source: M-NCPPC)



Placemaking Suitland, 2022 (Source: M-NCPPC)

Project II: Bike and Roll Safety Day

The Capital Market, a community-based farmers market that provides healthy affordable food options to residents in Capitol Heights, Suitland, and the surrounding vicinity hosted the Bike and Roll Safety Day. Bike and Roll Safety Day is a community wide event that features a pop-up bike trail, free helmet giveaways, bike tune-ups, a farmers' market, and other community surveying about safe streets and walkable/bikeable opportunities to healthy foods. The event also provides information about Prince George's County Vision Zero, a campaign focused on eliminating all traffic fatalities and severe injuries while increasing safe, healthy, and equitable mobility for people of all ages and abilities.

The Capital Market has hosted Bike and Roll Safety Day annually since 2021. In 2023, the Capital Market partnered with the Washington Metropolitan Area Transit Authority (WMATA) for Bike and Roll Safety Day to provide information about the Better Bus Network project and their reduced fee programs for residents on SNAP and WIC. The event was not held in 2024 but will resume annually in 2025.

Project III: Harvest Festival

The Harvest Festival, hosted by the Capital Market, was designed to celebrate the end of the farmers' market season while also connecting community members with local farmers. The festival also provided youth with a safe space to trick or treat. The event featured activities such as STEAM workshops, facepainting, a trunk or treat, a community scavenger hunt, and games like tug of war, smoothie bicycle, and pumpkin painting (pumpkins from local farms). Over 250 people attended the event and included the participation of small businesses in the community.

The Capital Market hosted the Harvest Festival annually from 2021-2023. The event was not held in 2024 but will resume annually in 2025.

Partners: Prince George's County Planning Department; Creative Suitland; Better Block Foundation; M-NCPPC Parks and Recreation; DPW&T; Prince George's County Council; WMATA; Washington Area Bicyclist Association (WABA); DC Youth Cycling; Caribbean Ridaz; Rollo (Roller Skating); The Capital Market; Prince George's County Police Department; Prince George's County Fire Department; Dreams Works; Prince George's County Memorial

Library System; Suitland Civic Association; CDC; EPA; Georgetown University; Port Discovery of Maryland; Starting With Today; Community of Hope.

Impact:

Project I: Placemaking Suitland demonstrated the power of placemaking as a viable way to create spaces that foster opportunities for communities to interact and connect with each other while also promoting local artists, musicians, and businesses.

Project II: The Bike and Roll Safety Day fostered opportunities for residents to connect with each other and various organizations in the community; this event promotes biking versus driving and provides critical information and resources (helmets, bike tune-ups) that make it easier for people to safely bike and roll throughout the County.

Project III: This event offered a safe alternative for families to gather in the community; it also fostered opportunities for small businesses to connect with each other and promote their business to residents.

Accomplishment 6: Local Planning and Staffing Capacity

Outcome: *Proposals for mixed-use development in SCA*

Project I: Suitland Mixed Use Town Center Development Plan

In 2020, the Revenue Authority of Prince George's County awarded an RFP to Jair Lynch Real Estate Partners for the construction of multifamily housing including retail as part of the Suitland Mixed-Use Town Center Development Plan on Suitland Road. The project is currently in the planning phase.

Partners: Revenue Authority of Prince George's County; Jair Lynch Real Estate Partners.

Impact: This mixed-use project will attract and provide various housing options for families and shopping options all within walking distance.

Descriptive Narrative: Please use this section to describe any major outcomes or projects from your last Sustainable Communities Action Plan that have **NOT** been accomplished and why.

Outcome: **Enhance wayfinding near gateways and along main corridors**

Narrative:

The SC area is a primary gateway into Prince George's County from Washington, D.C. There are signs identifying the entrance into the SC area, but the area still suffers from a lack of wayfinding and branding. There have been several organizations including Creative Suitland and the Capital Market though that have fostered a sense of community in the area through a variety of placemaking and community events. The area still needs permanent branding and placemaking installations.

In 2012, the Suitland-Naylor Road Metro Station Areas were designated TNI areas because they faced significant economic, health, public safety, and educational challenges. The dissolution of the TNI has played a significant role, as this initiative was instrumental in engaging stakeholders and gathering the community input necessary to guide effective improvements. Without the TNI, there was a lack of coordinated effort and clear direction, making it difficult to identify the necessary sites/improvements and organize community voices.

Outcome: **Improve access to healthcare**

Narrative:

The SC area suffers from a lack of access to urgent care and other primary health and mental health resources and facilities. The M-NCCPC Parks and Recreation community centers in the area, including the Suitland Community Center and the William Beanes Community Center, offer programs and activities on health and wellness, but there is still a need for professional social services for community members.

With the restructuring of the TNI program under the new County Executive, resources have been expanded to focus on the entire electoral district instead of the smaller originally designated TNI areas. Thus, there has been a lack of focus on the smaller originally designated TNI area and its needs.

Part II: Competitive Funding

Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
Community Legacy (CL): <ul style="list-style-type: none"> • • • 	DHCD	\$0		
Strategic Demolition Fund (SDF): <ul style="list-style-type: none"> • • 	DHCD	\$0		
National Capital Strategic Economic Development Fund (NED)	DHCD	\$1,470,000		These funds supported the Suitland Façade Rehabilitation Program, the Town Square at Suitland Federal Center, and the 4524 Suitland Road Anchor Retail – Total Site Rehab projects.
Community Safety & Enhancement Program:	MDOT	\$0		
Maryland Bikeways Program:	MDOT	\$0		

Sustainable Communities Renewal Application - Section B

Sidewalk Retrofit Program:	MDOT	\$0		
State Highway Administration	SHA	\$3 million		This active fund is supporting the safety and resurfacing project on MD 5 (Branch Avenue) Old Branch Avenue to Curtis Drive.
Water Quality Revolving Loan Fund:	MDE	\$0		
Other Funding Programs: <i>examples are U.S. HUD Community Development Block Grants (CDBG), or grants from USDA, EPA, Appalachian Regional Commission, Chesapeake Bay Trust, Maryland Heritage Areas Association, Preservation Maryland, Safe Routes to School, Maryland Rural Development Corporation, Maryland Energy Administration, Maryland Department of Natural Resources, etc.</i> *Please add more rows if necessary				
Prince George's County Capital Improvement Program	Local	\$711,950.00		This fund supported the drainage improvements at Suitland Road.
Prince George's County Planning Department	Local	\$37,000		This fund supported the Placemaking Suitland event in 2022.
Prince George's County Public Schools Alternative School Construction Financing	Local	\$67,000,000		Supported the redevelopment of Drew-Freeman Middle School

Sustainable Communities Renewal Application - Section B

Redevelopment Authority of Prince George's County Commercial Property Improvement Program (CPIP)	Local	\$250,500.00		This grant supported the improvements at St. Barnabas Plaza in Suitland.
Metropolitan Washington Council of Government – Transit Within Reach Program	Public/Nonprofit	\$85,000		Prince George's County was awarded this fund in 2021 and supports the design of safe pedestrian and bicycle facilities in the Suitland-Silver Hill Neighborhood.
Dragone Realty Investments	Private	21 million		This supported the rehabilitation of the previously condemned Lynnhill Condos, now rebranded as the Verona at Naylor Metro.
United States General Services Administration (GSA)	Federal	\$2.5 million		This grant was awarded to the Redevelopment Authority of Prince George's County and will support future improvements at Suitland Road for the Town Square at Suitland Federal Center mixed-use project.
American Rescue Plan Act (ARPA)	Federal	2 million		Supported the Hope in Action Anti-Gun Violence Project

Sustainable Communities Renewal Application - Section B

COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?
No.

SECTION C - SUSTAINABLE COMMUNITIES ACTION PLAN

[Suitland-Naylor Road Metro Station Area]

M-NCPPC: The Maryland-National Capital Park and Planning Commission

NCPC: National Capital Planning Commission

RA: Prince George's County Revenue Authority

RDA: Prince George's County Redevelopment Authority

DPR: Prince George's County Department of Parks and Recreation

EDC: Prince George's County Economic Development Corporation

DPW&T: Prince George's County Department of Public Works and Transportation

DPIE: Prince George's County Department of Permitting and Inspections

DoE: Prince George's County Department of the Environment

SHA: Maryland State Highway Administration

MDOT: Maryland Department of Transportation

MTA: Maryland Transit Administration

HIP: Housing Initiative Partnership, Inc.

WMATA: Washington Metropolitan Area Transit Authority

PGCPS: Prince George's County Public Schools

Example Section

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> Insert bulleted list of strengths (provide some detail as to why and how this is a strength in your community) 	<ul style="list-style-type: none"> Insert bulleted list of weaknesses (provide some detail as to why and how this is a weakness in your community)

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcomes should be considered end results of actions and strategies. Based on the strengths and weaknesses, identify the strengths on which you would like to build and the challenges you would like to address.</p> <p>Progress Measure: What will you use to measure success toward outcome? Is it quantifiable or qualifiable?</p>	<p>Identify strategies that will help your community to achieve each identified outcome to the left. If applicable, break down each strategy into specific action items that outline different steps of the strategy. Specify how you are planning to achieve the desired outcomes.</p>	<p>Which community stakeholders need to be involved to realize each action step and strategy? Name specific public and/or private sector partners.</p>
<p>Example Outcome 1: Code violations and complaints are reduced in the Sustainable Community residential areas.</p> <p>Example Progress Measures: Code violations reduced by 25% in Sustainable Community residential areas</p>	<p>Example Strategy A: Review and revise, as needed, code compliance program to reduce frequency and number of residential code violations.</p> <p>Example Action 1: Complete analysis of code violations over the past five years to determine areas, both geographically and topically, for which code violations are most frequent.</p> <p>Example Action 2: Conduct outreach program to determine barriers to code compliance.</p> <p>Example Action 3: Analyze code compliance program for potential inefficiencies and opportunities for proactive engagement.</p> <p>Example Action 4: Pursue façade improvement funding to assist low-income homeowners overcome barriers to code compliance.</p>	<p>Maryland Department of Planning, Maryland Department of Housing, County Planning Department, local homeowners association</p>

Environment

This section describes projects involving the natural environment, our use of natural resources, and our relationships or access to the natural environment.

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

Strengths

- The current tree canopy is 881.52 acres or 47% of the SC area, a 45% increase from 2019.
- Creative Suitland, an arts-based community development organization, has a GreenWorks program where they have planted trees and removed invasive vines that have enhanced the tree canopy in the SC area.
- The SC area has two watersheds, the Henson Creek and Oxon Hill watersheds.
- Many environmental resources such as forested tracts, streams, wetlands, and 100-year floodplains have been maintained.
- The SC area's geography is a coastal plain with broad ridges that fall to relatively steep slopes shaped by two main streams — Oxon Run and Henson Creek.
- M-NCPPC owns 143 acres of parkland in the SC area.
- The Suitland Parkway Trail extension is a planned addition along the Suitland Parkway near the Naylor Road Metro Station that will connect to the recently extended Suitland Parkway Trail in Washington, D.C.
- Healthy and fresh food options are within 1.5 miles of the Suitland Metro Station and densely populated residential areas.
- 91,028.5 linear feet of streams
- 29 acres of wetlands
- Prince George's County Residential Recycling Program

Weaknesses

- Impervious surfaces that contribute to negative water quality, increased flooding, reduced groundwater recharge, and degradation of the natural stream systems.
- The water quality and watershed ratings of both Henson Creek and Oxon Run watersheds retain a "poor" rating.
- Lack of EV charging stations, especially superchargers.
- Lack of residential code enforcement for illegal commercial parking in neighborhoods.

Sustainable Communities Renewal Application - Section B

<ul style="list-style-type: none">• Free countywide household composting program to reduce food waste in standard trash; all households receive free bins and instructions• Growing Green with Pride Initiative is a countywide community cleanup program that supports the beautification of the community.• Prince George’s County has adopted a county-wide <i>Climate Action Plan</i>.• The County has conducted an aggressive approach to addressing illegal dumping, by installing cameras at hot locations and fining transgressors. This has led to a decrease in illegal dumping in the area.	
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<u>Desired Outcomes and Progress Measures</u>	<u>Strategies and Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Clean and litter-free public spaces, more environmentally friendly waste management</p> <p>Progress Measures: Fewer complaints to DPIE and County Click 311</p>	<p>Strategy A: Expand partnership with Prince George’s County Department of the Environment (DoE) to expand recycling and clean-up programming in the SC area.</p> <p>Strategy B: Partner with local community associations and other community service groups to coordinate regular neighborhood cleanups throughout SC area.</p> <p>Strategy C: Partner with local businesses and DoE to create composting locations throughout the SC area.</p> <p>Strategy D: Install trash/recycling receptacles near public facilities (i.e. bus stops, shopping centers) and multifamily housing.</p> <p>Strategy E: Continue partnering with local businesses and the police department to use video and security cameras to catch commercial dumping transgressions.</p>	<p>DoE, Prince George’s County Department of Public Works and Transportation (DPW&T), Department of Community Relations, Prince George’s County Police Department, local civic associations, multifamily complex management, Department of Corrections</p>
<p>Outcome 2: Improve residents’ access to fresh foods</p> <p>Progress Measures: More options for fresh food throughout the SC area</p>	<p>Strategy A: Collaborate with M-NCPPC, local businesses, the Capital Market, and community associations to identify possible locations for additional urban farming and/or farmers markets.</p> <ul style="list-style-type: none">• Identify funding sources and resources for urban farming projects and farmers markets in the SC area. <p>Strategy B: Partner with Eco City Farms, DoE, and the Capital Market to create programming and education for urban farmers.</p>	<p>DoE, local businesses, local churches, M-NCPPC, Eco City Farms, EDC, Prince George’s County Food Council, The Capital Market, Gethsemane United Methodist Church; SHABACH! Ministries</p>

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	<p>Strategy C: Identify local religious institutions and urban farming initiatives to provide produce and groceries for low-income residents living in multifamily housing.</p> <ul style="list-style-type: none"> Continue to implement programs like the Capital Market's Produce Buyback program that diverts unsold produce at their farmers market and distribute it to those who are food insecure in Prince George's County, including seniors. <p>Strategy D: Initiate a community gardening program at existing civic institutions.</p> <ul style="list-style-type: none"> Identify suitable lots for gardening opportunities with local civic associations and groups. Establish a Farm-to-School program to bring local food into school cafeterias, and school gardening. Initiate a pilot urban orchard. 	
<p>Outcome 3: Protect existing tree canopy</p> <p>Progress Measures: Increase in tree canopy cover</p>	<p>Strategy A: Discourage the removal of specimen trees through preservation programs and increase tree canopy by promoting local planting programs.</p> <p>Strategy B: Partner with local civic associations and DPW&T to promote Arbor Day and other national/ local tree-planting initiatives such as Tree Releaf Program.</p> <p>Strategy C: Increase overall tree canopy percentages in street rights-of-way, medians, private properties, and commercial properties including parking areas.</p> <p>Strategy D: Negotiate with schools, public, and private property owners to plant trees and/or establish woodland conservation areas on their properties.</p> <p>Strategy E: Continue to implement programs such as Creative Suitland's GreenWorks programs that focus on the removal of invasive plant species and planting trees.</p>	DoE, DPW&T, local civic associations, PGCPs, local property owners
<p>Outcome 4: Improved water quality in the SC area</p> <p>Progress Measures: Increase in stormwater management practices by residents and County/State agencies</p>	<p>Strategy A: Encourage restoration and stabilization projects from new development to including rain barrels, rain gardens, and other mitigation strategies on private property.</p> <p>Strategy B: Educate area residents about water conservation and the damage that excess stormwater does to Oxon Hill and Henson Creeks.</p>	DoE, DPIE, local civic associations, M-NCPPC

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	Strategy C: Pursue funding and identify possible locations for bioretention cells for stormwater management and impervious surface reduction projects.	
Outcome 5: Increase sustainable infrastructure of the SC area. Progress Measures: number of EV chargers/superchargers; increased awareness of environmental sustainability practices and benefits.	Strategy A: Install more EV chargers in the SC area. <ul style="list-style-type: none"> Identify County and state partners along with other stakeholders to collaborate with to install additional EV chargers in the SC area. Identify ideal locations for additional EV chargers in the SC area, like commercial and retail areas including the Shops at Iverson Mall. Identify potential funding sources/programs, and incentives for installing EV charging stations. Strategy B: Create public programs/messaging that educate residents about sustainability and the benefits of installing and utilizing renewable energy alternatives.	Commercial Business Owners; Multifamily property owners; DoE, Pepco, Baltimore Gas and Electric (BGE), Prince George's County.

Economy

This section is centered on economic growth and management.

Strengths and weaknesses might focus on the following: business attraction & retention; improving and maintaining the health of business districts, downtowns, and main streets; commercial vacancy reduction; workforce attraction and retention; employment/job training; marketing, branding, and tourism; improving or creating economic impact of cultural and historic assets; providing technical and financial assistance to businesses; commercial building acquisition, rehabilitation and/or adaptive re-use; and creating a sense of place and vibrancy through streetscaping and beautification.

Strengths

- The Suitland Federal Center is a major employment center with about 7000-8000 employees. The center includes the U.S. Census Bureau, National Oceanographic and Atmospheric Administration, National Archives, Smithsonian Institute, and the National Maritime Intelligence Center.

Weaknesses

- Suitland Federal Center is a secure campus with internal retail and restaurants; its estimated 7000-8000 employees contribute little to the local economy.
- Businesses directly across from the Suitland Metro Station and Suitland Federal Center do not serve transit patronage.

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| <ul style="list-style-type: none">○ In June 2020, the NCPC approved the Smithsonian Institution's plans to expand the Suitland Collections Center Campus from 1.3M sq. ft. to 2.4M sq. ft. over the next two decades, which will increase the number of employees in the area.• The Metrorail Green Lines segment within the District of Columbia is emerging as the region's high-growth Metro Line in terms of household and job growth; the Naylor and Suitland Metrorail stations are on the Green Line.• The Shops at Iverson features 535,000 sq. ft. of retail/restaurant space and 90,000 sq. ft. of office space. The Shops are a Food Truck Hub that have increased foot traffic and promoted entrepreneurship opportunities within the area.• Commercial property upgrades and amenities to St. Barnabas Plaza have increased the marketability of the businesses and shops there.• The Prince George's County Chapter of the Sheet Metal Workers Local Union 100 is in the SC area.• Creative Suitland promotes art-based development and provides arts & entertainment to the SC area.<ul style="list-style-type: none">○ The Revenue Authority has plans to redevelop Creative Suitland into a mixed-use area with a 200-unit mixed-income multifamily housing development that will include a 13,000 sq. ft. commercial food hall and a 12,000 sq. ft. Creative Suitland Arts Center that will feature artist studio spaces and a blackbox theater.• The Towne Square at Suitland Federal Center development will introduce 100,000 sq. ft. of retail space to the SC area.• The Redevelopment Authority is currently redeveloping a vacant, blighted former coin-operated laundry facility to a high-quality multi-tenant commercial site. This site on Suitland Road is adjacent to the Town Square at Suitland Federal Center development.• The Capital Market provides small business development, creating a marketplace for emerging businesses at their events and farmers' market. | <ul style="list-style-type: none">• 2022 median household income of \$69,892 is below county average of \$97,935.• Local workforce works primarily outside of SC area. |
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Improved commercial area aesthetics Progress Measures: the number of businesses or buildings with their streetscape improved	Strategy A: Encourage businesses to pursue county, state and federal façade improvement program grant opportunities as well as other Community Impact Grants.	EDC, local businesses, DPIE, The University of Maryland Small Business Development Center (SBDC), RDA
Outcome 2: Create a place where investors realize development opportunities considering location and existing infrastructure Progress Measures: Increase in new businesses, retained existing business, and increased employment opportunities for residents of the area	Strategy A: Identify, raze, or repurpose vacant and obsolete commercial buildings along Branch Avenue and Old Branch Avenue. Strategy B: Work with MD SHA, WMATA and property owners along Branch Avenue to improve the entrance to Prince George's County to ensure an inviting and distinctive sense of place. Strategy C: Encourage civic and nonprofit organizations to partner with the EDC to educate residents and area businesses on how to utilize local economic initiatives.	EDC, Prince George's County RDA, local businesses, PGCC, RDA, DoE, SHA, WMATA, DPIE, SBDC, District 7 Council Office, M-NCPPC, Prince George's County Department of Community Relations
Outcome 3: Improved workforce development opportunities Progress Measures: Number of workforce development training conducted or targeted in the SC area, increase in residents working at local businesses	Strategy A: Collaborate with Prince George's County Public Schools (PGCPS) and Community College (PGCC) to create/institute programming for residents and partner with SC existing welding job training institute at the Sheet Metal Worker's Local Union #100. Strategy B: Utilize M-NCPPC-owned and other local community centers as locations for training, job fairs, and sites to post job and training opportunities. Strategy C: Partner with EDC to identify industry workforce needs in the SC area and throughout the County.	PGCC, PGCPS, EDC, Prince George's County, M-NCPPC DPR, residents, Suitland Civic Association, Sheet Metal Worker's Local Union #100

Transportation

This section describes the way people in your community get from place to place.

Strengths, weaknesses and outcomes can focus on: access to transit corridors; pedestrian safety and accessibility; sidewalks; alternative modes of transportation, such as bikeways and trails; public transit, such as bus and rail; carpooling; proximity to transportation centers; parking; and road conditions.

Strengths	Weaknesses
<ul style="list-style-type: none">• Suitland Metro and Naylor Road Metro Stations are multimodal transit hubs for WMATA's Metrobus and Prince George's County's The Bus.• The Maryland Transit Administration (MTA) provides two commuter bus service lines (735 to Charlotte Hall & 850 to Prince Frederick) to/from Suitland Metro Station.• There are two major thoroughfares — Suitland Parkway and MD 5 (Branch Avenue) leading to Washington, D.C., and proximity to I-95/I-495 (Capital Beltway).• In comparison to County totals (9.9%), there is a high percentage of residents (19.6%) who use public transportation to get to work.• Easy bus to rail transfer• Suitland Parkway is a designated Historic District listed in the National Register of Historic Places.• SHA has an ongoing safety and resurfacing project along MD 5 (Branch Avenue) that will improve road and pedestrian safety along Old Branch Avenue to Curtis Drive in the Suitland area.• Recent drainage improvements at Suitland Road by DPW&T will ensure safe road operating conditions for drivers, pedestrians, and bicyclists.• A new sidewalk connecting Eastern Lane and Romaine Court will enhance connectivity and pedestrian safety.• Prince George's County Vision Zero is a countywide strategy that seeks to eliminate traffic-related serious injuries and death by the year 2040.	<ul style="list-style-type: none">• Limited pedestrian access to Naylor Road Metro Station because of elevation changes (east), a large parking lot (south), wooded area (west), and Suitland Parkway (north).• Dead-end streets in residential areas• Limited trail network throughout the area• Suitland Metro Station caters more to the Census Bureau than the surrounding community.• Poor traffic calming measures in high-density residential areas• High traffic volumes along Branch Avenue• Lack of visually distinctive (contrasting pavers, painted crosswalks) street crossings and sidewalk infrastructure presents problems for the aging population• Lack of parking enforcement which allows commercial vehicles to be parked overnight in residential areas

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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Improved pedestrian safety and connectivity</p> <p>Progress Measures: Number of new safety features installed and linear feet of new pedestrian sidewalk and crosswalks facilities</p>	<p>Strategy A: Continue to encourage transit-oriented development surrounding the Suitland and Naylor Road Metro Stations.</p> <p>Strategy B: Improve ridership and transit options for residents, employees, and commuters.</p> <p>Strategy C: Seek funding from and partner with DPW&T to continue to implement the recommendations contained in the Suitland Metro Station and Silver Hill TNI Area Pedestrian Accessibility Study Report and Suitland-Silver Hill Neighborhood Pedestrian and Bike Access Improvement Study.</p> <p>Strategy D: Identify pedestrian and network gaps and repair damaged or broken sidewalk/ramp facilities in collaboration with DPW&T.</p> <p>Strategy E: Coordinate with DPW&T and SHA to explore options to improve MD-458 and provide traffic calming measures, protected bike lanes, and widened sidewalks.</p> <p>Strategy F: Coordinate with DPW&T to install pedestrian safety features on Iverson Street and Branch Avenue near Iveson Mall, including pedestrian scale lighting.</p>	<p>M-NCPPC, DPW&T, WMATA, MTA</p>
<p>Outcome 2: Improved accessibility and connectivity to the Naylor Road Metro Station and Suitland Metro Station</p> <p>Progress Measures: Increase linear feet/miles of bike paths, trails, and sidewalks</p>	<p>Strategy A: Construct on-street bicycle lanes on critical roads, such as Naylor Road, Oxon Run Drive, and Branch Avenue.</p> <p>Strategy B: Coordinate with WMATA to renovate its grounds to create a safe, clear walking path for pedestrians to and from the Suitland Metro Station.</p>	<p>M-NCPPC DPR, DPW&T, WMATA, MDOT SHA</p>
<p>Outcome 3: Enhance wayfinding near gateways and along main corridors</p> <p>Progress Measures: Increase in new and creative signage</p>	<p>Strategy A: Create a wayfinding signage plan along entrances to SC area and major roadways.</p> <ul style="list-style-type: none"> Place signage along gateways to direct visitors to key institutions and cultural landmarks. Create signage along trails to identify historical points of interest. 	<p>DHCD, MTA, Prince George's County, WMATA, M-NCPPC</p>

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	<ul style="list-style-type: none"> Coordinate with DPW&T, MTA, and WMATA to incorporate wayfinding into bus stops and locations. 	
Outcome 4: Increased vulnerable-user safety Progress Measures: Numerical decrease in accidents	Strategy A: Work with DPW&T and MDOT SHA to emphasize safe pedestrian pathways, crossings, and street lighting along roadways. Strategy B: Continue partnering with law enforcement agencies, DPW&T and SHA to implement the County Executive's Vision Zero Initiative to reduce fatalities on roadways. Strategy C: Educate community members about safe driving habits and encourage enforcement of vehicular violations that endanger life or property.	MDOT SHA, Prince George's County Police Department District III & IV, community members, DPW&T

Housing

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

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

Strengths	Weaknesses
<ul style="list-style-type: none"> There are approximately 3,751 housing units in the area. There is a large housing stock diversity with a mix of low- and mid-rise apartments, condominiums and single-family dwellings that comprise the bulk of the housing stock. Towne Square at Suitland Federal Center, a 25-acre, mixed-use project, will have almost 895 residential apartment housing units and single family-attached homes, and recreational amenities. <ul style="list-style-type: none"> In 2021, the RDA acquired an old 15-unit building at 4975 Town Square Blvd for demolition and redevelopment into townhomes as part of the Town Square at Suitland Federal Center project. 	<ul style="list-style-type: none"> Median home value for the SC Area is \$289,550, compared to the County at \$380,500. In the SC Area, 83.6 percent are renters while 16.4 percent are homeowners. This is nearly the reverse when compared with the county: 37.6% are renters and 62.4% are homeowners.

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<ul style="list-style-type: none">○ In 2022, the RDA began demolition and site prep for multiple, obsolete, dilapidated multifamily buildings at 4775, 4785, 4795 Town Square Blvd to be redeveloped into a mixed use residential and retail that will serve the community○ In 2022, the Town Square at Suitland Federal Center opened the Lewis, a 6-story, 137-unit building that provides affordable housing for seniors.● Several single-family homes within the SC area have received façade improvements which help improve property values and contribute to neighborhood beautification.● The previously condemned Lynnhill Condominiums were rehabilitated and renovated to become The Verona at Naylor Metro, a seven story 219-unit apartment complex that opened in 2020. The Verona includes studio, one-, two-, and three-bedroom apartments located a short walk to the Naylor Road Metro Station. Amenities include a picnic area, dog park, a community room and fitness center.● Implementation of the Right of First Refusal Program (ROFR), which has expanded the availability of affordable rental housing in the County.● Prince George’s County DHCD has established a sustainable funding source to support the Housing Investment Trust Fund that serves as a vehicle to provide Workforce Housing Gap Financing.● The County has a Pathways to Purchase Program, a 0% interest, deferred payment loan that provides up to \$25,000 in down payment and closing costs for first-time homebuyers.	
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
Outcome 1: Additional workforce housing	Strategy A: Continue to work with RDA, RA, and Prince George’s County DHCD to identify key properties within ½ mile of the Metro	Nonprofits, RDA, DHCD (County & State), WMATA, private housing developers

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<p>Progress Measures: Amount of tax credits used to construct new housing in the SC area</p>	<p>stations for transit-oriented development housing development/redevelopment.</p>	
<p>Outcome 2: Neighborhood housing stabilization</p> <p>Progress Measures: Number of houses rehabilitated and revitalized, and reduced number of residential property foreclosures</p>	<p>Strategy A: Review existing housing policy and establish goals by housing type for the number of existing housing units that should be rehabilitated, and the number of new infill housing units that should be constructed.</p> <p>Strategy B: Ensure that new infill housing is compatible with the existing housing in terms of scale, massing, and style.</p>	<p>DHCD (County & State), RDA, DPIE, M-NCPPC</p>
<p>Outcome 3: Improved neighborhood aesthetics, (address deteriorating housing stock)</p> <p>Progress Measures: Reduce the number of code enforcement violations</p>	<p>Strategy A: Examine code enforcement strategies throughout residential areas.</p> <ul style="list-style-type: none"> • Collaborate with DPIE to create strategies and tactics to enforce housing and building code violations. • If the County is short of code enforcement officers, hire private code enforcement officers to audit violations and enforce code violators. <p>Strategy B: Promote neighborhood improvement funds, incentives, and activities.</p> <ul style="list-style-type: none"> • Explore organizing recurring neighborhood cleanups. • Work with nonprofit organizations to assist and fund renovations for low-income, single-family homes. • Utilize the Single-Family Rehabilitation Loan Program to upgrade the quality of deteriorated dwellings to minimum property standards. • Promote and fund residential façade improvement programs <p>Strategy C: Create a plan to address vacant/deteriorated homes and properties.</p> <ul style="list-style-type: none"> • Continue collaborating with DHCD, RDA, and DPIE to identify vacant and nuisance properties eligible for renovation assistance. 	<p>DPIE, DoE, HIP, RDA, property owners, Prince George's County Department of Community Relations, County DHCD</p>

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	<ul style="list-style-type: none"> • Expedite removal of abandoned vehicles in the area. • Coordinate efforts with DPIE to conduct inspections of properties and ensure vacant properties are secured and boarded and vacant lots are maintained. 	
<p>Outcome 4: Expanded outreach for housing education and services</p> <p>Progress Measures: An increase in owner-occupied homes in the SC Area</p>	<p>Strategy A: Expand homeownership education and opportunities for down payment assistance to eligible residents.</p> <ul style="list-style-type: none"> • First-time homebuyer education and counseling (Maryland Mortgage Program and US HUD Homeownership Voucher Program) <p>Strategy B: Utilize local community centers near to neighborhoods to serve as an information hub and location for housing workshops.</p>	HIP, RDA, Habitat for Humanity of Prince George's County, property owners, DHCD (County), DPR

Community Health and Quality of Life

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

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

Strengths	Weaknesses
<ul style="list-style-type: none"> • Active community organizations are working to improve their community, such as Suitland Civic Association, Hillcrest Heights Civic Association, Fleischman's Village Citizen Association, Dupont Village Neighborhood Watch, and others. • The Hillcrest Heights community has an active Neighborhood Watch. • Creative Suitland, a community-development strategy created to encourage arts-based collaboration among the existing businesses and residents in the Greater Suitland area. 	<ul style="list-style-type: none"> • The Suitland High School replacement project has been continuously delayed and is currently estimated to be completed in 2026. • Low educational attainment: only 15.3 percent of the residents attained a bachelor's degree compared to 35.6 percent of the County.

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| <ul style="list-style-type: none">○ Creative Suitland has a CreateTEEN program for 11–15-year-olds for out-of-school time programs and events. This program provides a safe space for youth development.• Creating Opportunity within Our Community (COWOC) is an organization that seeks to empower, educate and ensure economic advancement for the community.<ul style="list-style-type: none">○ In 2021, COWOC in collaboration with the Prince George's County Police Department and the County Executive Office launched the Hope in Action Anti-Gun Violence Project. This program employs violence interrupters to mitigate community violence. This program has supported 25 organizations through a sub-grant that provides afterschool support services, mental health services, and wraparound services (eviction and foreclosure services, grief counseling, basic needs services, and supply giveaways)• Suitland High School, a performing arts high school just outside of the SC area has been designated for replacement by the Prince George's County Board of Education.<ul style="list-style-type: none">○ The \$335 million redevelopment project will consist of a Comprehensive High School (CHS) and Center for Visual and Performing (CVPA) Arts and Career Technical Education (CTE), with a capacity of 1500 comprehensive and 500 CVPA students.○ In June 2024, phase 1 construction began.• The Safe Passage Initiative provides students at Suitland High School with a secure and peaceful path to commute to and from school.• Overlook Full Spanish Immersion School, a K-4th-grade school that teaches the same curriculum as Prince George's County Public Schools entirely in Spanish.• As part of the Prince George's County Public Schools Blueprint Schools Program, the redevelopment of Drew-Freeman Middle School was completed and opened in 2023. The new school has a capacity of 1200 students.• William Beanes Community Center offers several programming for youth and recreational amenities including a fitness room, youth sports leagues, a game room, senior lounge, multipurpose room, and basketball court. The Center also offers a community garden, a | <ul style="list-style-type: none">• Federal security concerns have unintentionally created a social separation using high fences and expansive lawns between the government campuses and the community.• Poor street lighting throughout the SC area• Limited primary or secondary healthcare and wellness programs for all age groups |
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before and after school care program, and several fitness and wellness classes/activities for all ages, as well as seasonal events for the community.

- The Suitland Community Center offers a variety of activities that support the physical health of the community including stretch and tone, dancing, taekwondo, and spin classes. They also host several seasonal events and a variety of youth programs including summer camps, a basketball league, culinary classes, and teen nights. The Suitland Community Center lies outside the SC area but serves the residents within the SC area.
 - In 2021, the Suitland Community Center worked with KABOOM!, Pepco, and BGE to build a new multi-age playground. The project also funded several new amenities including a multi-sport court, an art walkway, and a Gaga pit (a variation of dodgeball).
- The new facility for the Marlow Heights Community Center is currently under construction, with an anticipated opening of summer 2025. The Marlow Heights Community Center lies outside the SC area but serves the residents within the SC area.
- Residents can get a free recreation card to use any of the community centers/recreational facilities owned by M-NCPPC Parks and Recreation.
- Suitland-Naylor Road Metro Station Area is proximate to the Suitland House, a National Register and County designated historic site (75A-021). The house was built for Lovell O. Minear, a developer of the memorial parks system. It is currently owned by the Federal Government and is used as office space for the U.S. Census Bureau
- Ridgeway House (76A-001), built circa 1830s, is a one-and-one-half story wood frame structure named for Jesse Ridgeway who acquired it in 1828. The dwelling ruins are in a heavily wooded, 27-acre tract and are maintained by M-NCPPC as open space.
- The Capital Market is a community-based farmers market that provides healthy affordable food options to the Capitol Heights neighborhood and surrounding area; supports the growth of local businesses and farms owned and operated by people of color; advocates for equitable and culturally aware food systems.

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<ul style="list-style-type: none"> Several community events including the Harvest Festival and Placemaking Suitland have offered opportunities for the community to gather, building social cohesion. 		
Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increased sense of community in the area</p> <p>Progress Measures: More public amenities such as gateway signs, community identification signs, playgrounds, open spaces, and park space established for residents</p>	<p>Strategy A: Brand the SC area.</p> <ul style="list-style-type: none"> Explore initiating a study through the Prince George's County Planning Department's Planning Assistance to Municipalities and Communities (PAMC) program for concepts and designs for a wayfinding system and increased branding in the SC area. <p>Strategy B: Support cultural events and outreach.</p> <ul style="list-style-type: none"> Coordinate with CASA de Maryland to identify local cultural groups and perform necessary community outreach. Promote events (i.e. heritage days, cultural celebrations, etc.) in local newsletters and at public gathering spaces. Continue partnership with Creative Suitland to create regular events and programming to celebrate different cultures in the SC area. <p>Strategy C: Coordinate with M-NCPPC, Creative Suitland, and other partners to identify ideal locations for creative placemaking and public art through the Suitland Cultural Arts Implementation Strategy.</p>	<p>All civic associations, Creative Suitland, Joe's Movement Emporium, RA, local businesses, Department of Community Relations, District 7 Council Office, DPR, CASA de Maryland, M-NCPPC.</p>
<p>Outcome 2: Enhanced public safety and community policing</p> <p>Progress Measures: Lower crime rate</p>	<p>Strategy A: Strengthen alliance with the community and local police department.</p> <ul style="list-style-type: none"> Organize community walks with law enforcement and community members to identify areas of concern and improvement. Begin a regularly scheduled series of open houses where community members can have a safe and open dialogue with the Police Department Coordinate with the Police Department to introduce procedural justice interventions including organizing procedural justice training for supervisors and front-line officers. Encourage and organize neighborhood watch throughout the SC area including the multifamily housing complexes. Explore introducing a co-responder program in partnership with the Police Department, mental health and public health 	<p>Prince George's County Police Department District III, DPIE, residents, property owners, Prince George's County Community Relations Department, DPW&T, Civic associations, community development organizations, mental health and public health professionals (Urban Counseling Institute, Safe Harbor Behavioral Care, For Us Therapeutics), Bureau of Justice Assistance, and the Justice and Mental Health Collaboration Program, Creating Opportunity</p>

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	<p>professionals, and community stakeholders in order to improve the relationship between the community and police department, improve safety, and decrease incarceration.</p> <ul style="list-style-type: none">• Explore the feasibility and cost of a co-responder program in Prince George's County• Identify grants and technical assistance programs from sources like the Bureau of Justice Assistance that would support the creation of a co-responder program. <p>Strategy B: Coordinate with Hope in Action Violence Interrupters and Violence Prevention Task Force team to connect communities to critical resources and services including wraparound services.</p> <p>Strategy C: Use Crime Prevention Through Environmental Design (CPTED) principles and practices to support a sense of safety.</p> <ul style="list-style-type: none">• Coordinate with local police and DPW&T to identify areas of poor lighting in heavily populated areas. <p>Strategy D: Collaborate with Hope in Action Violence Interrupters, Violence Prevention Taskforce, community development organizations, the Police Department, and civic associations to develop a public information campaign to promote community awareness on causes and consequences of public safety concerns like gun violence</p>	Within Our Community (COWOC)
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<p>Outcome 3: Improved access to healthcare</p> <p>Progress Measures: Number of new health programs introduced and increased participation in community health and education</p>	<p>Strategy A: Expand access to community health and wellness.</p> <ul style="list-style-type: none"> • Expand programming to promote and support youth and adult access to exercise and active living. • Identify potential partners and funding sources that support community physical and mental health programming. • Initiate neighborhood-focused outreach and education campaigns that promote healthy lifestyle choices, including healthy food options and the benefits of regular exercise. Coordinate with Creative Suitland, County agencies, and other partners to establish Creative Aging programs that provide classes, information, and services for seniors in the community. <p>Strategy B: Improve access to health care.</p> <ul style="list-style-type: none"> • Allow and promote mobile health services in the SC area to improve access to preventive medical health resources. • Encourage partnership between County agencies and local medical centers to strengthen community-focused health programming. 	<p>Prince George's County Health Department, nonprofit organizations, MLS, PGCPs, DPR, Maryland Department of Health, Creating Opportunity within Our Community (COWOC), Creative Suitland, CareFirst, the Capital Market.</p>
<p>Outcome 4: Increase accessible programs for children and teens in the community</p> <p>Progress Measures: Number of youths actively enrolled in extracurricular programming</p>	<p>Strategy A: Expand youth development programs.</p> <ul style="list-style-type: none"> • Coordinate transportation from nearby public schools to after-school programs throughout the SC Area. • Collaborate with local community centers to expand after-school programs and activities to a wider age group. • Collaborate with local Boys and Girls Club chapters to create programming for young adults and teenagers to help develop life skills. • Work with Creative Suitland to expand their CreateTEEN program. • Coordinate with Creative Suitland and Hope in Action to build out a board education and social service program to serve 7 school communities along Route 458 corridor from District Heights to Marlow Heights. 	<p>Prince George's County Public School, Prince George's County Parks & Recreation, Creative Suitland, Boys & Girls Club, Creating Opportunity Within Our Community (COWOC).</p>

Local Planning and Staffing Capacity

This section is concerned with a local government's ability to plan for the community's future and to meet the current needs of residents.

Strengths, weaknesses and outcomes might focus on the following: updating zoning ordinances or land use; updating municipal/local policies, taxes, fees, etc.; increasing local government staff capacity; and updating planning documents like sector plans or comprehensive plans.

Strengths	Weaknesses
<ul style="list-style-type: none"> Plan 2035 designated the Suitland Metro Station as one of only eight Regional Transit Districts with capacity to absorb moderate to high-density development as well as a mix of office and retail uses and designated the Naylor Road Metro Station as a Local Transit Center with capacity to function as a small-scale, mixed-use center. Retail growth along Silver Hill Road The 2014 <i>Approved Southern Green Line Station Area Sectional Map Amendment</i> (SMA) designated mixed-use zoning on properties within walking distance of the Metro stations. User friendly and flexible 2018 Approved Prince George's County Zoning Ordinance The Revenue Authority is planning for the construction of multifamily housing including retail as part of the Suitland Mixed-Use Town Center Development Plan on Suitland Road. 	<ul style="list-style-type: none"> Lack of organized business improvement entities to spur improvements. Many properties have fallen into disrepair with aging facades, inconsistent signage, and poorly maintained parking lots

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: A successful Façade Improvement Program (FIP) for commercial properties</p> <p>Progress Measures: Noticeable improvement in commercial façade, successful grant application, exhausted funds in a timely fashion</p>	<p>Strategy A: Apply for several grant funding sources such as Community Legacy, RDA Commercial Façade Improvement Program, and Community Impact grant to implement a FIP to improve the appearance of commercial properties.</p> <p>Strategy B: Launch an outreach campaign for property owners and tenants to utilize funds to improve their commercial facades.</p>	<p>DHCD (State) M-U-TC Review Committee, M-NCPPC, Neighborhood Design Center, RDA</p>

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Outcome 2: Improved property conditions Progress Measures: The number of participants in local and state programs who receive funding and noticeable improvement in the built environments	Strategy A: Initiate an assessment of commercial and residential property conditions. Strategy B: Utilize the County’s 311 service to alert DPIE to property condition violations. Strategy C: Work with DPIE inspectors to issue citations to property owners who fail to improve their properties.	Community residents, DPIE, M-NCPPC