



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/>

LARRY HOGAN, *Governor*

KENNETH C. HOLT, *Secretary*

BOYD K. RUTHERFORD, *Lt. Governor*

TONY REED, *Deputy Secretary*

CHECKLIST AND TABLE OF CONTENTS

APPLICANT: Town of Upper Marlboro

NAME OF SUSTAINABLE COMMUNITY: Town of Upper Marlboro

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**
- Section B – Sustainable Community Renewal Report (Projects, Strategies and Partners)**
- Section C – Sustainable Community Renewal Action Plan Update (Matrix)**
- Section D – Sustainable Communities Workgroup Roster**
- Section E – Signature Letter (acknowledging Disclosure Authorization and Certification)**
- Section F – CD-ROM:** The CD-ROM should include the following contents:
 - If requesting a boundary modification, map in pdf format of the proposed Sustainable Community
 - **GIS shapefiles of the modified Sustainable Community boundary (if requesting a modification) and other GIS related data**
 - Pictures (jpeg format) of your accomplished projects of the last five years (as indicated in Section B)
 - Digital copy of completed Sustainable Communities Renewal Application

I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

Name of Sustainable Community: Town of Upper Marlboro

Name of Renewal Applicant: Town of Upper Marlboro

Applicant's Federal Identification Number: 52-6010777

Applicant's Street Address: 14211 School Lane

City: Upper Marlboro **County:** Prince George's **State:** MD **Zip Code:** 20772

Phone Number: 301-627-6905 **Fax Number:** 301-627-2080 **Web address:** www.uppermarlboromd.gov

Sustainable Community Renewal Application Local Contact:

Name: Evelyn Stephens **Title:** Chair, Town of Upper Marlboro Sustainable Communities Workgroup

Address: 14211 School Lane **City:** Upper Marlboro **State:** MD **Zip Code:** 20772

Phone Number: 301-627-6905 **Fax Number:** 301-627-2080 **E-mail address:** SCWG@uppermarlboromd.gov

Other Sustainable Community Contacts:

Name: Linda Pennoyer **Title:** Co-Chair-SCWG/ Commissioner, Town of Upper Marlboro

Address: 14211 School Lane **City:** Upper Marlboro **State:** MD **Zip Code:** 20772

Phone Number: 301-627-6905 **Fax Number:** 301-627-2080 **E-mail address:**
CommissionerPennoyer@uppermarlboromd.gov

I. SUSTAINABLE COMMUNITY – General Information

A. Sustainable Community Boundary and Description

- Are you requesting any changes to your Sustainable Community boundary? Describe why or why not? No, all boundaries of the Town are included currently.
- Include the following in as an attachment (if requesting a modification to your current boundary):
 - a. PDF or JPEG of modified Sustainable Communities boundary map,
 - b. GIS shapefiles of modified Sustainable Community boundary (mapped to the parcel boundary),
- Approximate number of acres of entire SC Area: 284 acres
- Existing federal, state or local designations:
 - Main Street Maple Street
 - XNational Register Historic District Local Historic District Arts & Entertainment District
 - State Enterprise Zone Special Taxing District BRAC State Designated TOD
 - x Other(s): Star Spangled Banner Trail; Priority Funding Area
- 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?

Population

The population in the Town of Upper Marlboro has increased steadily over several years. The 2010 US Census population count was 631, the American Community Survey (2013) estimated a population of 641, and the American Community Survey (2017) estimated a population of 650. An increase of 1.58% between 2000 and 2013; and an increase of 1.40% from 2013 and 2017.

Population			
Year	C 2010*	ACS 2013*	ACS 2017*
Population Count	631	641	650

* 2010 US Census; 2013 American Community Survey (Estimate); and 2017 American Community Survey (Estimate)

In terms of race, the Black/African-American population continues to increase, while the Caucasian population continues to decrease. The ACS 2013 estimated that 50.23% of the population identified themselves as Black/African-American; and ACS 2017 estimated that 62.77% of residents in the Town identified themselves as Black/African-American. The self-identified Caucasian population was estimated at 43.68% in 2013 and has decreased to 35.08% in 2017. The Asian population has decreased from 7 persons in the 2010 and 2013 to 0 in 2017. Generally, the town has become less diverse with steadily decreasing population of people of other races.

Sustainable Communities Renewal Application - Section A

Race	C 2010	C 2010 %	ACS 2013	ACS 2013 %	ACS 2017	ACS 2017 %
Black	365	57.84%	322	50.23%	408	62.77%
White	213	33.76%	280	43.68%	228	35.08%
Asian	7	1.11%	7	1.09%	0	0.00%
Other	46	7.29%	32	4.99%	14	2.15%
Total	631	100.00%	641	100.00%	650	100.00%

The age of the population has essentially remained the same. The 2010 census reported that 78.92% of the population of the Town of Upper Marlboro was 18 years or older with a median age of 40 compared to 77.54% of the population with a median age of 41 in 2017.

	C 2010	ACS 2013	ACS 2017
Total Population	631	641	650
18 years and older	498	503	504
Percent of Pop. (18+)	78.92%	78.50%	77.54%
Median Age	39.5	36	41.2

Households

There were 310 housing units within the Town of Upper Marlboro in 2010 it has been estimated that this has increased to 318 in 2013 and 323 in 2017.

Housing Units	C 2010	ACS 2013	ACS 2017
Number of Units	310	318	323

In 2010 there were 290 housing units occupied (79.75% are owner-occupied) this has been estimated to have increased slightly to 293 in 2013 (92.14% are owner-occupied) and 296 in 2017 (91.64% are owner-occupied). Home ownership has increased within the town. Vacancy rates have increased over time; 6.45% in 2000, 7.86% in 2013, and 8.36% in 2017.

Household Size	C 2010	C 2010 %	ACS 2013	ACS 2013 %	ACS 2017	ACS 2017 %
1	107	36.90%	121	41.30%	110	37.16%
2	96	33.10%	86	29.40%	109	36.82%
3	42	14.48%	45	15.40%	35	11.82%
4+	45	15.52%	41	14.00%	42	14.19%
Total	290	100.00%	293	100.00%	296	100.00%

Income

The Town of Upper Marlboro has had an increase in average household income from \$52,813 in 2000 to \$84,063 in 2017, which continues to be higher than the county’s average household income of \$78,607 (2017 ACS). Less than 1% of the households in the Town fall below the poverty level, which has a decreased from the 2010 census.

Household Income	C 2010	ACS 2013	ACS 2017
<\$10,000	3	0	3
\$10,000 to \$14,999	6	3	2
\$15,000 to \$24,999	19	21	7
\$25,000 to \$34,999	26	44	14
\$35,000 to \$49,999	59	25	23
\$50,000 to \$74,999	92	55	75
\$75,000 to \$99,999	38	52	84
\$100,000 to \$149,999	21	77	73
\$150,000+	17	35	15
Average	\$52,813	\$81,750	\$84,063

Educational Attainment

Overall the population of the Town of Upper Marlboro has become more educated. The percent of the population with a high school education or above has increased over time for both age groups, 18 to 24 and over 25, while those with less than a high school education has decreased. The make up of advance education has varied in the last decade.

Education Attainment 18 to 24	C 2010	ACS 2013	ACS 2017
< High School	19.57%	0%	0%
High School Graduate or Equivalent	23.91%	25%	26.3%
Some College or Associates	36.96%	75%	71.1%
Bachelor's degree or higher	19.57%	0%	2.6%
> High School	80.44%	100%	100%
Education Attainment Over 25	C 2010	ACS 2013	ACS 2017
< High School	6.42%	6.3%	5.8%
High School Graduate or Equivalent	30.05%	25.8%	28.3%
Some College or Associates	35.32%	25.8%	29.2%
Bachelor's degree or higher	28.21%	42%	36.7%
> High School	93.58%	93.7%	94.2%

Employment Status

The unemployment rate in the town has stayed relatively steady in the recent past. In 2000, the Town of Upper Marlboro’s unemployment rate was 2.6% of workers ages sixteen and older in the labor

force of which there were 350 persons. 2013 and 2017 measurements estimated an employment rate of 1.82% and 2.03% respectively. Currently, in 2017, most of the working population (43.6%) is employed in the management, business, science, and arts occupations. The leading industries in the Town are in the fields of public administration (21.6%), educational services, and health care and social assistance (15.1%), and professional, scientific, and management, and administrative and waste management services (11.7%). These occupations and industries have remained the leading ones since 2013.

Transportation

Neustar, LLC's July 1, 2018 report estimates that 93.1% of workers commute to work by car, truck or van versus 79.3% in the county. The 2010 census reported that 92% of workers commute to work by car, truck or van; a slight increase in commuting by private vehicle.

B. Organizational Structure, Experience and Public Input:

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 Town of Upper Marlboro is governed by a three-member Board of Town Commissioners. The President of the Board is responsible for all administrative and executive functions of the Town and manages those functions with mayoral strength. In January of 2018, the Leadership of the Town changed with the installation of the current President of the Board of Commissioners. The current President has added staff to execute the Town's administrative functions. The President has support staff that includes: **Chief Operation's Officer**, Chief of Staff, Town Clerk, Administrative Assistant, Code Enforcement Officer, Director of Finance and Director of Parks, Recreation and Events. In February 2018, Steve Sonnett resigned from the Sustainable Communities Workgroup and the present Chair, Evelyn H. Stephens was appointed. The leaders prior to February 2018 were James Storey, President of the Board of Commissioners from 2016-2018, and Steve Sonnett, President from 2012-2015

At the establishment of the SCWG, members included:

- Stephen Sonnett, President of the Board of Commissioners, Town of Upper Marlboro,
- Aubrey Thagard, Assistant Deputy, Chief Administrative Officer for Economic Development and Public Infrastructure Prince George's County
- Wendy Irminger, Planner Coordinator, M-NCPPC
- Christina Pompa, Planner Coordinator, M-NCPPC
- Paulette Jones, Special Assistant to the State Highway Administration
- Patti Skews, Resident; Lead Systems Engineer, MAXIMUS

Presently the SCWG membership includes:

- Evelyn H. Stephens, Chair, SCWG- Benefits Officer, District of Columbia Courts (Retired)
- Linda Pennoyer, Co-chair, SCWG- Town Commissioner, Town of Upper Marlboro
- John Wooden, Planner Coordinator, M-NCPPC

Sustainable Communities Renewal Application - Section A

- Marie James, Business Owner, Rulz Fitness
- Alice Ellis-Williams, Managing Principle, Altro Enterprises
- Patti Skews, Resident; Lead Systems Engineer, MAXIMUS
- Patricia Fenn, consultant

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

Strengths

- The close coordination with M-NCPPC.
- The awarding of two Community Legacy grants that provided funding for the facade improvements program for the downtown area businesses.
- Historical archiving and activities spearheaded by the Town's Historical Committee.
- Open planning process involving citizens, businesses, and property owners.
- Utilizing a proactive approach by assessing the needs of the Town and taking action through beautification efforts, adding sidewalks, repaving roads, etc.

Challenges

- Staffing changes
- Poor collaboration between the Town, County and State Governments
- Promoting investment of privately held property
- Promoting investment in the Town by private entities/organizations
- Limited opportunity of suitable space to build

(2) 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?

- Town Hall Meetings - 2012 and 2017
- Advertised monthly meetings of the SCW
- Meetings with Local and County Government Officials

The Town's Action plan is based on the 2009 Town of Upper Marlboro Action Plan.

(3) Would you like any technical assistance from State agencies to help expand the capacity of your SC Workgroup or implement your SC plan?

Yes

(4) Please describe with which revitalization strategies you would like assistance.

Streetscape Design Project (Pratt Street-); School House Pond recreational area project; Acquisition and Renovation of Old Stone Building (OSB.)

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) **Pictures:** Please also include pictures that depict your accomplishments.

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

Example – Accomplishment 1

Outcome: Improved stormwater management

Projects:

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

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

Partners:

Chesapeake Bay Trust – provided technical assistance

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

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

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

Accomplishment 1: Completion of the Town of Upper Marlboro Town Hall Renovation and Addition Project

Outcome: Improved and enlarged the existing Town Hall.

Projects:

- Enlarged the Headquarters of the Town’s police department.
- Provided meeting space for Town activities.
- Constructed an environmentally-friendly building with backup power.
- Started in Fall 2017, completed Summer 2018.

Partners: N/A

Impact: Provides a venue for small town events and meetings and is a local example of a green building.

Accomplishment 2: Received three Community Legacy Grants for FY15, FY16 and FY17. Used grant funds to administer the Town of Upper Marlboro Façade Improvement Program.

Outcome: Improved the facades of eight downtown businesses.

Projects:

- 14749 Main Street – replaced windows, shutters, and signage, repaired/repainted door frame and trim, and installed vinyl siding.
- 14707 Main Street – replaced awnings, signage, roof, and door frame/trim, added planter boxes, and repointed brick.
- 14713 Main Street – painted and caulked windows, installed storm windows and storm door, repaired door frames and trim, painted gutter boards and soffits, removed signage brackets and replaced signage, repointed brick, and installed planter boxes.
- 5311 Water Street – replaced windows and trim, caulked, and wrapped in aluminum.
- 14611 Main Street – power washed, prepped and repainted building, replaced windows, trim, ally fence, and signage, repaired front steps, and added awnings.
- 14753 Main Street – replaced windows and trim, and repainted door and trim.
- 14825 Main Street – repainted metal roof and building, and repaired soffits, shutters, and siding.
- 5302-5308 Water Street – replaced windows and trim, and wrapped in aluminum, and repainted building.

Partners: Maryland Department of Housing and Community Development (issued three Community Legacy Grants).

Impact: Improved the town’s appearance.

Accomplishment 3: Installed ADA compliant sidewalks throughout the Town.

Outcome: Increased accessibility and walkability within the town.

Projects: Installed ADA compliant sidewalks along Route 725 and Elm Street.

Partners: State Highway Administration and M-NCPPC (provided Planning Assistance for Municipalities and Community [PAMC] funds).

Impact: Improved accessibility and pedestrian safety along the Town's streets.

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: Alter Pratt Street to become a one-way thoroughfare.

Narrative: In FY16 a memorandum of understanding (MOU) was executed between the Town of Upper Marlboro, State Highway Administration, and M-NCPPC to transfer \$55,000 in PAMC funding to perform a feasibility study regarding desired streetscape improvements. Whitman, Requardt and Associates, LLP, the hired consultant, provided initial analysis regarding project feasibility. They outlined recommendations and provided initial design for possible projects. However, the implementation project to alter Pratt Street to become a one-way thoroughfare is incomplete. The implementation requires coordination with the State Highway Administration (SHA), which has put the project on hold. The MOU with M-NCPPC had to be extended in September 2017 for an additional two years to ensure the funds will be available once the project recommences. The MOU is set to expire in September 2019; an additional extension is unlikely.

Outcome: Adaptively reuse historic buildings including Old Marlboro High School (Old Marlboro Elementary School) and the Chesapeake and Potomac Telephone Exchange building (Old Stone Building).

Narrative: Old Marlboro High School is a locally designated Historic Site (79-19-52); designated on 6/8/2010 through approval of the Historic Sites and Districts Plan. On behalf of the Town, M-NCPPC hired BELL Architects, PC to perform a Historic Building Assessment and Treatment Plan, which provided scenarios for adaptive reuse. The building, owned by the county and marked as surplus in 2015, continues to deteriorate. The Town of Upper Marlboro wishes to acquire the building but is encountering competition from the Prince George's County Court System. The Court System wants to rehab the building for an at-risk youth center. The Town is optimistic in the building's reuse, though there is concern that its continued decline is making rehabilitation more cost prohibitive.

The Chesapeake and Potomac Telephone Exchange building is also a locally designated historic Site (79-117); designated on 5/31/2016 through owner request. Shortly before designation, the building was struck by a vehicle, which caused a large hole in the rear of the structure that has not been repaired but has been boarded. Most recently SHA and the county have installed curbs along the line of the property, removed the existing guardrail, and repaved the parking lot. The Town is in the process of acquiring the Old Stone Building, though the transaction has stalled in the past.

Sustainable Communities Renewal Application - Section B

Outcome: Create pathways to the Upper Marlboro Community Center and to Route 301.

Narrative: The completion of the 2015 Town of Upper Marlboro Bicycle and Pedestrian Study, completed by Toole Design Group, LLC using Metropolitan Washington Council of Governments (MWCOG) Transportation/Land-Use Connections Technical Assistance Program funds, specifies that improvements in walkability will be difficult given the required coordinated effort between the state, county, and private property owners who have been hesitant in allowing the access needed to install these integral connections throughout the Town. For example, attempts to create a pathway to the Upper Marlboro Community Center and a pathway to Route 301 have been unsuccessful. However, given the success of installing sidewalks to the downtown area via portions of Route 725 and Elm Street, the Town will continue to push for the needed improvements from the necessary agencies and individuals i.e. Community Study Path Trailway Project, completed in December 2017.

The Town is currently researching funding sources to cover the estimated \$100,000 construction costs to construct the path.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART II: COMPREHENSIVE ASSESSMENT

Purpose:

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

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

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

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

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

Sustainable Communities Renewal Application - Section B

ENVIRONMENT	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an improvement in water quality?		X		Efforts to improve stormwater management on town-owned properties has stalled due to the Town focusing on other priority projects. Flooding has continued to be an issue in the Town especially on rightfully named Water Street. However, Town representatives did attend a "Meet the Funders" event sponsored by the Prince George's County Department of the Environment on 11/4/2015. The event helped the Town identify possible funding sources for the future. Also, the new Town Hall expansion did address stormwater on the property as is required during the permitting process.
2. Has the amount of impervious surface in your Community been reduced? (Amount in SF)			X	N/A
3. Have there been improvements and/ or additions to your park and/ or recreational green space?		X		There are only a few opportunities in the Town that could currently be utilized as park space, which has been a challenge. The Town is currently working to add green space and has a five-year plan to do so. Part of this project includes creating a community garden and playground.
4. Did the Sustainable Community implement any recycling or waste reduction programs?	X			Town's recycling program continues and has been improved by awarding new contracts to recycling companies.
5. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers markets etc.) within the Sustainable Community?		X		The Town has recently applied for partnership with the Environmental Protection Agency (EPA) for participation in its Local Foods, Local Places Program. We also hope to provide opportunities for outside food producers (local farmers) to set up roadside stands within the Town. . Currently, there is a resident on Church Street that sells produce from their property during harvest season. There are no grocery stores within the Town. However, there is a Weis and Giant on Route 301 within 2 miles of the Town.

Sustainable Communities Renewal Application - Section B

ECONOMY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?		X		There has been a decrease in businesses within the Town limits. Though some of the closed businesses were replaced by new tenants, there were three unfortunate circumstances that hindered success. Namely, one commercial building experienced structural issues and another caught on fire; but more notably the Prince George's County government and staff relocated to Largo, Maryland; decreasing the daily population significantly. This has strained the continual success of established businesses and has presumably prevented new businesses from opening. However, the Prince George's County Courts plan to expand their staff in the future, and to occupy some of the vacancies, which may help offset the impacts of the government's exodus.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?		X		The Town hoped to become a Tree City but has not applied for the designation. This is still a goal for the future, but the project remains a low priority. The Town is drafting a forestry ordinance for 2019 that would boost the economic and revitalization efforts to make the downtown area more beautiful, provide needed shade and air quality improvement.
3. Has there been an increase in foot traffic in the Main Street/commercial district?			X	N/A
4. Have the number of commercial vacancies decreased?		X		Overall, commercial vacancies have increased due to the unfortunate events described under Economy One above.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?	X			The Town has hired six new positions/employees - Executive Assistant , Code Enforcement Officer, Chief of Staff, Chief Operating Officer, Director of Parks, Recreation and Events, two additional Public Safety Officers, and two additional Public Works crewmembers. The overall unemployment rate has remained low within the town.

Sustainable Communities Renewal Application - Section B

TRANSPORTATION	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?		X		Though no trails have been added, the Town has completed a trail feasibility study in hopes of increasing trails within the community. Moving forward these types of projects will become a priority as larger initiatives are completed.
2. Have there been improvements to the public transit infrastructure?	X			A problematic bus stop located near the intersection of Water and Main Street across from 7-11 was removed. The stop was an issue because it blocked traffic coming from the south into Town from route 4. In many cases, vehicles behind the bus would try and pass around it by moving into the adjacent lane with oncoming traffic, while blindly driving over a midblock crosswalk, endangering pedestrians.
3. Has there been an increase in sidewalks? (Amount in linear feet)	X			The sidewalks increased approximately 1,535 linear feet along Route 725 and 513 feet along Elm Street.
4. Have there been any roadway improvements that support "Complete" or "Green" streets?	X			As previously mentioned, ADA compliant sidewalks were installed along Route 725 and Elm Street. The town has also installed new street signage, Town banners, and wayfinding signs to the Town Hall, and Board of Education throughout the Town. We also have started beautification of the Town properties and rights-of-way.
5. Has traffic congestion along major roads decreased? (Amount in percent)		X		The surrounding communities use Route 725, Elm Street and Old Mill Road as a pass through. The highest traffic occurs during rush hour. We have traffic counts. As the daily population has decreased presumably traffic congestion has decreased.
HOUSING	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?

Sustainable Communities Renewal Application - Section B

1. Have any residential facades been improved?			X	Residential facades are not in the scope of the Town's action plan.
2. Has the home ownership rate increased?	X			In 2013 it was estimated that 79.5% of housing units were owner-occupied. In 2017 it is estimated that owner-occupied housing units increased to 81.4%.
3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable?	X			Housing Units have increased over time; 310 (2000), 318 (2013) and 323 (2017). Currently, one new market-rate housing is currently 90% completed, another unit is completed and on the market.
4. Has there been demolition of blighted properties?			X	The current properties that are blighted are designated Historic Sites and demolition is difficult and strongly discourage. Instead, the demolition by neglect process should be aggressively enforced by the county, which is challenging given that the blighted properties are county-owned. Al's Deli (blight after fire) demolished.
5. Has the residential vacancy rate decreased?		X		In 2010 census the residential vacancy rate was 6.5%. In 2013 ACS estimates showed housing vacancy increased to 7.9%; and rose further still in 2017 ACS to 8.4%. As of Jan 2019 the Town has 22 foreclosed properties.
QUALITY OF LIFE	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been a decrease in crime rate?	X			Overall the Town has seen a decrease in crime within Town. Currently working on database to provide quantifiable statistics for the Town.

Sustainable Communities Renewal Application - Section B

<p>2. Have there been improvements and/ or additions to your public spaces (i.e. museums, community centers, public plazas)?</p>	<p>X</p>			<p>The Town Hall has been renovated and a new addition has been added. The Maryland State Highway Administration has also rehabilitated the historic Old Crain Highway Monument.</p>
<p>3. Has there been an increase in public art/arts and entertainment programs/venues (i.e. murals, movie theatre, music events)?</p>	<p>X</p>			<p>On May 10, 2014, the Town held our Marlboro Day event that included a parade, music, magicians, clowns, and food. Though the once annual event is currently retired. It will be revived soon with the creation of the Events Committee. The Historical Committee increased their outreach activities, examples include The Morsels on Main Street Activity. The Committee expanded the annual event to include a walking tour that focuses on the Downtown Area. The Committee also participants and assists with the County’s Parks and Recreation Agency (M-NCPPC) t. The Town also features many events ranging from outdoor movie nights to lunchtime lawn concerts, classic car shows, county fairs, fishing rodeos, ice cream socials and more.</p>
<p>4. How many historic properties were renovated/improved?</p>	<p>X</p>			<p>One Historic Site on Old Marlboro Pike has been completed. One designated Historic Site, Crandell-Rothstein House (79-019-27), the Jerboa-Bowie House (79-19-2) located on Elm Street, is currently under renovation.</p>
<p>5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/ outdoor courses or groups)?</p>	<p>X</p>			<p>The Old Sasser High School track is located within the Town. There are plans for a new playground. There are also some Town businesses that promote Health and Wellness.</p> <p>The Town also hosted its first Health & Wellness Event, and its first public run event on 1/1/19. The Town has applied for an EPA Local Food, Local Places grant to fund a farmers market and community garden as well as a Dept Natural Resources Conservation Grant for a Picnic/Kayak/Finishing area along the Western Branch of the Patuxent River.</p>
<p>LAND USE/ LOCAL PLANNING</p>	<p>YES</p>	<p>NO</p>	<p>N/A</p>	<p>If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan’s desired outcomes?</p>
<p>1. Have there been any infill developments?</p>	<p>X</p>			<p>In terms of commercial infill there are few opportunities for new construction. There is currently a single-family detached housing unit being constructed along Route 725. The American Community Survey also estimates an increase in housing units since 2010.</p>

Sustainable Communities Renewal Application - Section B

<p>2. Has there been an increase in the amount of preserved/protected land?</p>			<p>X</p>	
<p>3. Have there been any developments hindered by growth constraints?</p>			<p>X</p>	
<p>4. Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community?</p>			<p>X</p>	<p>The Town of Upper Marlboro does not have zoning authority. However, Prince George’s County District Council recently approved a new zoning and subdivision ordinance, which will streamline development, and generally broaden land uses within each zone. Soon the Town will be rezoned as part of a countywide map amendment to the approved zones. It is unclear what new zones will be applied to the Town.</p>
<p>5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?</p>	<p>X</p>			<p>As stated before new sidewalks have been installed along Route 725 and Elm Street with wayfaring signs throughout the Town. New ADA compliant street signs have been installed.</p>

Sustainable Communities Renewal Application - Section B

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
Planning Assistance for Municipalities and Communities Funds used to complete Street Scape Improvements Study (2015)	M-NCPPC	\$55,000	N/A	
Metropolitan Washington Council of Governments (MWCOG) Transportation/Land-Use Connections Technical Assistance Program funds to the Town of Upper Marlboro Bicycle and Pedestrian Study (2015)	MWCOG	\$30,000	N/A	
Façade Improvement Program, Community Legacy Grants FY15, FY16 and FY17 (2015, 2016, and 2017)	Maryland Department of Housing and Community Development	\$35,000, \$35,000, and \$50,000	N/A	
Community Center Trail Study (2017) PALS program	Prince George's County Redevelopment Authority	\$6,000	N/A	
Sidewalk Retrofit Program:	MDOT			MDOT installed pedestrian crosswalk at Church Street
<p>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></p> <p>*Please add more rows if necessary</p>				

Sustainable Communities Renewal Application - Section B

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
Water Quality Revolving Loan Fund:	MDE			
Community Safety & Enhancement Program:	MDOT			
Maryland Bikeways Program:	MDOT			
Community Development Block Grant	County/ Federal		Applied for \$500,000 <i>CDBG</i> grant for Streetscape Improvements and to fund an Economic Development Coordinator position.	
COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?				

Sustainable Communities Renewal Application - Section B

<p>COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.</p>	<p>Source (federal, state, foundation, etc.)</p>	<p>Amount Received</p>	<p>If no funding was received, what technical or other assistance from the state would help with future applications?</p>	<p>Other Notes</p>
<p>The Town has been proactive in seeking funding sources and has many projects they would like to pursue. Some projects that we would like to apply for funding include:</p> <ul style="list-style-type: none"> • Implementing a walking/biking rail to Marlboro Recreation Center • Seeking funding for general economic development • Creating and implementing a stormwater management plan to help reduce flooding • Replace current street lighting with more efficient lighting sources • Installing bike lanes/sharrows where feasible • Installing trash receptacles, benches, etc. in key areas 				

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III. 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 a 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 be due to changes in external factors affecting the community or changes in the priorities of the applicant.

Guidance for completing the Action Plan can be found on the next page.

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Action Plan Guidance

The document has been broken down into the same six categories as the Comprehensive Assessment section of this document. These parts address key components of your Sustainable Community Action Plan. Follow the guidelines below to fill out the matrix.

- 1) **For each of the different sections, pinpoint essential strengths and weaknesses of your community.**
Example Transportation: Strength - Good sidewalk connectivity. Weakness - Insufficient amount of downtown parking.
- 2) **Based on those strengths and weaknesses, formulate specific outcomes that address the most pressing issues or greatest potentials. Include a means of measuring the success of said outcome.**
Example Economy: Outcome – Expand broadband fiber optics in Town. Progress Measure - Linear measurement of fiber laid and number of residential and business connections.
- 3) **After defining the outcomes, list detailed strategies (break down to several action steps if needed) that will serve as the means to achieve those goals.** Example Economy: Strategy - Increase number of Town sponsored events → 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 Economy: DHCD (Community Legacy program), Small Business Administration (Services and financial assistance) etc.

Sustainable Community Action Plan

TOWN OF UPPER MARLBORO

Submitted by the Town of Upper Marlboro

2/12/2019

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Environment

(Environmental strengths and weaknesses can include but are not limited to quality of land, water, air, watersheds, tree canopy, risk of sea level rise, carbon footprint, energy conservation, access to local foods, green infrastructure, stormwater infrastructure/management, parks, trails and recreation, recycling, water and sewer capacity, etc.)

Strengths

- Town has implemented a residential recycling program. All town residents participate aided by the Town providing recycling bins where curbside pick -up occurs every Thursday at no additional cost to the resident.
- Diverse group of wildlife such as water fowl, Blue and Green heron varieties of Ducks and Crain, and Beavers that enhance the rural/suburban feel of the Town.
- Church Street parking lot that can be improved to reduce storm water runoff. The Town's Public Works facility has been improved which has reduced storm water runoff.
- More than adequate tree placement throughout the residential area of the Town.

Weaknesses

- Flooding of the Town that specifically closes the Town from MD 4 at Water Street to the south and MD 725/202 to the north and east. Whenever there is extended rain, business and residents are affected. For example the town has been affected twice in 2018. The Court, MTA, Charter Buses like Academy and Keller as well as The Bus, The Court closes which affects thousands of Prince George's residents. Transportation routes must divert to other areas. School house Pond, The County Administration Building located at Oden Bowie Drive is also affected.
- No Town owned Parks or playgrounds.
- No sufficient amount of trees in the downtown area.
- Above ground utility lines that increase the likelihood of power outages.

Desired Outcomes and Progress

Measures

Based on the strengths and weaknesses identify the strengths on which you would like to build and the challenges you would like to address.

What outcomes are you trying to achieve?

Where/ in what area do you want those changes to happen? →

Progress Measure: Identify how you will know

Strategies and Action Items

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. →

Implementation Partners

Which community stakeholders need to be involved to realize each action step and strategy?

Name specific public and/or private sector partners.

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that you have achieved your outcome.		
<p>Outcome 1: Improve storm water management to mitigate flooding</p> <p>Progress Measures: Decreased flooding during storms and reduction in runoff.</p>	<p>Strategy A: Continue to include storm water management features on Town owned property (Church Street lot, vacant lot, Public Works Facility, Town Hall)</p> <p>Strategy B: Conduct a storm water management feasibility study on what is the root cause of the flooding in the Downtown District.</p> <p>Strategy C: Engage county, state and federal agencies for funding and Implement recommended improvements.</p> <p>Strategy D: working with the State highway Administration to raise the Water Street Bridge at Water Street and Route 4</p>	<p>State DPW&T Prince George’s County DOE Maryland State DOE (Water Quality Revolving Loan fund) Army Corps of Civil Engineers</p>
<p>Outcome 2: decrease above ground utility lines in the Downtown District</p> <p>Progress Measures: decreased power outages, Revitalize the look to enhance the historic feel of the Town</p>	<p>Strategy A: Commission a standing committee to research how to reduce and or eliminate above ground utility lines in the Downtown District.</p> <ul style="list-style-type: none"> • Look at other municipalities are addressing this issue • What implementation strategies have been used • Available funding options <p>Strategy B: Seek private and public funding to place underground utility lines where possible.</p>	<p>The Town of Upper Marlboro Pepco Community Developers Financial Sponsors SHA Prince George’s County State Government</p>
<p>Outcome 3: Install container trees and benches in the Downtown District to enhance the beauty of the district and increase the Tree Canopy and reduce.</p> <p>Progress Measures: Increase visitation and enhance the walkability of the Town. Air quality studies</p>	<p>Strategy A: Work with the Department of the Environment regarding Tree Selection and Design</p> <p>Strategy B: Apply to Tree City for grants to purchase trees and equipment</p> <p>Strategy C: Draft Town legislation for a tree ordinance.</p> <p>Strategy D: Apply for a Tree City Designation</p>	<p>Playground Installers Maryland Department of Natural Resources M-NCPPC Maryland Department of the Environment Town of Upper Marlboro Arbor Day Foundation</p>

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Economy

(Economic strengths and weaknesses can include but are not limited to regional accessibility, business attraction/retention, health of the business district and commercial vacancies, workforce/employment and economic drivers, local policies/regulations, marketing, tourism, cultural and historic assets)

Strengths

- Active façade improvement program that has successfully made visible improvements to the businesses in the Downtown District. The Façade Improvement Program has improved 6 storefronts in the last 3 years.
- User-friendly website and strong social media presence advertising events to draw people to the Town
- The Town has a large professional –service base community i.e. accountants lawyers, salons, health professionals serving the needs of the Town’s residents and visitors that are easily accessible.
- Town addition provides additional low cost meeting space for citizens.
- Availability of office and retail space with rental rates and commercial property values that are affordable Present rate is 0.24 cents per \$100 of assessed value.
- More signage in the downtown area showing directions to Court, County Administration Building, Town Hall and Town Boundaries.
- Town of Upper Marlboro’s Historical Committee’s walking Tours that bring residents and non-residents to the commercial area. The guided walking tours promote interest in the town and provide education of its historical value.
- daytime demand for services by visitors and employees

Weaknesses

- Loss of consumer base due to the relocation of county government services.
- Highly visible vacant, blighted property (Old Marlboro High School)
- No active business group or community development corporation
- Early closure of quick service restaurants
- Continual need for physical improvements of the downtown area and the need for Improvement of older structures specifically in the Downtown area. 3 properties in the Downtown area are in need of repair and could be in violation of code compliance. Recent and long term damage to property make the downtown area less inviting for investment.
- Lack of lighting, streetscape and hardscape. Increased lighting can increase more consumerism in the area. A beautiful streetscape can also promote increased consumerism and investment in the downtown area. Relocation of the utility poles from overhead to below ground.
- A Loss of the Town’s consumer base due to the relocation of the County Administration Building. Previously the Town recorded approximately 6,000 visitors per day.
- Competition from the surrounding areas in Prince George’s County for the County’s Commercial Development dollars.
- An insufficient market due to a small resident population. The Town has less than 1000 residents.
- Few retail establishments where residents feel connected, i.e., healthy eateries.
- Early closure of most establishments.
- Need for mixed use development to increase resident population. The Town has not much land mass to increase resident population.
- No active business group. Many business people feel that they do

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	not have the time to devote to another group. A group has been formed but no leader has emerged to keep the group active.	
Desired Outcomes and Progress Measures	 Strategies and Action Items 	Implementati on Partners
<p>Outcome1: Address the aging commercial structures in the downtown District</p> <p>Progress Measures: Number of buildings re-adapted/re-used, number of incentives developed</p>	<p>Strategy A: Develop a Program to address vacant properties, incentivize owners to make improvements that would accommodate and expand retail business. Example: Neighborhood Business Works Program.</p> <p>Strategy B: Establish a second floor redevelopment program to bring downtown buildings up to code to allow for commercial and/or residential occupancy.</p>	<p>Town of Upper Marlboro Department of Permit Inspection and Enforcement (DPIE) Maryland DHCD Prince George’s County Redevelopment Authority Prince George’s Department of Economic Development</p>
<p>Outcome 2: Fill vacant properties in the Downtown District</p> <p>Progress Measures: increased business presence and business revenue</p>	<p>Strategy A: Promote business opportunity in the Downtown District through partnership with the Prince George’s Chamber of Commerce and the Town of Upper Marlboro</p> <p>Strategy B: Seek input and commitment from property owners/managers to incentivize potential business owners to the Downtown District</p> <ul style="list-style-type: none"> • Create a Town Chapter of the Prince George’s Chamber of Commerce • Collaborate with the Prince George’s Redevelopment Authority <p>Strategy C: Issuance of bonds to rehabilitate for mixed use in the downtown district.</p> <p>Strategy D: Establish a second-floor redevelopment program to bring downtown buildings up to code to allow for commercial or residential occupancy.”</p>	<p>Local Businesses, Property Owners and Developers Town of Upper Marlboro Maryland Economic Development Corporation Prince George’s Chamber of Commerce Maryland DHCD Maryland</p>

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		Economic Development Assistance Authority and Fund (MEDAAF)
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Transportation

(Transportation strengths and weaknesses can include 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, road conditions)

Strengths	Weaknesses
<ul style="list-style-type: none"> Increased walkability to the downtown area through improvements to Elm Street, Parts of Old Mill Road and Route 725 (Old Marlboro Pike.) Residents have access to surrounding communities, such as College Park, Hyattsville, Rockville, etc. through, The Bus, MTA, Martz, Academy Charter bus which carries commuters to Downtown DC and/or the Metro subway system. Ease of parking; multiple municipal lots and meters with additional parking - Church Street; large parking garage for the Central Administration Building Existing trail along School House Pond Well-placed, well-marked crosswalks Improved signage and wayfinding in the downtown area 	<ul style="list-style-type: none"> No sidewalks along old Crain highway this reduces walkability to the downtown area. Low visibility while walking along old Crain highway. Few sidewalks and crosswalks along route 725 where speeding occurs. Little connectivity from residential areas to the Town and the Upper Marlboro Community Center. Large use of single occupancy vehicles versus public transportation for commuting to residents jobs. Mostly due to long transit trips in and out of town. Most residents do not work in the town. No bike lanes within the Town's boundaries specifically along Route 725 Narrow, crowded (telephone poles, etc.) sidewalks along Main Street No electric car charging stations Cars ignoring the speed limits along Route 725 and Old Crain Highway Difficultly coordinating transportation projects with State Highway Administration and the county

Desired Outcomes and Progress Measures →	Strategies and Action Items →	Implementation Partners
<p>Outcome 1: Create walking/biking trails linking to existing trails outside of the town, and to destinations within the town</p> <p>Progress Measures: Increase in linear feet of trails</p>	<p>Strategy A: Seek funding for studies and implementation through the Maryland PAMC funds and Maryland Bikeways Program</p> <p>Strategy B: Implement the trail system as proposed in the feasibility study</p> <p>Strategy C: Continue conducting other studies on different possible trail segments</p>	<p>MDOT (Maryland Bikeways Program)</p> <p>DPW&T</p> <p>M-NCPPC (PAMC Funds)</p> <p>Community Center Pathways Program</p>

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<p>Outcome 2: Streetscape Improvements</p> <p>Progress Measures: Utilization of the street-scape improvements</p>	<p>Strategy A: Purchase benches, trash cans, charging stations</p> <p>Strategy B: Increase landscape design</p> <ul style="list-style-type: none">• Review design plans provided by feasibility studies• Coordinate with the Maryland Department of Transportation County Transportation Department on State & County roadways that impact the Towns streets and roadways.• Seek Federal, State and County grants <p>Strategy C: continued placement of ADA compliant sidewalks</p>	<p>Prince George’s County Government State Highway Administration MDOT Sidewalk Retrofit Program</p>
<p>Outcome 3: Improve existing parking facilities and asses need for additional parking.</p> <p>Progress Measures: number of additional parking spaces, increased utilization of the town’s services through parking study.</p>	<p>Strategy A: Improve Church Street Parking Lot</p> <ul style="list-style-type: none">• Apply for grants to provide benches and landscape maintenance• DHCD Community Legacy• Community Parks and Playgrounds Program• Program Open Space• Replace the blue stone with permeable pavers (Church Street Lot) <p>Strategy B: Install Car charging stations in strategic areas of the Town</p> <p>Strategy C: Increase the lighting throughout the Town by using lighting that complies with the “Dark Sky Initiative</p>	<p>Maryland Department of the Environment, Maryland Department of Natural Resources, Maryland Department of Housing and Community Development</p>

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<h1 style="margin: 0;">Housing</h1> <p style="margin: 0;">(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values)</p>		
Strengths	Weaknesses	
<ul style="list-style-type: none"> Relatively affordable housing when compared to other parts of the county and the Washington, D.C. metropolitan region Increasing property values due to development of the surrounding areas that are within a 20 mile radius of the Town. High and growing homeownership Stable, well-kempt neighborhoods Low vacancy rate among the residential rental community 	<ul style="list-style-type: none"> Majority of housing stock is single family, the increase in multiple family housing can increase tax base. Mixed use property in need of expansion and code compliance. Need to increase and reuse vacant buildings, namely the Old Marlboro Elementary School that can increase tax base. Need for mixed use development to increase resident population. The Town has not much land to increase resident population <p>10% current foreclosure rate.</p>	
Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increase the supply of housing through adaptive reuse of vacant buildings.</p> <p>Progress Measures: possible increase in residential, recreational and commercial use</p>	<p>Strategy A: Work with the County Government to acquire county owned buildings that are vacant.</p> <p>Strategy B: Explore and seek historic grants and funding at the County and State level.</p> <p>Strategy C: Collaborate with public and private developers on mixed- use utilization of the building.</p>	<p>Prince George’s Historical Society</p> <p>Prince George’s County Government</p> <p>State Government Department of Housing and Community Development</p>
<p>Outcome 2: Decrease the number of foreclosed properties</p> <p>Progress Measure: decrease the current number of</p>	<p>Strategy A: Maintain record of foreclosed properties in the Town</p> <p>Strategy B: Create a financial assistance educational program that provides networking and assistance to stay in the home.</p> <ul style="list-style-type: none"> Work with State Department of Housing and Community Development Work with local/national banks for downtown payment and mortgage 	<p>Federal and State Government</p> <p>State Department of Housing and Community Development</p> <p>Town of Upper Marlboro</p>

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foreclosures by 50% within the next 5 years	options.	
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Quality of Life

(Strengths and weaknesses can include crime, socio-economic demographics, educational opportunities, museums, libraries, historic and cultural assets, civic amenities, faith-based organizations, economic health of households, sense of place, etc.)

Strengths	Weaknesses
<ul style="list-style-type: none">• Strong sense of place and historic identity i.e. Star Spangled Banner National Historic Trail and 13 historic homes, town history exhibition offered by the Town of Upper Marlboro's Historical Committee.• Completion of the rehabilitation and addition to the Town Hall. Improvement is consistent with "green initiatives" i.e., storm water management.• Diversity of faith based organizations i.e. Methodist, catholic, Episcopalian, and non-denominational organizations that allow membership and referral opportunities to residents.• Close proximity to the Show Place Arena and Equestrian Center where visitor participation is below 3,000.• Low crime rate within the Town's boundaries• Large daytime demand for services, access to quick service restaurants• Increased Community events, such as historic walking tours, outdoor movies at the School House Pond, ice cream socials partnering with M-NCPPC, Halloween Night, Food Truck Fridays, etc.	<ul style="list-style-type: none">• Few retail establishments• Early closure of downtown business establishments• Traffic congestion starting at around 3:00 and continuing through 5:00. Traffic Conditions are worse when people are leaving for home from work.• Loss of quick service restaurants due to fire damage.• Engage more with the Faith based organizations by partnering to sponsor out-reach events for the community.

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<ul style="list-style-type: none"> Improved public signage system. Traditional Neighborhood Services - fire department, post office, library, within walking distance of residents and places of employment. 	
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Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Promote the Town's Historic Identity </p> <p>Progress Measures: Successful and lively public events</p>	<p>Strategy A: Utilize the Town of Upper Marlboro's Historical Committee</p> <ul style="list-style-type: none"> Increase walking tours by 50% Develop a self-guided tour of the Downtown District Out-reach through the various Town/County events by attending and participating and coordinate with local agencies and business. 	<p>Town of Upper Marlboro Events Committee</p> <p>Community Volunteers</p> <p>Town of Upper Marlboro Police Department</p> <p>M-NCPPC</p> <p>Prince George's County Government</p> <p>Marlboro Area Recreation Council</p>
<p>Outcome 2: Increase community engagement in town activities</p> <p>Progress measures: number of residents attending community events, number of community events</p>	<p>Strategy A: Re-introduce the Town's branding activity: Marlborough Day</p> <ul style="list-style-type: none"> Utilize the Town's events committee Advertise community events using social media ads and promotions. <p>Strategy B: Increase Community Meet and Greets</p> <p>Strategy C: Explore specific events that incentivize community engagement</p> <ul style="list-style-type: none"> Lunch with the chief Neighborhood Door Knocking <p>Trunk or Treat</p>	<p>Town of Upper Marlboro Business owners</p> <p>Town Residents</p>
<p>Outcome 3: Create walking/biking trails linking to existing trails outside of the town, and to destinations within the town</p> <p>Progress Measures: Increase in linear feet of trails</p>	<p>Strategy A: Seek funding for studies and implementation through the Maryland PAMC funds and Maryland Bikeways Program</p> <p>Strategy B: Implement the trail system as proposed in the feasibility study</p> <p>Strategy C: Continue conducting other studies on different possible trail segments</p>	<p>MDOT (Maryland Bikeways Program)</p> <p>DPW&T</p> <p>M-NCPPC (PAMC Funds)</p> <p>Community Center Pathways Program</p>

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<p>Outcome 4 : Develop and utilize Town owned property adjacent to the Town Hall for the Upper Marlboro Playground that utilizes storm water management, reduces the carbon footprint by using “green” technology and materials.”</p> <p>Progress Measures: Town Studies showing the environmental impact of green space.</p>	<p>Strategy A: Applied for State Grant Community Parks and Playground Grant</p> <p>Strategy B: Begin the RFP Process based on the award grant</p> <p>Strategy C: Work with Playground Installers to design according to State and local guidelines</p> <p>Strategy D: Begin utilization of the playground</p>	<p>Playground Installers Maryland Department of Natural Resources State and Local Government</p>
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Local Planning and Land Use

(Strengths and weaknesses in the local planning and land use subject area include but are not limited to zoning, land use, policies, taxes and fees, historical patterns of development, lot sizes and shapes, etc.)

Strengths	Weaknesses
<ul style="list-style-type: none"> • Low residential vacancies • New and improved county zoning ordinance 	<ul style="list-style-type: none"> • No local zoning authority • Commercial Vacancies on Main Street • Uncertainty with upcoming countywide zoning map amendment • Limited land area for growth and infill development due to County and private ownership of land. • Need for mixed-use development



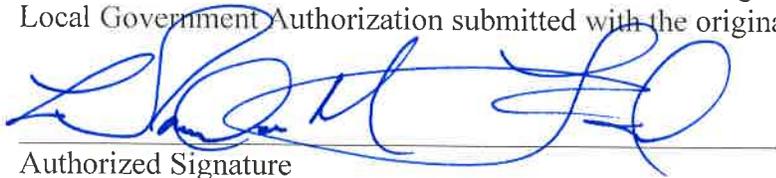
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<p>Outcome 1: Include mixed-used buildings along main street and other locations</p> <p>Progress Measures: Increased population</p>	<p>Strategy A: Be actively engage in the countywide zoning map amendment process to ensure future zones within the town allow mixed-use buildings</p> <p>Strategy B: Meet with M-NCPPC staff to understand the future zones and to weight the pros and cons</p> <p>Strategy C: Seek re-development partners</p>	<p>Private Developers</p> <p>State and Local Government</p>
<p>Outcome 2: Create a community garden on Town-own property and seek other opportunities for an additional park; enhance existing greenspace (School House Pond)</p> <p>Progress Measures: An active and fruitful community garden and a new park and enhanced parks</p>	<p>Strategy A: Secure funds for the community garden and parks creation/enhancement</p> <p>Strategy B: Complete five-year green space plan</p>	<p>Community Parks and Playground Program Grant</p>

SIGNATURE LETTER

On behalf of the Town of Upper Marlboro, Maryland, I hereby approve the application for renewal of the Sustainable Communities designation for the Town of Upper Marlboro. I understand that the Disclosure Authorization and Certification from the original Sustainable Communities application continues to apply to the applicant local government, and as such the applicant agrees that not attaching an objection constitutes consent to the information being made available to the public, and a waiver of any rights the applicant may have regarding this information under Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland.

I also confirm that I am named or a former holder of my current title is named as an authorized official for the Sustainable Communities designation for my local government in the Local Government Authorization submitted with the original application.

A handwritten signature in blue ink, appearing to be "Wanda M. Leonard", written over a horizontal line.

Authorized Signature

Wanda M. Leonard, President Board of Town Commissioners

Type Name and Title

12/20/2019

Date