
CHECKLIST & 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 notebook should be tabbed and organized as follows:

- TAB #1 Applicant Information**

- TAB #2 Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**

- TAB #3 Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**

- TAB #4 Sustainable Community Plan**

- TAB #5 Progress Measures**

- TAB #6 Local Support Resolution**

- TAB #7 Signed Sustainable Community Application Disclosure Authorization and Certification**

**All documents on this checklist are mandatory.
Failure to provide the requested document will automatically deny your application.**

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

A. Proposed Sustainable Community Area (s):

County: Prince George's

Name of Sustainable Community: Town of Upper Marlboro

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

The proposed SC Area is entirely within the municipal boundaries of the The Town of Upper Marlboro, described in the Charter as follows: Commencing at the mouth of the Federal Spring Branch at its confluence with the Western Branch and running down with the meanders of the Western Branch on the south side thereof, and exclusive of said branch, to the stream beyond James B. Belt's meadow; then up and with said stream to the small bridge culvert on the road from Upper Marlboro to Rosaryville, back of the former residence of A. S. Brooke; then in an air or direct line across the land of Frederick Sasscer to the Federal Spring Branch at a point which will throw into the corporation all the land formerly purchased by Thomas E. Williams and C. C. Magruder, Jr., of the trustees of D. Benedict J. Gardiner; then down and with the meanders of said Federal Spring Branch on the south side thereof, and exclusive of said branch to its mouth, the beginning point aforesaid.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATIONApproximate number of acres within the SC Area: 284 acres

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

- | | |
|--|---|
| <input type="checkbox"/> Community Legacy Area | <input type="checkbox"/> Designated Neighborhood |
| <input type="checkbox"/> Main Street | <input type="checkbox"/> Maple Street |
| <input type="checkbox"/> Local Historic District | <input checked="" type="checkbox"/> National Register Historic District |
| <input type="checkbox"/> A & E District | <input type="checkbox"/> State Enterprise Zone Special Taxing District |
| <input type="checkbox"/> BRAC | <input type="checkbox"/> State Designated TOD |
| <input checked="" type="checkbox"/> Other(s): | <u>Priority Funding Area; Star Spangled Banner Trail</u> |

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

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

This is an application by the Town of Upper Marlboro. We can only respond with authority as to the actions of the Town. Our records do not reflect the Town receiving funds through grants, credits and /or loans for revitalization or related to Smart Growth from federal, state or county sources. The lone exemption was a \$5,000 Energy grant which helped pay for an updated heat pump system for Town Hall. During the repaving of a section of MD 725 the state installed a sidewalk at no cost to the Town. The Town's general revenue paid for repaving town streets, demolishing unused dilapidated town-owned buildings, removing fences, planting trees, scrubs, flowers, funding preliminary plans for a Town Hall addition and general capital improvements.

Since 1997, the State and County have made substantial capital improvements to the Courthouse and the County Administration Building (CAB) with their associated parking structures and grounds. The Town is not aware of the specifics concerning the funding of these projects.

What impact have these investments made in the community? Efforts by the Town have generally improved the appearance of the Town with increased walk-ability and reduced carbon footprint. The addition of the sidewalk on MD 725 provides a pedestrian connection from the western residential areas to downtown and a small shopping area outside the Town to the west.

The majority of the State and County properties in Town have been well-maintained. They provide a contrast to the other areas of the downtown area in size and condition.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer “cornfields”?

(Answer Space 4,000 characters)

The major barrier to Smart Growth is the current lack of coordination between the Town and County and State. Since 1721, the Town of Upper Marlboro has been the county seat for Prince George’s County. This political arrangement creates unique opportunities and challenges for effective collaboration on revitalization issues between the Town, State and county agencies. Long term collaboration with the State and county agencies responsible for public areas is essential to ensure that the interests and sustainability of the Town are considered by the State and county. The Town needs to persuade agencies responsible for public improvements within the Town’s municipal boundaries that their improvements should reflect the vision, concerns and design preferences of the town. Poor collaboration is a barrier to achieving the revitalization goals of the Town. It is hoped that implementing the proposed Action Plan will foster a collaborative, working relationship between the other governments and the Town.

The Town has no zoning authority and does not issue building permits. The Town's legal powers and size require close cooperation with the State and County. Water and sewer is supplied by the Washington Suburban Sanitation Commission. Power is supplied by PEPCO. Storm water management is assigned to the County. Each municipality in the State is somewhat unique. The Town operates under a Home Rule Charter with a three commissioner form of government elected every two years. The Commissioners select a President who under the charter acts as the chief administrative/executive officer. Staff includes the President, Clerk, Accountant, three-member police force and three-member public works department.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? (Answer Space 4,000 characters)

The Town of Upper Marlboro partnered with the Prince George's County Planning Department and town business owners and residents to conduct a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis as part of the 2009 Town of Upper Marlboro Action Plan, included on a CD as part of this application. Through this application we will focus and elaborate on the following items from that analysis in part:

Strengths:

1. The historic village, 'country' small-town character, with a compact central core downtown and surrounding, walkable residential areas.
2. A downtown which provides traditional neighborhood services (e.g. post office, library, fire department, child care center, dry cleaners, salon/barber, convenience store, restaurants, banks, lawyers, accountants, engineers, notary public) within walking distance of both the residences and places of employment.
3. Attractive, well maintained residential neighborhoods and a municipal government provide a sense of stability and an opportunity for community engagement.
4. School House Pond, its boardwalk, pedestrian malls between the County Courthouse and County Administration Building, and the Boys and Girls Club ball fields provide open space.
5. A rich, 307 year history, with 21 places on Prince George's County's 2010 Approved Historic Sites and Districts Plan. The 2012 inclusion of the Town's older residential area on the National Register of Historic Places . Historic sites include Darnall's Chance House Museum, William Beanes' Grave and Trinity Episcopal Church, all of which are stops on the Star-Spangled Banner National Historic Trail.
6. Three historic churches (Trinity Episcopal, Union United Methodist and St. Mary of the Assumption Catholic Church), which provide outreach and serve as important resources in the community.
7. Proximity to the Upper Marlboro Recreation Center, The Show Place Arena, and the Prince George's County Equestrian Center.
8. Proximity to major transportation routes such as US 301, MD 202 and MD 4, that provide convenient access to the surrounding region and a convenient commute to other employment centers such as Joint Base Andrews and Washington, DC.
9. Fully lit public streets within the Town, with an upgrade in 2012 to more energy efficient high-pressure sodium lamps.
10. A daytime increase in population of 5,000 to 6,000 people and employment opportunities at the County Administration Building, Courthouse, and Board of Education.
11. Walkable, free parking area just outside the Town, close to the commercial center.

Weaknesses:

1. Neglected appearance of some older structures and a commercial area in need of facade improvements and streetscaping.
2. Vacant historic sites such as the Old Marlboro Elementary School and several poorly maintained structures.
3. Signage is incompatible with the desired historic village character.
4. Flooding issues; Water Street and Gov. Oden Bowie Drive both flood, with Water Street being closed to traffic multiple times each year, with significant flooding in 2008 and 2011.
5. No clear pedestrian or bicycle route from the Town to the Upper Marlboro Recreation Center.
6. Insufficient commercial business diversity, especially those that serve needs of community residents.
7. Gaps in the commercial street wall along Main Street, due to surface parking lots.
8. Out of scale government buildings that overwhelm the village character.
9. Lack of zoning authority.
10. Zoning requirements for on-site parking inhibit retail businesses from locating to within the Town.
11. Traffic congestion at the peak of rush-hour(s) and during some events at The Show Place Arena.
12. Poor coordination between the Town, County and State.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? (Answer Space 4,000 characters)

The current zoning of the downtown area is C-S-C (Commercial-Shopping-Center), which is the county's retail commercial zone. This allows for a range of commercial uses including restaurants, retail, services, offices and institutional uses. As the Town is the Prince George's county seat, much of downtown is occupied by court- and government-related uses, such as bail bonds and law offices. To the north of the downtown area, the Marlborough Lakeside Office Park is zoned C-O (Commercial Office). It is connected to the downtown area by sidewalks and a boardwalk that crosses Schoolhouse Pond.

Non-residential land uses (commercial retail, office, services, religious, and recreational) constitute 40% of the Town's total land area. These land uses are generally located along streets that emanate from the intersection of Main and Water Streets. Main and Water Streets represent the heart of the Town, with many retail and professional office uses, eating establishments, banks, a post office, library, jewelry store, locksmith, liquor store, coffee shop and beauty salons. The Upper Marlboro Volunteer Fire Department and the Prince George's County Employees Child Care Center are both located off of Main Street near the Courthouse.

The remainder of the Town is zoned residential and open space. Single-family detached residences in the R-R Zone (20,000 sf minimum lot size) and R-80 (9,500 sf minimum lot size) adjoin the commercial core area. Areas with higher residential density (R-55 Zone, 6,500 sf minimum lot size) and R-T (townhouse) are located northwest of the core, adjoining the office park and pond, which is zoned O-S (Open Space).

The Town's land-use pattern of residential dwellings within walking distance of downtown is consistent with the small-town character envisioned for the proposed SC Area. The majority are single-family dwellings. Based on the 2010 census, there were 290 households, 631 people and 157 families within the municipality. The residential area is primarily located in the western and northwestern portions of Town. Higher density housing includes 134 townhouses and four condominiums, but no large apartment buildings. Although the townhouses and condominiums constitute a comparatively small amount (5.3%) of the Town's total acreage, they account for 27.5% of the housing stock. A few of the businesses along Main Street have non-conforming apartments on the upper levels.

The Town is essentially built-out, with little undeveloped land available for new construction. Revitalization and economic development initiatives focused on existing commercial areas in the commercial core would be in keeping with the Town's vision and planning goals. The Town may also benefit from an architectural review committee or other system of design review to ensure new construction is in keeping with the character of the Town's vision and planning goals.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? (Answer Space 4,000 characters)

The Town of Upper Marlboro is considered a good place to live by residents who value its historical, small-town "country" character. Even residents of the Greater Upper Marlboro area consider the Town's Main Street as their 'downtown.' The older portion of the Town's residential community was approved by the National Park Service as a National Register Historic District on December 12, 2012.

The Town employs its own municipal police department which provides public safety for the citizens and visitors with the result it has a very low crime rate. The Town's real estate tax rate of \$0.24 per \$100 valuation is the lowest in the county. The personal property tax rate of \$0.45 is competitive. The Town also has a Public Works Department that maintains the streets and the Town-owned properties, provides residential trash pick-up and collects bulk trash and yard waste. The Town contracts for single-stream recycling at no extra cost to residents. Other services, such as maintaining streets not owned by the municipality, are provided by Prince George's County and the State Highway Administration (SHA). The Town is currently planning an addition to Town Hall to provide indoor space for community groups and events.

There are currently no public or private schools within the municipal boundaries. School-age children attend two new state-of-the-art public schools within two miles of the municipal boundaries: Barack Obama Elementary School and Dr. Henry A. Wise, Jr. High School. St. Mary of the Assumption School is just outside the proposed SC Area, offering parochial K-8th grade educational opportunities.

The 12-acre Schoolhouse Pond, with a perimeter boardwalk and open green space provides a natural, passive recreation opportunity that residents and visitors can enjoy. Schoolhouse Pond is stocked with trout annually by the The Department of Natural Resources, and in good weather, people fish from the boardwalk. In addition to Town, County and M-NCPPC owned open space, there is also a Boys and Girls Club lighted track and ball field on the western boundary adjacent to the municipal Town Hall, and another ball field is located just outside the Town, across the Western Branch of the Patuxent River. Within a short walk of the Town's commercial core is The Show Place Arena, a 5,000-seat capacity venue for events such as: hockey games, circuses, rodeos, conventions, trade shows and graduation ceremonies for many area high schools. The facility also provides parking for county governmental employees, jurors, and visitors.

County bus service is provided by TheBus. Routes originating in Upper Marlboro provide service to the Blue and Orange Line Metro stations. With access to transit, the proposed SC Area is attractive to residents who want to use transit to travel to Washington, D.C. and other Metro route destinations. MTA leases space for a commuter parking lot and provides bus service within walking distance of the Town. While there are meeting spaces in Town, there is limited space for cultural events.

The current pattern of development within the Town is compact as compared with the surrounding conventional suburban or rural development patterns. Existing uses within the Town are a mix of commercial services and residential with a core commercial area along Main Street. Infrastructure (public water, sewer, roads, electricity, street lighting and facilities for police and trash collection) is in place, although improvements are needed. The Town could be entirely walkable if important gaps in connectivity were closed. Greater diversity could be achieved in the range of commercial businesses. The Town strives to build upon its existing unique, village character that comes from its historic roots and a consistent, large daytime population.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? (Answer Space 4,000 characters)

The Town is located at the confluence of Western Branch, a tributary of the Patuxent River, and Federal Spring Branch. These waters are part of the Chesapeake Watershed and suffer from pollution and silting. However, the Western Branch, and Schoolhouse Pond, still supports a fishery. Schoolhouse Pond is also home to a diverse group of wildlife ranging from the water fowl (Great Blue Heron, Green Heron, many varieties of ducks and cormorants), beavers, muskrats, turtles and fish. These water features are picturesque and enhance the rural village character that the Town residents seek to preserve. However, periodic flooding during heavy rains, has closed off the Town from MD 4 to the south and MD 725/MD 202 to the north and east. In 2011, Tropical Storm Lee raised the water level of Schoolhouse Pond, flooding the lower level of the County Administration Building and closing it for four months. The Army Corps of Engineers is current conducting a study measuring the impact of flooding in the Town and surrounding area.

Additionally, the Town owns four lots which could be improved to improve or lessen the impact of stormwater runoff. These four are: 1) the Church Street parking lot, currently a gravel lot, can be re-engineered with landscaping and bio-retention, 2) the Public Works facility that could be improved by reducing storm water runoff, 3) a vacant lot that can be developed into a rain garden or treed area, and 4) the Town Hall property, presently in the design phase of an expansion will address storm water management.

The ambient air quality is assumed to be in line with other areas of the Washington D.C. metropolitan area, or less polluted because of the proximity to less dense rural areas of the county. Based on casual observation, the Town has a substantial amount of tree coverage.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the strengths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? (Answer Space 4,000 characters)

- The Town has and will continue to increase the number of sidewalks to encourage walking within the Town.
- The Town provides single-stream recycling for all residents, with curbside pick-up, at no extra cost to residents.
- The Town has received an empowerment grant to improve the HV/AC in the Town Hall with an energy efficient unit.
- The Town has plans to reduce the carbon footprint of the existing Town Hall through renovation and construct an energy efficient addition.
- The Town will either build a rain garden or provide afforestation to aid in storm water management on a town-owned property.
- Access to multiple modes of transportation, including TheBus and Metro via TheBus enables a less auto-dependent and greener community.
- There is a lack of knowledge and awareness of the community's carbon footprint and environmental impact.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. (Answer Space 4,000 characters)

Storm water management within the Town is under the purview of Prince George's County. County programs are addressing storm water issues. We are working with the County to address the problems in the Town. Two potential revitalization sites provide opportunities to mitigate stormwater runoff. They are the OMES (Old Marlboro Elementary School) building and the three-story structure where the Employees Child Care Center is located. Revitalization of these sites provides opportunities to mitigate run-off using best practices. During the Town Hall renovation and construction of the new addition stormwater management best practices will be used.

The weaknesses are most evident in light of the millions of dollars of property damage that was caused by the historic floods in 2008 and 2011. Additionally, the Water Street bridge is shut down multiple times a year due to flooding. Only one of the four entrances to the Town has not flooded in recent years (Old Crain Highway).

There are four opportunities for the Town to address mitigation of stormwater runoff:

- 1) Construction of an addition to the Town Hall that incorporates stormwater management best practices.
- 2) Creating a rain garden or afforestation area across the road from the Town Hall.
- 3) Mitigating stormwater runoff on the public works facility property.
- 4) Mitigating stormwater runoff on the Church Street parking lot.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation.

(Answer Space 4,000 characters)

- Town businesses enjoy a large daytime population (5,000 to 6,000) associated with its being the county seat. This status creates a specialized commercial niche market (lawyers, bail bondsmen, office services, restaurants) patronized by the daytime consumers, offering opportunities for economic growth.
- There are currently several properties available for rental or purchase that can accommodate offices or retail businesses.
- The Town collects a portion of its annual revenues from business personal property taxes at a rate that is lower than the county's personal property tax rate (e.g.; taxes on equipment owned by businesses.) This is an advantage provided to businesses that locate within the Town.
- The Town has broadband access through two providers.
- Adjacent commercial areas located outside of the municipal boundaries (e.g. at the intersection of Marlboro Pike (MD 725/US 301, MD 4/US 301 and Old Marlboro Pike/Brown Station Road), consist of strip commercial development and several "big box" retailers, some of which compete with services within the Town.
- The Town is located in a relatively stable area in proximity to the District of Columbia. It is also the only community with a "village" character in the vicinity, and is along an expressway, MD 4 (an extension of Pennsylvania Avenue). It is also within seven miles of Joint Base Andrews. Residents in the surrounding communities of Greater Upper Marlboro view the Town as their downtown.
- Due, in part, to the economic downturn, homes for sale have remained vacant for longer periods than in previous periods. The housing stock is mostly older and more affordable.
- Some older homes may have higher costs of ownership when upgrades, such as insulation or other energy-conserving features, are considered.
- The commercial core has mostly older buildings that are suited for small businesses. Some are in need of renovation.
- At present, most of the businesses cater to the steady daytime customers from the Courthouse and other county offices, and do not stay open in the evening.
- The County has specifically exempted itself from zoning regulations in the Town of Upper Marlboro.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? (Answer Space 4,000 characters)

Projections indicate that housing unit development in Upper Marlboro will remain relatively flat. In fact, during the past 10 years there have only been two new dwelling units constructed in the Town; the majority of the housing stock (53.4%) was built between 1980 and 1989. Therefore, the Town is nearly built-out, with future

Most houses in the town are occupied and the foreclosure and vacancy rates are lower than surrounding areas. The current occupancy rate for homes in the town is 92% and the median mortgage is \$1,881. There is a 9.2% vacancy rate for rental units which have an average rent of \$1,264. The Area Median Income (AMI) for Prince George's County is \$107,500. Therefore at between 50% and 120% of AMI, housing priced between \$208,500 to 510,000 is deemed affordable. Townhouses currently for sale in Marlboro Towne are listed between \$150,000 – 200,000 which are affordable between 50% and 120% of AMI." residential development limited to infill housing.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). (Answer Space 4,000 characters)

Population, Age, Race

The Town of Upper Marlboro has an estimated population of 631 as of July 1, 2012. There was virtually no change in the population in the past decade, with only one more person added since the 2000 Census population count. Upper Marlboro residents are trending older than the county as a whole. The 2010 Census reported 78.9 % of the population of Upper Marlboro as 18 years or older, as compared to 76.1 % of Prince Georges County. The median age of individuals living in the Town is 39.5 as compared to 33.3 in Prince George's County. In terms of race, 57.8% of residents in the Town identified themselves as Black/African-American while 33.8% identified themselves as Caucasian. The Black/African-American population increased 28% between 2000 and 2010, while the Caucasian population saw a 34% decline during the same time period. There has also been a slight increase in the Hispanic and Latino races from 1.5% in 2000 to 4.1% in 2010.

Households

There are 310 households in the Town of Upper Marlboro, with an average household size of 2.18 people per household. In 2010, families made up 54.1% of households, with married couples comprising 34.1% and single householders 20%.

Income

According to the 2011 American Community Survey (ACS), the median household income for the Town of Upper Marlboro is \$77,361, which is higher than the county's median household income of \$70,715, and higher than the state and national median household incomes. Approximately 4.7% percent of households in the Town reported being below the poverty level.

Educational Attainment

In the 2011 ACS, approximately 95.7% of area residents 25 or older reported having completed high school or higher, which is greater than the county, which is 85.8%. In addition, 37.8% of The Town of Upper Marlboro residents 25 or older had received a Bachelor's degree or higher, which is also greater than the county, which is 29.7%.

Employment Status

The Town of Upper Marlboro has a 93% employment rate of all able workers ages sixteen and older in the labor force, of which there are 300 persons. There are 23 unemployed persons in the Town or 7%, slightly better than the county unemployment rate. The majority of the working population (48.3%) are employed in the management, business, science, and related industries. The leading industries in the Town are in the fields of public administration (20.3%), educational services, and health care and social assistance (16.3%), and professional, scientific, and management, and administrative and waste management services (10.4%).

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

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

The Town has the ultimate responsibility for implementing the action plan. Since the Town is also the County seat, the County has a vested interest and stands ready to commit additional resources. A planner is assigned to work with the Town. Additionally, the Planning Assistance to Municipalities and Communities, a program funded within the Planning Department, may be tapped for implementation activities. The work group will assess what additional resources are needed from the County when funding is applied for specific projects in the Action Plan.

The Town of Upper Marlboro is governed by a three-member Board of Town Commissioners. All the administrative and executive functions are the responsibility of the President of the Board of Town Commissioners who basically acts as the chief executive officer, with additional support staff consisting of the Town Clerk and the Accountant.

Members of the Sustainable Communities Workgroup are:

- Stephen Sonnett, President of the Board of Town Commissioners, The Town of Upper Marlboro
- Aubrey Thagard, Assistant Deputy Chief Administrative Officer for Economic Development and Public Infrastructure, Office of the County Executive, Prince George's County
- Christina Pompa, Planner Coordinator, The Maryland-National Capital Park and Planning Commission (M-NCPPC)
- Wendy Irminger, Planner Coordinator, The Maryland-National Capital Park and Planning Commission (M-NCPPC)
- Paulette Jones, Special Assistant to State Highway Administration District III Engineer
- Patti Skews (resident), Lead Systems Engineer, SSAI ESPDS support contractor Team for NOAA
- To be appointed, Chairman of the Town of Upper Marlboro Business Group

The workgroup will be Co-Chaired by the President of the Town Board and Aubrey Thagard, Assistant Deputy Chief Administrative Officer, Prince George's County Government, who will have the responsibility for calling meetings.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B. Organizational Experience:

Describe the Applicant organization's past experience in administering revitalization plans and projects. Describe the roles of the members of the Sustainable Communities Workgroup, including their experience in implementing revitalization initiatives. What are the strengths and challenges of the capacity of these groups with respect to implementation of the SC Plan? (Answer Space 4,000 characters)

The Town of Upper Marlboro is relatively new to the revitalization process. In September 2007, the Town requested that the Prince George's County Planning Department of the M-NCPPC draft a revitalization action plan for the Town. This action plan was crafted through an open public planning process involving citizens, businesses, property owners, Town of Upper Marlboro officials and Prince George's County/M-NCPPC staff.

Over the last several years, the Town has taken some steps to revitalize the Town by: repaving roads, seeking new sidewalks, demolishing unused dilapidated buildings, removing unsightly fences, increased beautification by planting trees, scrubs and flowers, worked with the County and State on reducing signage, completed a study to analyze the perceived parking shortage, advocated for adaptive reuse of historic buildings, established a historical committee to chronicle and promote the Town's history, increased the Town's maintenance budget, acquired vacant land for open space, and, contracted for preliminary architectural plans for a new addition to Town Hall. These actions were accomplished without outside funding.

Individual members of the Sustainable Communities Workgroup have the following experience and expertise:

Stephen Sonnett – Retired trial attorney for the United States Department of Justice; third-term President of the Board of Town Commissioners. He has a good understanding of the needs of the Town and workings of the Town Government.

Aubrey D. Thagard – Certified Public Manager; completed the John F. Kennedy School of Government Senior Executives in State and Local Government at Harvard University; prior to his current position, he was with the District of Columbia Office of Planning where he was the lead planner for a number of major planning initiatives. In his current position, he will be able to coordinate County resources in aid of the Town's Sustainability Community Plan.

Paulette Jones – Ms. Jones Special Assistant to the District III Engineer will be our liaison to the State Highway Administration.

Christina Pompa – A community planner with community planning experience in Chula Vista, CA, Queen Anne's County and Annapolis, Maryland.

Wendy Irminger - A planner coordinator with decades of comprehensive planning experience in Prince George's County.

Patti Skews – A Town resident brings her long term skill and expertise in handling complex projects. She is also the Vice-Chairperson of the Town's historical committee.

Commercial Interests – We are in the process of rebuilding a commercial interest group.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

C. Public Input:

How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? (Answer Space 4,000 characters)

During the preparation of the Town of Upper Marlboro Action Plan, which is the basis of this application for designation as a Sustainable Community, three large community meetings were held. The open and inclusive public participation process, from issues and assets identification through visioning and implementation steps, was paramount in the development of the Action Plan. The input of community residents, business owners, and government officials ensures that the aspirations and concerns of all segments of the community have been combined into a shared vision for the future. In addition to the public meetings, a series of four advisory committee meetings were held between October 2007 and March 2008. Subsequently, the Town held another public meeting to elicit additional comments. Since that time this SC application has been discussed at various Town Hall meetings.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

A. Supporting existing communities & reducing environmental impacts.

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

The Town's approach to Smart Growth is to encourage reinvestment and revitalization by improving the existing infrastructure, including streetscapes and sidewalks, and thus encourage private investment in the downtown area. We hope to improve all areas of the Town, but we will focus on rebuilding our downtown. The first part of the Town's strategy is to initiate the revitalization process by improving the infrastructure, thereby encouraging business owners to reinvest in their properties. By projecting an attractive streetscape, and a more prosperous, viable business environment, business retention and attraction will be enhanced. Revitalization in the Town of Upper Marlboro will not involve developing farms and rural landscapes.

The second approach to Smart Growth is to strengthen the historic village identity of the Town, or brand it in a way that makes its historic amenities an attractive reason for businesses and residents to locate and reside. A number of actions could be implemented to achieve this goal, including coordinating a signage program, and streetscape improvements that complement the significant, rich history of the Town.

The Town has encouraged adaptive re-use of existing structures, has taken positions against the removal of historic structures and landmarks that contribute to the historic village character of the Town, and have worked with the County and the Maryland-National Capital Park and Planning Commission (M-NCPPC) in this regard.

Other efforts to improve our citizen's sense of community and increase awareness of Upper Marlboro's history include working with local community groups to develop and make available walking tours to highlight significant historic and cultural resources within the Town, and the continued sponsorship of the Upper Marlboro Recreation Council's annual Marlborough Day Parade and Festival. We are currently looking into and have allocated funds for expanding our space at the Town Hall to enable us to hold additional, larger community events. We also collaborated on a parking study within the Town, and have adjusted our parking meters to improve the availability of parking spaces.

The Town has supported recycling for many years, and pays the recycling bill for the Town residents as part of their existing tax bill instead of passing along the recycling fees.

The Town has worked with M-NCPPC on 2009 Upper Marlboro Town Action Plan (included on the CD with the application) and the 2013 Approved Subregion 6 Master Plan and Sectional Map Amendment. Having completed these earlier planning efforts, the Town is well-positioned to initiate revitalization initiatives.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. (Answer Space 4,000 characters)

Storm water management is not under the purview of the Town; with the Town's population under 1,000, the Watershed Improvement Plan (WIP) I and II is a function of the Prince George's County Department of Public Works and Transportation (DPW&T). The Town will work with DPW&T and with other County, State and Federal agencies and property owners to devise a strategy for reducing flooding of the Western Branch. For those properties under the Town's control, not covered by the WIP program, the Town will follow best storm water management practices.

The Town must provide, or invest in, infrastructure that creates a pedestrian-scale townscape. As a catalyst for new private investment in the community the following infrastructure improvements are needed:

- Construct new pedestrian paths and bikeways to provide continuous linkages throughout the town. Focus on connecting the residences to both downtown and the amenities adjoining the town, such as the Marlboro Recreation Center.
- Repair and upgrade existing sidewalks.
- Work with the State Highway Administration and the County on coordinated signage of both pedestrian and vehicle scale that that: 1) enhances the historic, village character of the Town, 2) reduces search time for parking spaces, and 3) improves traffic flow.
- Improve overall streetscape.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Storm water management within the Town is under the purview of Prince George's County. County programs are addressing storm water issues. We are working with the County to address the problems in the Town. Two potential revitalization sites provide opportunities to mitigate stormwater runoff. They are the OMES (Old Marlboro Elementary School) building and the three-story structure where the Employees Child Care Center is located. Revitalization of these sites provides opportunities to mitigate run-off using best practices. During the Town Hall renovation and construction of the new addition stormwater management best practices will be used.

The Town of Upper Marlboro will focus on storm water management, improved pedestrian connectivity and improved recycling.

Additionally, the Town owns four properties which could be improved to improve or lessen the impact of stormwater runoff. These four are 1) the Church Street parking lot that can be re-engineered with landscaping and bio-retention, 2) the Public Works facility that could be improved by reducing stormwater runoff, 3) a vacant lot that can be developed into a rain garden or treed area, and 4) the Town Hall property, presently in the design phase of an expansion, will incorporate best practices to comply with the new stormwater management regulations.

To improve recycling, the Town will:

- Work with the County's Department of Environmental Resources (DER) to find and obtain appropriately sized recycling containers for Townhouse and apartments;
- Work with DER to develop a coordinated recycling program for businesses;
- Increase usage of a reduce/reuse/recycle program to reduce material entering the landfill;
- Adopt policies that encourage the use of recycled materials in capital improvements and consider use of recycled materials in reconstruction projects; and
- Adopt a policy to encourage energy efficient renovation and construction.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The community groups or stakeholders who will be key to the implementation of the initiatives and projects noted in this section include:

The Sustainable Communities Workgroup, consisting of:

- Commercial property owners and residents
- Office of the County Executive
- County agencies and the M-NCPPC
- Maryland State Highway Administration
- The Town of Upper Marlboro

IV. SUSTAINABLE COMMUNITY ACTION PLAN

B. Valuing communities and neighborhoods -- building upon assets and building in amenities:

(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. (Answer Space 4,000 characters)

The Town has two key assets. First it has maintained the look and feel of a historic village. Second with approximately 5000 people coming into the Town each work day it has built-in demand for goods and services.

The Town will be building on the historic village theme. Although the Town has lost some historical assets over it's 300 year history it still has a good number. Darnall's Chance, a National Historic Register Site, is a major attraction that provides historical and cultural events. Other assets include several National Register homes, various historic interpretive signs and a national register residential area. A Spring house tour is planned. In 2012, the Town established a Historical Committee charged with investigating, preserving and promoting the Town's history. The Town has been working with the National Park Service to promote the Town's three sites, William Beanes' Cemetery, Darnall's Chance House Museum, and Trinity Episcopal Church, on the Star Spangled Banner Trail. The Town is engaging the County in an effort to find an adaptive re-use the Old Marlboro Elementary School, a prominent County historic site overlooking the downtown area. We will build on the compact layout of the Town, where residential areas are close to the commercial downtown, by increasing access through additional and improved sidewalks and bike lanes.

The other key asset is the estimated 5,000 work day increase in population. This increase is due to the two major employers the County government and the Courts. This daily increase helps support the local commercial interests in Town. The commercial areas now provides a wide range of services: library, post office, lawyers, doctors, accountants, dentists, insurance agents, salons, shoe repair, lock smith, copy center, jewelry store, liquor store, restaurants, take out food establishments and businesses/non-profits doing business with or supporting the County and Courts. Note there are few shopping or retail establishments. With the exception of a few restaurants the commercial area closes down at the end of the work day.

There are several vacant downtown properties suitable for small businesses. Our goal is to increase the economic viability of the commercial area. Our approach will be to increase the street scape, start a facade improvement program, organize and support a downtown business group, enlist the County economic development resources.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? (Answer Space 4,000 characters)

To continue to build on the historic amenities, the Town will support the Historical Committee that focuses on promoting the Town's history, rehabilitating historic sites, and archiving, collecting, analyzing, and preserving historic documents. It will exhibit the Town's history in the new Town Hall addition.

A current project to study adaptive reuse opportunities for the Old Marlboro Elementary School (OMES) building is important to many residents, as the Town continues to press the county to find a new use for the historic County owned OMES building that will benefit residents. The Town is exploring further options to enhance preservation of historic buildings including: MHT Local Historic District designation; a historic overlay zone; and an architectural or development review district.

The Town is coordinating with the County in observation of the upcoming 2014 anniversary of the War of 1812. The Town will be promoting better access to the three destinations along the Star Spangled Banner National Historic Trail (Dr. William Beanes' grave site, Darnall's Chance, and Trinity Episcopal Church) through better site design and signage, so they can become permanent tourist destinations.

The Town has a long-standing relationship with the staff to the County's Historic Preservation Commission. Every significant historic structure in the Town has been identified as a historic resource or designated a historic site. Cultural resources in the Town will be enhanced by an ongoing project to enlarge the Town Hall to increase available public meeting space. Additional actions which will reinforce the "sense of place" and the historic character of Upper Marlboro are:

- Encourage formation and support of a downtown business group focused on improving downtown's main street and economic development.
- Construct streetscape improvements on downtown's main street.
- Encourage and support facade improvements in the downtown area.
- Improve signage.
- Explore with the County the parking requirements for retail businesses to remove perceived barriers to establishing retail businesses.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.*(Answer Space 4,000 characters)*

- The Town intends to transform a vacant town-owned lot across the street from Town Hall into either a rain garden or as an afforested area with indigenous tree species. This will not only improve the visual appearance of the property but also lessen and filter storm water runoff.
- With planning assistance from the county and M-NCPPC and funding from available sources, the Town will seek to build pedestrian links between the Upper Marlboro Recreation Center, Schoolhouse Pond and the Upper Marlboro Boys and Girls Club ballfields which can eventually connect to the Chesapeake Beach Railway Trail. A trails planner could identify the needed linkages and advocate for funding the construction of a complete system of sidewalks within the Town.
- Although the Town is not currently designated as a Tree City USA by the Arbor Foundation, it regularly invests in trees and shrubs and will continue to increase tree cover in this manner.
- Through inter-governmental coordination, design and build a launch/trail head for kayaks and canoes.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The Sustainable Communities Workgroup, consisting of:

- The Town of Upper Marlboro
- Commercial property owners and residents
- Office of the County Executive
- County agencies and the M-NCPPC
- Maryland State Highway Administration

IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness

(1) What economic development policies, initiatives or projects will improve the economy through investments in small businesses and other key employment sectors? What economic development and business incentives will you build upon or implement as part of the SC Plan? Examples could include but are not limited to: green-taping for expedited project application review; permitting and inspection; job training; business tax credits; and, revolving loan funds. (Answer Space 4,000 characters)

The Town does not currently deal directly with project applications, permitting, inspection, job training, tax credits or loans, although the Town may take a position for or against some permits. These functions are handled by the Maryland-National Capital Park and Planning Commission (M-NCPPC), the newly created County Department of Permitting, Inspections and Enforcement (DPIE) for permitting and inspection, and the Prince George's County Economic Development Corporation (EDC) for workforce training/development, marketing and business loans.

The Town will focus its efforts on promoting and facilitating rehabilitation of existing buildings and infrastructure. The recent designation of three properties on the Star-Spangled Banner National Historic Trail and the Historic District designation of the residential neighborhood onto the National Register of Historic Places encourages rehabilitation of residential properties in the Town in a manner that reflects the historic context of the structures within the Town.

Business owners and commercial property owners, as members of the Sustainable Communities Workgroup (SCW), will coordinate with the county agencies and work with the EDC to utilize programs related to business development, retention, and expansion. If a Sustainable Community designation is approved, businesses and property owners will be eligible to apply for grants, loans and tax credits. Additionally, funding will enable implementation of the recommendations by the SCW, from the marketing and economic development component of the Action Plan.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What workforce development policies, initiatives or projects will increase access to jobs and economic opportunity for residents in the SC Area? Do you have a goal for job creation? Are green jobs an opportunity in the jurisdiction or SC Area? (Answer Space 4,000 characters)

The Workgroup will work with Prince George's County Economic Development Corporation (EDC) to identify and attract new businesses that would be compatible with our historic village and would help to diversify our downtown.

EDC provides for loans, grants, guarantees, equity investments to small and mid-sized businesses through their Economic Development Initiative.

In addition, the designation as a Sustainable Community will make the Town more attractive to businesses that wish to take advantage of the State's many grant, loan and tax credit programs:

- Microenterprise Loan Program, for small businesses to establish or expand;
- Be SMART, for property owners to make existing structures more energy efficient;
- Neighborhood BusinessWorks, for new construction and rehabilitation;
- Maryland Capital Access Program, for small businesses and non-profits loan assistance;
- Maryland Smart Sites, to coordinate State, local and private investment.
- Community Investment Tax Credits;
- Maryland Sustainable Communities Rehabilitation Tax Credit Program;
- SHA Partnership Planting Program

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) (Answer Space 4,000 characters)

Ongoing BRAC activities may provide a few new residents to the Town of Upper Marlboro. The Town is approximately seven miles east of Joint Base Andrews (JBA). Although JBA is receiving personnel from operations at bases affected by closure, most of the additional personnel will commute to JBA from Virginia. The Town of Upper Marlboro is a relatively short commute for military personnel who prefer to live off-base. Rental properties are available within the Town which may be desirable for military personnel temporarily stationed at JBA. To date, there has been no active sharing of housing information between the Town and JBA that would encourage base personnel to consider living in Upper Marlboro. Establishing a relationship with the base and sharing information is a future initiative for the Town to undertake to promote both its housing and community.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The Sustainable Communities Workgroup, consisting of:

- The Town of Upper Marlboro
- Commercial property owners and residents
- Office of the County Executive
- County agencies and the M-NCPPC
- Maryland State Highway Administration

IV. SUSTAINABLE COMMUNITY ACTION PLAN

D. Promoting access to quality affordable housing.

(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? (Answer Space 4,000 characters)

At present, the Town has no housing initiatives or projects. The housing stock in the Town is generally well -maintained. There are no depressed housing areas. The Town does have vacant properties due to the foreclosure crisis, but was not hit as hard as the rest of the County and saw its foreclosures later during the crisis. According to the website www.zillow.com, as of September 2013, there were less than five properties that are in pre-foreclosure. The Town will work with the research staff in the Planning Department of M-NCPPC to identify whether there is an ongoing need to address foreclosed properties.

We are witnessing improvements in both investment and owner-occupied properties. The residential neighborhoods in the Town are almost completely built-out, with little private land available for new construction. Possible increases in housing stock could come from adaptive re-use of the Old Marlboro Elementary School or mixed-use construction on existing surface parking lots.

The Town has made home ownership more attractive by maintaining the lowest real estate tax rate in the county at \$0.24 per \$100 valuation, and maintaining a 100% Homestead Tax Credit.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The majority of our efforts in improving connectivity are not housing-specific projects, but they will allow residents to more conveniently reach work, school, shopping and/or recreation areas in or near the Town.

- Sidewalks along MD 725 to connect residential areas to downtown;
- Crosswalks on MD 725 near existing bus stops;
- Removing freestanding signs on Main Street that block pedestrian movement;
- Enhance the pedestrian connectivity between the Town and the Upper Marlboro Community Recreation Center;
- Work to establish crosswalks to connect residential areas with downtown.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? (Answer Space 4,000 characters)

The Town has no goal for new units to be created. Our goal for housing is no long-term vacancies.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The Sustainable Communities Workgroup, consisting of:

- The Town of Upper Marlboro
- Commercial property owners and residents
- Office of the County Executive
- County agencies and the M-NCPPC
- MD State Highway Administration

IV. SUSTAINABLE COMMUNITY ACTION PLAN

E. Support transportation efficiency and access.

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

A walk-ability study should examine constructing sidewalks to link the entire Town. Providing the ability to walk throughout the Town will reinforce its small-town character. There is an ongoing SHA project to install sidewalks on a portion of MD 725. This will increase access to, and promote use of, existing transit by providing better access to the bus stops in the community.

Transit access could best be improved by improving connectivity for County residents who might have jury duty or other business at the Courthouse, Board of Education or County Administration Building. The Sustainable Communities Workgroup will work with Metro to improve coordination, availability and access to transit, connecting to the Town to the Largo (Blue Line), Suitland (Green Line), and New Carrollton (Orange Line, MARC and Amtrak) Metro stations, which are 9, 11, and 13 miles from the Town, respectively.

Work with the State Highway Administration and the County on coordinated signage of both pedestrian and vehicle scale that that: 1) enhances the historic, village character of the Town, 2) reduces search time for parking spaces, and 3) improves traffic flow.

The Town would also like to work with the county and M-NCPPC to expand the trail system connectivity. The following trail system concepts are mentioned in the Town of Upper Marlboro Action Plan:

- o Action Plan, page 55, Transportation and Infrastructure Recommendations
Action 5: Develop an interconnected sidewalk/walkway/trail system that links to important town destinations.
- o Action Plan, page 62: Urban Design Initiatives
GOAL 1: Enhance public access to and use of the town core's amenities.
Action 1: Create a Judges Drive walkway loop extension.
Action 2: Develop a new Western Branch trail system with passive recreation and trailhead parking facilities at the east Main Street/MD 725 crossing and the Water Street crossing at the Old Port site.
- o Action Plan, page 63:
GOAL 2: Improve pedestrian access and circulation throughout the town.
Action 1: Improve the Boys and Girls Club recreation park and trail improvements.
Action 3: Develop a Depot Pond trail system that connects to the community center and proposed Western Branch trail.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) (Answer Space 4,000 characters)

The Town does not anticipate increasing density as a means of increasing ridership on the existing transit lines. As such, it transit-oriented development does not seem appropriate.

Current public transportation opportunities are available in the Town. The MTA's Commuter Bus has a lease for a Park & Ride stop at The Show Place Arena, just outside of the Town. Route 904 allows Town residents to easily commute into DC, and allows residents of Calvert County who work in the Town an easy commute. The County's The Bus has two routes that connect the Town to Metro; Route 20 is a 40 minute trip to Addison Road (Blue Line) and Route 21 is a 50 minute trip to New Carrollton (Orange Line, MARC and Amtrak). There is no direct bus service from the Town to the Green Line, although the Metro's Route P12 connects from Addison Road (Blue Line) to Suitland (Green Line) in under 30 minutes. Prince George's County DPW&T runs a free shuttle bus (The Bus Route 52) in a one-half mile loop from the core commercial area of the Town to The Show Place Arena on weekdays. An initiative would increase the frequency of these trips during non-peak hours.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The Sustainable Communities Workgroup, consisting of:

- The Town of Upper Marlboro
- Commercial property owners and residents
- Office of the County Executive
- County agencies (DPWT) and the M-NCPPC
- MD State Highway Administration

IV. SUSTAINABLE COMMUNITY ACTION PLAN

F. Coordinating and Leveraging Policies and Investment

(1) What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area? (Answer Space 4,000 characters)

The Sustainable Communities Workgroup will provide the coordination needed to evaluate, prioritize and implement revitalization strategies based on policies stated in the Sustainable Communities Area. We anticipate quarterly meetings at which specific projects and actions will be decided upon and additional resources will be assigned to each project.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) How is the proposed Sustainable Community Plan consistent with other existing community or comprehensive plans? *(Answer Space 4,000 characters)*

The proposed Sustainable Communities Plan is consistent with and implements much of the 2009 Upper Marlboro Town Action Plan and supports the planning recommendations in the 2013 Approved Subregion 6 Master Plan and Sectional Map Amendment and the 2009 Approved Countywide Master Plan of Transportation and the 2012 Greater Upper Marlboro Revitalization and Development Strategy.

The Town is working closely with the Planning Department to ensure that the policies in these documents are implemented. It is hoped that private investment will ultimately bring about much of the needed revitalization. Until then, public initiatives and funding are necessary to make the Town an attractive place to invest. To a large extent, this existing development pattern is consistent with smart growth principles that form the over-arching policy of all other plan recommendations. This is an advantage that the Town appreciates and would like to reinforce.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Through investments in infrastructure, the Town can help leverage and sustain more private-sector investments. The Town anticipates that the Sustainable Communities designation will provide momentum to incentivize property owners to make investments in their properties, especially in the commercial core of the Town.

By implementing Main Street principals for the revitalization of the downtown, business and property owners will have more assurance that the Town is a promising place to do business and they will be more likely to invest in their businesses or properties. The Sustainable Communities Workgroup will provide information and support to business and property owners so they can take advantage of available programs. The Sustainable Communities designation may be the first step in creating a more exciting business climate in the Town. With grants and loans to start, the Sustainable Communities program can provide a catalyst for increased private investment into the future.

V. PROGRESS MEASURES

For the Plan parts of section IV (A through F):

(1) List the specific outcomes that the Plan seeks to produce. (Answer Space 4,000 characters)

A. List the specific outcomes that the Plan seeks to produce. (15 points)

1. The entire Town is walkable with construction of new sidewalks and repairs to existing sidewalks.
2. Coordinated directional signage is installed, designed to be in keeping with the small-town character.
3. There is less traffic congestion during peak times with installation of upgraded traffic control devices.
4. The streetscape along Main Street and Water Street is improved with appropriate light fixtures, crosswalks, and landscaping.
5. Due to increased recycling education and awareness, residents are recycling more, reducing the amount of trash taken to the landfill.
6. Stormwater retention is improved on Town-owned properties: the Town Hall, the Church Street parking lot and the Public Works Facility.
7. Energy efficiency at the Town Hall is increased after it is renovated.

B. Value communities and neighborhoods

1. Funding for façade, landscaping and streetscape improvements for the commercial area is obtained.
2. The county owned historic Old Marlboro Elementary School is designated for adaptive re-use that is beneficial to residents and enhances the Town's character.
3. An addition to the Town Hall is constructed using green principles to provide additional community meeting space.
5. The Star Spangled Banner National Historic Trail helps to brand the Town as a historic village with the installation of interpretive signs at various historical sites in the Town.
6. A vacant Town-owned lot is either reforested or a rain garden is installed.
7. Access to Dr. William Beanes gravesite is improved.

C. Enhance economic competitiveness

1. Working with the county's Economic Development Corporation (EDC) programs related to business development, retention, and expansion, such as, the Small Business Incentive Program, are utilized to attract new commercial leasable space.
2. Funding is obtained for a downtown business manager or revitalization coordinator.
3. Regular meetings with business and commercial property owners are well-attended.

D. Promote access to quality affordable housing

1. New housing standards regulations are revised and adopted.
2. Marketing and branding strategies to increase housing sales are developed and adopted.
3. A survey of residents is conducted to evaluate where additional senior assistance is needed within the Town.

E. Support transportation efficiency and access

1. An evaluation of feasibility of installing bike lanes along street in the Town is performed.
2. An evaluation of feasibility of connecting Town sidewalks to trails outside the Town.

F. Coordinate and leverage policies and investment

1. The Sustainable Communities Workgroup is established and functions as a source for administration and coordination of revitalization activities.
2. Public infrastructure investments provide as an incentive for private investment in the built environment.

V. PROGRESS MEASURES

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

- A review of applications for permits for residential and commercial construction or renovation is performed annually.
- A review of applications for awards of state, federal and other sources of funding is prepared annually.
- County Council appropriation of infrastructure funding as part of the Capital Improvement Program (CIP) is monitored and documented.
- An annual review and report on the implementation of updates of the Action Plan is prepared and presented to the Board of Town Commissioners and Sustainable Communities Workgroup.

REPLACE THIS PAGE WITH
LOCAL GOVERNMENT SUPPORT
RESOLUTIONS

**SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

The undersigned authorizes the Department of Housing and Community Development (the “Department”) to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland’s Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the “Act”). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant’s Initials: _____

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Authorized Signature

Print Name and Title

Date