

Sustainable Community Renewal Application

Submitted by Prince George's County

to Maryland Department of Housing
and Community Development,
Division of Neighborhood Revitalization

June 2022

Central Avenue-Metro Blue Line Corridor



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

I. SUSTAINABLE COMMUNITY RENEWAL APPLICANT INFORMATION

Name of Sustainable Community:		Central Avenue- Metro Blue Line Corridor	
Name of Applicant:		Prince George's County	
Applicant's Street Address:		1301 McCormick Drive, Room 4000	
City: Largo	County: Prince George's	State: MD	Zip Code: 20774
[REDACTED]		Web Address: www.princegeorgescountymd.gov	

Sustainable Community Application Local Contact and Application Status:

[REDACTED]		[REDACTED]	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]

Other Sustainable Community Contacts:

[REDACTED]		[REDACTED]	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]	

[REDACTED]		[REDACTED]	
[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
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[REDACTED]	[REDACTED]		
[REDACTED]	[REDACTED]	[REDACTED]	

II. SUSTAINABLE COMMUNITY – General Information

A. Sustainable Community Boundary and Description

(1) Are you requesting any changes to your Sustainable Community boundary? Describe why or why not?

No, the boundary change in 2017 renewal represents the geographic area for this SC designation.

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

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

N/A

(3) Approximate number of acres of entire SC Area: 4,686 acres

(4) Existing federal, state or local designations:

- National Register Historic District
- Local Historic District
- State Enterprise Zone Special Taxing District
- State Designated TOD
- Health Enterprise Zone
- Opportunity Zone

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

The following charts describe demographic trends in detail. They split demographic trends into four major categories: general characteristics, social characteristics, housing characteristics, employment characteristics and economic characteristics. All of the data presented in the charts comes from the 2011–2015 and 2016–2020 American Community Surveys.

Sustainable Communities Renewal Application - Section A

General Characteristics				
	ACS 2011-2015		ACS 2016-2020	
Total population	23,450	-	24,576	-
GENDER	Number	% Total	Number	% Total population
Male	10,295	43.90%	11,040	44.92%
Female	13,155	56.10%	13,536	55.08%
AGE	Number	% Total	Number	% Total population
Under 5 years	1,664	7.10%	1,766	7.19%
5 to 9 years	1,674	7.14%	1,460	5.94%
10 to 14 years	1,540	6.57%	1,323	5.38%
15 to 19 years	1,394	5.94%	1,293	5.26%
20 to 24 years	1,673	7.14%	1,434	5.83%
25 to 34 years	3,478	14.83%	3,776	15.36%
35 to 44 years	3,082	13.14%	3,673	14.94%
45 to 54 years	3,566	15.21%	3,007	12.24%
55 to 59 years	1,427	6.09%	1,535	6.24%
60 to 64 years	1,112	4.74%	1,669	6.79%
65 to 74 years	1,912	8.15%	2,252	9.17%
75 to 84 years	653	2.78%	1,057	4.30%
85 years and over	274	1.17%	333	1.35%
Median age (years)	36	-	38	-
RACE AND ETHNICITY	Number	% Total	Number	% Total population
Race				
White	1,402	5.98%	1,015	4.13%
Black or African American	21,228	90.52%	21,476	87.39%
American Indian and Alaska Native	102	0.43%	163	0.66%
Asian	88	0.37%	201	0.82%
Native Hawaiian and Other Pacific Islander	12	0.05%	0	0.00%
Some other race	262	1.12%	968	3.94%
Two or more races	357	1.52%	754	3.07%
Hispanic or Latino (of any race)	1,627	6.94%	2,049	8.34%

Sustainable Communities Renewal Application - Section A

Social Characteristics				
	ACS 2011-2015		ACS 2016-2020	
HOUSEHOLDS BY TYPE	Number	Percentage	Number	Percentage
Total households	8,992	-	9,824	-
Married-couple family	2,323	25.84%	2,668	27.16%
Households with one or more people under 18 years	2,885	32.08%	2,782	28.32%
Households with one or more people 65 years and over	2,249	25.01%	2,684	27.32%
Average household size	2.63	-	2.55	-
EDUCATIONAL ATTAINMENT	Number	Percentage	Number	Percentage
Population 25 years and over	15,504	-	17,300	-
Less than 9th grade	618	3.99%	663	3.83%
9th to 12th grade, no diploma	1,467	9.46%	1,099	6.35%
High school graduate (includes equivalency)	4,711	30.39%	5,480	31.67%
Some college, no degree	4,033	26.01%	3,912	22.61%
Associate's degree	696	4.49%	986	5.70%
Bachelor's degree	2,250	14.51%	3,098	17.91%
Graduate or professional degree	1,728	11.15%	2,063	11.93%
DISABILITY STATUS	Number	Percentage	Number	Percentage
Total Civilian Noninstitutionalized Population	23,374	-	24,470	-
With a disability	2,514	10.76%	2,897	11.84%
Under 18 years	5,734	24.53%	5,386	22.01%
With a disability	246	1.05%	163	0.67%
18 to 64 years	14,814	63.38%	15,459	63.17%
With a disability	1,150	4.92%	1,454	5.94%
65 years and over	2,826	12.09%	3,626	14.82%
With a disability	1,118	4.78%	1,280	5.23%
U.S. CITIZENSHIP STATUS	Number	Percentage	Number	Percentage
Foreign-born population	2,046	8.72%	2,933	11.94%
Naturalized U.S. citizen	781	3.33%	1,703	6.93%
Not a U.S. citizen	1,265	5.40%	1,231	5.01%

Sustainable Communities Renewal Application - Section A

Housing Characteristics				
	ACS 2011-2015		ACS 2016-2020	
HOUSING OCCUPANCY	Number	% Total housing units	Number	% Total housing units
Total housing units	10,263	-	10,560	-
Occupied housing units	8,992	87.62%	9,824	93.03%
Vacant housing units	1,271	12.38%	736	6.97%
HOUSING TENURE	Number	% Households	Number	% Households
Occupied housing units (or households)	8,992	-	9,824	-
Owner-occupied	5,226	58.12%	5,627	57.28%
Average household size of owner-occupied unit	2.74	-	2.61	-
Renter-occupied	3,766	41.88%	4,197	42.72%
Average household size of renter-occupied unit	2.51	-	2.56	-
UNITS IN STRUCTURE	Number	% Housing Units	Number	% Housing Units
1-unit, detached	4,133	40.27%	4,136	39.17%
1-unit, attached	3,287	32.03%	2,722	25.78%
2 units	34	0.33%	44	0.42%
3 or 4 units	188	1.83%	141	1.33%
5 to 9 units	509	4.96%	800	7.58%
10 to 19 units	1,025	9.99%	1,121	10.61%
20 or more units	1,079	10.51%	1,581	14.98%
Mobile home	7	0.06%	15	0.14%
Boat, RV, van, etc.	2	0.02%	0	0.00%
YEAR STRUCTURE BUILT	Number	% Housing Units	Number	% Housing Units
Built 2014 or later	8	0.08%	359	3.40%
Built 2010 to 2013	237	2.30%	693	6.56%
Built 2000 to 2009	1,732	16.87%	1,479	14.01%
Built 1990 to 1999	1,910	18.61%	1,850	17.52%
Built 1980 to 1989	1,298	12.65%	1,230	11.65%
Built 1970 to 1979	1,429	13.93%	1,116	10.57%
Built 1960 to 1969	1,249	12.17%	1,327	12.57%
Built 1950 to 1959	1,029	10.03%	1,302	12.33%
Built 1940 to 1949	738	7.19%	601	5.69%
Built 1939 or earlier	634	6.17%	602	5.70%

Employment Characteristics				
	ACS 2011-2015		ACS 2016-2020	
EMPLOYMENT STATUS	Number	% Total or subtotal	Number	% Total or subtotal
Population 16 years and over	18,256	-	19,717	-
In labor force	12,827	70.26%	13,873	70.36%

Sustainable Communities Renewal Application - Section A

Civilian labor force	12,775	99.60%	13,793	99.43%
Employed	11,299	88.44%	12,378	89.74%
Unemployed	1,477	11.56%	1,416	10.26%
Armed Forces	52	0.40%	80	0.57%
Not in labor force	5,429	29.74%	5,845	29.64%
COMMUTING TO WORK				
	Number	% Total workers	Number	% Total workers
Workers 16 years and over	11,117	-	12,094	-
Car, truck, or van -- drove alone	6,583	59.22%	7,523	62.20%
Car, truck, or van -- carpooled	1,171	10.53%	1,186	9.80%
Public transportation (excluding taxicab)	3,060	27.53%	2,444	20.20%
Walked	93	0.83%	174	1.44%
Other means	83	0.75%	157	1.30%
Worked at home	127	1.14%	612	5.06%
OCCUPATION				
	Number	% Civilian employed	Number	% Civilian employed
Civilian employed population 16 years and over	11,299	-	12,378	-
Management, business, science, and arts occupations	4,154	36.77%	4,942	39.93%
Service occupations	2,012	17.81%	2,358	19.05%
Sales and office occupations	3,194	28.27%	2,835	22.90%
Natural resources, construction, and maintenance occupations	909	8.05%	884	7.14%
Production, transportation, and material moving occupations	1,029	9.10%	1,359	10.98%

Economic Characteristics				
	ACS 2011-2015		ACS 2016-2020	
INCOME AND BENEFITS (IN 2015 INFLATION-ADJUSTED DOLLARS)	Number	% Total households	Number	% Total households
Total households	8,992	-	9,824	-
Less than \$10,000	632	7.03%	622	6.33%
\$10,000 to \$14,999	310	3.45%	273	2.78%
\$15,000 to \$24,999	742	8.25%	419	4.27%
\$25,000 to \$34,999	617	6.86%	640	6.51%
\$35,000 to \$49,999	934	10.39%	1,037	10.56%
\$50,000 to \$74,999	1,777	19.76%	1,612	16.41%
\$75,000 to \$99,999	1,401	15.58%	1,718	17.49%
\$100,000 to \$149,999	1,814	20.17%	2,364	24.06%
\$150,000 to \$199,999	539	6.00%	734	7.47%
\$200,000 or more	226	2.52%	406	4.13%
Median household income (dollars)	63,336	-	74,815	-

B. Organizational Structure, Experience and Public Input:

- (1) 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 organizational structure and membership didn't significantly change. The Prince George's County Planning Department, and its respective staff members continued to assist with the preparation of the SC Renewal Application and updated Action Plan. The three incorporated municipalities within the SC boundary – Town of Capitol Heights, City of Seat Pleasant, and Town of Fairmount Heights participated and identified their unique issues, accomplishments, and priorities. These towns administer their budget and implement their capital improvement projects and manage implementation of SC Action Plan and grants. Participation of a few team members of the Sustainable Maryland added value to the effort.

Since most of the area is unincorporated, it depends on Prince George's County for all governmental services. The Planning Department received support and information for this unincorporated area from various County agencies including the County's Department of Housing and Urban Development (DHCD); Department of Public Works and Transportation (DPW&T); Department of Environment (DoE); Redevelopment Authority (RA) Department of Parks and Recreation (DPR); Health Department, and the Washington Metropolitan Area Transit Authority. Implementation of the Action Plan outside the incorporated municipalities will be undertaken by the County agencies with the subject matter jurisdictional interest.

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

The strength is the incorporated towns with local government structure, are able to champion their own visions, establish priorities and implement projects. Even though there is occasional turnover of municipal staff, the daily operation does not stop.

The major weakness is the lack of community leadership or nonprofit organizations to champion the cause of improving the unincorporated area. The personnel resources who are able to apply for grants and administer project implementation is lacking unless it is initiated and managed by a county agency with jurisdictional interest and implementation responsibility.

- (3) 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?

Prince George's County Planning Department project staff solicited input for the development of the Sustainable Communities Action Plan update through a series of virtual meetings. One areawide meeting was held to introduce the SC renewal requirements, and to obtain information for the qualitative and comprehensive assessments. Three meetings were held with the three towns – one meeting for each town to review qualitative and comprehensive assessments and review existing Action Plan, and update where necessary to reflect current priorities.

Sustainable Communities Renewal Application - Section A

County agencies including the County's Department of Housing and Urban Development (DHCD); Department of Public Works and Transportation (DPW&T); Department of Environment (DoE); Redevelopment Authority (RA) Department of Parks and Recreation (DPR); Health Department; and the Washington Metropolitan Area Transit Authority reviewed the existing Action Plan and implementation partners and updated as necessary.

The application renewal continues to be an outgrowth of multiple planning and implementation efforts lead by the Planning Department especially the Approved Subregion 4 Master Plan and Sectional Map Amendments; Central Avenue- Metro Blue Line TOD Implementation Plan; Central Avenue Connector Trail Project; Blue Line Corridor and Largo Town Center Vision, December 2020: and Plan Prince George's 2035.

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

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

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART I: QUALITATIVE ASSESSMENT

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

Accomplishment 1: (Environment)

Outcome: Improved stormwater management (SWM) and reduced stormwater runoff

Projects: Several stormwater management projects were completed within the Sustainable Community boundary namely:

1. Two micro-bioretenion facilities were constructed and impervious surface eliminated at Largo-Kettering Library.
2. One sand filter was constructed at First Baptist Glenarden.
3. One wet pond was constructed at Retail Properties of America Inc. (RPAI) property.
4. One tree-box was constructed at City of Seat Pleasant Elementary School.
5. One micro-bioretenion facility was constructed at Central High School, Town of Capitol Heights.
6. One Submerged Gravel Wetland was constructed at 61st Avenue, Town of Fairmount Heights
7. Summerfield #1: Designed One wet pond was designed at Summerfield #1.
8. Construction of one micro-bioretenion; six disconnections; and impervious surface elimination at Town of Capitol Heights Elementary School.
9. London Wood Pond Retrofit – water quality retrofit of existing SWM pond.
10. Installation of SWM devices to treat runoff at following three sites in Town of Fairmount Heights: (a) 6100 Jost St. (b) 999 60th Ave. (c) 701 60th Ave.
11. SWM pond retrofit at North Hampton, Parcel J (51 Harry S. Truman Drive):
12. On November 10, 2019, the Town of Fairmount Heights Town Council approved the stormwater retrofit plan at the intersection of 61st Ave and Lee Place. The purpose of the micro- bioretenion was to capture the stormwater run-off from about 12 homes along 61st Avenue and Lee Place between Sheriff Road and K Street. The plan included landscape design and specification, a mulch path, and the installation of two pet waste stations. The landscape design included the planting of 3 trees, 30 shrubs, and 784 Herbaceous and Ornamental Grasses.

Partners: Prince George's County Department of Environment, Prince George's County Clean Water Partnership, Soltesz, LLC (Engineering Survey and Planning Environmental Science), Prince George's County Public Schools, Retail Properties of America Inc. (RPAI), Town of City of Seat Pleasant, Town of Capitol Heights, Town of Fairmount Heights.

Impact: These projects contribute to the reduction of stormwater runoff; minimize erosion of personal property, damage to roads, and complaints from citizens in the impacted area.

Sustainable Communities Renewal Application - Section B

Accomplishment 2: (Environment)

Outcome: Protect, preserve, and enhance the green infrastructure network in the SC Area

Projects: Several stream restoration and green infrastructure projects were completed within the Sustainable Community boundary namely:

1. Onslow Way: Stream bank stabilization adjacent to 5648 Onslow Way, Town of Capitol Heights
2. Watts Branch (Lower Anacostia River), Anacostia River Watershed Restoration Plan: A restoration plan for environmental and ecological restoration within the entire Anacostia River Watershed.
3. Anacostia River Watershed - Onslow Way Stream Restoration Project, Phase II: Stream restoration design and permitting services for the approximately 475 linear feet of Watts Branch stream channel along Onslow Way in Town of Capitol Heights.
4. Family Tree Adoption Program (Global Health and Education Projects) - City of Seat Pleasant, Pepper Mill Village, Town of Capitol Heights: Neighborhood Design Center (NDC) brought tree planting/design technical assistance for residential tree plantings to GHEP's FTAP project. GHEP conducts outreach to residents in Prince George's County, encouraging them to volunteer to receive up to three native trees/shrubs to be planted on their private property. NDC also provided educational demonstrations and webinars to both residents and municipal staff. Trees Planted - FY18: 176 trees; FY19: 115 trees; FY21: 203 trees for a total of 494 trees.

Partners: Neighborhood Design Center, Global Health and Education Projects, Prince George's County Department of Environment, City of Seat Pleasant, Pepper Mill Village, Town of Capitol Heights.

Impact: Collaborative partnership between nonprofit, governmental, and community entities resulted in increasing community tree canopy and improving the area's green infrastructure. It also contributed to better air and improvement to overall stream health and water quality.

Accomplishment 3: (Environment)

Outcome: Integrate green building practices in housing construction and rehabilitation to enhance indoor air quality, health, energy efficiency, and water quality.

Projects: The Housing Initiative Partnership (HIP) initially partnered with the Town of Fairmount Heights and the Prince George's County Redevelopment Authority for this project. On April 21, 2021, HIP, Pepco and Emera Technology awarded a \$200,000 grant through the Maryland Energy Administration (MEA) to construct a residential microgrid to power a small subdivision at the site location in the 700 block of 60th Place.

Partners: Town of Fairmount Heights, HIP, Pepco, and Emera Technology.

Impact: Plans finalized and the Construction of seven Net Zero Housing units scheduled to start in late fall 2022.

Sustainable Communities Renewal Application - Section B

Accomplishment 4: (Economy)

Outcome: Develop and maintain a skilled workforce to attract and support business growth and improve the County's economic competitiveness.

Project 1: The Training Source interior redesign of 59 Yost Place, City of Seat Pleasant. In 2018, Neighborhood Design Center (NDC), in collaboration with POMStudio, designed and supported The Training Source as they redesigned the building interior to maximize space for community job training.

Project 2: Community Design Works: Design of a common space at the Largo-Kettering Library with Prince George's County Memorial Library System (PGCMLS) Foundation, with stakeholders' input. NDC provided conceptual plans in collaboration with library staff and stakeholders for 'The Common,' an initiative of PGCMLS, dedicated to creating resource hubs focusing on career development. This project started in late 2021.

Partners: Neighborhood Design Center, POM Studio, PGCMLS Foundation

Impact: Engaged the community to develop a new common space for workforce and career development.

Accomplishment 5: (Housing)

Outcome: 1: Preserve and expand the range of housing types and ownership opportunities; 2: Stabilize communities and encourage revitalization and rehabilitation of the existing housing stock.

Projects: The following housing initiatives, in addition to private multi-family housing developments, were undertaken to achieve the above outcomes:

1. Blue Line Housing Rehabilitation Assistance Program (HRAP) has been and anticipates assisting approximately 15 homeowners to improve their homes for health and safety by the end of 2022. This program provides up to \$60,000 to low-income homeowners in the Blue Line Corridor. This is a 0% deferred loan due upon sale or transfer of the home. The loan is forgiven after year 10. Prince George's County Department of Housing and Community Development received \$750,000 in National Capital Strategic Economic Development Fund (NED) from Maryland Department of Housing and Community Development (MD DHCD) for a Blue Line HRAP program.
2. City of Seat Pleasant Housing Trust Fund – In 2018 City of Seat Pleasant implemented this program utilizing \$1.5 million of city funds. The use of the Trust Program to rehabilitate vacant properties was done by collaborating with investors and developers. Seven vacant properties were acquired, renovated, and sold as affordable houses to low-income homebuyers. Grant funding was also utilized.

Partners: Housing Initiative Partnership (HIP), Prince George's County Department of Housing and Community Development, City of Seat Pleasant City Council, Prince George's County Taxation and Assessment, Prince George's County Realtors, private investors, and developers.

Impact: The funds help qualified low-income homeowners who otherwise would not be able to afford to bring their homes to livable and code standards. City of Seat Pleasant Housing Trust Fund provided opportunity for home ownership. This reduced the City of Seat Pleasant vacant housing inventory and expanded affordable housing options for low-income residents.

Sustainable Communities Renewal Application - Section B

Accomplishment 6: (Quality of Life)

Outcome: Establish a strong sense of place for existing and potential residents in the SC Area.

Projects: The community, with the help of NDC, embarked on the design and construction of new gateway signs. Of special significance is the Peppermill Village Gateway Sign. Other street signs were the Hill Road and Hastings Drive signs. The project was completed in 2021.

Partners: Neighborhood Design Center and Peppermill Village Civic Association.

Impact: Constructed new gateway sign to Peppermill Village, giving a visible welcome identity to the village.

Accomplishment 7: (Quality of Life)

Outcome: Increase public knowledge and public involvement in community activities to promote a sense of pride.

Projects: Town of Fairmount Heights held Community and Economic Development Days in July 2018 and September 2021. The purpose of the meetings was to establish a cohesive economic and community development policy and framework that facilitates neighborhood stabilization, revitalization, and smart economic growth.

Partners: Residents, Town Council Members, a State elected delegate, members of the banking community, and two nonprofit developers (Housing Initiative Partnership, Inc., Town of Fairmount Heights Community Development Corporation), The Prince George's County Arts Council, United Citizens Against Poverty, Prince George' County Department of Planning & Historic Preservation, Morgan State University School of Architecture and Planning, BRIC-Building Resilient and Infrastructure Communities-Stormwater Mitigation, and University of Maryland.

Impact: The meetings resulted in the development of the following projects:

- Graduate Students at UM Colvin Institute to create design concepts and proformas for the development of the 4.4 acres. The 4.4-acre land is located at 5345 Sheriff Road and was formerly known as Fairmount Gardens. The students presented four designs. The Town of Fairmount Heights Economic and Community Development Committee recently requested that the town issue an RFP or a RFI to bring in a consultant to develop the site.
- The African American Historic Trail design. The African American Historic Trail is approximately four (4) miles winding throughout the town. The trail has not yet been designed but is marked by 19 historic markers throughout the town.
- The Net Zero Energy Home Project is now in the final phase and construction will start late fall, and through partnership with Pepco. The HIP the site will include the first Micro Grid in MD. Six Homes will be located at 715-725 60th Place and one house will be located at 6117 Block Street.
- Pepco installed charging station at Town Hall.

Accomplishment 8: (Quality of Life)

Outcome: Upgrade the public facilities in the SC Area to provide better services to existing and future residents.

Projects: The following are public facilities' projects that were completed within the SC boundary:

1. New asphalt on trails and minor park improvements were recently completed at Summerfield Park.
2. New picnic tables were installed at Brooke Road Park.

Sustainable Communities Renewal Application - Section B

3. New Rollins Avenue Park – A 19.1094-acre park was developed featuring basketball court, tennis court, dog park, playground, walking trail, community gardens, picnic shelter, parking, and associated road improvement.
4. Renovations of City of Seat Pleasant City Hall and Environmental Justice Department (EJD) (formerly Public Works). This project began in 2017. An additional floor and an extension were added to the existing building and completed in 2021.

Partners: Prince George’s County M-NCPPC Department of Parks and Recreation, City of Seat Pleasant, United States Department of Agriculture (USDA), and civic associations

Impact: Developed new park space and upgraded existing facilities. Provided more opportunities for leisure activities and programing. Upgraded City of Seat Pleasant City Hall and Environmental Justice Department providing:

- Increased government-constituent relations via smart technology
- Decreased stormwater runoff from new EJD building relocating fueling stations
- Increase in types of services provided to constituency

Accomplishment 9: (Local Planning and Land Use)

Outcome: Promote Mixed-use Transit Oriented Development in the SC Area.

Project 1: The first phase of the University of Maryland Capital Region Medical Center, a \$550 million project with 205 hospital beds, was completed in 2021. This provides round-the-clock employment. In addition, the completion and construction of Ascend Apollo and Amore Apollo luxury multifamily complexes next to Largo Metro Station, provide residential density that contributes to vibrancy of Downtown Largo. The approval of the Detailed Site Plan, Carillon, adjacent to the Medical Center will provide a mixed-use development, with retail and a central, interactive green space that follows in the footsteps of some of the region’s buzziest retail developments.

Partners: Prince George’s County, Retail Properties of America Inc. (RPAI) and other private developers.

Impact: The provision of institutional anchor and residential density in support of future Downtown Largo and the anticipation of a major redevelopment converting the previous power center, Boulevard at Capital Center, into a mix-use transit-oriented development.

Project 2: On May 4, 2022, The Town of Capitol Heights and the Argos-Pennrose Development Team signed a Land Disposition Agreement that will guide the mixed-use development of new Residential units (150 apartments) and 10,000 sq. feet of Retail on the Town’s 3.5 acres located across from the Capitol Heights Metro Station. The project’s estimates value is \$25-35 million.

Partners: Town of Capitol Heights and the Argos-Pennrose Development Team

Impact: Preparation for the development of new Residential units (150 apartments) and 10,000 sq. feet of Retail near the Capitol Heights Metro Station.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART II: COMPREHENSIVE ASSESSMENT

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? Have you completed any projects intended to improve water quality? Ex. impervious surface reduction, stormwater improvements etc.	X			There has been improvement in water quality based on projects implemented by the Prince George’s County Department of Environment (DOE) and Town of Fairmount Heights. These projects include, but not limited to: Two micro-bioretenion facilities and impervious surface eliminated at Largo-Kettering Library; one sand filter constructed at First Baptist Glenarden; one wet pond constructed at Retail Properties of America Inc. (RPAI) property; one submerged gravel wetland constructed at 61st Avenue, Town of Fairmount Heights.
2. Have you improved wildlife habitat in your community? Ex. native plantings, pollinator gardens, rain gardens	X			Neighborhood Design Center (NDC) brought tree planting/design technical assistance under Family Tree Adoption Program (Global Health and Education Projects) to plant native trees and shrubs on private property for City of Seat Pleasant, Pepper Mill Village, and Town of Capitol Heights. Trees planted - FY18: 176 trees; FY19: 115 trees; FY21: 203 trees for a total of 494 trees.
3. Have you increased access to green space, parks or outdoor recreational opportunities?	X			In 2019, City of Seat Pleasant was awarded funds to improve the City of Seat Pleasant Fit and Fun Park to add Smart (such as charging ports) and more handicap-accessible features. MNCCP Department of Parks and Recreation designed and completed new park (New Avenue Park) – A 19.1094-acre park featuring basketball court, tennis court, dog park, playground, walking trail, community gardens, picnic shelter, parking, and associated road improvement.
4. Have you implemented operational sustainability practices (example: town hall enhancements) and/or				In 2018, City of Seat Pleasant became a participating municipality of the Prince George’s County Pet Waste Initiative. Ten (10) pet waste stations were installed throughout the city. Also, in 2018, City of Seat Pleasant received fifteen (15) Big Belly trashcans with SMART connectivity throughout the city. On April 21, 2021, HIP,

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<p>community-based practices? (ex. Rain barrels or rain gardens at residences, recycling, composting etc)</p>	<p>X</p>			<p>Pepco and Emera Technology awarded a \$200,000 grant through the Maryland Energy Administration (MEA) to construct a residential microgrid to power a small subdivision at the site location in the 700 block of 60th Place in Town of Fairmount Heights.</p> <p>The Town of Capitol Heights has begun to reduce its reliance on gasoline/diesel fuel and is switching to electric or cleaner fueled vehicles. With funding from the VW Mitigation settlement received by the State of Maryland, the Town was allocated funding to take its diesel Call-A-Bus out of the Town fleet (with demolition of the diesel bus as required by the settlement) and provided for the 2022 purchase of an all-Electric shuttle bus from Greenpower Motor Company. VW Mitigation funds were also used to remove a diesel fueled dump truck from the Town fleet with replacement of a cleaner fueled vehicle, a propane fueled dump truck. In addition, with Town funds, one hybrid sedan and one all electric sedan were purchased for the Town's Property Standards Authority code enforcement operations. For FY 23, the Town plans to purchase one additional EV.</p>
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<p>ECONOMY</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. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?</p>		<p>X</p>		<p>The SC area does not include a designated Main Street/commercial district; however, it has commercial activities scattered at different locations and on parts of Central Avenue corridor. The demolition of parts of Boulevard at Capital Center for future redevelopment and Covid-19 contributed to loss of businesses in the area.</p> <p>In City of Seat Pleasant, three new businesses opened and between four to six businesses closed.</p>
<p>2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?</p>	<p>X</p>			<p>A portion of the SC area boundary received the Opportunity Zone designation (shown on attached Map 2). Opportunity Zones are a community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide.</p>

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<p>3. Has there been an increase in foot traffic in the Main Street/commercial district?</p>		<p>X</p>	<p>The SC area does not include a designated Main Street/commercial district; however, there were new housing developments especially adjacent to Largo Metro Station. The demolition of most businesses at Boulevard at Capital Center impacts the new resident's ability to walk to shop</p>
<p>4. Have the number of commercial vacancies decreased?</p>		<p>X</p>	<p>From Q2 of 2015 to Q2 of 2020, the commercial vacancy rate remained stable at 5.1%. However, the commercial vacancy rate was 9% as of Q4 of 2021 likely due to economic impact from the COVID-19 pandemic.</p>
<p>5. Has there been an increase in local jobs within the Sustainable Community for its residents?</p>	<p>X</p>		<p>The was a minimal increase. From 2015 to 2019, the number of Sustainable Community residents employed within the Sustainable Community area increased from 380 to 385.</p>
<p>6. Has there been an increase in workforce development training or other opportunities for connecting potential employees to well-paying jobs?</p>	<p>X</p>		<p>There has been an increase in workforce development and connecting employees to well-paying jobs throughout the county. Employ Prince George's, founded in 2018, is a demand driven workforce system in Prince George's County in the DC Metropolitan Region, providing nationally recognized community and workforce development programming.</p> <p>Employ Prince George's serves as the principal workforce development entity for Prince George's County, with a mission to improve the local economy by creating a demand-driven workforce system with workforce development programs that deliver qualified workers to businesses, improves the productivity of businesses, and provides job seekers with opportunities for careers in high demand/high growth industries.</p> <p>The Training Source Inc. located in Town of Capitol Heights, MD, offers job training services and also offers classes online.</p>

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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			There have been numerous bike lane improvements in the Largo/Central area totaling over 2,500 linear feet (LF) on Harry S. Truman Dr. More trails are proposed as part of the future Largo Area CIP Project planned for FY 2023. Several projects have been completed in the Blue Line Corridor adding over 7,000 linear feet of trails/paths.
2. Have there been improvements to the public transit infrastructure?	X			This corridor was part of the pilot area for Capital Bikeshare, and one of the first locations in the county. This area is fed by six different county bus routes. No changes to routes were made but improvements were made to several bus stops to create larger footprint waiting areas. Largo Area CIP project will add concrete bus pads and some bus stop improvements as part of the project.
3. Has there been an increase in sidewalks? (Amount in linear feet). Were accessibility elements added, such as more ADA-accessible ramps and signage/signals? Has there been a noticeable increased use of these walking places?	X			Approximately 1,400 linear feet of sidewalks were constructed. The entirety of Lottsford Road and McCormick Drive had their sidewalks inspected and brought up to ADA specification. This included reconstruction of every ramp and replacement of hundreds of LF of sidewalk.
4. Have there been any roadway improvements that support “Complete” or “Green” streets?		X		No full Green/Complete Street projects were constructed in this area in the past five years, however two are planned in this corridor - Largo Area CIP, and Harry S. Truman Green/Complete Streets CIP. All projects have aspects of Green Infrastructure to comply with Prince George’s County Department of Permitting Inspection and Enforcement (DPIE) standards.

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<p>5. Has traffic congestion along major roads decreased? (Amount in percent)</p>	<p>X</p>			<p>Traffic congestion along major roads decreased by 40%. This may be due to COVID-19 and teleworking, however, traffic congestion in certain areas inside the beltway is always a major concern when beginning any major project. This has also occurred at the mis-aligned intersection of Addison Rd. and Walker Mill Rd., where a project is currently working to improve traffic flow. This project will address low level of service at the intersection and will reduce wait times from 33-35 seconds to 19-20 seconds.</p>
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HOUSING	YES	NO	N/A	<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 any residential facades or interiors been improved? Has the energy efficiency of any housing units been increased?</p>	<p>X</p>			<p>Blue Line Housing Rehabilitation Assistance Program (HRAP) has been and anticipates assisting approximately 15 homeowners improve their homes for health and safety by the end of 2022.</p> <p>City of Seat Pleasant Housing Trust Fund was used to purchase and rehabilitate seven vacant properties and sold as affordable houses to low-income homebuyers.</p>
<p>2. Has the homeownership rate increased?</p>		<p>X</p>		<p>Home ownership rates didn't increase. From 2015 to 2020, the homeownership rate rather declined from 58.12% to 57.28%.</p>
<p>3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable? How many are within .5 miles of a transit stop?</p>	<p>X</p>			<p>From 2015 to 2020, the number of housing units increased from 10,263 to 10,560, an increase of 2.89%. However, there has been an increase in predominantly market rate multi-family housing units within a half-mile radius of Largo Metro Station. Example, Ascend Apollo completed provides approximately 400 housing units and Amore Apollo under construction estimated to add approximately 400 more multi-family housing units adjacent to the train station. The redevelopment of Boulevard at Capital Center is estimated to deliver thousands of units in a vertical mixed-use typology. A Detailed Site Plan has recently been approved.</p>

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<p>4. Has there been demolition of blighted properties?</p>	<p>X</p>		<p>The City of Seat Pleasant demolished two residential and one commercial building.</p> <p>The Town of Fairmount Heights demolished several blighted properties – Charity Hall (historic site), unoccupied church, Glover Garage located at 6117 Jost Street, the historic Town Hall located at 719-715 60th Plane, and partially demolished 708 60th Place.</p>
<p>5. Has the residential vacancy rate decreased?</p>	<p>X</p>		<p>The residential vacancy rate for the SC area decreased from 12.38% in 2015 to 6.97% in 2020.</p> <p>The City of Seat Pleasant vacant house inventory was 140 in 2016 it is now less than half. Ten of the vacant properties were purchased by the city through tax sales.</p>
<p>6. Has the jurisdiction partnered with any community development corporations to improve its housing stock, increase the availability of affordable housing, or support those experiencing homelessness or being threatened with eviction? Has the jurisdiction initiated any of its own programs to do the same?</p>	<p>X</p>		<p>The Housing Authority of Prince George’s County, Maryland (HAPGC) provides County residents with low to moderate incomes with safe, decent, and affordable housing. Most of the affordable housing assistance is in the form of rental units. HAPGC also provides its participant families with programs that encourage them to become self-sufficient which may potentially lead to homeownership opportunities. The Housing Assistance Division (HAD) and Rental Assistance Division (RAD) administer and implement the federal rental assistance and public housing programs for the County.</p> <p>Housing Initiative Partnership (HIP) bought land from the Town of Fairmount Heights to build Net Zero Homes. The homes will be sold to first-time homebuyers earning 80% or less of AMI.</p> <p>City of Seat Pleasant requires that 10% of new housing units should be affordable. The city purchased and rehabilitated seven vacant properties and sold them as affordable houses to low-income homebuyers.</p>
<p>7. Has there been an increase in homeownership counseling services or individuals accessing such services?</p>		<p>X</p>	<p>There has not been an increase with individuals accessing homeownership counseling services. The Redevelopment Authority of Prince George's County provides a Purchase Assistance Program for first-time home buyer residents of the county. Their counseling classroom enrollment remained consistent as prior to COVID-19.</p>

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COMMUNITY HEALTH & 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?
<p>1. How many historic properties were renovated/improved? To your knowledge, did the renovations mitigate certain environmental hazards such as lead and asbestos?</p>	X			<p>The following seven historic properties were renovated since 2017:</p> <ul style="list-style-type: none"> • 72-009-17 – Samuel Hargrove House Roof replacement and removal of unused exhaust chimney • 72-009-39 – Robert S Nichols House Replace 23 existing wood windows in kind • 72-009-30 – Isaac Brown House Construction of addition and comprehensive rehabilitation of exterior and interior • 72-009-29 – Town of Fairmount Heights WWII Memorial • Clean and repoint memorial; repair and expansion of flagstone paved area; power washing concrete walkways • 72-009-32 – John S Johnson House Roof replacement; repair and repaint foundation stucco; repair and repaint front and rear porch elements; replacement of front and rear doors; repair concrete driveway; install new wood perimeter fence; paint vinyl siding and trim • 72-008 – Addison Chapel & Cemetery • Masonry restoration and associated repairs • 75A-028 – Ridgely School Installation of new Verizon fiber optic cables
<p>2. Have there been improvements and/or additions to your public or community available spaces? Examples include museums, community centers, public plazas, murals and public art.</p>	X			<p>There have been improvements such as:</p> <ul style="list-style-type: none"> • New picnic tables installed at Brooke Road Park • Provision and construction of a new Rollins Avenue Park – A 19.1094-acre park was developed featuring basketball court, tennis court, dog park, playground, walking trail, community gardens, picnic shelter, and parking. • Renovations of City of Seat Pleasant City Hall and Environmental Justice Department with the additional floor and an extension to the building footprint.

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				<ul style="list-style-type: none"> City of Seat Pleasant Community Center improvements provided by the Kevin Durant Foundation.
<p>3. Are there opportunities for residents to gather, communicate and celebrate? Do they serve multi-generations and all populations in the community? Examples are wide-ranging and may include fairs, community history days, neighborhood meetings, etc.</p>	X			<p>There are many opportunities for residents to gather considering five community centers in proximity to the SC area, summer programmed outdoor activities, and indoor activities during cold months. In addition to the parks, these community centers offer dance, sports, meeting rooms and exercise classes for residents: Peppermill Community Center, Oakcrest Community Center, Prince George’s Sports and Learning Center and Lake Arbor Community Center.</p> <p>In addition, some of the community organizations in the SC boundary sponsor events to bring resident together to celebrate special occasions during the year</p>
<p>4. Have there been any changes in access to health and wellness services? Examples include mobile clinics, hospitals, telehealth opportunities.</p>	X			<p>There have been changes in access to health care. In 2021, the University of Maryland Capital Region Medical Center opened adjacent to Largo Metro Station offering residents transit accessibility to quality healthcare</p> <p>The Prince George’s Health Department and Pharmacy stores offered both drive-thru and walk-up COVID-19 testing and vaccination opportunities to SC residents.</p>
<p>5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/outdoor courses or groups)?</p>	X			<p>There are many community centers offering various exercise and sporting activities such as yoga and dance classes, basketball, volleyball, and various exercise equipment. Outdoor football and soccer fields are provided in parks and schools for area youth activities.</p> <p>The City of Seat Pleasant secured funding for Fit and Fun Park, featuring exercise stations. An application for a second round of funding has been submitted and will include additional health and wellness features.</p>

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<p>6. Do all residents have access to healthy food options such as fresh food grocery stores, farmers markets, community gardens, etc., within the Sustainable Community</p>	<p>X</p>			<p>In 2021, to address the food desert created by the closing of the Safeway grocery store, the Good Food Market store opened a location in City of Seat Pleasant at the Addison Plaza. The store’s mission is to improve food access and community health by providing fresh healthy food, hosting educational events, and collaborating with neighborhood groups, to make wellness accessible in underserved communities. The farmers’ market in Town of Fairmount Heights continues to be successful and provides healthy foods to residents. Otherwise, food stores are 15 to 20-minute drive to all residents.</p>
<p>7. Has there been a decrease in crime rate?</p>			<p>X</p>	<p>There is no data in public domain that solely focuses on the SC area. However, this area is served by Prince George’s County Police Department, District I. There is a continual collaboration between business and property owners and residents in the areas to combat crime.</p>
<p>8. Do all residents have access to the Internet and other basic utilities and services?</p>			<p>X</p>	<p>Information on whether all residents have access to internet and basic utility services is not readily available, however, ample internet and other basic utilities providers and services are available to residents. Public libraries provide free computer and internet usage.</p>

<p>LOCAL PLANNING & STAFFING CAPACITY</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>There are substantial infill development and redevelopment in the SC area especially around Largo Metro Station and at former Hampton Mall. The construction and subsequent opening of the University of Maryland Capital Region Medical Center in 2021 provides the institutional anchor envisioned as the bedrock for the redevelopment of Boulevard at Capital Center to Downtown Largo. This reality was followed by the approval of the proposed mixed-use development, Carillon, that would yield 300,000 square feet of retail, 900,000 square feet of other commercial space, and 3,000 multi-family units.</p>

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				Hampton Park located on the southwest quadrant of the intersection of Central Avenue and I-495/95 is under construction for a mixed-use development of retail, office, hotel, and residential uses.
2. Has there been an increase in the amount of preserved/protected land?		X		There has been no increase in the amount of preserved and protected land in the SC area. The area is generally built out, and the existing environmental envelope remains. Prince George’s County DOE and DPIE continue to enforce applicable state and county woodland protection and preservation standards for new and infill development and redevelopment.
3. Have there been any developments hindered by growth constraints? If so, please describe. Example constraints could be inadequate infrastructure, insufficient zoning density/intensity, or lack of buildable land.		X		There are no new regulatory constraints that would hinder development.
4. Have there been any zoning or policy changes that have fostered growth or redevelopment in your Sustainable Community?	X			On April 1, 2022, the new Zoning Ordinance and Subdivision Regulations took effect. They will allow more flexibility to construct mixed-use development projects, promote adaptive reuse and streamline the development review process.
5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?				As in any major redevelopment, there were major infrastructure upgrades and improvements to serve the density and intensity of uses proposed such as new street alignments and relocation and upgrading of water and sewer lines, underground electric and cable lines, and street lighting and signage. City of Seat Pleasant renovated its city hall and Environmental Justice Department with an additional floor, an extension to the building footprint, and installation of solar panel on City Hall’s roof to reduce its carbon footprint by generating electricity.

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<p>6. Have you hired any new staff members, reassigned duties, or procured the services of a contractor to increase or better align local capacity? Have you implemented any professional development programs?</p>		<p>X</p>	<p>No new staff members or contractor has been hired, and no professional development programs implemented. However, the Prince George’s County Office of Community Relations, under the current administration, ensures that County residents connect with government resources, agencies, and personnel. Their community liaisons can help or direct SC workgroup to the appropriate county resources including facilitating the implementation of certain action plan items.</p>
<p>7. Has your community initiated or completed any planning efforts that will support the Sustainable Community area, including comprehensive planning, small area planning, or planning studies?</p>	<p>X</p>		<p>The Prince George’s County MNCCPC Department of Parks and Recreation with assistance from Planning Department has been working on implementing the 2016 Central Avenue Connector Trail Feasibility Study and Implementation Plan. In June 2021, the Prince George’s County Executive outlined the Countywide Economic Development platform that included Blue Line Corridor Initiative and funding from state and local agencies.</p>

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<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>Community Legacy (CL):</p>	<p>Maryland DHCD</p>	<p>\$200,000 (City of Seat Pleasant – FY19)</p>		<p>Site restoration of fire damaged 6224 Foote St., replacement of vinyl siding at 6300 Foote St. because of the fire damaged, and minor renovations to vacant house at 6512 City of Seat Pleasant Dr.</p>
<p>Strategic Demolition Fund (SDF):</p>	<p>Maryland DHCD</p>	<p>\$100,000 (City of Seat Pleasant – FY19)</p>		<p>Demolition of the properties at 5718-5724 Martin Luther King, Jr. Hwy. formerly known as the Gaskins Property for redevelopment</p>
<p>National Capitol Strategic Economic Development Fund</p>	<p>Maryland DHCD</p>	<p>\$40, 000 (City of Seat Pleasant – FY 22)</p>		<p>Goodwin Park Revitalization Phase 1 – Engagement and design support services for the revitalization of Goodwin Park in City of Seat Pleasant by the Neighborhood Design Center (NDC)</p>
<p>National Capitol Strategic Economic Development Fund</p>	<p>Maryland DHCD</p>	<p>\$1,000,000 (United Communities Against Poverty, Inc. – FY 22)</p>		<p>Restoration of an old school building in Fairmount Height for the conversion of UCAP's new headquarters as well as a training site, senior center, and a community space for residents</p>
<p>National Capitol Strategic Economic Development Fund</p>	<p>Maryland DHCD</p>	<p>\$220,000 (Housing initiative Partnership, Inc – FY 22)</p>		<p>Town of Fairmount Heights Net Zero Ready Homes--Phase 2: Construct a Net Zero Ready home in Town of Fairmount Heights that will meet the US</p>

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				Department of Energy's Net Zero Ready standard
National Capitol Strategic Economic Development Fund	Maryland DHCD	\$150,000 (Town of Capitol Heights – FY 22)		Chamber Avenue-Town of Capitol Heights Boulevard Green Street project – Continuation of infrastructure project that will improve multimodal access to the Town of Capitol Heights Metro station for pedestrians, cyclists, and automobiles
National Capitol Strategic Economic Development Fund	Maryland DHCD	\$90,000 (Prince George's County, Redevelopment Authority – FY 22)		Demolition and predevelopment at 6008 Old Central Ave. – Demolition and predevelopment in preparation for an affordable housing project
Community Safety & Enhancement Program:	MDOT		No funding received	Reasonable notification, extended application windows, capacity, and technical assistance to prepare and manage grant applications
Maryland Bikeways Program:	MDOT		No funding received	Reasonable notification, extended application windows, capacity, and technical assistance to prepare and manage grant applications
Sidewalk Retrofit Program:	MDOT		No funding received	Reasonable notification, extended application windows, capacity, and technical assistance to prepare and manage grant applications

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Water Quality Revolving Loan Fund:	MDE		No funding received	Reasonable notification, extended application windows, capacity, and technical assistance to prepare and manage grant applications
<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>				
National Capitol Strategic Economic Development Fund	PG DHCD	\$25,000 (City of Seat Pleasant – FY 21)		Demolition of vacant dilapidated house (16+ years) and property restoration at 420 69 th Pl.
National Capitol Strategic Economic Development Fund	PG DHCD	\$500,000 (City of Seat Pleasant – FY 21)		New construction of two (2) affordable homes due to increased construction costs by the pandemic, requires additional needed funding
PG County Municipal Collaboration-EmPower LMI Communities Program	MEA	Approximately \$50,000 worth of work performed on 2 homes		Direct resident assistance for residential weatherization of two homes. Increase of 50% application submissions

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

Assistance with all facets of the potential Addison Station Brownfield Development

Sustainable Community Action Plan

Central Avenue-Metro Blue Line Corridor

Example Section

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

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

Environment

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

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

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> ● The Town of Capitol Heights pledged to increase its “green” efforts and increase energy efficiency and conservation. The town received federal funding for implementing energy efficient improvements and upgrades. ● The City of Seat Pleasant has a comprehensive street cleaning program that reduces pollutants that would otherwise become a part of stormwater runoff. ● The City of Seat Pleasant has embarked on a Green Improvements program that provides residents with energy efficient appliances and upgrades for the interior and exterior of their homes. The city also installed a solar panel on City Hall’s roof to reduce its carbon footprint by generating electricity. ● City of Seat Pleasant is prime for city-wide recycling program policies and legislation. 	<ul style="list-style-type: none"> ● There are ongoing stormwater and flooding issues throughout the SC area. ● Townhouses in the London Woods neighborhood of Town of Capitol Heights need to replace polypropylene pipes. ● Existing trails and green space within the SC Area are in subpar condition and may be unsafe due to lack of lighting. ● The Addison Road Station property in City of Seat Pleasant remains a brownfield with site contamination. ● Citizens have a lack of knowledge and awareness of the community’s carbon footprint and environmental impact. ● The Nash Run (stream) along Sheriff Road and Beaver Creek Dam need upkeep to maintain water quality.

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies</u>	<u>Action Items</u>	<u>Implementation Partners</u>
Outcome 1: Reduced stormwater and flooding issues	Strategy A: Assess and solve potential drainage problem areas	Action 1: Identify priority areas in need of stormwater improvements and restoration Action 2: Hire stormwater coordinator	<ul style="list-style-type: none"> • Department of Public Works and Transportation (DPW&T) • Department of Environment

<p>Progress Measures: Development of Stormwater Management Program, reduction of instances of stormwater and flooding issues, feet of replaced pipes and improved stormwater infrastructure, number of residents engaged in stormwater programs, number of green infrastructure/LID projects completed</p>	and areas within the 100-year floodplain	<p>Action 3: Educate community on proper stormwater management techniques</p>	<p>(DOE)</p> <ul style="list-style-type: none"> • City of Seat Pleasant • Town of Capitol Heights
		<p>Action 4: Promote and connect residents to existing flood reporting and stormwater management programs (Clean Water Partnership, Rain Check Rebate Program)</p>	
		<p>Action 5: Develop rain gardens, sand filters, and infiltration trenches to reduce flooding</p>	
	<p>Strategy B: Improve the sewer infrastructure and create an integrated stormwater treatment system</p>	<p>Action 1: Utilize bio-swales, filtration strips, and linear detention facilities to create integrated stormwater treatment</p>	<ul style="list-style-type: none"> • DPW&T • DOE • City of Seat Pleasant • Town of Capitol Heights
		<p>Action 2: Improve drainage and sewer infrastructure to increase service capacity</p>	
		<p>Action 3: Replace old polypropylene pipes at London Woods development in Town of Capitol Heights</p>	
<p>Outcome 2: Expanded community awareness of climate change and sustainability issues</p> <p>Progress Measures: Number of residents participating in climate change and sustainability programs</p>	<p>Strategy A: Develop a sustainability/climate change campaign</p>	<p>Action 1: Encourage the use of clean energy sources, such as solar power, in the SC Area</p>	<ul style="list-style-type: none"> • DOE • City of Seat Pleasant • Town of Fairmount Heights • Prince George’s County Public Schools (PGCPS)
		<p>Action 2: Work with municipalities and agencies to provide education sessions for residents on environmental protection and sustainability</p>	
		<p>Action 3: Promote recent sustainability work and funding opportunities</p>	
<p>Outcome 3: Improved condition of parks and green space</p> <p>Progress Measures: Number of parks and green space sites improved, including itemized features</p>	<p>Strategy: Establish a parks and green space improvement strategy</p>	<p>Action 1: Engage community to prioritize areas for improvement</p>	<ul style="list-style-type: none"> • City of Seat Pleasant • Town of Fairmount Heights • Maryland-National Capital Park and Planning Commission (M -NCPPC) – Parks and Recreation Department • Town of Capitol Heights
		<p>Action 2: Establish and implement improvement projects at key sites</p>	

<p>Outcome 4: Protect and enhance the water quality in and around the rivers and streams in the SC Area (focus on Nash Run along Sheriff Road and Beaver Dam Creek)</p> <p>Progress Measures: Water quality improvement rating of rivers and streams (MDE assessed)</p>	<p>Strategy A: Work with agencies to encourage public involvement in environmental protection efforts, such as trash cleaning programs and dumping reports.</p>	<p>Action 1: Continue working with Department of the Environment to encourage residents to use the LitterTrak and PGCLitterTrak apps to report dumping activities</p>	<ul style="list-style-type: none"> • DOE • Chesapeake Bay Trust • Town of Fairmount Heights • Prince George's County
	<p>Strategy B: Work with agencies and municipalities to seek and implement the existing water protection programs</p>	<p>Action 2: Encourage public involvement in cleaning programs, such as the Department of the Environment's Clean Sweep program and Clean Water Clear Choices practice.</p>	
		<p>Action: Continue working with Chesapeake Bay Trust and municipalities on Prince George's Stormwater Stewardship Grant Program that improves communities and water quality and engages Prince George's County residents in the restoration and protection of the local rivers and streams.</p>	<ul style="list-style-type: none"> • PG DoE • Maryland DoE • Chesapeake Bay Trust • Town of Fairmount Heights

Economy

This section is centered on economic growth and management.

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

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> • While retail in the primary trade area is generally comprised of aging shopping centers and fragmented standalone shops, the secondary trade area contains several strong nodes of retail activity, including the Boulevard at the Capitol Center and Ritchie Station Marketplace. 	<ul style="list-style-type: none"> • Inadequate or lack of quality and diverse retail establishments desired by area residents and visitors (specifically sit-down restaurants and entertainment businesses).

<ul style="list-style-type: none"> ● There are 11 shopping centers within the SC Area. The large amount of leasable space provides great opportunities for retail expansion. ● Multiple hotel developments have occurred in and around the SC Area, demonstrating a strong local market for hotel expansion. ● The SC area is well suited for mixed-use TOD. The availability of transit provides excellent access to the businesses in the SC Area. With resident households and office employees within walking distance of storefronts, retailers at successful TOD locations receive a continuous flow of shoppers and diners throughout the day. ● Recent growth in the SC Area, including new housing and retail development, has sparked developer interest. ● Throughout the corridor, a significant amount of developable land is available for potential economic development. ● More millennials have been moving to the SC Area, which indicates the SC Area has better access to job opportunities and therefore drives economic growth. ● The historical assets in the SC Area, especially the Town of Fairmount Heights, attract tourism-related activities. ● Multiple schools are important institutions to attract residents, which helps stabilize the retail activities in the SC Area. ● Vacant bank buildings in City of Seat Pleasant and other commercial properties throughout the SC area provide an opportunity for reuse. ● The farmers’ market in Town of Fairmount Heights continues to be successful and provides healthy foods to residents. ● Town of Fairmount Heights has conducted significant work on its Main Street. 	<ul style="list-style-type: none"> ● There is an abundance of commercial properties vacant or in poor condition. ● The industrial buildings area near Rochelle Ave. in Town of Capitol Heights are in poor condition. ● Small businesses lack support from local resources. There is no business association or chamber of commerce in Town of Capitol Heights. ● There remains lagging investment and development near Metro centers. ● There is relatively high unemployment in City of Seat Pleasant. ● Banks have recently closed in City of Seat Pleasant and only ATMs are left. ● There are a lack of grocery stores and healthy food options in the municipalities in the SC area. ● The SC Area is a bedroom community that needs more jobs that match resident makeup. ● Commercial buildings and sites are vacant and/or outdated and in need of significant improvement. ● Low median household incomes remain a problem. There are not enough nearby high-quality employers. ● There is a lack of skills training and professional development opportunities for residents and employees. ● There are over 40% mom and pop businesses in City of Seat Pleasant’s major commercial district – lack of brand-name retail.
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<u>Desired Outcomes and Progress Measures</u>	<u>Strategies</u>	<u>Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Reduced commercial vacancies</p> <p>Progress Measures: Number of commercial properties occupied, number of commercial properties</p>	<p>Strategy: Improve and market key sites for redevelopment</p>	<p>Action 1: Identify Key Sites for redevelopment or transfer of ownership</p> <p>Action 2: Identify re-use opportunities and partners for recently closed bank buildings</p>	<ul style="list-style-type: none"> • Prince George’s County Economic Development Corporation (PGC EDC) • Prince George’s County

<p>improved or redeveloped, establishment of marketing program for commercial properties</p>		<p>Action 3: Connect business owners to resources for site and building upgrades</p>	<p>Redevelopment Authority (PGC RDA) Revenue Authority (RA)</p> <ul style="list-style-type: none"> • Prince George's County • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights • MNCCPC
<p>Outcome 2: A skilled workforce to attract and support business growth and improve the County's economic competitiveness</p> <p>Progress Measures: Number of residents engaged in skills training and professional development programs; number of SC residents placed in jobs</p>	<p>Strategy: Generate a pool of skilled employees that will attract businesses and expand employment opportunities</p>	<p>Action 1: Provide necessary training and professional development opportunities to employees and residents, with a focus on short-term, specialized training</p> <p>Action 2: Partner with local shelters provide job placement and professional development opportunities</p>	<ul style="list-style-type: none"> • PGC Public Schools • Maryland Department of Labor, Licensing, and Regulation • PGC EDC • Local Shelters • City of Seat Pleasant • Town of Fairmount Heights
<p>Outcome 3: Stabilized and expanded economic development</p> <p>Progress Measures: Number of new businesses (and types) established/attracted, number of commercial and industrial properties improved, establishment of new business development and/or marketing/branding programs</p>	<p>Strategy A: Dedicate existing resources and develop partnerships to attract new and more diverse businesses</p>	<p>Action 1: Collaborate with the City of Seat Pleasant on Investor Day event, as well as other nonprofit agencies, to attract investment to the City of Seat Pleasant</p> <p>Action 2: Continue to fund and expand Main Street efforts</p> <p>Action 3: Leverage the county's Economic Development Incentive Fund (EDIF) to obtain state and federal funding and private investment</p> <p>Action 4: Employ the Maryland Job Creation Tax Credit Program to encourage businesses to expand or relocate to the SC Area</p>	<ul style="list-style-type: none"> • Financial Services Corporation • PGC EDC • Maryland Department of Commerce • PGC RDA • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights • M-NCPPC • Prince George's County • US Department of Agriculture Office of Small and Disadvantaged Businesses

		<p>Action 5: Secure business financing for existing and future businesses loans that are located or intend to locate in the SC Area</p>	
	<p>Strategy B: Invest in improvements to facilities and programs that support business development and retention</p>	<p>Action 1: Provide small-business financing to improve buildings, sites, and signage</p>	<ul style="list-style-type: none"> • PGC EDC • Maryland Department of Commerce • PGC RDA • PGC DPW&T • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights • M-NCPPC • Prince George's County Executive's Office
		<p>Action 2: Improve supporting infrastructure and transportation networks to attract higher quality retail</p>	
		<p>Action 3: Establish unique identity through marketing and branding programs</p>	
		<p>Action 4: Develop a makerspace to support local businesses and entrepreneurship</p>	
		<p>Action 5: Conduct targeted façade improvements for commercial and industrial properties</p>	
		<p>Action 6: Develop a local business association or Chamber of Commerce (Town of Capitol Heights)</p>	
<p>Outcome 4: Increase development near Metro Stations</p> <p>Progress Measures: Number and density/intensity of development near Metro stations</p>	<p>Strategy: Partner with County agencies, Washington Metropolitan Area Transit Authority (WMATA) and developers to attract development near Metro Stations</p>	<p>Action 1: Encourage joint development solicitation with WMATA</p>	<ul style="list-style-type: none"> • PGC RDA • Town of Capitol Heights • Prince George's County Executive's Office • WMATA
		<p>Action 2: Identify infrastructure incentives for development</p>	

Transportation

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

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

Strengths	Weaknesses
<ul style="list-style-type: none"> ● The SC Area is serviced by four Metrorail stations providing an abundance of opportunities for residents to use public transit. ● SC Area residents have access to multiple modes of transportation including Metro, Metrobus, and TheBus, enabling a less automobile-dependent, greener community. ● SC Area has large amount of parking spaces around its metro stations. ● Within the SC Area, taxicab and ride sharing programs are around the Metrorail stations. ● The Central Avenue Connector Trail Project provides pedestrian and cyclist safety, enhances mobility and access to the Blue Line Metrorail stations, improves connections to neighborhoods, and provides recreational and active lifestyle opportunities. ● The Regional Medical Center at Largo will improve (and has already improved) the construction of surrounding transportation road systems in the Largo area. ● The SC Area has several speed cameras to measure and enforce the speed limit along Central Avenue. 	<ul style="list-style-type: none"> ● There are persisting speeding issues and poor traffic calming infrastructure resulting in recent fatalities. (Addison Rd, MLK Corridor, Central Ave, Sheriff Road, Eastern Avenue, Capital Heights Blvd, Larchmont Ave, Suffolk Ave, areas around schools) ● There are poor-quality pedestrian facilities and connections including narrow and missing sidewalks, missing crosswalk markings, and poor signal timing. Many areas are poorly lit, which contributes to an unsafe pedestrian environment resulting in recent fatalities. (Addison Rd, MLK Corridor, Sheriff Rd, Central Ave around Metros, Southern Ave, areas around schools) ● Although there are several bus routes in the SC Area, many of the bus stops lack shelters, leaving riders exposed to potentially harsh weather conditions while waiting for their buses to arrive. ● Parking in front of shopping areas creates conflicts and safety issues between traffic and pedestrians. ● There is a lack of accessibility and infrastructure for cyclists. ● The Chesapeake Beach Rail Trail presents negative environment for criminal activities, preventing foot traffic and safe social activities for City of Seat Pleasant and Town of Capitol Heights.

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies</u>	<u>Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Improved travel conditions for alternative modes (transit, biking, and walking) on Addison Rd, MLK Corridor, Sheriff Rd, Central Ave around Metros, Southern Ave, and areas around schools</p> <p>Progress Measures: Number of Right of Way (R-O-W) improvements made; linear feet of R-O-W improved; establishment of Complete Streets, bicycle, and pedestrian programs</p>	<p>Strategy A: Use Complete and Green Streets principles to design, operate, maintain, and retrofit the transportation network</p>	<p>Action 1: Establish and implement Complete and Green Street policy and program—sidewalks, lighting, signage, crosswalks, and intersection improvements</p>	<ul style="list-style-type: none"> • M-NCPPC • Maryland State Highway Administration • DPW&T • PGC Public Schools • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights
	<p>Action 2: Provide amenities to the road system to satisfy the needs of all modes of transportation and improve the integrated road system performance</p>		
	<p>Action 3: Evaluate feasibility of elevated footbridge over key intersections</p>		
	<p>Action 4: Create a more continuous street tree network</p>		
	<p>Strategy B: Develop better bicycle facilities</p>	<p>Action 1: Identify priority areas for new bicycle facilities (racks and repair stations)</p>	<ul style="list-style-type: none"> • Maryland State Highway Administration • DPW&T • PGC Public Schools • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights • M-NCPPC
	<p>Action 2: Construct new protected shared use bicycle path</p>		
	<p>Action 3: Construct new bike racks at key locations (including near Town of Fairmount Heights Town Hall)</p>		
	<p>Action 4: Develop bicycle education and distribution programs, including bikeshares</p>		
	<p>Strategy C: Develop new and leverage existing educational programs that emphasize safety for all modes of transportation</p>	<p>Action 1: Partner with established M-NCPPC advisory groups and other community stakeholders</p>	<ul style="list-style-type: none"> • Prince George's County Executive's Office Vision Zero • Maryland SHA • MDOT • DPW&T • PGC Public Schools • City of Seat Pleasant • Town of Capitol Heights
	<p>Action 2: Develop a Bicycle and Pedestrian Plan</p>		

			<ul style="list-style-type: none"> • Town of Fairmount Heights • M-NCPPC
	Strategy D: Improve existing bus transportation infrastructure	Action 1: Identify priority bus stops for improvement	<ul style="list-style-type: none"> • Maryland SHA • MTA • PG DPW&T • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights • WMATA
		Action 2: Repair and build new bus shelters at priority stops (MLK Blvd)	
Outcome 2: Reduced speeding and traffic-induced fatalities on Addison Rd, MLK Corridor, Central Ave, Sheriff Road, Eastern Avenue, Larchmont Ave, Suffolk Ave, Capital Heights Blvd, and areas around schools Progress Measures: Percent decrease in traffic-induced fatalities, number of traffic calming, and speed reduction devices improved and installed	Strategy A: Use traffic calming techniques, such as speed bumps, signals, and cameras to reduce speeding in the SC Area.	Action 1: Evaluate feasibility and fund more traffic calming infrastructure such as speed humps and traffic cameras	<ul style="list-style-type: none"> • Maryland State Highway Administration • DPW&T • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights • M-NCPPC
		Action 2: Upgrade and repair existing traffic calming devices	
Outcome 3: Increased usage and connectivity of sidewalk and trail network Progress Measures: Percent increase in trail and sidewalk usage, miles of trails and sidewalks added and improved	Strategy A: Improve and expand trail network	Action 1: Connect the sidewalks and neighborhood trails to existing networks and key destinations	<ul style="list-style-type: none"> • M-NCPPC • PGC DPR • DPW&T • MDOT • Town of Fairmount Heights • City of Seat Pleasant • Town of Capitol Heights
		Action 2: Upgrade and improve trail conditions, lighting, and signage (focus continuing work on Chesapeake Beach Rail Trail in City of Seat Pleasant)	
		Action 3: Connect new African American Historic Trail with other County trails and unincorporated areas	

		Action 4: Collaborate with M-NCPPC DPR on the development of the Central Corridor Connector Trail	
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Housing

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

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

Strengths	Weaknesses
<ul style="list-style-type: none"> ● The housing market is recovering, and vacancy rates are declining. The SC Area has seen some new investment and residents moving to the area. ● Maryland State commitment to reinvest in the development along Blue Line - Central Avenue corridor ● Over half of the homes in the SC area are owner-occupied, creating stability within neighborhoods. Established resident property owners are concerned about the future of their communities and are more likely to be involved in community groups and activities. ● The housing price in SC Area is more affordable than surrounding communities, which may help to attract young professionals. ● The significant amount of available land may provide an opportunity for new housing development. 	<ul style="list-style-type: none"> ● The housing stock is aging and needs significant improvement and rehabilitation. ● There is little new development in some parts of the SC area. There is speculative investment and a lack of awareness of development opportunities on vacant lots. ● The insufficient neighborhood business diversity reduces housing values. ● There is a lack of attainable and affordable housing options and current offerings do not meet the needs of residents. Outside developers buy the few dilapidating affordable houses and sell them at market rate. ● City of Seat Pleasant is seeing continued gentrification, displacement, and homelessness. ● Lack of code enforcement in some parts of the SC

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies</u>	<u>Action Items</u>	<u>Implementation Partners</u>	
<p>Outcome 1: Increased range of new housing types at multiple price points</p> <p>Progress Measures: Number of new market-rate and affordable housing units constructed or rehabilitated, new types of housing types developed</p>	<p>Strategy A: Preserve and expand the range of housing types and ownership opportunities</p>	<p>Action 1: Promote and support public-private partnerships and nonprofit housing providers, expand existing housing programs/projects, and develop more affordable and mixed-income housing</p>	<ul style="list-style-type: none"> • PGC DHCD • MD DHCD • HUD • PGC RDA • Prince George's County • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights 	
	<p>Strategy B: Develop more mixed-income and affordable housing units</p>	<p>Action 2: Promote the housing market through branding/marketing and public/private partnerships</p>		<ul style="list-style-type: none"> • PGC DHCD • MD DHCD • HUD • PGC RDA • Prince George's County • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights • Local developers
		<p>Action 3: Improve public realm infrastructure in residential areas to attract new investment</p>		
	<p>Outcome 2: Improved and updated housing stock</p> <p>Progress Measures: Number of houses rehabilitated, number of residential facades improved, number of homes with energy efficiency upgrades</p>	<p>Strategy A: Revitalize and rehabilitate existing housing stock</p>	<p>Action 1: Purchase or partner with developers to acquire and renovate existing homes</p>	<ul style="list-style-type: none"> • PGC DHCD • PGC RDA • MD DHCD • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights
<p>Strategy B: Integrate green building practices in housing construction and rehabilitation to enhance indoor air quality, health, energy efficiency, and water quality.</p>		<p>Action 2: Provide design assistance to residential property owners to complete façade renovations</p>	<ul style="list-style-type: none"> • MD DHCD • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights • PGC DOE • PGC RDA 	
		<p>Action 1: Help residents conduct home energy audits</p>		
<p>Action 2: Connect homeowners and developers to green building programs and incentives, and encourage Net Zero housing construction</p>				

- PGC DHCD
- Pepco
- Development community

Community Health and Quality of Life

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

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

Strengths

- Town of Capitol Heights is a quiet neighborhood and has a rich history.
- There has been robust code enforcement in the City of Seat Pleasant and Town of Capitol Heights.
- There are a variety of parks and recreation facilities within the SC Area. Some are owned by the local governments; others are owned by the Maryland-National Capital Park and Planning Commission (M-NCPPC). These facilities offer tremendous recreational and economic value, open space, and are an essential part of a healthy and sustainable community.
- The SC Area has more than 20 religious institutions and affiliated organizations. Religious institutions serve their surrounding neighborhoods by programming outreach activities, offering social services, and providing community facilities.

Weaknesses

- Issues of crime in unincorporated areas create bad reputation for surrounding incorporated communities.
- The lack of community amenities, such as retail offerings and community gathering spaces may be preventing new housing development and investment.
- There has been a recent increase in crime (homicide, vandalism, theft, and robbery).
- Other than the City of Seat Pleasant Activity Center, the SC area has few cultural assets and resources
- The public realm (streets, sidewalks, etc) is in poor condition throughout the SC area.
- There still exist code enforcement issues in parts of the SC

<ul style="list-style-type: none"> ● A number of historic sites have been maintained to connect the community to its past and help establish community pride, identity, and character. This identity and character will be a key factor in the community's economic sustainability. ● Long-standing businesses and residential communities provide a sense of stability and offer opportunities for community engagement. ● Recently there has been less perceived gang violence. ● Town of Fairmount Heights has conducted blight removal and improvements on town-owned properties. 	
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<u>Desired Outcomes and Progress Measures</u>	<u>Strategies</u>	<u>Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Establish a strong sense of place for existing and potential residents in the SC Area</p> <p>Progress Measures: Development of a local branding and placemaking initiative, number of placemaking features implemented</p>	<p>Strategy: Strengthen marketing and branding strategies to establish the sense of place in the SC Area.</p>	<p>Action 1: Develop marketing and branding strategies for the SC Area that focus on the investment of new housing development, attract retail development, and help establish a sense of place</p> <p>Action 2: Establish better collaboration/ communication between WMATA, local stakeholders and developers. As development occurs near the Metrorail stations, work with stakeholder groups to create differentiation among Metro stations to better identify and enhance neighborhoods and create unique sense of place and community identity and character</p>	<ul style="list-style-type: none"> • City of Seat Pleasant • Town of Fairmount Heights • Town of Capitol Heights • Local faith-based organizations • PG EDC • M-NCPPC • PGC DOE • PGC DHCD • WMATA • Prince George's County

<p>Outcome 2: Improve public facilities and programming around local culture and events</p> <p>Progress Measures: Establishment of a new cultural/community center, construction of a new library, installation of gateway improvements and signage, designation as Tree Cities</p>	<p>Strategy: Improve existing or develop new community cultural facilities</p>	<p>Action: Develop a cultural center/community gathering space</p>	<ul style="list-style-type: none"> • City of Seat Pleasant • Town of Fairmount Heights • Town of Capitol Heights • Experience Prince George’s • PG Arts and Humanities Council • M-NCPPC • City of Seat Pleasant • PGC DHCD • PGC RDA • Prince George's County
	<p>Strategy B: Make physical improvements to highlight community boundaries and character</p>	<p>Action 1: Install gateway improvements at Southern Avenue and Central Avenue to create a sense of place</p> <p>Action 2: Evaluate feasibility for becoming a recognized Tree City (Tree City USA)</p>	<ul style="list-style-type: none"> • City of Seat Pleasant • Town of Fairmount Heights • Town of Capitol Heights • DPW&T • DPIE
<p>Outcome 3: Increased public knowledge and public involvement in community activities to promote a sense of pride</p> <p>Progress Measures: Number and size of residents involved in community organizations and events (community meetings, local social gatherings, place-based homeowners' organizations), new educational and community programs developed, decrease in annual code violations, new partnerships developed with faith-based institutions</p>	<p>Strategy A: Work with agencies to provide cultural assets education for residents.</p>	<p>Action: Work with local stakeholders to expand education programs focused on the cultural and historical assets in the SC Area</p>	<ul style="list-style-type: none"> • PGC Public Schools • M-NCPPC • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights
	<p>Strategy B: Work with agencies to organize community engagement activities to combat blight in the SC Area.</p>	<p>Action 1: Organize community groups to participate in tree plantings, community cleanups, and other activities that promote a sense of pride and increase public involvement</p> <p>Action 2: Develop and fund a more comprehensive code enforcement program</p>	<ul style="list-style-type: none"> • M-NCPPC • DPW&T • DPIE • DOE • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights
	<p>Strategy C: Collaborate with local faith-based organizations</p>	<p>Action 1: Develop stronger partnerships with local faith-based organizations</p>	<ul style="list-style-type: none"> • City of Seat Pleasant • Town of Fairmount Heights

		Action 2: Identify new and existing community programs to collaborate on	<ul style="list-style-type: none"> • Town of Capitol Heights • Local faith-based organizations
<p>Outcome 4: Increased access to and awareness of healthy foods and wellness</p> <p>Progress Measures: Number of residents with access to healthy foods, number of new healthy foods grocers, establishment of food fair, farmers market, or urban agriculture programs, number of new wellness programs and initiatives</p>	<p>Strategy: Promote and provide access to more healthy food options and wellness activities and programs</p>	Action 1: Establish health and wellness classes and programs at community centers and other appropriate venues	<ul style="list-style-type: none"> • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights • PGC EDC • PGC Health Department • Prince George's County • M-NCPPC (Park and Recreation) • Prince George's Soil Conservation District • Food Equity Council • Prince George's Community College
		Action 2: Improve existing retail spaces to attract small healthy foods grocery	
		Action 3: Establish Community Supported Agriculture (CSA) Drop-off	
		Action 4: Establish Local Food Fair	
		Action 5: Develop Local Food Cooking & Preservation Classes	
		Action 6: Establish and Promote Local Farmers Market	
		Action 7: Develop an urban agriculture program for the municipalities	
<p>Outcome 5: Improve public safety and reduce crime</p> <p>Progress Measures: Annual crime rate (theft and burglary)</p>	<p>Strategy: Develop stronger public safety initiatives</p>	Action 1: Collaborate and engage with schools, community organizations, and faith-based organizations to address public safety issues	<ul style="list-style-type: none"> • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights • Prince George's County Police Department (PGCPD) • Local faith-based organizations
		Action 2: Promote and incorporate principles of Crime Prevention Through Environmental Design (CPTED)	

Local Planning and Staffing Capacity

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

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

Strengths	Weaknesses
<ul style="list-style-type: none"> • The SC Area presents a significant opportunity to attract Transit-Oriented Development (TOD) due to its proximity to DC and central location within the County, its connectivity to regional business, recreational and employment centers, and proximity to four Blue Line Metrorail stations. Its proximity to FedEx Field and other popular entertainment venues enhances its marketability as a TOD opportunity area. • The Central Avenue Corridor provides access to the Capital Beltway and District of Columbia. • The SC Area has a significant amount of undeveloped land that provide opportunity for future development. Additional redevelopment opportunities exist at the Largo Town Center and Morgan Boulevard Metro stations. 	<ul style="list-style-type: none"> • There is an abundance of vacant and distressed properties throughout the SC area. • Town of Fairmount Heights employees are part-time and could use more funding to expand programs. • The Town of Capitol Heights fire department is moving with no plan for the site and draft. • There is asbestos in the Town of Capitol Heights Town Hall and Old Police Station. • There is a lack of undeveloped residential for new housing/full range of housing types in City of Seat Pleasant.

<u>Desired Outcomes and Progress Measures</u>	<u>Strategies</u>	<u>Action Items</u>	<u>Implementation Partners</u>
<p>Outcome 1: Increased buildable land for housing development</p> <p>Progress Measures: Number</p>	<p>Strategy: Identify opportunities for new housing development</p>	<p>Action 1: Partner with M-NCPPC to identify where and what type of new housing needs to be built</p> <hr/> <p>Action 2: Capitalize on the new flexible zoning tool to redevelop failing commercial properties and centers to mixed-use and residential development</p>	<ul style="list-style-type: none"> • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights

of development and permit applications for residential development		Action 3: Evaluate public owned land and its zoning for the appropriateness for housing development	<ul style="list-style-type: none"> • PGC DHCD • M-NCPPC
<p>Outcome 2: Redevelopment of Addison Station Brownfield</p> <p>Progress Measures: Acres of remediated and redeveloped brownfield</p>	Strategy: Remediate Addison Station Brownfield	Action: Conduct cost-benefit analysis of site remediation and explore redevelopment opportunities	<ul style="list-style-type: none"> • City of Seat Pleasant • EPA • MDE • PGC DOE • PGC RDA • M-NCPPC
<p>Outcome 3: Remediated and renovated Town of Capitol Heights Town Hall and Police Station</p> <p>Progress Measure: Remediation of buildings containing asbestos</p>	Strategy: Conduct asbestos remediation	Action: Apply for grant funding and hire contractor for remediation	<ul style="list-style-type: none"> • Town of Capitol Heights • PGC RDA • MDE
<p>Outcome 4: Reduced number of vacant properties</p> <p>Progress Measure: Number of vacant properties redeveloped</p>	Strategy A: Establish a vacant lot inventory and future plan of action	Action 1: Identify Key Sites for redevelopment or transfer of ownership	<ul style="list-style-type: none"> • Prince George's County • M-NCPPC • PGC DPR • PGC EDC • PGC DHCD • PGC RDA • City of Seat Pleasant • Town of Capitol Heights • Town of Fairmount Heights
		Action 2: Improve and market key sites for redevelopment	
		Action 3: Collaborate with RDA and DHCD to identify and acquire properties for affordable housing development	
	Action 4: Evaluate opportunities for converting small vacant lots into pocket parks		
	Strategy B: Find new use for Town of Capitol Heights fire department site and building	Action 1: Identify and develop adaptive reuse scenarios for the Town of Capitol Heights fire department site and building	<ul style="list-style-type: none"> • PGC RDA • Town of Capitol Heights
Outcome 5: Increased municipal government staff		Action 1: Prioritize public investments to increase tax revenue	<ul style="list-style-type: none"> • PGC EDC • City of Seat Pleasant

<p>capacity</p> <p>Progress Measures: Percent increase in tax base growth; number of new full-time municipal employees.</p>	<p>Strategy: Grow tax base and increase revenue to allocate towards staffing</p>	<p>Action 2: Hire more municipal staff and increase wages</p>	<ul style="list-style-type: none"> • Town of Capitol Heights • Town of Fairmount Heights
<p>Outcome 6: Annexation to expand Town of Capitol Heights boundary</p> <p>Progress Measures: Acres of land annexed</p>	<p>Strategy: Conduct financial and demographic studies of area to be annexed and implement annexation plan</p>	<p>Action 1: Retain experienced annexation attorney and consultant for the Town of Capitol Heights</p> <p>Action 2: Outreach to property owners to be annexed and obtain buy-in.</p>	<ul style="list-style-type: none"> • Town of Capitol Heights • Property owners to be annexed