

# SUSTAINABLE COMMUNITY APPLICATION

## I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION

**Name of Sustainable Community:**

Town of Indian Head

**Name of Applicant:**

Town of Indian Head

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**Applicant's Federal Identification Number:** 52-6013191

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**Applicant's Street Address:** 4195 Indian Head Highway

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**City:** Indian Head

**County:** Charles

**State:** MD

**Zip Code:** 20640

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**Phone Number:** 301-743-5511

**Fax Number:** 301-743-9008

**Web Address:** townofindianhead.org

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**Sustainable Community Application Local Contact:**

**Name:** Ryan Hicks

**Title:** Town Manager

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**Address:** 4195 Indian Head Highway

**City:** Indian Head

**State:** MD

**Zip Code:** 20640

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**Phone Number:** 301-743-5511

**Fax Number:** 301-743-9008

**E-mail Address:** ryan@townofindianhead.org

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**Sustainable Community Contact for Application Status:**

**Name:** Ryan Hicks

**Title:** Town Manager

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# SUSTAINABLE COMMUNITY APPLICATION

## II. SUSTAINABLE COMMUNITY – General Information

### A. Proposed Sustainable Community Area(s):

- (1) Provide a description of SC Area boundaries. How did the applicant determine that these are the most appropriate boundaries for its target area? Describe the methodology for choosing this target area.

We decided to go with the whole town, with a focus along Route 210 highway. That area is the first area you see when you enter into Town and it is in neglected condition.

- (2) Include the following in as an attachment: 1) PDF or JPEG of proposed Sustainable Communities map, 2) GIS shapefiles of proposed Sustainable Community boundary (mapped to the parcel boundary), 3) pictures of proposed Sustainable Community area.

See disc for information.

- (3) Approximate number of acres within the SC Area: 800 Acres

- (4) Existing federal, state or local designations:

- Community Legacy Area  Designated Neighborhood  Main Street  Maple Street  
 National Register Historic District  Local Historic District  Arts & Entertainment District  
 State Enterprise Zone Special Taxing District  BRAC  State Designated TOD  
 Other(s):

- (5) Prior Revitalization Investments & Smart Growth:

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

The Town received monies to replace water and sewer lines in the Woodland Village Subdivision approximately 10 years ago.

### B. Organizational Structure, Experience and Public Input:

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

The Town is a municipal government with a Council, Manager form of government. The Sustainable Communities Workgroup consists of, Mayor Brandon Paulin, Vice Mayor Ron Sitoula, Councilman Curtis Smith, Town Manager Ryan Hicks, Zoning Administrator Richard parks, Erich Hermann Environmental Sustainability Committee Chair, Darleen Andrew Environmental Sustainability Committee member, Cynthia Jackson Parks and Recreation Committee Chair and Gary Hodge

## **SUSTAINABLE COMMUNITY APPLICATION**

Economic Development Consultant. Within the workgroup the Town Council are the leaders and Town Manager Hicks and Richard Parks will manage and implement the Sustainable Communities Area Plan.

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

Town Manager Ryan Hicks, Zoning Administrator Richard Parks, and Economic Development Consultant/Former Charles County Commissioner Gary Hodge have past experience in administering revitalization plans and projects.

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

The Town used parts of the Comprehensive Plan and the new Economic Revitalization Strategy. Community input was given during the process of creating both the Comprehensive Plan and the Revitalization Strategy. The Town had numerous meetings with local and state agencies to help develop the Town's Sustainable Communities Action Plan.

# Sustainable Community Action Plan

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Indian Head

Charles County, MD

10-23-15

# Environment

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

<u>Strengths</u>	<u>Weaknesses</u>
<ul style="list-style-type: none"> <li>• Patapsco Aquifer as a main source of potable water and 6 well sites, provide clean drinking water, yielding 675,000 gallons of water per day which is sufficient supply for the current population.</li> <li>• 2 elevated ellipsoid tanks. The total water storage capacity is 300,000 gallons.</li> <li>• New 200,000 gallon, ground storage tank, #6R, developed in conjunction with well #6.</li> <li>• Water treatment plant (located on Hailey Road), having an average daily treatment capacity of 500,000 gallons per day. In year 2030, the town will face a deficit of 258,828 gallons of water.</li> <li>• Central Pump station located in Potomac Woods, Strauss Avenue, Teates subdivision.</li> </ul>	<ul style="list-style-type: none"> <li>• Well #1 is currently not in use</li> <li>• Well #2 has sulfur issues, currently shut down</li> <li>• Well #5 has elevated levels of gross alpha. (Once new well will be installed, well #5 will be abandoned)</li> <li>• Currently there is no well protection plan that identify the any impurities or contamination of the wells.</li> <li>• Mission system in place to inform of water distribution issues and leakages.</li> <li>• The infill development will result in the net increase in impervious cover.</li> </ul>

<u>Desired Outcomes and Progress</u>	<u>Strategies</u>	<u>Implementation Partners</u>
<p><b>Measures</b></p> <p>Based on the strengths and weaknesses identify the strengths on which you would like to build and the challenges you would like to address. What outcomes are you trying to achieve? Where/ in what area do you want those changes to happen? →</p> <p><b>Progress Measure:</b> Identify how you will know that you have achieved your outcome.</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>Strategy A: Identify specific steep slopes and streams for stabilization and management.                      Strategy B: Devise policies that discourage new development in environmentally sensitive areas.                      Strategy C: Restrict new development on steep slopes, greater than 25%, unless demonstrated that the environmental impacts will be mitigated.                      Strategy D: Develop a 25 feet stream buffer on each bank of the stream.                      Strategy E: Preserve vegetation and conserve habitats in steep slopes and stream buffer areas.</p>	<p><b>DNR, Natural Heritage Program</b></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><b>Outcome 1:</b> Protect environmentally sensitive areas including 100 year floodplain, steep slopes, streams, areas from further development (except for water dependent facilities associated with commercial or industrial development).</p> <p><b>Progress Measures:</b> Number of projects and activities completed that protect environmentally sensitive areas</p>		

<p>Outcome 2: Reduce impervious cover.</p> <p>Progress Measures: Number of projects and activities completed that reduce impervious cover.</p>		<p>Strategy A: Conduct a study to identify the areas that have stormwater problems.</p> <p>Strategy B: Provide incentives for developers to construct new stormwater management structures in areas that lack stormwater management.</p> <p>Strategy C: Adopt and implement green solutions to manage storm water such as bioretention cells, grassland swales, green Infiltration trenches, stormwater planters, rainwater harvesting etc.</p> <p>Strategy D: Develop a master plan highlighting areas of new parking lots where permeable surfaces will be installed and areas of old parking lots where the pervious cover can be changed to the impervious covers.</p>	<p>DNR, Public Works, Charles County</p>
<p>Outcome 3: Encourage interaction between people and the natural environment.</p> <p>Progress Measures: Measure the linear distance of new trails added.</p>	<p>Outcome 3, Strategy A: Develop trails along the stream buffers.</p> <p>Outcome 3, Strategy B: Extend boardwalk (12 ft) along river</p>	<p>DNR, Charles County, Mayor's Office, DNR</p>	

## Economy

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

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>• Navy Base at the end of town peninsula, largest employer in Charles County</li> <li>• Contractors associated with Navy base also provide commercial goods and services to local population</li> <li>• Small businesses (mom and pop restaurants and shops) in business district</li> <li>• Water frontage along the Potomac River on the north and Mattawoman Creek on the south</li> <li>• Proximity to Washington D.C. and the National Harbor</li> <li>• Planned construction of boardwalk and nature walk</li> </ul>	<ul style="list-style-type: none"> <li>• Declining economic base in recent years (competition from major retail chains in nearby development areas)</li> <li>• Drain of local businesses to other economic areas undermines potential of Town</li> <li>• No current industry in Town except the Navy Base, no industrial zoned land within the Town for future development</li> <li>• Located at the end of MD 210</li> <li>• Vacant storefronts and commercial centers along the Town's major corridor</li> <li>• Most Indian Head base contractors are located on the base and not in town</li> </ul>



<p>Outcome 1: Enhance visibility of Town and existing businesses</p> <p>Progress Measures: track number of community events as well as attendance or residents and number of visitors</p>	<p>Strategy A: Increase number of Town sponsored events - focusing on events that can have a broader regional reach</p> <p>Strategy B: Create opportunities for food vendors at town events</p> <p>Strategy C: Establish consistent design standards for town</p> <p>Strategy D: Create signage listing Town businesses and area attractions at key locations</p> <p>Strategy E: Create a marketing slogan for Indian Head</p>	<p>Charles County Economic Department, Private businesses, Mayor's office</p>
<p>Outcome 2: Improve Town assets for both visitors and residents</p> <p>Progress Measures: Completion of boardwalk</p>	<p>Strategy A: Enhance public facilities on the Village Green, such as picnic pavilions, public restrooms, gazebo and fountain</p> <p>Strategy B: Provide maximum access to the Potomac and Mattawoman by increasing connectivity ---- extend boardwalk (12 ft) along Potomac river</p>	<p>County Parks and Recreation, Mayor's office and MD Department of Natural Resources</p>
<p>Outcome 3: Improve aesthetic appeal of "Main Street" area (top of the hill)</p> <p>Progress Measures: Number of facade improvements and landscape projects completed</p>	<p>Strategy A: Improve facades and landscaping of existing buildings by establishing a facade improvement program.</p> <p>Strategy B: Apply for streetscaping funds from State Highway Administration (SHA)</p>	<p>Planning and Zoning, Code Enforcement</p>
<p>Outcome 4: Encourage commercial redevelopment opportunities and establishment of new businesses</p> <p>Progress Measures: Keep track of number of businesses within Town</p>	<p>Strategy A: Acquire and demolish dilapidated commercial properties - or enter into MOUs with property owners to demolish vacant dilapidated commercial properties on behalf of property owner</p> <p>Strategy B: Work with developers to off-set predevelopment costs of larger redevelopment projects</p> <p>Strategy C: Waive all fee-based Town permits for commercial properties</p>	<p>Charles County Economic Department, Private businesses, Mayor's office, Planning and Zoning</p>
<p>Outcome 5: Explore the feasibility to expand broadband fibers as a public initiative with private partners</p> <p>Progress Measures: Linear measurement of fiber laid and number of residential and business connections.</p>	<p>Strategy A: Work with State and County to provide broadband/wifi access and fibers to all residents and businesses.</p>	<p>Charles County Economic Department, Private businesses, Mayor's office</p>

## Transportation

(Transportation strengths and weaknesses can include access to transit corridors, pedestrian safety and accessibility/sidewalks, alternative modes of transportation, such as bikeways and trails, public transit, such as bus and rail, carpooling, proximity to transportation centers, parking, road conditions)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>● Numerous cross streets</li> <li>● Some existing sidewalks primarily located in the new subdivisions.</li> <li>● Bicycle trails along Route 225, from Route 210 to Route 301.</li> <li>● 12 foot wide boardwalk (beginning at the Navy base and extending 1,200 feet</li> </ul>	<ul style="list-style-type: none"> <li>● Incomplete connecting sidewalks and bicycle pathways.</li> <li>● Through traffic on Route 210, make it difficult for pedestrians to cross the highway.</li> <li>● No commuter parking lots to support bus service to DC.</li> </ul>

<ul style="list-style-type: none"> <li>east).</li> <li>Elevated nature walk along Riverwatch Drive (extending from the board walk to public parking).</li> <li>Parking lot for 8 cars in Gering Court at Route 210 and public parking for 26 cars.</li> <li>WMATA W19 route and Charles County VanGO System.</li> </ul>	<ul style="list-style-type: none"> <li>Some streets are too narrow to accommodate pedestrian and vehicular traffic.</li> </ul>
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Desired Outcomes and Progress Measures	Strategies	Implementation Partners
<p>Outcome 1: Slow down speeding vehicular traffic on 210 for pedestrian safety.</p> <p>Progress Measures: A drop in speeding tickets on 210</p>	<p>Strategy A: Install a speed camera on 210.</p>	<p>State Highway Administration, Engineers, Emergency Personnel</p>
<p>Outcome 2: Increase parking for new development.</p> <p>Progress Measures: Measure the number of additional parking spots added each year.</p>	<p>Strategy A: Encourage public-private shared parking opportunities for new businesses in "Main Street" area</p> <p>Strategy B: Provide more parking areas in the commercial districts</p>	<p>Charles County Economic Department, Private businesses, Mayor's office</p>
<p>Outcome 3: Develop shared bicycle paths and pedestrian walkways.</p> <p>Progress Measures: number of linear feet of increased paths and walkways</p>	<p>Strategy A: Improve pedestrian and bike connectivity between trails, parks and waterfront. --- connect green space --- connect town assets</p> <p>Strategy B: Increase recreational use along commercial district and civic campus. --- Develop a bikeway improvement plan in which bike paths are identified for construction and/or identification - The Town plans to be strategic in identifying its bike paths to increase ridership through its business district and town assets, such as the Village Green</p>	<p>Mayor's office, DNR, Charles County, Planning and Zoning</p>
<p>Outcome 4: Improve streetscape on 210.</p> <p>Progress Measures: number of streetscape projects completed</p>	<p>Strategy C: Develop Capital Improvement Program, which prioritizes areas for the sidewalk improvements and completing sidewalk gaps.</p> <p>Strategy A: Repave sidewalks and make curb improvements.</p> <p>Strategy B: Encourage tree plants and landscaping along roadway to enhance aesthetic appeal of roadway</p> <p>Strategy C: Identify opportunities to improve handicap accessibility throughout Town (coordinate handicap improvements with streetscaping efforts)</p>	<p>SHA, Public Works, DNR, Mayor's office, private businesses, nonprofit organizations</p>

## Housing

(Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value,

housing programs, foreclosures, residential vacancies, property values, home sale values)

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Many houses are well maintained.</li> <li>There is a considerable number of healthy and stable single family homes.</li> <li>Rental housing is available and affordable.</li> <li>Two new high quality residential developments recently completed.</li> </ul>	<ul style="list-style-type: none"> <li>The housing stock is aging (most built in 1980's and 1990's) and not maintained in some locations.</li> </ul>

Desired Outcomes and Progress Measures	Strategies	Implementation Partners
<p>Outcome 1: Increase the amount of owner occupied housing.</p> <p>Progress Measures: Track the number of rental properties and vacancy rate to measure decreases.</p>	<p>Strategy A: Market Maryland Mortgage Program to potential homebuyers, such as employees on the naval base.</p> <p>Strategy B: Provide homeownership educational seminars for renters and first time buyers.</p>	<p>Mayor's office, DHCD, MHT</p>
<p>Outcome 2: Conserve, renovate, and rehabilitate existing housing stock.</p> <p>Progress Measures: # of permits requested for home rehabilitation/renovation</p>	<p>Strategy A: Consider establishment of a grant or low-interest loan program to help income-restricted homeowners address code violations.</p> <p>Strategy B: Educate historic homeowners about repair services and financing opportunities.</p> <p>Strategy C: Consider establishment of residential facade improvement program.</p>	<p>DHCD, MHT, Mayor's office</p>
<p>Outcome 3: Demolition uninhabitable residential units.</p> <p>Progress Measures: # of demolished building per year</p>	<p>Strategy A: Apply for Strategic Demolition and Smart Growth Impact Funds from DHCD.</p>	<p>DHCD, MHT</p>
<p>Outcome 4: Provide more housing.</p> <p>Progress Measures: number of new housing units completed</p>	<p>Strategy A: Consider conducting a market study to learn about housing demand in Town (i.e., who wants to live in Indian Head - seniors, first time home-buyers, young families, etc?)</p> <p>Strategy B: Encourage housing developments in town that attract appropriate market segments</p>	<p>Mayor's office, Charles County</p>

# Quality of Life

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

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Well maintained and explored parks including the Indian Head Rail Trail, Meekins Park, Francis and Gladys Simmons Park, Mattingly Park, and Charlie Wright Park.</li> <li>Access to water on both sides of town, Potomac to the west and Mattawoman Creek to the east.</li> <li>Senior Center at the Village Green.</li> </ul>	<ul style="list-style-type: none"> <li>No sense of place in downtown.</li> <li>Lacking programs/activities for young people.</li> </ul>

Desired Outcomes and Progress Measures	Strategies	Implementation Partners
<p>Outcome 1: Provide, maintain and upgrade community facilities.</p> <p>Progress Measures: Number of visitors/users of facilities; number of new facilities</p>	<p>Strategy A: Perform a feasibility study for developing a museum within town - consider possibility of Town-Navy partnership.</p> <p>Strategy B: Construct municipal parking lots.</p> <p>Strategy C: Upgrade Town Hall and Pavilion facilities.</p>	<p>Mayor's office, Charles County</p>
<p>Outcome 2: Preserve open space and provide recreational and cultural program opportunities.</p> <p>Progress Measures: Measure the number of visitors to each facility and/or program, compare if possible to current data.</p>	<p>Strategy A: Develop a plan and schedule for implementation for park and recreational facilities improvements.</p> <p>Strategy B: Increase parking in Mattingly Park</p> <p>Strategy C: Provide recreational, health and social service programs for elderly and handicapped; improve programs for children/teenagers.</p>	<p>Mayor's office, DNR, non-profits, Elementary school</p>
<p>Outcome 3: Develop a sense of place for Indian Head town entrance on 210.</p> <p>Progress Measures: completion of the streetscaping and gateway project at town entrance</p>	<p>Strategy A: Develop a marketing and promotion campaign for/around designated area.</p> <p>Strategy B: Create a map with buildings targeted for facade improvements to implement placemaking investments.</p> <p>Strategy C: Streetscaping and gateway project at town entrance.</p>	<p>Mayor's office, MDP, Charles County</p>

# Local Planning and Land Use

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

Strengths	Weaknesses
<ul style="list-style-type: none"> <li>Mixed-used zoning for much of area bordering Route 210 -&gt; residential developments have taken advantage of it</li> <li>Good use of overlay zones in the business districts</li> <li>Adequate infrastructure to support additional infill and highway development</li> <li>Construction of new community center and preparation of Village Green Area plan</li> <li>Rails to trails project (hiker/biker trails)</li> <li>Comprehensive plan advocates for Smart Neighborhoods (infill redevelopment, walkability, variety of housing types)</li> <li>Indian Head is a designated PFA and as such positioned to promote smart growth</li> </ul>	<ul style="list-style-type: none"> <li>Revise zoning ordinance in order to encourage more mixed-use development</li> <li>No developer interest at this time in residential or high end commercial</li> <li>Inconsistent design standards result into lack of community character</li> </ul>

Desired Outcomes and Progress Measures	Strategies	Implementation Partners
<p>Outcome 1: Increase development opportunities along Route 210</p> <p>Progress Measures: Number of businesses/ new housing stock along Route 210</p>	<p>Strategy A: Promote mixed use development along Route 210 - ensure that the comprehensive plan and zoning ordinances provide ample mixed use areas along Route 210.</p> <p>Strategy B: Require sidewalks/ bicycle paths in new developments</p> <p>Strategy C: Encourage Town center type of development along Route 210 in eastern portion of Town</p> <p>Strategy D: Encourage new development/ redevelopment with traditional design standards with buildings in the front, parking areas towards the rear and walkable in design</p>	<p>Mayor's office, Town Council, Private developers or non-profits; owners of vacant properties, Code Enforcement, Planning and Zoning</p>