
CHECKLIST & TABLE OF CONTENTS

APPLICANT: Prince George's County

NAME OF SUSTAINABLE COMMUNITY: Kentland/Palmer Park Transforming Neighborhoods Initiative

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

- TAB #1 Applicant Information**

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

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

- TAB #4 Sustainable Community Plan**

- TAB #5 Progress Measures**

- TAB #6 Local Support Resolution**

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

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

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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

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

A. Proposed Sustainable Community Area (s):

County: Prince George's

Name of Sustainable Community: Kentland/Palmer Park Transforming Neighborhoods Initiative (TNI) Area

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

The Sustainable Community Area (SC Area) encompasses portions of unincorporated areas within Prince George's County including North Englewood, Palmer Park and Greater Landover. It is bordered to the northeast by Landover Road (MD 202); this boundary then follows Martin Luther King, Jr. Highway (MD 704) north and includes a number of industrial properties to the west of MD 704 and the Landover Metro Station. The boundary area also includes residential neighborhoods adjacent to Barlowe Road Park, John Carroll Park, Palmer Park, Landover Park, Palmer Park Community Center and the Kentland Community Center. The SC Area is immediately adjacent to the City of Glenarden(See Figure 1, Sustainable Community Boundary, on the enclosed CD).

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 1351 acres

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

- Community Legacy Area
- Designated Neighborhood
- Main Street
- Maple Street
- Local Historic District
- National Register Historic District
- A & E District
- State Enterprise Zone Special Taxing District
- BRAC
- State Designated TOD
- Other(s): Transforming Neighborhoods Initiative Area (TNI), Priority Funding Area (PFA), Revitalization Tax Credit Area, Enterprise Zones, Council District 5

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

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

- A new 32,000 square foot community center will replace the existing Kentland Community Center. The new center will include an 8,600 square foot collegiate-sized gymnasium with bleacher seating, 2,500 square foot fitness center, teen room, performance room, computer lab, media room, meeting/classroom space, warming kitchen, and activity room. New programming opportunities will be offered that were not possible in the old facility due to low ceiling heights and a limited room size. Construction is expected to begin in early 2014 and the facility is estimated to open in 2015.
- The Palmer Park Community Center is currently closed for renovation and the \$3,000,000 project is being facilitated by the Prince George's County's Department of Parks and Recreation. The new center will be 32,000 square feet and is expected to be open for business by the end of 2014.
- Between 2003 and 2006, the Prince George's County Redevelopment Authority invested \$3.6 million to renovate the Palmer Park Shopping Center and to facilitate the development of 66 senior affordable housing units on the same site. This development offers nearby residents access to a small grocery store, social services, and the Boys and Girls Club.
- Prince George's County Department of Public Works and Transportation (DPW&T) proposed 19 resurfacing, concrete and underdrain projects in the SC Area. A total of \$120,000 has been allotted for road resurfacing and concrete work, which will make the neighborhood more attractive, while improving both vehicular and bus travel. DPW&T also allotted \$52,440 for street light implementation, repairs and replacements throughout the County. These projects include 16 streets within SC Area and will make pedestrian travel safer.
- Over the last five years, Prince George's County has significantly increased job-readiness and training services for local residents within and surrounding the SC Area. In 2008, approximately 7,600 job training and placement services were rendered; in 2012, the total number of services rose to over 49,000. These efforts have contributed to an overall local job-readiness that will benefit both residents and incoming local employers, and promote Smart Growth by stimulating local employment.
- The Kentland/Palmer Park TNI Area falls within the Priority Funding Area (See Figure 2, TNI and Designation Boundaries, on the enclosed CD).

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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

(Answer Space 4,000 characters)

Due to a number of code compliance issues that affect older homes, any residential renovations or rehabilitations within the SC Area may require an infusion of dollars in order to bring these structures up to code. Additionally, as Smart Growth encourages the adaptation of existing development and developed lands within the county, brownfield is not always preferential over undeveloped lands in terms of land costs and, at times, the cost of site rehabilitation, depending on the previous land use.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

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

Strengths:

- Metro Bus and The Bus have routes within the area that connect to the Orange Line at Landover Metro Station located within the boundary, and Blue Line at nearby Largo Metro Station.
- With the exception of institutional properties and open space, Kentland/Palmer Park primarily consists of medium density development, and has the street connectivity necessary for a walkable community with a compact ecological footprint (See Figure 3, Park and Recreation Facility, on the enclosed CD).
- Several parks and recreation centers, owned by The Maryland-National Capital Park and Planning Commission (M-NCPPC), are located within the SC Area. These amenities are accessibly located throughout the site and provide health and wellness opportunities through exercise and recreation.
- Underground and exposed waterways, as well as wetlands, exist within the SC Area. They create a natural refuge from the built environment and are ideal sites for recreation.
- A mix of housing types exist within the SC Area, including medium density detached homes and duplexes and high density single family dwellings such as triplexes and townhomes. Some multi-family apartment complexes are also located in the SC Area.

Weaknesses:

- Although the industrial district can be accessed by the Landover Metro Station, there is little infrastructure to support pedestrian access within the district. Despite the implementation of crosswalks, pedestrian circulation along major thoroughways remains unsafe because of a lack of a buffer between sidewalks and high-speed traffic.
- No bike routes or multi-use paths have been implemented outside of Kentland Park, discouraging both recreational and commuter bike use.
- Although the SC Area has a number of transit stops within its boundary, there are some gaps in service by MetroBus and The Bus.
- There are no physical features, such as cohesive signage, bus shelters, lighting and other street furniture to create a sense of neighborhood branding.
- While the SC Area is within walking distance from the Landover Metro Station, it is bordered by wetland and undeveloped properties that discourage pedestrian access. An analysis conducted by M-NCPPC shows that it took over 20 minutes to travel from key locations. There were a number of reasons for the extended travel time, including signalization issues, barriers, and lack of roadway and sidewalk connectivity between the Metro station and the surrounding area.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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

The existing land use in the SC Area consists of primarily medium density (single family homes with small lots, and semi-detached) and high density residential (row houses and apartments). Medium density residential is located away from major roads, while high density residential uses are heavily located along Landover Road and Martin Luther King, Jr. Highway. Most retail within the boundary is also located along these major roads. Industrial uses are located in the northeastern part of the SC Area (See Figure 4, Land Use, on the enclosed CD).

The existing zoning was approved with the Subregion 4 Master Plan and Sectional Map Amendment, which was revised in June 2010. The zoning policy calls for single-family residential infill and redevelopment, as well as dispersed retail. Current zoning reduces the amount of high density residential units to replace existing high density units. However, the approved zoning preserves the current light industrial uses located within the SC Area, and maintains all current park space (See Figure 5, Zoning, on the enclosed CD).

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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

Strengths:

- Located within the Beltway, the SC Area is easily accessible to the rest of the region, including Washington D.C.. It is directly adjacent to state throughways, including Landover Road and Martin Luther King, Jr. Highway, and is a short distance from the Capital Beltway. The location positions residents near jobs, and creates a draw for future development.
- This community is served by the Prince George's County Public Schools system and the Excel Academy Public Charter School, providing an academic and cultural education to local students from kindergarten through eighth grade. Additionally, there are a number of daycare facilities that provide early education and child-care during the day and facilitates working parents and early childhood learning (See Figure 6, School and daycare facility, on the enclosed CD). In 2013, The LEARN Foundation, Transforming Neighborhoods Initiative Team, the Heart of America Foundation and Prince George's County government transformed the library and two computer labs at William Paca Elementary School. The library includes over 1,500 brand new books, two TV monitors, ten new Dell computers, furniture and brand new carpets. Each student received five new books to take home. The labs include one dell lab with 36 new Dell computers, a new smart board and projector, furniture and art and interior effects.
- Public amenities offer opportunities for cultural activities and fitness classes as well as activities for children, youth and seniors throughout the year. A new 32,000 square foot community will replace the existing Kentland Community Center. The construction is expected to begin in early 2014 and the facility is estimated to open in 2015. The Palmer Park Community Center is under construction and is expected to be open for business by the end of 2014.
- The Prince George's Ballroom, owned by the M-NCPPC, serves as a venue for community meetings and events hosted by neighborhood and countywide individuals and organizations, as well as the Prince George's County government.
- Several religious institutions are located within the SC Area and provide community services and social connections to residents.
- Events, including the Renaissance Festival, National Night Out and Rock the Block bring the community together for socialization and education. Some of these events have become annual.
- The Kentland Fire Station and the Landover Police Station are centrally located on the site, and are important public services that can address emergencies quickly.
- Industrial parks, located in the northwestern part of the SC Area provide manufacturing, service and professional job opportunities to the local workforce.
- From 2012 to 2013, the crime rate in the SC Area dropped four percent.

Weaknesses:

- Fueled by low income levels, vacancy and neglected properties, there is a perception of high levels of crime. While the actual level of crime is lower than the perception, conflicts between neighborhood youth have raised concerns within the community and discouraged more neighborhood-wide recreational and cultural events.
- There is a need for ongoing building code enforcement in the SC Area to eliminate neighborhood deterioration.
- Many of the buildings located in this area were constructed in the 1960s and 1970s (See Figure 7, Year of Construction, on the enclosed CD), and these structures no longer serve the needs of today's residents.
- Many local residents are elderly, and experience a lack of access by foot to resources, such as a pharmacy or grocery store.
- Although the Kentland/Palmer Park neighborhood is served by several public schools, there is a major drive within the community to improve educational attainment.
- Residents have expressed desires to see more sit-down restaurants and services within the SC Area.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

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

Strengths:

- Existing parks and woodlands are ideal locations for updated park amenities and recreational opportunities to serve the neighborhood (See Figure 8, Environmental Features, on the enclosed CD).
- Parts of the Prince George's County Green Infrastructure Network are located within the SC Area (See Figure 9, Green Infrastructure, on the enclosed CD).
- While the community only has 26 percent forest and tree canopy coverage, this percentage is higher than many urban communities in the Washington Metropolitan Area (See Figure 10, Tree Canopy, on the enclosed CD).
- Extensive research has been conducted on problem areas within the Anacostia River watershed. The Anacostia River Restoration Plan has identified stream and stormwater restoration projects that are considered priorities for installation with the goal of improving the water quality in the receiving streams.

Weaknesses:

- The community is subject to the potential impacts of climate change because there are existing 100-year floodplains both along the Landover Metro Station area and as part of a stream system that flows east to west to the main channel of Lower Beaverdam Creek.
- Water quality is also identified as an issue. A water quality study conducted from 1999 to 2003 showed that both water quality and stream habitat are rated "very poor", the lowest ranking. The majority of the area was built before the onset of regulations for stormwater management, so the area currently contains very few water quality or quantity controls. The report Landover Metro Stream Restoration Priorities has analyzed data on over 100 projects identified in the watershed and reduced it down to a list of 12 priority projects needed in the area. Treating existing stormwater runoff in the SC Area should be a priority.
- There are currently no known residents using solar power to heat their homes or to provide energy for other daily activities.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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

Strengths:

- New bike lanes, a sidepath and a hard surface trail for bicycles and pedestrian activities have been planned for development within the SC Area. They will connect Kentland/Palmer Park with the rest of the Washington D.C., Metro Stations and proposed concentrated development sites. New biking infrastructure will reduce reliance on automobiles, and encourage sustainable transportation.
- The Sustainable Energy Program coordinates the Prince George's efforts to reduce energy consumption, cost, and greenhouse gas emissions in buildings and the transportation sector. This is achieved through the implementation of various policies, plans, and programs including 2008 Energy Policy, Energy Efficiency and Conservation Strategy, Energy Performance Contracts, Renewable Energy Projects and Energy Efficiency and Renewable Energy Grants.
- Prince George's County has prepared a draft Climate Action Plan and is currently implementing a Watershed Implementation Plan to address regulations regarding stormwater runoff and pollution discharges. The county has long been a leader in the field of land, water and air quality conservation. In 2010, the County Code was revised to update all of the environmental regulations-from wider minimum stream buffers to larger blocks of forests-in conformance with the recommendations of the Countywide Green Infrastructure Plan.
- The county has implemented a Home Energy Audit program that allows residents to determine where they are wasting energy and how it can be conserved. Additionally, tax credits are available for the use of alternative heating for space and water that use solar-power or geothermal technologies.
- The county has a state-of-the-art single-stream recycling facility that through its use has extended the life of the county landfill.
- All Prince George's county agencies and M-NCPPC have sustainability programs and/or plans in place to address reducing carbon footprints in the workplace.

Weaknesses:

- The vast majority of residents drive at least 30 minutes to and from work each day, which contributes to high carbon-dioxide emissions and a reliance on nonrenewable resources, such as fuel.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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

Strengths:

- The SC Area is part of the Anacostia watershed and there is a richness of data on areas where stormwater practices could be improved that is not found in other watersheds. The Anacostia Watershed Restoration Plan contains hundreds of possible construction projects that could be implemented to improve water quality.
- A comprehensive effort is currently underway to implement the Watershed Implementation Plan, and the conditions of state and federal stormwater permits, that require the retrofitting of over 8,000 acres of impervious surfaces. The SC Area is an ideal location to install projects that serve to stabilize the streams and treat runoff from hard surfaces, but also to promote the economic viability of the area.
- Subtitle 32 of the County Code, the Stormwater Management Ordinance, was updated in 2010 to include all the regulations required by state law.

Weaknesses:

- Continuous coordination is needed to ensure that the county does not miss opportunities for success in the SC Area.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation. (Answer Space 4,000 characters)

Strengths:

- Several areas within the SC Area boundary are designated as Enterprise Zone Focus Areas. These commercial and industrial areas are targeted for economic development and have access to both local and state incentives such as income tax and property tax credits (See Figure 11, Enterprise Zone, on the enclosed CD).
- The industrial area is economically healthy and has a lower rate of vacancy compared to other industrial areas in the county.
- Transportation is the primary economic driver in the SC Area and most jobs are located near the Landover Metro Station.
- Industries within the SC Area provide jobs for a variety of skillsets and education levels. Industries with a high number of revenue and jobs include: healthcare and social assistance; professional, scientific and technical services; and government. There are retailers that offer jobs in the service industry, and local elementary schools and county government offices provide institutional jobs.
- Computer systems design and management consulting services are growing industries in the SC Area, which reflect a more service-based economy.
- Prince George's County has 100 percent broadband availability. Overall, the County has a higher level of access to broadband technology than the United States as a whole, which benefits the SC Area.

Weaknesses:

- Although remaining one of the county's strongest industrial areas, it has experienced the highest level of job loss and approximately 1,000 net jobs were lost between 2006 and 2012 within the SC Area.
- Despite jobs located in close proximity to SC Area, many residents are travelling far outside the neighborhood for work.
- Although the SC Area is currently stable, projections show that the vacancy rate of industrial properties will increase by 2015 unless measures are taken to preserve the local economies. Additionally, residents are discouraged by the lack of new development and service options in the area. New businesses have recently located to nearby neighborhoods, but not within the SC Area.
- There is a need for retail within the SC Area. Currently, the retail industry generates approximately 2 percent of revenue and employs only a small percentage of local residents.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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

Rental Market

A large portion of the SC Area is made up of medium-to-high density rental properties. In fact, over 30 percent of the rental market is made up of structures varying from 10 to 19 units. The oldest rental units were developed in 1949, and make up only part of the aging housing stock in the area. Four hundred and nine new units were completed as a part of the Dodge Park View development in 2005. Currently, there is a high-end apartment development planned for an empty lot near the Landover Metro Station, but there are few opportunities for new residential development in the area.

Among the six census tracts represented in the area, the median rent in 2011 ranged from \$1,118 to \$1,278 per month. This is significantly lower than both state and county statistics, which are \$2,066 and \$2,248, respectively. Despite monthly rental rates that are lower than in much of the rest of Prince George's County, over 49 percent of residents spend more than 30 percent of their income on housing. One thousand three hundred and nine households spend more than 30 percent of their income on mortgage and 1,948 households spend more than 30 percent of their income on rent.

For Sale Market

In recent years, fewer than 30 new homes have been developed in the SC Area, further indicating an aging housing stock. Vacancy among owned units is fewer than 5 percent, and is significantly lower than vacancy among rental units. Most current homeowners are paying mortgages on their homes, and among local census tracts, the median monthly rate ranges from \$1,432 and \$2,179, compared to \$2,248 countywide. Over 53 percent of local homeowners are spending 30 percent or more of their income on housing. In terms of value, local homes are worth significantly lower than the county average, \$312,800, at \$184,700.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

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

Population

According to 2011 census records, the SC Area had a population of 19,571 and 7,007 households. The average household size is 2.8 persons per household for both occupied and rented units. It is higher than the county average of 2.6 for rented units, but lower than the county average of 2.9 for owned units. Reflective of Prince George's County as a whole, the local population is predominantly African-American, with nearly 90 percent of the population identifying this way.

In 2011, approximately 78.6 percent of the population was over 18 years old and 6.5 percent was over the age of 65, compared to 12.9 percent, nationally. However, 14 percent of households have at least one individual over the age of 65. Whereas the ratio between men and women is split a little more evenly on the national, state and county level (48 percent of men to 53 percent of women); men make up 46 percent of the SC Area population, while women make up 54 percent.

Educational Attainment

In 2011, approximately 38 percent of individuals over the age of 25 had only completed high school. This is higher than 28 percent in the county and 26 percent statewide. Fifteen percent (15 percent) of the population had received a bachelor's degree, compared to 29.7 percent in the county.

Employment Status

Of the 14,158 individuals in the SC Area of working age, 73 percent are in the labor force. Nearly all of those in the local workforce are civilian workers and 11.6 percent of the workforce is unemployed. Twenty-seven percent (27 percent) of the workforce works in management, business, sciences and arts; the same percentage of the population works in sales and office occupations.

Travel Time

Neighborhood residents spend an average of 34.5 minutes travelling to and from work, which is approximately the county average, but above the state average (31.7 minutes) and the national average (25.4 minutes). Over 98 percent of the local workforce works outside the home.

Means of Transportation

Despite the SC Area's connection to various forms of public transportation, like many American neighborhoods most households have at least one car. Still, over 20 percent of households do not have a car, and over 28 percent of the workforce uses public transit to commute to and from work and only 55 percent of residents drove alone (compared to a national average of 73 percent).

Household Income

According to the 2011 census tract data, the median household income for the SC Area ranged from \$42,250 to \$68,558. This is significantly lower than the median county income (\$73,447) and that of the state (\$77,419). Approximately 19% of households make less than \$25,000 per year.

Housing Age

The majority (68.2 percent) of the housing stock in the SC Area was built before 1980. Nearly 52 percent of all housing has existed since before 1969. By 2011, only 8.2 percent of housing had been built since 2005, over 4 percent above national, state and county statistics.

Housing Occupancy

In 2011, there were 7,598 housing units within the SC Area, of which 7,007 (92.2 percent) were occupied. The overall 7.8 percent vacancy rate is higher than that of the county, but lower than that of the country and Maryland. However, the vacancy rate for owned units (4.9 percent) is significantly higher than that of rented units (23 percent). Over 72 percent of the housing units in the SC Area were moved into in the last 15 years.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

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

The Prince George's County Planning Department and staff in the Strategy and Implementation Section, Planning Director's Office, assisted with the preparation of the SC Application and Action Plan. The Planning Department has received ongoing support from various stakeholders, including the county's Department of Housing and Community Development (DHCD), Redevelopment Authority, Department of Public Works and Transportation (DPW&T), Department of Permitting, Inspections and Enforcement (DPIE), Department of Environmental Resources (DER), Department of Social Services, Police Department, Public Schools, Economic Development Corporation (EDC), State Highway Administration (SHA) and Washington Metro Area Transportation Authority (WMATA) as well as non-profit organizations, TNI initiatives and citizen advisory group.

The Kentland/Palmer Park TNI/SC Workgroup will support the implementation of SC Action Plan and the related goals and recommendations of the approved plan for the area. The workgroup's responsibilities will include:

- Coordinating in the preparation and reviewing the SC Application and Action Plan.
- Accessing current housing and economic conditions, issues, and opportunities.
- Assisting with the identification, review, and evaluation of alternative programmatic, legislative, and zoning options.
- Advocating the needs of the SC Area to the Prince George's County Executive, the state, and developers.
- Supporting ongoing implementation of the Action Plan.
- Assessing the performance of the Action Plan and recommending periodic revisions.
- Reviewing and coordinating future funding sources.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B. Organizational Experience:

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

List below are the roles of some of the key workgroup members and their strengths and challenges with respect to implementation of the SC Action Plan.

Prince George's County Planning Department

The Prince George's County Planning Department of M-NCPPC is the primary planning and zoning authority for the county. Given the department's background and experience, it will provide staff hours and assist the workgroup and agencies with initiating the Action Plan.

Prince George's County Department of Parks and Recreation

The Prince George's County Department of Parks and Recreation provides quality recreation programs, facilities, and services for residents and visitors. It operates and maintains approximately 27,000 acres of parkland throughout the county, including land developed to provide parks, picnic areas, athletic fields, historic sites, community centers, and recreation facilities.

Department of Housing and Community Development (DHCD)

DHCD is comprised of three governmental agencies: the Department of Housing and Community Development, the Housing Authority, and the Redevelopment Authority. DHCD is responsible for the implementation of U.S. Department of Housing and Urban Development (HUD) regulation at the local level and implementation/administration of federal grants that revitalize neighborhoods. DHCD has experience in the development and execution of a diverse array of revitalization projects and will be valuable in the implementation of the SC Plan.

Redevelopment Authority

The Redevelopment Authority develops, redevelops, revitalizes and preserves targeted communities with an emphasis on promoting workforce housing and economic development in support of the County Executive's priorities in community development, transit-oriented development, and affordable housing.

Department of Permitting, Inspections and Enforcement (DPIE)

DPIE is responsible for issuing permits and licenses, conducting commercial and residential property inspections, and enforcing property standards in accordance with the County Code. DPIE uses organizational transformation, process streamlining, technology enhancement, space reconfiguration, and performance measurement and reporting to create a national model for administering the economic development functions of permitting, plan review, construction inspection, code enforcement and business licensing.

Department of Public Works and Transportation (DPW&T)

The DPW&T provides roadway infrastructure, litter control, mass transportation and stormwater management to all users in the county in order to ensure a safe and aesthetically pleasing transportation system.

Economic Development Corporation (EDC)

EDC provides business services that help attract, retain, and expand businesses, create high-quality jobs, and expand Prince George's County's commercial tax base. EDC's mission of business attraction and expansion is accomplished through its main business lines, including Business Development, the Small Business Services/Technical Assistance Center (TAC), international Business Development, Workforce Services, and Marketing/ Communications.

Washington Metropolitan Area Transit Authority

WMATA was created by an interstate compact to plan, develop, build, finance, and operate a balanced regional transportation system. WMATA is focused on promoting development around transit facilities, implementing capacity and service improvements to both Metrorail and Metrobus, and advancing transit expansion projects. In addition to providing transit, WMATA has been a partner in joint development, specifically transit-oriented development (TOD), which has generated tax revenues and been influential in the region's economic vitality. WMATA has a long history in the implementation of revitalization projects.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

C. Public Input:

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

The Kentland/Palmer Park TNI Team has been committed to incorporating the community's perspectives into the Sustainable Community Action Plan through community meetings, surveys and public events (See Figure 12, Public Outreach, on the enclosed CD).

Prince George's County held public work sessions to determine a vision for the Action Plan. County agencies, representatives from local organizations and block captains (individual volunteers responsible for representing the needs of their neighbors) met around maps to pinpoint the needs of the community and to brainstorm methods of addressing these needs. As an addition to the bi-weekly TNI meetings, which regularly bring together both agencies and block captains, the work sessions were instrumental in developing a thorough understanding of the public's priorities. In turn, these priorities have shaped the Kentland/Palmer Park Sustainable Community Action Plan.

To engage young people and encourage citizens to provide feedback about their visions for the community, three Rock Your Block events were organized to bring the community together. To accomplish this, attendants at each Rock Your Block event filled out surveys with information about what they enjoyed and did not enjoy in the community, what was needed to improve the quality of life in the community, and interest in other TNI initiatives. In addition to receiving over 300 surveys, the Rock Your Block events presented opportunities to develop relationships with local individuals, community-based organizations and churches, which will be a valuable resource for the implementation of the following Action Plan.

Finally, a Town Hall Meeting was held to inform the greater public about the Sustainable Community program, answer questions and solicit ongoing involvement in the action plan.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

A. Supporting existing communities & reducing environmental impacts.

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

In 2002, the Prince George's County Approved General Plan took the first step in encouraging Smart Growth by establishing the following policy tiers, based on residential and employment density to designate county lands: the Developed Tier, the Developing Tier and the Rural Tier. The establishment of these designations is intended to encourage ecologically and economically responsible development, while preserving farmland, natural resources and outdoor recreation areas. Located primarily within the Beltway, the Developed Tier designation is targeted for sustainable development patterns, economic vitality and community preservation and revitalization. The Developed Tier encompasses all of the Kentland/Palmer Park TNI Area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Actions:

- Improve connectivity and walkability through sidewalks along Landover Road, Martin Luther King, Jr. Highway and Columbia Park Road, especially near the Landover Metro Station.
- Add buffers between the streets and sidewalks to improve the pedestrian experience.
- Upgrade lighting along neighborhood streets and state highway roads to increase visibility and pedestrian safety.
- Install bike lanes to provide alternative modes of transportation.
- Maintain landscape along roads to improve visibility.
- Maintain stormwater drainage and the local waterways to make the neighborhood sustainable and attractive.
- Clean up Lower Beaverdam Creek and Cattail Branch.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Actions:

- Improve and install pedestrian and bicycle facilities to reduce automobile usage.
- Utilization of tax incentives to promote the use of environmentally sensitive development techniques in redevelopment and new development projects.
- Utilize Green Street and low-impact development (LID) techniques to reduce stormwater runoff and pollution.
- Utilize bio-swales, filtration strips, and linear detention facilities to create integrated stormwater treatment.
- Construct solar panels to reduce electricity consumption.
- Provide educational programming on recycling.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Successful implementation of the initiatives and projects can occur through the collaboration of community stakeholders and private and public sector partners who are dedicated to the vision for the area and the future of Prince George's County. The support of the County Executive and County Council are necessary to approve these initiatives and projects, providing funding, and attract private investment. Additionally, the county agencies that are part of the workgroup are key to the implementation of this Action Plan, including the Department of Environmental Resources (DER), Department of Public Works and Transportation (DPW&T), Economic Development Corporation (EDC), Police Department, County Public Schools, Department of Housing and Community Development (DHCD), Redevelopment Authority, and The Maryland-National Capital Park and Planning Commission (M-NCPPC), as well as other state and federal entities, business, institutions, civic, and neighborhood organizations in the SC Area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

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

The SC Area has many existing assets that will provide a strong foundation for future projects and initiatives. Landover Road and Martin Luther King, Jr. Highway are envisioned as the gateway and major transportation corridors. They provide both local and regional mobility and also play significant roles in the social and economic growth of the SC Area. Landover Road links the District of Columbia to the Capital Beltway and the county seat in Upper Marlboro. FedEx Field, Prince George's Hospital and Woodmore Town Center are also served by this important transportation artery.

The Landover Metro Station is located within walking distance from much of the SC Area. It is a hub for future TOD activities and can benefit the state and county, especially given the large proportion of publicly owned land (See Figure 13, Publicly Owned Land, on the enclosed CD).

Several parks and recreation facilities in the SC Area contribute to good health, well-being, and overall quality of life and many are owned and operated by M-NCPPC.

The historic sites and resources within and around the SC Area link the community to its past and provide opportunities to establish community pride, identity and character(See Figure 14, Historic Features, on the enclosed CD). Located between 75th and Pennsylvania Avenues, Beall's Pleasure is a historic home built in 1795 as the summer home of Benjamin Stoddert who later became the first Secretary of the Navy. The building was a two-story Federal brick house with a 1.5-story brick wing added in 1936. It is a fine example of Federal style plantation house architecture. The garden was landscaped in 1936, by Boris Timchenko, chief architect of the annual National Capital Flower and Garden Show.

Several shopping centers exist within the SC Area, and can be adapted for more service options needed by residents, including grocery store, full-service pharmacy and sit-down dining options. A great deal of economic activity is occurring within the industrial parks north of the SC Area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Actions:

- Develop and install markers and directional signage that identify unique historic and cultural assets to infuse character into the SC Area.
- Utilize federal, state and local tools and programs to restore, protect, and reuse the historic and cultural resources to create more attractive neighborhoods with the existing infrastructure.
- Renovate shopping centers to retain and attract new businesses.
- Provide language and computer training programs to facilitate multicultural groups.
- Improve overall public safety by installation of surveillance cameras, continuation of fire-safety education and availability to smoke detectors in the SC Area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Actions:

- Improve the conditions of area parks, recreation facilities and green infrastructure in accordance with the 2040 Park and Recreation Master Plan.
- Implement the recommendations and policies of the 2005 Approved Countywide Green Infrastructure Plan.
- Implement the policies of the 2009 Approved Countywide Master Plan of Transportation (MPOT) as they related to the Martin Luther King, Jr. Highway and Landover Road. The plan recommends that Martin Luther King, Jr. Highway be improved with a side path or wide sidewalk and designated bike lanes.
- Implement the policies of the Subregion 4 Master Plan and Sectional Map Amendment to establish a network of publicly accessible open space and civic greens fronting the Landover Metro Station.
- Use existing community centers to serve the residents within the SC Area and help promote an active and healthy community.
- Reuse existing industrial structures for a possible public or private indoor sportsplex facility hosting recreational activities.
- Organize community groups to participate in tree plantings and community clean-ups to provide a sense of pride and increase public involvement.
- Establish comprehensive bicycle and pedestrian trails that link neighborhoods to green spaces, parks and public amenities (See Figure 15, Trail, on the enclosed CD).

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Successful implementation of the initiatives and projects can occur through the collaboration of community stakeholders, private and public sector partners who are dedicated to the vision for the area and the future of Prince George's County. The support of the County Executive and County Council are necessary to approve these initiatives and projects, providing funding, and attract private investment. Additionally, the county agencies that are part of the workgroup are key to the implementation of this Action Plan, including the Department Housing and Community Development (DHCD), Department of Environmental Resource (DER), Economic Development Corporation (EDC), Police Department, Department of Public Works and Transportation (DPW&T), Fire/EMS and The Maryland-National Capital Park and Planning Commission (M-NCPPC), as well as other state and federal entities, business, institutions, civic, and neighborhood organizations in the SC Area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness

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

Actions:

- Make use of the various federal, state, and county revitalization and redevelopment tax credits and programs to draw business and spur investment in the SC Area.
- Renovate shopping centers, grocery stores and other businesses to make them viable community assets (See Figure 16, Economic Development, on the enclosed CD).
- Work with the Economic Development Corporation (EDC) to utilize programs related to business development, retention, and expansion, to increase workforce development and job training.
- Work with the county's Department of Housing and Community Development (DHCD)/Redevelopment Authority to define key redevelopment programs and assist reinvestment within the SC Area.
- Work with the Department of Permitting, Inspections and Enforcement (DPIE) to continue speeding up the permitting, inspections and licensing process.
- Leverage the county's Economic Development Incentive Fund (EDIF) to obtain state and federal funding and private investments in the SC Area.
- Utilize the Enterprise Zone designation to facilitate economic growth and improve the overall quality of life in the SC Area.
- Implement the recommendations from the Landover Metro Area and MD 202 Corridor Preliminary Sector Plan and Sectional Map Amendment to encourage an economically viable and desirable balance of mixed-use, TOD southeast of the Landover Metro Station and create a major regional employment center.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Actions:

- Encourage the application of Economic Development Corporation's (EDC) training programs to improve the skills of area workforce.
- Utilize tax incentives to encourage employers to hire locally.
- Encourage local produce wholesaler to do business with incoming restaurants and markets, and provide fresh food for residents.
- Create workforce networking programs to foster a stronger relationship between the warehouses, manufacturers and other businesses within the SC Area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Not impacted.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Successful implementation of the initiatives and projects can occur through the collaboration of community stakeholders, private and public sector partners who are dedicated to the vision for the area and the future of Prince George's County. The support of the County Executive and County Council are necessary to approve these initiatives and projects, providing funding, and attract private investment. Additionally, the county agencies that are part of the workgroup are key to the implementation of this Action Plan, including the Department Housing and Community Development (DHCD), Redevelopment Authority, Department of Public Works and Transportation (DPW&T), Economic Development Corporation (EDC), Department of Permitting, Inspections and Enforcement (DPIE), and The Maryland-National Capital Park and Planning Commission (M-NCPPC), as well as other state and federal entities, business, institutions, civic, and neighborhood organizations in the SC Area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

D. Promoting access to quality affordable housing.

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

Actions:

- Work with the public, private, and non-profit sectors to expand and increase housing choices and create more affordable housing options in the SC Area.
- Renovate existing housing to address the needs of aging population.
- Utilize Weatherization Assistance Program (WAP) by county's Department of Housing and Community Development (DHCD) to retrofit existing housing for improvement in energy efficiency.
- Utilize the Neighborhood Stabilization Program (NSP) by U.S. Department of Housing and Urban Development (HUD) to purchase and redevelop abandoned, foreclosed and vacant homes and residential properties.
- Utilize the Single Family Rehabilitation Loan Program to upgrade the quality of deteriorated dwellings to contemporary minimum property standards.
- Utilize the HOME Investment Partnership Program to expand the supply of decent, affordable housing for low and very low-income families.
- Utilize various rental assistance services to help families pay rent and provide permanent housing to homeless veterans.
- Enforce housing and building structures to full code compliance.
- Create mixed-use residential housing by constructing residential units on the underutilized surfaces parking lot near the Landover Metro Station.
- Continue coordination and collaboration with non-profit entities to ensure residents have housing options and choices.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The Landover Metro Station is located within the SC Area and residential development is encouraged to occur within a half-mile of the station where residents can live near work and more easily access transit, school, shopping and recreation. It will increase residents' transportation options to employment and shopping centers, public facilities, such as schools and libraries, and parks and recreation opportunities in the area. It will also decrease vehicle miles traveled, and subsequently decreases transportation costs.

Infrastructure improvement throughout the SC Area, including installing sidewalks and bike lanes and adding buffers between the streets and sidewalks will also increase access to transit and community walkability.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The preservation and conservation of existing neighborhoods, as well as the expansion of housing choices, is essential to the future of the SC Area. Stabilizing existing housing, offering a wide range of new housing types, and increasing density will diversify the economic strata of the SC Area. Based on recent analyses, residential demand for affordable housing is 3157 and is forecast to increase 20 units per year. The residential demand is forecast to increase between 16 and 18 ownership units and 23 and 25 rental units per year.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Successful implementation of the initiatives and projects can occur through the collaboration of community stakeholders, private and public sector partners who are dedicated to the vision for the area and the future of Prince George's County. The support of County Executive and County Council are necessary to approve these initiatives and projects, provide funding, and attract private investment. Additionally, the county agencies that are part of the workgroup are key to the implementation of this Action Plan, including the Department of Housing and Community Development (DHCD), Redevelopment Authority, Economic Development Corporation (EDC), Department of Public Works and Transportation (DPW&T), Revenue Authority, The Maryland-National Capital Park and Planning Commission (M-NCPPC), and the Washington Metropolitan Area Transit Authority (WMATA), State Highway Administration (SHA) as well as other state and federal entities, business, institutions, civic, and neighborhood organizations in the SC Area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

E. Support transportation efficiency and access.

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

Actions:

- Add sidewalks to improve connectivity and walkability along Landover Road, Martin Luther King, Jr. Highway and Columbia Park Road, especially near the Landover Metro Station (See Figure 17, Pedestrian Safety and Access Improvement, on the enclosed CD).
- Improve the visibility of the Landover Metro Station through a robust wayfinding signage program.
- Add buffers between the streets and sidewalks to improve the pedestrian experience.
- Work with State Highway Administration (SHA) on the crossing time at signalized intersections along Landover Road to ensure that pedestrians have a reasonable time to cross.
- Install bike lanes to provide alternative modes of transportation, especially along major roads.
- Paint conflict zones with a designated color in order to alert both cyclists and motorists.
- Add shelters, lightings and trash cans to bus stops and develop better bus routes to increase accessibility to other parts of the county.
- Provide streetscape enhancement.
- Provide Zipcar and bikeshare programs at Landover Metro Station to decrease the need for car ownership and establish multiple modes of transportation.
- Enhance safe access to school.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The Landover Metro Station is within the SC Area and it's enclosed area consists of one parcel, totaling 672,005 square feet, including the station, parking garage, kiss-and-ride lot, bus service area and access roadways. The station currently services the Orange Line trains to New Carrollton and Vienna/Fairfax-GMU. There is an entrance and exit on Pennsy Drive.

According to the Landover Metro Area and MD 202 Corridor Preliminary Sector Plan and Sectional Map Amendment, a little under 2,500 passengers board at the Landover Metro Station each day. 69 percent of passengers arriving at the Landover Metro Station drove and parked, 13 percent arrived by bus, 11 percent were dropped off, and 7 percent walked. The 2008 WMATA Access and Capacity Study identified Landover Metro as a station with possible existing pedestrian access issues outside the station core because it is adjacent to a major roadway and is missing sidewalks near the station. According to the Maryland Department of Transportation's State Highway Administration crash records from 2006 to 2007, there were a total of 121 vehicle crashes and 3 pedestrian-involved crashes reported at the Landover Metro Station. These crash trends point to a need for safety and operational improvement strategies along Landover Road to address any roadway deficiencies.

The Sustainable Community application builds on the Subregion 4 Master Plan and Sectional Amendment and Landover Metro Area and MD 202 Corridor Preliminary Sector Plan and Sectional Map Amendment which recognize the Landover Metro Station as a regional center for potential TOD activities. The Landover Metro Station vision is a vibrant, walkable, transit-oriented center anchored by a green industrial district and mixed-use development primarily for research and technology office uses. The mixed-use development will create a major regional employment center and the new marketplace and indoor recreation will draw visitors from surrounding community and region.

In conjunction with recommended transportation improvements, it will improve multimodal access, reduce reliance on single-occupancy vehicle trips, locate housing and employment opportunities in close proximity to each other.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Successful implementation of the initiatives and projects can occur through the collaboration of community stakeholders, private and public sector partners who are dedicated to the vision for the area and the future of Prince George's County. The support of the County Executive and County Council are necessary to approve these initiatives and projects, providing funding, and attract private investment. Additionally, the county agencies that are part of the workgroup are key to the implementation of this Action Plan, including the Department of Housing and Community Development (DHCD), Department of Environmental Resource (DER), Department of Public Works and Transportation (DPW&T), Economic Development Corporation (EDC), and The Maryland-National Capital Park and Planning Commission (M-NCPPC), as well as the Washington Metropolitan Area Transit Authority (WMATA), State Highway Administration (SHA) and other state and federal entities, business, institutions, civic, and neighborhood organizations in the SC Area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

F. Coordinating and Leveraging Policies and Investment

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

The Kentland/Palmer Park TNI/SC Workgroup consists of county agencies, M-NCPPC, community groups and non-profit partners and brings its members together to coordinate various interests, including policies and funding. The Workgroup intends to continue collaborating to oversee the direction of the Action Plan and advocate its implementation. This Workgroup will collectively work on branding to market the area, collaborate on service delivery, and retain and attract high quality businesses.

The TNI/SC Workgroup will play a role in identifying and endorsing the application of state and federal funding programs to support the implementation of the Action Plan. The Workgroup will periodically evaluate the performance of the Action Plan and, as warranted, make recommendations to strategically revise it. The Workgroup will also consider the long-term possibility of creating a business improvement district or other related programs.

The County Executive's Office and County Council supports TNI, TOD and economic growth within the SC Area and throughout the County. They will work in partnership in order to ensure economic and development opportunities are created within the SC Area. Finally, the county's new EDIF and other resources present an opportunity to support TNI, TOD and other economic development initiatives; it can be used to leverage federal, state, and private funding to improve the SC Area.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

As previously discussed, the Sustainable Community Application is the outgrowth of multiple planning and implementation efforts lead by the Prince George's County Planning Department (See Figure 18, Plan Boundaries, on the enclosed CD). The 2002 Prince George's County Approved General Plan designated Landover Metro Station as a regional center. The SC Area was included in the 2010 Approved Subregion 4 Master Plan and Sectional Map Amendment, the Approved Landover Gateway Sector Plan and Sectional Map Amendment and the Landover Metro Area and MD 202 Corridor Preliminary Sector Plan and Sectional Map Amendment.

In the Subregion 4 Master Plan and Sectional Map Amendment, the vision for development of the Landover Metro center includes TOD that creates an urban, mixed-use environment close to the Metro station and is connected to the existing industrial district. It would offer a prime location for existing and new businesses. Additionally, distinctive, high-quality development would be located along Landover Road and 75th Avenue that would increase in density near the Metro Station.

In the Landover Metro Area and MD 202 Corridor Preliminary Sector Plan and Sectional Map Amendment, the Metro focus area vision is a vibrant, walkable, transit-oriented center anchored by a green industrial district and mixed-use development primarily for research and technology office uses. The mix-use development will maximize the site's transportation connections to the region and creates a major regional employment center in the long-term while allowing the current industrial uses to remain in the near term. The SC Application is fully in alignment with the recommendations of these plans.

The goals and policies outlined in these plans implement the visions recommended by the General Plan.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The designation of the Kentland/Palmer Park TNI Area as a Sustainable Community will enable the county to apply for state and federal funds to assist revitalization and preservation within the SC Area, make critical improvement to key infrastructure, such as constructing sidewalk and bike lane, installing new lightings, and improving crosswalks near major development opportunity sites. This will leverage the county's resources to attract private investment and grow the county's commercial tax base.

The enterprise zone is another powerful tool for attracting private investment. The program offers a reduction in property tax as well as substantial job creation tax credit. It will lead to new businesses locating in the SC Area, as highlighted in various meetings with residents. Also, the combined network presented by the Kentland/Palmer Park TNI/SC Workgroup can offer unique opportunities to leverage public dollars with private investment toward the goal of improving the fiscal environment of the SC Area.

V. PROGRESS MEASURES

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

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

A. Support existing communities and reduce environmental impacts.

- Reduce stormwater runoff by utilizing Green Street and low-impact development (LID) techniques.
- Created integrated stormwater treatment by utilizing bio-swales, filtration strips, and linear detention facilities in the high run-off areas.
- Clean up Lower Beaverdam Creek and Cattail Branch.
- Improve pedestrian and bicycle facilities to reduce automobile usage.
- Support and improve recycling efforts, including provide education programs on recycling.

B. Value communities and neighborhoods.

- Create a sense of place through neighborhood/corridor enhancements with markers, banners and directional signage that identify historic, cultural and health and wellness assets in the SC Area.
- Develop a unique community identity by launching a branding and marketing campaign to help promote the SC Area.
- Restore, protect and reuse the historic and cultural resources by utilizing federal, state and local programs such as Community Investment Tax Credits, Community Services Block Grant Program, and Sustainable Communities Tax Credit Program.
- Improve the conditions of area parks, recreation facilities and green infrastructure in accordance with various plans, including the 2040 Parks and Recreation Master Plan, the 2005 Approved Countywide Green Infrastructure Plan, the 2009 Approved Countywide Master Plan of Transportation, and Subregion 4 Master Plan and Sectional Map Amendment.
- Improve public safety through various initiatives in the SC Area.
- Improve educational attainment by providing specific services to the public schools.
- Build strong relationships between the county, the community and non-profit organizations.
- Enhance and enrich residential areas.

C. Enhance economic competitiveness.

- Utilize various federal, state and county revitalization and redevelopment tax credits and programs to attract new business development, retention and expansion into the SC Area.
- Develop and implement revitalization strategies in accordance with the Subregion 4 Master Plan and Sectional Amendment and the Landover Metro Area and MD 202 Corridor Preliminary Sector Plan and Sectional Map Amendment.

D. Promote access to quality affordable housing.

- Retrofit existing housing for improvement in energy efficiency.
- Purchase and redevelop abandoned, foreclosed and vacant homes to increase supply of housing choices and availability at all income levels.
- Utilize various rental assistance services to help low-income families pay rent.
- Develop housing assistance program to help support homeless veterans and families.
- Guide investment in existing neighborhoods and promote new housing choices at all income levels.

E. Support transportation efficiency and access.

- Focus transit-oriented development at the Landover Metro Station to improve connectivity and walkability and lessen automobile dependence.
- Install sidewalk and add buffers between the streets and sidewalks to improve the pedestrian experience.
- Improve pedestrian crossings, landscaping signage and other aesthetic features at key locations along the Landover Road and Martin Luther King, Jr. Highway.
- Install bike lanes, add shelters and lights and provide Zipcar and Bikeshare programs to provide alternative modes of transportation.

F. Coordinate and leverage policies and investment.

- Leverage the county's resources to obtain state and federal funding and private investment.
- Focus investments at the Landover Metro Station, Dodge Plaza and other commercial areas within the SC Area.
- Leverage infrastructure improvement to attract private investment.

V. PROGRESS MEASURES

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

A. Support existing communities and reduce environmental impacts.

- The amount of energy usage/waste generation.
- The usage of renewable energy sources.
- The number of building permits issued for retrofitting and renovation of existing properties.
- An annual review and report on the Action Plan to residents and others within the SC Area.

B. Value communities and neighborhoods.

- The reduction in number of abandoned, foreclosed and vacant housing.
- The quantity of code enforcement citation and violation.
- The status of marketing and branding strategies.
- The reduction of crime rate.
- An annual review and report on the Action Plan to residents and others within the SC Area.

C. Enhance economic competitiveness.

- The reduction of unemployment rate.
- The total number of new businesses in the SC Area.
- The number of permit application for commercial construction in relation to forecasted growth.
- The amount of new investment.
- The number of job training, placement service and workforce networking program.
- An annual review and report on the Action Plan to residents and others within the SC Area.

D. Promote access to quality affordable housing.

- The number of permit applications for residential and commercial construction.
- The number of renovated and retrofitted housing.
- The number of affordable housing provided.
- The number of rental assistance services and housing assistance program.
- An annual review and report on the Action Plan to residents and others within the SC Area.

E. Support transportation efficiency and access.

- The completion of projects related to roads, sidewalks and trails.
- The reduction in number of traffic-related accidents.
- An annual review and report on the Action Plan to residents and others within the SC Area.

F. Coordinate and leverage policies and investment.

- The number of new businesses in the SC Area.
- The amount of commercial tax revenues.
- The number of approved application for state, federal and other sources of funding.
- The amount of state, federal and other sources of funding received.
- The progress of TNI efforts in the community.
- An annual review and report on the Action Plan to residents and others within the SC Area.

REPLACE THIS PAGE WITH
LOCAL GOVERNMENT SUPPORT
RESOLUTIONS

**SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION**

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

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

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

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

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

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

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

Authorized Signature

Print Name and Title

Date