
CHECKLIST & TABLE OF CONTENTS

APPLICANT: City of Hyattsville

NAME OF SUSTAINABLE COMMUNITY: City of Hyattsville Sustainable Community Area

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: City of Hyattsville Sustainable Community 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 City of Hyattsville Sustainable Community Designated Area is proposed to include 1,728 acres, all parcels within the existing legal City boundary. The proposed SC Area includes four distinct character areas, each presenting challenges and opportunities for the City to plan for, implement and benchmark sustainable actions. The GIS parcel data is included on the attached compact disc, per Maryland DHCD directions.

Character Area 1 is Prince George's Plaza Transit District, centrally located along the East-West Highway Corridor, the area is an existing regional high density commercial district that remains economically viable, but would greatly benefit from additional investment, connectivity, and intensification to become more pedestrian friendly, and to capitalize on the Metro Station transit opportunities.

Character Area 2 is West Hyattsville, the westernmost area of the City including the Kirkwood Apartments, a Green Line Metro Station, and the Hamilton Street business corridor. The area is zoned for high density transit-oriented development, but exists as a disconnected series of land uses is the subject of a Transit District Development Plan, and will require extensive management and investment to transition this area to a more pedestrian friendly, transit-oriented development.

Character Area 3 is the U.S. Route One Corridor and is located in the southeastern section of the City. Serving as the City's traditional "main street", the Route One Corridor has been a primary commercial corridor since the early 1900's and has seen over \$200 million in investment since 2005. The area has significant infrastructure deficiencies and includes several vacant and underutilized properties as well as a mixed urban form of existing development. This area is part of the Prince George's County Gateway Arts District and the State of Maryland Gateway Arts & Entertainment Enterprise Zone. The actions for this area include elements of both the "preserve and protect" approach as well as the "managed change" approach.

Character Area 4 is the community's Neighborhoods and Parks, which extend from the City's north boundary in the University Hills neighborhood to the southern areas of the City including the National Register designated Hyattsville Historic District and Magruder Park. The area serves as the core of the City's residential areas and the green network, which are the principal areas to preserve and protect. The vision for this planning area is for well connected neighborhoods and parks that contribute to a high quality of life for residents. These neighborhoods will exhibit unique architectural character relative to the period in which they were established, and exude pride in the community through well maintained homes and yards.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 1,728

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): County Designated TDOZ (2)

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)

The City of Hyattsville has been a designated Community Legacy Area since 2004 and has effectively leveraged the more than \$2,000,000 in direct grants directly as a result of the Community Legacy and Neighborhood Business Works programs. State and County planning and infrastructure investment was also a direct result of the strategic approach to revitalization the City adopted. This public investment has not been an antidote for eliminating all of the problems confronting the City, but it has resulted in significant progress since the adoption of the 2004 Community Legacy Revitalization Plan.

Since 1997, the City of Hyattsville has successfully completed several high profile projects with gap financing provided by the Maryland DHCD Community Legacy program.

In 2009, the City utilized \$320,000 in Community Legacy and CDBG grant funding to complete a major segment of the Hamilton Street Artway. The \$650,000 project is a major east-west connective corridor through the City's residential area along the frontage of Magruder Park. The project included pedestrian crosswalks, bike lanes, concrete bus pads, reconstruction of existing sidewalks and the addition of new sidewalk to provide pedestrian connectivity. The project also included the City's first on-street bio-retention areas in an effort to reduce storm water accumulation and increase pedestrian safety at the intersection.

The City also utilized funding for the revitalization of the Arcade @ 4318 Gallatin Street, a phased rehabilitation to restore the structure as a future anchor of the Gateway Arts District. The site was originally the home of Pinckney Memorial Church and is estimated to be 90 years old. The site has been used as a silent movie theater and bowling alley and is a contributing resource to the City's National Register Historic District.

Grant funding from the State of Maryland and Prince George's County have supported previous phases of the project including the conceptual design development, stabilization and facade reconstruction. The City is currently funding a \$274,000 design and detailed site plan process, which will include decisions on final programming guidelines in October 2011 and will allow the project team to move forward with a final detailed design. The \$2 million community facility will include the Anacostia Trails Heritage Area (ATHA) offices and visitors center, art and performance space on the main floor as well as public meeting and training facilities.

In 2010, the City of Hyattsville partnered with the State of Maryland to secure \$575,000 in public funding to address specific public infrastructure upgrades necessary for the development of the Art District Hyattsville, a \$200 million revitalization investment in historic downtown Hyattsville. The site was identified as a redevelopment opportunity in the 2004 Legacy Plan includes 25-acres of retail and residential development lead by regional real estate developer EYA. The State of Maryland designated Smart Site infill development includes a variety of homes and live/work units. When complete, the Arts District Hyattsville will feature over 500 new residences in a captivating mix of rowhomes, live-work homes condominiums, and unique restaurants and retail shopping.

The City has also served as an advocate for the Maryland DHCD's Neighborhood Business Works (NBW) and in doing so has leveraged funding for private sector retailers including Franklins Brewery, Arrow Bikes and most recently Big Bad Woof. The NBW program has played a vital role in facilitating the activation of previously vacant retail with new and unique retailers serving as an anchor for the City's commercial corridor.

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)

Through both the SWOT Analysis and visioning sessions, the City identified a variety of existing barriers to Smart Growth that must be addressed in order to achieve a more sustainable community.

The City's Community Sustainability Plan focused on several central themes including:

Neighborhoods and Planning - The need to create a walkable town center/square and continue to expand housing options in the community

Infrastructure - Working with the State and County to address major infrastructure needs along the City's boundaries including maintaining the focus on U.S. Route One Corridor, redevelopment West Hyattsville Metro area, address disconnect created by Maryland Route 500(Queens Chapel Road) and complete pedestrian-oriented design and construction of MD Route 208 (Hamilton Street from 38th Avenue to Queens Chapel Road).

Connectivity to TDOZ's - Link development of the West Hyattsville Metro and Prince George's Plaza Metro toward adjacent parks and trails.

Alternative Transportation - Create greater infrastructure connectivity and access for bikes and pedestrians, address pedestrian/bike safety, eliminate barriers to bikes and pedestrians, e.g. Queens Chapel and East West Highway, and manage vehicular traffic.

Education - Address the issue of School Impact Fees, \$8,299 per new residential unit, are being reinvested into the communities in which the specific development occurs and the need Prince George's County Board of Education to provide a better connection to the community, a specific example is pro-actively engaging the Board to ensure the new elementary school located in West Hyattsville is developed in order to protect and enhance the community character.

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)

As part of initial development of the 2011-2015 Community Sustainability Plan, the City of Hyattsville partnered with the Hyattsville Community Development Corporation to conduct a Performance Assessment and SWOT Analysis. The Hyattsville CDC worked with the City's Office of Community Development to structure presentations demonstrating the nature and the scope of implementation of the 2004 Community Legacy Revitalization Plan for a series of resident focused Community Assessment workshops and SWOT Analysis workshops.

A complete copy of the SWOT Analysis is included in the Appendix section of the Plan.

Based on the information gathered from the Assessment and SWOT Analysis, the study concluded the following built environment Strengths and Weaknesses:

Strengths

1. Geographic convenience and strategic proximity to regional resources is a major attractant and contributor to quality of life
2. Key physical fundamentals also contribute to quality of life: varied and rich historic housing stock, niche neighborhoods, access to parks and open space, access to transit options
3. The infrastructure renewal has been widely recognized and named as a key component in advancing redevelopment goals and securing fundamental quality of life in the neighborhoods.

Weaknesses

1. Planning and development do not always do what is promised by the process: traffic continues to worsen, and lack of control over traffic and other boundary conditions along State Highways diminishes quality of life
2. Poor illumination in key transportation corridors and streets; in commercial corridors
3. Commercial vacancies, ongoing business corridor blight and the recent increase in foreclosures, and property maintenance decline.

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)

Overall, the City of Hyattsville's current land-use and zoning is dominated by overlay zones which provide unique opportunities for revitalization investment. Over 90 percent of the City exists in one of the City's three overlay zones guidelines and requirements are outlined in each of the specific development plans: The Prince George's County Gateway Arts District Sector Plan and Development District Overlay Zone; the Prince George's Plaza Transit District Development Plan (TDDP) and Transit District Overlay Zone (TDOZ); and the West Hyattsville Transit District Development Plan and TDOZ.

Gateway Arts District DDOZ - The Prince George's Gateway Arts District primarily includes the U.S. Route One Corridor, the State of Maryland designated Gateway Arts District Arts & Entertainment District and portions of the Hyattsville Historic District. Of the three planning areas, the U.S. Route 1 Corridor has the most historic urban form still intact. In this area, infill and reuse of existing buildings is much more germane to reinvestment than reestablishment of urban form. In the 2006 Gateway Arts District Sector Plan, the Hyattsville portion of the corridor was designated as the economic center for the larger district that includes several Prince George's County communities. The Plan also includes recommendations on land use and development patterns, environmental infrastructure, transportation systems, public facilities, economic development, urban design, historic preservation, and arts and cultural heritage. The Plan includes design standards through the permit, subdivision and detailed site plan review processes. The Plan also describes seven specific character areas, each with unique issues and opportunities: (1) town center, (2) arts production and entertainment, (3) neighborhood arts and production, (4) multifamily residential community, (5) traditional residential neighborhood, (6) neighborhood commercial, and (7) stream valley park.

West Hyattsville TDOZ - West Hyattsville is a 180 acre area in the southwestern portion of the City that includes a variety of uses that are separated from one another by open areas or auto-oriented high traffic corridors. This planning area is currently regulated by the West Hyattsville Transit Overlay Zone and is the subject of the West Hyattsville Transit District Development Plan. This pattern of development represents a significant opportunity for intensification and a more efficient layout for redevelopment in close proximity to the City's second Metro Station. The 2005 West Hyattsville TDDP tackled this connectivity issue head on through a comprehensive redevelopment of the area based on a thoughtful and well-connected network of local streets. The street network is designed to connect three distinct neighborhoods within the district and create cohesion between the phases of redevelopment. The West Hyattsville TDOZ identifies approximate capacity to accommodate 3,100 housing units of diverse building types, and one-million square feet of office and commercial space which could accommodate 3,300 new jobs.

Prince George's Plaza TDOZ - The Prince George's Plaza Transit District includes approximately 300 acres of land in the north central part of the City along East West Highway. In 1998, the area was designated as a Transit District and was the subject of the Prince George's Plaza Transit District Development Plan. The plan was to be implemented through the "Transit District Overlay Zone," the regulating policy for the redevelopment and reinvestment in this area. The Prince George's Plaza Transit District is in the transition between a suburban style automobile dependant commercial area and a mixed-use, transit-oriented development. In the years since the completion and adoption of the plan and regulations, the University Town Center mixed-use development and the residential development near the Metro Station have been completed.

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)

Based on the information gathered from the Assessment and SWOT Analysis, the study concluded the following community quality of life Strengths and Weaknesses:

Strengths:

1. Diversity and overall community rise across the community and demographics
2. The key element, across the board, that cements Hyattsville's internal identity is the unique and heartfelt sense of place and sense of community experienced by its residents. It is characterized most vocally by the community's strong embrace of diversity in all of its manifestations and the underlying tolerance that is a nearly universally held value
3. In large part residents view municipal service delivery and public safety activity to be effective and consistent
4. Residents welcome the delivery of recreational services across the spectrum the City attempts to deliver them
5. The City's website is identified as a welcoming and increasingly effective communication tool: necessary, but not sufficient for the entire community.

Weaknesses:

1. Hyattsville and its satellite organizations fail to promote our community's best features in a way that penetrates across the regional consciousness, and therefore fail to capitalize on many opportunities to attract investment and improve. This also ties into and feeds the resident understanding of the Hyattsville-City / Zip Code identity issue.
2. There is a prevalent local perception of a strong gang presence in the City far in excess of direct individual experiences.
3. The perception that the Prince George's County public schools are divorced from the concerns of the community, and that they are delivering substandard or inadequate educational progress is still widespread among participants in this process, but not universal.
4. Both residents and external stakeholders shared a perception that times are hard, that Hyattsville is vulnerable, and its revitalization progress is fragile

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)

Based on existing information and the data gathered from the Assessment and SWOT Analysis and previous efforts by the City, the analysis concluded the following natural environment Strengths and Weaknesses:

Strengths

1. The community has a variety of high quality parks, recreational space and open space, including Magruder Park, Heurich Park and University Hills Neighborhood Park (the Duck Pond) as well as 10 neighborhood pocket parks.
2. Residents welcome the delivery of recreational services across the spectrum the City attempts to deliver them.
3. The City primarily exists outside of costal zones and 100-year floodplains.
4. The City participated in the University of Vermont 2009 Urban Tree Canopy Study which analyzed tree canopies of eight urban communities, including four from Maryland. The study concluded the City of Hyattsville had a UTC of 41% placing it second to only Burlington, Vermont and tied with the City of Annapolis.

Weaknesses

1. The southernmost section of the City exists within the designated Critical Care Area and areas near Magruder Park are only several feet above the water table.
2. In 2007, the City partnered with the Maryland Department of Natural Resources to conduct a survey of the existing street tree stock. The report concluded that the street trees are underperforming in the delivery of benefits related to the cost of management for a number of reasons, including species selection and unrealized planting opportunity. Two of the three most common ornamental trees (callery pear, plum) are problems species and should be phased out as is currently occurring with the callery pear.

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

The City of Hyattsville has been pro-active in embracing sustainability principles through the adoption of the City's 2010 Sustainability Policy, a copy of the Policy is included in the Appendix section of the Sustainability Plan. This policy was developed by the City's Environmental Committee and adopted by the Mayor and City Council. The policy affirms the City of Hyattsville's commitment to responsible environmental stewardship through the consideration of the environment in its departmental operations and all facets of managing the City of Hyattsville's resources. This commitment is manifested by incorporating principles of sustainability and energy efficiency into all of its capital improvement projects, operations and resource use. The policy also states the City's commitment to sustainability through departmental operations and project implementation including the design, construction, operation, maintenance, and rehabilitation of buildings in ways that conserve natural resources and reduce pollution.

The City recognizes that sustainable operation of all aspects of running the City of Hyattsville can reduce the negative impacts on the environment as well as save the City of Hyattsville and its residents money by reducing the cost of energy (oil, natural gas, electricity) and consumables (paper, vehicles, general upkeep). The end result is an optimal balance of cost, environmental, societal and human benefits, which also meet the mission and functions of the City, the various departments and the residents of the City of Hyattsville.

The City of Hyattsville's goal is to have the principles of sustainability and energy efficiency reflected in all aspects of City operations. The City of Hyattsville will demonstrate environmental leadership by consistently adopting local regulations which meet and strive to exceed established environmental targets, standards, and requirements of the State of Maryland and Prince Georges County. The City also will implement best practices regarding issues including renewable energy and green house gas emissions, pollution prevention, reuse/recycling and Brownfield remediation, stormwater management, and water quality.

Over the past several years, these principals have spearheaded several actionable efforts including on-street storm water bio-retention, the City's on-going electronics recycling program and the adoption of cash bonus for City employees that commute to work either by walking or biking.

The City's electric is purchased from Clean Currents, an independent green energy company, supplying wind power through the grid to residents and businesses in the Mid-Atlantic. Clean Currents is a sustainably operated business, recognized as a "certified green businesses" at our Rockville headquarters by the Montgomery County Green Business Certification Program.

The City is also moving forward with several sustainability projects including the redesign of the University Hills neighborhood, which will include replacement of existing roadways with new roads which will include on-street bio-retention, bike lanes, sidewalks and other features intended to significantly upgrade the walkability and storm water management of the neighborhood.

Weaknesses

Short-term financial costs are a barrier to developing a sustainable community, not only for Hyattsville, but for all communities. Building an environment with energy/environmentally efficient technology and materials that provide longer life-cycles come with greater financial commitments, with the understanding that this will result in lower long-term operating and replacement costs. However given the current and forecasted economic climate, it is likely this barrier will prevent many willing partners from moving forward with sustainability actions.

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)

The City of Hyattsville's storm water system is managed and regulated by Prince George's County Department of Environmental Resources (DER).

On July 19, 2011, Prince George's County Council took an important step forward by unanimously passing a new stormwater ordinance (CB-15-2011). The new storm water regulations contain several critical requirements including:

1. The County will move to a 1" redevelopment stormwater standard in 2019. Recent scientific studies demonstrate that a 1" standard is needed immediately.
2. Incentives for developers will only kick in if projects exceed the stormwater standard in effect at the time. In the original version of CB-15, incentives were available for meeting the minimum requirements.
3. Notice provision for stormwater concept plans - Municipalities and any property owner within one mile will be notified when a developer files a stormwater concept plan for a project. Municipalities identified this as a major issue, and the notice provision will allow cities and citizens to plug into the development process much more effectively to raise stormwater management concerns.

Weaknesses

1. The existing storm water infrastructure is in need of replacement, however because of limited available funding, storm water drains are replaced only after the pipe or individual system has failed.
2. The City is located in close proximity to the Northwest Branch of the Anacostia River, a waterway that is heavily polluted

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

1. The City of Hyattsville is unique in that its economic development opportunities are many and include being regionally recognized as a community that seeks redevelopment investment; emphasizing the strengths of Metro Stations and the Arts & Entertainment District that have proven strong magnets for investment; better defining what the community seeks from new development.
2. The City is moving forward with playing a more active role in economic development including the commencement of a commercial facade program intended to facilitate private sector reinvestment by commercial property owners.
3. The presence of numerous, diverse, faith communities and houses of worship in Hyattsville could lead to better community outreach, code compliance, and promotion of area strengths through the establishment of more formal and regular communication. The growth of immigrant communities in Hyattsville presents some unique educational opportunities for sharing cultures, and promoting greater understanding and tolerance.
4. The City is home to a well educated population with 20.5% of residents having either an Associate or Bachelor's degree and 16.7% earning either a Masters, Doctorate or other professional degree.
5. The City is home to nationally recognized DeMatha Catholic High School and is in close proximity to the University of Maryland.
6. The City now enjoys several unique niche shops and restaurants with the Gateway Arts District including Franklin's Brewery & Restaurant, Busboys & Poets, Arrow Bicycle, Elevation Burger, A Tangled Skein and Tara Thai.

Weaknesses

1. In the short term the economic downturn slows the pace of revitalization; erode a significant portion of the tax base; diminishes the quality of community and neighborhood conditions, while increasing demand on City services.
2. In the long term, the ability of the tax base to sustain both City services and public infrastructure has still not been adequately determined.
3. Potential overdevelopment or development in either the City or adjacent communities that does not achieve our strategic goals diminishes our quality of life, taxes our infrastructure, worsens traffic flow, and lessens the viability and attractiveness of our commercial districts.
4. The continued presence of obsolete, empty or underutilized commercial buildings and now residential properties too, and associated declining property maintenance that is somewhat linked to the tight credit market and foreclosure crisis continues erosion of neighborhood stability and augments concerns over the implications of high rental to ownership ratios throughout the City.

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)

One of the City's primary focuses in the 2004 Community Legacy Plan was to increase the percentage of homeowners. The reason for this focus was in 2003 the City maintained a 50-50 balance between homeowners and renters and it was the belief that increasing homeownership would strengthen the City's residential areas through improved property maintenance and vested interest in the community's long-term future.

At the time, the City had a limited number of housing options with potential home-buyers limited to single-family detached homes or units located in larger structures with ten or more units. From 1990 to 2003 there were a limited number of new housing units constructed within the City.

While the City does not manager housing, significant efforts have been made by the City to increase and diversify the community's housing stock, which has resulted in over 2,700 new housing units since 2003. These units include townhomes, luxury condominiums, transit-oriented mixed-use, and low-income artist housing on the site of the former City Administration Building. This new mix of housing stock is appealing to both home-buyers and perspective renters. These projects have primarily included: University Town Center, Mosaic at Metro, Post Park Apartments, Housing Initiative Partnership Artist Housing, Arts District Hyattsville and the soon to be developed Phase I of the Landy Development.

According to U.S. Census Bureau data, as of 2010, the median home value in the City of Hyattsville is \$230,141. This figure represents a 123% (\$103,149) increase in median value since 2000. The increase in median home values in Hyattsville between 2000 - 2010 is significantly greater than the rise in median values for the State of Maryland; \$143,260 to \$265,490, an 85.3% increase over the same 10-year period. The fact that the median value of homes in the City remain \$35,000 less median value for the State is an incentive for young families to move to the City to purchase their first home.

Despite the current economic recession decreasing median home values 10% - 20%, the net increase in Hyattsville's median housing market over the past ten years represents significant progress.

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)

The demographics of Hyattsville has shifted significantly over the past ten years. In 2000 40.1% of Hyattsville's population was White and 17.8% were of Hispanic origin. In 2010, the racial trends shifted significantly with 31.2% of the population being White with 39.1% of Hispanic origin. Over the same period of time, the number of individuals identified as Black or African American shifted slightly from 39.4% to 35.2%. A demographic trending upward is the percentage of those categorized as "Some Other Race", which has increased from 10.5% (1,656 persons) in 2000 to 22.7% (3,641 persons) in 2010. This category likely includes a significant number of east African first generation immigrants that have now established new homes both in Hyattsville and several of the surrounding communities.

Looking forward based on forecasting projections, the percentage of Hispanic origin residents is expected increase to 47.5% by 2015. This represents a significant challenge and opportunity to shape programming and services to reflect the needs of a changing population.

Many of Hyattsville's demographic trends have remained consistent over the past decade with the average household size has remained at a constant 2.58 to 2.57 per household.

In terms of Median Household Income (MHI), Hyattsville has made significant progress over the past ten years with MHI increasing from \$44,143 to \$53,041, a 1.66% increase greater than Prince George's County, 2.61% increase over the State of Maryland and 2.36 over the U.S. MHI.

Over the past decade, the median age increasing slightly from 33.7 to 34.6 and the per capita income increasing marginally from \$20,041 to \$23,124.

In terms of educational attainment, Hyattsville is in a very comparable position to both Prince George's County and is consistent with the State of Maryland as a whole. With 28.4% holding a High School diploma (27.4% County, 26.5% State), 4.5% attaining an Associate degree (6.8% County, 6.6% State), 16% attaining a Bachelor's degree (18.5% County, 20.1% State), and 16.7% holding either a Graduate or other Professional degree (12.7% County, 16.2% State).

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 City of Hyattsville is governed by a Mayor and ten City Council members. The administrative functions are the responsibility of the City Administrator and City Staff, which includes the City's Office of Community Development. Since 2007, the Office of Community Development has been managed by Jim Chandler. Mr. Chandler is a LEED Accredited Professional (AP) specializing in the management of local urban revitalization, community and economic development efforts including capital improvement projects and programs with Federal, State and local funding.

In 2007, Jim joined the City of Hyattsville as Community Development Manager directing the City's grant and capital projects management, development review, GIS operations and economic development projects. Jim serves as a Board Member of the Anacostia Trails Heritage Area and is Membership Chairman of the Maryland Downtown Development Association.

The Office of Community Development works as a team to provide effective oversight of economic development, community development initiatives and to coordinate planning efforts within or within close proximity of the City of Hyattsville. The Office of Community Development reports on local development, acquires and administers grant funding, manage local community planning efforts and manages community assets through digital data management. The Office works directly with the community, City Departments, and applicable non-governmental entities; utilizes technology to effectively support programs and services; and anticipates and plans for community growth.

The City has an existing network of Council appointed citizen committees that serve in an advisory role to the City. The Committees primarily responsible for moving forward actions identified in the City's Sustainability Plan include the Planning, Bike & Pedestrian, Code and Environmental. A copy of the committee structure and members are included in the City's adopted plan.

The City is also fortunate to have many non-profit and governmental partners that are essential to carrying forward the Sustainability Plan. These organizations include, but are not limited to the Hyattsville Community Development Corporation, the Gateway Arts District Management Team, the Anacostia Trails Heritage Area, Housing Initiative Partnership, Hyattsville Preservation Association, the Anacostia Watershed Society, Minority Access, and the Maryland-National Capital Park & Planning Commission.

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B. Organizational Experience:

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

The City of Hyattsville has extensive experience and success in administering revitalization plans and projects. The City's 2004 Community Legacy Plan was used extensively as an example of best practices by the State of Maryland. With respect to execution of the physical improvement action items identified in the original 2004 Plan are either completed or scheduled to be completed in the near future:

1. Improve US Route One Streetscape and Gateway - City has developed signage and landscaping for several vehicular gateway entrances into the city. Though redevelopment of the Lustine site has facilitated significant improvements to the corridor's streetscape, additional streetscape investment both north and south of the site is still necessary.
2. Redevelop the Former City Hall Site - City facilitated the redevelopment through a partnership with Housing Initiative Partnership to develop 44-units of low cost artist housing. The City secured \$800,000 in public funding to ensure the site was redeveloped to meet a need identified in the City's strategic plan.
3. Reuse 4318 Gallatin Street for Public Use - The City is currently redeveloping the site as the Arcade @ 4318 Gallatin Street, which when complete will provide for the future home of the Anacostia Trail Heritage Area Offices & Visitors Center, cultural & performing arts space, public meeting space and training facilities. The City funded architectural design funding in this year's budget to finalize the design and has included funding in the City's CIP for construction funding in FY13 and FY14.
4. Facilitate Redevelopment of a Mixed-Use Town Center along US Route One Corridor - The City recruited developer Eakin, Youngentaub & Associates (EYA) to develop what is now Arts District Hyattsville, a thriving mixed-use urban townhome community located along the U.S. Route One Corridor, which now includes niche business and restaurants including Busboys & Poets, Tara Thai, Big Bad Woof and Yes Organic Market.
5. Reconfigure Downtown Circulation Pattern - The City hired the Baltimore based engineering firm Sabra, Wang Associates to examine the City's transportation network and develop a strategy to improve the vehicular traffic circulation. The plan was provided to the City in 2010, but has not been formally adopted.
6. Enhance Hamilton Street as a Parkway - In 2009 the City completed a major segment of Hamilton Street stretching from the entrance to Magruder Park to 38th Avenue (MD Route 208). The improvements included the addition of new sidewalk, replacement of existing sidewalk, incorporation of on-street bio-retention and landscaped bump-outs, bike lanes, mosaic tiled benches, pedestrian crosswalks and concrete bus pads. The City will also be incorporating new bus shelters to support the existing transit-oriented network. In the coming years, the City will move forward with engaging the State of Maryland to upgrade Hamilton Street, west of 38th Avenue, to include similar features and provide a connection to the West Hyattsville Metro Station.

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 2011-2015 Community Sustainability Plan was developed upon a foundation of information gathered through an inclusive public and stakeholder involvement process. It was also based on thorough review of available data and an extensive list of documents and studies developed since the conclusion of the previous Legacy Plan.

The planning process began in April of 2010 with a day-long session with City Staff and Hyattsville Community Development Corporation (CDC) staff. The event included a walking tour of the City. Through discussion with staff and the tour, an initial snapshot of the community emerged. Following the kick-off, the process of developing the Sustainability Plan continued with a sequence of linked public meetings designed to lead participants from brainstorming about the future of the community to making increasingly specific recommendations.

Two sets of stakeholder interviews were conducted. The first set included City officials, administrators, and Prince George's County officials. This set of interviews focused on how to best implement the vision and plan. The second set of interviews included business leaders, entrepreneurs, and developers. These focused on learning about potential pipeline projects, understanding the investment climate in the City, and understanding the impact of the previous plan.

The first two public meetings in the process of developing the vision, the Idea Gathering Meetings, were held in May 2010. They were designed to collect ideas through a modified brainstorming process and Strong Places, Weak Places, a mapping exercise. The data collected in these preliminary meetings was collected, analyzed, and used to create the framework for the Community Choices workshop held in June. The analysis of ideas in each thematic area led to the formulation of planning principles for the community. These principles were validated and prioritized in the course of the second public activity, the Community Choices Workshop.

At the June workshop, participants first prioritized planning principles developed in the previous brainstorming sessions and then focused on four areas of the community identified as needing intervention and as the specific focus of the plan update.

Finally, the public was invited again in July to hear a presentation of the emerging vision and to comment. The City engaged in extensive outreach and publicity efforts in order to draw attention to the process and encourage participation at public meetings. Methods of outreach included announcements at neighborhood meetings, mailings, flyer distribution, and regular updates to the project website. These efforts returned very positive results, as participation at each public meeting ranged from about 50 to 75 people. Exit questionnaires distributed at each meeting tracked demographic representation and helped the City to tailor its outreach strategies accordingly. For example, the questionnaires helped determine that greater input was needed from the Latino community. An interview with representatives of the Latino community was conducted in September 2010.

Recommendations were then broken down into implementation steps and prioritized to give the City a strategic action plan for the next five years.

The vision developed by Hyattsville's residents has two components: principles that reflect what the participants wanted and a focus on four specific physical areas of the community that became the organizing elements of the Sustainability Plan. The public's ideas fell into seven major thematic areas: Neighborhoods, Parks and Open Space, Transportation, City Services, Education, and Leadership.

The vision set by residents is a bold and specific vision for the future of Hyattsville. It expresses community aspirations that might take a whole generation to achieve. It also provides a clear framework for the more specific recommendations of the 2011-2015 Community Sustainability 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)

The City's 2010 Sustainability Policy affirms the City of Hyattsville's commitment to responsible environmental stewardship through the consideration of the environment in its departmental operations and all facets of managing the City of Hyattsville's resources. This commitment is manifested by incorporating principles of sustainability and energy efficiency into all of its capital improvement projects, operations and resource use.

With respect to development and growth, the City has maintained its focus on facilitating both infill redevelopment of vacant and/or blighted property and high-density transit-oriented development at the City's two Metro Stations. This commitment has resulted in the redevelopment of the former Lustine car lot on U.S. Route One as an urban mixed-use development recognized by the State of Maryland as a designated "Smart Site" recipient. This focus will continue into the future as it minimizes impacts on undeveloped "green" areas, maximizing the capacity of existing infrastructure, while integrating residential and commercial development that is not reliant on motorized vehicle.

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)

Since 2006, the City of Hyattsville has directly invested \$5 million on reconstructing all City owned roadways. In addition, the City will be investing an additional \$2 - \$3 million in infrastructure improvements to complete roadway projects in the University Hills neighborhood and the southeast neighborhood of the City. Funded by a grant through the Chesapeake Bay Trust, the City will be designing and incorporating innovative storm water management devices including bio-retention, ADA compliant sidewalks and both bike lanes and crosswalks, where physically feasible. It is our hope that the incorporation of this design will reduce the burden on the existing storm water system as well as responsibly reduce pollutants that are a result of storm water run-off which end up in the Anacostia River.

In 2009 the City of Hyattsville developed new gateway signage and utilized the opportunity to incorporate solar powered lighting in order to comply with SHA lighting requirements. The grant funded project provided the City with a high-profile "green" project that requires minimal maintenance and no utility payment.

The City is also undertaking a \$300,000 project to redevelop three existing blighted and underutilized properties along the U.S. Route One Corridor to develop and manage commercial parking. This project is scheduled to deliver an additional 120 public parking spaces, which will still keep parking at a premium, but will provide necessary parking options to support the recent expansion of the commercial district.

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)

The City recently completed an assessment and identified \$10 million in short and long-term costs for the City's five owned facilities. Among the capital improvements was \$2.7 million for the total build-out of the Arcade Building @ 4318 Gallatin Street, which when complete will provide the general public with a unique public performing & arts center, meeting rooms and the permanent home of ATHA. As part of the final design scope, the City has commissioned a study to assess the feasibility in pursuing LEED Certification. Once the study is complete a report will be provided to the City detailing the physical and financial barriers and opportunities, should the City choose to design and construct for LEED certification.

In 2010, the City of Hyattsville commenced the Hyattsville Green Homes Program, which provides low-income and senior residents with no cost energy assessments and the opportunity for up to \$5,000 in matching grant funds to complete energy efficient retrofits. The program is on-going and is featured on the City's website.

Other examples of actions contributing to "green" and/or low-impact practices are directly identified in the adopted plan:

For the Prince George's Plaza area the plan recommends the City adopt a local storm water management plan coordinated, with the updated Transit District Development Plan, prior to future proposal submissions.

For the Route One Corridor, the adopted Plan recommends the coordination with State of Maryland, Prince George's County and utilities to approve Low-Impact Design (LID) and "green" storm water management infrastructure for the Route 1 Corridor.

It is likely that additional policies and actions will be adopted as we move forward and as new State and County policies are enacted. An example of this is the Sustainable Maryland Certified designation. The City is considering participation in the newly created Sustainable Maryland Certified initiative. If it is pursued, the City would be required to create a "Green Team" and develop a "Green Team Action Plan".

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The key community groups and stakeholders for implementing the initiatives and projects noted in this section include the City's Mayor and Council, City Staff and both the Environmental and Planning Committee. As stated in the previous section, if the City chooses to participate in the newly created Sustainable Maryland Certified initiative, the newly created Green Team, which may simply include members of both the Environmental and Planning Committee, would also be added to the stakeholder group.

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 adopted plan identifies a series of recommendations specific to the four identified character areas as well as by themes including community character, transportation infrastructure, public safety and economic development. The recommendations for each are identified in the SC Action Plan and the recommendations are further arranged by the major themes identified for each area and described in the Sustainability Plan text. The implementation actions proposed in this Strategic Plan are directly linked to the recommendations. Since the Strategic Plan is a systematic approach to implementing the Sustainability Plan recommendations, an alphanumeric system is utilized to link specific actions to specific recommendations for each theme identified in each focus area. This is meant to assure linkage throughout the process from plan formulation to recommendation to implementation.

Neighborhoods & Parks

- 1.A. Maintain Survey of Architectural Styles, Historic Property Inventory as guidance for review of new infill development within neighborhoods
- 1.D. Improvements to public areas to serve as catalyst for homeowner investment
- 1.B. Maintain and expand Historic District to West Hyattsville and elsewhere when and as appropriate and promote and develop preservation Incentives after expansion
- 1.D. Improvements to public areas to serve as catalyst for homeowner investment
- 2.C. Include different park functions throughout the neighborhoods to enhance opportunities for a variety of recreational options.
- 2.D. Improve signage, connectivity, and accessibility of existing parks within neighborhoods.
- 2.F. Enhance amenities to make parks more user friendly, fun, safe, and well lit
- 2.G. Extend trails along the railroad and river, and increase access points
- 2.H. Create community gardens
3. B. Continue promotion and support for the historic district walking tours, annual tour of homes, and events associated with the recognition and appreciation of historic properties.
- 3.C. Maintain a local inventory of designated historic properties and potentially eligible properties.
- 3.E. Improve signage for historic districts
- 4.B. Beautify neighborhoods through a combination of City sponsored and community supported efforts to clean up litter through volunteer clean-up days.
- 4.D. Relocate utilities underground where physically and financially feasible to reduce power outages, improve sightlines, sidewalk accessibility, and aesthetics
- 4.E. Continue efforts to complete residential street paving with emphasis on adding improving sidewalks and bike paths
- 4.F. Improve quality and location of street lighting to increase the sense of safety while reducing light scatter into the sky
4. I. Increase enforcement efforts for maintenance of rental properties and hold absentee landlords accountable for conditions in rental properties.
5. A. Engage residents, specifically new ethnic groups and presently disengaged residents, in the community, including a welcome wagon and events for new residents.
5. B. Promote public involvement in the implementation of the strategies of this plan.

Prince George's Plaza Transit District Area

- 1.B. Engage Prince George's County and Board of Education to proactively ensure the new elementary school is developed in order to protect and enhance the community character

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)

The Plan identifies several policies projects and initiatives focused on the reuse and enhancement of historical assets, business districts and cultural resources.

Neighborhoods and Parks

- 1.A. Maintain Survey of Architectural Styles, Historic Property Inventory as guidance for review of new infill development within neighborhoods
- 2.A. Integrate neighborhood accessibility and urban design into the Parks Master Plan (PMP)
- 3.A. Promote the benefits of historic renovation and increase public education and appreciation of historic properties
- 4.A. Revise the mission of Code Enforcement to preserve and enhance conditions in the neighborhoods
- 3.D. Expand historic districts to be more inclusive of all the historically eligible areas of the City recognizing different phases of the City's history, and various architectural and neighborhood phases that shaped the City.
- 4.C. Promote programs and services for enabling improvements to residential properties

Route One Corridor

- 3.B. Initiate significant economic development/marketing effort to improve occupancy and reuse of existing buildings and spaces in the corridor, specifically, complete development of the Arcade at 4318 Gallatin Street to serve as a venue for municipal, community and arts programming.

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)*

Policies, initiatives and projects which will increase community access to green spaces, parks and amenities include:

- 1.E. Management of the City's urban tree canopy through Council adoption of goals and priorities for tree canopy management and create and fund a position to manage the City's urban tree canopy
- 2.B. Establish targeted park facility Levels of Service (LOS) to guide park development and expansion, and use the PMP to create an on-going capital improvement strategy for funding to reach its targets
- 2.E. Ensure adequate funding for expansion, acquisitions and maintenance of existing and future parks
- 2.F. Enhance amenities to make parks more user friendly, fun, safe, and well lit
5. C. Engage local non-profit partners to implement the strategies of this plan

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)

Community Groups and stakeholders key to implementing initiatives and projects in this section are as follows:

Mayor and City Council
City Staff
Environmental Committee
Planning Committee
City Arborist
Hyattsville Community Garden Users Group
Hyattsville CDC
M-NCPPC Parks
Anacostia Watershed Society

IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness

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

The adopted SC Plan identifies several policies, initiatives and projects intended to facilitate economic opportunities in Hyattsville:

Prince George's Plaza Transit District Area

- 1.A. Identify the appropriate mix of uses from a market perspective to create a more functional and urban redevelopment of the site.
- 3.A. As part of the Prince George's Plaza Transit District Development Plan identify all infrastructure improvement projects and costs for both public and private partners for the redevelopment of the area
- 3.B. Initiate significant business development efforts to improve occupancy at University Town Center and other affected sites
- 3.C. Actively promote Prince George's Plaza area as an employment center for large scale businesses and agencies
- 3.D. Engage the owners of the Prince George's Mall to redevelop as an urban center consistent with the Prince George's Plaza TDDP

West Hyattsville

- 1.E. Work with existing property owners to facilitate a comprehensive redevelopment of the entire TDOZ area for a more intense, urban mixed-use and pedestrian oriented area
- 4.A. Complete an update to 2003 West Hyattsville feasibility study of pre-development constraints, and upon completion create a Capital Improvements Plan through the assignment of both public and private infrastructure improvements
- 4.B. Work with property owners to create a phased plan to implement redevelopment of the area without disrupting business operations.

Route One Corridor

- 1.A. Comprehensive Streetscape and Façade Improvements for the Route 1 Corridor
- 2.B. Evaluate parking district options and develop additional public/shared parking in the south area to create a park once environment. Improve circulator service to connect the U.S. Route 1 District with the two Metro Stations.
- 3.A. Create a Capital Improvements Plan based on the streetscape plan and identify costs for both public and private partners for the redevelopment of the area
- 3.B. Initiate significant economic development/marketing effort to improve occupancy and reuse of existing buildings and spaces in the corridor through the following seven Implementation Action Items:
 - (I) – Adopt local tax incentive legislation necessary to maintain eligibility of Gateway Arts District status
 - (II) – Expand existing business license application into a mechanism for collecting economic development data and educating local businesses of available resources for business development and support as a means of providing added value to the licensing process
 - (III) – Complete development of the Arcade at 4318 Gallatin Street to serve as a venue for municipal, community and arts programming.
 - (IV) – Develop and issue annual economic development report of economic development benchmarks including business development, business/property owner survey results, utilized business programs, business loss, job gain/loss, vacancy rates, average lease rates, commercial building investment and net on tax revenue.
 - (V) – Use of community revitalization tools, as funding is available, including Commercial Façade Improvement Grant programs to improve the exterior of businesses
 - (VI) – Build on emerging business incentive and reinvestment program to make the area viable for small local businesses
 - (VII) – Identify a program and funding sources to provide incentives for the adaptive reuse of buildings in the district

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The City of Hyattsville plays a limited role in workforce development. Currently, the City does not have an economic development staffing capacity, so it is reliant on organizations whose mission is economic development workforce development. The adopted SC Plan identifies three recommendations for specific actions intended to facilitate workforce development:

West Hyattsville

1.D. Facilitate a phased and comprehensive redevelopment of the Metro Station area with offices, hotel, shops, and residences that appeal to a diverse population

Route One Corridor

1.C. Continue implementation of the approved Gateway Arts District Sector Plan

3.C. Promote the district and events to be a regular draw for regional activity as an arts and cultural venue

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)

The City of Hyattsville anticipates limited impact by the BRAC and related growth.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The community groups and stakeholders key to the implementation of initiatives and projects identified in this section include:

Mayor and Council
City Staff
Hyattsville CDC
M-NCPPC Planning Board
Prince George's County Economic Development Corporation
Gateway Arts District Management Team
Washington Metropolitan Area Transit Authority

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)

Since the previous Legacy Plan was adopted in 2004, the City has promoted homeownership through supportive efforts and education. However, local perception seems to indicate that the population in Hyattsville may be more transient than the County's average. While some local records indicate that homeownership and residential investment in the City is lower than the national and regional benchmarks, it is difficult to fully assess the status at present without more current data. Unfortunately, the housing market is still struggling after the housing bust which followed the early/mid-decade boom. Rental trends for single-family homes in many communities are on the upswing as property values are declining, which forces property owners with mortgages to rent instead of selling when they must move and are unable to sell properties at an amount to recoup on mortgage debt. Continued efforts to increase ownership rates in the City may be challenging over the next several years. While, efforts should not be abandoned, other tools should be investigated to increase community pride, and property maintenance improvements.

In 2000, the City's housing stock was 51 percent owner occupied. That was 10 percent less than Prince George's County. More recent numbers were not available; however, citizen perception indicates that home ownership and property maintenance are connected with a strong opinion that higher homeownership rates would result in higher levels of property maintenance and community pride. As 2010 Census figures become available, the City should track the changes in ownership data.

In 2003, when the City first prepared the Legacy Plan, issues of property maintenance were identified as a negative influence on the City's neighborhoods. Perceptions of absentee landlords and renters unable to or unwilling to maintain existing structures and properties, as well as older homeowners or others without resources to maintain properties, contributed to a negative perception.

In the last several years, the City has committed personnel and financial resources to improving property maintenance. The City supports programs that take place throughout the year that focus on assisting in property clean up and improvements. Additionally, the City actively monitors rental properties and issues citations for violations of the local maintenance ordinance.

Many participants in the planning process suggested that an improved sense of community could result from higher-level property maintenance and neighbors helping neighbors to build a stronger community. Currently, the City sponsors several annual events to help build communities; however, additional efforts could be explored. The purpose is to build community pride through both the built and social environment in the City.

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 City of Hyattsville does not administer housing, however the City has played a key role in developing housing within its municipal boundary by leading the planning efforts in the development of the both infill development along the Route One Corridor and transit-oriented development within the Prince George's Plaza area.

The Prince George's Plaza Transit District will be an urban density mixed-use transit-oriented development, with integrated transit options and innovative urban design that capitalizes on the advantages of the site to support business development and residential populations.

The U.S. Route 1 Corridor is unique in Hyattsville in that unlike other commercial districts, it still retains areas with the traditional urban or "main street" form and industrial sites. However, during the automotive era of the 20th century many of the areas along the corridor were redeveloped with more suburban and automobile oriented development patterns. Older structures were removed to make way for fast-food restaurants, modern gas stations, and other commercial uses that have parking in front of the buildings. The image below shows the portions of the corridor that are contributing and not contributing to the traditional urban form.

Recent redevelopment efforts by EYA in the 5500-5800 block of U.S. Route 1 have made significant strides to rebuild the street wall and reinvigorate the corridor with both business and residential activity. While the new mixed-use development has made significant impacts and improved the outlook for other portions of the corridor, additional redevelopment is still needed before the corridor will reach its full potential. A number of underutilized or vacant parcels and storefronts are still available. Continued cooperation between the City, County, and private partners remains important in the reinvigoration of Hyattsville's portion of the Gateway Arts District.

The district will remain a high-profile regional destination and accommodate daytime and nighttime populations in an energized, safe, and exciting context offering a complete living experience within close proximity to the district.

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)

Based on approved detailed site plans and on-going development, 1,800 new residential units will be developed. The units will primarily be market rate rental units developed within the Prince George's TDOZ area. This figure also includes 275 for sale townhouse units and 190 condo/rental units along the Route One Corridor.

Three additional factors will also significantly contribute to "new" housing opportunities in the City of Hyattsville; the full occupancy of residential units located at University Town Center (UTC); approval and build-out the Belcrest Mixed-Use Redevelopment Phase III, projected to include an additional 1,700 residential units and redevelopment of West Hyattsville; which may include up to 3,000 new residential units.

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)

Mayor and Council
City Staff
M-NCPPC Planning
WMATA
Private Sector
Housing Initiative Partnership

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)

The adopted Plan identifies several policies, strategies and projects, in each of the four focus areas, to specifically strengthen the existing transportation network:

Neighborhoods and Parks

4.G. Maintain and add traffic calming devices and features where appropriate

Prince George's Plaza

2.A. Develop cohesive traffic management plan for the entire Prince George's Plaza TDDP focusing on a comprehensive capital improvement plan to encompass redevelopment of the entire site

2.B. Rework the pedestrian and vehicular traffic patterns for the area to slow traffic and improve connectivity and sidewalks conditions

2.D. Improve bus service and drop-off for seniors within the core area

West Hyattsville

2.A. Implement specific infrastructure improvement recommendations from existing transportation and Bike & Pedestrian studies to provide for greater pedestrian and bicycle accessibility to and from West Hyattsville, specifically a connection utilizing Maryland Route 208 (Hamilton Street) and Route 500 (Queens Chapel Road)

Route One Corridor

2.A. Improve the safety and functionality of pedestrian crossings through redesign incorporating narrower crossing widths, raised medians, enlarged landscaping areas, and well marked crossings.

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 Plan's central focus is to strategically establish and enhance connectivity from the traditional residential neighborhoods to the high-density transit-oriented development areas. Throughout the public input process, a re-occurring point of emphasis was the realization of a community where greater connectivity and access for bikes and pedestrians is established, barriers to bikes and pedestrians—particularly along Queens Chapel and East West Highway are eliminated, and pedestrian and bike safety have been successfully addressed. While actions aimed at increasing non-motorized transportation connectivity are identified in the adopted Plan, it should also be noted that support for alternative transportation is also specifically identified in the City's adopted Goals & Actions.

Prince George's Plaza

2.C. Ensure future development review policy prioritizes that the Metro Station access is the primary goal

West Hyattsville

1.A. Improve West Hyattsville Metro Station connectivity by enhancing pedestrian access and circulation along west side of Ager Road and improve access from the neighborhoods on the east and west side of Ager Road.

1.B. Improve West Hyattsville Metro access and safety to and from adjoining neighborhoods to encourage greater bicycle and pedestrian utilization

1.C. Use the 2005 West Hyattsville Transit District Development Plan to guide the future redevelopment and infill of the Metro Station, parking facilities, Washington Gas property, and Kirkwood, to better integrate the three components into a mixed-use walkable environment.

3.A. Improve public safety in the area through increased police presence on foot and bike.

3.B. Incorporate specific public safety measures in and around the West Hyattsville Metro area

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The community groups and stakeholders key to the implementation of the initiatives and projects noted in this section primarily include:

Mayor and Council
City Staff
Maryland SHA
Prince George's County Department of Public Works & Transportation
M-NCPPC Planning Board
WMATA
Bike & Pedestrian Committee
Planning Committee

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 stakeholders identified as Sustainable Community Workgroup members are critical to the implementation of action items because they either have the authority to direct policy, capacity to do so and/or funding to remove barriers to investment to increase investment in the proposed Sustainable Community Area.

The City recognizes that it alone cannot remove these barriers to investment, and therefore it is necessary for specific actions be identified and articulated so that the City may solicit partnerships with stakeholders that are in a position to remove such barriers.

In doing so, the City also must continue to play an active role in facilitating the removal of barriers. An example of specific actions in which the City is capable of taking the lead is identified on page 80 of the adopted Plan which recommends the City update the 2003 West Hyattsville feasibility study to gain better understanding of existing site development constraints including necessary infrastructure and environmental remediation costs based upon the current TDDP.

The adopted Plan also recommends, the City take a lead role, as part of the Prince George's Plaza Transit District Development Plan, in identifying all infrastructure improvement projects and costs for both public and private partners for the redevelopment of the area. This action would coincide with the initiation of a City-wide Capital Development Plan, which identifies specific improvements and costs on all non-City owned roadways connected to economic development priority areas.

The City and its local partners have the capacity to fund these recommendations, which are essential to removal of investment barriers.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The adopted plan is consistent with all approved and applicable zoning plans and policies at it provides the community with a prioritized five-year action plan, identifying critical path resources and key players to facilitate the achievement of the community's vision and the recommendations of the 2011-2015 Community Sustainability Plan, as well as remaining consistent with the City's Adopted Strategic Goals and Actions. The Plan also integrates recommendations and actions consistent with ongoing efforts including studies such as the Prince George's Plaza Metro Area Pedestrian Plan and the Route One Restaurant Feasibility Study.

As implementation moves forward, the program activities of all participants must be evaluated on a regular basis to assure continued consistency with updated master zoning plans and the City's Adopted Strategic Goals and Actions.

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 City's 2004 Plan directly leveraged over \$300 million in private sector investment by clarifying the grass-roots priorities and communicating these priorities to the private sector. The original Plan also leveraged \$2.3 million in public sector financing to support private sector and public sector projects identified in the Plan.

The 2011-2015 Plan is a more comprehensive plan that builds and improves upon the former plan with the inclusion of benchmarks and the omission of items that are not consistent with the Plan's four primary goals.

The City fully anticipates that the direct and consistent nature of this Plan will facilitate the full development of the Prince George's Plaza Metro Station, a second phase of redevelopment of the Route One Corridor as well as serve as a catalyst for the development of the West Hyattsville Metro Station.

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)

The Strategic Plan section of the City's Sustainability Plan is the action plan that provides for a systematic implementation of the vision, goals and objectives contained in the City's 2011-2015 Community Sustainability Plan. The Strategic Plan identifies 60 recommended actions and 190 benchmarks that are necessary to achieve City objectives and established in the Plan. In order to execute the plan in a strategic manor, twelve critical path recommendations were identified as a sequence of actions necessary for the community to implement that can be achieved within the foreseeable future, being a period of about six years.

The Strategic Plan identifies four overarching outcomes:

1. Preserve core residential neighborhoods, maintain and strengthen parks and their relationship to residential areas
2. Continue to manage the transition of the Prince George's Plaza Development District to a walkable, mixed-use urban neighborhood
3. Initiate the transition of the West Hyattsville Area to a walkable, mixed-use urban neighborhood
4. Promote redevelopment within the Arts District and U.S. Route One Corridor

These four outcomes will be achieved by moving forward with the twelve critical path actions identified in the adopted Sustainability Plan:

1. Establish targeted park facility Levels of Service (LOS) to guide park development and expansion, and use the PMP to create an on-going capital improvement strategy for funding to reach its targets.
2. Expand historic districts to be more inclusive of all the historically eligible areas of the City recognizing different phases of the City's history, and various architectural and neighborhood phases that shaped the City.
3. Revise the mission of Code Enforcement to preserve and enhance conditions in the neighborhoods.
4. Improve quality and location of street lighting to increase the sense of safety while reducing light scatter into the sky.
5. Identify the appropriate mix of uses from a market perspective to create a more functional and urban redevelopment of the site.
6. Engage Prince George's County and Board of Education to proactively ensure the new elementary school is developed in order to protect and enhance the community character.
7. Initiate significant business development efforts to improve occupancy at University Town Center and other affected sites.
8. Improve West Hyattsville Metro Station connectivity by enhancing pedestrian access and circulation along west side of Ager Road and improve access from the neighborhoods on the east and west side of Ager Road.
9. Improve West Hyattsville Metro Station access and safety to and from adjoining neighborhoods to encourage greater bicycle and pedestrian utilization.
10. Complete an update to 2003 West Hyattsville feasibility study of pre-development constraints, and upon completion create a Capital Improvements Plan through the assignment of both public and private infrastructure improvements.
11. Evaluate district parking options and develop additional public/shared parking in the south area to create a park once environment. Improve circulator service to connect the U.S. Route 1 District with the two Metro Stations.
12. Initiate significant economic development/marketing effort to improve occupancy and reuse of existing buildings and spaces in the corridor.

V. PROGRESS MEASURES

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

The space provided is not adequate for the inclusion of all specific benchmarks related to all 12 Critical Path Benchmark Action Implementation Steps, therefore only benchmarks for items 1-4 are included below. A full listing of the Critical Path benchmarks is contained on pages 59 - 70 of the adopted plan, with a full listing of all Recommended Actions and Benchmarks on pages 71 - 84:

1. Establish target facility LOS to guide park development:

A.2.B. (I) – While still in development, identify Existing LOS in the PMP

A.2.B. (II) – City adoption of PMP including establishing LOS and provide funding through CIP to achieve adopted LOS

A.2.B. (III) – Enter into comprehensive MOU with M-NCPPC to consolidate existing Park MOU's and coordinate Park budget priorities between City and M-NCPPC

A.2.B. (IV) – Coordinate CIP with M-NCPPC Capital Improvement Plan (CIP) to ensure incorporation of City park CIP priorities as recommended in the adopted PMP

A.2.B. (V) – Coordinate City Recreation and Arts operating budget with M-NCPPC CIP budget to ensure adequate facilities for current and future programming

A.2.B. (VI) – Identify and secure external funding opportunities to reach adopted LOS

2. Expand historic district

A.3.D. (I) – Establish local advocacy and outreach efforts to designate additional historic districts in the western area of the City

A.3.D. (II) – Coordinate with community partners to utilize historic property database to identify historic district expansion and funding opportunities

A.3.D. (III) – Examine feasibility of developing a local historic tax credit

A.3.D. (IV) – Based on feasibility consider adopting local historic preservation incentives to complement and build on existing programs: such as a City tax credit for the off-set of building permit fees

3. Revise mission of Code Enforcement

A.4.A. (I) – City Council discussion and articulation of enforcement priorities

A.4.A. (II) – City Council discussion for the development of policy directives for a more comprehensive approach to enforcement and the application of the City Code and Charter for the purpose of preserving the quality of neighborhoods

A.4.A. (III) – Development of Code Enforcement budget and reporting tools consistent with City Council enforcement priorities

4. Improve street lighting

A.4.F. (I) – Develop and adopt street lighting plan to address pedestrian and vehicular issues

A.4.F. (II) – Selection of light fixtures to focus lighting and reduce light scatter

A.4.F. (III) – Work with partners to Implement street lighting improvements to comply with adopted street lighting plan identified in Step (I) above

A.4.F. (IV) – Review of lighting plans during City's development review process

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