



**Sustainable Community
Renewal Application for
Prince George's County
Kentland, Palmer Park,
and Columbia Park**

July 26, 2019

**Maryland Department of
Housing and Community
Development**

SUSTAINABLE COMMUNITY APPLICANT INFORMATION

Name of Sustainable Community: Kentland, Palmer Park and Columbia Park

Name of Applicant: Prince George's County

Applicant's Federal Identification Number: 52-6000998

Applicant's Street Address: 1301 McCormick Drive, Room 4000

City: Largo

County: Prince George's

State: Maryland

Zip Code: 20774

Phone Number: 301-952-5867

Fax Number: 301-952-3784

Web Address: www.princegeorgescountymd.gov

Sustainable Community Application Local Contact:

Name: Samuel L. White, Jr.

Title: Senior Planner, Prince George's County Planning Department

Address: 14741 Governor Oden Bowie Drive

City: Upper Marlboro

State: Maryland

Zip Code: 20772

Phone Number: 301-952-4332

Fax Number: 301-952-4121

E-mail Address: Sam.White@ppd.mncppc.org

Other Sustainable Community Contacts:

Name: Frederick C. Stachura, J.D.

Title: Planning Supervisor, Prince George's County Planning Department

Address: 14741 Governor Oden Bowie Drive

City: Upper Marlboro

State: Maryland

Zip Code: 20772

Phone Number: 301-780-8306

Fax Number: 301-952-4121

E-mail Address: Frederick.Stachura@ppd.mncppc.org

I. SUSTAINABLE COMMUNITY – General Information

A. Sustainable Community Boundary and Description

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

We are proposing to expand the existing Kentland and Palmer Park Sustainable Community boundary to include the entire Columbia Park area. A portion of the Columbia Park area is in the existing Kentland/Palmer Park Sustainable Community boundary, as shown on the attached Map 1.

The Sustainable Community boundary approved in 2014 includes the Kentland/Palmer Park Transforming Neighborhoods Initiative (TNI) boundary along with the industrial and commercial areas north of MD 202 (Landover Road). The TNI program concentrated government resources in areas of the county that are facing health, economic, public safety, and educational challenges in an effort to reduce the disparity between communities.

Members of the Columbia Park Civic Association were active members of the TNI team, participated in community events, and advocated with the support of the TNI team to include the remaining portion of the Columbia Park area in the boundary. In addition, the Kentland/Palmer Park TNI team adopted the Columbia Park Elementary School. The TNI team assisted the students, families, faculty, and staff with projects and efforts that supported the academic and social development of the students.

The expansion would increase the Sustainable Community (SC) Area from 1,351 acres to 1,424 acres. It would also allow the remaining portion of Columbia Park the opportunity to receive financial and technical assistance benefits associated with the designation. The expansion will also include the Columbia Park Elementary School.

- (2) Include the following in as an attachment (if requesting a modification to your current boundary):

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

- (3) Approximate number of acres of entire SC Area: 1,424 acres

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

Main Street Maple Street

National Register Historic District Local Historic District Arts & Entertainment District

X State Enterprise Zone Special Taxing District BRAC State Designated TOD

X Other(s): Revitalization Tax Credit Area; Priority Funding Area: Opportunity Zone

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

The following is U.S. census demographic trends compiled by Neustar for the Kentland and Palmer Park SC Area.

Kentland, Palmer Park, and Columbia Park Sustainable Community Renewal Application - Section A

Population Summary	2010	2018
Pop	15,394	16,668
Annual Pop Growth 2010 To 2018	8.3%	

Race	2010	Percent	2018	Percent
White Alone	1,099	7.1%	1,679	10.1%
Black Alone	13,749	89.3%	14,312	85.9%
Native American Alone	104	0.7%	155	0.9%
Asian Alone	138	0.9%	137	0.8%
Pacific Islander Alone	24	0.2%	42	0.3%
Two Or More Races	280	1.8%	343	2.1%

Education	2010	Percent	2018	Percent
No High School Diploma	1,425	9.3%	2,121	12.7%
High School Diploma	3,725	24.2%	3,675	22.0%
Some College	2,782	18.1%	3,129	18.8%
Bachelors degree	956	6.2%	1,009	6.1%
Advanced Degree	419	2.7%	444	2.7%

Employment	2010	Percent	2018	Percent
Armed Forces	22	0.2%	43	0.3%
Civilian Employed	7,607	66.0%	8,495	67.1%
Unemployed	888	7.7%	469	3.7%
Not In Labor Force	3,003	26.1%	3,659	28.9%

Kentland, Palmer Park, and Columbia Park Sustainable Community Renewal Application - Section A

Commuting	2010	Percent	2018	Percent
Take Car Or Truck To Work	5,109	67.0%	6,034	70.7%
Take Public Transportation To Work	2,070	27.1%	2,048	24.0%
Other Means Of Transport To Work	322	4.2%	398	4.7%
Work At Home	127	1.7%	57	0.7%
Travel Below 30 Min To Work	3,429	45.7%	3,369	39.7%
Travel 30-60 Min To Work	2,715	36.2%	3,693	43.5%
Travel Above 60 Min To Work	1,357	18.1%	1,419	16.7%

2010 Housing Units	Kentland Palmer Park Sustainable Community		Prince George's (24033)	
2010 Census HUs	5,964		328,182	
2010 Owner Occupied HUs	2,422	40.6%	190,993	58.2%
2010 Renter Occupied HUs	3,095	51.9%	113,049	34.4%
2010 HU Value Less Than 100k	126	5.2%	6,295	3.3%
2010 HU Value 100k-200k	1,157	47.8%	31,484	16.5%
2010 HU Value 200k-300k	983	40.6%	67,102	35.1%
2010 HU Value 300k-400k	136	5.6%	49,464	25.9%
2010 HU Value 400k-500k	12	0.5%	21,539	11.3%
2010 HU Value 500k-1mil	3	0.1%	14,212	7.4%
2010 HU Value Above 1mil	5	0.2%	897	0.5%

Kentland, Palmer Park, and Columbia Park Sustainable Community Renewal Application - Section A

2018 Housing Units	Kentland and Palmer Park Sustainable Community		Prince George's (24033)	
---------------------------	---	--	--------------------------------	--

2018 HUs	5,998		333,073	
2018 Owner Occupied HUs	2,246	37.4%	203,403	61.1%
2018 Renter Occupied HUs	3,571	59.5%	119,150	35.8%
2018 HU Value Less Than 100k	331	14.7%	7,565	3.7%
2018 HU Value 100k-200k	1,125	50.1%	30,611	15.0%
2018 HU Value 200k-300k	547	24.3%	70,365	34.6%
2018 HU Value 300k-400k	190	8.5%	55,770	27.4%
2018 HU Value 400k-500k	54	2.4%	23,648	11.6%
2018 HU Value 500k-1mil	0	0.0%	14,257	7.0%
2018 HU Value Above 1mil	0	0.0%	1,187	0.6%

2010 Household Income	Kentland and Palmer Park Sustainable Community		Prince George's (24033)	
------------------------------	---	--	--------------------------------	--

2010 Average HH Income	\$59,061		\$88,263	
2010 HH Income Below 10k	403	7.3%	12,340	4.1%
2010 HH Income 10k-15k	257	4.7%	8,194	2.7%
2010 HH Income 15k-20k	166	3.0%	6,994	2.3%
2010 HH Income 20k-25k	253	4.6%	10,708	3.5%
2010 HH Income 25k-30k	189	3.4%	8,776	2.9%
2010 HH Income 30k-35k	317	5.7%	13,580	4.5%
2010 HH Income 35k-40k	287	5.2%	11,205	3.7%
2010 HH Income 40k-45k	326	5.9%	15,279	5.0%
2010 Census Income 45k-50k	358	6.5%	14,718	4.8%
2010 Census Income 50k-60k	865	15.7%	25,357	8.3%
2010 Census Income 60k-75k	674	12.2%	35,173	11.6%
2010 HH Income 75k-100k	735	13.3%	45,842	15.1%
2010 HH Income 100k-125k	294	5.3%	34,094	11.2%
2010 HH Income 125k-150k	215	3.9%	20,362	6.7%
2010 HH Income 150k-200k	159	2.9%	25,266	8.3%
2010 HH Income Above 200k	22	0.4%	16,154	5.3%

Kentland, Palmer Park, and Columbia Park Sustainable Community Renewal Application - Section A

2018 Household Income	Kentland and Palmer Park Sustainable Community		Prince George's (24033)	
2018 Average HH Income	\$59,156		\$99,471	
2018 HH Income Below 10k	442	7.6%	12,950	4.0%
2018 HH Income 10k-15k	297	5.1%	6,476	2.0%
2018 HH Income 15k-20k	222	3.8%	6,945	2.2%
2018 HH Income 20k-25k	388	6.7%	9,832	3.0%
2018 HH Income 25k-30k	312	5.4%	8,465	2.6%
2018 HH Income 30k-35k	388	6.7%	10,755	3.3%
2018 HH Income 35k-40k	248	4.3%	10,173	3.2%
2018 HH Income 40k-45k	439	7.5%	12,147	3.8%
2018 HH Income 45k-50k	232	4.0%	10,980	3.4%
2018 HH Income 50k-60k	616	10.6%	24,868	7.7%
2018 HH Income 60k-75k	715	12.3%	34,180	10.6%
2018 HH Income 75k-100k	790	13.6%	51,199	15.9%
2018 HH Income 100k-125k	275	4.7%	40,216	12.5%
2018 HH Income 125k-150k	209	3.6%	27,411	8.5%
2018 HH Income 150k-200k	162	2.8%	31,205	9.7%
2018 HH Income Above 200k	83	1.4%	24,751	7.7%

B. Organizational Structure, Experience and Public Input

- (1) Describe any changes to the Applicant’s organizational structure. Specifically, how has membership of the Sustainable Communities Workgroup changed in the last five years? Who are/were the leaders, and how will/did the Workgroup advisor or staff manage implementation of the SC Area Plan?

The Sustainable Community boundary approved in 2014 includes the Kentland/Palmer Park Transforming Neighborhoods Initiative (TNI) boundary along with the industrial and commercial areas north of MD 202 (Landover Road). The TNI program concentrated government resources in areas of the county that are facing health, economic, public safety, and educational challenges in an effort to reduce the disparity between communities. The Kentland/Palmer Park TNI team comprises representatives from various county agencies, area residents, and business owners in the community, who lead the SC Area Plan implementation.

With the election of County Executive Angela Alsobrooks, the TNI program was restructured to expand government resources to additional neighborhoods Appointment of Councilmanic District program manager in collaboration with the County Council member office will facilitate in the implementation of the Action Plan.

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

- Communities Workgroup has experienced strong community engagement and collaboration with County agencies.
- The Sustainable Communities Workgroup, in with respect to implementation of the SC Plan, have struggled with membership changes and obtaining financial and technical assistance for projects.

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

There were two workgroup sessions in preparation of the renewal application. The first session, on Wednesday, April 10, 2019, at the Kentland Community Center, focused on the accomplishments of the past five years. The second session, on Wednesday, April 24, 2019, at the Palmer Park Community Center, focused on the strengths and weakness in the SC area in preparation of the Action Plan. A total of 30 people attended the sessions including key stakeholders, residents, County and State agency representatives, and elected officials.

The SC Action Plan is based on recommendations from the Prince George’s County General Plan (Plan 2035), 2010 Approved Subregion 4 Master Plan, and 2014 Approved Landover Metro Area and MD 202 Corridor Sector Plan.

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

Kentland, Palmer Park, and Columbia Park Sustainable Community Renewal Application - Section A

The following State agency is needed to assist with the implementation of the strategy listed below: Maryland Department of Transportation, State Highway Administration (MDOT SHA)

- Collaborate with State and County agencies, Washington Metropolitan Area Transit Authority and developers to install wayfinding signage that provide information and directions to Palmer Park and Kentland Community Centers, Landover Metro Station, recreational, and other institutional land uses.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART I: QUALITATIVE ASSESSMENT

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

Accomplishment 1: Renovation of Vacant Homes for Sale to First-Time Homebuyers

Outcome: Renovated and sold 11 homes in Kentland and Palmer Park

Projects:

8150 Allendale Drive
7629 Barlowe Road
7743 Burnside Road
1927 Palmer Park Road
7108 East Lombard Road
7108 East Inwood Street
7008 East Lombard Street
7628 Allendale Circle
2017 Ray Leonard Road
8012 Sheriff Road
1802 Ray Leonard Road

Partners: Housing Initiative Partnership, Maryland Department of Housing and Community Development (MDHCD), Prince George's County Department of Housing and Community Development (DHCD), Redevelopment Authority of Prince George's County (RDA), Rain Check Rebate, PEPCO, and the National Community Stabilization Trust.

Impact: Housing Initiative Partnership, Inc. (HIP) is a County-based nonprofit affordable housing developer and counseling agency. HIP buys vacant homes, substantially renovates the homes to modern standards and sells the homes to first-time homebuyers earning 80% or less of area median income. All purchasers must complete HIP's HUD-certified homebuyer education prior to purchase of the home. The program helps revitalize the community's housing stock and provide high-quality homeownership options for first-time homebuyers.

HIP utilizes a variety of funding sources including Community Legacy, HOME, CDBG, NSP, NCI, Rain Check Rebate, PEPCO rebates, and grants from the National Fair Housing Alliance.

Accomplishment 2: Façade Improvement of 50 homes in Kentland

Outcome: Completed façade improvements of 50 homes on five targeted streets in Kentland — East Lombard, East Kilmer, East Inwood, East Forest Road, and Kent Town Drive

Projects: Each participating qualified homeowner received a grant up to \$12,000 to improve the exterior of their home. Funding was supplemented with grants from the National Fair Housing Alliance and rebates from the Rain Check Program. Improvements included siding, painting, fencing, landscaping, driveways, walkways, exterior lighting, and gutters.

The program was administered by Housing Initiative Partnership, Inc (HIP). HIP directly worked with the homeowners and local, minority contractors to implement the improvements. Grant funds were provided by Prince Georges' County Transforming Neighborhood Initiative, the National Fair Housing Alliance, and Rain Check Rebates.

Partners: HIP, Prince George's County, the Fair Housing Alliance, Rain Check Rebate Program

Impact: Significant exterior work was completed on homes in a concentrated area of Kentland. The exterior renovation dramatically improved the appearance of the streetscape and encouraged additional homeowners to make similar improvements to their homes. Some homeowners were able to garner additional home renovation funds to address needed interior repairs through DHCD's Whole Home Program. More than \$700,000 in grant funds were invested through the Façade Improvement program.

Accomplishment 3: Planting street trees

Outcome: 200 street trees were planted in Kentland

Projects: The Neighborhood Design Center (NDC) and the Department of Public Works and Transportation (DPW&T) partnered to identify streets needing trees. NDC identified areas throughout the SC Area, met with the community, and selected the tree variety. DPW&T provided funding to hire the contractor that planted the trees.

Partners: NDC, DPW&T

Impact: Greening of the streets beautifies communities, reduces pollution, decreases the heat island effect, and increases property values.

Accomplishment 4: Palmer Park Meadows—Purchase of Land

Outcome: Housing Initiative Partnership, Inc. (HIP) purchased nine lots from the Housing Authority of Prince George's County to develop nine new Net Zero Ready townhomes. Construction is anticipated to begin in July 2019.

Projects: HIP purchased vacant land for new Net Zero Ready townhomes.

Partners: HIP, Housing Authority of Prince George's County, Prince George's County Department of Housing and Community Development, Maryland (DHCD), and the National Fair Housing Alliance

Impact: Palmer Park has not had new homeownership residential construction in 25 years. As housing prices steadily increase in the County, most first-time homebuyers are unable to afford newly constructed homes. These homes will be affordable to households earning 80 percent or less of area median income. In addition to adding high-quality, affordable housing to the offerings in Palmer Park, the attractive homes will complement and improve the community appearance.

Accomplishment 5: Kentland Community Gateway Sign

Outcome: Design and installation of a new community gateway sign for Kentland

Project: Residents of Kentland wanted attractive signage at the entrance of their community. HIP partnered with the NDC to work with the community to develop the sign design. HIP applied to the Redevelopment Authority of Prince George's County for grant funds and was successfully awarded a Community Impact Grant. HIP hired a local sign company to fabricate and install the new community gateway sign.

Partners: HIP, RDA, Neighborhood Design Center, and the Kentland Community

Impact: Provides an attractive visual cue at the entrance of Kentland, strengthening neighborhood identity.

Descriptive Narrative: Please use this section to describe any major outcomes or projects from your last Sustainable Communities Action Plan that have NOT been accomplished and why.

Outcome: To attract, retain, and revitalize businesses along the MD 202 (Landover Road) corridor and improve the housing stock in the neighborhood

Narrative: The Dodge Plaza Shopping Center was selected by Redevelopment Authority (RDA) for a revitalization project. Representatives from Prince George’s County Economic Development Corporation, RDA, and Prince George’s County Planning Department met with the property owners several times to discuss this project. The discussions focused on the financial benefits of attracting “better” tenants and the County’s commitment to provide financial assistance for site improvements. The owners were excited about the project but remained non-committal. Ultimately, the project was unattainable and financial assistance from the County was allocated to other projects.

Outcome: Implement Block Captain program to address community concerns

Narrative: The Kentland/Palmer Park TNI team created a Community Liaison Program for residents in the SC Area to serve as Block Captains. The Block Captains served as the first point of contact for assigned sections of the SC area, attended TNI team meetings, reported complaints from their neighbors, and participated in TNI events. Unfortunately, the participation from the residents was lower than anticipated, which resulted in a scaled-back version of the original program and was later dropped.

SUSTAINABLE COMMUNITY RENEWAL REPORT

PART II: COMPREHENSIVE ASSESSMENT

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application - Section B

ENVIRONMENT	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an improvement in water quality?	X			Water quality is measured by watershed. The Sustainable Community (SC) Area is within the Lower Beaverdam Creek Watershed. In 2005 the County rated water quality and stream habitat quality in the watershed as "Very Poor". A further evaluation of the watershed in 2017 showed a slightly improved rating of "Poor".
2. Has the amount of impervious surface in your community been reduced? (Amount in SF)		X		The impervious surface area has gradually increased from 24.5 million square feet in 2009 to 24.8 million square feet in 2014 and 25 million square feet in 2017. However, some of this has been offset by the Housing Initiative Partnership (HIP) partnering with the Kentland/Palmer Park TNI team in removing more than 4,000 square feet of concrete and installing 3,735 square feet of permeable pavers. Additionally, more than 200 street trees were planted, and 25 rain barrels installed in the Kentland/Palmer Park area.
3. Have there been improvements and/ or additions to your park and/ or recreational green space?	X			Renovation and additions to the existing Palmer Park Community Center coupled with construction of the Kentland Community Center, provided residents with access to outdoor recreation facilities that included athletic field space, tennis courts, basketball courts, and playgrounds.
4. Did the Sustainable Community implement any recycling or waste reduction programs?		X		The community participates in the County's Residential Curbside Recycling Collection Program. No special or additional programs were implemented in the Kentland/Palmer Park communities as it relates to recycling. No augmentations/enhancements were planned.
5. Do all residents have access to healthy food options (i.e. fresh food grocery stores, farmers markets, etc.) within the Sustainable Community?	X			There are fresh food grocery stores along MD 202 (Landover Road) within a mile of the most densely populated residential areas in the existing SC Area. However, the less-densely populated areas would be outside of the one-mile boundary making accessibility to fresh food grocery stores and healthy food options more difficult, but not unobtainable. These residences also have access to automobile transportation more easily than those who live closer to MD 202 (Landover Road) and public transportation.

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application - Section B

ECONOMY	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been an increase in the number of new businesses in your Main Street/ Commercial District?		X		The SC Area is stable. The retail and industrial real estate continue to maintain high occupancy rates. The industrial demand is driven by proximity to the District of Columbia, connectivity to area highways, and affordable land. The retail demand is driven by proximity to three shopping centers, even though the products offered do not adequately fulfill the needs of the residents. Most retail establishments are adjacent to major roadways.
2. Did the Municipality/ Sustainable Community area receive any designations that support local economic development?	X			Within the past five years, properties south of Sheriff Road, east of Village Green Drive and Belle Haven Drive, north of Hill Oaks Road, and west of SC Area boundary received the Opportunity Zone designation shown on attached Map 2. Opportunity Zones are a community development program established by Congress in the Tax Cuts and Jobs Act of 2017 to encourage long-term investments in low-income urban and rural communities nationwide.
3. Has there been an increase in foot traffic in the Main Street/commercial district?			N/A	The SC Area does not include a main street /commercial district.
4. Have the number of commercial vacancies decreased?		X		The commercial vacancy rate decreased by 11.2 percent from 14 percent in 2013 to 2.8 percent in 2019; however, the products do not fulfill the needs of the local residents. The area lacks national brand retailers that are on-trend for their respective merchandise categories and does not provide offerings in several key categories such as sit-down/casual dining, quality discount clothing stores, and other lifestyle retailers.
5. Has there been an increase in local jobs within the Sustainable Community for its residents?			N/A	The Kentland and Palmer Park TNI Team was not tasked to track local jobs for its residents.

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application - Section B

TRANSPORTATION	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has the amount of bike trails/paths increased? How many linear feet do the trails cover?		X		<p>Although the amount of bike trails has not increased, DPW&T has begun the design process of implementing bike share stations throughout the County to encourage multiple modes of transportation.</p> <p>The 2009 Approved Countywide Mater Plan of Transportation and the 2014 Approved Landover Metro and MD 202 Corridor Sector Plan included recommendations for bike lanes along MD 704 (Martin Luther King J. Highway) from MD 450 (Annapolis Road) to Washington D.C. line and Sheriff Road from Brightseat Road to Washington D.C. Line.</p>
2. Have there been improvements to the public transit infrastructure?		X		<p>DPW&T's Bus Stop Improvement Program will systematically improve bus stops/shelters in the SC Area and the County in general.</p>
3. Has there been an increase in sidewalks? (Amount in linear feet)	X			<p>1,128.68 linear feet of sidewalk has been constructed at the multifamily medium-density residential development near the Landover Metro Station. In addition, several areas have seen upgrades to the sidewalk to conform to Americans with Disabilities Act (ADA) standards</p>
4. Have there been any roadway improvements that support "Complete" or "Green" streets?	X			<ul style="list-style-type: none"> • MD 704 (Martin King Jr. Highway) from Hill Road to Greenleaf Road: Because of safety concerns, a road diet was implemented by reducing the roadway from a six-lane divided highway to a four-lane divided highway with the two lanes repurposed with buffered bike lanes. The work was completed in the fall of 2017. • MD 704 (Martin King Jr. Highway) from Greenleaf Road to Ardwick Ardmore Road: A safety and resurfacing project is planned that will include a proposed road diet from a six-lane divided highway to a four-lane divided highway with two of the lanes repurposed with buffered bike lanes. The anticipated construction period is to occur in FY 2020 (Between July 1, 2019 to June 30, 2020)
5. Has traffic congestion along major roads decreased? (Amount in percent)			X	<p>Quantifying traffic congestion would require before and after traffic studies, which have not been performed in this SC Area.</p>

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application - Section B

HOUSING	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have any residential facades been improved?	X			<p>The Façade Improvement Program provided funding for homeowners near the vacant homes that were revitalized through acquisition and substantial rehabilitation. Qualified low- and moderate-income homeowners received grants to improve the curb appeal of their homes.</p> <p>In addition, Housing Initiative Partnership (HIP) partnered with the Redevelopment Authority and awarded grants to 50 homeowners. HIP engaged contractors to replace siding and roofs, power wash exteriors, replace windows, front doors, lighting and hardware, replace deteriorated fencing, install storm water management features such as permeable pavement, rain barrels, and replace landscaping with low-maintenance native plants. The program was managed by the Redevelopment Authority of Prince George's County.</p>
2. Has the home ownership rate increased?		X		<p>In 2010, the home ownership rate for the SC area was 40.6 percent. In 2018, the home ownership rate decreased to 37.4 percent. The numbers reflect an increase of renter-occupied units versus owner-occupied units as housing prices steadily increase in the County.</p>
3. Has there been an increase in the number of housing units in the Sustainable Community area? What number and/or percent are affordable?	X			<p>In 2017, a multifamily, medium-density residential development initiated construction near the Landover Metro Station. Once completed, the development will consist of 358 units: 165 fee-simple townhome units and 193 condominium units.</p> <p>HIP buys vacant homes, substantially renovates the homes to modern standards and sells the homes to first-time homebuyers earning 80 percent or less of area median income. Over the past five years, HIP has purchased and sold 11 homes in the SC Area.</p>
4. Has there been demolition of blighted properties?	X			<p>Two properties were demolished in the SC Area. Through the Blight Eradication and Extreme Block Make Over Program, DPIE was able to demolish a vacant house on the 7000 block of Hawthorne Place in 2013. The abandoned property received numerous violation notices and was cited by DoE over several years. Within the past five years, a blighted property on Barlowe Road was demolished by the property owner.</p>

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application - Section B

5. Has the residential vacancy rate decreased?	X			The Kentland and Palmer Park Sustainable Communities area is mostly built out and a stable community. Within the past four years, the vacancy rates have decreased from 7.7 percent in 2014 to 3.1 percent in 2018.
--	---	--	--	---

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application - Section B

QUALITY OF LIFE	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Has there been a decrease in crime rate?	X			<p>In 2012, the Kentland/Palmer Park areas were designated as a TNI area because it faced significant economic, health, public safety, and educational challenges. Since the inception of the initiative, the crime rates continue to decrease in the SC Area due to continual collaboration between business/property owners and residents with Prince George's County Police Department, District III and an increase in police patrols.</p>
2. Have there been improvements and/ or additions to your public spaces (i.e. museums, community centers, public plazas)?	X			<p>In 2016, a new 32,000-square-foot community center was constructed to replace the existing Kentland Community Center. The new center includes an 8,600-square-foot collegiate-sized gymnasium with bleacher seating, 2,500-square-foot fitness center, teen room, performance room, computer lab, media room, meeting/classroom space, warming kitchen, and activity room.</p> <p>In 2016, the Palmer Park Community Center was renovated, and an addition was constructed to increase the existing structure to 20,000 square feet. The existing gym was transformed into classrooms. A fitness center and a dance studio were demolished to make way for offices, a collegiate-size gymnasium with an elevated running track, and a multi-purpose room with a stage. These spaces are located around a central lobby to maximize facility supervision.</p>
3. Has there been an increase in public art/ arts & entertainment programs/venues (i.e. murals, movie theatre, music events)?	X			<p>In 2012, students, staff, parents, and community members joined William Paca Elementary School to complete its mural installation project, The "Mural In A Day" contest was coordinated by the Prince George's County "Art in Public Places" program and partnered with CBS Radio/WPGC 95.5 FM, to raise awareness about the County's Transforming Neighborhoods Initiative through public art.</p> <p>In 2013, the TNI team members, the Landover Educational Athletic Recreational Nonprofit Foundation (LEARN), and the Heart of America Foundation transformed the school's media center and computer room into new state-of-the-art facilities at William Paca Elementary.</p> <p>In 2015, the Palmer Park Community Center was beautified by a mosaic installation commissioned by the Maryland-National Capital Park & Planning Commission (M-NCPPC).</p>

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application - Section B

<p>4. How many historic properties were renovated/improved?</p>	<p>X</p>	<p>X</p>	<p>Below are the designated historic sites within the SC Area. The properties are privately owned and maintained. These properties were not included in the Sustainable Community Action Plan.</p> <p>72-002 Beall's Pleasure (NR) 2900 Bealls Pleasure Lane, Landover</p> <p>Built in the early nineteenth century on land that had been owned by Benjamin Stoddert, first U.S. Secretary of the Navy, Beall's (pronounced "bell") Pleasure is a two-story, side-gabled brick house of Georgian plan. The wing dates from 1935. Decorative features include the fan-lighted entrance and brick cornice. It is a fine example of Federal style plantation house architecture and named for the first owner of the property, Ninian Beale, who was issued a patent for 500 acres on July 10, 1706. Beall's Pleasure was listed in the National Register of Historic Places in 1979.</p> <p>72-001 Wilson's Station Railroad Tower 6900 Block of Old Landover Road, Cheverly</p> <p>This early twentieth century railroad tower on the Washington spur line of the Pennsylvania Railroad is the only remaining tower on the line. It was built in the same general location as Wilson Station, from which the National Equal Rights party marched in September 1884 when they nominated Belva Lockwood to be President of the United States. The small two-story, one-bay tower served the expanding railway system that was the impetus for the economic growth throughout Prince George's County. Constructed on the site of an earlier station stop on the Baltimore and Potomac Railroad, Wilson's Station Railroad Tower remained in service until the late 1980s.</p>
<p>5. Are there any residential health and wellness opportunities in place (i.e. athletic facilities, recreational indoor/ outdoor courses or groups)?</p>	<p>X</p>	<p>X</p>	<p>With the renovation and addition to the Palmer Park Community Center and the construction of the new Kentland Community Center, residents were provided access to indoor/outdoor recreation facilities that include basketball courts, tennis courts, indoor lap track, fitness rooms, and dance studios.</p>

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application - Section B

LAND USE/ LOCAL PLANNING	YES	NO	N/A	If YES, specify in quantifiable units and compare values from the last five years If NO, why not? What kept you from achieving your plan's desired outcomes?
1. Have there been any infill developments?	X			<p>In 2017, a multifamily, medium-density residential development initiated construction near the Landover Metro Station. Once completed, the development will consist of 358 units: 165 fee-simple townhome units and 193 condominium units.</p> <p>Palmer Park Meadows is scheduled to start construction in July 2019. Nine new Net Zero Ready Townhomes will be built on vacant land previously owned by the Housing Authority of Prince George's County.</p> <p>As a result, 367 units will be added the current total of 5,998 units in the SC Area once the developments are completed.</p>
2. Has there been an increase in the amount of preserved/protected land?		X		<p>There has been no increase to the amount of preserved/protected land in the SC Area. The SC Area is generally built out, and the existing environmental envelope remains.</p>
3. Have there been any developments hindered by growth constraints?		X		<p>There are no new regulatory constraints that would hinder development.</p>
4. Have there been any zoning or any policy changes that have fostered growth in your Sustainable Community?	X			<p>The Prince George's County General Plan (Plan 2035) approved in 2014 contains policies and recommendations for land use and development. It is anticipated that the approval of Prince George's County Zoning Rewrite in 2018 will allow more flexibility to construct mixed-use development projects and streamline the development review process. The new zoning ordinance does not go into effect until completion of the countywide map amendment.</p> <p>The countywide map amendment, which may place new mixed-use zones on properties, is in the process of initiation. A decision tree matrix will determine appropriate properties to receive new zones for mixed-used development.</p>

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application - Section B

<p>5. Have there been any significant improvements to the municipal infrastructure within the Sustainable Community (i.e. street lighting, water/sewer lines)?</p>	<p>X</p>			<p>MD 704 (Martin King Jr. Highway) from Hill Road to Greenleaf Road: A road diet was implemented for safety, reducing the roadway from a six-lane divided highway to a four-lane divided highway with the two lanes repurposed with buffered bike lanes. The work was completed in fall 2017.</p>
--	----------	--	--	--

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application - Section B

COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
Community Legacy (CL): <ul style="list-style-type: none"> TNI KPP Blight Eradication Program 	Housing Initiative Partnership, Inc., Prince George’s County Redevelopment Authority (RDA)	Specific to Kentland and Palmer Park: 2014: \$250,000 to HIP for the acquisition/rehab 2 houses 2015: \$225,000 to RDA, then passed to HIP for the acquisition/rehab of 3 houses 2016: \$250,000 to HIP for the acquisition/rehab of 3 houses 2017: \$150,000 to HIP for the acquisition/rehab of 2 houses 2018: \$150,000 to HIP for the acquisition/rehab of 2 houses		See description in the “Amount Received” column.

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application - Section B

COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
		2019: \$150,000 to HIP for the acquisition/rehab of 2 houses		
Strategic Demolition Fund (SDF):	DHCD	No Funding	Early notification and assistance to prepare and manage grant applications.	
Community Safety & Enhancement Program:	MDOT	No Funding	Early notification and assistance to prepare and manage grant applications.	
Maryland Bikeways Program:	MDOT	No Funding	Early notification and assistance to prepare and manage grant applications.	
Sidewalk Retrofit Program:	MDOT	No Funding	Early notification and assistance to prepare and manage grant applications.	
Water Quality Revolving Loan Fund:	MDE	No Funding	Early notification and assistance to prepare and manage grant applications.	

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application - Section B

COMPETITIVE FUNDING: Use the rows below to list competed funds sought for sustainability or revitalization projects since receiving Sustainable Communities designation.	Source (federal, state, foundation, etc.)	Amount Received	If no funding was received, what technical or other assistance from the state would help with future applications?	Other Notes
COMPETITIVE FUNDING: Are there any types of projects/needs for which your Sustainable Community needs funding; however, there isn't a funding source?				
Empty space for user input				

III. SUSTAINABLE COMMUNITY ACTION PLAN UPDATE

Sustainable Community Action Plan

Kentland, Palmer Park, and Columbia Park Sustainable Community

Submitted by Prince George's County

7/26/2019

Environment

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

Strengths	Weaknesses
<ul style="list-style-type: none"> • High Green Infrastructure Network area (665 acres or 48 percent of the sustainable community) • 49,535 linear feet (9.38 miles) of streams • Seven acres of wetlands. • 156 acres (11 percent of the sustainable community) of the 100-year floodplain. • Nearly 370 acres (27 percent) of tree canopy (forests, woodland, trees) • About 165 acres of M-NCPPC-owned parkland • More than 200 trees planted in Kentland • Increasing use of rain barrels, native trees, and permeable pavers through the Rain Check rebate program • Sustainable Energy Program (The Transforming Neighborhoods Initiative Clean Energy Grant) Rooftop Solar Grant Participation in Growing Green Pride, Community Gardens, and Litter Mitigation programs 	<ul style="list-style-type: none"> • High imperviousness (573 acres, 42 percent) • Stormwater quantity and quality issues • Shortage of renewable energy projects • Illegal dumping, including abandoned vehicles • Inadequate protection and poor maintenance of trees in the community • Inadequate numbers of recycle-designated trash bins at community centers

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Protect and enhance existing tree canopy</p> <p>Progress Measures: Increased tree canopy</p>	<p>Strategy A: Reforest open areas within stream buffers</p> <p>Strategy B: Discourage the removal of specimen trees</p> <p>Strategy C: Negotiate with schools, public, and private property owners to plant trees and/or establish woodland conservation areas on their properties</p>	<p>Prince George’s County Public School (PGCPS), Prince George’s County Department of the Environment (DoE) (Tree ReLeaf program, NPDES Permit data and Watershed Improvement Plan), Prince George’s County Department of Parks and Recreation (DPR)</p>
<p>Outcome 2: Improve water quality</p> <p>Progress Measures: Better stormwater quality and quantity controls</p>	<p>Strategy A: Break up large, contiguous impervious surface areas with landscape strips, permeable pavers, and new vegetation</p> <p>Strategy B: Encourage greater participation in rain barrel and bioretention programs</p> <p>Strategy C: Seek funding to promote tree planting on private properties by making seedlings available at no charge to homeowners</p> <p>Strategy D: Allocate funding from County Rainwater Fund to reduce impervious surface areas especially at churches, schools, and other public facilities</p> <p>Strategy E: Coordinate with schools and civic groups to reduce trash loads especially in stream and wetland buffers, the 100-year floodplain, and vacant properties</p>	<p>Community and Civic Organizations, Prince George’s County DoE (Chesapeake Bay Critical Area funding program, DoE NPDES Permit data and Watershed Improvement Plan), Maryland Department of Natural Resources (MD NRS)</p>

Economy

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

Strengths	Weaknesses
<ul style="list-style-type: none"> • Proximity to the District of Columbia and US 50 (John Hanson Highway) • Accessible to transit (Landover Metro Station, TheBus and Metro Bus) • Proximity to the new \$543 million University of Maryland Capital Regional Medical Center under construction. The new hospital will support more than 2,600 new jobs. • A portion of Palmer Park (South of Sheriff Road) designated as an Opportunity Zone • Kentland, Palmer Park, and Columbia Park are within the Priority Funding Area. • Ardwick Industrial Park, in the northwestern part of the SC Area provides manufacturing, service, and professional job opportunities to the local workforce • Redevelopment Authority Commercial Façade Rehabilitation Program 	<ul style="list-style-type: none"> • Deteriorating shopping centers and commercial facades • No anchor grocery store in SC Area • The percent of residents traveling for employment outside of SC Area is 99.2 percent. • Low-income population (62 percent of SC Area are below area average income)

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Create job opportunities for unemployed population</p> <p>Progress Measures: Increased workforce and new jobs created</p>	<p>Strategy A: Increase employment and access to job training tools and resources</p> <ul style="list-style-type: none"> • Create a community guide for residents that identifies various resources to enhance their job skills and employment • Use local community centers for workforce training and job fairs • Encourage employers to create additional high-quality jobs by supporting workforce development partnership with the EDC and local community colleges and universities 	<p>Prince George’s Community College, University of Maryland, Prince George’s County Economic Development Corporation (EDC), Prince George’s County Department of Parks and Recreation, Residents, Maryland Department of Transportation, State Highway Administration (MDOT SHA)</p>
<p>Outcome 2: Site improvements to the existing commercial and industrial areas</p> <p>Progress Measures: An increase in new businesses, retention of existing businesses in the SC Area</p>	<p>Strategy A: Renovate existing shopping centers and improve business facades to make more attractive and viable assets in the community</p> <ul style="list-style-type: none"> • Continue to promote commercial façade improvement programs • Provide technical assistance to businesses and property owners to identify grants, encourage physical improvements and diverse tenants <p>Strategy B: Support the attraction and retention of quality jobs in the SC Area</p> <ul style="list-style-type: none"> • Support small-scale retail, convenience uses, where appropriate provide amenities to area workers, improve marketability of properties 	<p>Business and Property Owners, Prince George’s County Redevelopment Authority (RDA), EDC</p>

Transportation

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

Strengths	Weaknesses
<ul style="list-style-type: none"> • Proximity to the US 50 (John Hanson Highway) and District of Columbia • Severed by two major roadways MD 202 (Landover Road) and MD 704 (Martin Luther King Highway) • Metro Bus and TheBus have routes within the SC Area that connect to the Orange Line at Landover Metro Station located within the boundary, and Blue Line at nearby Largo Metro Station. • Kentland/Palmer Park primarily consists of medium-density development and has the street connectivity necessary for a walkable community with a compact ecological footprint. 	<ul style="list-style-type: none"> • Lack of traffic calming measures (neck-downs, special pavement at intersections, or speed bumps) on roadways near Kentland and Palmer Park Community Centers • Lacks safe bike routes along MD 202 (Landover Road) Corridor and to Landover Metro Station • Limited trail network throughout SC Area • Some sidewalks and streets need repairs to accommodate pedestrians and vehicles for better access and conformance to Americans with Disabilities Act (ADA) standards in the communities • Although the industrial district can be accessed by the Landover Metro Station, there is little infrastructure to support pedestrian access within the district. Despite the implementation of crosswalks, pedestrian circulation along major throughways remains unsafe because of a lack of a buffer between sidewalks and high-speed traffic. • No bike routes or multi-use paths have been implemented outside of Kentland Park, discouraging recreational and commuter bike use. • Although the SC Area has a number of transit stops within its boundary, there are some gaps in service by Metro Bus and TheBus. • While the SC Area is within walking distance from the Landover Metro Station, it is bordered by wetland and undeveloped properties that discourage pedestrian access. An analysis by M-NCPPC shows that it took more than 20 minutes to travel from key locations. There were several reasons for the extended travel time, including signalization issues, barriers, and lack of roadway and sidewalk connectivity between the Metro station and the surrounding area.

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Improve pedestrian, non-vehicular, and public transit commuter safety and experience.</p> <p>Progress Measures: Increased public transit usage, fewer pedestrian fatalities.</p>	<p>Strategy A: Balance comfort and safety for all road users</p> <ul style="list-style-type: none"> • Add buffers between the streets and sidewalks to improve safety and pedestrian experience • Add sidewalks to improve connectivity and walkability along MD 202 (Landover Road), MD 704 (Martin Luther King, Jr. Highway) and Columbia Park Road, especially near the Landover Metro Station • Work with MDOT SHA on the crossing time at signalized intersections along Landover Road to ensure that pedestrians have reasonable time to cross <p>Strategy B: Explore modern improvements to public transit infrastructure.</p> <ul style="list-style-type: none"> • Coordinate with WMATA, MDOT SHA and DPW&T to provide bus shelters with benches, trash cans, dual-language route maps and schedules • Coordinate with WMATA, DPW&T, MDOT SHA and developers to install wayfinding signage that provide information and directions to various destinations in the Kentland, Palmer Park, and Columbia Park area (Palmer Park and Kentland Community Centers and Landover Metro Station) 	<p>Prince George’s County Department of Public Works & Transportation (DPW&T), Maryland Department of Transportation, State Highway Administration (MDOT SHA), Washington Metropolitan Area Transit Authority (WMATA)</p>
<p>Outcome 2: Improve connectivity to public transportation and community resources.</p> <p>Progress Measures: Increased public transit usage and access to community resources.</p>	<p>Strategy A: Enhance non-vehicular paths and trails</p> <ul style="list-style-type: none"> • Establish comprehensive bicycle and pedestrian trails that link neighborhoods to green spaces, parks, and public amenities • Install bike lanes to provide alternative modes of transportation, especially along major roads <p>Strategy B: Explore and fund improvements to the trail network</p> <ul style="list-style-type: none"> • Design trail network to avoid interaction with major roadways • Enhance lighting and landscaping along trails 	<p>DPW&T, MDOT SHA, Prince George’s County Department of Parks and Recreation</p>

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application

<p>Outcome 3: Enhance the streetscape along major roadways</p> <p>Progress Measures: Improve neighborhood aesthetic</p>	<p>Strategy A: Explore programming for roadway clean ups</p> <ul style="list-style-type: none"> Partner with local businesses and institutions to participate in DPW&T’s Adopt-A-Road Program and MDOT SHA’s Adopt-A-Highway program <p>Strategy B: Adopt new code enforcement strategies in high-traffic areas.</p> <ul style="list-style-type: none"> Coordinate regular street cleaning, bulk pick up services, and other trash service with DoE and DPW&T 	<p>DPW&T, MDOT SHA, DoE, DPIE</p>
<p>Outcome 4: Increase pedestrian connectivity</p> <p>Progress Measures: Increase ADA-compliant pathways that connect all key points in the community</p>	<p>Strategy A: Identify and replace failing sidewalk/ramp facilities</p> <p>Strategy B: Fill gaps in connectivity by installing sidewalks</p>	<p>DPW&T, MDOT SHA</p>
<p>Outcome 5: Increase vulnerable-user safety</p> <p>Progress Measures: Numerical decrease in accidents/fatalities</p>	<p>Strategy A: Work with DPW&T and MDOT SHA to emphasize safe pedestrian pathways, crossings, and street lighting along their right-of-way</p> <p>Strategy B: Educate community members about safe driving habits and encourage enforcement of transportation violations that endanger others</p>	<p>MDOT SHA, Prince George’s County Police Department District III, community members , DPW&T</p>

Housing

Housing strengths and weaknesses can include affordability, homeownership vs rental, housing stock diversity, housing condition and value, housing programs, foreclosures, residential vacancies, property values, home sale values.

Strengths	Weaknesses
<ul style="list-style-type: none">• Good mix of affordable homeownership and rental housing stock• Existing partnerships with nonprofits for affordable housing, new housing construction, and façade improvements• A multifamily, medium-density residential development under construction within one-mile radius of Landover Metro Station• A mix of housing types exist within the SC Area, including medium-density detached homes and duplexes and high-density single-family dwellings such as triplexes and townhomes. Some multi-family apartment complexes are also located in the SC Area	<ul style="list-style-type: none">• Increase in residential vacancies and foreclosures• Waiting lists for subsidized housing units• Aging housing stock and lack of maintenance results in an increase in code violations throughout SC Area

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Increase the number of affordable and market-rate housing units</p> <p>Progress Measures: More housing options are available to cost-burdened households of all income levels</p>	<p>Strategy A: Work with the public, private, and nonprofit sectors to expand and increase housing choices and create more affordable housing options in the SC Area</p> <ul style="list-style-type: none"> • Utilize various rental assistance services to help families pay rent and provide permanent housing <p>Strategy B: Fund and implement an affordable housing trust fund and expend other eligible funding</p> <ul style="list-style-type: none"> • HUD HOME, to provide housing rehabilitation and new construction • Utilize the HOME Investment Partnership Program to expand the supply of decent, affordable housing for low-income families • Utilize the Neighborhood Stabilization Program (NSP) by U.S. Department of Housing and Urban Development (HUD) to purchase and redevelop abandoned, foreclosed, and vacant homes and residential properties 	<p>Prince George’s County Department of Housing and Community Development, RDA, HIP, United States Housing and Urban Development (HUD), Habitat for Humanity of Prince George’s County, property owners</p>
<p>Outcome 2: Improve neighborhood aesthetic, address blight, and deteriorating housing stock</p> <p>Progress Measures: Reduce the number of code enforcement violations, decrease vacant properties, increase occupied properties</p>	<p>Strategy A: Examine code enforcement strategies throughout residential areas</p> <ul style="list-style-type: none"> • Collaborate with DPIE to create strategies and tactics to enforce housing and building code violations <p>Strategy B: Promote neighborhood improvement funds, incentives, and activities</p> <ul style="list-style-type: none"> • Explore organizing recurring neighborhood clean ups • Work with nonprofit organizations to assist and fund renovations for low-income, single-family homes • Utilize the Single-Family Rehabilitation Loan Program to upgrade the quality of deteriorated dwellings to contemporary minimum property standards • Promote and fund residential façade improvement programs <p>Strategy C: Create plan to address vacant/deteriorated homes and properties</p>	<p>Prince George’s County Department of Permitting, Inspections and Enforcement (DPIE), Prince George’s County Department of Environment (DoE), Housing Initiative Partnership, Inc. (HIP), Prince George’s County Redevelopment Authority (RDA), property owners, Prince George’s County Community Relations Department, Prince George’s County Department of Housing and Community Development</p>

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application

	<ul style="list-style-type: none"> • Collaborate with RDA and DPIE to identify vacant and nuisance properties eligible for renovation assistance • Expedite removal of abandoned vehicles in the area • Coordinate efforts with DPIE to conduct inspections of properties and ensure vacant properties are secured and boarded and vacant lots are maintained 	
<p>Outcome 3: Expand outreach for housing education and services</p> <p>Progress Measures: An increase of owner-occupied homes in the SC Area</p>	<p>Strategy A: Expand homeownership education and opportunities for down payment assistance to eligible residents</p> <ul style="list-style-type: none"> • First-time homebuyer education and counseling (Maryland Mortgage Program and US HUD Homeownership Voucher Program) <p>Strategy B: Utilize local community centers proximate to neighborhoods to serve as information hub</p> <ul style="list-style-type: none"> • Utilize local community centers as locations for housing workshops 	<p>HIP, RDA, Habitat for Humanity of Prince George’s County, Property Owners, PG DHCD</p>

Quality of Life

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

Strengths	Weaknesses
<ul style="list-style-type: none"> • The construction of the new Kentland Community Center and renovations and addition to the Palmer Park Community Center • Abundance of religious institutions for different denominations • Emerging international community • Active community civic associations (Kentland Civic Association, Palmer Park Civic Association, and Columbia Park Civic Association) • Kentland is home to historic resources. Wilson’s Station Railroad Tower (NR 72-001) is an early 20th century railroad tower located along the Washington line of the Pennsylvania Railroad. It is the only remaining tower on the line. Kentland is also home to Beall’s Pleasure (NR 72-002) a two-story, brick house on land owned by the first U.S. Secretary of the Navy, Benjamin Stoddart. • Construction of a new Kentland neighborhood sign at the Southwest corner of the intersection of MD 202 (Landover Road) and Fire House Road • Several parks and recreation centers, owned by M-NCPPC, are located within the SC Area • Home to the EXCEL Academy Public Charter School 	<ul style="list-style-type: none"> • Limited primary or secondary healthcare and wellness programs for all age groups • Limited social services and amenities for aging population • Lack of Neighborhood Watch • Limited access to healthy food options within SC area • FedEx Field traffic and parking affect local traffic in southern Palmer Park during events. • No public library within the SC Area • Code violations and lack of property maintenance throughout SC Area • Poor wayfinding throughout SC Area • Reactive youth programming instead of proactive • There are no physical features, such as cohesive signage, bus shelters, lighting and other street furniture to create a sense of neighborhood branding

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Improve access to healthcare</p> <p>Progress Measures: Improved community health and education</p>	<p>Strategy A: Expand access to community health and wellness</p> <ul style="list-style-type: none"> • Expand programming to promote and support youth and adult access to exercise and active living • Initiate neighborhood-focused outreach and education campaigns that promote healthy lifestyle choices, including healthy food options and the benefits of regular exercise <p>Strategy B: Expand youth development programs</p> <ul style="list-style-type: none"> • Coordinate transportation from nearby public schools to after-school programs throughout the SC Area • Collaborate with local community centers to expand after-school programs and activities to a wider age group • Collaborate with local Boys and Girls Club chapters to create programming for young adults and teenagers to help develop life skills <p>Strategy C: Improve access to health care</p> <ul style="list-style-type: none"> • Allow and promote mobile health services in the Kentland, Palmer Park, and Columbia Park areas to improve access to preventive medical health resources • Encourage partnership between County agencies and local medical centers to strengthen community-focused health programming in Kentland, Palmer Park, and Columbia Park areas 	<p>Prince George’s County Health Department, nonprofit Organizations, PGCMLS, Prince George’s County Public School (PGCPS), Prince George’s County Department of Parks and Recreation, Maryland Department of Health, Maryland Department of Human Services</p>
<p>Outcome 2: Improve community literacy and education rates</p> <p>Progress Measures: Increased high school completion rate, school retention rate</p>	<p>Strategy A: Examine local factors and influences that lead to low community literacy and education rates</p> <ul style="list-style-type: none"> • Understand issues that lead to high absentee rates in local schools • Collaborate with Prince George’s County Public Schools and local community centers to evaluate needs for after-school tutoring and continued education • Identify and prepare high school dropouts for GED <p>Strategy B: Promote and educate parents on importance of kindergarten readiness</p>	<p>PGCMLS, PGCPS, Prince George’s Community College, Prince George’s County Planning Department</p>

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application

	<ul style="list-style-type: none"> • Coordinate with local resources to connect parents and caregivers to kindergarten preparatory programs • Identify nonprofit and community organizations that provide kindergarten preparedness classes 	
<p>Outcome 3: Improve access to healthy foods for community residents</p> <p>Progress Measures: Establish community gardens and encourage participation by residents and schools</p>	<p>Strategy A: Initiate a community gardening program at elementary schools and unutilized vacant lot within the community</p> <ul style="list-style-type: none"> • Identify suitable lots for gardening opportunities including co-location of community garden near community centers • Establish a farm-to-school program to bring local foods into school cafeterias, and create school gardens 	<p>Property owners, PGCPS, Prince George’s County Department of Parks and Recreation, and nonprofit organizations</p>
<p>Outcome 4: Enhance public safety and community policing</p> <p>Progress Measures: Lower crime rate</p>	<p>Strategy A: Strengthen alliance with the community and local police department</p> <ul style="list-style-type: none"> • Organize community walks with law enforcement and community members to identify areas of concern and improvement • Explore the viability of a neighborhood watch <p>Strategy B: Use Crime Prevention Through Environmental Design (CPTED) principles and practices to support a sense of safety</p> <ul style="list-style-type: none"> • Coordinate with local police and DPW&T to identify areas of poor lighting in heavily populated areas 	<p>Prince George’s County Police Department District III, DPW&T, MDOT SHA, Residents, property owners Prince George’s County Community Relations Department</p>

Local Planning and Land Use

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

Strengths	Weaknesses
<ul style="list-style-type: none"> • The approval of the Prince George’s County General Plan (Plan 2035) in 2014 • The approval of new zoning ordinance by the District Council in 2018 • Opportunity for the redevelopment of older commercial areas and residential communities • The Landover Metro Station within SC Area • A mix of housing types exist within the SC Area, including medium-density, detached homes and duplexes and high-density, single-family dwellings such as triplexes and townhomes. Some multi-family apartment complexes are also located in the SC Area. • Concentration of commercial development along MD 202 (Landover Road) • Existence of protected environmentally sensitive land in the Reserved Open Space (R-O-S) Zone, recreational, and other institutional land uses 	<ul style="list-style-type: none"> • Poor connectivity and pedestrian access to local shopping centers and retailers. Connectivity is difficult because of high traffic volume and speeds along major transportation facilities. Major streets are difficult to cross, especially during peak hours, because of traffic volumes and limited pedestrian facilities

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Concentrate future infill development in targeted areas contained in Plan 2035, 2010 Subregion 4 Master Plan and 2014 Landover Metro Area and MD 202 Corridor Sector Plan.</p> <p>Progress Measures: Track the progress of infill development and redevelopment in terms of</p>	<p>Strategy A: Support the County Map Amendment that places the new zoning tools on properties</p> <p>Strategy B: Promote and incentivize mixed-use infill development in shopping centers taking advantage of the under-utilized parking lots</p> <p>Strategy C: Encourage land consolidation to form a critical mass for redevelopment</p>	<p>EDC, RDA, DHCD, Revenue Authority, Prince George’s County Planning Department</p>

Kentland, Palmer Park and Columbia Park Sustainable Community Renewal Application

<p>increase in number of residential units, and square footage of commercial and office space in the SC Area.</p>		
<p>Outcome 2: Protect and preserve existing, stable residential neighborhoods</p> <p>Progress Measures: A decrease in the number of code citations, violations, vacancy, and foreclosures</p>	<p>Strategy A: Develop a unique neighborhood identity and sense of place through branding, signage, cultural and heritage identity, and neighborhood association</p> <p>Strategy B: Embark on aggressive code inspection enforcement and property improvement and maintenance</p> <p>Strategy C: Educate property owners about property improvement guidelines, available resources, low interest loans</p>	<p>DPIE, RDA, Prince George’s County Planning Department, PG DHCD, EDC</p>

SIGNATURE LETTER

On behalf of Prince George's County, I hereby approve the application for renewal of the Sustainable Community designation for Kentland, Palmer Park, and Columbia Park. I understand that the Disclosure Authorization and Certification from the original Sustainable Community application continues to apply to the applicant local government, and as such the applicant agrees that not attaching an objection constitutes consent to the information being made available to the public, and a waiver of any rights the applicant may have regarding this information under Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland.

I also confirm that I am named, or a former holder of my current title is named as an authorized official for the Sustainable Community designation for my local government in the Local Government Authorization submitted with the original application.

Authorized Signature

Type Name and Title

Date