

Sustainable Community Action Plan

Glassmanor-Oxon Hill

Prince George's County

10/29/2015

Legend

Birchwood City/Clearview Civic Association (BCCCA)
District of Columbia Department of Environment and Energy (DOEE)
District of Columbia Department of Transportation (DDOT)
Glassmanor Civic Association (GCA)
Glassmanor-Oxon Hill Transforming Neighborhoods Initiative Workgroup (TNI)
Maryland State Highway Administration (SHA)
Prince George's County Community College (PGCC)
Prince George's County Department of Corrections (DOC)
Prince George's County Department of Environment (DoE)
Prince George's County Department of Housing and Community Development (DHCD)
Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE)
Prince George's County Department of Public Works and Transportation (DPW&T)
Prince George's County Economic Development Corporation (EDC)
Prince George's County Health Department (PGHD)
Prince George's County Police Department (PGPD)
Prince George's County Public Schools (PGCPS)
Prince George's County's Sheriff's Office (PGSO)
Southern Avenue Associates Limited Partnership (SAA)
The Maryland-National Capital Park and Planning Commission (M-NCPPC)

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"> The Eastover Shopping Center maintains their property by performing litter collection around the center twice a week. There are eight parks totaling 167 acres of parks and open space; representing 11% of land use. There are approximately 8 miles of tributaries flowing through the area into the Potomac River. There are three distinct high points in the area that provide scenic vistas of the District of Columbia. Prince George’s County’s Department of Corrections performs litter pickup along Southern Avenue on a regular basis. 	<ul style="list-style-type: none"> There are more requests for litter and illegal dumping removal in the area than the countywide average. There are 427 acres of impervious surface, totaling 29% of the area that contribute to stormwater runoff in the Oxon Run Watershed. A majority of the streams have been piped, channelized, or removed. Water quality is rated “very poor” and listed on the EPA’s 303(d) list of Impaired Waters. The majority of the eating establishments are fast food restaurants, and access to healthy food choices is limited.

Desired Outcomes and Progress Measures Based on the strengths and weaknesses listed above, identify the strengths on which you would like to build and the challenges you would like to address. What goals or outcomes are you trying to achieve? Progress Measure: Identify how you will know that you have achieved your outcome.	Strategies Identify strategies that will help your community to achieve each identified outcome to the left. **Insert as many strategies as appropriate	Action Items What steps need to be taken to realize each strategy? **Insert as many action steps as appropriate	Implementation Partners Which community stakeholders need to be involved to realize each action step and strategy?
<p>Outcome 1: Improve the health of the Oxon Run Watershed.</p> <p>Progress Measures: Improved water quality through meeting the Environmental Protection Agency’s mandate for Total Maximum Daily Load (TMDL).</p>	<p>Improve the Winkle Doodle Channel located along Southern Avenue.</p>	<p>Continue working with the newly established Oxon Run Watershed Restoration Workgroup to explore plans to naturalize the channel and associated roadway, sidewalk, and bicycle improvements. <i>Consider application to the Maryland Department of Environment Water Quality Revolving Loan Fund for this project.</i></p>	<p>DOEE, DoE, DPIE, DPW&T, M-NCPPC</p>
	<p>Reduce litter and illegal dumping that contributes to stormwater runoff and contaminates waterways.</p>	<p>Install more trash and recycling receptacles at heavily trafficked and littered areas.</p>	<p>DPW&T, DoE, TNI</p>
		<p>Continue to promote and participate in Prince George’s County semi-annual Clean Up, Green Up Day (litter removal, cleaning, mulching, and weeding).</p>	<p>DPW&T, TNI, BCCCA, GCA</p>
		<p>Continue to perform litter clean-ups along Southern Avenue between Wheeler Road and MD-210.</p>	<p>DOC, DPW&T</p>
	<p>Participate and promote Prince George’s County’s new Clean Sweep initiative that represents a County and State collaborative to address roadside litter and illegal dumping.</p>	<p>DoE, SHA, M-NCPPC, BCCCA, GCA</p>	
<p>Replace select impervious surfaces using low impact development/green infrastructure to reduce stormwater runoff.</p>	<p>Work with Prince George’s County’s new Clean Water Partnership program to identify eligible projects in the Sustainable Community area for green infrastructure retrofit.</p>	<p>DoE, Corvias Solutions</p>	

Environment

Desired Outcomes and Progress Measures →	Strategies →	Action Items →	Implementation Partners
<p>Outcome 2: Improve access to healthy foods.</p> <p>Progress Measures: Plant one garden in a local school or community center to provide access to fresh fruits and vegetables by 2018.</p>	<p>Distribute healthy foods to students and their families.</p>	<p>Host a “Family Market Day” at the local schools.</p>	<p>PGCPS, TNI</p>
		<p>Plant vegetable gardens in the local schools with students. Use Barnaby Manor Elementary School as a model.</p>	<p>PGCPS, TNI, DPW&T, Neighborhood Design Center</p>
		<p>Consider application to the Environmental Protection Agency’s <i>Local Foods, Local Places Technical Assistance Program</i> to set community goals and plan projects such as community gardens and farmers markets.</p>	<p>TNI, DOE, PGHD</p>
		<p>Work with Chef Mark Haskell to explore the Edible & Teaching Garden Project at the Southern Marketplace and financing options.</p>	<p>Mark Haskell, SAA, M-NCPPC</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)

<u>Strengths</u>		<u>Weaknesses</u>	
<ul style="list-style-type: none"> Proximity to job and retail markets at National Harbor and the District of Columbia. 5-Year average retail vacancy rates are healthy at 4.9%. The area has the following designations that provide economic incentives: <ul style="list-style-type: none"> -Maryland Department of Business and Economic Development Enterprise Zone and Enterprise Zone Focus Area -United States Small Business Administration Historically Underutilized Business Zone (HUBZone) -Maryland Department of Planning Priority Funding Area -Prince George's County Revitalization Tax Credit Area 		<ul style="list-style-type: none"> The area's June 2015 unemployment rate is 11.78 %, which is higher than the county rate of 5.6%. 53% of the area's residents possess a high school education or less compared to 41% of the countywide population. The majority of the commercially zoned properties were built between 1950-1960. 	
Desired Outcomes and Progress Measures →	Strategies →	Action Items →	Implementation Partners
<p>Outcome 1: Decrease unemployment for residents of the Sustainable Community area.</p> <p>Progress Measures: Reduce unemployment in the Sustainable Community area by 2% by 2021.</p>	<p>Conduct local job readiness seminars for area residents to reduce transportation barriers.</p>	<p>Work with the Prince George's County Economic Development Corporation to plan job readiness workshops in the area.</p>	EDC, TNI
		<p>Continue to provide career readiness resources at schools.</p>	PGCPS, TNI, PGHD
	<p>Promote the new Clean Water Partnership that provides local, small, and minority businesses the opportunity to compete and secure contracts to build water infrastructure systems.</p>	<p>Refer interested workers to the Urban Watershed Restoration Contractor Training Course offered at Prince George's Community College.</p>	DoE, PGCC, TNI
<p>Outcome 2: Enhance the commercial corridor along MD-210 and Southern Avenue.</p> <p>Progress Measures: Work with one key commercial property owner to implement façade improvements.</p>	<p>Revitalize aging commercial building façades.</p>	<p>Form a business owner's roundtable for the Glassmanor-Oxon Hill area to address façade improvements within the commercial corridors.</p>	TNI, property owners, M-NCPPC
		<p>Promote the <i>Maryland Department of Housing and Community Development's Neighborhood Business Works Loan Program</i> to commercial properties.</p>	TNI
	<p>Enhance and improve the public realm surrounding the commercial corridors.</p>	<p>Widen sidewalks to install seating/benches, landscaping, and pedestrian scale lighting. Consider <i>Maryland Department of Housing and Community Development's Community Legacy Program for funding</i>.</p>	TNI, DPW&T

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"> The MD-210 gateway provides direct access to the District of Columbia. The area is adjacent to the Capital Beltway which connects Maryland, Virginia and the District of Columbia. The area is located less than one mile from the Metro system (Southern Avenue/Green line). The Washington Metropolitan Area Transit Authority (WMATA) P12 line provides bus service from the Eastover Shopping Center to the Southern Avenue Metro station and serves several residential neighborhoods in between. Prince George's County's The Bus provides bus service within the area along Southern Avenue, MD-210, Owens Road, and Wheeler Road (Bus Routes 33 and 35). 	<ul style="list-style-type: none"> The MD-210 gateway generates traffic congestion. Roadway pavement is in poor condition. Residential neighborhoods lack traffic calming devices. There are no bicycle facilities (e.g., bicycle lanes, bicycle racks & lockers, bicycle repair stations). The sidewalks are too narrow including the Winkle Doodle Bridge.

Desired Outcomes and Progress Measures	Strategies	Action Items	Implementation Partners
<p>Improve bicycle and pedestrian facilities in the Sustainable Community area.</p> <p>Progress Measures: Improve a total of 5,280 linear feet/1 mile of the major sidewalks and crosswalks (MD-210, Southern Avenue, Wheeler Road, and Owens Road) within the Sustainable Community by 2020 and install at least one new bicycle facility by 2020.</p>	Widen sidewalks along MD-210 and Southern Avenue for pedestrian comfort and security.	Consider application to the <i>Maryland Department of Transportation's Sidewalk Retrofit Program</i> .	DPW&T, SHA, TNI
	Replace sidewalk, curb and gutter, and driveway aprons along Owens Road between Southern Avenue and Wheeler Road.	Monitor the Capital Improvement Program (Contract No. 887-H).	DPW&T, TNI
	Provide bicycle facilities along MD-210.	Consider application to <i>Maryland Department of Transportation's Maryland Bikeways Program</i>	SHA, DPW&T, TNI
	Create a shared vision and resources with the District of Columbia for a recreation and recreational access for the restored Oxon Run watershed corridor.	Collaborate with the District of Columbia to coordinate bicycle plans for the Oxon Run watershed.	DDOT, M-NCPPC
	Provide support for the development of the Barnaby Run Stream Valley Trail.	Participate in the development of the <i>Trails Master Plan for Prince George's County</i> .	SAA, M-NCPPC, TNI, GCA, BCCCA
<p>Improve roadway facilities in the Sustainable Community area.</p> <p>Progress Measures: Resurface three roadways in the Sustainable Community area by 2018.</p> <p>Hold one meeting between the State Highway Administration, District of Columbia Department of Transportation, and Prince George's County Department of Public Works & Transportation to discuss the new Sustainable Community designation and associated transportation funding opportunities.</p>	Collaborate with SHA to enhance and improve MD-210 through bicycle and pedestrian improvements, enhanced landscaping, and crosswalk upgrades.	Consider application to <i>Maryland's Department of Transportation's Community Safety and Enhancement Program</i> which provides funding for transportation improvements along state highways.	DPW&T, SHA, TNI
	Collaborate with DDOT to enhance and improve Southern Avenue through bicycle and pedestrian improvements, enhanced landscaping, and crosswalk upgrades.	Hold a meeting between DDOT and DPW&T to discuss the recommendations of the <i>DDOT Southern Avenue, SE Bridge Over Winkle Doodle Branch Planning Study</i> .	DDOT, DPW&T, M-NCPPC
	Resurface Irvington Street, Hampton Drive, Kirklin Drive, Alice Avenue, Owens Road, and Livingston Road.	Monitor the Capital Improvement Program (Contract No. 893-H(B)).	DPW&T, TNI

Transportation

Desired Outcomes and Progress Measures →	Strategies →	Action Items →	Implementation Partners
	Continue to respond to service requests for filling pot holes, sink holes, and drainage problems in the roadway.	Continue promoting Prince George's County Click 311 for residents to report issues.	DPW&T, TNI

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"> There is a diversity of housing stock which includes detached single-family houses, attached single-family houses, and multi-family housing. The median year housing was built is 1969 and there is a perception that better quality materials, such as brick were used during construction compared to newer homes built today that use less quality materials. Prince George's County's code authorizes liens to be placed on properties that have violations for tall grass/weeds, trash/debris, and inoperable vehicles. Prince George's County has allocated \$750,000 to the TNI area for the Blight Eradication Program. The length of renter occupied households is approximately 8 years. 	<ul style="list-style-type: none"> 32% of the area's residents own their home compared to 63% home ownership countywide. The median home value is 16% lower in the area than the county median. There is limited new housing in the area; 9% of the housing stock built was in the last 15 years (built in 2000 or later). Properties cited for blight are generally absentee landlords.

Desired Outcomes and Progress Measures →	Strategies →	Action Items →	Implementation Partners
<p>Outcome 1: Enhance and improve the aesthetics, health and safety of residential neighborhoods within the Sustainable Community.</p> <p>Progress Measures: Select four of the twenty-five potential sites identified in the Glassmanor-Oxon Hill Keeping It Together (GOH KIT) Façade Improvement Program and either rehabilitate or demolish the blighted structure by 2018.</p>	<p>Implement Prince George's County's Blight Eradication Program for the Glassmanor-Oxon Hill TNI area.</p>	<p>Execute the Memorandum of Understanding between Prince George's County Department of Permitting, Inspections, and Enforcement and Housing Options & Planning Enterprises, Inc. (HOPE) to implement the GOH KIT Façade Improvement Program.</p> <p>Hold an annual housing meeting to promote and build awareness of the GOH KIT Façade Improvement Program.</p>	<p>DPIE, Housing Options & Planning Enterprises, Inc. (HOPE), BCCCA, GCA</p>
<p>Outcome 2: Reduce energy consumption for residents within the Sustainable Community area.</p> <p>Progress Measure: Provide energy-efficient upgrades or weatherization assistance to 10% of the households (700 households) in the Sustainable Community area by 2020.</p>	<p>Promote the Empower Maryland Program to residents to help reduce installation costs of energy-efficient and renewable energy technologies.</p>	<p>Host a meeting to educate residents on Empower Maryland and the Maryland Energy Administration's energy related programs.</p>	<p>Prince George's County Office of Central Services</p>
	<p>Promote the Quick Home Energy Check-Up Program that provides residents compact fluorescent light bulbs, smart energy power strips, efficient-flow showerheads, and water heater pipe insulation at no cost.</p>	<p>Host a meeting to tell residents about the program.</p>	<p>Prince George's County Office of Central Services</p>
	<p>Promote Prince George's County's Weatherization Assistance Program that provides for weatherization to residents (e.g., insulation, caulking, and air sealant).</p>	<p>Host a meeting to tell residents about the program.</p>	<p>DHCD</p>

Quality of Life & Society

(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"> Monthly Prince George's County Transforming Neighborhoods Initiative (TNI) community meetings provide a forum for dialogue between the community and government. The Glassmanor Community Center provides fitness activities, cultural activities, and educational instruction for children, teens, adults, and seniors. Renovation and expansion plans are programmed in the Capital Improvement Program (CIP #EC 080940). A new playground is being constructed at the Southern Market Place Shopping Center through a KaBOOM! grant. The crime rate in the area has decreased nearly one-third since 2011 but remains higher than the countywide rate. The National Park Service's Oxon Cove Park and Oxon Hill Farm is located less than one-mile from the area and offers local history and environmental education. 	<ul style="list-style-type: none"> 17% of the area's population does not possess a high school diploma A small proportion of the community attends the TNI community meetings and it tends to be the same individuals; a larger proportion and more diverse representation of the community is desired. Although data shows that crime is decreasing, the perception in the community is that the area is not safe. Poor lighting in shopping centers and sidewalks. Lack of health care providers inside area. The 20745 zip code has higher rates of hospitalization for heart failure, hypertension, diabetes, and asthma than other Maryland counties. Limited arts and cultural activities in area. There is not a public plaza in which the community can interact.

Desired Outcomes and Progress Measures →	Strategies →	Action Items →	Implementation Partners
<p>Outcome 1: Increase safety in the community and perception of safety with criminal prevention through environmental design techniques.</p> <p>Progress Measures: Improve lighting along one corridor or one targeted area and administer pre and post surveys to gauge the community's level of safety.</p>	Upgrade street lighting for illumination and security.	Identify and prioritize areas and corridors that need lighting and/or lighting upgrades.	TNI, DPW&T, PGPD, PGSO
		Consult DDOT's 2012 conceptual plans for lighting improvements to Southern Avenue.	DDOT, DoE, M-NCPPC
	Improve street safety.	Selectively clear the understory in areas where woodlands adjoin the street to ensure maintained visibility.	DPW&T, SHA, property owners
<p>Outcome 2: Returning citizens have stable, long-term employment that enables the individual to successfully reintegrate into society.</p> <p>Progress Measures: Place 25-30 returning citizens with employment annually upon the establishment of a community hub center in the Sustainable Community area.</p>	Establish a one-stop community hub center to provide comprehensive services for returning citizens including employment, skills training, education/GED, mental health and addictions counseling, child support services, food/food stamps, clothing, and transportation.	Identify opportunities to locate a one-stop community hub center in the Sustainable Community area; consider conversion of existing buildings and new construction. Research the <i>Maryland Department of Housing and Community Development's Strategic Demolition and Smart Growth Impact Fund</i> and <i>Community Legacy Program</i> as potential funding source.	DOC, M-NCPPC, TNI

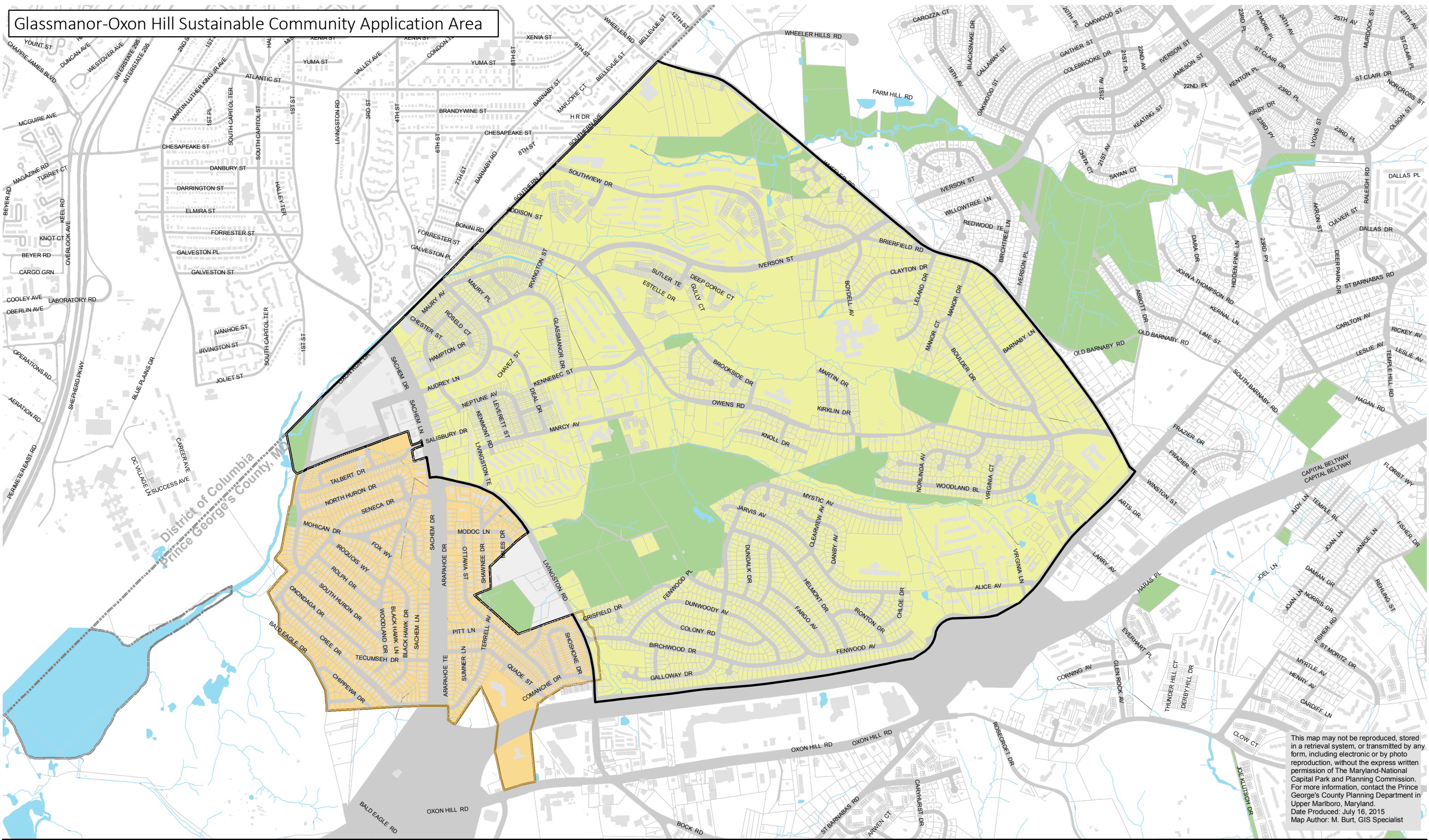
Local Planning and Land Use

(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"> • Coordination between the District of Columbia, Prince George’s County, and the State of Maryland particularly with transportation, stormwater, and development. • The recently adopted <i>Plan Prince George’s 2035 Approved General Plan (2014)</i> and <i>Eastover/Forest Heights/Glassmanor Approved Sector Plan and Sectional Map Amendment (2014)</i> provide updated planning strategies for the area. • Prince George’s County Zoning Ordinance and Subdivision Regulations rewrite to create a modern and user-friendly ordinance. • Commercial areas are concentrated into two nodes, located near residential housing, and served by 	<ul style="list-style-type: none"> • Public promotion of governmental coordination. • There is not a public plaza where the community can interact. • Need more mixed use and commercial development.

Desired Outcomes and Progress Measures →	Strategies →	Action Items →	Implementation Partners
<p>Collaborate with neighboring jurisdictions and state agencies on shared goals for efficiencies and maximized outcomes.</p> <p>Progress Measures: Monthly reporting provided by M-NCPPC regarding collaboration with the Town of Forest Heights and the District of Columbia on stormwater and transportation projects.</p>	<p>Collaborate with the District of Columbia on environmental, transportation, and gateway project along Southern Avenue</p>	<p>Continue working with the newly established Oxon Run Watershed Restoration Workgroup to explore plans to naturalize the channel along Southern and associated roadway, sidewalk, and bicycle improvements. <i>Consider application to the Maryland Department of Environment Water Quality Revolving Loan Fund for this project.</i></p>	<p>DDOT, DOEE, DPWT, DoE, TNI, M-NCPPC, DPE</p>
	<p>Address stormwater issues along Audrey Lane that impact the unincorporated area of Prince George’s County and the Town of Forest Heights.</p>	<p>Collaborate with the Town of Forest Heights on the stormwater project along Audrey Lane.</p>	<p>DoE, M-NCPPC, Town of Forest Heights</p>




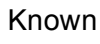






Glassmanor-Oxon Hill Sustainable Community Application Area



District of Columbia
Prince George's County, MD

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Legend

	Glassmanor-Oxon Hill SCA Area		Glassmanor-Oxon Hill TNI Boundary		Park		Known Steam Feature
	Town of Forest Heights / Designated Sustainable Community		Building (2009)		Known Water Bodies		Drainage Connector
					Single Line Stream		

0 Feet 1,250