

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2002 Legislative Session

Resolution No. CR-60-2002

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Shapiro, Bailey, Scott, Wilson and Dernoga

Co-Sponsors _____

Date of Introduction September 17, 2002

RESOLUTION

1 A RESOLUTION concerning

2 Community Legacy Program

3 Redevelopment Authority of Prince George’s County

4 For the purpose of approving the Community Legacy application and receipt of financing for the
5 International Corridor Multicultural Service Center in the International Corridor Community
6 Legacy Area (the “Area”) to be financed either directly by the Department of Housing and
7 Community Development (the "Department") of the State of Maryland or through other
8 departments or agencies of the State of Maryland.

9 WHEREAS, Article 83B, Section 4-801 through Section 4-811 of the Maryland Annotated
10 Code established the Community Legacy Program, to preserve existing communities as desirable
11 places to live and conduct business and provide financial assistance to sponsors for the
12 development of community legacy plans or community legacy projects; and

13 WHEREAS, Article 83B, Section 4-806 (b) (1) of the Maryland Annotated Code provides
14 that the Community Legacy Board may not approve an application for participation in the
15 Community Legacy Program unless the application is approved by the local government; and

16 WHEREAS, the Departmental requirements necessitate approval of the designation of a
17 Community Legacy Area, the Project and the Project Financing by Prince George’s County; and

18 WHEREAS, Prince George's County recognizes that there is a significant need for
19 reinvestment and revitalization of the communities in Prince George's County; and

20 WHEREAS, the International Corridor was designated as a Community Legacy Area by the
21 State of Maryland in 2001, see Attachment 1, and \$100,000 was awarded to the Redevelopment
22 Authority of Prince George’s County to prepare a Community Legacy Plan; and

1 WHEREAS, Prince George's County proposes to develop a Community Legacy project
2 called the "International Corridor Multicultural Service Center" (the "Project") in the Area, the
3 purpose of which will be to contribute to the reinvestment and revitalization of the Area; and

4 WHEREAS, the Department, either through the Community Legacy Program or through
5 other Programs of the Department, or in cooperation with other State departments or agencies,
6 may provide some or all of the financing for the Project (the "Project Financing") in order to
7 assist in making it financially feasible; and

8 WHEREAS, the County Executive expresses approval of the application and receipt of
9 financing for an International Corridor Community Legacy Area, the International Corridor
10 Community Legacy Project and the Project Financing in Prince George's County under the
11 Department's Community Legacy Program;

12 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
13 County, Maryland that the recitals to this Resolution are hereby incorporated by reference herein
14 and deemed a substantive part of this Resolution.

15 BE IT FURTHER RESOLVED that the County Council of Prince George's County,
16 Maryland hereby approves the application, attached hereto as Attachment 2, to the Community
17 Legacy Program submitted on behalf of the International Corridor community.

18 BE IT FURTHER RESOLVED that the County Council of Prince George's County,
19 Maryland hereby endorses the Project Area; and hereby approves the Project Financing in the
20 form of a grant in the approximate amount of \$2,500,000.00.

21 BE IT FURTHER RESOLVED that copies of this Resolution be sent to the Secretary of
22 Housing and Community Development of the State of Maryland for consideration by the
23 Community Legacy Board.

Adopted this 24th day of September, 2002.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Peter A. Shapiro
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

APPROVED:

DATE: _____ BY: _____
Wayne K. Curry
County Executive

Attachment 1 available in hard copy only

**COMMUNITY LEGACY PROGRAM
APPLICATION C**

Check which applies to this application:

- Approval of a Community Legacy Plan;*
 Approval of a Community Legacy Plan with project funding

APPLICANT INFORMATION

1. Legal Name of Applicant: Redevelopment Authority of Prince George's County
2. Applicant's Mailing Address: 9201 Basil Court, Suite 155 Largo, Maryland 20774
3. Applicant's Federal Identification Number: 522253209
4. Primary contact person:
 Name: John Henderson
 Title: Chief
 Address (if different than above):
 Phone Number: 301-883-5300
 Fax Number: 301-883-7321
 e-mail address: JohnH@co.pg.md.us
 Secondary contact person:
 Name: Gül Güteryüz
 Title: Planner Coordinator
 Address (if different than above):
 Phone Number: 301-883-7403
 Fax Number: 301-883-5291
 e-mail address: gguleryuz@co.pg.md.us
5. Names of co-applicants, if any: CASA of Maryland, Inc.
6. Entity(ies) that issued the local government's resolution of support: Prince George's County Council
 Copy Attached yes no
 A letter from the County Executive is attached in lieu of the County Council Resolution. As soon as the resolution is adopted by the Council, it will be sent.
7. URL/Web Address of Applicant:
<http://www.co.pg.md.us/Government/AgencyIndex/Redevelopment/index.asp?h=20&s=&n=250>

COMMUNITY LEGACY AREA INFORMATION

8. Name of proposed *Community Legacy Area*: International Corridor Community Legacy Area
9. Enter a written description specifying the physical boundaries of the proposed *Community Legacy Area*:
 The area is bounded by the Northwest Branch, Prince George's County and Montgomery County boundary, Carroll Avenue, Long Branch, Sligo Creek, New Hampshire Avenue, and East-West Highway.
 A printed map of the proposed *Community Legacy Area* is attached (required)
 ArcView or equivalent GIS files (if available)
10. Check all of the following that exist within the proposed *Community Legacy Area* boundaries:

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Certified Heritage Area | <input type="checkbox"/> Enterprise Zone | <input type="checkbox"/> Local Historic District |
| <input checked="" type="checkbox"/> Designated Neighborhood | <input checked="" type="checkbox"/> Hot Spot | <input type="checkbox"/> National Historic District |
| <input type="checkbox"/> Empowerment Zone | <input type="checkbox"/> Main Street | <input type="checkbox"/> Other _____ |

NEED FOR PLAN AND CONSISTENCY WITH COMMUNITY LEGACY

11. Attach a copy of the *Community Legacy* Plan as Attachment 1. Discuss, to the extent possible, how the proposed *Community Legacy* Area would meet the goals of *Community Legacy*. Discuss the area with regard to the following criteria (It is expected that the plan addresses these issues more completely).

The Redevelopment Authority of Prince George’s County and City of Takoma Park co-applied for the Community Legacy Program in 2001 and were awarded a designation and planning assistance grant for the *International Corridor Community Legacy Area*. The Community Legacy Plan is being prepared at the time of this application and cannot be attached here. In lieu of the *Plan*, as directed by the Maryland Department of Housing and Community Development staff, a copy of the final *Community Legacy* progress report is attached as Attachment 1.

Narrative:

a. Past and current demographic and economic trends (i.e., homeownership rates, property values, vacancies, investment, income)

Demographic and Economic Trends

Population and Race

The *International Corridor Community Legacy Area* is located inside the Capital Beltway, only a mile away from the Nation’s Capital. It encompasses Langley Park and surrounding small neighborhoods in Prince George’s County and part of City of Takoma Park in Montgomery County. According to the 2000 Census, the area population is 31,134. This is a 15.4 percent increase since 1990. This area is one of the most densely populated parts of both the State of Maryland and the Washington, D.C. Metropolitan Area.

The most striking characteristic of the area is its overwhelmingly increasing international character. This older established community used to be a mixture of European Americans and African Americans. Now, it is quite possible to find someone from any nationality. The racial composition of the community changed dramatically in the last decade, as may be seen in the following table:

Race and Hispanic or Latino: Percent of Total Population

	White	Black	American Indian/ Eskimo	Asian/ Pacific Islander	Other	Hispanic or Latino
1990	29%	46%	0.4%	7%	17%	27%
2000	34%	35%	0.7%	5%	20%	48%

Source: U.S. Bureau of the Census, *1990 Census of Population and Housing* and *2000 Census of Population and Housing*.

While the area was dominated by African Americans ten years ago, it is now primarily Hispanic. People with Hispanic origin increased 106 percent between 1990 and 2000. The influx of immigrants from Central America caused the exodus of some long time residents, mostly African Americans from the area. The African American population decreased by 13 percent in the last decade. The tension between the established residents and the immigrants, particularly between African Americans and Hispanics, is one of the major problems that need attention.

The 35 percent increase among white population between 1990-2000 is also due to the increase in the number of white Hispanics. In 2000, only 21 percent of the white population was not Hispanic. Whites who are not Hispanic comprise only seven percent of the area population. Hispanics are the fastest growing segment of Prince George's County's population. Following Montgomery County, Prince George's County has the second highest concentration of Hispanic population in Maryland. The *International Corridor Community Legacy Area* is one of the largest Hispanic zones in Maryland. The Brookings Institution's survey shows that Langley Park/Hyattsville area, which includes the *International Corridor Community Legacy Area*, has been the third ranked destination of immigrants in the Washington Metropolitan Area between 1990-1998.¹ According to the same source, the majority of these immigrants were from El Salvador.

It is surprising to see the decrease in Asian population in the 2000 Census. It is a well-known fact that there is considerable Asian, particularly Indian and Pakistani population in the area. It is quite possible that these people do not consider themselves "Asian" and mark the "other" category in the census questionnaire. There was 34 percent increase in the other category between 1990 and 2000. Most probably, this category includes Indians and other South Asians. The Brookings Institution's survey data support this interpretation. According to this survey, the second largest immigrant group to this area has been from India. Although there was a decrease in total Asian population, the Brookings survey showed that considerable number of immigrants from various Asian countries moved into this area between 1990-1998.

Households and Housing Units

The influx of new immigrants caused a major population increase in the *International Corridor Community Legacy Area*. While the population increased by 15.4 percent between 1990 and 2000, the number of households increased by four percent. Average household size increased from 2.97 in 1990 to 3.29 in 2000. However, the perception is that there is a more serious problem of overcrowding of housing units. This is a quite built-up area with total of 9,723 housing units. Only 297 new units were added to the housing stock between 1990 and 2000, while the population increased by 4,160. There is obviously an undocumented housing problem in the area. The "Listening to Learn" sessions held with the community to get input for the Community Legacy planning study revealed all kinds of problems associated with doubled up families and overcrowding. Parking cars on the lawns where driveways are full in single-family housing areas and on the streets in multi-family housing areas is one example of this problem.

¹ The Brookings Institution, *The World in a Zip Code: Greater Washington, D.C. as a New Region of Immigration*. April 2001.

Cultural differences and not knowing the laws on the part of the new immigrants and a perceived lack of code enforcement on the part of the County make established residents angry. This is one of the problems to be resolved by implementing recommendations in the *Community Legacy Plan*.

Homeownership Rates

In the last decade, homeownership rates went down in the *International Corridor Community Legacy Area*. While 44 percent of households owned their homes in 1990, only 41 percent owned their homes in 2000. During this period, the absolute number of owner occupied units went down by 50. This decrease shows that some homeowners moved out of the area and rented their homes. On the other hand, renter occupied units increased by 397. As of 2000, 59 percent of housing units were renter occupied. One reason for high renter occupancy is the housing style in the area. Only 33 percent of the housing stock is single-family detached and ten percent is single-family attached. More than 50 percent of the housing units are in multi-family apartment buildings. There is a need to explore homeownership opportunities for the area residents.

Property Values

Median sales price of housing units in the area was \$115,500 in 1990, \$124,000 in 1995, and \$129,900 in 2000.² Since these values are current prices for each year, it may be safe to say that the property values have been stable in the last decade.

Residential Vacancy Rate

The residential vacancy rate in 2000 was only three percent, which is less than the four percent vacancy rate in 1990. Given the population boom in the area, the low vacancy rate is not surprising. A detailed research needs to be done to determine the housing quality. It is likely that new immigrants who are desperately in need of shelter may occupy substandard housing units, which are perhaps in better condition than the housing they had in their countries of origin. The *Community Legacy Plan* will closely look at the housing situation in this area and will come up with recommendations to provide equal housing opportunities to all residents of the *International Corridor Community Legacy Area*.

The housing figures show that there is a stable but fairly old housing stock in the area. The bulk of the housing in the area was built in the 1950s. Good maintenance of this old housing stock is crucial to keep the property values and community stable. Although the zoned built-out capacity of the area has not yet been achieved, housing code enforcement officers estimate that the population exceeds the built-out capacity. This is due to the fact that existing housing units house more people than they were designed to accommodate. Keeping the housing units up to the code and avoiding overcrowding are the issues to be addressed in the *Community Legacy Plan*.

Commercial Vacancies

There is a high turnover of small businesses in the *International Corridor Community Legacy Area*, however, it is not more than the regional or national average. Due to this high turnover, commercial vacancies are being observed in the area. According to the *1998 Shopping Center Directory* prepared by the Prince George's County Planning Department, within the major shopping centers in Prince George's County section of the *Community Legacy Area* there was 559, 943 square feet leaseable space and only five percent vacancy rate. While several mom and pop stores closed in recent years, there were also large chains, such as Hechinger, that closed their stores in the International Corridor. If we add the square footage of Hechinger only to the 1998 vacant floor amount, the vacancy rate goes up to 16 percent. The planning study will reveal

² State Department of Assessments and Taxation.

more information about the commercial area in general, including commercial vacancies and their reasons.

Business and Housing Investment

There is an ongoing small amount of business investment in the area, however, there is no documentation available about the nature and amount of investments. Despite the high turnover rate and store closings, most of the business owners surveyed by The University of Maryland students in 1999 were optimistic about the future.³ A more detailed study of the commercial corridor is being conducted as part of the Community Legacy planning study. There has not been any major business or housing investment in recent years. Only a very small number of new housing units were built in the last decade.

Household Income

According to the 1990 census, the median household income in 1989 in the six census tracts comprised the *International Corridor Community Legacy Area* ranged from \$28,386 to \$47,000. Four of the five census tracts in Prince George's County had median household income less than the Prince George's County's median household income of \$43,127. The median household income in the only census tract in Montgomery County was \$31,190 whereas the County median income was \$54,089.

The 2000 census shows that the median household income in 1999 in the nine census tracts comprised the *International Corridor Community Legacy Area* ranged from \$34,785 to \$60,022. Four of the six Prince George's County census tracts had median household income less than the Prince George's County's median household income of \$55,256, while the remaining two were almost equal the County figure. All three Montgomery County census tracts had much less median household income than the County's \$71,551.

These figures show that the area's median household income lags behind the respective county's median household income. The fact that extremely high rate of area students receive free and reduced lunches is a good indicator of high percentage of low-income households.

b. Obstacles to investment (concerns, perceptions, needs)

As its name implies, the *International Corridor Community Legacy Area* is a multinational, multicultural, and multilingual area. Although internationalism is a big asset for the area, it also brings along some obstacles. The language and culture barriers prevent the small international business owners from taking advantage of the programs and opportunities offered for small businesses. Since a significant amount of the businesses are owned or managed by foreign-born people, this is a major obstacle to investing in business improvement. As in many parts of the United States, there is a high turnover rate for small businesses. There is a significant need to train small business owners and provide ongoing workshops for them in order to prevent business failure and stabilize the area businesses. This kind of strong support for the businesses will encourage new businesses to move into the International Corridor.

The negative image of the area is another obstacle to investment. Perception of crime is a major factor that contributes to this negative image. Although crime rates went down in the last decade, the fear factor plays an important role. People of different cultural backgrounds know very little about each other and fear what they know the least. Along with the fear factor, lack of safety and

³ *Enhancing Maryland's International Corridor*. Report of The University of Maryland's Spring 1999 Community Planning Studio, 1999.

security is a disincentive to invest in this area. Entrepreneurs hesitate to take a higher risk to start a business here. One positive action in place regarding crime is the HotSpot initiative but changing the negative image is a difficult task.

Another contributor to the negative image is lack of aesthetics. Especially in the commercial area along the University Boulevard, ugly parking lots, run down bus shelters, and treeless median and sidewalks dominate the landscape. Although there are so many unique and attractive stores and restaurants, one must go through a very unattractive landscape to approach them. The State Highway Administration's concept plan provides solutions to the aesthetics problems along University Boulevard. When this plan is implemented, the commercial corridor will become an attractive shopping district. However, more needs to be done in order to create a visually attractive environment. SHA study cannot go beyond the right-of-way and is limited to University Boulevard. Major cross streets as well as residential streets can be upgraded to a visually pleasing level with minor improvements and landscaping. The *Community Legacy Plan* will address these needs and come up with easy solutions.

Existence of high immigrant and low-income population may be an obstacle for improved property values and having more amenities in the residential neighborhoods. Again, lack of education and English proficiency hinders the residents from asking for better services and getting organized to improve their neighborhoods. Assessing the needs of the special population groups and providing the services they need to uplift them and integrate them into the community are essential elements of community development. These issues are being discussed during the plan preparation and will be addressed in the *Community Legacy Plan*. Every effort is being made to create harmony among different groups. A powerful and conflict free community is the first step to remove obstacles to investment.

c. Entities or amenities in the community (community assets, partners)

The most important asset of the proposed *International Corridor Community Legacy Area* is its international character. A highly diverse population comprised of recent immigrants from Central and South America, Southeast Asia, East Asia, South Asia, the Middle East, and Africa as well as long time African American and European American residents provide a rich diverse culture and international flavor. The *Community Legacy Area* covers three jurisdictions, Prince George's County, Takoma Park, and Montgomery County and thus shares the resources of all jurisdictions.

The University of Maryland is a major asset only a few blocks east of the *International Corridor Community Legacy Area*. It is Maryland's largest educational institution and a major employer. It provides cultural and sports facilities. Its students, faculty, and staff comprise a strong customer base for the future businesses in the *Community Legacy Area*. The University has a graduate level Urban Studies and Planning Program and a Historic Preservation Program as well as the National Center for Smart Growth, whose resources that may be tied into the *International Corridor Community Legacy Area*. Columbia Union College and Montgomery College are also within close proximity. The *Community Legacy Area* is only a few miles away from Silver Spring, a major employment and retail center, which is undergoing revitalization.

There are three community centers within the *International Corridor Community Legacy Area*: Langley Park, Takoma Park, and Lewisdale. In addition, there are Langley Park Boys and Girls Club, two recreational centers, and several parks. The amenities of the Adelphi Manor Community Recreation Center include softball fields, play equipment, six archery targets, hiker/biker/equestrian trail with exercise stations and cricket field. The Lane Manor Community

Recreation Center has lighted tennis and basketball courts, softball and baseball fields with football and soccer overlay, play equipment, picnic shelters, a playfield, a hiker/biker/equestrian trail, and a sand volleyball court. The aquatic facility at Lane Manor has a 25-meter swimming pool. The stream valley parks Sligo Creek, Northwest Branch, and Long Branch Park provide - opportunities for passive recreational activities. In addition, there are several neighborhood parks and playgrounds.

Takoma Park town center with its unique character and amenities is only a few blocks away. The *International Corridor Community Legacy Area* has also historic amenities. The historic sites include the Cool Spring Farm (Miller's House), Adelphi Mill and Storehouse, Green Hill, and McCormick-Goodhart Mansion (Langley Park) which won an award from the American Institute of Architects in 1927 for its distinctive architecture. There are also several historic resources, including William Forney House, Green Hill Overseer's House, and Rizzo House. A portion of University Boulevard, the primary east-west road through the corridor, dates from at least the mid- to late-nineteenth century.

The *International Corridor Community Legacy Area* has excellent transportation resources. It is only one mile south of the Capital Beltway and a little over two miles from I-95. There are two Metro stations within close proximity: Takoma on the red line and Prince George's Plaza on the green line. There are two MARC train stations a few miles away in College Park and Silver Spring. The Metrobus, Ride-On, and The University of Maryland's shuttle bus provide bus services in the area. In addition to these existing transportation resources, the most important potential asset is the proposed purple line of the Washington's metro system. Although its alignment is not final yet, it is highly likely that it will follow University Boulevard with a station at New Hampshire Avenue.

In 2001, the Redevelopment Authority of Prince George's County (RA) and the City of Takoma Park co-applied for the *Community Legacy Program* for area designation and planning assistance for the *International Corridor Community Legacy Area*. Various community organizations and County agencies sponsored this application. After the designation and funding were received, RA started working with its partners and the community to prepare a *Community Legacy Plan*. The planning process is now under way. The RA is now co-applying for the *Community Legacy Program* with its partner CASA of Maryland, Inc. to seek funding for the international Corridor Multicultural Service Center project. The following are the brief descriptions of RA's key partners in the *International Corridor Community Legacy Area* planning and projects:

CASA of Maryland, Inc.

CASA of Maryland, Inc. is a 501(c)(3) community-based nonprofit organization whose mission is to improve the quality of life and social and economic well-being of the Latino community in Maryland. CASA facilitates the self-development, organization, and mobilization of primarily low-income Latinos to achieve full participation in the community. With a staff of 28, a corps of part-time teachers, and a group of dedicated volunteers, CASA achieves its goals through programs in areas such as education, health, housing, employment, economic development, and legal services. Since the early 1990's CASA has provided key services to residents of Langley Park, Takoma Park, Silver Spring and others who live in the areas immediately adjacent to the International Corridor.

CASA of Maryland, Inc. sponsors the Community Legacy planning process and supports the opportunity to construct a comprehensive, integrated strategy for

community building in the International Corridor. CASA staff is already working with RA staff on plan preparation. CASA is the co-applicant of this application and a key partner in the multicultural service center project as a long term leaseholder for the McCormick-Goodhart Mansion. CASA commits staff time and other resources to implement the multicultural service center project. CASA will be applying for federal government and private foundations for additional funding. If its YouthBuild application is approved, CASA commits to use a portion of these funds for the renovation of the mansion.

City of Takoma Park

The City of Takoma Park was the co-applicant for the *International Corridor Community Legacy* planning application in 2001. The City is committed to partnering with Prince George's County to address revitalization issues and other concerns that affect the businesses and residents who live in the *Community Legacy Area*. The City staff is working with the RA during the planning process.

Maryland International Corridor Community Development Corporation

The Maryland International Corridor Community Development Corporation (MIC-CDC) was established in 1997. Its mission statement is to marshal public and private resources to build community, create economic opportunities and improve the quality of life for citizens who live, work, and own property and conduct business within Maryland's International Corridor Community. MIC-CDC is working with the RA and other sponsors in the preparation of a *Community Legacy Plan*.

Action Langley Park

Action Langley Park is a 501(c)(3) nonprofit organization, which was established in 1998. It is a lead neighborhood organization representing the predominantly immigrant areas of the *International Corridor Community Legacy Area*. Action Langley Park works hard to improve the quality of life in the area through event sponsorship, service delivery, and advocacy. Its members are contributing to the *Community Legacy* planning process. Action Langley Park is one of the leaders that gave birth to the idea of establishing a multicultural service center. Its members spent considerable amount of time soliciting input from the community during the needs assessment study for a multicultural service center.

Takoma/Langley Crossroads Development Authority, Inc.

Takoma/Langley Crossroads Development Authority, Inc. (CDA) is a nonprofit corporation composed of 140 business people in the area south of the intersection of New Hampshire Avenue and University Boulevard in Takoma Park. The CDA was established in 1987 as Maryland's largest Commercial District Management Authority for the purpose of promoting and marketing the Takoma/Langley commercial area. It encourages and promotes the revitalization, improvement, and expansion of businesses and aims to make Takoma/Langley Crossroad's community a better place to shop, work, and live. The CDA sponsors the *Community Legacy* planning process and helps obtain input from the section of the community it represents.

Lewisdale Citizens' Association

Lewisdale Citizens' Association is a strictly volunteer organization that represents the residents of the Lewisdale neighborhood. Its mission is to draw all the diverse groups of the community together as one. It works closely with the County and State agencies on various issues to maintain a viable, safe, and beautiful place to live. The Association sponsors the *Community Legacy* planning and helps obtain input from the community they represent.

Boat People S.O.S. Maryland

Boat People S.O.S. Maryland is a nonprofit organization whose mission is to provide relief, assistance, and support to Vietnamese refugees and immigrants in their search for freedom and dignified life; to empower, equip and organize Vietnamese-American communities in their progress towards self-sufficiency and integration; and to collaborate with organizations, agencies, and ethnic communities that share similar visions, goals, and values. Its visions are: • Victims of persecution, exploitation and violence will receive protection and will realize their dreams of living in liberty and dignity. • Vietnamese refugees and immigrants will be able to meet their own needs, to influence policies affecting their interests, and to serve others. • Vietnamese refugees and immigrants will participate in and contribute to the communities where they live. Boat People S.O.S. Maryland agreed to offer services in the International Corridor Multicultural Service Center.

Latin American Youth Center

The Latin American Youth Center (LAYC) is a non-profit youth and family center in Washington, D.C. Founded in 1974 for the purpose of serving at-risk immigrant Latino youth, LAYC now works each year with over 5,000 infants, children, teens, and adults from the city's Latino, Vietnamese, Caribbean, African-American, and African communities. Its vision is a world with strong youth with strong family with strong futures. Its mission to support youth and families in their determination to live, work and study with dignity, hope and joy. LAYC agreed to offer services in the International Corridor Multicultural Service Center.

Prince George's County Departments

Prince George's County Police Department, Planning Department, Department of Public Works and Transportation, and Department of Environmental Resources are actively involved in the process of developing a *Community Legacy Plan* in the international Corridor. In addition, the Planning Department funded and monitored the needs assessment study for a multicultural service center. Its Historic Preservation Section provided technical support and funded the structural engineer during the preliminary work done for the McCormick-Goodhart Mansion.

In addition to the partners listed above, other nonprofit organizations in the *International Corridor Community Legacy Area* and those which will actively provide services in the International Community Multicultural Service Center are considered as partners of the RA. These organizations include, but not limited to Boat People S.O.S. Maryland, Latin American Youth Center, Caribbean Help Center, Coalition for the Foreign Born, and Vietnamese Mutual Association.

d. Complementary projects and activities (other efforts in the area such as education, preservation, transportation, commercial and housing development)

Many projects and activities are being undertaken in or near the *International Corridor Community Legacy Area* that complement *Community Legacy* funded activities. For the past year, an inter-jurisdictional group of planners have met to discuss projects of common interest in the area where Prince George's County, Montgomery County, and the City of Takoma Park come together. In June 2002, the Inter-jurisdictional Planning Coordination Group published a report called *Community Improvement Initiatives in the University Boulevard Area* (attached). This publication describes 26 community initiatives being undertaken in the area. Please refer to the attached document for details of the projects, which are grouped under four subtitles: 1. Planning, Revitalization, Community and Economic Development, 2. Transportation and Transit, 3. Crime Prevention, and 4. Public and Private Facilities. The Inter-jurisdictional Group is now in the process of facilitating communication and coordination among these initiatives.

In addition to the above mentioned initiatives, since the Spring 1995 semester, the Langley Park Project, centered in The University of Maryland Urban Studies and Planning Program, has served as a link with the neighborhood of Langley Park, providing students with practical opportunities. The University of Maryland students completed several studies on various aspects of the International Corridor. These studies include *Langley Park: A preliminary Needs Assessment* (1995), *Langley Park: Developing Community and Reaching Out to Young People* (1998), *Enhancing Maryland's International Corridor* (1999), a senior thesis by Katherine Nicholson titled *Housing Into Community, Crime and Low Income Neighborhoods: University Garden Apartments* (Spring 2001), and *Maryland's International Corridor: Towards Opportunity* (May 2002).

The *Community Legacy Plan* will build upon these studies as well as the existing master plans, including *Approved Master Plan for Langley Park, College Park, Greenbelt and Vicinity* (1989); *Takoma Park Master Plan*; and *East Silver Spring Master Plan*.

e. The need for reinvestment in the area (key issues the plan will address)

The *International Corridor Community Legacy Plan*, which is being prepared at this time, will address community development in a comprehensive way. At the very least, it will address economic decline, high unemployment, lack of jobs and lack of job skills among residents, crime, transportation, pedestrian safety, aesthetics, urban forestry and landscaping, housing, health care, education, social services, and various problems related to the immigrant population, including English language proficiency. The *Plan* will identify issues, recommend solutions, develop action steps for implementation and benchmarks, and identify potential funding sources and responsible parties for each issue. It will be an action oriented strategic plan for immediate implementation. The *Plan* will focus on realistic projects that can help accomplish goals of reinvestment and revitalization in a relatively short period of time.

As the first step of the planning process, several "Listening to Learn" sessions were held with the community. Representatives of each ethnic group or neighborhood in the *International Corridor Community Legacy Area* identified issues at these sessions. Three Action Teams composed of community members are now working on recommendations. This process is helpful in pulling the community together and easing existing tension among different groups. Giving ownership to the community and empowering the community by building their capacity is critical aspects of the planning process. The *Community Legacy Plan* will belong to the community. Economic and social restructuring and stabilization of the community may be achieved quickly and smoothly when all stakeholders get involved and work together.

f. Increased opportunity for all residents (increased range of opportunities for all incomes)

The *International Corridor Community Legacy Plan* will include concerns of all stakeholders in the community. Several "Listening to Learn" session have already been conducted with representatives of various ethnic groups and different neighborhoods and issues were identified. Three Action Teams, composed of the representatives of community are now working to address these issues in the *Plan*. The community as a whole has already started to benefit from the planning process by given an opportunity to have a say. The community development as a whole can only be achieved if every piece that makes up the community is given an opportunity to flourish. A major goal of

the planning process is to provide this opportunity to all members of the *Community Legacy Area*. Due to the multicultural diversity of the community, consensus building is a big challenge. However, so far, the planning process is successfully handling this challenge.

The proposed *International Corridor Multicultural Service Center (ICMSC)* will provide variety of services to ethnically diverse, economically disadvantaged, and under served community. Variety of services and number of nonprofit organizations serving basically different ethnic groups will be housed in the ICMSC, allowing the many different groups in the International Corridor benefiting from it. Although the economically disadvantaged population will be the primary beneficiary of the center, people from all income groups will benefit from educational, health care, child care and other services. In addition, when new immigrants get help from the center to adapt their new lives in this country, the old established residents who complain about the behaviors of the immigrant population will see a change. Thus, harmony will be reestablished in the community.

g. Local commitment to Smart Growth (how local jurisdiction has participated in MD's Smart Growth Initiative)

Prince George's County has taken a number of measures intended to reinforce Maryland's Smart Growth program:

- The County designated its Priority Funding Areas (PFA) in September 1998. This certification was accepted by the Maryland Department of Planning without comments in March 1999. Programs and policies have been reviewed for their relation to the PFAs since that time.
- The County has an active, successful Rural Legacy program.
- The County has implemented a Live Near Your Work program.
- The County utilizes "Smart Codes."
- There are ten Community Legacy Areas in the county.

In addition, a new General Plan for Prince George's County was approved in July 2002. This plan has the following major provisions:

- The plan designates three growth tiers (Developed, Developing, and Rural). In the Developed Tier (largely within the Beltway), infill, revitalization and, where appropriate, redevelopment will be encouraged. The Developed Tier will receive priority for public investments. In the Developing Tier, development will be required to pay for a greater portion of its infrastructure needs. Rural character will be preserved in the Rural Tier.
- Centers and Corridors are identified. Most of the Centers are located at existing or planned Metro or other transit stations (including a Center at the intersection of University Boulevard and New Hampshire Avenue). MD 193 (University Boulevard) is designated as a Corridor. Within these areas, the plan recommends intensive mixed use, transit-oriented development.
- The plan includes a revitalization element that establishes criteria for a Revitalization Overlay where public funds and efforts can be most efficiently used.
- Implementation measures identify the need to revise the county's development regulations to reduce inefficiency and recognize the different characteristics of different parts of the county.

- The plan recommends a regular biennial review of the success of the county's implementation efforts. This formal review will provide an opportunity to evaluate the success of and, if necessary, adjust growth and development policies.

The Prince George's County Planning Department has begun implementation of the recommendations of the General Plan: development regulations will be revised; a strategic plan for transit-oriented development is being prepared; a planning study is underway for the International Corridor; a green infrastructure plan and a master plan of transportation will be initiated this fiscal year; and plans for specific transit areas have been prepared.

The City of Takoma Park supports Smart Growth principals in all transportation related projects. The City is a Designated Neighborhood and is actively implement a Live Near Your Work program.

The University of Maryland has created the National Center for Smart Growth to tackle a broad range of growth, preservation, and development issues in cooperation with the State of Maryland. Being next door to the *International Corridor Community Legacy Area*, the Center will play a critical role in reinforcing the smart growth principals during the preparation and implementation of the *International Corridor Legacy Plan*.

h. Public input (nature and extent of public input, support and opposition)

Two meetings with stakeholders in the *International Corridor Community Legacy Area* were held to receive their input into the original application for designation on June 14, 2001 and July 12, 2001. These stakeholders included the representatives of the partner organizations/agencies listed above as well as members of the SHA International Corridor Task Force, HotSpot representatives, and concerned residents representing various ethnic groups. Also board members of the Maryland International Corridor CDC and Action Langley Park and staff members of City of Takoma Park and CASA of Maryland, Inc., as well as the president of Lewisdale Citizens Association provided input during the preparation of this application.

In addition, the Planning Department held a stakeholder survey in April 2001 for the *International Corridor Issues Identification Study* to identify issues and planning needs in the area. The stakeholders surveyed include local business and resident members of the State Highway Administration's International Corridor Study Task Force, Montgomery County and Takoma Park planning staff, Action Langley Park, local school PTA members, elected officials, and other residents in the area. It is the consensus of the stakeholders that this area desperately needs a comprehensive revitalization plan to address multitude issues the residents and businesses face. They all agree that action must be taken immediately in order to find solutions to the growing number of problems and prevent new ones.

This year, two meetings were held with the Social Services Action Team, a team responsible for preparing the social services section of the *Community Legacy Plan*, to discuss the application and the site for the International Corridor Multicultural Service Center (ICMSC), i.e. MccOrmick-Goodhart Mansion. There is tremendous support for the realization of the ICMSC. There is no opposition to the project or to the site selection.

i. Capacity of the sponsor (experience of the sponsor including past successes, staff qualifications and resources)

The Redevelopment Authority of Prince George's County (RA) was established in 1996 as a key tool to restore economic vitality in those communities that are on the edge of decay and disparity. It is committed to building stronger communities by supporting community organizations and implementing programs that would improve the quality of life. The Redevelopment Authority replaced the Neighborhood Revitalization Division of the Prince George's County Planning Department, which has been the key agency that developed the County's revitalization strategy and implemented this strategy in the revitalization focus areas. Its success brought two national awards to the County: 1998 Joint Center Sustainable Community Award by the U.S. Conference of Mayors and the National Association of Counties and 1999 National Award for Planning, Outstanding Planning Award for a Special Community Initiative by the American Planning Association. The RA is building upon this success and working with the community partners to expand the revitalization efforts in the County.

At this time, the RA is undertaking three major redevelopment projects in Suitland, Palmer Park, and Route One Corridor Arts District. These are major housing and economic development projects that will have major impact on these communities. In addition, RA operates several countywide housing and economic development programs, including Asset Control Area, \$1 Home Program, Live Near Your Work Program, Neighborhood Improvement Grant Program, CARE (Commercial Area Revitalization Effort) Program, and State Enterprise Zone.

The RA has highly qualified staff of close to 20 professionals with diverse backgrounds who have a proven track record in revitalization and working with the community. The RA staff has the capacity and capability of hiring, monitoring, and working together with quality consultants and planning and implementing projects.

The RA has hired a consultant team to facilitate the Social Services and Business Corridor Action Teams during the *Community Legacy* planning process. At this time, RA staff is monitoring these consultants as well as working together with the Planning Department staff in facilitating the Residential Action Team. The RA is providing major in-kind contributions during the preparation of the *International Corridor Community Legacy Plan*.

The RA will be the lead agency in the implementation of the multicultural service center project. RA staff has considerable experience with working with engineers, architects, builders, developers, construction contractors and alike. They also have close working relations with both the County and State agencies that will be involved in the renovation project. RA staff is committed and conscientious about following the rules and regulations, including the Secretary of the Interior's Standards for Rehabilitation, during the renovation and adaptive reuse of the historic mansion.

The RA has committed a considerable amount of funding through its Capital Improvement Program towards the multicultural service center.

The co-applicant CASA of Maryland, Inc. is a nonprofit organization with a mission to improve the quality of life and social and economic well being of the Latino community in Maryland. CASA responds to individual and immediate needs and facilitates the long-term well-being, self-development, organization, and mobilization of the Latino community. CASA achieves its goals through programs in areas such as education, housing, employment, health, economic development, citizenship, legal services, immigration assistance and social services. Since the

early 1990's CASA has provided key services to residents of Langley Park, Takoma Park, Silver Spring and others who live in the areas immediately adjacent to the International Corridor. CASA sponsors the Community Legacy planning process and supports the opportunity to construct a comprehensive, integrated strategy for community building in the International Corridor. CASA staff is already working with RA staff on plan preparation.

CASA of Maryland, Inc. is a key partner in the multicultural service center project as a long term leaseholder for the McCormick-Goodhart Mansion. CASA already agreed that the McCormick-Goodhart Mansion will house the International Corridor Multicultural Center. CASA is committed to turn the mansion into a true multicultural service center. CASA has already made offers to other nonprofit organizations to share space in the renovated mansion. CASA commits staff time and other resources to implement the multicultural service center project. CASA will be applying for federal government and private foundations for additional funding. If its YouthBuild application is approved, CASA commits to use it for the renovation of the mansion.

12. Discuss how the plan will contribute to the revitalization of the proposed area, and the key issues that will be explored:

The *International Corridor Community Legacy Area* is one of the most densely populated parts of the Washington, D.C. Metropolitan Area. In the last decade, it experienced a major population increase. This increase is due to a high number of immigrants coming from various parts of the world. The area has developed a true international character. Both the residential neighborhoods of the area and the commercial district have become "international". One may find a variety of ethnic restaurants and retail stores along University Boulevard; thus the concept of "International Corridor". The planners and officials in Prince George's County, Montgomery County, and City of Takoma Park, many area businesspeople, and Maryland Governor Parris Glendening support this concept. The rich ethnic and cultural diversity of the area is a major asset that may provide a significant potential for economic vitality. The economic vitality should stimulate job creation and therefore, job opportunities. Although the *International Corridor Community Legacy Area* has assets and opportunities, it also has several challenges to overcome. Most of the challenges stem from the same source: internationalism. New immigrants have special needs which are unmet by the existing services and have experienced major problems with integrating into the community.

Although several studies have been undertaken in the area, there is no revitalization plan for the International Corridor. Its fast growing population and accompanied problems augment the need for a plan that will address social, economic, as well as physical needs of the community. Several community organizations are working diligently to provide much needed services to area residents but without common goals and a guide, they cannot be effective or efficient. This community desperately needs a strategic revitalization action plan to deal with its immediate problems in order to uplift the community and stop further decay. It has a great potential to flourish as one of the Washington, D.C. Metropolitan Area's most attractive communities. Its location next to a major university and employment centers as well as its proximity to major transportation routes would enable the *International Corridor Community Legacy Area* to attract many people who would like to shop and dine "internationally". If correct steps are taken collectively and in time, Maryland's International Corridor has the potential to become a vital destination neighborhood, similar to Adams Morgan in the District of Columbia. The starting point should be a well-prepared plan by all stakeholders.

The *Community Legacy Plan*, which at this time is being prepared with major input from community representatives, will explore all the issues and opportunities the area is facing and will build upon strengths to overcome challenges. It will have a comprehensive holistic approach to community development and revitalization. There are several well-known issues the *Plan* will address, including social integration of immigrant population into the community, developing social services to meet the needs of the community, crime and safety, tension among various groups, health care, job creation, job training and development of job skills for the existing labor force, informal economy, streetscape improvements, urban forestry and landscaping, English proficiency, education, pedestrian safety, public transportation, aging housing stock, overcrowding of housing units, fair and decent housing, and homeownership opportunities. The specific issues have already been identified during “Listening to Learn” sessions as well as through the questionnaires and public forums for the needs assessment study for a multicultural center and issues identification study conducted by the Prince George’s County Planning Department.

Three Action Teams (Social Services, Business Corridor, and Residential), composed of representatives of the community, are now working diligently to recommend solutions and develop implementation strategies for each issue. Due to its participatory nature, this planning process is quite valuable in proposing concrete projects that benefit all residents and businesses and thus help revitalize the *Community Legacy Area*.

Together with many other incentives taken place in the area (see above “complementary projects and activities), implementation of projects proposed in the *Plan* will make a major impact and truly contribute to the betterment of the area.

The only concrete project available at this time is the International Corridor Multicultural Service Center project, which is described in depth below. It will solve most of the current problems identified by the community by providing much needed services and thus will have a tremendous impact on the community. This project, by itself, will have a significant contribution to the revitalization of the *Community Legacy Area*.

SUMMARY OF PROPOSED PROJECTS (if applicable)

13. In the following table, rank proposed projects in priority order. This list should include projects identified in the proposed *Community Legacy Plan*.

Project	Entity responsible for carrying out the project	Rank	Total Est. Project Cost	SFY 2003 Community Legacy Request
<i>Multicultural Service Center</i>	<i>Redevelopment Authority</i>	1	\$4,530,515.00	\$2,500,000.00
		2		
		3		
		4		
		5		
		6		

Since the International Corridor Community Legacy Plan is still being prepared, at this time, only one project is listed. Additional projects will be listed in the Plan.

INDIVIDUAL PROPOSED PROJECT DESCRIPTIONS

14. Provide the information requested for each individual project for which the applicant is seeking Community Legacy funds:

Project Description, including entity responsible for carrying out the project:

- a. Provide the exact address of the project, if known:

Project Name: International Corridor Multicultural Service Center

Address: 8151 15th Avenue

City: Langley Park

Zip Code: 20783

County: Prince George's

- b. Site Control – for capital projects, indicate the extent to which you have control of the site. Please describe the site's status.

Site control Under contract No site control

CASA of Maryland, Inc. signed a 99-year lease with the property owner Sawyer Realty Holdings (see attached agreement). A Memorandum of Understanding is signed between the Redevelopment Authority of Prince George's County and CASA of Maryland, Inc. (see attached).

- c. Zoning- for capital projects, indicate if the site is properly zoned for the anticipated activity: yes no

If the site is not properly zoned, explain what actions and timeline will be taken to achieve proper zoning:

Special Exception (SE) is required for the proposed use (see attached Zoning Map and the use table from the Prince George's County Zoning Ordinance). Application for SE will be submitted in early September. The anticipated timeline for the SE process is between six to nine months. Renovation can proceed without an approved SE.

- d. For capital projects, give the age of the building(s) and indicate if located within a local historic district or a National Register historic district:

The building, McCormick-Goodhart Mansion, was built in 1924 and is 78 years old. It is a County designated historic site. (See attached Prince George's County Historic Site Summary Sheet and Maryland Historical Trust State Historic Sites Inventory Form.)

- e. Project Plan:

1. Provide an overall description of the proposed work to be performed as part of this project and the expected accomplishments.

A few years ago, the residents of Langley Park under the leadership of Action Langley Park (a 501(c)(3) community organization) initiated the discussion of a need for a

multicultural service center in Langley Park. Eventually, the Maryland-National Capital Park and Planning Commission hired a consultant to do a needs assessment study for such a center. The *Needs Assessment for a Multi-Cultural Center in Langley Park, Maryland* (attached) was completed in March 2002 and showed that the need is tremendous. The study identified various types of services needed, and ranked them as critical, urgent, and significant as well as calculated the amount of space needed for each service. It also identified four potential sites in Langley Park.

The completion of the study created enthusiasm among Langley Park residents. However, the realization of the project was still so remote despite the fact that the Redevelopment Authority set aside considerable amount of funding. The major concern was the site control due to high cost of acquisition. A great opportunity arose when Sawyer Realty Holdings bought the apartment complex that includes the historic McCormick-Goodhart Mansion. CASA of Maryland, Inc. approached Sawyer Realty Holdings and signed a 99-year lease.

CASA, one of the predominant local organizations in the International Corridor and a partner of the Redevelopment Authority in the International Corridor Community Legacy planning, is now the leaseholder of the mansion. CASA immediately offered the mansion for the use of a multicultural service center. CASA and the Redevelopment Authority signed a Memorandum of Understanding that gives the right of entry to the Redevelopment Authority to renovate the mansion. CASA also agreed that the mansion will be used by multiple local ethnic nonprofit organizations to make it a true multicultural service center. A new nonprofit entity will be formed to manage the center.

The McCormick-Goodhart Mansion is one of the sites the needs assessment study identified for a multicultural service center. Its central location within walking distance to over 2000 housing units and easy pedestrian access make it very attractive to many residents of Langley Park who do not drive. Being at the center of the International Corridor Community Legacy Area makes it easily accessible by all residents of the Legacy Area. It has three stories, including the attic, and a full basement. There are close to 30 rooms of various sizes and 18,000 sq. ft. usable space.

The mansion has been boarded up for many years; only a small portion of it was in use as a day care center until a few months ago. As the attached structural engineer's report shows, it is structurally in good condition with localized severe damage due to rainwater intrusion. There is lead paint and some asbestos that needs to be cleaned. An environmental assessment study (both Phase I and II) is being conducted.

The environmental clean-up and architectural work will be conducted simultaneously as the next steps of the project. The Redevelopment Authority will hire an industrial hygienist to remove the asbestos, lead paint, and any other hazardous material and an architect to complete designs and construction documents. While these works are conducted, a Special Exception application will be processed in order to be able to use the building as a community service center. After the clean-up is completed and architectural drawings are ready, the structural rehabilitation will start.

The structural rehabilitation will include major roof work, replacement of windows (most are missing) and doors, repairs to wood frame, floors, electrical wiring, plumbing, restrooms, installation of central heating and air-conditioning, and painting. Additional

historic restoration work is needed to comply with the historic preservation requirements. In addition, interior remodeling is required to adapt the mansion to its new use as well as to comply with the American Disabilities Act (ADA). Although every effort will be made to match the existing room sizes with the amount of space needed for services to be offered, some remodeling is unavoidable to make the mansion suitable for a community service center.

At this time, the surrounding setting of the mansion is not attractive. It sits on an island in the middle of an apartment complex and its immediate grounds has not been maintained for years. The center will require additional parking than what is offered in the apartment complex. A site plan is required to accommodate parking and a landscaping plan is needed to make the surroundings attractive and safe. The implementation of these plans will be the final steps of the renovation project.

When the historic mansion is ready for its new use, the International Corridor Multicultural Service Center (ICMSC) will be ready to serve the diverse ethnic population of the International Corridor. The ICMSC will offer centralized services in a single, easily accessible facility, housing several nonprofit organizations.

The following organizations will offer the below services in the ICMSC:

CASA of Maryland, Inc.:

- ***Employment and Training*** offers temporary and permanent job referrals for low-income workers. We will develop a system to send the workers (men and women) to the jobs. In addition CASA will provide vocational training including life skill training, carpentry and painting training
- ***The Community Organizing and Leadership Program*** provides leadership training to workers and community members in order to organize and mobilize the community to work on critical issues, such as the protection of day laborers' rights, a national amnesty campaign for all immigrants, and the protection of tenants' rights.
- ***The Legal Program*** protects the employment rights of immigrants and other low-income workers through community education, advocacy, and representation.
- ***Domestic Workers Rights Campaign***, a component of the Legal Program, organizes and trains domestic workers to act as rights promoters who in turn inform other workers about their workforce rights.
- ***Education Program*** offers a wide range of basic English and Spanish literacy classes, workshops for day laborers and out-of school-youth, citizenship classes, computer classes, and basic vocational training. In addition, "***Salud es Vida***" ("***Health is Life***"), an initiative ***HIV/AIDS Education and Prevention*** works to educate and organize the Latino community to fight the HIV/AIDS epidemic by training and supporting community health promoters who teach their peers about HIV prevention. The program also offers free bilingual educational material and risk reduction devices.
- ***The Housing Program*** provides the CASA community with the knowledge and skills to organize as tenants and to secure safe and affordable housing.
 - ***The Community Organizing and Leadership Program*** provides leadership training to community members in order to organize and mobilize the community to work on critical issues, such as the protection of day laborers' rights, a national amnesty campaign for all immigrants, and the protection of tenants' rights.
- ***The Social Service Program*** advocates for greater access of social services to the Latino community and educates governmental and nongovernmental agencies about

immigrants'. The program provides a variety of direct services, including immigration assistance, referrals, and food distribution.

Boat People S.O.S. Maryland

- Assist low income Vietnamese in preparing their taxes and educate them to their rights and responsibilities as tax payers (TAVILI)
- Counsel and assist victims of domestic violence or referral (CADV)
- Assist low income Vietnamese low income single mothers (Single mother program)
- Assist Vietnamese seniors and disabled to apply for subsidized housing and low income housing.
- Assist in Naturalization, Immigration status adjustment, sponsorship of family reunification, travel affidavit of support, paralegal, consumer rights protection translation and Notary Public.
- Assists low income Vietnamese with Individual Development Account (IDA)

Latin American Youth Center

LAYC will provide the following services and programs to infants, children, teens, and adults from Prince George's County Latino, Vietnamese, Caribbean, African-American, and African communities in academics, health educations, job training, social services, leadership development, substance abuse prevention, housing, arts, humanities, and recreation.

In addition, there will be a credit union and a child care center in the ICMSC. The Caribbean Help Center and other nonprofit organizations will also provide additional services.

The International Corridor Multicultural Service Center project is an excellent example of a multi-purpose project that makes everybody win.

In sum, the accomplishments expected from this project are:

- **Removal of blight** — The boarded up mansion has been sitting in the middle of a residential community for many years. Its grounds are being used to dump bulk trash. Renovating and bringing it back to use will remove a major blight and eye sore.
- **Removal of environmental hazard** — The building has asbestos and lead paint, which are proven as hazardous to human health and the environment. The renovation of the mansion will include the removal of these hazardous materials.
- **Rescuing an award winning historic structure from demolition by neglect** — Subtitle 29-113 of the Prince George's County Code allows the Prince George's County Historic Preservation Commission (HPC) to initiate Demolition by Neglect proceedings. The attached memorandum dated 1991 shows that this option was once considered by HPC. Since that date, nothing has been done to maintain the mansion and deterioration continued. Renovation will rescue the historic mansion, which won an award from the American Institute of Architects in 1927 for its distinctive architecture.
- **Historic preservation** — The renovation of the mansion will be a major activity to preserve the history of Prince George's County and Maryland.

- **Contribution to a Certified Heritage Area** — Since its recent certification, many efforts have been undertaken to preserve the heritage as well as revitalize the Anacostia Trails Heritage Area (ATHA). This project will be a major contribution to ATHA.
- **Adaptive reuse of a historic structure** — Most of the time historic structures are being neglected because a suitable use cannot be found. This was the case with the McCormick-Goodhart Mansion in the past couple of decades. Finding a suitable use and putting the mansion back in life is a major accomplishment.
- **Establishment of a much needed multicultural service center** — This will be the most important accomplishment of the project. The International Corridor, as its name suggests, is home for people from various parts of the world. Most of the new immigrants have major problems adapting life in the United States. They do not speak English, they do not know rules and regulations, they do not know available services or cannot have access to services for various reasons. A central multicultural service center that will provide information and many services right in the community will make a big impact on the community. When new immigrants will get educated on various aspects of life in the United States, they will adapt their new environment much quicker and the tension between them and the established community will be minimized. Many new and old residents of the area will benefit from the many services offered in the ICMSC. Establishment of a credit union or a community bank in the center that will allow people who cannot open regular bank accounts to use its services will considerably reduce crime that caused due to carrying big amounts of cash on people or keeping cash at home. Regular free health screening will help to have a healthy community. Most importantly, this central location will unite the people from diverse backgrounds and help create a real sense of community in the International Corridor.
- **Contribution to the revitalization of the International Corridor** — The ICMSC being a major project initiated by a public-private partnership will ignite the revitalization of the International Corridor. It will definitely be a major positive factor to effect the decisions of potential investors. Combined with the many other initiatives taking place in the area (see attached publication *Community Improvement Initiatives in the University Boulevard Area*), the ICMSC will significantly contribute to the revitalization of the corridor.
- **Gaining public trust** — One of the major problems of any government is gaining public trust. In general, the public is very reluctant in believing in the government of any type because the “government” has a reputation of not keeping its promises. Establishment of a multicultural service center is a very **hot** issue in the International Corridor. There have been talks and many long community meetings and discussions. Although a major needs assessment study and an issue identification study were completed and a Community Legacy Plan is being prepared, the community is extremely skeptical about the realization of this project. They keep complaining about the lack of commitment to implementation. They want to see action. They want to walk in a multicultural service center and receive the services they need. The realization of the ICMSC will be a major step for the government to gain public trust and will encourage the public to cooperate with the government in the future to work on other revitalization projects.

2. Project Timetable: List specific deadlines for each step in your project plan.

STEP	TIMELINE
Environmental clean-up	November 2002-May 2003
Architectural work	November 2002-May 2003
Structural rehabilitation/ historic restoration	May 2003-May 2004
Interior remodeling	June 2004-September 2004
Landscaping/parking	June 2004-September 2004

3. Project Personnel: Who will direct the various components of the project?

Describe the qualifications of the project staff and the capacity of the sponsoring organization to administer a project of this type.

The Redevelopment Authority of Prince George's County (RA) will be responsible for the overall project management. The RA has the capacity to administer this project. At this time, the RA is involved in large scale redevelopment projects such as a 32-acre residential and commercial site in Suitland, live and work space for artists in the Gateway Arts and Entertainment District, a senior village with rehabilitated shopping center in Palmer Park.

Under the direction of the RA's Chief John Henderson, the International Corridor Community Legacy Team members Gül Güleriyüz and Ted Kowaluk will direct the project. The team members will consult the M-NCPPC Historic Preservation Section staff as needed. A qualified environmental firm and an architect will do environmental clean up and architectural work, respectively. A construction manager responsible for day-to-day operations will be hired. Contractors specialized in each area of work who are familiar with historic rehabilitation will be hired to do the rehabilitation work. The Secretary of the Interior's Standards for Rehabilitation will be followed throughout the project.

4. Sources and Uses of Funds for this Project. Attach letters of commitment from individuals or organizations, as appropriate, as well as resumes of potential staff members.

ACTIVITY (USES)	SOURCES OF FUNDS			TOTAL BY ACTIVITY	STATUS
	Community Legacy:	Applicant:	Other:		
Needs Assessment Study			\$75,000.00 ⁴	\$75,000.00	Completed
Structural Engineer Report			\$750.00 ⁵	\$750.00	Completed
Environmental Assessment (Phase I & II)		\$5,515.00		\$5,515.00	Being conducted
Asbestos and lead paint removal and clean up	\$1,000,000.00			\$1,000,000.00	Not yet started
Architectural work <ul style="list-style-type: none"> • Schematic design • Design Development • Construction Documents 	\$300,000.00			\$300,000.00	Not yet started
Structural rehabilitation	\$1,100,000.00	\$1,300,000.00 ⁶	\$300,000.00 ⁷	\$2,700,000.00	Not yet started

⁴ Funded by the Maryland-National Capital Park and Planning Commission.

⁵ Funded by the Prince George's County Planning Department.

⁶ Approved Capital Improvement Program of the Redevelopment Authority of Prince George's County ([see attached](#)).

⁷ Funding will be sought from various sources, including Fannie Mae, Freddie Mac, HUD, and private foundations.

YouthBuild grant — \$????? CASA of Maryland, Inc. (pending)

Historic restoration			\$400,000.00 ⁸	\$400,000.00	Not yet started
Interior remodeling, including ADA compliance		\$100,000.00 ⁶	\$200,000.00 ⁷	\$300,000.00	Not yet started
Landscaping/parking		\$70,000.00 ⁶	\$30,000.00 ⁷	\$100,000.00	Not yet started
Permits and other fees	\$30,000.00			\$30,000.00	Not yet started
Project Admin. (Cash)	\$70,000.00	\$30,000.00 ⁶		\$100,000.00	Not yet started
Project Admin. (In kind)		\$50,000.00		\$50,000.00	Ongoing
TOTALS BY SOURCES OF FUNDS	\$2,500,000.00	\$1,555,515.00	\$1,005,750.00	\$5,061,265.00	

Please see attached letter of commitment from CASA of Maryland, Inc. and resumes of potential staff members of the Redevelopment Authority of Prince George's County.

⁸ Maryland Historical Trust Capital Grant — Maximum \$50,000.00 (application will be submitted next round)

Maryland Heritage Preservation Tax Credit Program — Application for Certified Heritage Area Target Investment Zone “certified heritage structure” will be submitted and upon approval, application for Maryland Heritage Preservation Tax Credit program will be submitted.

Additional funding will be sought from private foundations.