

# COMMUNITY REVIEW

The Official Blog of the

MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



... ensuring that all Maryland Citizens have the opportunity to live and prosper in affordable, desirable and secure housing in thriving communities.



There's a new post on Mdhousing's blog, [Maryland's Roster of Sustainable Communities Grows to 64 as State's Initiative to Revitalize Older Neighborhoods Continues to Spread](#).

**Greenbelt, MD** - The historic town of Greenbelt, home to one of the few single-screen theaters left in the region, has joined the list of Sustainable Communities, part of the statewide initiative to strengthen reinvestment and revitalize Maryland's older neighborhoods.

Governor O'Malley's Smart Growth Subcabinet last month added nine communities to the roster, bringing the total number of Sustainable Communities to 64. Each of those communities has developed and committed to a revitalization and reinvestment plan that will support principles of sustainability.



**Historic theater in Greenbelt, MD**

Principles of sustainability, as defined by the 2010 Sustainable Communities Act, are places where public and private investments and partnerships achieve:

- Development of a healthy local economy;
- Protection and appreciation of historical and cultural resources;
- A mix of land uses;
- Affordable and sustainable housing, and employment options;
- Growth and development practices that protect the environment and conserve air, water and energy resources, encourage walkability and recreational opportunities, and where available, create access to transit.

## **Sustainable Communities approved at the Smart Growth Subcabinet meeting on February 19, 2014**

### ***Carroll County - Town of Manchester and Town of New Windsor*** ***Town of Manchester***

Manchester, incorporated in 1834, is a charming small town of approximately 4,800 people. Many of its residents commute to Baltimore or Washington DC for employment. The town plans to target Sustainable Community incentives in the town's historic core, older neighborhoods and municipal parks. It will work closely with the county and the Manchester Area Merchants Association to attract commercial growth and investment, improve housing choices and promote home-based jobs, improve facades along the town main street and explore the development of green/complete streets where appropriate.

### ***Town of New Windsor***

A small town with a national historic district, New Windsor is surrounded by Rural Legacy lands and plans to target its revitalization efforts in the town's historic core. The town is home to the historic Calvert College that was established in 1851 and continues to be an iconic yet functioning building in the community. The Dielman Inn, considered to be a threatened historic property according to Preservation Maryland, is also included with the town's Sustainable Community area. In addition to preserving historic properties and character, the Town plans to increase green space throughout the town, complete streetscape plans and improve downtown walkability.

### ***Frederick County - Town of Middletown***

A Maryland Main Street community located in the Heart of the Civil War and the Journey Through Hallowed Ground Heritage Areas, this community plans to build on its economic strengths of tourism and small business diversity. Through small business retention and attraction incentives, storm water management projects, sidewalk improvements and the provision of bicycle accommodations, this small town aspires to become more sustainable.

### ***Harford County - Edgewood***

Located just south of Interstate 95, north of Aberdeen Proving Grounds and along the US Route 40 Carbon Neutral Corridor, the Sustainable Community of Edgewood has a multitude of revitalization goals. Plans include completing the MD Route 755 streetscape plan in addition to supporting commercial growth on Route 755, starting a façade improvement program to enhance area aesthetics and improving lighting, roads and housing stock in stressed neighborhoods. The Carbon Neutral Corridor is a pilot initiative to demonstrate how households, farms and businesses can reduce energy consumption and environmental impacts, and lower greenhouse gas emissions from daily activities.

### ***Howard County - North Laurel/Savage***

The North Laurel/Savage Sustainable Community includes the historic Savage neighborhood, Route 1 corridor that extends from the Prince George's/Howard County line to just north of Route 32 and the Savage/Annapolis Junction Transit-Oriented Development and Base Realignment and Closures zones. The county has plans to target streetscape and transportation enhancements along Route 1 corridor (where 30 percent of the county's job base is located), develop clear historic preservation policies in the Savage neighborhood, promote transit-oriented developments at the Laurel Park and Savage MARC stations and expand community services for residents in need.

### ***Prince George's County -City of Greenbelt, Town of North Brentwood and Town of Upper Marlboro***

#### ***City of Greenbelt***

This unique Sustainable Community includes a town center that is a designated National Historic Landmark, boasts extensive park lands and a healthy tree canopy and is adjacent to the Greenbelt National Park. Interestingly, the historic Greenbelt Theatre is one of the few single-screen theaters that remain in the region. The city plans to complete a pedestrian and bicyclist master plan that will promote "Complete streets", preserve both the character and economic viability of the Roosevelt Center, increase senior and affordable housing, develop strategies that will reduce commercial vacancies and attract investment and focus denser mixed-use development efforts around the Greenbelt metro station.

#### ***Town of North Brentwood***

Located only three miles from Washington DC and in the Gateway Arts & Entertainment District, this town is listed on the national register of historic places and has the unique history of being the oldest municipality in Prince George's County to be incorporated by African Americans (incorporated in 1924). The town plans to promote the acquisition and renovation of historic "Baby Dee's" and adjacent properties, focus efforts on Rhode Island Ave/Rt. 1 to improve façades, promote green infrastructure, and increase pedestrian pathways and support the continued growth of the Prince George's African American Museum and Cultural Center.

#### ***Town of Upper Marlboro***

As the County Seat of Prince George's County, the Town of Upper Marlboro has a historic village character that is enhanced by being a part of the Star-Spangled Banner National Historic Trail. It is located within close proximity to regional employment centers including both Washington DC and Joint Base Andrews. The town plans to focus its revitalization efforts in the downtown core and will promote the adaptive reuse of the Old Marlboro Elementary School, strengthen businesses along Main Street and reforest a vacant parking lot adjacent to the Town Hall.

### ***Washington County - Fort Ritchie-Cascade***

Fort Ritchie was established in 1926 as a training area for the Maryland National Guard. It was closed in 1998 and eventually was transferred to the PenMar Development Corporation, an instrumentality of the State, to maintain the property and oversee its redevelopment for non-military uses. Fort Ritchie-Cascade is part historic site, part small town and part scenic mountain retreat. It is located within close proximity to the Appalachian Trail. Revitalization plans for the area include the conservation of forested lands, preservation and adaptive reuse of historically significant buildings, establishment of a destination restaurant, reduction of commercial vacancies and supporting the development of a corporate conference/training center and residential properties.