COUNCIL OF THE TOWN OF LA PLATA
Resolution 12-2

Introduced By:	**Mayor Roy G. Hale**
Date Introduced:	**April 10, 2012**
Date Adopted:	**April 10, 2012**
Date Effective:	**April 10, 2012**

A RESOLUTION concerning

Sustainable Community

FOR the purpose of designating the La Plata Town Center as a Sustainable Community, pursuant to the attached Sustainable Community map (and Sustainable Community Plan (the "**Plan**," as further described in the Sustainable Community Application (the "**Application**"), for approval either directly by the Department of Housing and Community Development (the "**Department**") of the State of Maryland or through the Smart Growth Subcabinet of the State of Maryland.

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WHEREAS, the Council of the Town of La Plata recognizes that there is a significant need for reinvestment and revitalization of the communities in the Town of La Plata; and

WHEREAS, the Council of the Town of La Plata proposes to (i) designate the area of La Plata Town Center in the Town of La Plata, as outlined on the attached map (the "**Area**"), as a Sustainable Community, and to (ii) adopt the Plan, as further described in the Application, for the purposes of contributing to the reinvestment and revitalization in the Area; and

WHEREAS, the Area is located within a priority funding area under Section 5-7B-02 of the Smart Growth Act; and

WHEREAS, the applicable law and the Community Legacy Program regulations require a local government to submit an application to the Department in order to become a designated Sustainable Community, and to adopt a satisfactory Sustainable Community Plan in order to be eligible to receive financial assistance under the Community Legacy Program;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF LA PLATA hereby (i) endorses the designation of the Area as a Sustainable Community; and (ii) adopts the Sustainable Community Plan described in the Application.

BE IT FURTHER RESOLVED THAT, the following persons are hereby authorized to execute documents and take any action necessary to carry out the intent of these resolutions;

Name	Office/Title	Signature
Daniel J. Mears	Town Manager	Daniel J. Mears
Michelle D. Miner	Assistant Town Manager	Michelle D. Miner
David M. Jenkins	Director of Planning and Community Development	David M. Jenkins

and,

BE IT FURTHER RESOLVED THAT, copies of this Resolution are sent to the Secretary of the Department of Housing and Community Development of the State of Maryland for consideration by the Smart Growth Sub-Cabinet.

ADOPTED AND APPROVED by the Council of the Town of La Plata on April 10, 2012.

SEAL:

COUNCIL OF THE TOWN OF LA PLATA

Roy G. Hale, Mayor

R. Wayne Winkler, Councilman

C. Keith Back, Councilman

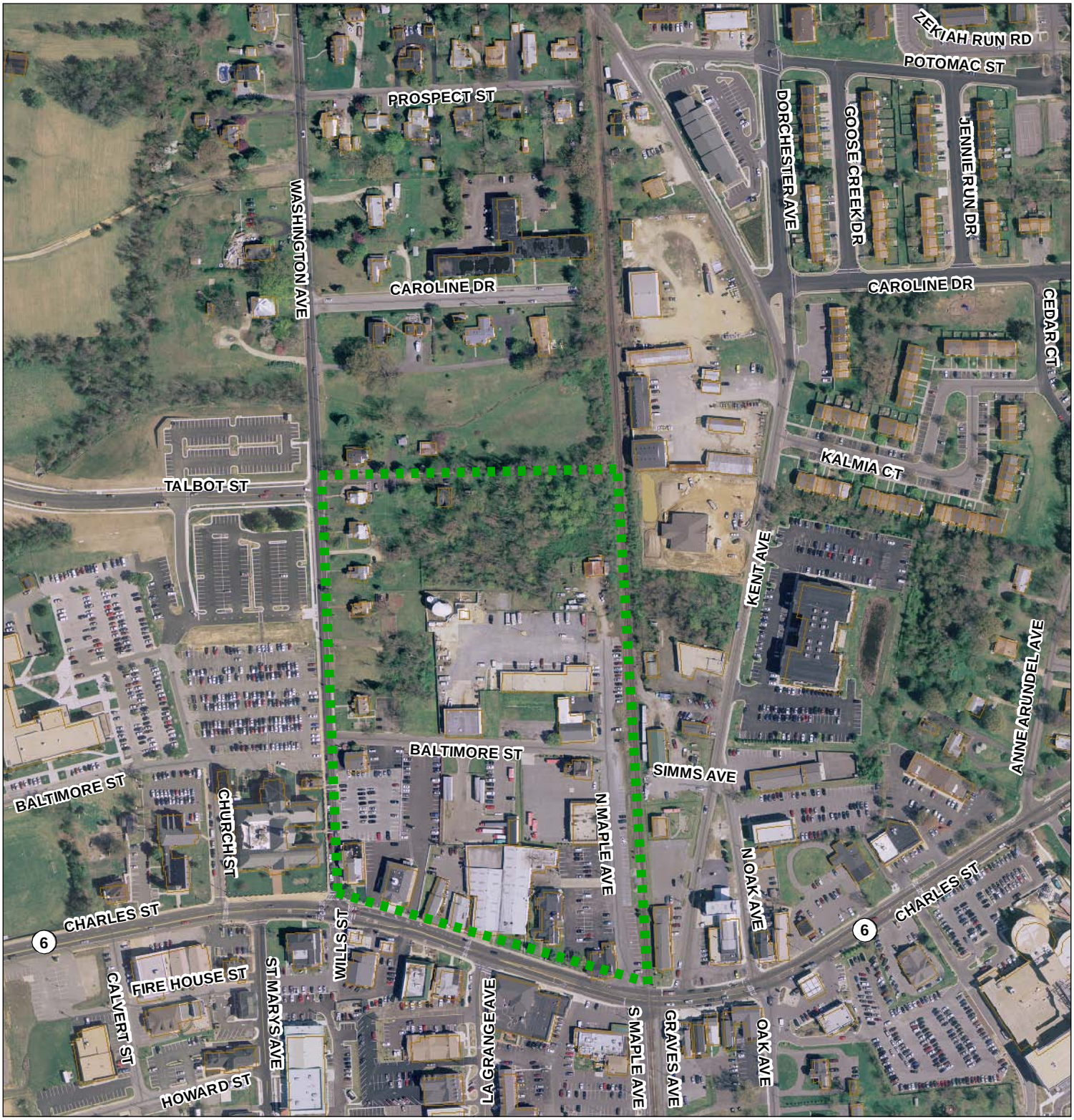
Paretta D. Mudd, Councilwoman

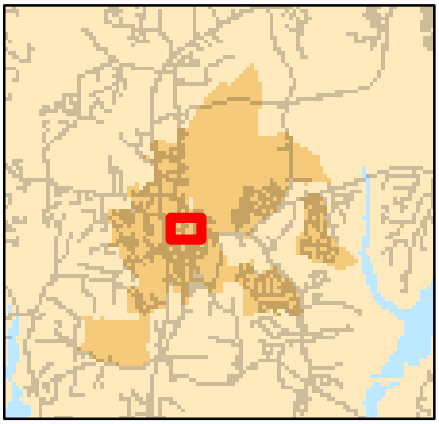
Joseph W. Norris, Councilman

ATTEST:

Danielle Mandley, Town Clerk

Date: 4/10/12





Notes: _____

Town Center

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Town of La Plata

305 Queen Anne Street
Post Office Box 2268
La Plata, Maryland 20646

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CHECKLIST & TABLE OF CONTENTS

APPLICANT: La Plata, Town of

NAME OF SUSTAINABLE COMMUNITY:

Please review the checklist of attachments and furnish all of the attachments that are applicable. Contents of the notebook should be tabbed and organized as follows:

☑ **TAB #1** **Applicant Information**

☑ **TAB #2** **Sustainable Community Baseline Information - In addition to hard copies of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. Maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, wolters@mdhousing.org.**

☑ **TAB #3** **Local Capacity to Implement Plans & Projects: Attach Sustainable Communities Workgroup roster noted in Section III**

☑ **TAB #4** **Sustainable Community Plan**

☑ **TAB #5** **Progress Measures**

☑ **TAB #6** **Local Support Resolution**

☑ **TAB #7** **Signed Sustainable Community Application Disclosure Authorization and Certification**

All documents on this checklist are mandatory.
Failure to provide the requested document will automatically deny your application.

Tab #1

Applicant Information

I. SUSTAINABLE COMMUNITY APPLICANT INFORMATION

Name of Sustainable Community:

Legal Name of Applicant: La Plata, Town of

Federal Identification Number: 52-6002080

Street Address: 305 Queen Anne Street

City: La Plata **County:** Charles **State:** MD **Zip Code:** 20646-

Phone No: (301 934-8421 **Fax:** (301) 934-5724 **Web Address:** Www.townoflaplata.org

Sustainable Community Contact For Application Status:

Name: Daniel Mears **Title:** Town Manager

Address: 305 Queen Anne Street **City:** La Plata **State:** MD **Zip Code:** 20646

Phone No: 301-934-8421 Ex x **Fax:** 301-934-5724 **E-mail:** dmears@townoflaplata.org

Person to be contacted for Award notification:

Name: David Jenkins **Title:** Director, Planning and Community

Address: 305 Queen Anne Street **City:** La Plata **State:** MD **Zip Code:** 20646

Phone No: 301-934-8421 Ex x **Fax:** 301-934-5724 **E-mail:** djenkins@townoflaplata.org

TAB #2

Sustainable Community Baseline Information

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Through this section, applicants will demonstrate that trends and conditions in homeownership, property values, employment, commercial and residential vacancy, community facilities and infrastructure, natural resources, the local business and residential districts show a need for new or continued revitalization reinvestment. Demographic data and trends provided by Applicants should support the choice of the proposed Sustainable Community Area boundary and help form a basis for needs and opportunities to be addressed through the initiatives and projects described in the Sustainable Community Action Plan (Section IV).

POINTS IN THIS SECTION WILL BE AWARDED BASED ON THE SC AREA'S NEED FOR REINVESTMENT AS EVIDENCED BY THOROUGH DESCRIPTIONS OF CURRENT CONDITIONS OR TRENDS (and will not be based upon current or planned revitalization activities which will be covered in Section IV).

A. Proposed Sustainable Community Area (s):

County: Charles

Name of Sustainable Community: _____

Include boundary descriptions and a map of the Sustainable Community. In addition to hard copies of the of the project location map, a detailed listing of parcels (i.e. Parcel ID Numbers) that form the project boundary should be included. If possible, maps should also be submitted in electronic GIS form (shape file). If you have additional comments or questions, please contact Brad Wolters, Senior GIS Specialist, DHCD, Wolters@MdHousing.org

The proposed SC boundary is as follows:
North: Talbot Street extended, from Washington Street east to the CSX railroad tracks;
East: CSX Railroad tracks
South: Charles Street, MD 6
West: Washington Street

This area totals approximately 14 acres and is zoned Central Business District (CB). An inventory of the proposed SC area is attached and included the following information: proposed SC boundaries, existing zoning, existing topography, existing water/sewer facilities, existing parcels and property owners and existing land uses.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Approximate number of acres within the SC Area: 14.0

Existing federal, state or local designations (check all that apply):

- ☑ Community Legacy Area
- ☐ Designated Neighborhood
- ☐ Main Street
- ☐ Maple Street
- ☐ Local Historic District
- ☐ National Register Historic District
- ☐ A & E District
- ☐ State Enterprise Zone Special Taxing District
- ☐ BRAC
- ☐ State Designated TOD
- ☐ Other(s): _____

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

Prior Revitalization Investments & Smart Growth:

(a) List and describe any significant State and local smart growth or revitalization related program investments (for instance, Community Legacy or SC Rehab Tax Credit) that have been invested in the Area since the launching of Maryland's Smart Growth initiative and programs in 1997 (including Housing investment). What impact have these investments made in the community? *(Answer Space 4,000 characters)*

The Town of La Plata was designated a Community Legacy (CL) Community in 2002, in support of the recovery effort after the April 2002 F4 tornado. This resulted in an estimated $60 million dollars in damage, including the loss or significant damage to 41 single family homes, 6 apartment, 48 commercial buildings, Town water tower, 2 churches and 1 school. Over 150 businesses suffered business interruption, with many requiring complete relocation, with loss of property and inventory. Prior the tornado, La Plata had prepared a Vision Plan for Downtown La Plata (VP) in March 2001, to direct future development and redevelopment of the downtown. This was prepared over a four year period by community stakeholders and outlined a phased approach to redeveloping the downtown area into a mixed use, walkable and well designed town center, with niche retail and a revised traffic pattern.

The VP formed the basis for State and Federal assistance after the tornado and later the CL designation. This assistance has resulted in the following investments in La Plata:

- State of Maryland:
  - $100,000 - Immediate assistance
  - $1,400,000 - Vision plan financing
  - $500,000 - Neighborhood Conservation – State Highway Administration Streetscape improvements
  - Low Interest loans for business recovery
  - 1,500,000 – debris removal

- Federal:
  - $192,500 Sanitary Sewer upgrade
  - $192,500 Water Tower Replacement
  - $660,000 Storm-water Management
  - $100,000 Parking structure planning and design
  - $50,000 USDA economic plan
  - $150,000 Police station and community center construction

- Planning/Economic Development:
  - 2002 La Plata Market Study
  - New Community Design Guidelines for the downtown business district and US 301 commercial corridor created for use by Design Review Board
  - Vision Implementation Team (VIT) – community stakeholders to provide ongoing input for VP implementation
  - Revision of Town Zoning Ordinance – incentives for more mixed use, supporting both redevelopment and infill opportunities.

In addition to the above listed financial support and investments, the more profound positive impact on La Plata by the CL designation has been:

- implementation of many the VP recommendations

- Continuation of the VIT and establishment of the La Plata Town Centre Development Corporation (LPTCDC), a 501(c)6 non-profit, to manage and develop the Town Centre as recommended in the 2001 VP

- Engagement of community stakeholders – residents, business and property owners and Charles County government

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(b) Describe any existing barriers to Smart Growth that may affect your jurisdiction or the proposed SC Area. For instance, does your area have higher development fees than outer "cornfields"?
(Answer Space 4,000 characters)

There are not necessarily barriers, but rather a need to sustain the progress and momentum made since the tornado. The VIT was restarted, culminating in confirmation that the original goals, objectives and focus on investment in downtown La Plata is still viable. As a result of this confirmation, the La Plata Town Centre Development Corporation, based on the Main Street model, was established Their Board of Directors has been selected and is currently developing a work and financial plan to implement the Vision Plan. This includes outreach for business, property owners and other important stakeholders and identifying a funding stream.

While the tornado was devastating, it also provided a blank slate and the impetus for reconstruction and reinvestment, implementing the 2001 Vision Plan. The CL designation then provided the needed framework for this implementation. Much has been accomplished as evidenced by the rebuilding of buildings, business (old and new) openings and streetscape improvements. As important, stakeholders are still engaged in the implementation of the Vision Plan, demonstrated by the establishment of the La Plata Town Centre Development Corporation.

The LPTCDC provides the needed management structure for VP implementation. To sustain this momentum, funding sources are needed (private, public) to demonstrate continued commitment to downtown reinvestment. This then can attract private developers in a private-public partnership, a key element of other successful downtown redevelopment processes in Maryland.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

B. Community Conditions: Strengths and Weaknesses

(1) Describe the strengths and weaknesses in the proposed Area's existing built environment. For example, what is the condition of housing? Are there underutilized historic buildings and cultural places? What is the condition and availability of community parks and recreational assets? Are there transportation assets? What is the current condition of community infrastructure such as roads and lighting? *(Answer Space 4,000 characters)*

La Plata has experienced steady population and housing growth as indicated in the following table for the 2000 to 2010 period. This is an indication of strength, despite the economy, of continued investment in La Plata, albeit at a slower pace than anticipated.

	2000	2010	2000-20010 Annual Rate
Population	6,778	8,753	2.59%
Households	2,332	3,062	2.76%
Housing Units	2,422	3,243	2.93%

Source: ESRI Community Analyst, La Plata, Maryland, November 2011

The Municipal Growth Element (MGE) in the adopted October 2009 Town Comprehensive Plan (Com Plan), indicates development plans been approved to accommodate another 5,000 dwelling units and more than double the current population. These are primarily mixed use and Traditional Neighborhood Developments (TND) communities, consistent with smart growth goals and objectives. This should accommodate the anticipated residential growth over the next twenty years, but there is additional need for undeveloped land for commercial/industrial development to create the jobs and residential balance that will be needed to comply with smart growth objectives in the Com Plan. The MGE and Water Resources Element (WRE) were based on an analysis of past and projected growth (build out) and the resultant impact on needed infrastructure.

Another community asset is La Plata's continuing revision of the following functional plans:

- Town of La Plata Transportation Plan, August 2009
- Town of La Plata Comprehensive Parks and Recreation Master Plan, adopted February 2011
- Revised Community Design Guidelines for Commercial Highway District (CH) and Central Business District (CBT), August 201
- Town Stormwater Management Ordinance adopted May 2010, consistent with state standards, including use of Environmental Site Design (ESD) to the Maximum Extent Practical (MEP).

Upgrading of the Town's infrastructure to meet existing and future demands, consistent with the adopted Comp Plan is another community asset:

- $96,000 reimbursable grant using Federal Stimulus funds, coordinated through the Maryland State Highway Administration (SHA) for installation of 147 ADA Handicapped sidewalk ramps in exiting residential neighborhoods throughout La Plata
- Construction of the new Willow Lane pump station, eliminating an old and failing pump station, installation of new sewer lines that have increased the capacity of the basic system to handle the growth that will take place within the existing Town, leveraging Maryland Department of the Environment (MDE) and EPA grants and low interest loans.
- Expansion of the existing Town waste water treatment plant from 1.3 to 2.0 million gallons per day (MGD), including enhanced nutrient removal (ENR) and elimination of infiltration and infow (I&)
- Town received Department of Natural Resources (DNR) grants in FY 2010, 2011 and 2012 ($100,000 each) for parking, restroom facilities and other site improvements at Tilghman Lake, a Town major park

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the Area's land use/zoning make-up (residential, commercial, industrial, and mixed-use). Is the current land use or zoning conducive to revitalization investment? *(Answer Space 4,000 characters)*

The proposed SC area totals 14 acres; all zoned Central Business District (CB). An inventory of this area is attached and includes the following: Proposed SC Area, existing zoning, existing topography, existing water/sewer facilities, parcel/property lines, property owners and existing land uses.

The current CB zoning is conducive to revitalization investment, with the following permitted uses:

- Retail department, grocery and specialty stores. Wholesale, warehouse and building material supply stores shall be prohibited.
- Personal and general service establishments, including banks, restaurants, carry-out restaurants, repair shops and the like. Fast-food restaurants and automobile repair shops shall be prohibited.
- Recreational establishments, except drive-in theaters.
- Offices, public buildings and clinics.
- Public and private institutional uses, including churches, schools, hospitals, libraries, exhibits, clubs and organizations.
- Hotels and lodges.
- Public and private parking facilities, subject to special provisions for public parking as listed in § 191-45
- Child-care centers.
- Banquet halls.
- Dwellings, provided that such dwellings shall be above or behind other principal uses so as to not interrupt business frontage.

Needed water, sewer, transportation, police, fire infrastructure is available to support reinvestment in the proposed SC area.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

3) Describe strengths and weaknesses in basic features of community quality-of-life. For instance, is crime an issue for this SC Area? What is the condition and quality of educational choices available to the community? Are artistic, cultural, or community resources, events or facilities within or accessible to residents in the proposed SC Area? *(Answer Space 4,000 characters)*

The Town, through the Special Events Coordinator, promotes and sponsors free events throughout the year including Celebrate La Plata, summer band concerts, Chili Cook Off, Community and Costume Swap, Fall Festival, Memorial Day and Veterans Day celeb ceremony, and Christmas Celebration. An annual schedule of these events is posted on the Town's website and Town Face Book page. A printed brochure is also available.

The Town of La Plata and the Charles County Public Library have partnered to provide a free, public WiFi network across downtown La Plata, providing access to the Internet. The network is named Town of La Plata. It
The WiFi network today covers much of downtown La Plata and generally extends from Centennial Street at US 301 east to the Charles County Public Library's La Plata Branch on Garrett Avenue. It also covers from Town Hall on the south to the Farmer's Market on Washington Street. Coverage is not 100% in this area, and is limited by the power of the antenna in a device and its ability to 'see' one of the thirteen access points currently deployed, hosted by downtown businesses.
Within the Town and or to the corporate boundaries for use by Town residents are the following education, cultural and other facilities:

- Two elementary school, one middle schools and a high school operated by the Charles County Public Schools. Their headquarters and special education facility is also within the Town area
- Three private parochial schools
- Three Public Alternative/Specialized Education schools
- The College of Southern Maryland La Plata Campus is within a ten minute drive from downtown La Plata.
- Charles County Library
- Civista Medical Center
- Port Tobacco Players Theatre
- Four regional parks
- La Plata Post Office
- County seat and location of Charles County Government Building, Charles County Courthouse

The Town of La Plata offered a Citizen Academy for La Plata's Water and Sewer Systems, designed to bring interested members of the community together to learn about a particular government service. Stated in the fall of 2008 and fall of 2009, the Academy consisted of the following s sessions and tours:

- Public water systems in general and La Plata's system in particular
- Field trip - La Plata's wells and water storage tank. Maintenance demonstration
- Sewer treatment facilities, collection systems, and Sanitary Sewer Overflow
- Field trip - Tour of La Plata's sewage treatment plant and at least one pump station
- Operation and Maintenance of La Plata's water and sewer systems
- Budgeting, capital expenditures, long range planning

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

C. Natural Resources and Environmental Impact: Strengths and Weaknesses

(1) Describe the strengths and weaknesses of the community's "natural environment." in or near the Sustainable Community Area. What is the current condition of key natural resources - lands, air, water, watersheds, tree canopy, other? If the community is located in a coastal zone, what risks might the community be subject to associated with climate induced sea level rise? *(Answer Space 4,000 characters)*

Since the time the Comprehensive Plan was last updated in 2002, the Town has not substantially altered its basic policy toward regulating development in sensitive areas. The objective then, as now, is to enhance and protect those areas to the fullest extent possible. While the Town has no areas considered habitat for endangered or threatened species, the importance of preserving habitat for urban-adaptive wildlife, and the benefits to humans when natural areas are protected and available open space is recognized. Within the Town limits, the other types of naturally occurring sensitive areas to be found include perennial streams and their associated buffers, 100-year Floodplain, steep slopes, highly erodible soils, and non-tidal wetlands. While improvement to the general water quality of the Chesapeake Bay and its tributaries is the broad regional goal, a more locally defined Sensitive Areas mission-statement for the Town is to promote sustainable community practices which will: 1) protect water quality; 2) conserve, reclaim and reuse water resources to the greatest practical extent; and 3) direct new development to areas where impact to the natural environment is minimized.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the strenths and weaknesses of any current efforts to reduce the community's "carbon footprint" or impact on the environment. Is recycling (commercial or residential) available to minimize waste? Are there current efforts to encourage the purchase and availability of fresh local food and other local products and services to the community? Describe any current energy or water conservation efforts that may be underway. If the community has not implemented one of the above initiatives, has the community identified a need or interest to pursue these or other efforts to reduce environmental impact, for instance through the new Sustainable Maryland Certified initiative? *(Answer Space 4,000 characters)*

The Town provides trash, yard waste, lose leaf collection and bulk pickup services. This also includes recycling through a contract with Waste Management, on a weekly basis. Hazardous waste and bulk pick is also provided on an as needed basis in coordination with Charles County.

The Town of La Plata works with the community to cultivate a sustainable future through focus on landscaping, water and energy supply in the community. These include a Green Building Committee, Conservation Corner Articles in the Town Newsletter, website and Face Book, Grant Opportunities, Green Education Classes, researching business and apartment Recycling Programs. To set the example, the Town Hall is LEED Certified.

The Town offers La Verde Mini Grants is designed to bring awareness to the community's "Green Initiatives" and help to bring more community oriented, sustainable, regenerative and conservation projects to reality. Residents, Home Owner Associations, school projects, scout groups, civic organizations, businesses, and other community members are encouraged to submit applications for review. A winning project proposal will be granted up to $500 towards their idea.

Projects will be evaluated on:

- Green benefit to the Town of La Plata
- Uniqueness of green idea
- Number of people positively impacted
- Educational impact to community
- Number of people involved in completing the project
- Additional resources used (money, time, labor, etc.)
- Timely completion

La Plata operates a Farmer's Market, located in the downtown area, adjacent to the County Courthouse. Operating hours are generally Wednesday and Saturdays, selling local produce and other products. There is a part time market manager, who has coordinated grants from the Maryland Department of Agriculture.

Water conservation is implemented through a tiered rate system, based on water consumption – the less gallons used, the lower are the quarterly charge. As a result of this program, water consumption has been annually reduced by 7%.

La Plata now accepts credit cards and utility payments online to reduce paper.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the strengths and weaknesses of the jurisdiction's current stormwater management practices and how these may affect the proposed SC Area. Is redevelopment and retrofitting of infrastructure an issue or opportunity in this SC Area? Stormwater runoff is a significant source of pollution to Maryland's streams and the Chesapeake Bay. Buildings constructed before 1985 have little or no stormwater controls, and development between 1985 and 2010 have some controls. Updated stormwater regulations passed by Maryland's General Assembly in 2010 require that development and redevelopment projects utilize stringent stormwater controls. Sustainable Community Areas may have opportunities for redevelopment practices that can reduce stormwater flows. *(Answer Space 4,000 characters)*

The Stormwater Management Act of 2007 required that the municipalities assume additional responsibilities in the approval, inspection and maintenance of the stormwater systems. In response to this requirement, the Town has adopted a revised Stormwater Ordinance in May, 2010.

A Stormwater Capacity Management Plan has been developed, similar to the Town's Water and Sewer Capacity Management Plans as the framework to implement the new Stormwater Management Ordinance begin the process of creating a stormwater management program, determining future needs and developing a funding method for a capital improvement and retrofit program.

A stormwater fee of $1.25 per month had been previously implemented in 2009 and has generated initial funding to identify the scope of the stormwater problem and begin planning for a stormwater utility. An inventory has been completed of all the stormwater management devices, detention ponds, retention ponds and pipe farms along with the ownership of each one. Individual stormwater structures and storm drains have been identified with a GPS locater. All of this information has been included in a stormwater layer on the Town's GIS web site and will provided a needed data base for developing the Stormwater Capacity Management Plan.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

D. Economic Conditions & Access to Opportunity: Strengths and Weaknesses

(1) Describe the jurisdiction's current economic strengths and weaknesses. For example, are there distinct economic drivers in the area or region that will affect access to job opportunities and the progress of the SC Plan? What are the main barriers to the Area's economic competitiveness? What is the current level of broadband access available to serve residents, businesses and public facilities? What efforts are currently in place to increase worker skills and employment? Describe trends in employment rates and business formation. *(Answer Space 4,000 characters)*

Primary barriers continue to be to need to maintain the momentum from the 2001 Vision Plan, the rebuilding after the 2002 tornado and the 2010 incorporation of the La Plata Town Centre Development Corporation. The Community Legacy and now the Sustainable Communities designation will provide needed access to grants and other assistance to move forward to attract investment in La Plata's Town Centre. This in turn will help grow existing businesses while providing infill development consistent with Smart Growth principles.

Broadband access is currently available within the downtown area by a Town/ County Library partnership, providing access to the internet through WiFi mesh system. This is available to businesses and citizens. In addition, the Maryland Broadband Cooperation is currently constructing fiber optic lines through La Plata, providing an opportunity for connection by both Town and County facilities. The Town is a member of the Maryland Broadband Cooperative.

The following are pertinent excerpts from ESRI Community Analyst, La Plata Executive Summary for employment and household income:

Employment – 2010, 2015 Estimate:

Currently, 92.5 percent of the civilian labor force in the identified area is employed and 7.5 percent are unemployed. In comparison, 89.2 percent of the US civilian labor force is employed and 10.8 percent are unemployed. In the five years the rate of employment in the area will be 93.8 percent of the civilian labor force and unemployment will be 6.2 percent. The percentage of US civilian labor force that will be employed in five years is 91.2 percent and 8.8 percent will be unemployed. In 2000, 62.0 percent of the population aged 16 years of older in the area participated in the labor force and 0.7 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:
68.2 percent in white collar jobs (compared to 61. percent of US employment)
14.5 percent in service jobs (compared to 17,3 percent of US employment)
17.3 percent in blue collar jobs (compared to 21.1 percent of US employment)

In 2000, 79.2 percent of the area population drove to work alone and 3.3 percent worked at home. The average travel time to work in 2000 was 36.6 minutes, compared to the US average of 25.5 minutes.

Household Income - 2010-2015 Estimate:

Current median household income is $70,099 in the area, compared to $54,442 for all US households. Median household income is projected to be $80,999 in five years. In 2000, median household income was $56,111, compared to $41,500 in 1990.

Current average household income is $82,671 in this area, compared to $70,173 for all US households. Average household income is projected to be $92,638 in five years. In 2000, the average household income was $71,116 compared to $49,855 in 1990.

Current per capita income is $39,886 in the area, compared to the US per capita income of $26,739. The per capita income is projected to be $36,003 in five years, In 2000, the per capita income was $24,669, compared to $17,099 in 1990.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(2) Describe the jurisdiction's housing market and access to affordable workforce housing. What are the trends in residential construction (rental and homeownership), homeownership rate, foreclosure rate and, property values. Describe how and whether your jurisdiction's prevailing housing costs - both homeownership and rental - are affordable to households below 120% AMI, 80% AMI and 50% AMI. What efforts are in place currently to house individuals, families and the disabled at or below the AMI levels described above? *(Answer Space 4,000 characters)*

The following are pertinent excerpts from ESRI Community Analyst, La Plata Executive Summary for households by income and ownership, 2000 Census and 2010 Census and estimates. Currently, 63.1 percent of the 3,109 housing units in the area are owner occupied; 31.8 percent, renter occupied; and 5.1 are vacant. In 2000, there were 2,308 housing units - 65.6 percent owner occupied, 30.8. percent renter occupied, and 3.7 percent vacant. The rate of change in housing units since 2000 is 2.95 percent. Median home value in the area is $337,888, compared to a median home value of $157,913 for the U.S. In five years, median value is projected to change by 3.61 percent annually to $403,347. From 2000 to the current year, median home value change by 6.60 percent annually.

The Town has no housing program. The 2009 Comprehensive Plan, Housing Element, provides the following policy, objectives and goals:

Policy - To promote and maintain the availability of a variety of housing choices to meet the needs of the present and future population of La Plata in a way that encourages socio-economic diversity while remaining compatible with the character of La Plata.

Goals for implementation:

- Promote development, which combines a variety of residential and commercial interests, as the highest and best use of property. This would include support of mixed-use and Traditional Neighborhood communities and mixed-use Live/Work buildings in the downtown and the TND village centers.
- Support development proposals and programs, which identify and address the needs of the senior and/or physically challenged population. Connect those that qualify with programs that provide assistance to low-income disabled persons in retrofits of existing homes to meet ADA.
- Support community service non-profit organizations in the development of a site for a facility, which would provide shelter to homeless persons, and victims of domestic violence.
- Adopt an ordinance, which will allow for the development of accessory dwelling units in association with single family detached homes, to create a supply of affordable housing for work-force, senior, and youthful segments of our population. Promote residential development constructed in accordance with standards such as the National Association of Home Builders Green Home Guidelines. Facilitate the provision of incentives for home builders to achieve a minimum Bronze-level certification for housing product in La Plata. Implement a "Green Home" building program in La Plata, using the NAHB check list or other tools to assess the environmental impact of a new building or subdivision, on the permit review level.
- Promote compact, infill development within the Town, designed to enhance the pedestrian streetscape experience and reduce "sprawl" development outside of planned growth areas.
- Encourage rehabilitation and reuse of existing buildings, which conserves resources.
- Plan for pedestrian friendly streets and incorporate those improvements needed to support universal accessibility.
- Develop and maintain a housing needs assessment. Update through periodic surveys.
- Maintain the infrastructure in older existing neighborhoods and preserve structures unique to La Plata. Revitalize older communities with the addition of sidewalks, street furniture, lighting, and plantings, and mass transit stops, where conducive to meeting the needs of the residents and preserving home values and neighborhood pride.
- Implement a policy to include transit stops (bus/VanGo) in all new planned communities and major commercial developments, and to provide accommodation for bike lanes, paths and racks wherever possible.

II. SUSTAINABLE COMMUNITY BASELINE INFORMATION

(3) Describe the SC Area's demographic trends (with respect to age, race, household size, household income, educational attainment, or other relevant factors). *(Answer Space 4,000 characters)*

A summary of La Plata's demographic and income profile is attached to the hard copy version of this application.

La Plata's education attainment for 2010 of the population aged 25 years or older was distributed as follows:

12.1% had not earned a high school diploma (14.8% in the US)
32.9% were high school graduates only (29.6% in the US)
9.3% had completed an Associate degree (7.7% in the US)
13.7% had a Bachelor's degree (17.7% in the US)
12.6% had earned a Master's degree/Professional/Doctorate Degree (10.4% in the US

Source:

TAB #3

Local Capacity to Implement Plans & Projects

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

A. Organizational Structure:

Describe the Applicant's organizational structure. Specifically, which organizations are members in the Sustainable Communities Workgroup and who are the respective staff? Who are the leaders, and how will the Workgroup advisor or staff manage implementation of the SC Area Plan? *(Answer Space 4,000 characters)*

The organizational structure is has evolved from the Town Council's (Mayor, four council members) formation of the Vision Team (VT) in 1999 to the November 2010 La Plata Town Centre Development Corporation (LPTCDC). The VT was composed of over 100 Town citizens and stakeholders, convened by the Town Council and supported by primary directors – Planning, Public Works and Chief of Police, under the direction of the Town Manager and Assistant Town Manager. This produced the Downtown Plan for La Plata, which served as the basis for tornado recovery and subsequent Community Legacy designation in 2002.

The VT was reconvened in 2004 to evaluate reconstruction after the tornado and the next steps.

In 2009, the Vision Implementation Team (VIT) was established, consisting of original VT members and expanded to include major employers and property owners in La Plata. The VIT was organized into Planning, Economic, Management, and Outreach work groups to refine implementation activities and reach consensus on the next steps.

The Management Work Group reviewed alternative management models for downtown revitalization, including case studies from within Maryland. Consensus was reached by the workgroup for establishment of a 501 (c) (6) non-profit organization, modeled after National Main Street Program (National Historic Trust) and in use by other towns in Maryland. Draft Articles of Incorporation and By Laws have been developed, based upon examples from these other towns. These documents were then reviewed at the October VIT meeting and then amended, reflecting VIT comments and questions. Consensus was then obtained to file the Articles of Incorporation with the State of Maryland.

The Outreach Work Group planned to meet with property owners in the proposed Town Centre to review Vision Plan accomplishments to date, seek their input, and encourage their participation in the Vision Plan process.

The Planning Work Group has reviewed the status of recommended implementation projects from both the 2000 Vision Plan and the 2001 Plan for Downtown La Plata. This included a downtown walking tour, identifying and evaluating other potential activity centers, and future projects.

The Economic Work Group reviewed 2002 Marketing Plan, as well as, studies from other towns seeking best practices and lessons learned.

As of result of the Management Work Group's recommendation for the formation of a 501 (c) 6 non-profit, the VIT reached consensus and the LPTCDC was incorporated with the State in November 2010. Board composition consists of the following stakeholders, as stated in the Corporation By Laws:

- 1 Member Mayor or Town Council Rep
- 1 Charles County. Rep
- 1 Charles Co. Chamber of Commerce, or equivalent
- 1 Member of the Bar located in the La Plata Corporate limits
- 1 Member of La Plata Business Association (LPBA).
- 1 Property Owner within development area of Focus (Town Centre)
- 1 Member holding holds a certification from the American Institute of Certified Planners

Currently, seven members have appointed and have been meeting since September 2011, developing a work plan focused on outreach, membership and funding sources. The Town support is provided support by a $10,000 budget item contribution, meeting space and staff support (Town Manager, Assistant Town Manager, Planning & Community Development).

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

B.Organizational Experience:

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

III. LOCAL CAPACITY TO IMPLEMENT PLANS & PROJECTS

C. Public Input:

How did residents and other stakeholders in the community provide input to Action Plan described below in Section IV? *(Answer Space 4,000 characters)*

TAB #4

Sustainable Community Plan

IV. SUSTAINABLE COMMUNITY ACTION PLAN

The Sustainable Community Action Plan (SC Plan or Plan) is meant to be a multi-year investment strategy - a strategic set of revitalization initiatives and projects that local partners believe will increase the economic vitality and livability of their community, increased prosperity for local households and improved health of the surrounding environment. The Plan should be flexible enough to be updated regularly and renewed every five years as the community envisions new goals. The priority initiatives and projects in the SC Plan should improve the livability of community places -- residential, commercial, or other public or private properties - and create new work, retail, recreational and housing opportunities for residents. These projects should also reduce the environmental impact of the community through water and energy resource conservation and management strategies. In this way, the Plan can be a road map for local stakeholders as well as State agencies to work together to create a more a sustainable and livable community.

A. Supporting existing communities & reducing environmental impacts.

(1) A community's approach to Smart Growth generally includes two inter-related areas of focus: encouraging reinvestment and growth in existing communities; and, discouraging growth that degrades natural resources, and farms and rural landscapes. ***Broadly describe your jurisdiction's Smart Growth approach and any significant accomplishments made over the last decade or so.*** *(Answer Space 4,000 characters)*

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Describe any major investments in community infrastructure -water, stormwater, sewer, sidewalk, lighting, etc. -- that must be undertaken in order to improve the readiness or competitiveness of the proposed SC Area for private investment and compliance (if applicable) with TMDL regulations. Addressing the stormwater during redevelopment can reduce the pollution entering our streams and contribution to the restoration of the Chesapeake Bay. Investments in infrastructure, generally, can be an important catalyst for new private investment in the community. *(Answer Space 4,000 characters)*

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that the community will undertake or expand in order to reduce the SC Area's impact on the environment. Examples include but are not limited to: conservation or management of stormwater through retrofitting of streets and by-ways (Green Streets, rain gardens, etc.); retrofitting of facilities and homes for energy conservation; implementation of "green" building codes and mixed-use zoning; recycling of waste; clean-ups of watersheds; and, encouragement of "Buy Local" approaches that benefit local suppliers and food producers. A comprehensive menu of such actions may be found through the nonprofit Sustainable Maryland Certified initiative. *(Answer Space 4,000 characters)*

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

IV. SUSTAINABLE COMMUNITY ACTION PLAN

B. Valuing communities and neighborhoods -- building upon assets and building in amenities:

(1) What are the key assets that exist in the community upon which the Plan's projects and initiatives will build? Assets may include physical assets such as parks and historic structures and also civic and economic assets such as employers, educational institutions, and cultural organizations and activities. *(Answer Space 4,000 characters)*

Physical assets include central location of proposed SC Area within downtown La Plata. Major employment and activity centers are either adjacent or within walking distance and include the County Courthouse and County Office Building complex to the west, the Civista Medical Center, Charles County Public Library, and the County Social Services building, all to the east. In addition, the La Plata Town Hall is located to the south.
La Plata is also centrally located between major military facilities (Dahlgren, Virginia, Patuxent Naval Air Station and Indian Head, providing
An economic asset is that La Plata is the County Seat. This provides the opportunity for partnering with Charles County in seeking grants and other financial support opportunities. This also enhances La Plata as an activity center, providing employment opportunities for major employers in the downtown area, including, the County government, Civista and related support activities - lawyers, engineers, accountants and related professionals.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) What policies, initiatives or projects will reuse or enhance the historical assets, traditional business districts/Main Streets and cultural resources of the community? What actions will reinforce your community's authentic "sense of place" and historic character? *(Answer Space 4,000 characters)*

The proposed SC area is leverage existing property owners and existing buildings into the development program. This is consistent and supports Economic Development Element goals, objectives and implementation in the Town's 2009 Comprehensive Plan, as previously listed under

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe policies, initiatives or projects that will increase community access to green spaces, parks and other amenities? A community can gain social and physical benefits from access to a healthy natural environment. The inclusion of complete streets, trails, green space, parks and trees contribute to the character and health of a community. Examples might include improvements to the tree canopy by planting street trees, improving local neighborhood streams, or reusing a vacant lot for a new community park or playground.*(Answer Space 4,000 characters)*

The Town adopted a Parks and Recreation Comprehensive Master Plan in February 2011. This plan sets the overall policy and direction for parks, recreation, and open space in the Town of La Plata for the next 20 years. chart a course to transform the Town's small number of parks and recreation areas into a high quality, fully-developed parks system that will be a major contributor to the Town's quality of life.

Key questions addressed in this Plan included the following:

- What new parks and open spaces will be needed to serve the Town's projected population?
- What new recreation facilities such as community centers, ball fields, basketball courts, and playgrounds will be needed?
- How can the new developments best help meet the Town's future parks and recreation needs?
- What will it cost to create and maintain the parks and recreation system the Town envisions? Will the system be affordable to the Town?
- How will the Town manage its parks? Should the Town have a parks and recreation department? How should it share responsibilities with Charles County government?

The Plan provided both recommended projects and a financial model to analyze the cost of implementation. This will now be used to development of parks and recreation capital improvement budget (CIP). This includes recommendations for a community park within the proposed SC area and expansion pedestrian/sidewalk facilities in the Town.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Key stakeholders, building on the previous Visioning process, will continue to be the La Plata Town Centre Development Corporation (LPTCDC) Board members, the Town government, the La Plata Business Association and the Parks and Recreation Commission. There will be continued coordination with the Maryland Department of the Environment (MDE) and other State agencies – Planning, Transportation, Housing & Community Development, Business and Economic Development.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

C. Enhancing economic competitiveness

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

As previously provided in Supporting Existing Communities & Reducing Environmental Impacts, the Town's Economic Development Element of the 2009 Comprehensive Plan provides polices, goals and implementation objectives to enhance economic competitiveness. These policies and the Vision Plan for Downtown La Plata will be the basis for further development and refinement of projects in the proposed SC area.
This will be supplemented by continued inclusion of business/property owners and major employers to refine the plan. Incentives for reinvestment in the SC area include provision of Town infrastructure (roads, water and sewer)

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

See the following economic development goals about workforce and economic diversity:

- Diversify the economy by promoting the Town to new businesses that could provide high quality career opportunities, enabling our citizens to live near where they work. Promote development of a broad gamut of housing choices that will appeal to a variety of incomes, tastes and lifestyles.
- Ensure the availability of services that are essential to sustain Town growth and business development. This may be accomplished through improvement of traffic flow, provision of adequate police support/protection, increasing telecommunications capability and maintaining adequate and dependable supplies of water, sewer and electrical power.
- Encourage a mixed-use development pattern in commercial and office areas along Route 301 and in the downtown. Place more intensive retail and service uses along the street frontage and gradually less intensive office or residential uses above or behind the commercial occupant.
- Establish economic development strategies which increase employment opportunities and add to the economic vitality of the community. Continue to follow the Four Point Approach for the development of downtowns, as outlined by the National Main Street Center

In addition, the SC area is close to the College of Southern Maryland (CSM) which provides workforce development education and training, geared to needs of the community and its changing economy.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) Describe whether the Sustainable Community will be impacted by the Base Re-alignment and Closure (BRAC) activities in Maryland. If impacted, how do the initiatives and projects in your Plan complement BRAC-related growth? (If not applicable, all ten points will be assessed based on answers to questions 1, 2, and 4) *(Answer Space 4,000 characters)*

There is possible negative impact on proposed SC area resulting from Defense Department (DOD) budget cuts and another round of base closings. The SC designation, the Town's economic development goals and objectives, continued coordination with stakeholders and state agencies, provide diversified employment opportunities to soften potential base closings. State agencies and CSM can assist in this effort.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Key stakeholders, building on the previous Visioning process, will continue to be the La Plata Town Centre Development Corporation (LPTCDC) Board members, the Town government and the La Plata Business Association. The LPTCDC will expand outreach for additional corporation members, including property and business owners within the proposed SC area. Other stakeholders that are major employers and have major economic and physical presence that will continue to be engaged include, Charles County government (La Plata is the County seat), Civista Medical Center (now owned by UM Hospital Medical System), Charles County Public Library and Charles County Social Services. There will be continued coordination with the Maryland Department of the Environment (MDE) and other State agencies – Planning, Transportation, Housing & Community Development, Business and Economic Development.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

D. Promoting access to quality affordable housing.

(1) What housing policies, initiatives or projects will expand housing choices - rental and homeownership -- for people of a range of ages, incomes, and also for disabled individuals? How will these actions address the current housing conditions and needs noted in Section II? *(Answer Space 4,000 characters)*

The Town has no housing program. The 2009 Comprehensive Plan, Housing Element, provides the following policy, objectives and goals:

Policy - To promote and maintain the availability of a variety of housing choices to meet the needs of the present and future population of La Plata in a way that encourages socio-economic diversity while remaining compatible with the character of La Plata.

Goals for implementation:

- Promote development, which combines a variety of residential and commercial interests, as the highest and best use of property. This would include support of mixed-use and Traditional Neighborhood communities and mixed-use Live/Work buildings in the downtown and the TND village centers.
- Support development proposals and programs, which identify and address the needs of the senior and/or physically challenged population. Connect those that qualify with programs that provide assistance to low-income disabled persons in retrofits of existing homes to meet ADA.
- Support community service non-profit organizations in the development of a site for a facility, which would provide shelter to homeless persons, and victims of domestic violence.
- Adopt an ordinance, which will allow for the development of accessory dwelling units in association with single family detached homes, to create a supply of affordable housing for work-force, senior, and youthful segments of our population. Promote residential development constructed in accordance with standards such as the National Association of Home Builders Green Home Guidelines. Facilitate the provision of incentives for home builders to achieve a minimum Bronze-level certification for housing product in La Plata. Implement a "Green Home" building program in La Plata, using the NAHB check list or other tools to assess the environmental impact of a new building or subdivision, on the permit review level.
- Promote compact, infill development within the Town, designed to enhance the pedestrian streetscape experience and reduce "sprawl" development outside of planned growth areas.
- Encourage rehabilitation and reuse of existing buildings, which conserves resources.
- Plan for pedestrian friendly streets and incorporate those improvements needed to support universal accessibility.
- Develop and maintain a housing needs assessment. Update through periodic surveys.
- Maintain the infrastructure in older existing neighborhoods and preserve structures unique to La Plata. Revitalize older communities with the addition of sidewalks, street furniture, lighting, and plantings, and mass transit stops, where conducive to meeting the needs of the residents and preserving home values and neighborhood pride.
- Implement a policy to include transit stops (bus/VanGo) in all new planned communities and major commercial developments, and to provide accommodation for bike lanes, paths and racks wherever possible.

The Vision Plan for Downtown La Plata, the above polices are encouraging mixed use development – commercial/residential uses. This will be refined as the LPTCDC continues its planning and outreach efforts. This supports diverse housing opportunities to accommodate changing housing needs as our population changes.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) Will these housing initiatives or projects increase access to transit or community walkability and/or decrease transportation costs? In other words, will the housing investments result in more people living near work or town centers, or able to more conveniently reach work, school, shopping and/or recreation? *(Answer Space 4,000 characters)*

Mixed use development in the SC area will increase access to the County's Vango bus service, linking potential housing with commercial and employment areas within and adjacent to La Plata. This also supports more potential for people to live near where they work and other public facilities (schools, medical, government, commercial/shopping), given the SC's central location in downtown La Plata.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) What is your goal for of number of units to be created of affordable workforce housing, rental and homeownership? What populations (by income or special needs) will benefit from this increased access to affordable housing? *(Answer Space 4,000 characters)*

The Town has no formal housing program, but as indicated in the Comprehensive Plan, Housing Element, supports diverse housing choice and workforce housing opportunities.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Key stakeholders, building on the previous Visioning process, will continue to be the La Plata Town Centre Development Corporation (LPTCDC) Board members, the Town government and the La Plata Business Association. The LPTCDC will expand outreach for additional corporation members, including property and business owners within the proposed SC area. Other stakeholders that are major employers and have major economic and physical presence that will continue to be engaged include, Charles County government (La Plata is the County seat), Civista Medical Center (now owned by UM Hospital Medical System), Charles County Public Library and Charles County Social Services. There will be continued coordination with the Maryland Department of the Environment (MDE) and other State agencies – Planning, Transportation, Housing & Community Development, Business and Economic Development.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

E. Support transportation efficiency and access.

(1) What policies, strategies and projects are envisioned to strengthen the transportation network that affects the proposed SC Area? How will these initiatives support transportation choices (including walking, bicycling, bus or rail transit, and carpooling) or otherwise promote an efficient transportation network that integrates housing and transportation land uses? *(Answer Space 4,000 characters)*

The Transportation Element of the 2009 Comprehensive Plan provides the following:

Transportation Objectives and Policies: The following items are specific goals for acquisition, improvement, and development of transportation routes in La Plata.

- Require "complete streets" design for new and retro-fit construction – standards include devices to accommodate car, bike and pedestrian traffic within the same thoroughfare safely, attractively, and smoothly.
- Eliminate "disconnects" between existing communities – remove bollards and other obstacles to efficiency and choice, which will ease movement of local residential traffic.
- Establish an extensive pedestrian and bicycle network that is a safe and attractive option for local trips that connects the Town's neighborhoods, parks, schools, and employment and retail centers.
- Encourage the provision of transit service to all neighborhoods and employment/retail centers by involving VanGo early in the community design process. Encourage vanpool/carpool participation by providing safe and functional commuter parking areas.
- Promote higher density and intensity of land uses within one-half mile of mass transit stations as a means to establish Transit Oriented Development (e.g. Washington Commons adjacent to the MTA Park & Ride facility).
- Continue to support and function as partners with MSHA on administration of the Route 301 Access Management Program.
- Continue to work with Charles County transportation planning staff to address regional traffic issues as they pertain to Rosewick Rd., Washington Ave, and by-pass strategies. Maintain shared responsibility for operation and maintenance of the MTA Park & Ride facility and participate in any future planning for facilities as needed.
- Improve emergency access and response times to current and future subdivisions in the Town, in order to meet public safety standards such as those cited by NFPA Standards, needed to provide service to a location. This aspect of plan review will be fulfilled by local emergency service providers, such as the La Plata Volunteer Fire Department and the Charles County Rescue Squad.

Transportation Standards and Implementation: To meet the needs identified above, certain standards and procedures are recommended:

- Install sidewalks and pedestrian crosswalks on existing Town streets in the downtown area, which are compliant with ADA regulations wherever they do not currently exist to include adding these upgrades to Washington Ave., East Hawthorn Drive, Kent Ave., Oak Ave., Maple Ave., sections of Charles St., and sections of Glen Albin Rd.
- Obtain an additional CSX railroad crossing to provide access and egress for the Heritage Green development.
- Continue funding the Paving Overlay Program as part of the Town's Capital Expansion Plan.
- Implement and promote "green street design" for new construction, incorporating methodologies to reduce impervious areas, provide water quality control, decrease rates of urban storm run-off, and reduce "urban heat island" effect.
- Establish standards for curb cut frequency for different classifications of Town streets.
- Set standards for minimum street horizontal curves, intersection radii, and paving widths that serve to slow neighborhood traffic and protect pedestrians (TND design).
- Discourage cul-de-sacs; encourage alley access.
- Use roundabouts vs. signalized intersections on "parkway" functioning streets like La Plata Parkway, Heritage Green Parkway, and Stagecoach Avenue.
- Develop a palette of traffic-calming devices to be utilized as need arises on neighborhood streets, such as vertical deflection, horizontal shifts, and road narrowing.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(2) If applicable, describe the SC Area's connection or proximity to transportation centers (e.g. Metro, MARC, and light rail stations) and describe opportunities for Transit - Oriented Development (TOD). Will Plan strategies and projects contribute to jobs/housing balance or otherwise provide a mix of land uses that can be expected to reduce reliance on single-occupancy automobiles? (If transit or TOD is not applicable in your community, all points in this section will be based on questions 1 and 3) *(Answer Space 4,000 characters)*

Mixed use development in the SC area will increase access to the County's Vango bus service, linking potential housing with commercial and employment areas within and adjacent to La Plata. This also supports more potential for people to live near where they work and other public facilities (schools, medical, government, commercial/shopping), given the SC's central location in downtown La Plata. These all contribute to enhancing the job/housing balance.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

Key stakeholders, building on the previous Visioning process, will continue to be the La Plata Town Centre Development Corporation (LPTCDC) Board members, the Town government and the La Plata Business Association. The LPTCDC will expand outreach for additional corporation members, including property and business owners within the proposed SC area. Other stakeholders that are major employers and have major economic and physical presence that will continue to be engaged include, Charles County government (La Plata is the County seat), Civista Medical Center (now owned by UM Hospital Medical System), Charles County Public Library and Charles County Social Services. There will be continued coordination with the Maryland Department of the Environment (MDE) and other State agencies – Planning, Transportation, Housing & Community Development, Business and Economic Development.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

F. Coordinating and Leveraging Policies and Investment

(1) What What specific steps will the Sustainable Community Workgroup take to coordinate policies and funding streams to remove barriers to investment and maximize and increase funding in the proposed Sustainable Community Area? *(Answer Space 4,000 characters)*

The LPTCDC was specifically developed to be the non-profit management structure to coordinate redevelopment of the SC area, based on the successful tenants of the Main Street program. See the Corporation purpose statement (note – the Town Centre project is the proposed SC area):

The purposes for which the Corporation is organized are as set forth in its Articles of Incorporation, including to stimulate, promote, energize and participate in the La Plata, Maryland Town Centre project, through design (improving the appearance and planning for the long term health of the Town Centre); economic restructuring (supporting the Town Centre economy); organization (encouraging cooperation and building business and civic leadership in the community); and promotion (creating a positive image for the Town Centre by promoting the Town Centre as an exciting place to live, work, do business, visit, shop and/or invest); to receive, administer and distribute funds in connection with any activities or functions related to the purposes of the Corporation; to promote, organize, operate and/or coordinate one or more joint ventures, partnerships or other ventures, which may include public and/or private participation, in pursuit of the La Plata Town Centre project; to acquire and/or develop and manage and operate real property, if deemed appropriate by the Corporation in connection with the Town Centre project; and to act in concert with the La Plata Town government and its agencies and employees, in the pursuit of the La Plata Town Centre project and the purposes and goals of the Corporation.

IV. SUSTAINABLE COMMUNITY ACTION PLAN

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

The SC Plan is consistent with the following functional plans:

- Town Town of La Plata Transportation Plan, August 2009
- Town of La Plata Comprehensive Plan, October 2009
- Town of La Plata Comprehensive Parks and Recreation Master Plan, adopted February 2011
- Revised Community Design Guidelines for Commercial Highway District (CH) and Central Business District (CBT), August 201
- Town Stormwater Management Ordinance adopted May 2010, consistent with state standards, including use of Environmental Site Design (ESD) to the Maximum Extent Practical (MEP).

IV. SUSTAINABLE COMMUNITY ACTION PLAN

(3) How will the Plan help leverage and/or sustain more private sector investments? *(Answer Space 4,000 characters)*

The LPTCDC's primary purpose is to attract and leverage private investment in the proposed SC area, using the Main Street Model. The current Board is in the initial stages of developing a work program to expand membership in the Corporation, continue stakeholder outreach efforts, develop a financial plan and update the Vision Plan for Downtown La Plata. This will be a collaborative effort with existing business/property owners (i.e. economic gardening), major employers, while attracting other private investment in the SC area.

TAB #5

Progress Measures

V. PROGRESS MEASURES

For the Plan parts of section IV (A through F):

(1) List the specific outcomes that the Plan seeks to produce. *(Answer Space 4,000 characters)*

See response below.

V. PROGRESS MEASURES

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

As indicated in Coordinating and Leveraging Policies and Investment, the LPTCDC action plan is a work in progress. Benchmarks and outcomes could include the following:

- Increase Corporation membership – number of members
- Increase in revenue stream – amount of dollars
- Diversity of revenue stream by source – per cent from government/grants, membership, donations, private investment
- Financial investment – infrastructure and real estate improved
- Property improved – building rehabilitation

TAB #6

Local Support Resolution

TAB #7

Signed Sustainable Community Application Disclosure Authorization and Certification

SUSTAINABLE COMMUNITY APPLICATION
DISCLOSURE AUTHORIZATION AND CERTIFICATION

The undersigned authorizes the Department of Housing and Community Development (the "Department") to make such inquiries as necessary, including, but not limited to, credit inquiries, in order to verify the accuracy of the statements made by the applicant and to determine the creditworthiness of the applicant.

In accordance with Executive Order 01.01.1983.18, the Department advises you that certain personal information is necessary to determine your eligibility for financial assistance. Availability of this information for public inspection is governed by Maryland's Access to Public Records Act, State Government Article, Section 10-611 et seq. of the Annotated Code of Maryland (the "Act"). This information will be disclosed to appropriate staff of the Department or to public officials for purposes directly connected with administration of this financial assistance program for which its use is intended. Such information may be shared with State, federal or local government agencies, which have a financial role in the project. You have the right to inspect, amend, or correct personal records in accordance with the Act.

The Department intends to make available to the public certain information regarding projects recommended for funding in the Sustainable Community Plan. The information available to the public will include the information in this application, as may be supplemented or amended. This information may be confidential under the Act. If you consider this information confidential and do not want it made available to the public, please indicate that in writing and attach the same to this application.

You agree that not attaching an objection constitutes your consent to the information being made available to the public and a waiver of any rights you may have regarding this information under the Act.

I have read and understand the above paragraph. Applicant's Initials: DJM

Anyone who knowingly makes, or causes to be made, any false statement or report relative to this financial assistance application, for the purposes of influencing the action of the Department on such application, is subject to immediate cancellation of financial assistance and other penalties authorized by law.

The undersigned hereby certifies that the Sustainable Communities Plan or Project(s) proposed in this Application can be accomplished and further certifies that the information set herein and in any attachment in support hereof is true, correct, and complete to the best of his/her knowledge and belief.

Daniel J. Mears	Town Manager Daniel J. Mears	4-10-12
Authorized Signature	Print Name and Title	Date

APPENDIX

1. Demographic and Income Profile Report – ESRI
2. Recommended Town Square
3. Existing Zoning
4. Existing Topography
5. Existing Water/Sewer
6. Town Center Property Parcels
7. List of Property Owners
8. Town Center – Existing Land Uses

Describe the SC Area's demographic trends **(with respect to age, race, household size, household income, educational attainment, or other relevant factors).**

La Plata's demographic and income profile for 2000 and 2010 is provided below:

esri

Demographic and Income Profile Report

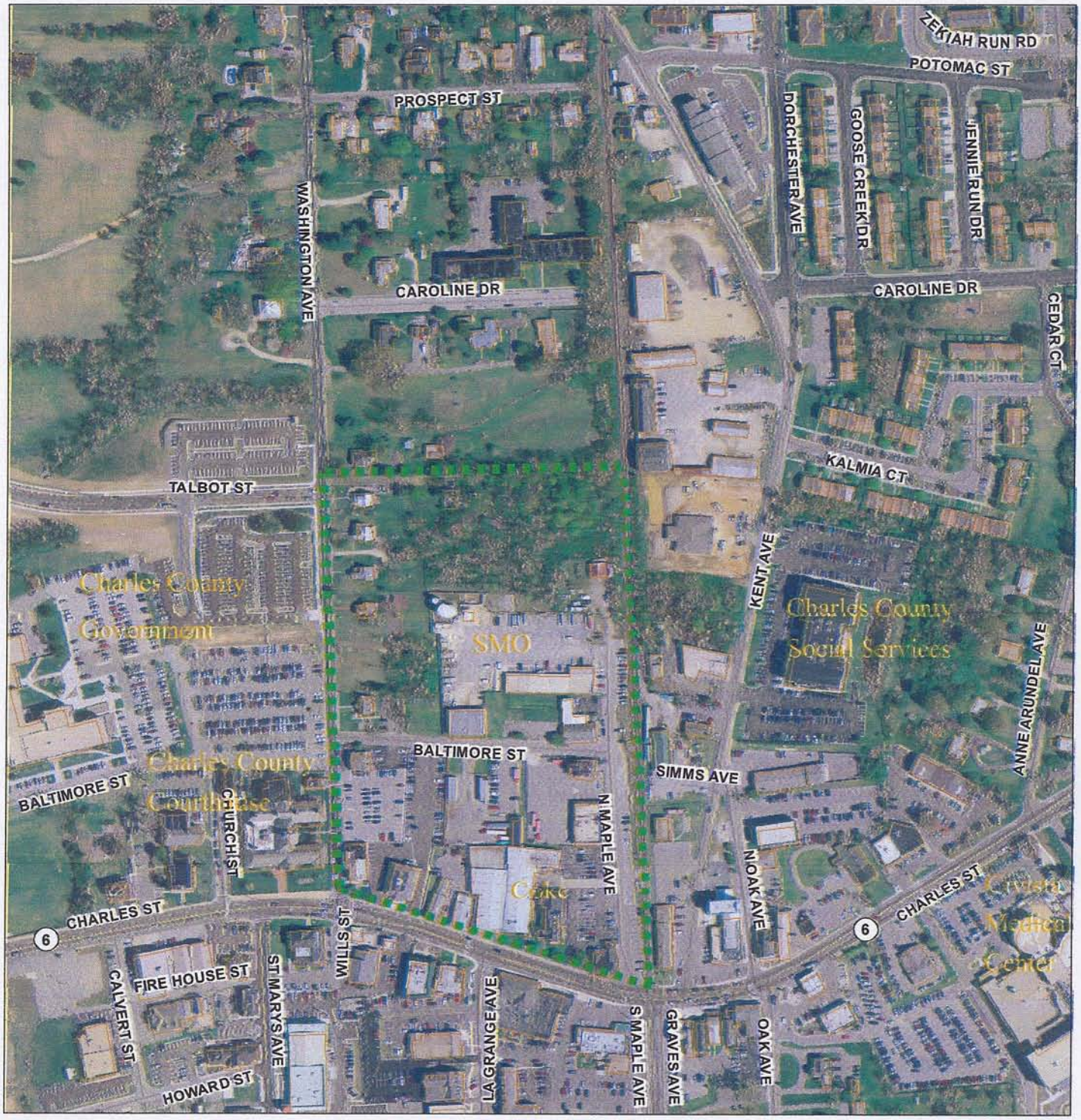
La Plata Town, MD
La Plata town, MD (2445750)
Geography: Place

Summary	2000	2010
Population	6,551	8,314
Households	2,223	2,951
Families	1,579	2,027
Average Household Size	2.63	2.62
Owner Occupied Housing Units	1,513	1,962
Renter Occupied Housing Units	710	989
Median Age	36.6	40.5
Trends: 2010 - 2015 Annual Rate	**Area**	**State**
Population	1.05%	0.38%
Households	1.27%	0.40%
Families	1.05%	0.24%
Owner HHs	0.79%	0.44%
Median Household Income	2.93%	2.61%

	2000		2010	
Households by Income	Number	Percent	Number	Percent
<$15,000	247	11.3%	300	10.2%
$15,000 - $24,999	175	8.0%	153	5.2%
$25,000 - $34,999	239	10.9%	185	6.3%
$35,000 - $49,999	321	14.7%	388	13.1%
$50,000 - $74,999	442	20.2%	530	18.0%
$75,000 - $99,999	296	13.5%	519	17.6%
$100,000 - $149,999	337	15.4%	589	20.0%
$150,000 - $199,999	79	3.6%	175	5.9%
$200,000+	53	2.4%	113	3.8%
Median Household Income	$56,111		$70,099	
Average Household Income	$71,116		$82,671	
Per Capita Income	$24,669		$31,886	

	2000		2010	
Population by Age	Number	Percent	Number	Percent
0 - 4	404	6.2%	483	5.8%
5 - 9	487	7.4%	518	6.2%
10 - 14	497	7.6%	556	6.7%
15 - 19	457	7.0%	555	6.7%
20 - 24	342	5.2%	445	5.4%
25 - 34	901	13.8%	1,014	12.2%
35 - 44	1,132	17.3%	1,092	13.1%
45 - 54	959	14.6%	1,336	16.1%
55 - 64	548	8.4%	1,078	13.0%
65 - 74	350	5.3%	628	7.6%
75 - 84	299	4.6%	380	4.6%
85+	175	2.7%	227	2.7%

	2000		2010	
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	4,764	72.7%	4,918	59.2%
Black Alone	1,552	23.7%	2,986	35.9%
American Indian Alone	34	0.5%	40	0.5%
Asian Alone	102	1.6%	175	2.1%
Pacific Islander Alone	3	0.0%	4	0.0%
Some Other Race Alone	25	0.4%	49	0.6%
Two or More Races	71	1.1%	142	1.7%
Hispanic Origin (Any Race)	85	1.3%	239	2.9%



Notes:

Planning Work Group

Recommended Town Square

4/6/10

Town of La Plata
305 Queen Anne Street
Post Office Box 2268
La Plata, Maryland 20646

N W E S

0 220 440 Feet

NOTES:

Town Center

Existing Zoning

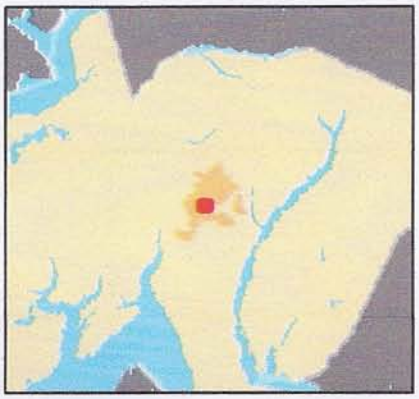
Town of La Plata

305 Queen Anne Street
Post Office Box 2268
La Plata, Maryland 20646

Date Printed: April 9, 2010

N W E S

0 200 400 Feet



NOTES:

Town Center
Existing Topography

Town of La Plata

305 Queen Anne Street
Post Office Box 2268
La Plata, Maryland 20646

Date Printed: April 9, 2010

N
W E
S

0 200 400 Feet

NOTES:

Town Center Existing Water/Sewer

Sewer -

Water -

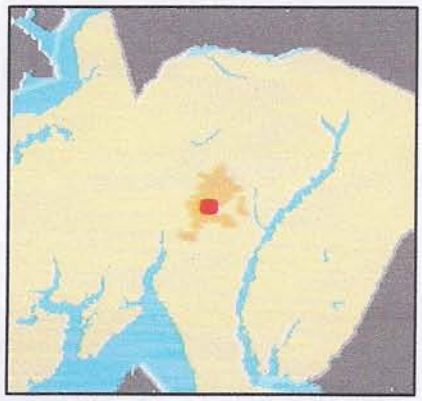
Town of La Plata

305 Queen Anne Street
Post Office Box 2268
La Plata, Maryland 20646

Date Printed: April 9, 2010

N W E S

0 210 420 Feet



NOTES:

Town Center

Property Parcels

Source: Maryland Department of Assessments and Taxation

Town of La Plata

305 Queen Anne Street
Post Office Box 2268
La Plata, Maryland 20646

Date Printed: April 9, 2010

N
W E
S

0 200 400 Feet

Town Center Property Owners
as of 2007

Tax Map	Parcel	Owner	Size	Zoning	Use	Address
113	63	Southern Maryland Oil, Inc PO Box 2810 La Plata, MD 20646	0.73 Ac		Commercial	
113	64	Nathaniel & Brenda Martin 54 Mattingly Avenue Indian Head, Md 20640	1 Ac	CB	Commercial	111 Maple Avenue
113	65	Southern Maryland Oil, Inc. PO Boc 2810 La Plata, MD 20646	1 Ac	CB non-conforming	Commercial	109 Maple Avenue
113	66	Southern Maryland Oil, Inc. PO Box 2810 La Plata, MD 20646	0.50 Ac	CB non-conforming	Commercial	
113	67	Southern Maryland Oil, Inc.	11,325 sq ft	CB non-conforming	Commercial	Baltimore Avenue
113	68	Southern Maryland Oil, Inc.	0.70 Ac	non-conforming	Commercial	Maple Avenue
113	69	Joe Husick PO Box 1628 La Plata, MD 20646	0.90 Ac	CB	Commercial	102 Maple Avenue
113	70	Carl/Barbara Baldus PO Box 1068 La Plata, MD 20646	1.05 Ac	CB	Commercial	404 Charles Street

Tax Map	Parcel	Owner	Size	Zoning	Use	Address
113	71	Washington Coca Cola Bottling Works PO Box 723040 Atlanta, GA 31139-0040	1.94 Ac	CB	Commercial	400 Charles Street
113	72	Castlemore LLC PO Box 660 Upper Marlboro, MD 20773-0660	0.20 Ac	CB	Commercial	316 Charles Street
113	73	Lawrence & Linda Abell 11769 Western View Dr La Plata, MD 20646	0.21 Ac	CB	Commcercail	314 Charles Street
113	74	Mercantile Southern MD Bank c/o PNC Realty Services 620 Liberty Avenue 19th FL Pittsburg, PA 15222-2722	0.63 Ac	CB	Commercial	304 Charles Street
113	74	Old Bank Building LLC c/o Frank Turner PO Box 658 La Plata, MD 20646-0658	0.22 Ac	CB	Commercial	300 Charles Street
113	76	Old Bank Building LLC c/o Frank Turner PO Box 658 La Plata, MD 20646-0658	0.005 Ac	CB	Commercial	Washington Avenue

Tax Map	Parcel	Owner	Size	Zoning	Use	Address
113	77	County Commissioners of Charles County PO Box 2150 La Plata, MD 20646-0167	0.53 Ac	PL	Exmpt Commercial	Washington Avenue
113	78	Edward & Louise Sanders PO Box 2828 La Plata, MD 20646-2887	0.18 Ac	CB	Commercial	Washington Avenue
113	79	Eward & Sherrie Sanders PO Box 2828 La Plata, MD 20646-2887	0.17 Ac	CB	Commercial	Baltimore Street
113	80	Rudolf Carrico, Jr. PO Box 1733 La Plata. MD 20646	.40 Ac	CB	Commercial	100 Washington Avenue
113	81	Frank Turner, Jr. ET ALL c/o Frank Turner, Jr. 909 W. Saint Georges' Road Baltimore, MD 21210	30,000 sq ft	CB	Commercial	Lot 2 Washington Avenue
113	82	Patrick & Patricia Devine PO Box 385 La Plata, MD 20646-4005	113x220	CB	Commcercial	Washington Avenue
113	83	William & Claire Parker 7070 Hawthorne Road La Plata, MD 20646-5723		CB	Residential	Lot 3 Washington Avenue

Tax Map	Parcel	Owner	Size	Zoning	Use	Address
113	84	Washington Street Development LLC PO Box 1368 Waldorf, MD 20604-1368	0.37 Ac	CB	Residential	204 Washington Avenue
113	85	Washington Street Development LLC 222 Smallwood Village Center Waldorf, MD 20602-1852	0.43 Ac	CB	Commercial	Washington Avenue
113	86	Multiple owners of lots		CB		
113	87	Ruth I. Kendig PO Box 181 La Plata, MD 20646-0181	0.59 Ac	CB	Residential	206 A Washington Avenue

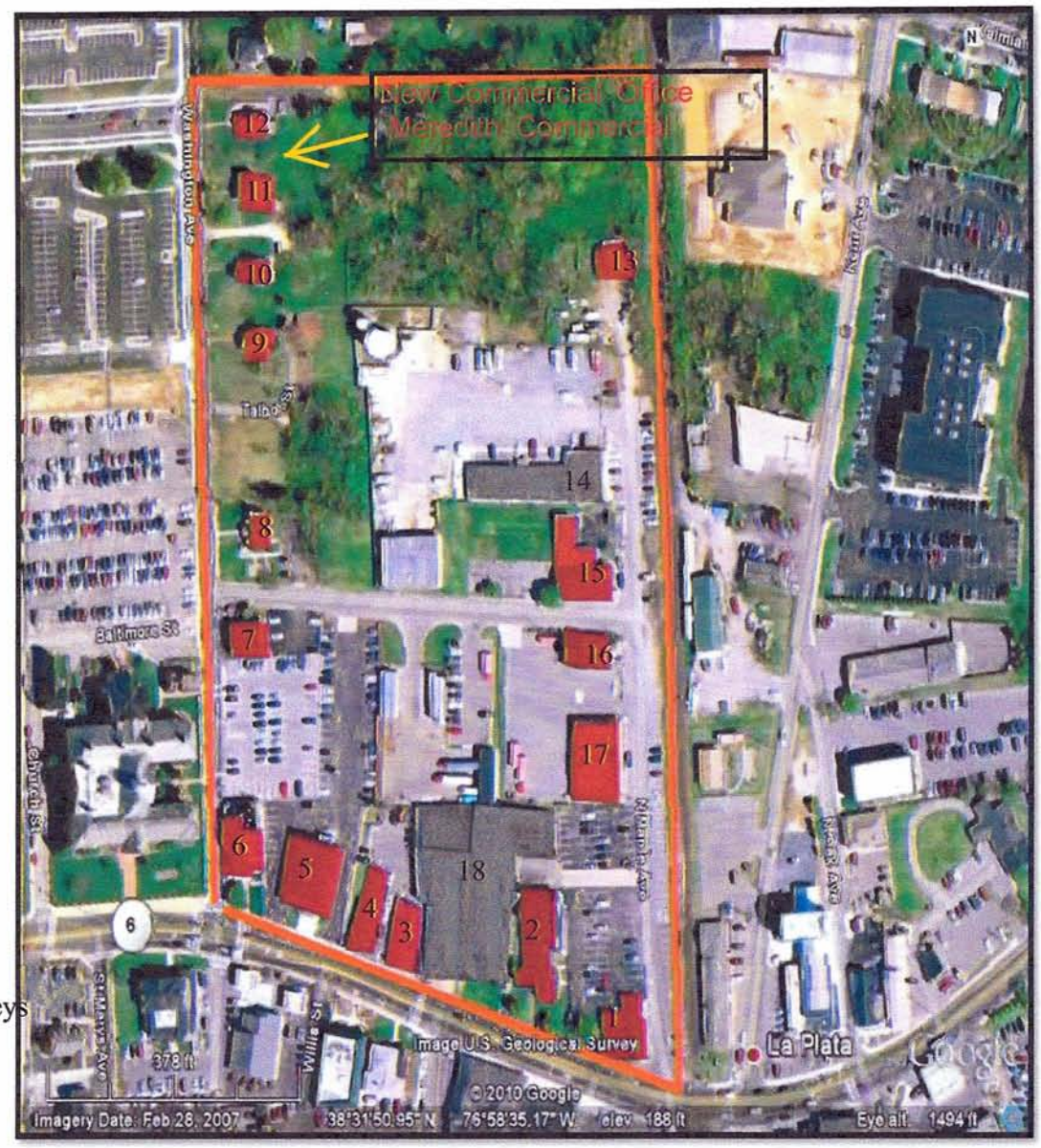
Source: Maryland Department of Assessments and Taxation

Town Center
Existing Uses

April 2010

Commercial

Industrial Non-Conforming



1. Commercial Office
2. Commercial Office
3. Commercial-El Dorado's Restaurant
4. Commercial Office- Abell Architects
5. Commercial - PNC Bank
6. Commercial Office Ron Litten & Associates
7. Commercial Office Sanders Insurance
8. Commercial Office Rudy Carrico, Attorney
9. Commercial Office Devine & Fanning, PA Attorneys
10. Commercial Office
11. Commercial Office
12. Commercial Office PA Hotchkiss & Associates, Attorney's
13. Commercial - Southern Maryland Ironworks
14. Industrial Non-Conforming - Southern Maryland Oil
15, Commercial Office/Retail - Baltimore Station
16. Commercial Office
17. Commercial Office/Retail
18. Industrial Non-Conforming - Coca Cola