



2023



# Town of Upper Marlboro Action Plan



# Main Street

## Power Lines

- Contact utility
  - Determine cost to bury lines
- Meeting with involved parties
- Explore Funding
  - County Economic Development
  - Grants
  - State DOT
  - EDA
  - Bonding

## Main Street Reconfiguration

- Street layout
  - Work with MDOT on options
  - Determine cost
- State delegates prioritize project

## Parking

- MOU with County for parking on upper level of CAB building
- Create revenue model to replace parking fees
- Walking plan (part of Renaissance Plan)
  - Wayfinding Design
  - Walkability physical enhancements

## Downtown Revitalization

- Downtown Renaissance Plan
  - Secure funding from County/grants
  - RFQ
  - Deliverables listed on right
- Update building codes
- Code enforcement (contractor?)
- Better Landlord Program / Tenant Bill of Rights
- Incentive program to assist Main Street office to retail conversion
- Small Business Symposium
  - Tenant Bill of Rights
  - SBA Loans for property acquisition
- Main Street Program
  - Facades (with standards)
  - Revolving loan program
  - Downtown events

### Downtown Renaissance Plan Deliverables

- Visual ideation
- Design standards
- Code template
- Traffic pattern reconfiguration recommendations
- Walkability design
- Wayfinding suggestions

### Wayfinding

- Design
- Sign locations
- Downtown App / website
- Fund through donations

### Old Marlboro Elementary School Project

- Project Plan
  - Project Scope
  - Construction estimates
  - Capital Stack
- Capital Stack / PPP
  - PILOT
  - EDI Fund
  - CPIP
  - PACE
- County Engagement
- Developer RFQ

### Downtown Business Recruiting

- Downtown Renaissance materials
- Target categories
- Incentive plans / contests
- Outreach

### Library Upgrade

- Present Downtown Vision to Library Board
- Vision for Upper Marlboro library to become the flagship

### Trail Network

- Engineering Study / Plan
  - Connections
  - Location
- Funding
  - Legislature

Note: Acceptance of the Vision Plan and this Action Plan does not bind the Town to specific actions nor expenditures.

## County Funding Request

- 2024-2025 - \$1,200,000
  - \$200,000 – Downtown Revitalization Plan
  - \$250,000 – Main Street Engineering Plan
  - \$750,000 – Bury power lines
- 2025-2027

# Project Timeline

The following timeline is an estimate to be used for forecasting purposes only.

| Projects                               |   | 2024 |    |    | 2025 |    |    | 2026 |    |    | 2027 |    |    |    |
|--|---|------|----|----|------|----|----|------|----|----|------|----|----|----|
|  |   | Q2   | Q3 | Q4 | Q1   | Q2 | Q3 | Q4   | Q1 | Q2 | Q3   | Q4 | Q1 | Q2 |
| Power Lines                            | Contact utility                                 | █    |    |    |      |    |    |      |    |    |      |    |    |    |
|  | Meet with involved parties                      | █    |    |    |      |    |    |      |    |    |      |    |    |    |
|  | Determine cost to bury lines                    | █    | █  |    |      |    |    |      |    |    |      |    |    |    |
|  | Grant research                                  |      | █  | █  |      |    |    |      |    |    |      |    |    |    |
|  | Work with MDOT                                  | █    | █  | █  | █    |    |    |      |    |    |      |    |    |    |
|  | Secure funding                                  |      |    |    |      | █  | █  | █    |    |    |      |    |    |    |
|  | Construction                                    |      |    |    |      |    |    |      | █  | █  | █    | █  |    |    |
| Main Street Reconfiguration            | Work with MDOT on design                        | █    | █  | █  | █    |    |    |      |    |    |      |    |    |    |
|  | Determine cost                                  |      |    | █  | █    | █  |    |      |    |    |      |    |    |    |
|  | Secure State / County funding                   |      |    |    | █    | █  | █  | █    |    |    |      |    |    |    |
|  | Construction                                    |      |    |    |      |    |    |      | █  | █  | █    | █  | █  | █  |
| Parking                                | MOU with County for parking                     | █    | █  |    |      |    |    |      |    |    |      |    |    |    |
|  | Create revenue model                            |      | █  | █  |      |    |    |      |    |    |      |    |    |    |
|  | Wayfinding Design                               |      |    |    |      |    | █  | █    | █  |    |      |    |    |    |
|  | Walkability enhancements                        |      |    |    |      |    |    |      |    | █  | █    | █  |    |    |
| Downtown Revitalization                | Secure plan funding from County                 | █    | █  |    |      |    |    |      |    |    |      |    |    |    |
|  | Downtown Renaissance Plan RFQ                   |      | █  | █  |      |    |    |      |    |    |      |    |    |    |
|  | Consultant engagement                           |      | █  | █  | █    | █  |    |      |    |    |      |    |    |    |
|  | Revise Downtown Building Codes                  |      |    |    |      | █  | █  |      |    |    |      |    |    |    |
|  | Code enforcement                                |      |    |    |      |    |    |      | █  | █  | █    | █  | █  | █  |
|  | Better Landlord Program / Tenant Bill of Rights |      |    |    |      | █  | █  |      |    |    |      |    |    |    |
|  | Office to retail incentive program              |      |    |    |      |    |    |      | █  | █  | █    |    |    |    |
|  | Small business symposium                        |      |    |    |      |    | █  |      |    |    |      |    |    |    |
| Wayfinding                             | Fund through donations                          |      |    |    | █    | █  | █  |      |    |    |      |    |    |    |
|  | Design  |      |    |    |      |    | █  | █    | █  |    |      |    |    |    |
|  | Downtown app / website                          |      |    |    |      |    | █  | █    | █  |    |      |    |    |    |
| Old Marlboro Elementary School Project | MOU with County for site                        | █    | █  |    |      |    |    |      |    |    |      |    |    |    |
|  | Create Project Plan                             |      |    | █  | █    | █  |    |      |    |    |      |    |    |    |
|  | Capital Stack / PPP                             |      |    |    |      | █  | █  | █    |    |    |      |    |    |    |
|  | Developer RFQ                                   |      |    |    |      |    |    | █    |    |    |      |    |    |    |
|  | Developer design & permitting                   |      |    |    |      | █  | █  | █    |    |    |      |    |    |    |
|  | Construction                                    |      |    |    |      |    |    |      | █  | █  | █    | █  |    |    |
| Downtown Business Recruiting           | Promotion materials                             |      | █  | █  | █    | █  |    |      |    |    |      |    |    |    |
|  | Determine target categories                     |      | █  | █  |      |    |    |      |    |    |      |    |    |    |
|  | Outreach  |      |    |    | █    | █  | █  | █    | █  | █  | █    | █  | █  | █  |
|  | Incentive plans / contests                      |      | █  | █  | █    | █  |    |      |    |    |      |    |    |    |
| Library Upgrade                        | Present vision to library board                 | █    | █  |    |      |    |    |      |    |    |      |    |    |    |
|  | Vision for library as flagship                  |      |    | █  | █    | █  |    |      |    |    |      |    |    |    |
| Trail Network                          | Funding (Legislature and Grants)                | █    | █  | █  |      |    |    |      |    |    |      |    |    |    |
|  | Engineering study / plan                        |      |    |    | █    | █  | █  |      |    |    |      |    |    |    |
|  | Secure funding & construction                   |      |    |    |      |    |    |      | █  | █  | █    | █  | █  | █  |