



Town of Upper Marlboro

V I S I O N P L A N

GROW

THRIVE

LIVE

T o w n o f U p p e r M a r l b o r o
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A PLACE TO CONNECT

Residents in Upper Marlboro know their neighbors. They meet at events, community gathering spaces, parks and trails, and in thriving commercial centers. The Town is a place where you can live and work or come home to relax from a job in the city.

On foot

Foot Traffic in Upper Marlboro is currently faced with an incomplete sidewalk and trail network, as well as multiple unsafe connections and crossings.

Complete the sidewalk network

The sidewalk network in Upper Marlboro is incomplete. Connections should be made to ensure residents can travel throughout Town to all destinations along the sidewalk network.

- School Lane
- Old Crain Highway
- Rectory Lane
- Old Mill Road
- Peerless Avenue
- Routes 725 & 202
- Spring Branch? (width?)

Ensure Safe Crossings

A complete sidewalk network must also ensure that pedestrians can crossroads safely without traveling long distances out of their way.

- Old Crain to School Lane
- Rectory/Wilson/School Lanes
- At Highway Monument
- Old Mill Road/Elm Street & Route 725
- At Route 725 & 202,
- Consider pedestrian bridge(s) at high traffic locations.

Create off-road trails

A complete trail network that connects recreational areas in Town and connects to trails leading out of Town.

- Connector to Peerless
- Western Branch Trail
- Anacostia Heritage Area Trails
- Chesapeake Beach Railway Trail
- WB&A Trail
- Schoolhouse Pond Trail connectors
- Valley Lane connector Trail
- Marlborough Towne Connector Trail
- Old Golf Course walking trail
- Connector on 202

Ensure adequate way finding signage

Uniformly designed wayfinding signage should be placed throughout Town. This supports businesses and recreational opportunities in all areas.

- At trail convergences.
- Water Routes
- Downtown
- Sports Fields
- Equestrian Center
- Other recreational centers
- John Rodgers Shopping Center
- Other shopping centers



ON BIKE

Currently biking through Upper Marlboro is a dangerous adventure. Despite this there is a large portion of the community who regularly bikes in the area. Efforts should be made to keep this population safe as well as opening up this alternate mode of transporting for our residents.

On Road-Bike lanes

On road bike lanes with noticeable marking and prominent “share the road” signs are a good beginning to improving the biking experience in Upper Marlboro. A traffic study should to assess biking conditions and potential areas to improve biker safety. This study should assess at a minimum the following:

- Main Street through downtown to establish if it is possible to put a bike lane between the parallel parking spaces and the sidewalk. This would afford bikers an extra level of protection in this tight and busy area.
- Old Marlboro Pike & Old Crain Highway
- Route 725 out to 301
- Route 202

Trail Connections

The Trails discussed in the previous section “On Foot” should provide connections for bikers as well as pedestrians. Those that are expected to have heavy use by both bikers and pedestrians should include striping and separate bike lanes to reduce accidents.

BY CAR

Roads in Upper Marlboro need to be designed to ensure that speeding is reduced as much as possible. Where structural methods of speed reduction are not possible, buffers should be put in place between pedestrians and children waiting at bus stops and vehicular traffic.

Roads

An overall traffic study should be done for the Town of Upper Marlboro. This study should assess the volume, flow, and speed of traffic in Town. Recommendations coming out of this study should provide the Town with:

- Structural improvements to reduce speeds and beautify roads.
- Active measures that can be used to improve safety of roads through changes in traffic flow patterns
- New roadway connections and closing connections where required for traffic flow patterns and pedestrian/bike safety.
- Desirability and feasibility of roundabout at the Crain Highway monument (Pedestrian & Bicycle access)
- Is a traffic light needed at Route 4 & Old Crain Highway or are there alternatives to limited visibility and high speeds.
- Designated bike lanes
- A complete sidewalk network
- School bus stops that separate children from vehicles.

Automated Traffic Monitoring

Automated traffic monitoring for speeding and red lights can ensure more consistent enforcement, has been known to reduce vehicle speeds, and can reduce officer interactions. This will allow the Town to dedicate more resources to other areas and address current concerns regarding speed stops and officer interactions in the country.

Parking

Parking is limited downtown and inconveniently located. This plan recommends the following actions take place to address the parking concerns:

- Electric Vehicle charging stations should be located in all shopping areas as well as near any sports fields and at Town Hall.
- Garage downtown. Work with various partners to construct a parking garage on Water Street. Consideration should be given to building a three-story structure: 1. Residential space on the top level with two floors of parking below or 2. Retail space on the bottom with two levels of parking above.
- Redevelop Church Street Lot
- Bike Parking provided at all shopping and recreation all areas.

By Water

The Town's streams and rivers provide an opportunity to attract kayakers, canoers, and paddle boarders. The Town should seek to attract these visitors and improve tourism to the area by undertaking the following actions:

- Study feasibility of creating an access point on Water Street.
- Installing a Kayak and Canoe launch at Route 202 bridge
- A study should be done of possible connections our water always can make with other small craft waterways. The result of this study should be a map that is available online, at the access points, and in a future visitor center.
- On the Town's website and at all access points Tide tables and flood warning/closure information should be posted.

BETWEEN PEOPLE	
Neighborhoods	• Events that cover a range of interests and age groups • Places to meet up
Crafts & Farmers Markets	• Plan a regular farmers market during the growing season • Craft festival near the holiday shopping season
Holidays	• Halloween Event and supports • Winter Holiday Tree lighting and market • Future event ideas: ○ summer fireworks display ○ Juneteenth festival, ○ regular Veteran's and Memorial Day events.
Street Festivals	• Marlboro Day • Arts Festival • Weekend concerts - Structural changes to allow Main Street to be shut down for regular weekend performances • Parking garage be built downtown to accommodate visitors.
Exercise	• Maintain and develop relationship with local health and fitness businesses • providing a location for larger community fitness events
Fun and Games	• board game groups • craft & hobby clubs • community leaders to manage this space
Local Businesses	• incorporate its local businesses into all events. • Restaurants should have first choice for food vending. • "Taste of Upper Marlboro" event
Meet your government	• Renew municipal government academy • Community Conversations • Connect with local schools

To Information	
For events is critical and should be done in the following ways for every event:	• Yard signs in high foot, bike, and vehicle traffic locations. • Web and social media. • Community message centers at high traffic areas and gathering places.
Local business	• Printed flyers for to post or hand out regarding each event.
Community stakeholders. The town should email flyers to other community stakeholders to share with their groups. This should include:	• Upper Marlboro Boys and Girls Club • PTAs for Barack Obama Elementary, Marlton Elementary, Patuxent Elementary, and Melwood Elementary. • Area Churches (St. Mary's, Trinity, Union United Methodist, PSJBC) • Community Service Area 23 • The Villages HOAs (large one & individuals)

IN THE OUTDOOR AND PUBLIC SPACES

Several Community Hubs should be established. This will be the Town's "Gathering Places", the focus being making these accessible and attractive places for residents to congregate.

Playgrounds	• Playground equipment • benches & tables • public art • other opportunities to engage with neighbors
Parks	• trails around and connecting to the Boys & Girls Club Sports fields, the Town Playground, Schoolhouse pond, hiking, biking, • Hiking area • Water trails inside and beyond the Town limits.
Art installations	• Along trails maybe specific themes • Downtown • Partnerships with local businesses • Public Collaborative Art • The Town should consider creating a space for artist lofts and housing.
Community notice boards	• some place for notices to be posted. • Reliable for community information.
Community Centers	• A downtown location • Town Hall • STEM education center/Community Computer Lab • Meeting rooms and support for Community • The County's Upper Marlboro Library Branch

Through Government

Community policing	• Community Days • Officers at events • Officers in plainclothes at community centers • Touch-a-truck • Officers on foot and bike
Government services	• Financial Assistance • Community Improvements • Social Services • Paperwork Assistance • Copying & Faxing • Notarization • Fingerprinting





A PLACE THAT'S SAFE

Upper Marlboro is a community where children walk to their bustops and are safe from speeding cars. Kids can walk and bike to meet up with their friends after school and on the weekends. Adult residents can walk to commercial centers and parks for exercise or convenience. Town police officers are people that residents know by name and can go to with their concerns. When an emergency happens residents know they will have a compassionate, safe, and timely response from their neighbors, police, fire, and EMS services.

Community policing	
Fire & Emergency Medical Services (EMS)	
Community Emergency Response Team (CERT)	
Flooding/stormwater management	● Stormwater management upgrade on Route 725 ● Water Street bridge ● Work with dam release areas for notification and monitoring
Sinkholes	● Aquifer Study ● Get state and county involved with WSSC concerns ● Monitor and report
Lighting	● Downtown ● Along sidewalks in commercial areas ● Along trails (especially where they connect to residential areas) ● Well-lit open areas/corners in residential developments
Increased casual, community monitoring	● Infill development in commercial areas should be mixed use creating less opportunity to be unobserved. ● Eliminate alleys and dark corners/niches ● Windows facing all areas of buildings ● Call boxes located at hubs ● Community policing throughout town and trails
Safe to move around	
<i>Addressed in previous section (connections between places)</i>	● Reduced travel speeds ● sidewalks ● pedestrian connections ● bike lanes ● bus stops ● Structural methods

A PLACE THAT THRIVES

Main Street in Upper Marlboro is hopping during the day with local workers. There is adequate parking and other nearby commercial centers are connected through walking paths. At night, Main Street restaurants are open, residents and visitors visit local coffee shops, art galleries, or grab a scoop of ice cream with friends. Residents who live along main street are part of the eyes on the street that make the Town feel alive and safe.

Where businesses thrive

Main Street infill	● Mixed use, housing above retail below ● Height considerations (2 stories or 3? Can three be done without losing feel of main street?) ● Corner of Main and Water ● Front of other parking lots ● Parking lot next to China taste
Parking	● Parking Garage essential to this infill ● Consider meters being off/lower price evenings/weekends
Business recruitment program	● Business incubator ● Expand hours of operation ● Grocery store ● Gym
Economic development	
Tourism	● Water tourism ● Visitor Center ● Historic Tourism ● Proximity to DC brings folks in. How do we keep them here?

Where beauty thrives

	● Street trees, planter boxes, benches, bike racks ● Facade improvements ● Trash & Recycling Bins ● Road design ● Art installations
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