



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 High 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
- 2025-2024

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 High 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								■	■	■	■	■	■