

TOWN OF UPPER MARLBORO

FY 2027 Budget Survey

Question 3: Open-Ended Resident Responses

Total Responses: 32 | Survey Period: February – March 2026

Survey Question:

Q3: What's ONE change or improvement that would make living in Town better for you? (No idea is too big or too small.)

The following 32 responses were submitted by residents of the Town of Upper Marlboro as part of the FY 2027 Budget Survey. Responses are presented in chronological order, most recent first, and reproduced as submitted (with only minor formatting adjustments for readability).

Response 1 — 3/8/2026

An improved Main Street . . . aesthetically and business types.

Response 2 — 3/6/2026

RE: Economic development & third spaces

Hello! I am wondering if it is possible for the town to solicit for specific businesses in the walkable downtown area that would encourage community building, connection and help grow local economic development? Businesses like a bakery, ice cream shop, thrift store, record/music store, coffee shop, bookstore or library, beauty and barber shops, kids play place, space for farmers market and include outside seating, lawn area that people could enjoy the weather and space to host music festivals, parades and other celebrations. A lot of other local townships have this and our community would thrive with an area that brings us all together, support small businesses and circulating money in the community and creating revenue for the town.

Response 3 — 3/6/2026

Bring in a large employer.

Response 4 — 3/4/2026

Working with the County to do something about the unoccupied buildings in Town. And working with Main St businesses to upgrade the look of the Town (i.e. like Michaels).

Response 5 — 3/4/2026

Town Community outreach/communication

Response 6 — 3/3/2026

Installation of new roads with curbs on School Lane and Rectory. To include street parking on both sides of School Lane as it is now in front of residents homes, with noted designated parking for residents. This could be accomplished by marking (painting) the spaces as "Reserved".

Response 7 — 3/3/2026

A proper grocery store and a community center.

Response 8 — 3/2/2026

Town of Upper Marlboro

More food options. Possibly annexing Old Marlboro Pike between 202 and 301 as it's currently an eyesore and wasted space.

Response 9 — 3/2/2026

Driving/parking tickets go toward property tax reduction before allocation to programs or town workforce.

Response 10 — 3/2/2026

Communication

Response 11 — 3/2/2026

Adding bike trails and connecting to other communities.

Response 12 — 3/2/2026

Better inclement weather prep

Response 13 — 3/2/2026

Make sure all the street lights are working. Sidewalk along the sections of Marlboro Pike that don't have it (near the monument)

Response 14 — 3/1/2026

More spaces for recreational activity

Response 15 — 3/1/2026

Walkability between Town neighborhoods

Response 16 — 3/1/2026

Side walks

Response 17 — 2/28/2026

Keep taxes as low as possible. Although an increase in revenues helps the town grow and provide more/better services, look at new revenue sources to diversify away from the current heavy reliance on income and real estate taxes. This would simplify retirement for myself and others in the older town population (looking at resident ages 55-60, 60-65, 65-70 I noticed some significant numbers).

Response 18 — 2/28/2026

I support by idea and financial

Response 19 — 2/22/2026

A seafood market that sells fresh raw seafood and crabs

Response 20 — 2/21/2026

We need healthy options, good choices and access to organic food. A sprouts, a Trader Joe's which would be the first in PG county, and/or a mom's organic market to make the community more marketable and bring more tax revenue to the town. And more access to local farmers.

Response 21 — 2/21/2026

Appreciate the bus to the court; however parking is lacking and very inconvenient, limited to do business in the heart of town without it being a huge hassle. Folks who are not tech savvy are flustered with parking etc! We pay more than enough taxes. Parking should be free!

Response 22 — 2/17/2026

Better roads and making the downtown area more appealing.

Response 23 — 2/16/2026

If Only One thing: to not feel trapped by rt 725 traffic. My too Big idea is to get by-pass for that state road, get rid of its noise pollution and safety hazards for animals and children. My outlandish idea goes one big step further: make downtown pedestrian only. I personally feel detached from natural areas because need a car to get to parks/trails. Dangerous to bike and no bike trails. Sidewalks spotty. Dangerous intersection at Main, 725 and Old Crain highway. Need a YIELD OR STOP SIGN(s) there. Who has right of way? Not clear!

IF MANY THINGS ALLOWED, here goes: a major priority not listed is to get old school house and old telephone exchange buildings revitalized. That feeds into Big Vision. Enter Town of Upper Marlboro. Leafy trees line Main Street and tasteful reproduction historic light poles line the street. Waterways have been dredged and kayaks and canoes are out (paddle boats?). There is a big elder home linked to youth/childhood center. The young/old assist one another and engage with reading, creating art, storytelling, tutoring, study hall time. That is situated in the refurbished CAB building. Across the street on the hill the old school house has been refurbished as well. Perhaps a Trader Joe's has installed itself, a winery, or a workspace incubator for individuals and small businesses (hard to afford 3-D printers, carpentry tools/machines, office equipment etc). Police officers are walking down Main Street from the old telephone exchange building to grab lunch, construction noise arises from construction of new ice rink and resort/holistic wellness center designed for rejuvenation of guests. Clients check in from DC and further away. It is linked to the new Marlboro Hotel which up front is a reproduction of the old one pictured in town hall. The visitors center is on the corner and it emphasizes historical tours, large displays, reenactment events, ghost tours. The town is leaning into its historical roots and new building is reproduction of old structures. About 6 new businesses have popped up. Including an array of restaurants singly or in a food court at corner of Water & Main. Indian, Thai, indigenous Piscataway, Italian gelato with paninis, pastas and soups for sale. A Shuttle comes in from Westphalia housing development so residents can get some quaintness and shopping at local boutiques and tea/spice shop. Still, parking abounds and is free.

Response 24 — 2/16/2026

A traffic circle (or other traffic calming solutions) at the Crain Hwy Monument.

Response 25 — 2/16/2026

More play areas for young children (7 and under) within walking distance of the town. Would love to see the playground concept for young children (near city hall) completed - would be a huge value add for residents and visitors with young children.

Response 26 — 2/16/2026

More retail, trails, and speed control.

Response 27 — 2/16/2026

I need a job, so more employment opportunities to serve my community would be impactful on my life.

Response 28 — 2/16/2026

Natural gas lines in residential and commercial zones

Response 29 — 2/16/2026

Need to slow down traffic along Main Street and Marlboro Pike to reduce noise and car horns. Need traffic calming measures, clearer signage, local police presence for dangerous driving, and dissuade Marlboro from being a cut through town for people commuting beyond the region.

Response 30 — 2/15/2026

Town of Upper Marlboro

Disband the town directors. Waste of money!!! The whole town of Upper Marlboro is a SCAM!!! We pay more than \$1,200 to the town in property taxes and we don't see the return!!

Response 31 — 2/14/2026

Start getting additional input on what to do with the vacant school. Perhaps some part could be a business incubator, with a commercial kitchen.

Response 32 — 2/13/2026

The long awaited resolution to the severe storm water run off from Sasscer Field and the Board of Education building. The current grates are not adequate and the run off crests School Lane in front of Board of Education and flows in a river downhill to Rectory Lane between 14111 and 14113. Both homes are determined by all the real estate apps to be in a 7/10 flood zone, which means very likely to flood.

Total Responses Captured: 32 | Survey Period: February 13 – March 8, 2026

Responses are unedited and represent the views of individual respondents.