Golf Course
Community

Corridor Commerce
and Employment

Commercial
Center

Upper Marlboro
Study Area

Town
Core

Rectory Ln

Undeveloped
Lands

Civic
Area

Prince
Georges
County
Equestrian
Center

Highway
Oriented
Commerce

William Beanes Rd

202

301

The Town of Upper Marlboro is located only 15 miles southeast of the District of Columbia, in the central portion of Prince George's County in the Subregion VI planning area. Despite this proximity to the Washington, D.C. urban area, Upper Marlboro possesses a quiet, small-town character enhanced by civic and natural amenities. Upper Marlboro is the Prince George's County seat and government center, home to the courthouse, the County Administration Building, the Prince George's County Board of Education, and the offices of The Maryland-National Capital Park and Planning Commission's Planning Board and Planning Department.

The Town of Upper Marlboro covers 284 acres, or roughly 0.4 square mile, of land generally located within the boundaries of the Western Branch and Federal Springs Branch to the east and south, the future extension of Brown Station Road along the Sasscer property to the west, and the Villages of Marlborough development to the north. The town centers around a walkable, five-by-four-block Main Street core, which contains many older, smaller-scale commercial buildings; a variety of civic uses; and Schoolhouse Pond, a 12-acre recreational amenity.

The town has a unique rural appeal, but is surrounded by new, encroaching suburban developments. Two large new developments have been constructed immediately adjacent to its borders: the residential Villages of Marlborough to the north between Brown Station Road and MD 202, and the Marlborough Shopping Center, just west of the town on Old Marlboro Pike.

Upper Marlboro Region
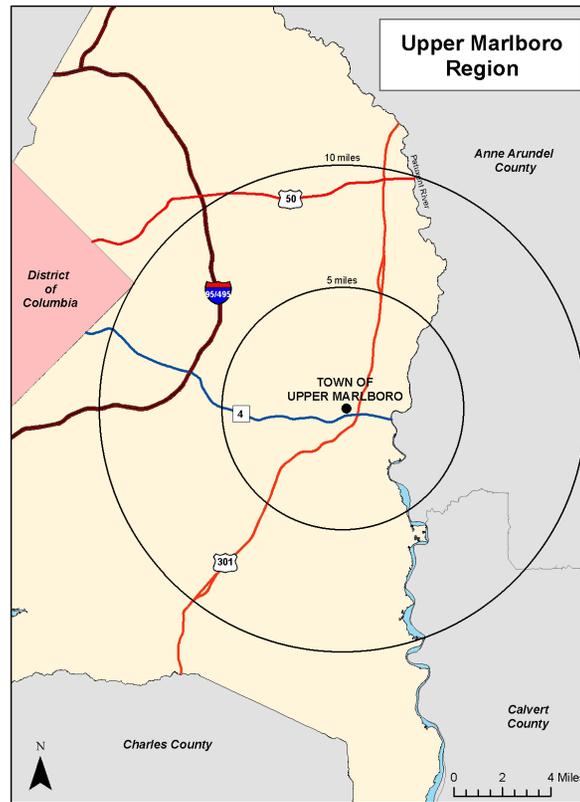
To the east and southeast along the MD 202, MD 725, and US 301 corridors lie two main areas of larger-scale commercial and light industrial uses that serve the southern portion of the Subregion VI planning area. Many of these strip centers have arisen due to proximity to the MD 4 (Pennsylvania Avenue) and US 301 junction. These uses, however, lie outside the town's boundaries and control. The vehicle-oriented commercial strip areas contrast with the quiet, traditional character of Upper Marlboro's town core and detract from the eastern entry experience into the town, largely due to appearances determined by traditional suburban development standards.

To the south of town and the MD 4 (Pennsylvania Avenue) gateway interchange lies the Prince George's County Equestrian Center and Show Place Arena, a major venue for a variety of entertainment events and equestrian activities. This entertainment complex is the second largest draw for visitors to the Town of Upper Marlboro (the first is government offices and courts). To the west and southwest, the town is buffered from the MD 4 corridor by largely undeveloped and agricultural lands.

Population and Households

With a 2007 estimated population of 665 residents, Upper Marlboro remains a small town in the Washington metropolitan area. The town's population trends have not paralleled those of the surrounding suburban Prince George's County, where population has grown steadily since 1990. In the decade between 1990 and 2000, Upper Marlboro lost 13 percent of its residents; during the same period, the county's population grew by 9.9 percent. However, the U.S. Census Bureau estimated that Upper Marlboro's population increased by 2.6 percent between 2000 and 2007.

In 2000, Upper Marlboro's resident population was slightly older than other populations in the Washington metropolitan area, with a median age of 36.6 years. The median age for Prince George's County in 2000 was 33.3 years. In general, Upper Marlboro has fewer children and more older residents than the county as a whole.

Upper Marlboro had 281 households in 2000, with an average household size of 2.21 persons. In comparison, the average household size for

TABLE 1 TOWN OF UPPER MARLBORO AREA POPULATION, 1990–2007				
Year	Town of Upper Marlboro Total Population	Town of Upper Marlboro % Change	Prince George's County Total Population	Prince George's County % Change
1990	745	---	729,268	---
2000	648	-13.0%	801,515	9.9%
2007*	665	2.6%	828,770	3.4%
Source: U.S. Census Bureau				

TABLE 2 TOWN OF UPPER MARLBORO AREA POPULATION BY AGE, 2000		
Age Cohort	Town of Upper Marlboro % of Population	Prince George's County % of Population
Under 5 years	5.9	7.2
Ages 5 – 14	13.7	15.5
Ages 15 – 19	5.7	7.2
Ages 20 – 24	5.6	7.3
Ages 25 – 34	15.7	15.7
Ages 35 – 44	20.5	17.3
Ages 45 – 54	15.4	13.7
Ages 55 – 64	7.7	8.4
Ages 65 – 74	5.7	4.6
Age 75 and older	4.0	3.1
Source: U.S. Census Bureau		

Prince George's County was 2.74 persons. The majority of households in Upper Marlboro were family households (containing persons related by blood or marriage), with married-couple households comprising just over half of the family households. Single-person households accounted for slightly over one-third of household types. In general, Upper Marlboro's household characteristics differed from those of Prince George's County, with Upper Marlboro households being smaller and containing larger numbers of single persons. Upper Marlboro's household characteristics mirror those of a national trend of shrinking household sizes due to fewer married couples with children and growing numbers of single-individual households.

Upper Marlboro's population is projected to increase slightly in the near future, with an annual growth rate of 0.2 percent between 2008 and 2011. By 2011, the town should have approximately 662 residents. During the same period, the median age of residents will continue to increase. This is consistent with regional trends and can be attributed to the large "baby boomer" cohort entering its retirement years.

To some degree, Upper Marlboro's population trends of recent decades and population projections can be explained by the fact that the town is almost built out, with few vacant parcels available for new residential development (see Development Trends and Opportunities below). The lack of developable parcels has a greater impact on the town's growth rate than migration patterns. New residential development and population growth is occurring at a much higher rate in the unincorporated areas around Upper Marlboro and in other parts of Prince

				% Married Couples with		
Jurisdiction	Total Households	% Single-Person Households	% Married-Couple Households	Children Households	% Single-Mother Households	% Other Households
Upper Marlboro	292	34.2	14.7	14.7	14.7	21.2
Prince George's County	286,610	24.1	22.5	21.4	19.6	12.4

TABLE 3 TOWN OF UPPER MARLBORO AREA HOUSEHOLDS, 2000

Note: numbers may be rounded off.
Source: U.S. Census Bureau

Prince George's County Administrative Building

Prince George's County Library

George's County, where large parcels of vacant land exist.

Existing Land Use

Land use is the term given to the activities that actually occur on a piece of property. Map 2 and Figure 3.1 depict existing land uses in

TABLE 4 TOWN OF UPPER MARLBORO POPULATION PROJECTIONS, 2008–2011		
	2006	2011
Total Population	654	662
Annual Percentage Change	---	0.2%
Population by Age		
Under 20	24.5%	23.9%
20 to 44	32.7%	30.0%
45 to 65	30.5%	31.9%
Over 65	12.3%	14.2%
Median Age	41.1	42.7

Source: DemographicsNow and RKG Associates, Inc. (2008)

Upper Marlboro in 2008. Identified land use categories include government uses (town, county, and federal), office uses, commercial uses, institutional uses, residential uses, utility areas, surface and structured parking, and open space areas.

Upper Marlboro is primarily residential in nature, with 61 percent of its acreage devoted to residential uses (including vacant residential land). The majority of residential uses are single-family homes; these occur mainly in the western and northwestern portions of town. This pattern of lower-density, in-town residential offerings has contributed to Upper Marlboro's reputation as a small town and desirable place to live.

Higher-density housing in Upper Marlboro includes 132 townhouses and 4 condominiums, but no multifamily apartment buildings. Although townhouses and condominiums constitute a comparatively small amount (5.3 percent) of the town's total acreage, they account for 27.5 percent of Upper Marlboro's housing stock.

Prince George's County Board of Education Building

Map 2: Existing Land Use

Legend
- Athletic Field
- Cemetary
- Golf Course
- Unpaved Parking
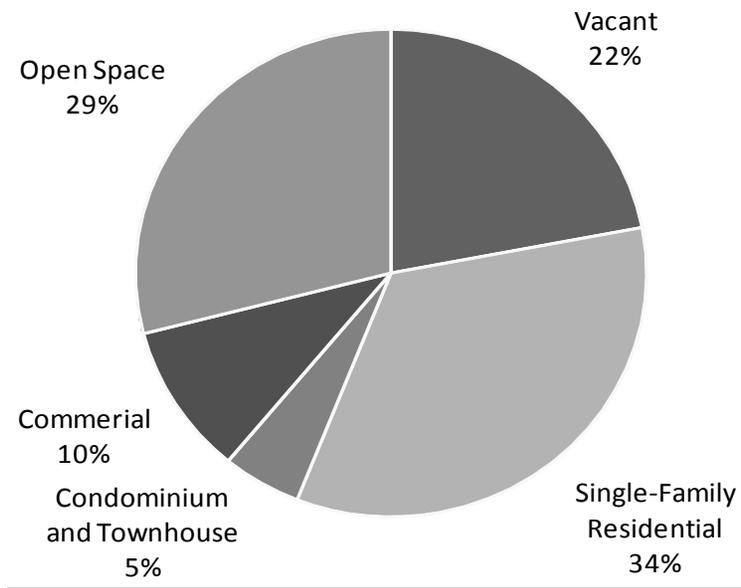- Surface Parking
- Parking Structure

Land Use Categories
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Commercial
- Industrial
- Institutional
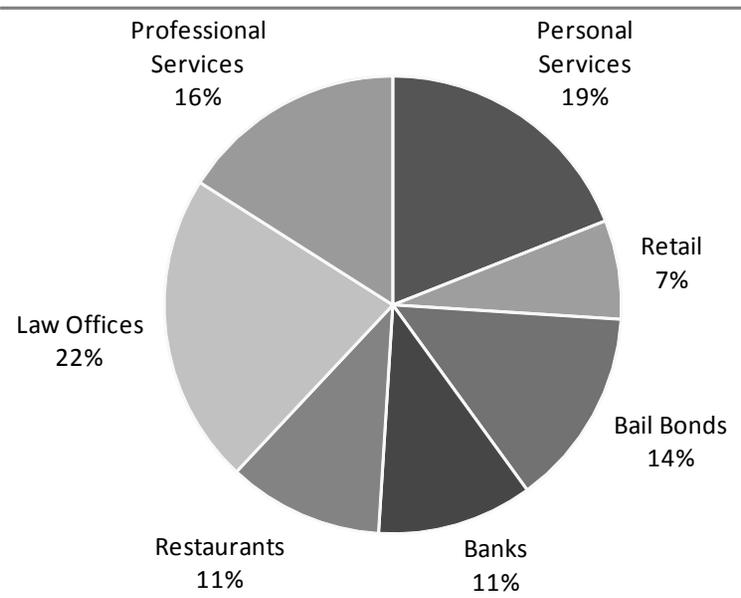- Urban Herbaceous
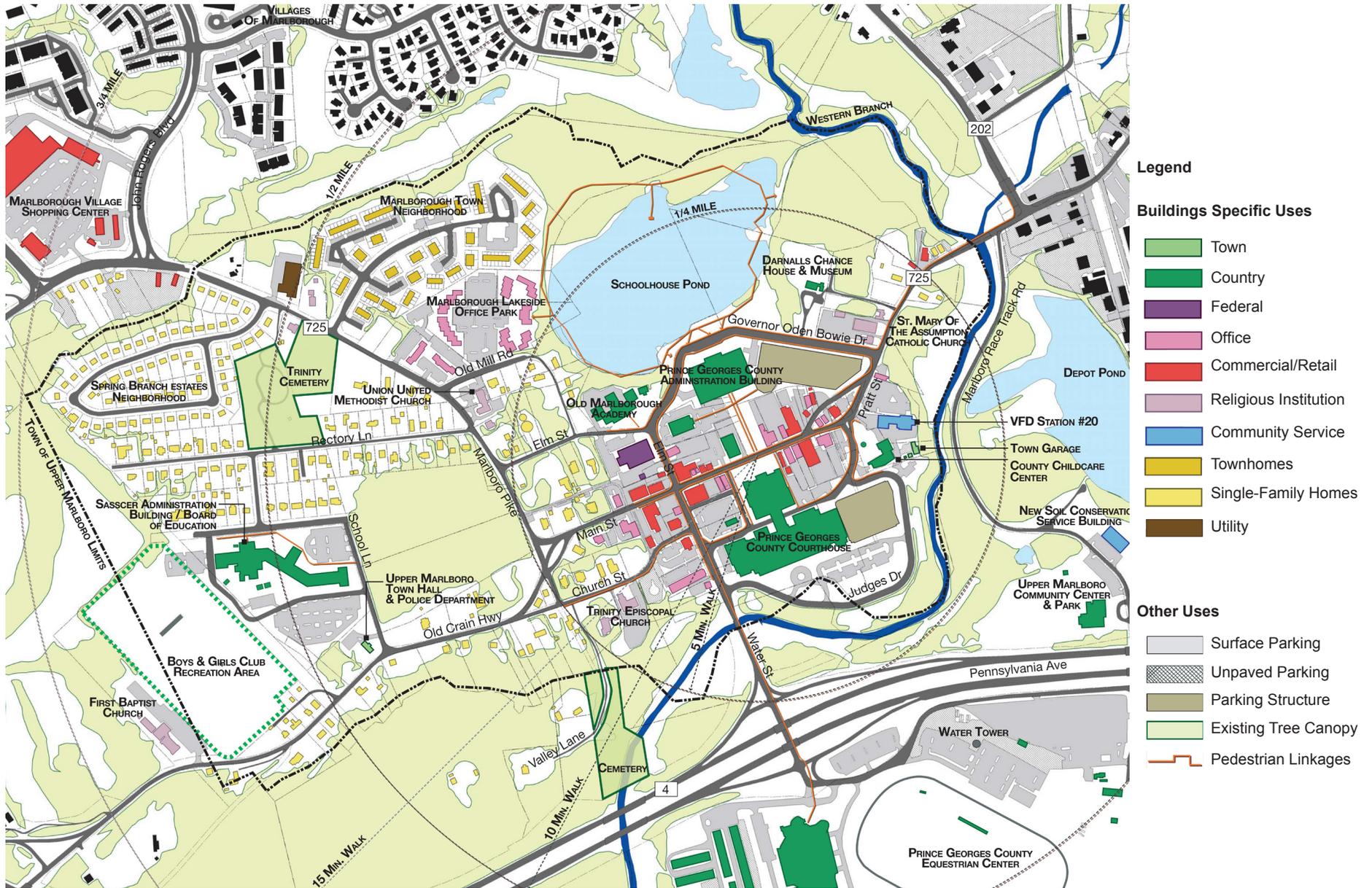- Deciduous Forest
- Mixed Forest
- Wetlands

Commercial and office properties constitute 9.5 percent of Upper Marlboro's total land area (excluding government-owned parcels). Commercial office and retail uses are limited to three key areas in Upper Marlboro: Main Street, Elm/Water Streets, and the Lakeside Office Park. The Lakeside Office Park is an isolated set of office condominiums off of Old Marlboro Pike set between two residential neighborhoods. Main Street and Elm/Water Street represent the heart of the town core and contain several small retail and restaurant uses, along with offices and a bank. An estimated 76,000 square feet of retail and private office space are concentrated along Main Street and Water Street. Since 1993, a number of county courts offices have been relocated back into the courthouse from temporary Main Street space while courthouse renovations were being completed, leaving a large inventory of retail/office space available for lease. This resulted in the emergence of a number of bail bonds businesses on Main and Water Streets. Bail bonds and other court-related uses such as attorneys' offices compose a large portion of the commercial service uses in the town core (approximately 36.5 percent). Other town core commercial uses include professional services such as title companies and land surveyors (12.9 percent) and banks (10.5 percent). Only 17.8 percent of the town's commercial square footage is currently used for retail establishments, such as restaurants, convenience stores, and jewelry stores.

Figure 3.1
Upper Marlboro Land Use by Land Area (2008)

Vacant 22%
Open Space 29%
Commerial 10%
Condominium and Townhouse 5%
Single-Family Residential 34%

Upper Marlboro Town Core Business Mix (2008)

Professional Services 16%
Personal Services 19%
Retail 7%
Law Offices 22%
Bail Bonds 14%
Restaurants 11%
Banks 11%

Legend

Buildings Specific Uses

- Town
- Country
- Federal
- Office
- Commercial/Retail
- Religious Institution
- Community Service
- Townhomes
- Single-Family Homes
- Utility

Other Uses

- Surface Parking
- Unpaved Parking
- Parking Structure
- Existing Tree Canopy
- Pedestrian Linkages

Map 3: Existing Building Uses

Since Upper Marlboro is the Prince George's County government center, many civic uses are concentrated in the town core. These uses include Prince George's County and M-NCPPC offices at the County Administration Building and Lakeside Office Park, the courthouse, the town garage, and the county's child care center. Almost 60 percent of the town's total land area is devoted to governmental uses. Other civic uses are found elsewhere in town, such as the county's Board of Education, and just outside of town, the Show Place Arena/Prince George's County Equestrian Center and the Upper Marlboro Community Center.

Institutional uses in Upper Marlboro include Upper Marlboro's three historic churches: St. Mary of the Assumption Roman Catholic Church, Union Memorial Methodist Church, and Trinity Episcopal Church. They serve as strong gateway uses at three key locations into Upper Marlboro on Old Marlboro Pike (northwestern entrance to town), East Main Street (northeastern entrance), and Church Street (southwestern entrance), as well as being neighborhood anchors for the residential areas that abut them.

Upper Marlboro also contains public open space and private recreational uses. The town has several large public open space parcels, including Schoolhouse Pond and its boardwalk and linear open space along the Western Branch. The Boys and Girls Club recreation area and the Trinity Church Cemetery are among the town's private recreational uses.

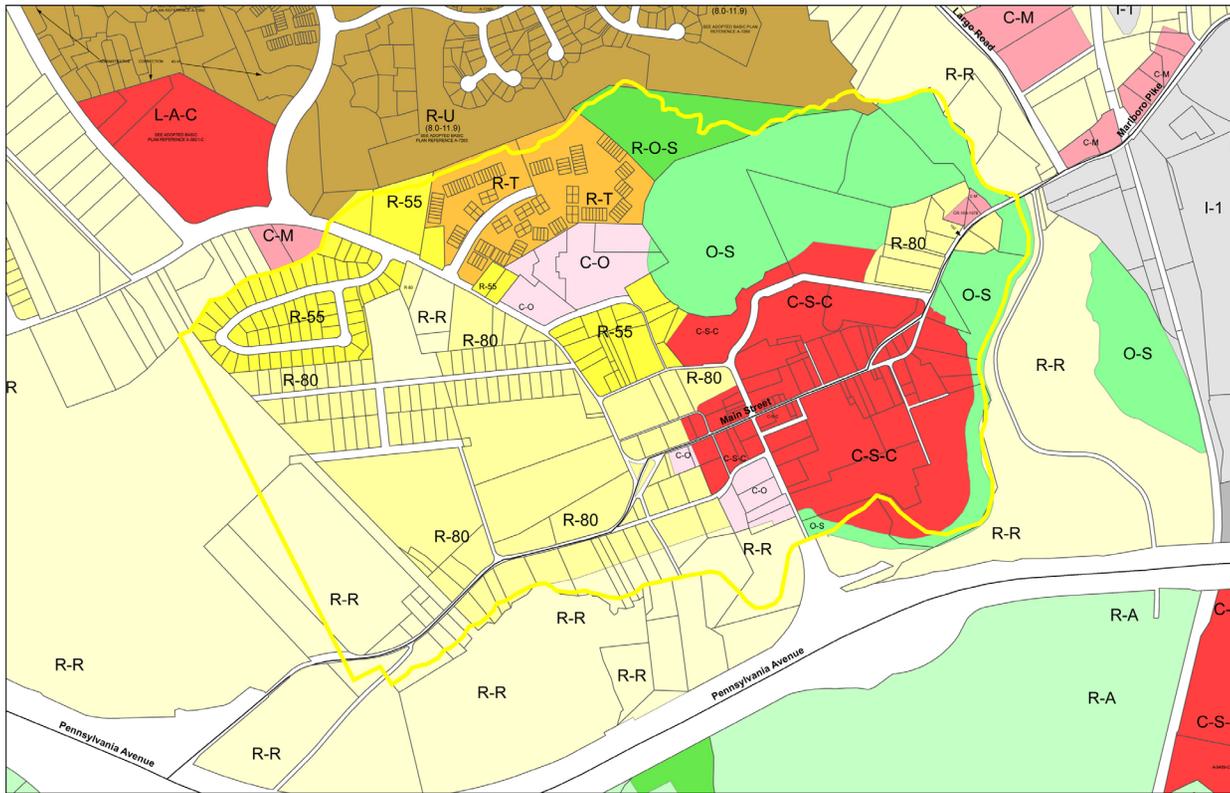Water Street Looking Northward

Main Street Looking Eastward

Water Street Looking Northward

EXISTING ZONING

Map 4 depicts the current zoning designations for parcels in and around Upper Marlboro. Each zoning district permits a range of uses which may or may not be the existing land use. Zoning can help the community achieve its future land use goals by ensuring that an existing use will remain the same or by facilitating redevelopment to desired uses. Upper Marlboro currently contains nine zoning districts (three commercial, four residential, and two open space districts):

- Commercial-Office (C-O)
- Commercial-Shopping-Center (C-S-C)
- Commercial-Manufacturing (C-M)
- Rural-Residential (R-R)
- One-Family Detached Residential (R-55)
- One-Family Detached Residential (R-80)
- Townhouse (R-T)
- Open-Space (O-S)
- Reserved-Open-Space (R-O-S)

The majority of the town core is zoned under a Commercial-Shopping-Center (C-S-C) designation. The name of the district is misleading, as it does not necessarily apply to what is commonly thought of as a shopping center. The C-S-C district permits a range of commercial uses, including restaurants, retail, and services; offices; institutional uses; civic uses; and recreational uses. Two supporting pockets of Commercial Office (C-O) lie close to the town core at Church and Water Streets and along West Main Street, and an additional C-O district exists at Old Marlboro Pike at Old Mill Road (Lakeside Office Park). A small group of

Map 4: Upper Marlboro Zoning

Comparable Civic Park & Open Space

Comparable Public Open Space & Plaza

Comparable Civic Park & Open Space

properties zoned Commercial-Manufacturing (C-M) can be found along Main Street/MD 725 near the northeastern town boundary. The remainder of the town is zoned for a variety of residential densities and open space. Lower-density R-80 and R-R districts with larger lot sizes and single-family residential development abut the town core. Areas with higher permitted residential densities (the R-55 and R-T districts) are found in the northwestern quadrant of town, closer to the new, higher-density development that lies just outside the town boundary.

DEVELOPMENT TRENDS AND OPPORTUNITIES

RESIDENTIAL

Given the largely "built-out" state of Upper Marlboro, development and redevelopment opportunities within Upper Marlboro are limited. Residential development in Upper Marlboro has been very slow in recent years. Since 1997, only four parcels identified as Rural-Residential (one dwelling unit/½ acre) have been developed. A few sites remain in town that could be developed for residential purposes, including the Clagett/ Smith site west of the town core. Any new infill development should respect existing use

patterns within neighborhood areas or the town core through sensitive design that is compatible with area character.

Based on a review of the county zoning regulations, town ordinances, and previous town assurances, all areas currently zoned for residential uses should remain in residential zoning districts. One area for increased residential density is the small triangular portion of the Sasscer Farm property which lies within the western town boundary and is currently zoned Rural-Residential (R-R). This area could be considered for R-80 designation to be compatible with the Rectory Lane/School Lane properties to the east. In addition, limited potential for residential infill exists on some vacant sites along Old Marlboro Pike and at the Smith and Clagett sites.

COMMERCIAL/OFFICE

No commercial or office development has occurred within the town boundary since 1997. Few parcels exist for commercial growth. The Lakeside Office Park is an isolated commercial use with no expansion capability, given that it appears appropriate for the surrounding residentially zoned areas to remain residential. However, the commercial uses in the town core could be expanded by infilling commercial uses on surface parking lot sites and public sites on the east end (described below). All parcels located in commercial zoning districts should be open for rezoning considerations, if appropriate. The likely alternative for the town core is to adopt a new Mixed-Use-Town Center Zone (M-U-TC) with its own set of design guidelines that would replace the C-S-C zoning requirements (see the Public Finance and Intergovernmental Coordination chapter).

The C-O-designated parcels that abut the C-S-C Zone on the southwest also could be considered for inclusion in the M-U-TC Zone.

MIXED USE

Many of the properties within the town core contain important, permanent civic buildings and therefore are not appropriate for redevelopment. However, some of these sites such as the County Administration Building, courthouse, Board of Education building, and public parks do serve as anchors for connections to neighboring redevelopment sites. A few public-owned fringe sites in the town core, including the county child care center, the county volunteer fire department, and the town maintenance garage, have been identified as potential areas for a change from public to private commercial use. In addition, underutilized or outlying publicly held sites, such as the Equestrian Center complex, may serve as mixed-use redevelopment sites without requiring new private property acquisition.

The Economic Development chapter and Appendices 3–5 contain more information about development opportunities, including a detailed retail and residential market analysis of Upper Marlboro and the surrounding area.

Quiet residential street

New commercial businesses