

## APPENDIX 6: CONTINGENCY PLANS

### LONG-RANGE CONTINGENCY PLANNING

The Upper Marlboro Town Action Plan contains several long-range contingency plans for future consideration. The contingency plans, which are not part of the main economic development strategy, respond to potential opportunities or threats that could impact the community in the future, but are not predictable at this time. At the request of the Town Vision Advisory Committee and Upper Marlboro residents, the contingency plans are presented in the appendix sections of this report.

The three contingency plan recommendations presented below are related to the future presence of Prince George's County government in the Town of Upper Marlboro. During the course of this planning process, concerns arose from local residents and business leaders about the future of the county's administrative offices in downtown. At the same time, public discussions regarding the reuse of the former Landover Mall property off of Exit 17 of I-495 included a new municipal office complex to house county government. While there are no current plans to relocate the County Administrative Building (CAB) from Upper Marlboro, the EDSA team examined options in the event that such a decision was made in the future.

Given the importance of county government in downtown Upper Marlboro, any change that would relocate jobs outside the town would

have a profound impact on the local economy. As such, the following recommendations should be considered by town and county officials in the event that either (1) the county needs to expand its operations or (2) decides to relocate the CAB outside Upper Marlboro.

A third contingency plan addresses the potential to retrofit the existing County Administration Building parking garage to allow for new development to occur downtown.

- County Administration Building parking deck redesign
- Western Branch civic complex development
- Redevelopment of the County Administration Building and county parking structure site



Existing County Administration Building Parking Deck



County Administration Building Parking Structure redesign

### COUNTY ADMINISTRATION BUILDING PARKING STRUCTURE REDESIGN

The County Administration Building parking garage has just undergone major repairs and renovations to make full use of the two-level structure for county employee daily parking. In the future, should the expansion of county administration and court uses call for additional parking, it should be provided through a shared-use, multilevel, public/private parking garage\* anchoring the east end of the commercial district. A taller, two- to three-bay-wide parking structure could replace the current parking deck, allowing for new residential condominiums to be developed on the Governor Oden Bowie Drive frontage of the garage as liner buildings that overlook Darnall's Chance and Schoolhouse Pond, while also hiding the parking structure.

\*Note: For reference, a four-level public garage was called for in the previous 1993 town plan.

## WESTERN BRANCH CIVIC COMPLEX DEVELOPMENT AND COUNTY PARKING GARAGE EXPANSION

Given Upper Marlboro's long history as the established county seat for Prince George's County, it is important to the long-term sustainability of the town to retain and accommodate the centralized needs of the county administration, county courts and The Maryland-National Capital Park and Planning Commission and the resources they bring to



Existing Courthouse Building Parking Deck



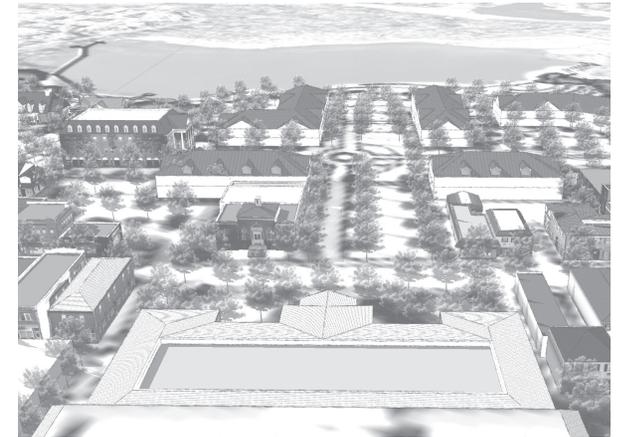
Western Branch Civic Complex Development and County Parking Garage Expansion

the community. Current conditions suggest that the county can no longer house all of its departments in the County Administration Building and has started to locate some offices/services to Largo Town Center. M-NCPPC owns space in the Lakeside Office Park for operations. The county credit union is located there as well. These conditions suggest that if the county is to stay within Upper Marlboro, a long-range plan for another "in town" expansion and/or relocation site is needed.

During the course of the planning process for Upper Marlboro a concept for the relocation of expanded, co-located county administration and planning functions to a new county administration complex was prepared. The plan, illustrated, suggests a potential future Western Branch civic complex be developed inside the Judges Drive loop road as a four- to five-story, state-of-the-art, LEED Gold-certified office building wrapping an expanded county courts parking garage and overlooking the arrival plaza and Western Branch. The building is envisioned to complement the size, scale, and articulation of the County Courthouse and potentially have only parking and a lobby on the ground floor to mitigate floodplain accommodations if needed after further detailed planning investigation.

### REDEVELOPMENT OF THE COUNTY ADMINISTRATION BUILDING AND COUNTY PARKING STRUCTURE SITE

If the County Administration Building (CAB) is to be expanded and relocated in the future, the current CAB building site and associated parking structure could be considered for Town Core commercial and residential redevelopment. Current conditions indicate that the CAB rises one level between the Schoolhouse Pond and



Redevelopment of the County Administration Building and County Parking Structure Site

the pedestrian mall. Under the suggested village redevelopment concept, illustrated below, a one- to two-level underground parking deck would be developed beneath the entire area currently occupied by the CAB, CAB garage, and the northern portion of the pedestrian mall and annex walkways. If additional parking were needed, the deck could be developed with additional levels on the eastern portion.

The deck would then be shielded from view by residential condominiums along Governor Oden Bowie Drive and the central pedestrian mall would be extended to School House Pond and framed by new three-story, mixed-use buildings fronting onto the Mall and Governor Oden Bowie Drive. The County Annex Building would be retained for adaptive reuse and a new east-west pedestrian mall would be created to better link the future Marlboro Academy Center with the Darnall's Chance House and Museum. It should be noted that the scale and size of the proposed infill structures would be meant to complement the size, scale, and character of existing buildings in town per the Urban Design

Guidelines listed in the 1993 town plan; however, they are intended to be three to four stories like the Annex building for the economics of the project to be considered possible.

#### **SUMMARY**

If each of these contingency plans were developed, the county and town will have worked together to achieve the best possible scenario; (1) accommodated the expansion and retention of the county administration, (2) created shared-use parking facilities that would facilitate infill development on sites with little to no parking, and (3) reestablished the northern portion of the town as the small country town that once existed prior to the development of the CAB along School House Pond. These concepts may never come to fruition if the County Administration Building and county parking garage remain in the community as they have for many years; however, the County Commissioners and Town Commissioners will be better prepared to have planned ahead if circumstances change and these opportunities present themselves in the future. For this reason, the contingency plans have been recorded for reference and exploration by the county and town as deemed appropriate by M-NCPPC staff and the commissioners.





# *Upper Marlboro Town Action Plan*

*Upper Marlboro, Maryland: October 2008*

