The final design phase of the Livingston Road Streetscape project was to prepare a Concept Plan to include all the elements that were discussed early in the visioning process, particularly addressing brainstorming ideas and analysis of existing site conditions. A further study of the area was needed to clarify the surrounding environmental conditions and current land uses; therefore, an Environmental Map and a Land Use Map were produced. The Environmental Map was developed to show the following information: Forested Area, the Chesapeake Bay Critical Area, Wetlands, 100-Year Floodplain, Streams and Open Space. During the mapping of this data, it was discovered that a 700-foot stretch of Livingston Road occurred within the 100-year floodplain and existing wetland area. Streetscape planning for this area should be sensitive to these environmental conditions and limit or avoid construction where possible. The Concept Plan reflects this constraint; proposed traffic circles were avoided within this 700-foot length of Livingston Road.

The Land Use Map was developed to show the following property information: M-NCPPC, Federal - Historic Lease, Public Utility, Religious, Historic Sites, Residential and Commercial. The mapped data revealed that a major portion of land to the west of Livingston Road was federally owned. Therefore, committee members anticipated that it would be difficult to get approval for construction or streetscape improvements adjoining that land. The alternative was to propose streetscape elements along the east side of Livingston Road, across from Harmony Hall, which is federally owned land.

The overall Concept Plan and enlarged schematic Site Plan show the locations of design elements, including gateway entrances, fences, traffic circles and wood guardrails. These plans can serve as visual aids for future community meetings for presentation purposes and can be used as a tool when applying for agency funding and assistance.
V. IMPLEMENTING SOLUTIONS (MEETING 6)

The last step in the Broad Creek Historic District visioning process was to brainstorm implementation strategies, future actions and funding sources. Each strategy was categorized by subject topic: 1) Visibility, 2) Traffic, 3) Environment, 4) Historic District, 5) Historic Theme/Culture, 6) Equestrian, 7) Development and 8) Legislative Initiatives. Each topic contains information on specific recommendations, appropriate actions, who can assist in the implementation, and when the proposed action could be implemented (short-term or long-term). This chart will be helpful in coordinating and focusing community efforts on achieving the goal of an improved historic district streetscape.

This section includes grant funding sources for issues of: Streetscape/Landscape, Environmental, Land Acquisition and Preservation. Each source contains information specifying the contact person, agency, address, phone number and a general description of grant criteria.

The Advisory Committee's next steps are to develop this visioning process further into an action plan in order to create a sense of place and preserve the existing rural character of the Broad Creek Historic District.
# BROAD CREEK HISTORIC DISTRICT

## IMPLEMENTATION STRATEGIES AND FUTURE ACTIONS

<table>
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<th>Recommendation</th>
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<tbody>
<tr>
<td>1. VISIBILITY</td>
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</table>
| Unify the streetscape of Livingston Road | • Install proposed fencing along Livingston Road  
   • Inventory existing fences | BCHDAC and residents | Short-term |
| Increase awareness and unify the Historic District’s rural character | • Construct gateways at three entrances to the Broad Creek Historic District  
   • Seek funding from:  
     ♦ Local businesses, tobacco companies,  
     PEPCO, M-NCPPC Capital Improvement Program | BCHDAC and residents | Long-term |
<p>| Open vistas to existing historic properties within Broad Creek Historic District | Selectively clear woodland vegetation to provide visibility to historic homes along Livingston Road | BCHDAC and residents, with help from DER | Mid-term |
| Enhance visual character along Livingston Road | Plant native flowers, shrubs, etc. (plant outside right-of-way, residents will have to maintain) | Community, DER and local businesses | Short-term |
| 2. TRAFFIC |        |     |          |
| Reduce speed along Livingston Road | Install traffic circles and/or humps acceptable to DPW&amp;T and BCHDAC | DPW&amp;T, at request of community | Long-term |</p>
<table>
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<tr>
<th>Recommendation</th>
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</table>
| Reduce traffic volume along Livingston Road | • Pursue alternate routes for traffic  
• Seek reclassification for Livingston Road as a scenic/historic road  
• Support intersection upgrade at Indian Head Highway | DPW&T, at request of community | Long-term |
| Encourage strict speed enforcement | • Maintain liaison with Prince George’s County Police  
• Publicize speed enforcement | Prince George’s County Police, DPW&T, BCHDAC and community | Long-term |

### 3. ENVIRONMENT

<table>
<thead>
<tr>
<th>Recommendation</th>
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<th>When</th>
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</thead>
<tbody>
<tr>
<td>Discourage illegal dumping in the Broad Creek Historic District</td>
<td>Establish a landscape committee to report illegal dumping on a regular basis</td>
<td>BCHDAC and residents, with help from DPW&amp;T/DER</td>
<td>Short-term</td>
</tr>
<tr>
<td>Enhance waterway views of Broad Creek crossings at Oxon Hill Road</td>
<td>Plant native trees and shrubs along Oxon Hill Road sediment control project and stabilize bank with wildflowers instead of grass seed</td>
<td>WSSC, DPW&amp;T, SCD, DER and community volunteers</td>
<td>Short-term</td>
</tr>
<tr>
<td>Enhance waterway views of Broad Creek along WSSC Pump Station driveway and river drainage path</td>
<td>Add native trees, shrubs and perennials along driveway and at entrance gate to property</td>
<td>WSSC and community</td>
<td>Short-term</td>
</tr>
</tbody>
</table>
| Identify native wetland areas and enhance with plantings | • Prepare survey of surrounding wetlands, Chesapeake Bay Critical Area and 100-year floodplain data  
• Undertake plantings where appropriate | Natural Resources Division (M-NCPPC) and DER with community volunteers, at request of BCHDAC | Short-term to long-term |
## IMPLEMENTATION STRATEGIES AND FUTURE ACTIONS

<table>
<thead>
<tr>
<th>Recommendation</th>
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<tbody>
<tr>
<td>Institute Potomac River/Broad Creek Conservancy as</td>
<td>Coordinate with local businesses, residents and surrounding communities to establish Broad Creek Preserve parameters</td>
<td>DER, WSSC, County Council and Accokeek Foundation at request of BCHDAC</td>
<td>Long-term</td>
</tr>
<tr>
<td>a land preservation and ecology center</td>
<td>Connect with Potomac River Heritage Area</td>
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### 4. HISTORIC DISTRICT

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<th>When</th>
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<tbody>
<tr>
<td>Establish consensus on streetscape guidelines with</td>
<td>Survey local residential owners and community with ideas on proposed Historic District guidelines</td>
<td>BCHDAC</td>
<td>Short-term</td>
</tr>
<tr>
<td>residential community and local businesses</td>
<td></td>
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<tr>
<td>Organize local outreach to neighboring areas about</td>
<td>Draft column/articles for neighborhood newsletters about upcoming Broad Creek issues. Potential newsletters include:</td>
<td>BCHDAC in cooperation with newsletter editors</td>
<td>Short-term</td>
</tr>
<tr>
<td>Historic District issues</td>
<td>• Tantallon</td>
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<tr>
<td></td>
<td>• Potomac Valley</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>• Broad Creek</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>• St. John's Way</td>
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| Expand Historic District                            | Approach property owners                                             | BCHDAC                                                             | Short-term |

<p>| Protect District as a neighborhood of special rural/historic significance | Develop overall master plan for Historic District | M-NCPPC, community at request of BCHDAC | Long term |</p>
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<tr>
<td><strong>5. HISTORIC THEME/CULTURE</strong></td>
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<tr>
<td>Provide cultural activities for local residents and neighboring Prince George's County communities</td>
<td>Use Harmony Hall Regional Center to hold 'Cultural Day' activities, such as: fishing, nature tours, etc.</td>
<td>Harmony Hall Regional Center (M-NCPPC), community, DER and local businesses, at initiative of BCHDAC</td>
<td>Short-term</td>
</tr>
<tr>
<td>Participate in County Tricentennial activities</td>
<td>Provide exhibit and walking tour</td>
<td>BCHDAC and HHRC staff</td>
<td>Short-term</td>
</tr>
<tr>
<td>Fund college interns to conduct historic research and archeology; research history of tobacco farming; conduct archeology of sites of St. John's Church and of town of Aire</td>
<td>• Conduct fundraising to create grants for scholars • Cooperate with the National Park Service and University of Maryland Archives</td>
<td>BCHDAC and other historic groups</td>
<td>Long-term</td>
</tr>
<tr>
<td><strong>6. EQUESTRIAN</strong></td>
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<tr>
<td>Emphasize the existing equestrian presence of the Broad Creek Historic District</td>
<td>Use paddock or crossbuck fence theme along Livingston Road</td>
<td>Private property owners</td>
<td>Short-term</td>
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<tr>
<td><strong>7. DEVELOPMENT</strong></td>
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<tr>
<td>Steer existing commercial and residential development to comply with the Broad Creek Historic District Design Guidelines and Streetscape Guidelines</td>
<td>• Provide and distribute BCHDAC Design Guidelines and draft Livingston Road Streetscape Guidelines to residents • Brochure • Newspaper articles</td>
<td>BCHDAC, M-NCPPC</td>
<td>Short-term</td>
</tr>
<tr>
<td>Encourage &quot;village&quot; architecture</td>
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<tr>
<td>Reduce parts of Livingston Road rights-of-way to the approved 40-foot width</td>
<td>Remove Maryland Cable curbing and sidewalk</td>
<td>Maryland Cable permission, at request of community, and DPW&amp;T</td>
<td>Long-term</td>
</tr>
<tr>
<td>Purchase Fennell tract</td>
<td>Apply for ISTEA funding</td>
<td>BCHDAC</td>
<td>Long-term</td>
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</table>
### Implementation Strategies and Future Actions

<table>
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<tr>
<td><strong>8. Legislative Initiatives</strong></td>
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<tr>
<td>Adopt draft Livingston Road Streetscape Guidelines</td>
<td>Submit guidelines to County Council for review and adoption</td>
<td>BCHDAC</td>
<td>Long-term</td>
</tr>
<tr>
<td>Establish annual legislative program</td>
<td>Establish Legislative Liaison Committee</td>
<td>BCHDAC, community, State and County, and other historic organizations</td>
<td>Annual and Long-term</td>
</tr>
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<td></td>
<td>• Increase fine for littering in Historic District</td>
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<td></td>
<td>• Seek amendments to new master plan (e.g., downzoning Fennell and Mills property)</td>
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<td>• Seek law to designate Livingston Road as State scenic road</td>
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<td></td>
<td>• Ban illegal hunting in Broad Creek</td>
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<tr>
<td>Seek funding for Broad Creek Historic District</td>
<td>Apply for funding from:</td>
<td>Newly established annual legislation committee, determined by BCHDAC</td>
<td>Short-term</td>
</tr>
<tr>
<td></td>
<td>• Chesapeake Bay Trust, National Trust for Historic Preservation, U.S. Fish and Wildlife Service, National Wildlife Federation, M-NCPPC Capital Improvement Program, MDNR/POS, NPS, PGH, MHT, PEPCO and DOT (ISTEA Funds)</td>
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</table>

**Abbreviations:**

- BCHDAC = Broad Creek Historic District Advisory Committee
- DER = Department of Environmental Resources
- DOD = Department of Transportation
- DPW&T = Department of Public Works and Transportation
- ISTE = Intermodal Surface Transportation Efficiency Act
- HFRC = Harmony Hall Regional Center
- MDNR/POS = Maryland Department of Natural Resources/Program Open Space
- MHT = Maryland Historical Trust
- M-NCPPC = Maryland-National Capital Park & Planning Commission
- MDNR/POS = Maryland Department of Natural Resources/Program Open Space
- MHT = Maryland Historical Trust
- MDNR/POS = Maryland Department of Natural Resources/Program Open Space
- MHT = Maryland Historical Trust
- NPS = National Park Service
- PEPCO = Potomac Electric Power Company
- PGH = Prince George's Heritage
- SCD = Soil Conservation District
- WSSC = Washington Suburban Sanitary Commission
Grant Funding and Information Sources

A list of sources for landscape material, environmental conservation grants, land acquisition grants, historic preservation grants, and information sources for further grant funding research is provided below.

A. Streetscape/Landscape Material Sources

1) Small donations from nearby businesses

2) Tree-Mendous Maryland
   Tawes State Office Building, E-1
   580 Taylor Avenue
   Annapolis, MD 21401
   (410) 974-3776
   - Community or neighborhood associations can order Tree-mendous container or balled and burlapped trees for planting on community open space. These trees are $15.00 each and are available in the spring and fall of each year. Trees are approximately 5-7 feet in height (good for reforestation and planting along roadside).

B. Environmental Conservation Grant Sources

1) Chesapeake Bay Trust
   60 West Street
   Suite 200-A
   Annapolis, MD 21401
   (410) 974-2941
   Contact: Laurissa Brantley
   - Tree plantings within 1,000 feet of tributary of Chesapeake Bay, or lakes or stream restoration projects
   - Will provide up to $1,000 (increments) for planting native species of trees and shrubs by volunteers. Need to have planting design and species list.

2) Habitat Conservation (U.S. Fish and Wildlife Service)
   Chesapeake Bay Field Office
   177 Admiral Cochrane Drive
   Annapolis, MD 21401
   (410) 573-4500
   Contact: Laura Mitchell
   - Partners for Wildlife will pay up to 50 percent of costs of stream restoration, wetland planting, etc.
C. Land Acquisition Grant Sources

1) ISTEA
   State Highway Administration
   707 N. Calvert Street
   Baltimore, MD 21203
   (410) 333-1145
c/o Mary Keller

2) County Capital Improvement Program process

3) M-NCPPC Capital Improvement Program Letter of request testimony at the fall Budget Forum

4) State Department of Natural Resources, Program Open Space
   (410) 974-3581
   Virginia Walsh

D. Historic Preservation Grant Sources

1) National Trust for Historic Preservation
   1785 Massachusetts Avenue, N.W.
   Washington, D.C. 20036
   (202) 673-4000

Critical Issues Fund

- Provides matching grants to state, local, and national organizations seeking support for research or model projects that pursue broadly applicable solutions to pressing local preservation and community development problems. Grants range from $5000 to $25,000

2) Prince George's Heritage
   Magruder House
   4703 Annapolis Road
   Bladensburg, MD 20710
   (301) 927-7150

Prince George's Heritage Grants

- Available to assist individuals, groups, organizations or associations
- For restoration, repair or maintenance of historic resources
  - For research, for promotion
  - Grants of up to $1,000
  - Available throughout the year
E. Information Sources

1) The Foundation Center (a research repository of information on foundations)
   1001 Connecticut Avenue, N.W.
   Washington, D.C. 20036
   (202) 331-1400

2) A Guide for Maryland Citizens & Communities (copies are free)
   Department of Housing and Community Development
   100 Community Place
   Crownsville, MD 21032
   (410) 514-7616

3) Community Tree Program and Stream Restoration
   Metropolitan Council of Governments
   777 North Capital Street, N.E.
   Washington, D.C. 20002
   (202) 962-3393
   Contact: Brian LeCouteur

4) The 1995 Conservation Directory (copies are $20.00)
   The National Wildlife Federation
   8925 Leesburg Pike
   Vienna, VA 22180
   (202) 797-6800, (800) 822-9919
   (includes resource funding information)
Plant Suggestions

This section contains information on native Maryland plants that would be appropriate in the Broad Creek Historic District. In general, the Livingston Road streetscape contains weedy underbrush and lacks significant specimen deciduous or evergreen trees or shrubs. In addition, several wetland areas exist due to the surrounding Chesapeake Bay Critical Area and 100-year floodplain. In order to enhance the roadside character, a list of plants was developed to give landscape guidance to the residents. Plants were selected to add color and naturalize into the existing landscape setting and to enhance the rural character of Livingston Road. The Department of Public Works and Transportation does not permit planting within the street right-of-way because of maintenance reasons; therefore, residents will have to maintain the proposed landscape along Livingston Road since it will be planted outside of the right-of-way.

The following pages contain suggested plants that are native to Maryland and are available at local nurseries. Special attention was given to types of plants that would be low maintenance and economical. The list contains a wide range of plants, from flowering shrubs to evergreen shrubs. It also includes a separate list for wildflower and perennial plants. A variety of plant choices is provided for availability, as well as a list of several local nurseries that stock these plants. Additional information is provided for planting within wetland areas, as provided by discussions with the M-NCPPC Natural Resources Division.
Native Plants of Maryland

Several types of plantings can be used for beautification of the existing roadside character of Livingston Road. These plants can also be used to enhance proposed vistas and viewsheds of St. John’s Church property, the WSSC entrance drive and allee to the water, and the vista to historic Harmony Hall. Additional areas may be planted along the proposed fence line as district members see fit. All plantings in this list are native plants of Maryland.

* Note: Native plant list was compiled from several resources:
1. “Native Plants of Prince George’s County, Maryland”, Stacy Miller, July 1995, M-NCPPC

Flowering Trees (over 15 feet in height)
- Amelanchier canadensis - Serviceberry
- Cercis canadensis - Redbud
- Chionanthus virginicus - Fringetree
- Cornus florida - Flowering Dogwood
- Hamamelis virginiana - Witchhazel
- Viburnum prunifolium - Blackhaw Viburnum

Evergreen Shrubs (5-10 feet in height)
- Kalmia latifolia - Mountain Laurel
- Ilex glabra - Inkberry
- Myrica pensylvanica - Northern Bayberry
- Rhododendron maximum - Rosebay Rhododendron
- Ilex opaca - American Holly

Flowering Shrubs (under 6 feet in height)
- Clethra alnifolia - Summersweet Clethra

Perennial Flowers (12-24 inches in height)
- Achillea species - Yarrow
- Aster species - Hardy Aster
- Coreopsis lanceolata - Coreopsis
- Echinacea purpurea - Purple Coneflower
- Hemerocallis species - Daylily
- Iris species - Bearded Iris
- Lythrum salicaria - Purple Loosestrife
- Narcissus species - Daffodil
- Rudbeckia fulgida ‘Goldsturm’ - Black Eyed Susan
- Solidago species - Goldenrod
- Stokesia laevis - Daisy (Stokes Aster)
- Veronica species - Speedwell

Flowering Shrubs
- Rhododendron sp. ‘P.J.M.’ - P.J.M. Rhododendron
- Rhododendron sp. (Azalea - Glen Dale varieties)
  - ‘Delaware Valley White’
  - ‘Tradition Pink’
  - ‘Purple Splendor’
- Viburnum plicatum tomentosum ‘Mariesii’ - Mariesi Viburnum
- Syringa vulgaris - Common Lilac
- Rosa rugosa - Rugosa Rose
- Rosa sp. - Climber Rose
- Rosa sp. - Floribunda Rose
- Magnolia virginiana - Sweet Bay Magnolia
Several Plant Nursery Sources

1. Marshy Point Nursery
   P. O. Box U
   Marshy Point Road
   Chase, MD 21027
   (410) 335-4070

2. Eastern Shore Nursery of Virginia
   P. O. Box 69
   Keller, VA 23401
   (800) 323-3008 or (804) 787-4732

3. Shemin Nurseries
   4100 Sandy Spring Road
   P. O. Box 355
   Burtonsville, MD 20866
   (301) 421-1220

4. Merrifield Garden Center
   8132 Lee Highway
   Merrifield, VA 22116
   (703) 560-6222

Wetland Plantings

Several areas along Livingston Road within the Broad Creek Historic District contain possible wetlands according to the United States Geological Survey (USGS) maps. The district residents asked M-NCPPC if they could plant in the wetlands to enhance their appearance, such as cattails, etc. However, the M-NCPPC Natural Resources Division stated that the wetland areas cannot be planted until a thorough check of the site is conducted by either a staff member of the Department of Environmental Resources Wetland Unit or the M-NCPPC Natural Resources Division. It is necessary for the specific wetland area to be evaluated for hydrology, because it is a major factor in the success rate of wetland plants. Factors need to be determined for upland, forested and nonforested requirements. Planting inappropriate wetland species may cause the existing quality of the wetland to change; thereby manipulating the plant ecosystem. DER and/or M-NCPPC can help determine if the existing conditions of the wetland are persistently wet all year, or just seasonally wet. These factors will help define the requirements for correct plant habitat balance.
ACKNOWLEDGMENTS

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Gail C. Rothrock, AICP Supervisor, Historic Preservation Section, Project Facilitator
Brenda J. Iraola, ASLA Senior Urban Designer, Urban Design Planning Division, Author

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Stacy Miller Environmental Planner, Natural Resources Division, M-NCPPC
John Markovich Environmental Planner, Natural Resources Division, M-NCPPC

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Richard Krueger Vice Chairman
Frank L. Calhoun Resident and Member
Alain C. de Vergie Member
Carlton Huhn Resident and Member
Siegfried W. Ising Resident and Member
Holly Scott Resident and Member
Richard Scott Resident and Member
Thomas J. Seaton Member
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James Johnson Clerk III
Susan Kelley Supervisor, Offices Services
Donald Magruder Clerk II
Gary Thomas Publications Specialist
Timothy Thomas Clerk II

Special Acknowledgement

Special acknowledgement is due to those who provided meeting places, research documentation and design support.

St. John's Church
Harmony Hall Regional Center
M-NCPPC, Department of Parks and Recreation
Department of Public Works and Transportation
Potomac Electric Power Company
Department of Environmental Resources
Washington Suburban Sanitary Commission
The Accokeek Foundation