VISIONING LAKELAND: RESTORATIVE JUSTICE THROUGH SCENARIO PLANNING



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ABOUT THE AUTHORS

This report was prepared by the Fall 2023 Masters Community Planning Studio students at the University of Maryland, College Park:

Paul Abel, Alanna Anderson, Jona Elson, Dominique Gebru,
Salma Hauodi, Anonnya Islam, Maisha Islam, Samantha Jamero,
Asia Jones, Jihee Lee, Megan Ravert, Mimi Sanford,
Ebrahim Seyedebrahimi, Judy Tram, Emma Walker, Kayla Woods
Master of Community Planning Students

Under the supervision of:

Dr. Clara E Irazábal Zurita, Arch., M.Sc., M.Arch., Ph.D.
Director and Professor, Urban Studies and Planning (URSP)Program

Bi'Anncha Andrews, LGSW, LMSW
Teaching Assistant and Doctoral Candidate, Urban and Regional Planning and Design Program



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Executive Summary

Lakeland is a vibrant historically African American community in College Park that has faced decades of lasting consequences from discriminatory policies and neglect. From the era of forced segregation to the devastating impacts of urban renewal and now the pressures of gentrification, Lakelanders have been denied equitable access to resources and opportunities enjoyed by neighboring communities. Despite these challenges, they have persevered in their quest for restorative justice, demonstrating unwavering resilience and determination.

The Fall 2023 studio explored the potential pathways to attain restorative justice for Lakeland's future in 2033 through scenario planning. By investigating opportunities and challenges through the status quo, reformist, and revolutionary scenarios, resulting proposals and strategies offer insight into the ways in which restorative justice can be achieved.

In envisioning Lakeland scenarios in 2033 through the lens of three primary themes (housing and land use, community infrastructure, and climate change), this report addresses key indicators in each theme to inform Lakelanders, the City of College Park, the Restorative Justice Commission, and other stakeholder organizations on objectives and strategies to achieve each vision. Alternatively, they show what will happen if action is not taken.

Introduction

For decades, residents and descendants of Lakeland, a historically African American community in the City of College Park, have endured the harmful effects of exclusionary planning and development practices. From racial segregation to destruction during Urban Renewal, present day gentrification pressures and more, Lakelanders have been systematically shut out of opportunities afforded to neighboring majority-white communities. Amidst it all, key community members have remained deeply persistent advocates; they know a better future is possible, and they rightfully demand to be in the room to shape what that future will look like.

Scenario planning is an exercise in estimating what might happen over time with different and varying degrees of intervention. Building on work from the 2022 Community Planning Studio, and in consultation with Lakeland community members and champions, this report projects what might happen in Status Quo and Reform scenarios, and "backcasts" steps needed to achieve a Revolutionary outcome.

With momentum from the 2020 racial uprising following George Floyd's murder, the City of College Park issued a formal apology to Lakeland and formed a Restorative Justice Commission to explore pathways to a more just future for the community. Through this report, we aim to demonstrate why the status quo is untenable, the ways in which a reformist approach falls short, and what steps must take place in order to achieve a revolutionary future for Lakeland that centers restorative justice.

This report refines the 2022 Scenario Planning Report with updated information on Lakeland, its surrounding communities, and additional community input and insights, all of which will further the perspective on what restorative justice could look like for Lakeland in the future. It aims to overcome limiting beliefs about what seems possible right now, and instead asks what Lakelanders deserve and proposes strategies that might achieve that ideal outcome. The scenario planning exercise uses the themes of housing and land use, community infrastructure, and climate change mitigation and adaptation as a framework. Research for this report centers on restorative justice, analyzes precedents, is informed by community engagement activities, including interviews, and concludes with forecasting and backcasting exercises.

While not intended as a prescriptive road map or prediction tool, we hope it is a useful guide providing ideas for discussion as the restorative justice process marches ahead..

Studio Goals & Positioning

This Community Planning Studio course is a capstone experience in the Master of Community Planning program at the University of Maryland, College Park (UMD). The project, conducted during the Fall 2023 semester, was designed to support ongoing restorative justice efforts for Lakeland, a historically African American neighborhood located in the City of College Park, in Prince George's County, Maryland. The work of the studio course is developed independently of the work of the City of College Park, the Restorative Justice Commission, and other Lakeland organizations, including the Lakeland Community Heritage Project and the Lakeland Civic Association. This final report seeks to identify and share visions of Lakeland in the form of scenario plans, informed by Lakelanders and other stakeholders.

The City of College Park's Department of Planning and Community Development is currently conducting a neighborhood planning process for Lakeland; while this Studio was conducted independently of that process, it is our hope that this work will contribute to the broader neighborhood planning process to imagine alternative futures for Lakeland. This project was facilitated through the Partnership for Action Learning in Sustainability (PALS) program at the National Center for Smart Growth at the University of Maryland, and our interlocutors were the Department of Planning and Community Development of College Park and Lakeland residents, like Ms. Maxine Gross, Mr. Robert Thurston, Ms. Ruth Murphy, Dr. Joanne Braxton, and several others.

Guiding Themes

To frame our work and scenarios, this project used three guiding themes: housing and land use, community infrastructure, and climate change. The themes are outlined below.

Housing and Land Use

This theme analyzes the built environment of Lakeland through the lenses of land use and housing, two closely intertwined concepts that play a major role in shaping our communities.

Housing is a fundamental human need, and it provides us with a place to live, work, and raise families. It also plays a critical role in the economy, creating jobs and generating tax revenue. Housing typologies include, but are not limited to, single family homes (detached homes designed for one family) and multi-family homes (homes or buildings that contain multiple dwelling units such as apartments, townhomes, duplexes, and triplexes).

Land use refers to the way that land is designated and used for various purposes. It is typically governed by zoning laws, which are regulations that determine what types of development are allowed in different areas. Land use is often categorized as residential, commercial (for businesses), industrial (for manufacturing or warehouses), agricultural, recreational (parks, playgrounds, etc), or open space (land that is undeveloped). Housing and land use are closely related, and they have a significant impact on each other. For example, the availability of affordable housing can be limited by zoning laws that restrict the development of duplexes or that require large minimum amounts of parking. Conversely, the construction of new housing can lead to increased demand for land, which can put pressure on open space and agricultural land.

Not only are housing and land use interconnected, they are deeply intertwined with other aspects of a community, such as transportation, economic development, and environmental sustainability. Changes in one area can have cascading effects on the others. By considering how housing and land use will be impacted by different future scenarios, planners can make more informed decisions about how to adapt and prepare for change.

Community Infrastructure

Community infrastructure refers to the physical and social structures that support the daily lives of residents within a specific area. It encompasses a wide range of elements, each playing a crucial role in ensuring the well-being and prosperity of the community. These include tangible elements like physical infrastructure (e.g., roads, bridges, sidewalks, bike lanes, public transportation systems, parking facilities, buildings) and social infrastructure (e.g., schools, hospitals, libraries, parks and recreational facilities, community centers, emergency services) as well as more intangible elements like social cohesion, culture, and sense of community.

Community infrastructure plays a critical role in creating healthy, vibrant, and sustainable communities. It provides the foundation for economic growth, social development, and environmental protection. Strong community infrastructure can improve the quality of life for residents, boost the local economy, promote social cohesion, and protect the environment. However, external pressures such as budget constraints, population growth, and changing demographics often threaten to erode community infrastructure. Community infrastructure plays a critical role in these scenarios, making it crucial to factor it into the planning process.

Climate Change

Climate change refers to long-term shifts in temperatures and weather patterns across the globe. These shifts are primarily caused by human activities, particularly the burning of fossil fuels like coal, oil, and gas. These activities release greenhouse gasses, such as carbon dioxide, into the atmosphere, trapping heat and warming the planet.

Climate change is already having a significant impact on the planet. Some of the key effects of climate change include rising average temperatures, more extreme weather events, sea level rise, food insecurity, and health problems. Addressing climate change and mitigating its effects are possible. The impacts of climate change are expected to become more severe in the future, even if we take action to reduce greenhouse gas emissions. It is therefore important to plan for these impacts in order to minimize their potentially disastrous consequences. Climate change is a long-term challenge that requires long-term solutions. Scenario planning encourages us to think beyond the short-term and consider the potential impacts of our decisions on future generations.

Existing Conditions

This report uses the three guiding themes above to outline the conditions that currently exist in Lakeland. For Housing and Land Use, we observe land use patterns, assets and challenges, housing stock, and key housing needs. For Community Infrastructure, we investigate transportation and mobility, and the economic and cultural evolution, assets, challenges, and preservation strategies in Lakeland. Lastly, for Climate Change, we focus on the environmental factors impacting Lakeland, the protection and enhancement of its environmental assets, and strategies for coping with climate change impacts.

Housing and Land Use

The analysis of housing and land use in Lakeland shows that the median home price is relatively high, with houses often selling above the listed price. However, a considerable proportion of houses require repairs due to their age and lack of maintenance. There is little variance in housing types that are mainly multi-unit buildings or single-family homes. The properties are mostly renter-occupied, and in the last year alone, five properties were purchased by developers with the intent to rent to students.

Regarding zoning, the area is predominantly designated for either one-family detached residential or high-density residential. This limits economic opportunities for the area, as there is no current plan to allow the development of mixed use properties or “missing middle” housing. This prohibition of mixed use properties includes in-home businesses such as barber shops or daycares. It is reasonable to say that the housing market in this area is dynamic but presents intense external pressures that raise housing prices and costs, which only allows for private developers to buy and build student housing units. The limited zoning categories also create challenges for young and aging families.

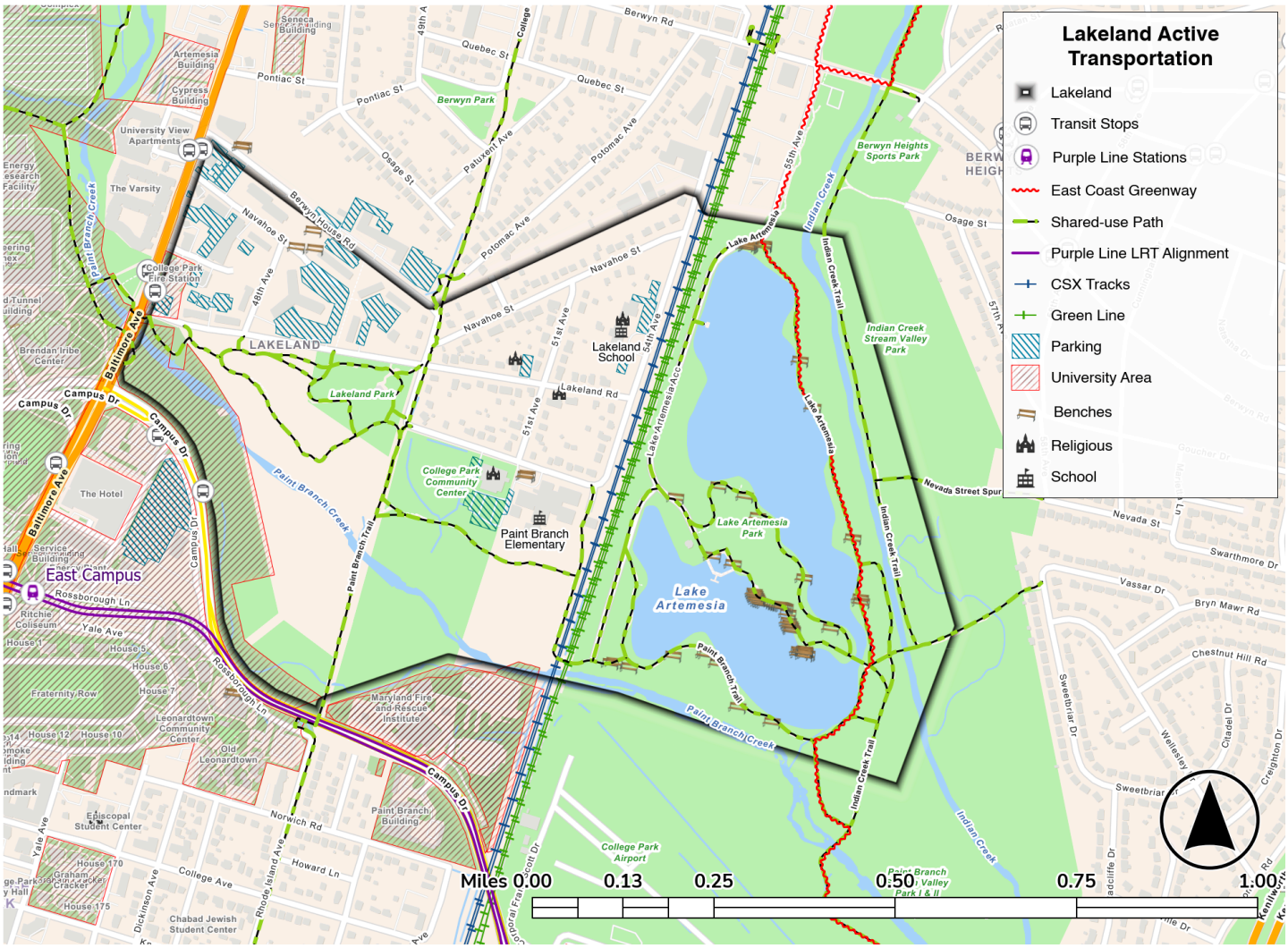
Community Infrastructure

In the case of community infrastructure, there is a looming threat to businesses’ stability i nLakeland and its surroundings This is evident in the closure of Campus Village Shoppes, which–as Lakeland’s only shopping center–negatively impacts the neighborhood’s economic activity. In addition, businesses surrounding Lakeland are generally catered to student needs (late night dining options, liquor stores, etc.) and less so to community needs (barber shops, day cares, etc.).

Regarding transportation and mobility, there are several examples of and opportunities for robust pedestrian infrastructure, a notable example being the Anacostia River Trail Network. However, vehicular access is facilitated only through the Lakeland Road. This access is crucial for both residents and visitors.

There are several community gathering spaces, including Paint Branch Elementary School, College Park Community Center, Lake Artemesia, Embry AME Church, First Baptist Church, Washington Brazilian Seventh Day Adventist Church, Lakeland Park, and Paint Branch Stream Valley Park. These spaces are essential for fostering community engagement and providing venues for various social and cultural activities. However, the threat of intrusive development remains, as does the need for more dynamic spaces that are inclusive for all.

Map 1: Community Infrastructure and Active Transportation in Lakeland



Climate Change

The significant rise in annual average temperature by 4°F from 1970 to 2016 shows a rapid and alarming warming trend. Prolonged heat increases electricity bills due to additional air conditioning needs, and poor air quality affects human health. This is true for Lakeland along with much of the rest of the world. In terms of precipitation, the historical and projected increase in both the quantity and intensity of rainfall presents a serious challenge, indicating a higher risk of severe flooding events. Lakelanders are familiar with the intense downpours that can quickly overwhelm stormwater systems. These rain episodes lead to more frequent and severe floods, which pose risks to infrastructure, ecosystems, and human safety. By examining this evidence, it becomes clear that climate change is not a distant threat for Lakeland, but a current reality with tangible impacts.

These conditions are further explored and projected into the future in the status quo section of this report. For additional details on the existing conditions of Lakeland and its surroundings, please see the 2022 Studio Report; the section devoted to existing conditions begins on page 31.

Community Engagement

Building upon the history of work towards restorative justice, the 2022 Studio Class held two community engagement events in the Fall of 2022 and the 2023 Studio Class conducted another community engagement event in October of 2023. The purpose of these community engagement events was to gain more understanding about past and existing conditions of Lakeland that go beyond recorded and formal history or quantitative data, and gather personal experiences and stories from Lakelanders and other stakeholders. Information, knowledge, and stories gained from community members and stakeholders during these events influenced our effort to allow Lakelanders to lead the direction of this report. This section discusses the types of community engagement we participated in to complete this report and specifically highlights the October 2023 Community Engagement Event.

These formal community engagement events were accompanied by many other touch points we had with the community. We had many Lakelanders visit and join our classroom. Ms. Maxine Gross was a regular attendee and gave us a tour of Lakeland at the beginning of the 2023 Studio class. We also joined Restorative Justice Commission meetings, focused heavily on Lakeland's restorative justice efforts and their partnerships with the City of College Park. We met for class in the College Park Community Center in Lakeland on multiple occasions and attended College Park Day. We used one of our class periods to participate in a memorial for a former Lakelander, Billy Weems, in which we got to connect with his legacy and those that knew him. We spent additional time in Lakeland getting to know the area, gathering pictures for this report, and more. These various touch points allowed us to develop real relationships and trust with Lakelanders and members of the diaspora. Without these touch points, we believe this report would look very different due to the ways in which these relationships and times with Lakelanders influenced this final report product.

Summary of the 2023 Community Engagement

The Fall 2023 Community Planning Studio Class conducted another community engagement event on October 10, 2023, at the Washington Brazilian Seventh-day Adventist Church in Lakeland. Building upon the foundations laid by the 2022 Studio's Community Engagement Event, our planning studio sought to complement and build upon these findings. The October 2023 Community Engagement Event began with a presentation that explained historic and present conditions in Lakeland, acknowledged incredible restorative justice processes that are ongoing in Lakeland, and situated the work conducted by the previous 2022 Studio Class and our class, stating our objectives and our limitations clearly. The presentation was accompanied by a Map Activity, a Demographic Card, and a Community Input Box Activity. The event concluded with a full group Community Engagement Discussion debrief and a feedback survey.

The October 2023 Community Engagement Event was guided by the following two learning objectives:

- Gain the perspectives of Lakelanders and stakeholder's on the solutions offered by the 2022 Studio Class to direct future research about implementation.
- Offer participants an opportunity to suggest and recommend new solutions.

Presentation

The October 2023 Community Engagement Event began with an introduction presentation. This presentation first explained historic and present conditions in Lakeland, focusing specifically on its strengths and assets. This was followed by an acknowledgement of Urban Renewal and the unacceptable harms planners and institutions, such as the University of Maryland, have caused in the neighborhood of Lakeland. The presentation introduced the Master of Community Planning Program's 2023 Fall Studio Class and established our limitations that come along with it, e.g., time constraints. Finally, it stated the objectives of the overall community engagement event and directions for what would follow. Upon arrival, each attendee signed in and received a colored name tag corresponding to their affiliation to Lakeland. The

categories were: Current Lakeland resident, Lakeland diaspora, UMD affiliate, Government affiliate, or Other. These name tags assisted in introductions and later aided in our analysis of community recommendations. There were about 35 attendees and participants. These participants included Lakelanders, members of the Lakeland diaspora, government officials (including Mayor Fazlul Kabir, the current mayor of College Park), members of the Restorative Justice Commission, College Park Planning employees, UMD-affiliates, reporters, and more.

Map Activity

Throughout the event, participants had access to the Community Engagement Map Activity. The map activity was conducted before the formal presentation when attendees entered the event. Due to the limited amount of time, participants did not have enough time to engage in the activity. In addition to that, most of the attendees who were willing to participate were either UMD affiliates or government/organization affiliates. They were not familiar with Lakeland, and they did not have enough information to share about the community assets. Due to the site condition of having CSX tracks and fences, the residents expressed their difficulty having both visual and physical connections with the surrounding environmental community assets. This data helped us to move forward in designing the scenarios.

Community Input Box Activity

To encourage conversations about our three central themes – Housing and Land Use, Community Infrastructure, and Climate Change Adaptation and Mitigation – participants were asked to form small groups, gathered around tables. We decided to keep participants within their groups rather than move them around to stations.

Participants were first given a Demographics Card in which they were able to provide information including their name (optional), affiliation with Lakeland, whether or not they are a current resident of Lakeland, if they rent or own their home, and their age range. This provided helpful information about who was participating in the community engagement event.

Following that, the Community Input Box Activity began. Participants were offered solutions based around ideas proposed in the 2022 Studio Final Report, organized by the three central themes. We encouraged open dialogue where participants could express their views and recommendations freely. Using index cards color-coded to match their name tags, participants both wrote down recommendations and ranked the suggested solutions from the visual ranking cards.

Studio students actively facilitated the discussions by guiding the conversation, answering questions, and providing detailed explanations. Two to three students sat at each table, taking turns speaking and notetaking. As the conversations progressed, some tables relied more on note-taking since participants were more engaged in speaking than writing. The event concluded with a collective discussion, during which one representative from each table summarized the key takeaways from their discussions.

Feedback Cards

Feedback Cards were given to all participants following the Box Activity at the conclusion of the event. Based on post-event feedback cards, the event received a high satisfaction level with an average rating of 4.44 out of 5. In particular, participants valued:

- The structured yet adaptable organization and enthusiasm exhibited by the students.
- The intimacy of small discussion groups that allowed deeper connections and bonding.
- The opportunity to voice and hear others' perspectives.

Certain areas of improvement were also distilled:

- Acoustic issues, with suggestions for a larger venue or improved sound controls.

- Presentation clarity, with slides and proposals to use larger displays, sheets, and fonts.
- Event scheduling, with participants favoring its reoccurrence and a desire for increased engagement.

This feedback was used in planning our Final Engagement event on December 5th, 2023..

Thematic Analysis: October 2023 Community Engagement Event

Housing and Land Use

Small groups were presented with three strategies proposed by the 2022 Studio Class around the theme of Housing and Land Use. These proposals guided the discussions and suggestions from participants. The primary discussion around housing centered on the impact of properties being bought and used for student housing. The recent loss of multiple Lakeland housing properties to external agencies and now being used as student housing rentals reinforces Lakeland residents' fears for the diminishing character and community of Lakeland. Residents stated, "This community has always been family-oriented" and "the University should keep students with students." They feel that these student rentals push out existing Lakelanders, diminish the quality of community relationships, and dismiss the rich history and culture of Lakeland. Members spoke out about the former family-oriented nature of the neighborhood and how Lakeland was a community where everyone knew each other. This neighborhood character and culture around families is something that Lakelaknders want to get back and preserve.

During the community event, attendees were presented with various proposals to address these concerns. Amongst the proposed housing solutions offered to the community, there was an even division of members prioritizing multigenerational housing and community land trusts the highest.

The Collaborative Multi-Generational Housing option initiated the conversation around the community's relationship with student renters. While some residents were proponents of returning the neighborhood to its family-friendly nature, others did not mind having students in the neighborhood as long as they were active and involved in the community. Some were also skeptical about the reality of having multigenerational housing amongst non-family members, while others could envision cohabitation partnerships amongst the older Lakelanders and younger college students. It appeared that what Lakelanders desired most was to return to a community built on physical and verbal connections, where people were active and engaged with each other and the community.

The Community Land Trust was another highly prioritized topic, but also faced doubt by the residents. Many seemed unsure or distrustful of the trust owning the land and preferred to own the land themselves. In addition, the City of College Park has implemented a Community Land Trust that has not stepped in to work in Lakeland, despite multiple opportunities to do so. This has led to increased doubt amongst Lakelanders because this land trust exists, but has not yet been utilized in Lakeland by city officials. The majority of residents were less interested in designating Lakeland as a historic district. They were content with the existing historic designations on the neighborhood's civic buildings and landmarks. Primarily, residents do not want to follow restrictions that may come with having their home historically designated. Although residents want to preserve the character of Lakeland, many also voiced a desire to progress forward.

Community Infrastructure

Small groups were provided with ten proposed strategies on Community Infrastructure from the 2022 Studio Final Report. The discussions around community infrastructure in the Lakeland community revealed significant concerns and preferences about the area's placemaking, heritage preservation, physical connectivity (especially to the Lake Artemesia), and the envisioned communal atmosphere.

Connectivity to the Lake Artemesia Natural Area was a standout, with the CSX train tracks' barrier being a primary point of contention. An unanimous sentiment from the residents was the need to restore a direct physical and visual connection to Lake Artemesia. Various suggestions, from overpasses and burying the tracks to pedestrian-friendly routes were presented to and raised by the community, indicated a shared desire to reclaim the community's access to the Lake. Additionally, consistent calls for renaming the Lake, with suggestions such as "Lakeland Community Lake," or "Lakeland Lake" points to a strong urge to redefine the space in tune with its people.

This sentiment of reclaiming and recognizing was further echoed in the discussions about placemaking. Suggestions of restoring historical amenities like Lakeland Hall and the baseball field were directly raised by most of the community. Many Lakelanders noted that these are not just structures, but they are powerful symbols of Lakeland's shared history that evoke memories of community gatherings and their "collective identity."

While the proposition of guaranteed tuition for Lakelanders at the University of Maryland received modest attention, the discussions about the impact of students' dynamics hinted at the deeper concerns around housing. The feedback, particularly concerning student housing in the neighborhood, revealed apprehensions about students' integration into the community fabric rather than academic opportunities. This led to a suggestion to involve students and their companions in mutually beneficial community projects (whether voluntary, prized, or contractual), highlighting the stance that students can be better integrated if mobilized positively.

Furthermore, economic vitality is a crucial aspect of the community's aspirations for Lakeland. While there is evident nostalgia for the older, familial aura of the neighborhood, there is also a recognized need for economic rejuvenation and, even for some, a regional scale of business for Lakeland. Findings suggest that residents encourage the idea of establishing more businesses in the area, but skew towards familiar entities like salons and barbershops. However, the idea of how student-friendly amenities and businesses could help revitalize the local economy was not discussed because of the presented options to the community. For economic plans, community members showed support for initiatives like the Community Development Corporation (CDC), partnerships with entities like AARP, or grassroots community events.

Climate Change

Small groups were provided with eight proposed strategies from the 2022 Studio Final Report based on the theme of Climate Change Adaptation and Mitigation. Amongst the solutions offered, a few were heavily referenced as tangible for potential implementation. The most heavily referenced solutions were the Green Jobs Program, Edible Food Forests, and Wildflower Gardens/Native Plants. In referring to the Green Jobs Program, participants envisioned employment opportunities to increase mitigation efforts in Lakeland, as well as to operate projects like a community farmers market. The idea of a community farmers market corresponded with ideas formulated in discussion about an Edible Food Forest and Wildflower Gardens in promoting public health and sustainability.

While these solutions were ranked highly, pushback was present as well. In discussions about the Green Jobs Program, participants shared concerns about the expansiveness of employment. Specifically, they shared doubts about the ability of green jobs to revolutionize the community. In addition, similar concerns were shared between Edible Food Forests and Wildflower Gardens. Generally, concerns were associated with the maintenance and distribution of labor of these interventions, as well as the complexity of these systems. Participants in general seemed supportive of simpler measures. In full, the community invisions self-sustaining and innovative interventions that will elevate their community to be leaders in sustainable living, which was well represented by the feedback gathered at the community event.

Sentiment Analysis

Throughout the event, the indomitable spirit of the residents and their distress for those who were displaced was evident. Despite facing adversity from multiple fronts – the University, the City, or Urban Renewal initiatives – the community remains resolutely forward-looking, determined to assert their rights and be heard during such gatherings.

The changing dynamics with new residents, especially students, was a prominent underlying sentiment. Comments like, “When newcomers come, they don’t communicate with neighbors,” and “we lost what the community was like before, when everyone knew each other,” reflect the profound sense of loss tied to the evolving demographic fabric. This sentiment mirrors the broader conceptualization of decades-long observations made by Robert Putnam about the waning strength of communal ties, as described in his works on "the decline of the community" (Putnam, 2000; Putnam & Feldstein, 2003). Similarly, concerns were voiced about landlords taking advantage of the student population, often overcrowding living spaces beyond capacity, thereby altering the neighborhood's character to an unwanted and transient state.

Alongside the appreciation for public recreational and traditional spaces, there was a noticeable inclination toward more immediate and innovative solutions, such as renaming signs or buildings and installing “Buddy Benches,” compared to options that may have appeared ambiguous or obstructed by legalities. Skepticism towards administratively intense procedures, like those of the CDCs, could be rooted in past betrayals of trust. This hints at an abundantly clear need for greater trust-building efforts that should be led by stakeholders that have caused previous harm, including the City of College Park, M-NCPPC and Prince George’s County, the State of Maryland, and the University of Maryland.

Scenario Planning

The bulk of this report is comprised of a scenario planning exercise that envisions what Lakeland might look like in 2033, ten years from now.

What is scenario planning?

Scenario planning is used in various disciplines and settings; for planners, scenario planning can offer foresight to consider multiple plausible futures (Hurtado, 2021). A scenario planning process begins by scanning the current reality, projecting forecasts, and identifying influential internal and external factors (Gu, 2021). To use a scenario planning framework, planners can use any combination of normative and exploratory planning.

- **Normative planning** is used to reach a specific target with goals that help in reaching the preferred outcome.
- In contrast, **exploratory scenario planning** helps planners navigate uncertainty and create scenarios with indicators that have the most significant impact on the community.

These scenarios have the potential of ranging from transformative or best-case scenarios to worst case or dystopian scenarios, which help cover diverse paths towards the future (Futrell, 2019).

This report uses an exploratory scenario planning framework to develop three distinct scenarios:

- **Status Quo** – The "business as usual" scenario examines current conditions and uses projections of the current trends into the future to depict what Lakeland might look like if policy, action, and planning practices remain the same;
- **Reform** – Projects what Lakeland might look like if it used or reformed any existing planning idea, plan, program, project, or policy tool available within the current political and socioeconomic conditions to address the challenges identified in Lakeland and improve conditions; and
- **Revolutionary** – Radically reimagines the existing political and socioeconomic systems and attempts to transform the status quo in pursuit of full justice and equity for Lakeland.

Each scenario creates a ten-year vision for Lakeland that navigates uncertainty using shared indicators across the three guiding themes (housing and land use, community infrastructure, and climate change). This report demonstrates why the status quo is untenable, how a reform approach falls short addressing the needs in place, and why revolutionary action is needed to achieve restorative justice for Lakeland.

Key Indicators

The analyses and visions produced in this report rely upon nine key indicators to establish consistent, cohesive visions across the scenarios. The indicators are as follows:

Housing and Land Use

- **Housing (Un)Affordability**: accounts for housing affordability in Lakeland. Affordable housing will help Lakelanders to remain in the community and help diaspora members find housing if they want to return.
- **Rate of Homeownership**: accounts for rates of home ownership vs. rental housing in Lakeland, which contribute to stability and sense of community.
- **Zoning**: accounts for zoning designations in Lakeland, which allow or restrict land uses.

Community Infrastructure

- **Local Economy:** accounts for reliable and easily accessible economic hotspots and livelihoods.
- **Accessibility of Public Space:** accounts for public spaces that can serve various needs and are accessible to all.
- **Social Capital:** accounts for social ties between Lakeland residents and others of importance to Lakeland's wellbeing.

Climate Change

- **Heat Conditions:** refers to infrastructure, programs, and resources that mitigate the harm caused by rising temperatures in Lakeland due to climate change.
- **Preparedness for Extreme Weather Events:** refers to mitigation and preparedness strategies to reduce harm caused by extreme weather events.
- **Energy Generation:** addresses new, clean, and renewable energy sources.

The Place Dimension

The status quo scenario simply projects these indicators into 2033, revealing the multitude of challenges that Lakeland is likely to face in the future. The reform and revolutionary scenarios propose objectives and strategies that could be used to address these challenges with varying degrees of intervention and effects. These interventions and projections are proposed within the context of Lakeland's physical and cultural landscape, grounding strategies in real places in Lakeland according to the needs and wants of real Lakelanders. Some strategies are more sweeping, calling for all-encompassing changes that would affect the entire neighborhood, but others target specific properties and places in order to achieve maximum impact with minimal intervention. Where interventions are proposed for specific areas or parcels, they are described in maps throughout the report.

The Human Experience – Baseline

To humanize our scenarios, this report uses imagined vignettes as a storytelling tool. Let's meet Shauna, a hypothetical Lakelander who we will follow to illustrate what life might look like under each scenario. Shauna is 25 years old right now, and will be 35 years old in 2033. Shauna is a member of the Lakeland diaspora; her family has been in Lakeland since the 1930s, but after losing their homes at the hands of urban renewal, most of her family was forced to move away to another part of the county. Shauna has heard about the community building efforts going on in Lakeland, and is excited to see the Restorative Justice Commission helping to elevate that work. She wants to move back to Lakeland to start a family, but right now she is not quite sure how she will make it happen.

To see how Shauna fares, see the Human Experience sections in each of the following scenarios.

Status Quo Scenario

Introduction to the Status Quo Scenario

The Status Quo Scenario is a planning technique that looks at current conditions and projects forecasts to depict what a place would look like if it was run "business as usual". Status Quo scenarios are designed within the confines of current regulations, political mindsets and traditions. Specifically, this scenario explores what happens in Lakeland by 2033 if we proceed without any new intervention. In Lakeland, this scenario does not properly meet the needs and wants of Lakeland residents and members of the diaspora, especially in regards to restorative justice. Restorative Justice requires far more than just a continuation and further entrenching of the Status Quo.

Forecasting Statement

In 2033, Lakeland is a small remnant of what was once a vibrant, thriving community. Due to the growth of the Route 1 Innovation District, the Purple Line Corridor, and the University of Maryland's ever-expanding student body, increased development pressure from Baltimore Avenue has displaced Lakeland residents and businesses, replacing them with student-oriented housing and amenities. Very few original Lakelanders remain in Lakeland due to these gentrifying forces. More frequent storms, increased average temperatures, and an intensifying heat island effect have made it even more difficult for these remaining original Lakeland residents to stay in their homes. Strong ties between the people who care about Lakeland mean that the social and cultural community has not disappeared, and Lakeland Day is still celebrated annually at the park, but most of its attendees must drive in to come back to the community in which they or their families were raised.

Restorative Justice in the Status Quo Scenario

Restorative justice in Lakeland has not come close to full realization in the status quo scenario based on the projections and forecasts this chapter describes. Ongoing pressures from student housing development and overall housing unaffordability and the dwindling engagement in community organizations will leave Lakeland vulnerable to a steady decline in recognition. However, Lakelander activists, College Park's existing Restorative Justice Committee, and the strengthening partnerships with the University of Maryland can help to uplift existing efforts to incorporate restorative justice back into planning and maintaining the community.

Table 1: Indicator Summary Table

CURRENT INDICATOR	FUTURE IMPLICATIONS
Housing & Land Use	
Housing Affordability	In 2033, Lakelander's compete with landlords for property ownership, and are predominantly outbid. ● Income averages do not support housing affordability. ● Student renters afford properties more easily given rental price shares. ● Single families are easily priced out of ownership and rent.
Homeownership	In 2033, Lakeland is predominantly student rental housing, as absentee landlords purchase single-family properties to rent at high rates and push out current and future Lakeland residents.

Zoning	In 2033, per Prince George's County's Plan 2035, the zoning supports the development of medium-density residential, high-density residential, and mixed-use commercial structures in Lakeland and along the Route 1 Corridor.
Community Infrastructure	
Local Economy	In 2033, Lakelanders continue to lack access to the local economy ● Economic hotspots remain in relatively inaccessible locations, such as the Beltway Plaza Mall in Greenbelt. Lakelanders spend an increased amount of their income on everyday costs, including: ● Food ● Restaurant Meals ● Transportation ● Education ● Rent ● Mortgage Payments ● Healthcare Private car usage will remain the highest in 2033, and will remain the best transit mode to reach economic hotspots will still be local bus routes. ● College Park Metro Station remains cut off from Lakeland.
Ownership of Public Space	In 2033, Lakeland has a new community space on Route 1 that serves as a meeting space for Lakelanders and other community members. There still is a lack of access to Lake Artemesia ● Community members, especially those who are elderly or disabled, have difficulty in reaching the lake. The Lakeland Park remains a spot in which community members gather to enjoy the outdoors and to host the annual Lakeland Day celebration.
Social Capital	In 2033, Lakeland experiences decreased community engagement as permanent residents are pushed out to house more temporary students. This leads to changes in organizational membership and leadership ● One possibility is that the next generation steps up and carries on the legacies of existing organizations. ● Another possibility is that the next generation does not continue the efforts started, and these organizations slowly die down. The relationship between UMD and Lakeland continues to strengthen from growing partnerships with different schools.
Climate Change	
Heat Conditions	In 2033, Lakeland residents' health is expected to be negatively impacted by rising temperatures, necessitating increased home modifications for adaptation. ● The number of days >90°F is projected to increase from 48.2 days (2020s) to 56.6 days (2030s)
Preparedness for Extreme Weather Events	In 2033, Lakeland's susceptibility to flooding is projected to worsen due to increased storm frequency and intensity, exacerbated by aquifer depletion from development. ● Frequency is projected to increase from 1.8 days per year (1950-2004) to 2.5 days per year (2005-2040) ● Intensity is projected to increase from 56in (2005) to 62in (2040)

Energy Generation	In 2033, despite Prince Geroge's County's efforts to promote solar energy, due to insufficient support, Lakeland's energy dependence on natural gas and electricity is expected to continue to increase along with its costs.

Status Quo Conditions and Trends

Housing and Land Use

1. Homeowner Affordability

Housing affordability is a significant issue in the Maryland suburbs. Statewide, median household income has increased only 5% in the past 20 years, while median housing costs have increased by almost 50% (National Center for Smart Growth & Enterprise Community Partners, 2020, 19). Homes in the Washington DC suburbs, including Prince George's County, are the most expensive in Maryland, with rent and home prices above the statewide average. The Maryland Housing Needs Assessment notes a 20% homeownership disparity between white and African American residents, due to historic, discriminatory practices, home loan denials, and state and local investment priorities. The assessment highlights the high proportion of older homes (those built before 1980, like many in Lakeland) in the area's housing stock, some of which are experiencing maintenance issues due to age (National Center for Smart Growth & Enterprise Community Partners, 2020).

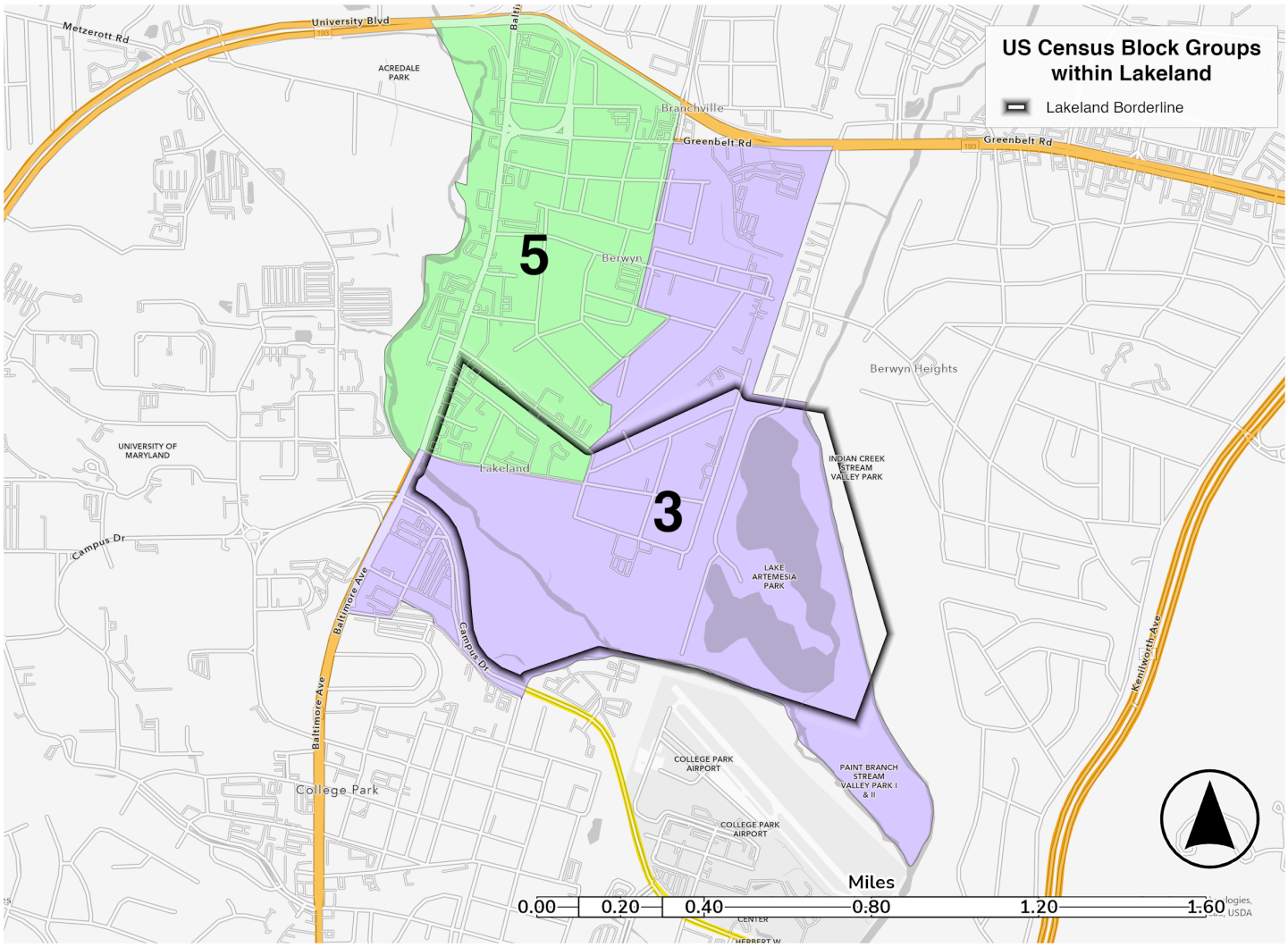
According to the Department of Housing and Urban Development's measure of affordability, households are burdened when they are paying 30% or more of their gross income on housing expenses (including rent, mortgage, utilities, condominium, other fees, and taxes). The area of study under analysis in this report is in the US Census Bureau's Block 3 and Block 5 in Prince George's County. The median income for the county is $86,994, which is greater than the median income of residents of these two blocks at $66,679 (ACS, 2020), though it is important to note that the high proportion of students in the area may skew down the median income (Fall 2022 Studio Report).

For homeowners in Lakeland, 37.8% pay at least 30% of their income on housing; this is more than the county's 28.1% of households burdened by ownership costs. However, 6.3% of area residents are burdened by ownership costs compared to 10.7% percent of residents in Prince George's County (ACS, 2020). In 2020, the average homeowner budgeted approximately $1,700 for monthly mortgage payments. In 2020, this amount of income was sufficient for purchasing and financing single-family homes at the median home value of $344,000.

2. Homeownership

High homeownership rates and access to homeownership opportunities are priorities identified by the Lakeland Community Heritage Project. Currently, homeownership rates vary between Eastern, Block 3, and Western, Block 5, Lakeland. Block 3 housing units were estimated to be 93% owner-occupied in 2020, while 17% of units in Block 5 were owner-occupied. This is unsurprising, given the apartment buildings and rental townhome communities developed during and after Urban Renewal.

Map 2: Lakeland's Census Block Groups (Block Groups 3 and 5)



As of October 2023, there were 91 single-family properties in Lakeland. Of the 91 properties, 50 were owner-occupied while the 41 were rental-occupied. The total number of owner-occupied single-family properties was up 4% from 2022 and rental-occupied properties were down 4%. In 2022, five single-family properties were purchased by absentee landlords and transformed to student rentals.

3. Zoning

Lakeland is comprised of two predominant zoning types: transit-oriented, activity-centers and residential. Transit-oriented, activity-center zoning allows for moderate intensity, transit-rich, and mixed- use centers that are walkable and connective for pedestrians, bicyclists, and drivers. This zoning type is useful for the development of low density, small scale commercial centers that can serve local neighborhood needs. The location of this zoning type is found along Route 1, where the Campus Village Shoppe was located, recently vacated.

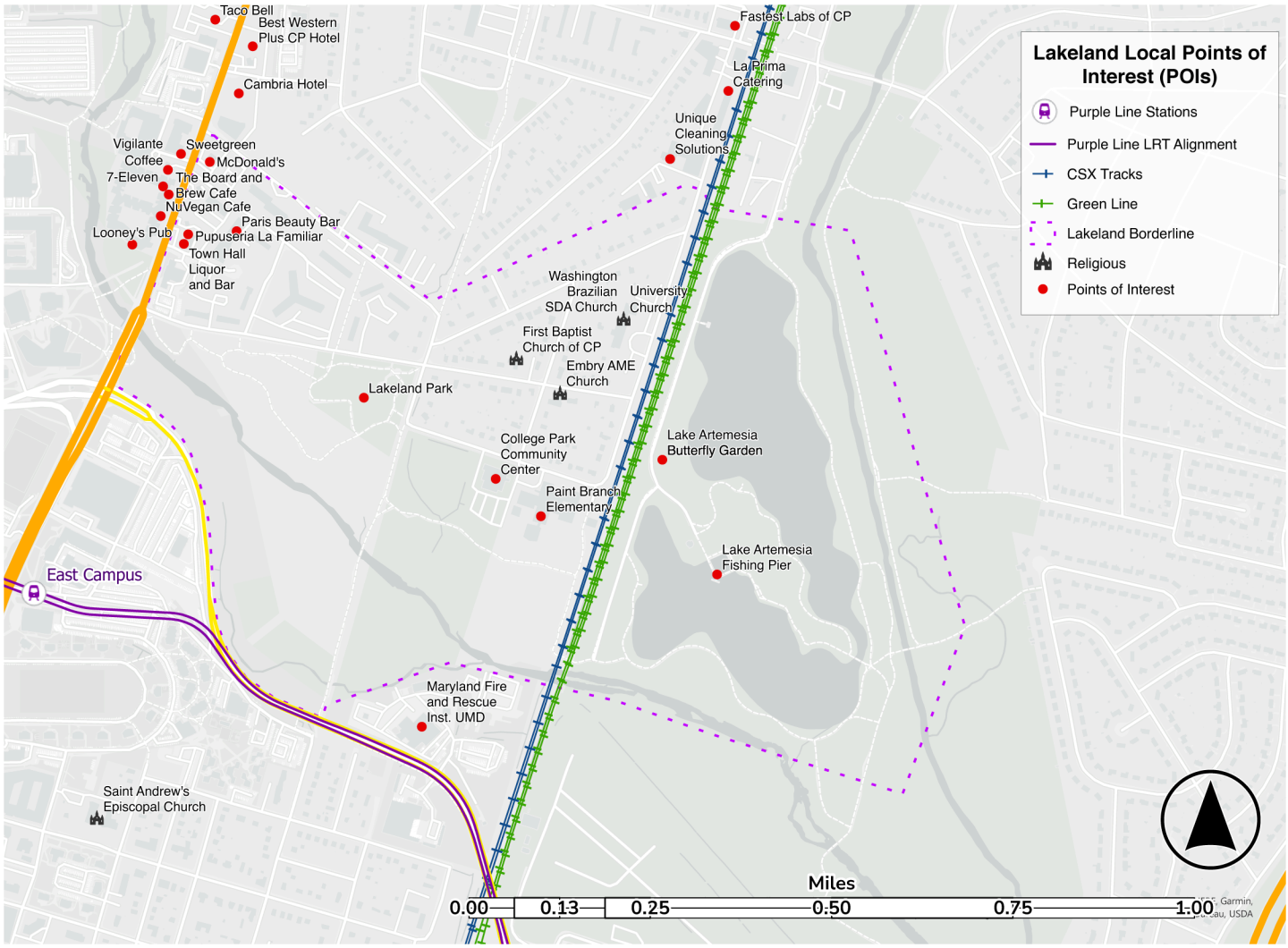
Residential zoning is distributed under subtypes such as RSF-A, single family attached, RSF-65, residential single family, and RSF-48, multifamily residential. These are spread throughout the community, which provides a mixed landscape of housing types. One element of the zoning type is the ability to have a variety of housing types in size, shape, and width. The multi-family residential zoning is supportive of aging in place and mixed-use development that will be able to engage with commercial development.

Community Infrastructure

1. Local Economy

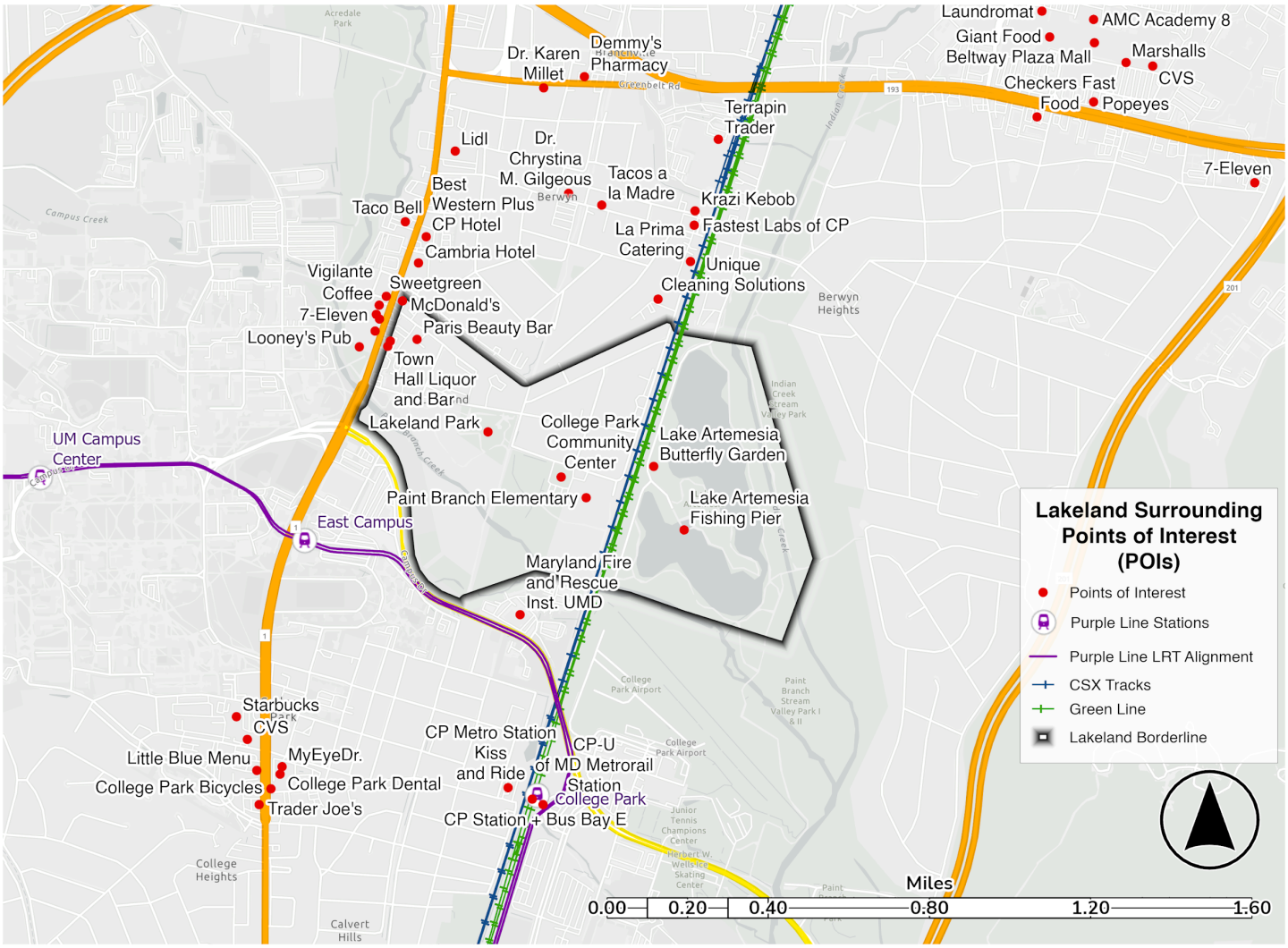
The Lakeland commercial and institutional landscape refers to the businesses and organizations that are located within or next to the boundary lines of Lakeland. These include: the UPS Store, the Lidl Grocery Store, the College Park (Lakeland) Community Center, Paint Branch Elementary School, the Maryland Fire and Rescue Institute, Unique Cleaning Solutions, Taco Bell, 7/11, the Washington Brazilian Seventh-Day Adventist Church, and the Embry A.M.E Church.

Map 3: Lakeland's Commercial and Institutional Landscape



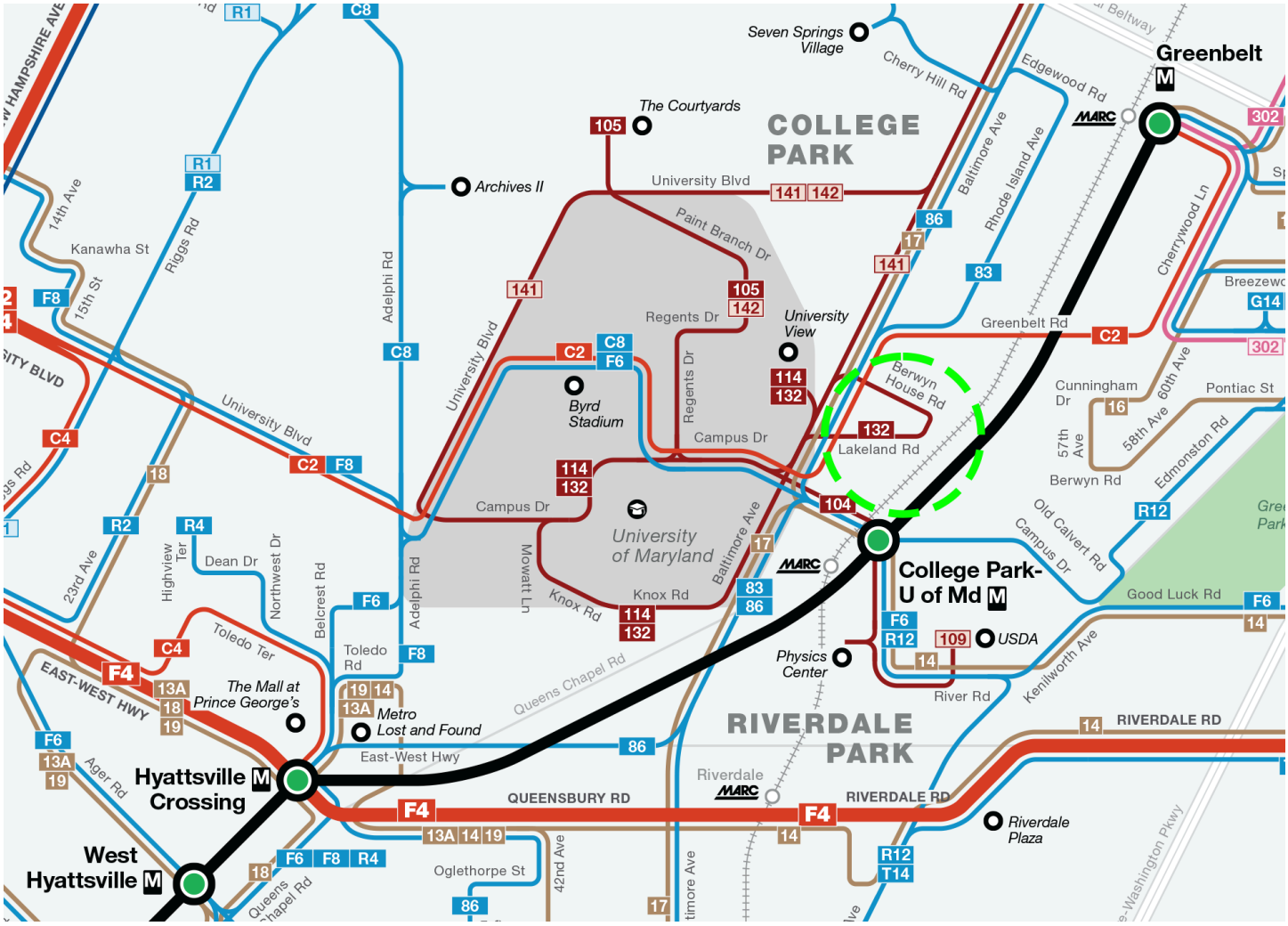
Lakeland's surrounding commercial and institutional landscape refers to the businesses and organizations that are located outside of Lakeland's boundary lines, but are still important resources that the Lakeland community utilizes. Near Lakeland, these include: a selection of locally owned restaurants, Meineke Car Care Center, Trader Joe's, Premier Medical Center, Holiday Inn College Park, College Park Dental, Town Hall Liquor and Bar. In the Beltway Plaza Mall, located in nearby Greenbelt, there are larger retail businesses, such as: Target, Giant Grocery Store, CVS Pharmacy, Marshalls, AMC Movie Theater, and "Laundromat."

Map 4: Lakeland's Surrounding Commercial and Institutional Landscape



Public transportation to Lakeland's local and surrounding economic hubs is lacking. The College Park Metro Station is in close proximity to Lakeland, but has limited access for community members without cars. The Greenbelt Metro Station is another option that Lakeland residents can use to access economic hotspots like the Beltway Plaza Mall. Unfortunately, the metro stop is located in a residential area, not in close proximity to the mall or other businesses. There are several bus routes located along Baltimore Ave. These bus routes are the best option for Lakelanders to reach economically diverse areas, including the shops in the Beltway Plaza Mall. The most accessible routes include: the C2, the 83, and 16.

Map 5: Lakeland's Local Transportation Options (Washington Metropolitan Area Transit Authority, 2023)



2. Ownership of Public Space

Lakeland currently has a community center that hosts a variety of different programs for individuals of all ages. Inside there are features such as a community lounge, dance room, fitness room, gym, meeting room, multipurpose room, and teen room. There are also many paintings and historic photographs dispersed on the walls throughout the building. These pieces of art have been created by community members and students who wanted to create an artistic expression of Lakeland's culture and history. Outside there is a soccer field that is currently owned and controlled by the Maryland National Capital Park and Planning Commission (M-NCPPC). This is a disheartening reality for Lakeland residents as it used to be a baseball field, where many of them grew up playing on the baseball team. It is also important to note that the community center's current status does not fully reflect its connection to the community. The center is currently named "College Park Community Center," and community members have expressed interest in renaming it "Lakeland Community Center" due to its presence within Lakeland's boundary lines.

Along with a lack of control over the community center space, there is also a lack of access to Lake Artemesia, a historically significant feature in Lakeland. Lake Artemesia, previously seen from some of Lakelanders' backyards, is now physically and visually separated from the neighborhood. This is because a "metro wall" was created to reduce the noise of trains in the neighborhood. However, it now creates echoes that project the noise of the trains back towards the neighborhoods. There are also no convenient ways to access the lake, either by driving or walking, inhibiting Lakelanders' access to the lake. The only way in which pedestrians can reach the lake is by passing through a poorly kept tunnel in the

outskirts of Lakeland. This is not easily accessible for the elderly or those who are physically disabled. Despite these concerns, under the ownership of M-NCPPC, Lakeland is powerless in voicing concerns about the lake.

A more positive development that has recently been completed in Lakeland, is the upgrade and revitalization of Lakeland Park. Its previous condition was unsafe and prohibited children from playing on it. The park is the community gathering space for Lakelanders, where the historic celebration, Lakeland Day, occurs every year. With these upgrades, Lakeland Park will remain an important local greenspace, which can be utilized by local Lakelanders, nearby University students, or other College Park residents.

Figure 1: Lakeland Park



Before: Lakeland Park during construction



After: Lakeland Park post construction

3. Social Capital

Historically, Lakeland has been a tied community where neighborhoods knew and supported each other. Some of the original strong connections have remained, despite the blow of Urban Renewal. One of the major driving forces behind Lakeland's social capital is the Lakeland Community Heritage Project (LCHP). The organization aims to preserve Lakeland's histories by collecting stories, photographs, and audio recordings from past residents. It was formed in 2007 and is made up of many members who are above 60 years old. Examples of their ongoing work includes: a book, "Lakeland: African Americans in College Park," as well as the creation and participation in Lakeland's Restorative Justice Commission.

Since its creation, the University of Maryland has had a rocky relationship with Lakeland. There is a need for university members and Lakeland community members to work together towards creating a positive change. In recent years, new partnerships between the University and LCHP have developed and they have received support from the National Endowment of the Humanities. Funding for this endowment will help current Lakeland residents and diaspora achieve educational goals. The institutions from the University involved in this partnership include: The Maryland Institute for Technology in the Humanities and the Department of American Studies.

Situated around Lakeland, there are pieces of art that add character and creativity to the community. Examples of this include: paintings found throughout the community center and the mural: "A Path Forward." There was also cooperation between the Lakeland community and the University of Maryland Department of Education, to decorate features around the Lakeland Community, such as poles and electrical boxes, as part of a community based art project.

Figure 2: The Mural: “A Path Forward” (Lakeland Community Heritage Project)



Figure 3: Lakeland Community Members, UMD College of Education Faculty (UMD College of Education, 2023)









Climate Change

1. Heat Conditions

According to the National Weather Service, prolonged exposure to heat >90°F can lead to fatigue or heat stroke and should be approached with extreme caution. The Climate Explorer projects that the number of days with maximum temperatures >90°F will rise from 48.2 days (2020s) to 56.6 days (2030s). Exposure to heat >100°F can lead to heat stroke, heat cramps, and heat exhaustion. The Climate Explorer further projects that the number of days with a maximum temperature of >100°F will rise from 2.8 days per year (2020s) to 4.5 per year (2030s).

2. Preparedness for Extreme Weather Events

According to the NOAA State Climate Summaries in 2022, both the frequency and intensity of storms are projected to increase. The frequency of non-stop storms will increase from an average of 1.8 days per year between 1950-2004 to an average of 2.5 days per year from 2005-2040. The intensity of storms is projected to increase from 56in of rain from 2005 to 62in of rain by 2040.

3. Energy Generation

Currently, Lakeland is being serviced by PEPCO for gas and electricity. According to the Climate Action Plan, the phasing out of coal power for natural gas has led to a decline of greenhouse gas emissions. Prince George's County is incentivizing solar photovoltaic panel installations; however, these efforts are met with skepticism from the community.

Status Quo Forecast

Housing and Land Use

1. Homeowner Affordability

Since 2000, the median home value has steadily increased in Lakeland, nearing $344,000 in 2020. According to Renfio, the median home value nationally is expected to grow 48.8% by 2030. This increase will result in the median home value in Maryland reaching $511,872. The impacts of this will be felt throughout the state and has the potential to negatively impact the community of Lakeland.

The impacts looming over the community of Lakeland are largely associated with losing property to outbidding by absentee landlords. The competition is in part impacted by the ability for Lakelander's and diaspora members to afford rising housing costs at the current income rate of Lakeland. The median income in Lakeland is $66,679 which on average supports a mortgage of $1,667. In 2030, the approximate mortgage rate will be $3,271, almost 50% higher. For renters, the monthly payment for a four-bedroom home breaks down to $817.75. This breakdown shows that landlords have an upper hand for paying the monthly mortgage as they separately rent rooms in their properties to raise money that covers both mortgage costs and profit.

2. Homeownership

The College Park student housing crisis has encroached on Lakeland. Since 2022, five properties have been sold to absentee landlords for student housing purposes. This trend of purchasing is expected to continue as properties are put up for sale throughout the community. It is projected that if this rate of five properties continues until 2033, approximately 50 houses will be flipped to student housing use. This ownership would eradicate Lakelander ownership as the entirety of single-family housing stock becomes student rentals. Additionally, the current landscape of Lakeland single-family

housing is in jeopardy as properties will likely be purchased and redeveloped as multi-units to accommodate more students.

3. Zoning Breakdown

In 2022, Prince George's County Planning Department released Plan 2035, which is a county-wide comprehensive plan that will guide development over the next decade. In the plan, the department rewrote the county zoning map to reclassify the areas' level of development. Lakeland's zoning was rewritten and includes new zoning designations that will support Lakeland, but also opens it to development opportunities. In 2033, Lakeland will have zoning designations that support medium density residential development, high density residential development, and mixed-use development.

Medium density residential development is supportive of single-family housing development that currently exists in Lakeland. This allows for only single- family homes to be constructed but permits for different types of single-family homes. The Route 1 Corridor, alongside Lakeland, is zoned as high density residential. This zoning is supportive of high-rise, high- density housing next to the mixed-use zoning that supports commercial and residential development. This development is currently in progress as a new high-rise, mixed-use student housing complex is replacing the Campus Village Shoppes along Baltimore Avenue.

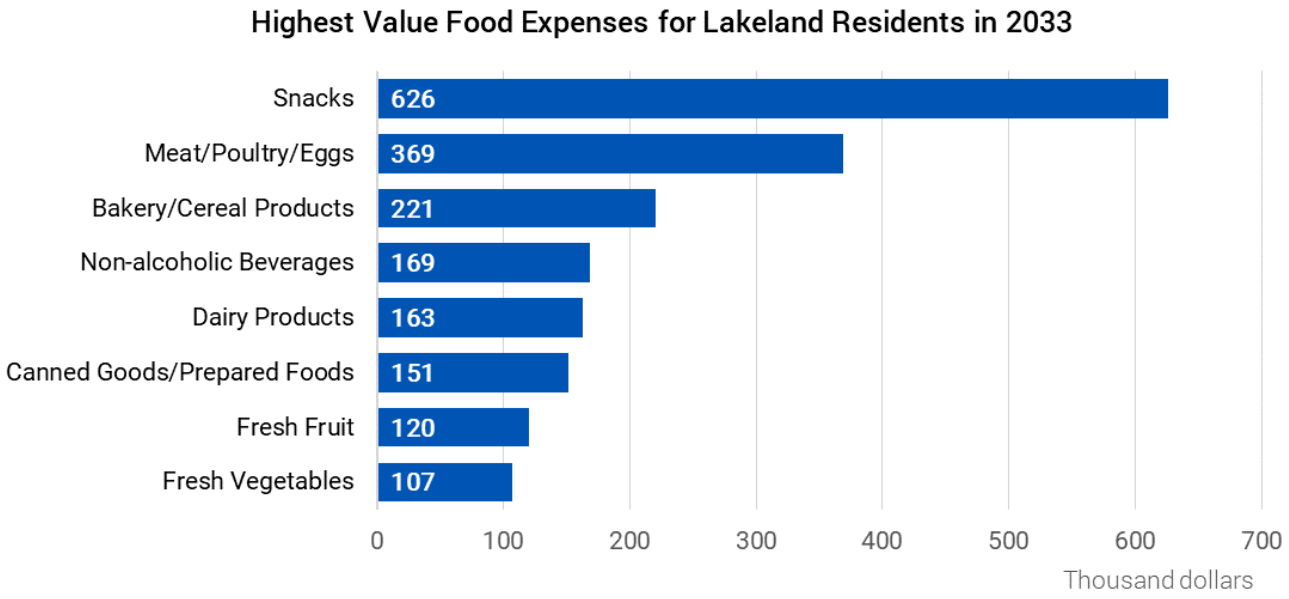
Community Infrastructure

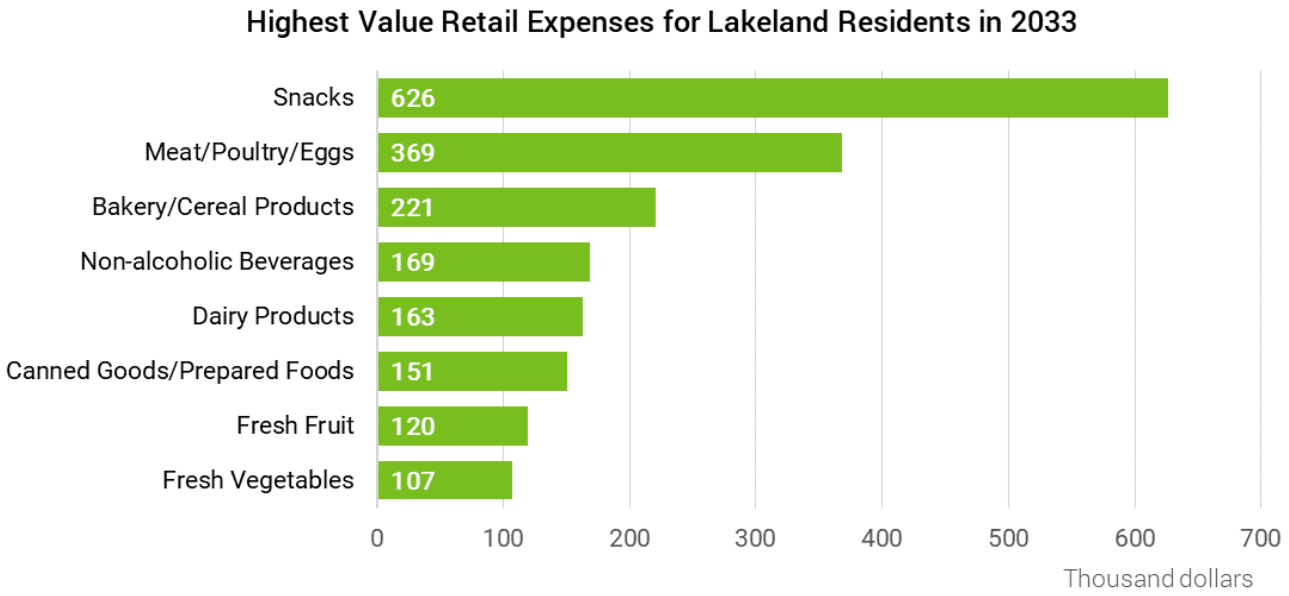
1. Local Economy

In 2033, there will be significant changes in Lakeland's commercial landscape. The Campus Village Shoppes shopping center houses local businesses that contributed to Lakeland and College Park's economies. However, due to the new student housing apartment complex being built, these businesses were forced to relocate. The developer, LV Collective, estimates that this project will cost $150 million upon completion. The tenants were encouraged to use the City's Business Attraction and Retention program to relocate within College Park. As a result, some businesses are in negotiations to move to new spaces in College Park, but most will be forced to move to locations outside of the College Park area. The tenants included: Mr. Fries Man, Main Event Barbershop, College Park Liquors, Taqueria Habanero, Laser Essentials, Jodeem African Cuisine, Jidong Tea, Hanami Japanese, The UPS Store, Gaming Video, Pupuseria La Familiar, Pandora's Cube, UM Nail Spa, Box'd Kitchen, and Town Hall Liquors.

From a cost analysis perspective, Lakelanders will have to spend an increased percentage of their income in 2033. Specifically in the areas of food (specifically snacks, and meat products), restaurant meals, transportation (specifically gasoline for private vehicles), education, rent, mortgage payments, and healthcare. To measure Lakeland's economic projections for 2033, the expenditure data was divided into six categories including: health and living expenses, housing expenses, 'essential' expenditures, 'non-essential' expenditures, food expenses, and retail expenses. The data analyzed from the food and retail expenses are displayed in Figure 4. Additional expenditure data can be found in the Appendix C.

Figure 4: Lakeland Residents Expenditure Breakdown





2. Ownership of Public Space

In 2033, if all progress remains the same, Lakelanders will only have acquired small amounts of ownership over the land that has historically been theirs. A new branch of the community center will be built as a part of the student housing apartment complex that is replacing the former Campus Village Shoppes. This location will serve as a space where both Lakelanders, university students, and surrounding College Park residents can gather. The new, updated features of this community space will include: a kitchen area, storage space, a digital archive, a library, a podcast space, and a flex space.

There is also the possibility of Lake Artemesia's name being changed to something that more accurately reflects its close relationship with Lakeland. The Lakeland Park will still be used as a community gathering space for recreation, and to host Lakeland Day festivities.

3. Social Capital

In 2033, the Lakeland Community Heritage Project still plays an important role in shaping and recording Lakeland's history and culture. However, this will only occur if there are people in the next generation to carry on their legacy. There is also the promise of strengthening the relationship between Lakeland and the University of Maryland even further. If collaborations with the Lakeland community continue to be made, a growing number of partnerships will be made between Lakeland and UMD to help preserve their heritage and culture for generations to come.

Climate Change

1. Heat Conditions

In 2033, Lakeland residents' health may be negatively impacted and will require increased house retrofitting to adapt to the rising temperatures. Longer exposure to higher temperatures means that Lakelanders are more susceptible to heat stroke, heat cramps, and fatigue. Rising temperatures also means that Lakelanders will need to ensure their homes are properly maintained with HVAC, which brings on another increasing cost burden.

2. Preparedness for Extreme Weather Events

In 2033, Lakeland continues to be vulnerable to flooding, as it is part of the 11% of land in Prince George's County that is considered a floodplain. Increased development along the Route 1 Corridor will lead to further aquifer depletion. With the increasing frequency and severity of storms, Lakelanders will need to pay more for insurance as well as stormwater damages.

3. Energy Generation

In 2033, Lakeland will continue to rely on natural gas and electricity for energy generation but will suffer from the burden of the rising costs. Although Prince George's County has made efforts in promoting the use of solar photovoltaic panels through incentives, it has been met with skepticism from the community at large.

The Human Experience – Status Quo Scenario

Let's revisit our imagined persona, Shauna. It is 2033 and Shauna is now 35 years old. She works in accounting – not because she enjoys it, but because it is a stable job – and has a long commute by car. Occasionally she travels to work using the Purple Line, but it is inconvenient to get to the station. She essentially works to make ends meet. Shauna lives in her grandmother's house, where they have converted the living room into a bedroom to help cut down costs. Property taxes have been steadily on the rise as the neighborhood gentrifies, and her grandmother was at risk of losing the house. Shauna moved back to Lakeland to help out. The house is in need of repair, and when the temperatures soar in the

summer, everyone huddles in the one room with a window air conditioning unit because energy prices have skyrocketed. Shauna sees her neighbors at church most Sundays, but otherwise does not really have time or energy to be more involved in the community.

Key Takeaways

In 2033, a status quo Lakeland is rife with competition against absentee landlords for property ownership due to rising housing costs and student housing demands. The neighborhood is near 100% rental properties, and most of these renters are students – very few original Lakeland residents remain. These remaining residents comprise a close-knit but shrinking community that greatly values the remaining economic and community-based assets that exist around them. However, the population is aging, and worries about its future leadership and the preservation of its legacy. The neighborhood is also facing increased flooding and rising temperatures which threaten Lakeland residents' health and homes. To adapt, remaining Lakelanders have undergone extensive (and costly) home modifications. The aquifer is also depleting at a rapid rate. Ultimately, restorative justice requires far more than just a continuation of the status quo.

The image below shows what Lakeland could look like in 2033 under the status quo scenario. This image reveals the fragments of the existing Lakeland directly impacted by the pressures from new student housing development. New development from the Route 1 Corridor are spilling into the neighborhood and looks to disconnect themselves from Lakeland. Roads are flooding as the need for better stormwater management becomes clear. Sidewalks and other infrastructure need repair. This new Lakeland is divided and creates a rift between permanent residents and students.

Figure 5: Lakeland in 2033 Under the Status Quo Scenario



Reform Scenario

Introduction to the Reform Scenario

The Reform Scenario imagines what Lakeland could look like in 2033 if it utilized every existing political and socioeconomic opportunity and the best planning tools, programs, projects, and policies available to tackle its challenges. The objectives and strategies outlined attempt to address many of the ongoing issues that Lakelanders are concerned about, including homeownership and greater physical connectivity, but they do not fully address the needs of Lakeland residents and members of the diaspora, especially in regard to restorative justice.

Vision Statement

In 2033, Lakeland is a safer, more ecologically progressive, economically vibrant, and forward-thinking community with a strong sense of identity and belonging. Efforts to preserve and enhance the community's identity and sense of belonging have been realized through strategic, incremental progress. Innovative approaches based on precedents elsewhere are cultivating a multigenerational sense of ownership, noticeably in housing and land use. Through smart zoning reforms and community-centered initiatives, a diverse array of affordable housing typologies coexists with restored local businesses, fostering economic vibrancy and social cohesion. Lakeland's streetscapes are evolving to enhance the multi-modal experience, yet barriers continue to divide Lakelanders from Lake Artemesia. Increased connectivity to College Park and the lake are integrating amenities that cater to all ages and activities, encouraging social interaction and community vitality. While the community strides towards a green, resilient future with community-led and climate-adaptive infrastructure initiatives, it remains vulnerable in the face of the broader impacts of climate change. Lakeland's actions, grounded in present realities, are stepping-stones hoping for more transformational changes. Lakeland symbolizes a journey of transformation and serves as an example of how communities can steadily rise towards a more equitable and restored future, proving that even within constraints, progress is within reach.

Restorative Justice in the Reform Scenario

In the spirit of restorative justice, the reform scenario for Lakeland acknowledges the deep-seated impacts of urban renewal — a legacy that saw the loss of not just homes, but also the vibrancy of local businesses and the community's connection to its historical roots. This scenario is a conscious step towards bridging the divide created by past injustices, focusing on rebuilding and reconnecting Lakeland with its historical essence and the broader College Park area. Our approach is grounded in the wisdom of the late Lakeland activist Billy Weens, "It's not too late if we act now," encapsulating our drive to forge a path of healing and rejuvenation. Our strategic, community-centered initiatives aim to rekindle Lakeland's spirit, focusing on achievable changes that knit the community closer, restore lost connections, and celebrate its rich heritage within the constraints of the current conditions and systems in place. This scenario is more than a physical improvement; it is a commitment to honoring Lakeland's history, nurturing its present community, and laying a foundation for a future where its legacy of resilience and unity shines through.

Despite the positive outlook summarized in the vision statement and the possible advances detailed in the objectives below, even under a Reform Scenario, Lakeland still struggles with housing affordability for owners and renters, inadequate housing stock, diaspora engagement, and challenges related to global warming and climate change. Homeownership opportunities for Lakeland residents have increased through reforming existing programs to increase eligibility. However, Lakeland is still challenged by rising housing costs and increased student renters. Whereas strides have been made to prepare Lakeland to face the future of climate change with infrastructure that protects and preserves public and private spaces, due to the unaddressed legacy of structural racism and timid financial and policy investments, Lakeland is still unable to maximize its potential as a sustainable community.

Table 2 synthesizes the reform scenario's objectives, strategies, and implementation tools and precedents. The latter lists instruments that currently exist, either in Lakeland or elsewhere, that can support the objectives and strategies, either in their current form or with modest transformation. It also lists precedents where those instruments have been utilized.

Table 2: Reform Scenario Objectives, Strategies, and Execution Aids and Precedents

Housing & Land Use		
OBJECTIVES	**STRATEGIES**	**EXECUTION AIDS & PRECEDENTS**
1. Restore the integrity of housing, especially of older, deteriorating, and vacant houses.	1.1 Improve community adaptability, weatherization, and durability efforts through municipal, county, state, and federal opportunities 1.2 Expand eligibility for the Homeowner Rehabilitation Assistance Program (HRAP), Special Targeted Applicant Rehabilitation Program, Accessible Homes for Seniors, and Lead Hazard Reduction Grant and Loan Program	• Maryland Weatherization Assistance Program • Housing Rehabilitation Assistance Program (HRAP) • Special Targeted Applicant Rehabilitation Program • Accessible Homes for Seniors • Lead Hazard Reduction Grant and Loan Program
2. Rezone land to allow the construction of other housing typologies.	2.1 Rezone the conservation area from Residential Single-Family-65 (RSF-65) to Residential Single-Family-Attached (RSF-A)	• Prince George's County Zoning Ordinance • Zoning Rewrite Fact Sheet
3. Prioritize residents and families for housing purchases in the area.	3.1 Employ a system of Community's Right of First Refusal to give Lakelanders and the College Park Community Preservation Trust first opportunity to buy homes 3.2 Pilot a family homebuyer program that allows families to put down a smaller down payment for home purchase 3.3 Relaunch a local fund for mortgage assistance and housing counseling programs for homebuyers 3.4 Reform and utilize the College Park Community Preservation Trust and City-University Partnership's Homeownership Program to become more efficient and known	• Community Preference in Seattle • Tenant's Right of First Refusal in Baltimore City • Right of First Refusal in Prince George's County • First-time homebuyers programs • The City-University Partnership's Homeownership Program • Maryland Homeowner Assistance Fund • Homeowner Assistance Fund • Live Near Your Work • College Park Community Preservation Trust • Schumacher Center for a New Economics
4. Create and manage flexible cohabitation agreements that benefit both Lakelanders' and student renters	4.1 Partner with the City of College Park and the University of Maryland to expand Good Neighbor program and pilot a multigenerational living program	• Good Neighbor Day • 21st Century Good Neighbor Program • Intergenerational housing at University of California, Berkeley • Masonicare-Quinnipiac University Students In Residence Program • ESDES inter-générations in France • The Laboure House/St Vincent de Paul Center in Chicago • Homestay Program in New York

Community Infrastructure		
OBJECTIVES	**STRATEGIES**	**EXECUTION AIDS & PRECEDENTS**
1. Improve physical infrastructure to support stronger connectivity and recreation opportunities	1.1 Connect Lakeland to the greater College Park community via Gateway Park, formalized vehicular, pedestrian, and bike routes along 54th Ave, and an overpass that provides access to the lake. 1.2 Strengthen the community center's role as a neighborhood hub, implement community-led redesigns of green outdoor spaces, and transform community spaces into modern, state-of-the-art facilities. 1.3 Develop a Lakeland-specific digital platform and paper-based newsletter that supports more inclusive event announcements. 1.4 Emphasize the entertainment role of Lakeland Park, basketball, pickleball, and soccer courts.	• Lakeland Gateway Park • Historic Berwyn Mosaic Sign and Plaza • Buddy Benches • At-grade train crossing In Manassas, VA • The 11th Street Bridge Park • Arboretum Bridge and Trail • Co-Creation with People • City of College Park News Portal • Approved Countywide Master Plan of Transportation
2. Strengthen community ownership of public spaces	2.1 Fully fund and implement a permanent historic marker and walking tour program to preserve and celebrate local history and identity. 2.2 Rename significant public spaces, including the community center and the lake to preserve and celebrate local history and identity. 2.3 Bring the community center and the surrounding fields under the City of College Park's control and enhance the Lakeland community's capacity to manage them.	• Maryland Roadside Historical Markers • DC Neighborhood Heritage Trails • Why Does Renaming a Building Make Sense?
3. Promote local economic development	3.1 Support home-based business incubation through a grant program for home retrofits and updated zoning. 3.2 Transform the community center into a neighborhood commerce center with spaces for pop-up retail and events. 3.3 Pilot a workforce development program that provides education and training to meet the needs of a changing economy.	• Klyde Warren Park • UMD Farmers Market • Community Led Retail Village Sycamore and Oak • Green Zone Environmental Program • American Rescue Plan (ARP) • Bipartisan Infrastructure Law (BIL) • Inflation Reduction Act (IRA) • Angling for All
Climate Change		
OBJECTIVES	**STRATEGIES**	**EXECUTION AIDS & PRECEDENTS**
1. Improve Lakeland's flood resiliency	1.1 Establish a stormwater management improvement program for residents to build or install stormwater management infrastructure like rain gardens, blue roofs, and existing	• Montgomery County's Rainscapes • Urban Trees Grant Program • Technical Assistance Program • Green Energy Loan Fund

	impervious surfaces to reduce runoff and help filter out pollutants while providing adequate habitat for wildlife. 1.2 Install bioretention gardens and stormwater management garden beds along major streets.	• Energy Star Certification and Green Leasing Grant • Clean Energy Program • Maryland Urban and Community Forestry Committee (MUCFC) Grants • Community Engagement and Restoration Mini Grant • Prince George's County Rain Check Rebate • Philadelphia Stormwater Management
2. Improve Lakeland's adaptation to rising temperatures	2.1 Plant roadside trees along right-of-ways and canopy trees within targeted open space to increase shading throughout Lakeland. 2.2 Install shaded rest stops with water foundations and emergency blue lights around the community. 2.3 Implement rainwater harvesting to irrigate vegetation and street trees. 2.4 Implement house retrofitting programs to improve heating and cooling in residential houses. 2.5 Designate the community center as a cooling center during times of extreme heat.	• Greater Phoenix Heat Action Planning Guide • Adrienne Arsht-Rockefeller Foundation Resilience Center • Community Shared Solar • The Brooklyn Microgrid • Solarize Montgomery County • Montgomery County Green Bank
3. Improve Lakeland's disaster response strategies	3.1 Establish a post-disaster recovery plan for Lakeland. 3.2 Establish a Resilience Hub in Lakeland to assist with emergency management.	• USDN Resilience Hubs • DC Resilience Hub Page & Ward 7 Proposal • Boyle Heights, LA
4. Make Lakeland a stronger, greener community	4.1 Utilize City of College Park's Sustainable Communities Designation to fund additional sustainable programs. Partner with the University of Maryland for support with grant/funding application. 4.2 Plant native vegetation in existing greenspaces to support native biodiversity. 4.3 Partner with the University of Maryland's College of Agriculture & Natural Resources to establish a community garden program that teaches residents sustainable skills for garden management.	• Sustainable Maryland Certification • Sustainable Maryland Grants Portal • Maryland's Wildflower Meadows Guide • College Park Existing Gardens • USDA People's Farm • Sylhet Farm, MI
5. Pursue clean energy for Lakeland residents	5.1 Implement a community-owned solar program and retrofit existing community buildings to collect solar energy. 5.2 - Explore a hyper-local "Green Bank" concept through the city of College Park and the University of Maryland	• Community Owned Solar in Cleveland • Montgomery County Green Bank • DC Green Bank

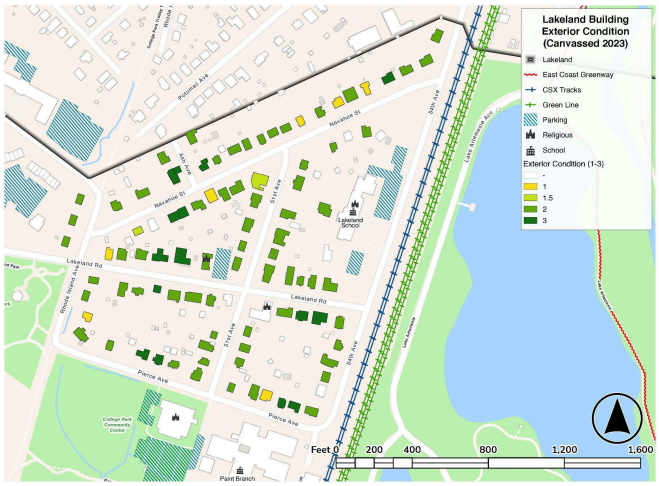
Housing and Land Use in the Reform Scenario

In 2033, a reformist Lakeland will have a multigenerational sense of ownership thanks to programs prioritizing families and Lakelanders, but still be challenged by rising housing costs and increased student renters.

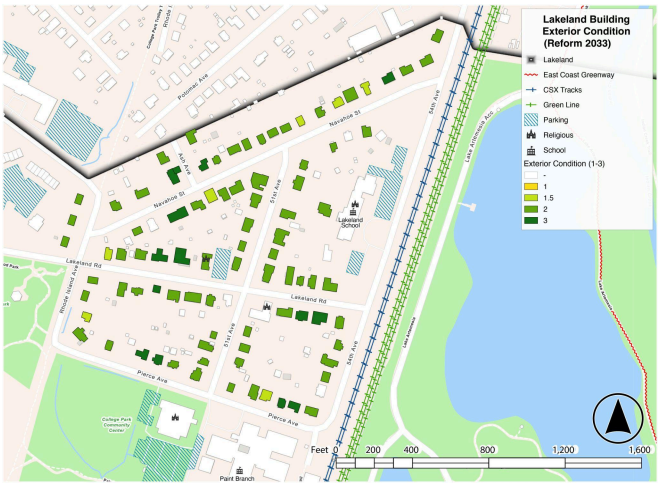
Objective 1. Restore the integrity of housing, especially of older, deteriorating, and vacant houses.

This objective seeks to address two issues in Lakeland: the types of current housing available and their condition. Whether due to delayed maintenance issues, aging concerns, or monetary stress, the housing conditions of many houses in Lakeland could use additional care. The current housing stock, as described in the prior scenario, is also not suiting the current or future needs of Lakeland. Restoring the integrity of housing in Lakeland is crucial for addressing a range of interrelated social, economic, and health issues that disproportionately affect the community. Adding additional housing typologies will allow Lakeland to properly accommodate additional residents and utilize multigenerational housing while maintaining the area's character. By ensuring that current and future residents have access to safe, habitable, and affordable housing, we can foster healthier, more resilient neighborhoods and promote greater equity across Lakeland. In 2033, all poor-conditioned houses in the neighborhood will be improved through combined programs and efforts at the local, state, and federal levels.

Map 6: Current and Projected Exterior Conditions in Lakeland (URSP708 Studio Class, 2023)



2023: Current Exterior Conditions



2033: Projected Exterior Conditions

1.1 Improve community adaptability, weatherization, and durability efforts through municipal, county, and state opportunities.

The City of College Park, Prince George's County, and the state of Maryland have numerous programs assisting homeowners with repairing or fortifying homes. Whether reducing heating and cooling costs through energy-conservation measures, providing low-cost home improvement loans, or retrofitting homes to be accessible for those with accessibility needs, programs exist that are currently underutilized throughout Lakeland (see list in Table #). This objective would have community members take advantage of each program to ensure homes in Lakeland are not only well maintained and attractive, but also functional and safe for residents.

1.2 Expand eligibility for the Homeowner Rehabilitation Assistance Program (HRAP), Special Targeted Applicant Rehabilitation Program, Accessible Homes for Seniors, and Lead Hazard Reduction Grant and Loan Program.

These listed programs have tight eligibility requirements that may prevent the majority of Lakelanders from taking advantage of their loans or programs. This strategy seeks to expand eligibility - whether that is for median income level, homeownership or credit stipulations, or occupancy, so more residents of Lakeland and new aspiring residents can utilize these programs. Whereas Strategy 1.1 concerns residents taking advantage of certain programs and opportunities, this

strategy expands other programs so that any lingering adaptability, weatherization, or durability issue that Lakelander's homes are experiencing can be addressed with either an affordable loan or a grant.

Figure 6: Exterior Conditions of 5118 Navahoe Street



2023: 5118 Navahoe St. identified in poor condition



2033: 5118 Navahoe St. after restoration and maintenance



Details of restoration and maintenance for 5118 St. in the Reform Scenario

Objective 2. Rezone land to allow the construction of other housing typologies.

Given the intense housing shortage in the area, as well as the ongoing pressures from student renters, rezoning the conservation area would allow for more housing typologies to be built, giving Lakelanders more flexible living arrangements that suit the neighborhood and family feel of the community.

2.1 Rezone the conservation area from Residential Single-Family-65 (RSF-65) to Residential Single-Family-Attached (RSF-A).

Land in Lakeland is currently zoned for a few things: open parkland, single family detached residential, or high density multi-unit buildings. By rezoning the conservation area from Residential Single-Family-65 (RSF-65) to Residential Single-Family-Attached (RSF-A), this strategy seeks to introduce flexible housing typologies to Lakeland. The RSF-A Zone lowers the minimum lot size from 6,500 to 5,000 square feet and allows for the construction of single-family, duplex, triplex, and townhouse dwellings (Prince George's County Zoning Ordinance, Sec. 27-4202(d) and Sec. 27-4202(f)). These new typologies can be designed in manners that preserve the character of the neighborhood while expanding options to accommodate more residents, fit different stages of life and household types, and improve affordability.

The rezoning also raises the allowed Accessory Dwelling Unit (ADU) height from fifteen to twenty-five square feet. The principal structure height allowed ranges from forty to fifty feet, which is compatible with the current design and character found in the conservation area. These housing typologies are compatible with the majority single family character of Lakeland but allows for creative dwelling options for younger families and seniors. Converting land away from only single family residential attached allows for more, affordable units, helping to ameliorate the ongoing housing shortage, and allow aging in place or caretaker arrangements while maintaining the neighborhood and family feel of Lakeland.

Map 7: Current Residential Zoning and Proposed Rezoning in Lakeland



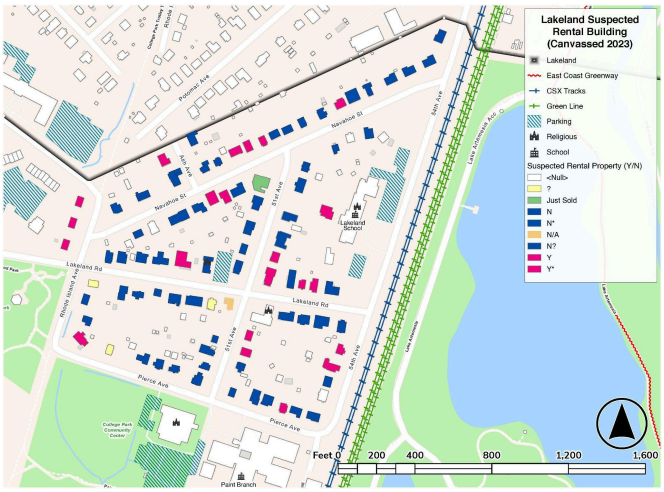
2023: Existing Residential Single-Family-65 zoning

2033: Rezoned Residential Single-Family-Attached (RSF-A)

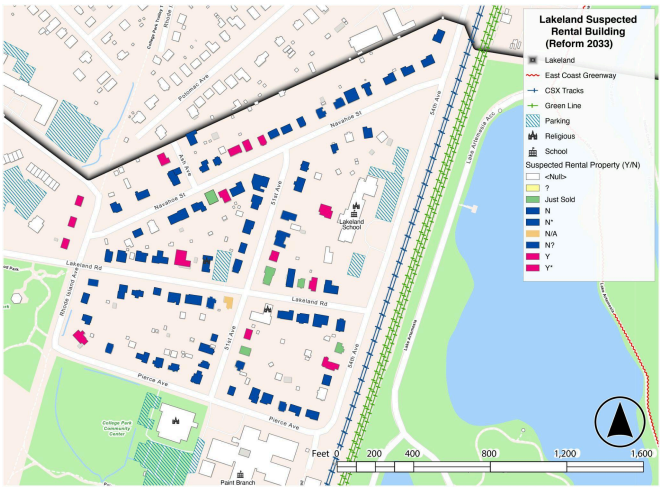
Objective 3. Prioritize residents and families for housing purchases in the area.

This objective seeks to address concerns with developers buying out homes in Lakeland for student rental conversion and how it negatively affects the community dynamics in the neighborhood. In the summer of 2023, five houses in central Lakeland were sold to developers without the knowledge of many Lakelanders and are now used for student rentals. Lakelanders have expressed a desire to see more homeowners and families in the neighborhood to strengthen the long-term stability and sense of community in Lakeland, which can be lacking with student renters who temporarily cycle through and are less inclined to participate in the community. This objective also reforms the purchasing process of the existing Community Land Trust. In 2033, it envisions that the land trust has purchased all the vacant houses in the neighborhood and is working on purchasing some rental homes back from non-Lakeland landlords. These houses will be bought by new families and Lakeland diaspora members, who are financially assisted and supported through various homebuyer programs, looking to settle down in Lakeland for the long-term future.

Map 8: Current Suspected Rental Houses and Reformed Homeownership Map in Lakeland



2023: Existing map of suspected rental houses



2033: Reform map of increased homeownership

3.1 Employ a system of Community's Right of First Refusal to give Lakelanders and the College Park Community Preservation Trust first opportunity to buy homes.

This strategy aims to give Lakelanders and family homebuyers notice that a home is up for sale in Lakeland. Larger developers have had an unfair advantage in buying homes in Lakeland without community awareness, leaving some residents frustrated over homes with significant history being sold and used for student housing, all while financially benefiting external companies. Oftentimes, when residents find out a house is up for purchase, it is already too late to make a difference. This strategy would serve to give the community a better chance at countering larger developers and reclaiming their community through housing. Precedents, such as Community Preference in Seattle and Right of First Refusal programs in Prince George's County and in Baltimore, offer potential frameworks for prioritizing certain applicants and requiring written notice to the community when a building is up for sale. Though these programs are currently tailored to multifamily buildings and renters, many of the same principles can be transferred into a pilot program specific to the houses and property owners in Lakeland.

3.2 Pilot a family homebuyer program that allows families to put down a smaller down payment for home purchases.

A family homebuyer program would operate similarly to existing first-time homebuyer programs in Maryland, where families are offered a low, fixed interest rate home loan on houses in Lakeland. This program would encourage more families to move into the area, as well as give them a higher priority and support in the actual purchase of the home by making it more affordable. The purpose of bringing more families to Lakeland is to foster a community-oriented neighborhood that is stable for multiple generations. Lakeland residents have emphasized the importance of knowing their neighbors, cultivating a culture of connections and mutual care amongst the residents. Compared to student renters, families are more inclined to offer more care, engagement, and investment into the community due to their longer-term commitment to settle in place.

3.3 Relaunch a local fund for mortgage assistance and housing counseling programs for homebuyers.

During the COVID-19 pandemic, the American Rescue Plan Act established the Homeowner Assistance Fund, which helped homeowners experiencing financial hardship with their mortgage payments and housing costs by providing grants and loans to prevent displacement. Though this program ended in 2023, it provides a framework for assisting homebuyers in Lakeland and easing affordability for the buyer. This strategy proposes a local mortgage assistance fund to help make home buying more affordable in the area, as well as provide additional counseling to further assist in the process. The significance of making homes more affordable to homebuyers is to give individuals a better chance at purchasing the homes vis-a-vis large developers, who have the finances and resources to easily out-bid the average individual.

3.4 Reform and utilize the College Park Community Preservation Trust (CPCPT) and City-University Partnership's Homeownership Program to become more efficient and known.

The College Park Community Preservation Trust is a recently established resource that has the potential to push forward stable and affordable homeownership in the Lakeland neighborhood. As it stands, the rate at which homes are being purchased by the land trust is too slow and it has not prevented the loss of housing units to developers in Lakeland. This strategy aims to reform the homebuying process by streamlining existing administrative barriers and requirements, allowing the land trust to keep up with the rapid pace of the private market. This strategy also aims to facilitate the land trust with the resources and funds to make more competitive offers compared to external buyers.

The City-University Partnership's Homeownership Program is an existing program at the University of Maryland, College Park, that allows full-time employees to purchase homes in College Park. This is a home buying incentive funded by the Community Legacy grant from Maryland's Department of Housing and Community Development which matches grants from the University of Maryland and City of College Park. The program provides $15,000 in forgivable loans for University and City employees to become homeowners in the City of College Park. This initiative reduces commutes, strengthens neighborhoods, and supports the local economy, which could serve Lakelanders if fully realized by assisting in issues of housing affordability and foster mutually beneficial relationships amongst the university, the city, and Lakeland residents.

Figure 7: Views of 5103 Navahoe Street in 2023 and 2033



2023: 5103 Navahoe St. used for rentals



2033: 5103 Navahoe St. bought by family through CPCPT

Objective 4. Create and manage flexible cohabitation agreements that benefit both Lakelanders' and student renters.

Lakeland's student housing needs aren't fading anytime soon. Projections show a sustained demand for affordable rentals. This plan addresses the issue while fostering positive interactions and mutual benefits between residents and students. By sharing expenses, childcare, and companionship, both groups can thrive. Building these connections can ease tensions, boost student engagement, and create a more vibrant community for all.

4.1 Partner with the City of College Park and the University of Maryland to expand Good Neighbor program and pilot a multigenerational living program.

Expanding the existing, small program Good Neighbor Day to be a yearlong, intentional, and robust program would create opportunities for students to assist seniors, young families, and community initiatives in exchange for reduced rent or tuition. Whether pairing a student to a household or organization, this formalized structure would help not only create impactful and helpful change in the community, but also foster social interaction and cohesion.

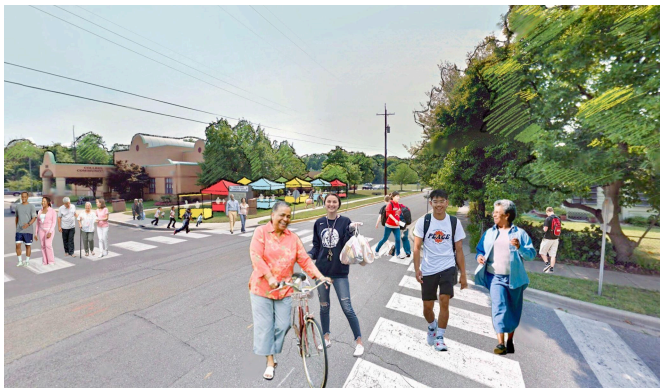
There are intergenerational programs available both nationally and internationally that foster mutually beneficial relationships between older adults and students. Many of these programs exist in other university settings as well. This strategy suggests partnering with the City of College Park and the University of Maryland to expand the Good Neighbor program and create opportunities for students to assist seniors, young families, and community initiatives in exchange for reduced rent or tuition. This would provide students with more affordable housing opportunities in exchange for assisting

older residents with housework and keeping them company. Within the exchange aspect of these programs, this strategy hopes that meaningful interactions are simultaneously being cultivated amongst different generations to foster a new sense of community and ownership throughout Lakeland.

Figure 8: Views of the College Park Community Center in Lakeland in 2023 and 2033



2023: View of existing community center



2033: Multigenerational community gathering at monthly market

Community Infrastructure in the Reform Scenario

In the Community Infrastructure section of the Reform Scenario, our focus is on enhancing community infrastructure to increase the sense of community ownership and social and physical connectivity. We emphasize active transportation and maximizing Lake Artemesia's benefit for residents to simplify daily life. The objectives improve physical connectivity and reinforce the social fabric and economic vitality of Lakeland. We recognize the already prevalent role of active transportation in the neighborhood and aim to further this asset through strategic infrastructural developments. This includes enhancing Lakeland connection to the greater College Park community and making recreational spaces more accessible and inviting. By reimagining the community spaces, such as the community center and green areas, we pave the way for more inclusive and engaging interactions among residents. Additionally, our approach to economic development is community-centric, focusing on nurturing home-based businesses and workforce development tailored to the evolving needs of the economy. The goal is to progress towards a physically interconnected, socially cohesive, and economically thriving Lakeland that has a reliable foundation for future expansive changes.

Objective 1. Improve physical infrastructure to support stronger connectivity and recreation opportunities.

This objective responds to voiced concerns about social and physical connectivity within the community, particularly between newer and long-standing residents, and extends to improving access to surrounding areas —the city and the lake. By integrating enhancements in social and physical connectivity, this objective also supports and amplifies Lakeland's active transportation culture, which is already favored among bicyclists, runners, and other recreational enthusiasts.

1.1 Connect Lakeland to the greater College Park community via Gateway Park, formalized vehicular, pedestrian, and bike routes along 54th Ave, and an overpass that provides access to the lake.

This strategy aims to enhance connectivity between Lakeland and the greater College Park community, focusing on sustainable and community-friendly transportation solutions. Recognizing the community's preference for preserving Lakeland's residential character, this strategy prioritizes pedestrian and bicycle access over expanded vehicular roads. Key substrategies include:

1.1.1 Development of Lakeland Gateway Park: This initiative acts as a catalyst for Lakeland Gateway Park, extending the Paint Branch trail from Route One. The aim is to make the trail's starting point at Baltimore Ave. more visible and inviting by adding another entrance and increased signage, enhancing the experience for bikers and pedestrians.

1.1.2 Standardization of 54th Ave. for shared use: Recently opened to the public, 54th Ave. will be developed as a shared-use route, connecting to the Paint Branch underpass south of the elementary school, while its vehicular access gets standardized. This upgrade aligns with the neighborhood's bike-friendly network and improves access to Berwyn Road and Greenbelt Road. Design proposals for this could be elicited through a competition in collaboration with the University of Maryland, College Park's Architecture, Planning, and Engineering programs.

Figure 9: 54th Ave's fenced vehicular access, recently opened



1.1.3 Creating a Direct Link to Lake Artemesia: A significant aspect of this strategy is the creation of a direct connection between the heart of Lakeland and Lake Artemesia. The proposed site for this connection is the intersection of Lakeland Road and 54th Ave. This central location, approximately 1700 feet from the existing underpass and 2200 feet from the overpass at Berwyn Road (Figure below), offers a visible and accessible route to the lake.

Figure 10: The Bike-Ped Overpass at Berwyn Road



While the CSX train tracks can potentially accommodate an at-grade bike-ped intersection, the more challenging segment is the elevated green line metro track. In the short term, we advise exploring a temporary, mountable surface to bridge gaps safely for pedestrian crossing, while phasing a longer term plan for a more permanent overpass. As the city is conducting a feasibility study for an overpass in Lakeland, we also recommend considering a design competition engaging UMD students to generate practical and innovative ideas for its implementation.

Figure 11: Views of the intersection of Lakeland Rd. and 54th Ave. in 2023 and 2033



2023: Intersection of Lakeland Rd. and 54th Ave.

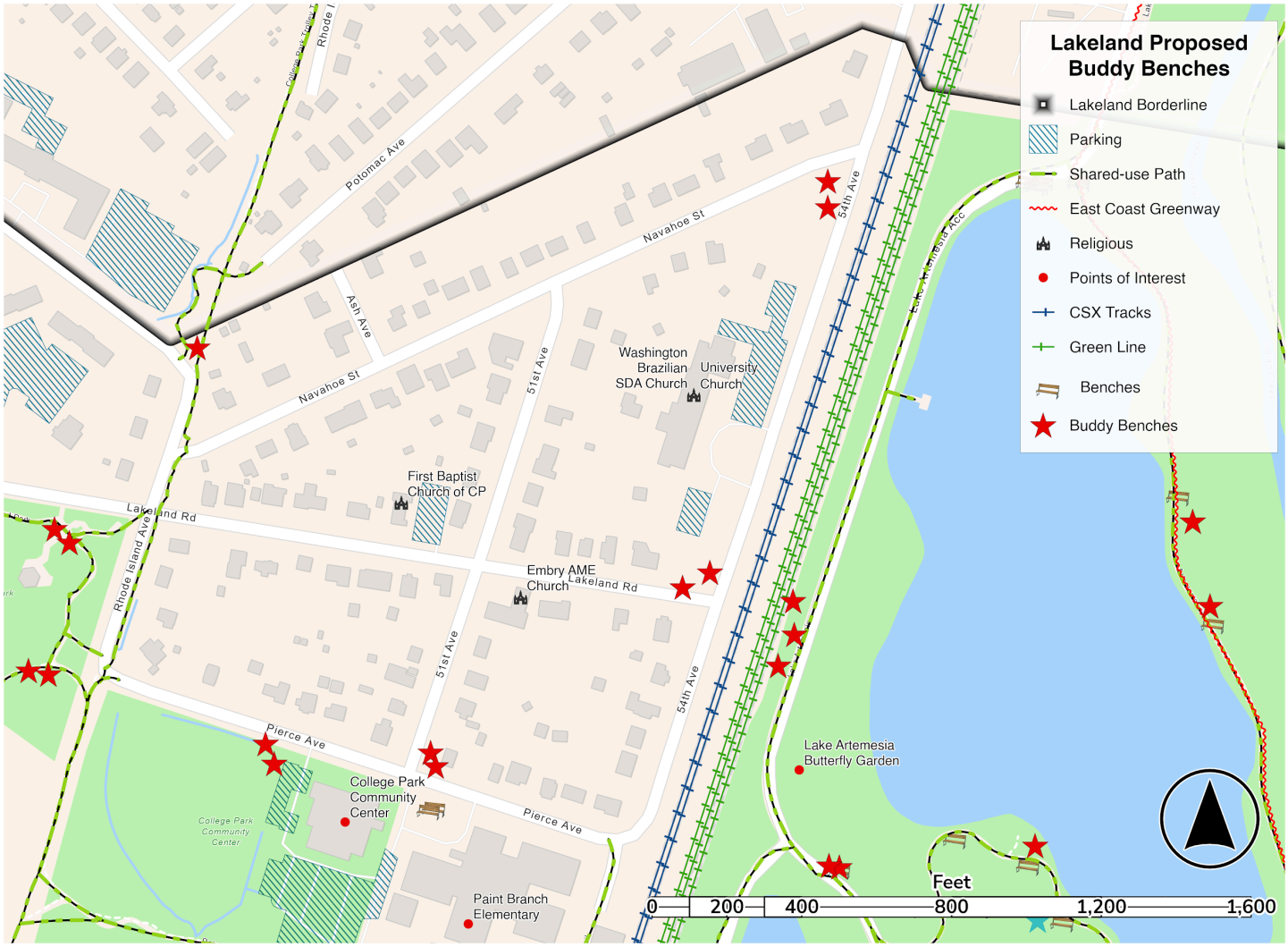


2033: At-grade crossing provides better access to the lake

1.2 Strengthen the community center's role as a neighborhood hub, implement community-led redesigns of green outdoor spaces, and transform community spaces into modern, state-of-the-art facilities.

Transforming community centers into vibrant neighborhood hubs can foster a sense of belonging, promote social interaction, and enhance overall community livability (Sokołowska & Wojcik, 2022). This strategy involves transforming the community center, particularly at the intersections of 51st and Pierce Avenue, and Lakeland Road and Rhode Island Avenue, into focal points of communal activity. By redesigning these spaces with community input, we aim to create modern, state-of-the-art facilities that resonate with the current and future needs of Lakeland residents. The introduction of "buddy benches" in strategic areas, a community-expressed desire, particularly along shared-use paths, serves as a catalyst for fostering social connections among all. Moreover, organizing specific sports event days, such as 'Baseball Sundays' or 'Pickleball Saturdays,' and effectively promoting these through digital platforms and newsletters, will encourage physical activity and community engagement. These efforts are in line with our vision to enhance community livability and ensure that the community center and its surrounding spaces evolve into dynamic hubs of social and recreational interaction. The buddy benches can be community designed, or the community can designate artists of their choice or run design competitions to elicit design proposals, enhancing cultural and artistic expression and character throughout the neighborhood.

Map 9: Placement of buddy benches along shared-use paths, points of interest, and the existing isolated benches

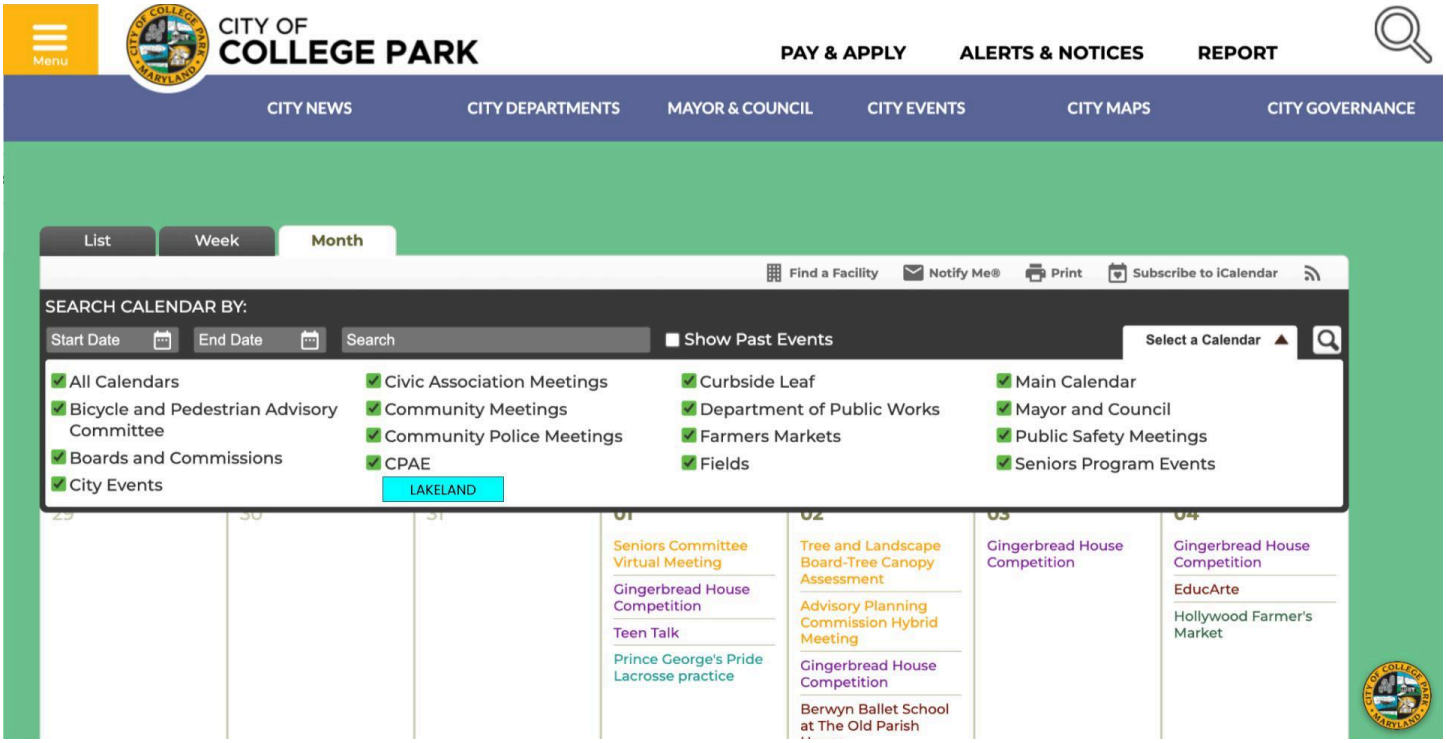


1.3 Develop a Lakeland-specific digital platform and paper-based newsletter that supports more inclusive event announcements.

This strategy centers on enhancing community engagement through both digital and traditional media. The development of a digital platform will be streamlined by integrating with the City of College Park's existing events page on their website. To make this more inclusive for other communities as well, we suggest equipping the calendar with neighborhood-specific tags that would have individual links, and QR codes for easy access and sharing among College Park residents. This approach ensures that residents can quickly find and share events relevant to their community.

Alongside, the paper-based 'City Events' column in The College Park Post newsletter will be utilized to its full potential for reaching Lakeland residents who prefer or rely on traditional media. This strategy suggests promoting the Lakeland Community Heritage Project by incorporating its events into a Lakeland-specific calendar while enhancing its online presence. This dual approach, combining a digital platform with a physical newsletter, aims to ensure all Lakeland residents and friends of Lakeland have convenient and expansive access to local events and information.

Figure 12: City of College Park's website edited to show Lakeland events (screenshot of College Park website)



1.4 Emphasize the entertainment role of Lakeland Park, basketball, pickleball, and soccer courts.

Lakeland Park has been partly underutilized due to a lack of programming and promotion. To address this issue and increase the recreational spirit of the neighborhood, we propose to plan specific days of sports events and to promote these events through digital platforms or paper-based newsletters. This strategy is firmly grounded in a substantial body of research that underscore the crucial role of parks and recreation facilities in promoting physical activity, reducing obesity, and preventing chronic diseases (Kuo & Barnes, 2019; Saelens & Handy, 2015).

Figure 13: Lakeland Community Park



Objective 2. Strengthen Community Ownership of Public Spaces.

This objective aims to reinforce the sense of belonging and ownership within the community. Given the area's history of being severely impacted by external developments and decisions, restoring this sense of ownership is a key element of the reform vision for a just restoration for Lakelanders. As noted by Clayton (2003, 2), "a damaged sense of belonging and ownership to a place is more challenging to repair than starting anew, as place attachment is a deep-rooted emotional bond," suggesting that concerted efforts and diverse stakeholder input are needed for the fulfillment of this objective. Therefore, the focus is on initiatives that attain a meaningful connection between the residents and the environment.

2.1 Fully fund and implement a permanent historic marker and walking tour program to emphasize history and identity.

This initiative capitalizes on the Lakeland Community Heritage Project's efforts (especially the LCH's Augmented Reality Tour), aiming to visibly celebrate the community's history and resilience. By installing the historic plaques and markers, not only Lakeland's past is honored but also the community's connection to its heritage is strengthened. This strategy echoes the desires of the community and continues the momentum from the 2022 studio strategies that were positively received by the residents. Emphasizing local identity through these markers will contribute to rebuilding the sense of belonging and ownership among the residents while supporting them with a public, permanent platform of storytelling.

2.2 Rename significant public spaces, including the community center and the lake.

The second strategy involves renaming significant public spaces, such as the community center and the lake, which are ongoing processes. This action is a direct response to the community's desire to see more local representation in their public spaces. Renaming these areas is a symbolic yet powerful gesture that reflects the identity and voice of Lakeland residents and is a step towards reclaiming the narrative of the community.

Figure 14: Paint Branch Entrance at the Intersection of Baltimore Ave. and Lakeland Rd.



2.3 Bring the community center and the surrounding fields under the City of College Park's control.

Strategy 2.3 aims to ensure local decision-making influences these spaces. This strategy is particularly significant in the long-term struggle of the community for greater connection and power over Lake Artemesia, currently operated solely by the Maryland-National Capital Park and Planning Commission (M-NCPPC). Transferring such controls to local entities incrementally or significantly partnering with them aligns with empowering the Lakeland community, ensuring that decisions regarding their community spaces are made with the best interests of local residents in mind. This approach supports community ownership and ensures that these spaces are managed and developed in ways that directly benefit and reflect the community's needs and aspirations.

Objective 3. Promote Local Economic Development.

Community members have repeatedly emphasized the desire to rejuvenate legacy businesses and create a more dynamic local environment. With shifts in housing and activity preferences, this objective envisions locally operated programs that not only enable residents to contribute to economic growth, but also ensure that the economic benefits flow back into the community. This approach acknowledges the complex task of rebuilding a vibrant local economy and the need for innovative solutions to accommodate the community's needs and desires. Under this objective, initiatives are proposed to seek sustainable federal funding through a combination of the historic American Rescue Plan (ARP), the Bipartisan Infrastructure Law, and the Inflation Reduction Act (IRA).

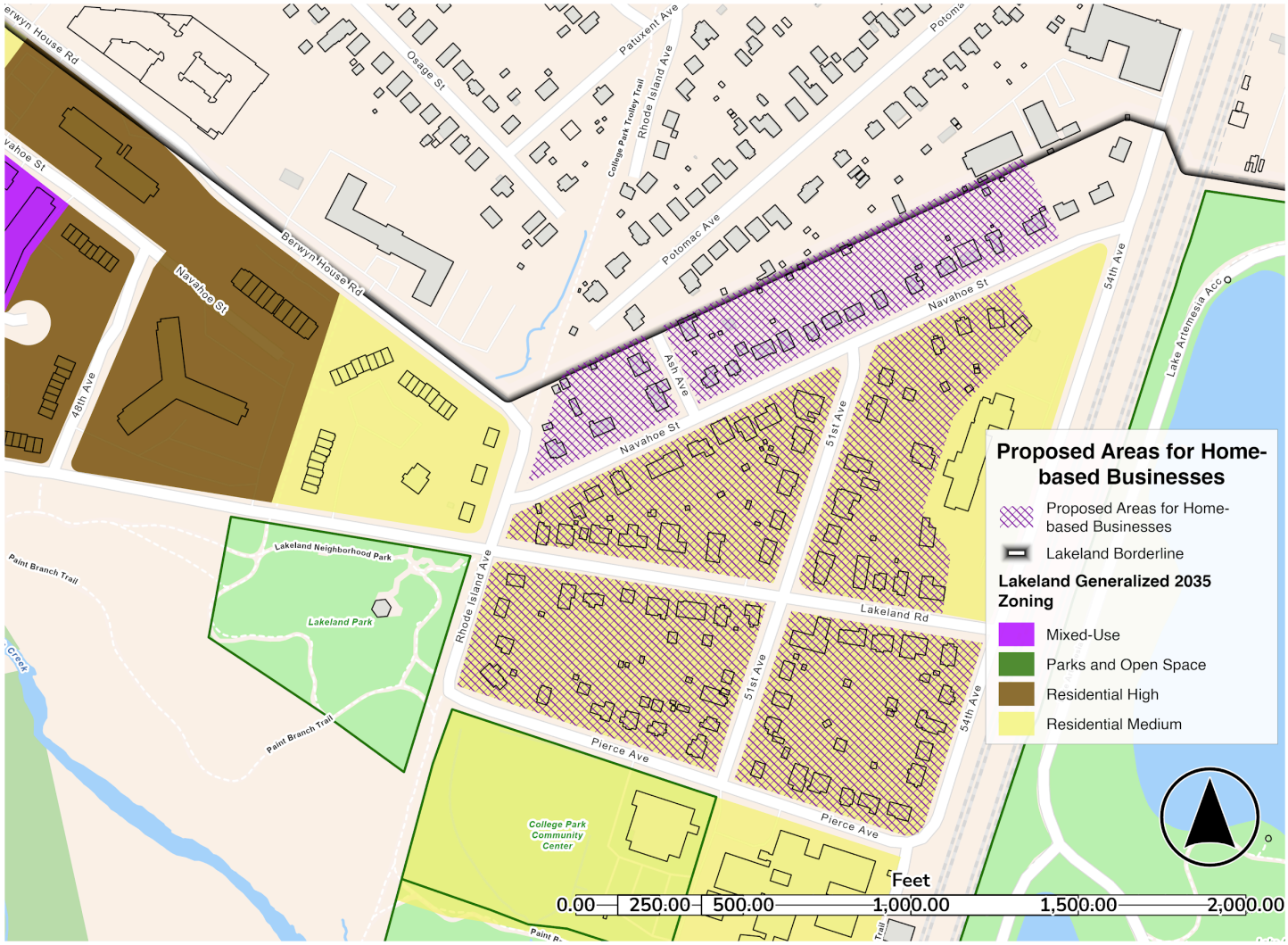
3.1 Support home-based business incubation through a grant program for home retrofits and updated zoning.

Key areas proposed for zoning flexibility are Navahoe St. from Rhode Island Ave. to 51st St., and Lakeland Road, from Rhode Island Ave. to 54th St. This strategy, further guided by insights from the APA recommendations for the regulation of

home-based businesses outlined by Wunder (2000), will involve a nuanced revision of zoning policies to facilitate the growth of home-based enterprises while preserving the residential character of the community. The revised zoning policy will clearly define permissible and prohibited home-based businesses. For instance, while professional offices, personal services, instructional services, and artisanal workrooms may be encouraged, more intrusive businesses such as large-scale repair services or retail sales not involving goods made on the premises could be restricted. This approach ensures that home-based businesses enhance, rather than disrupt, the residential nature of Lakeland.

Furthermore, operational standards will be established to govern aspects like customer visitation hours, noise levels, and storage of materials, ensuring minimal disruptive impact on the neighborhood. The policy will also address the use of commercial vehicles and the requirement for hard-surfaced parking areas, ensuring that the business activities align with the community's aesthetic and environmental goals.

Map 10: Proposed Areas for Zoning Accommodation of Home-based Businesses in Lakeland



3.2 Transform the community center into a neighborhood commerce center with spaces for pop-up retail and events.

This strategy focuses on transforming the community center into a vibrant activity center. This includes initiatives like the renovation of the community center and its surroundings, especially its front yard, to accommodate spaces for pop-up retail (such as the UMD Farmers' Market), and events, upgrading the community center's facilities, along with the strategy of a better events management and announcement system as discussed in the first objective. These developments aim to

create a multifunctional hub that not only serves and encourages recreational purposes but also becomes a cornerstone for economic activities, such as local markets and community events where residents can engage in economic activities, socialize, and enjoy cultural events. Other initiatives to pursue over a longer term include establishing amenities like a performance pavilion and a restaurant to support and complement the hub.

Figure 15: Views of community center in 2023 and 2033



2023: College Park Community Center



2033: Neighborhood commerce center

3.3 Pilot a workforce development program that provides education and training to meet the needs of a changing economy.

As Autor (2018) emphasizes, the rise of the digital economy poses a real risk of job automation, particularly in communities already experiencing economic displacement. Designed to initiate a workforce development program, this strategy is specifically tailored to empower the Lakeland community to mitigate the risks of job automation within the evolving global economy. This program aims to provide comprehensive education and skill training, equipping residents with the tools to navigate and succeed in a digitally-dominated job market, initiatives under this strategy should recognize the importance of addressing the broader economic challenges that contribute to disparities in job opportunities and wage stagnation (Moretti, 2012; Chetty et al., 2014). By focusing on these critical areas, this strategy seeks to enhance Lakeland's economic resilience and upward mobility.

Climate Change in the Reform Scenario

This section proposes methods for addressing the current and future effects of climate change in Lakeland under the Reform scenario.

Objective 1. Improve Lakeland's Flood Resiliency.

Lakeland has experienced flooding in the past and with increasing storms caused by climate change, flooding continues to be a major concern for Lakeland residents. This objective aims to minimize flood damage for both public and private property in Lakeland by building stormwater infrastructure throughout the neighborhood. Lakeland falls within a floodplain and increasing development in the surrounding areas will disrupt natural stormwater management. This puts Lakeland at a higher risk of flooding in the future. Integrating stormwater management into current street infrastructure and property can control flooding before it can cause much damage.

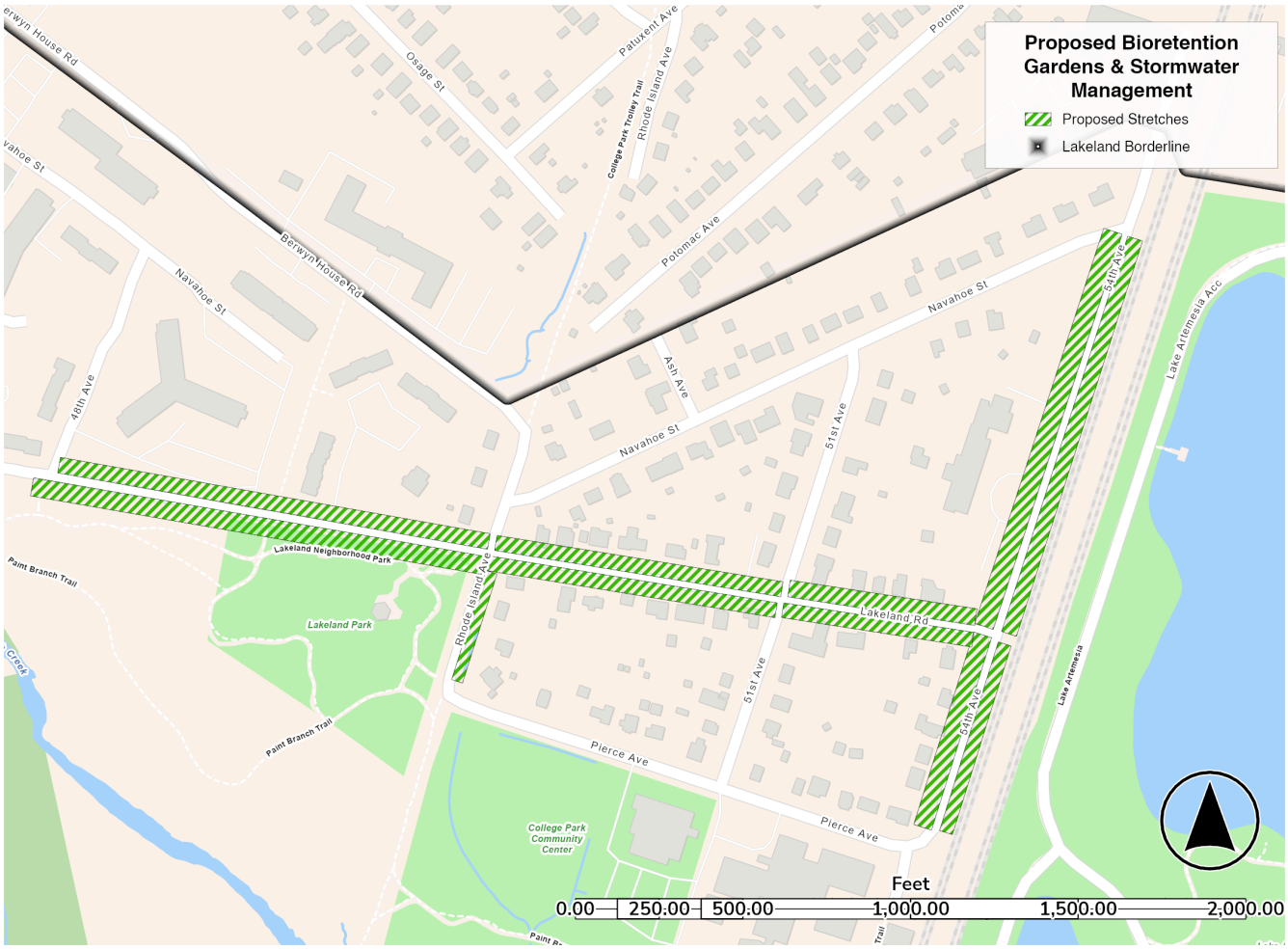
1.1 Establish a stormwater management improvement program for residents to build or install stormwater management infrastructure.

Implementing a stormwater management improvement plan for residents to fund and install stormwater infrastructure like rain gardens, blue roofs, and pervious surfaces on their properties. This can reduce runoff and help filter out pollutants in Lakeland. Lakeland has a history of flooding issues, and controlling where and how stormwater flows can mitigate flood damage on private property. This program can mimic similar local programs like Montgomery County's Rainscapes and Prince George's County Rain Check Rebate. Lakeland residents can apply for funding and rebates for installing stormwater management systems on their property. Implementing these systems can protect private property from damages caused by flooding and more intense storms.

1.2 Install bioretention gardens and stormwater management garden beds along major streets.

The installation of bioretention gardens and stormwater garden beds will provide additional protection from flooding. Lakeland has experienced flooding before, and these features will mitigate the damage caused in future flooding events. Strategically placing bioretention gardens and stormwater systems on major streets can optimize reducing runoff pollutants and control flooding on essential access roads in Lakeland. These bioretention gardens would be placed along Lakeland Road and 54th Street as these are high traffic streets. 54th Street can utilize the green strip between the street and the CSX train tracks to address runoff from both sides. These street systems can mimic existing stormwater infrastructure in other cities and towns, like in Philadelphia.

Map 11: Proposed Bioretention Gardens & Stormwater Management in Lakeland



Objective 2. Improve Lakeland's Adaptation to Rising Temperatures.

Climate change has exacerbated the occurrence of harmful weather events and conditions including rising temperatures. This objective aims to mitigate the harm caused by rising temperatures in Lakeland since according to the Climate Action Plan (2022) prepared by the Prince George's County Climate Action Commission, communities in the county will face rising temperatures in the future.

2.1 Plant roadside trees along right-of-ways and canopy trees within targeted open space to increase shading throughout Lakeland.

The planting of roadside trees along right-of-ways will increase shade coverage and lower temperatures on pedestrian walkways. This strategy will protect both pedestrians and infrastructure, such as sidewalks from excessive heat exposure since much of Lakeland's sidewalks currently lack shade coverage. This strategy can mimic existing heat action plans such as the Greater Phoenix Heat Action Planning Guide.

2.2 Install shaded rest stops with water foundations and emergency blue lights around the community.

The installation of rest stops with water fountains will provide areas for residents to sit, socialize, and recover from heat exposure. This strategy is multifaceted for its ability to improve both climate conditions in Lakeland and offer opportunities for socializing. This strategy can mimic existing heat mitigation infrastructure in other areas, like neighborhoods of Greater Phoenix. Locations for shaded rest stops can correlate with Buddy Benches, as mentioned in the Community Infrastructure section, to encourage safe and pleasant socialization. The addition of water fountains and emergency blue lights can help residents stay hydrated, combat heat-related symptoms, and have access to emergency services if needed.

2.3 Implement rainwater harvesting to irrigate vegetation and street trees.

Rainwater harvesting can reduce Lakeland's reliance on municipal water sources, reduce stormwater runoff and associated flooding and pollution, and provide a backup water source in case of drought or other emergencies. This can support the additional shading vegetation through water conservation while reducing runoff pollution. Collection surfaces will be contextual and include public and private rooftops and gutters, cisterns and rain barrels, filters, and others. Maintenance and watering can be done by students as part of the Good Neighbor program described in Housing Strategy 4.1. Additionally, a rainwater harvesting education program can be established in partnership with the elementary school and the University of Maryland.

2.4 Implement house retrofitting programs to improve heating and cooling in residential houses.

The implementation of a house retrofitting program will allow residents to live in homes that can better handle the necessary, increasing cooling and heating needs brought about by climate change. This strategy ensures that Lakeland residents can safely live in homes that are resilient and well-prepared for the challenges of climate change.

2.5 Designate the community center as a cooling center during times of extreme heat.

Designating the community center as a cooling center will provide a safe area for Lakeland residents to cool down during times of extreme heat. This strategy ensures that all Lakeland residents will have a place to recover from the heat, regardless of the capabilities of their own homes.

Figure 16: Views of Lakeland Road in 2023 and 2033



2023: Impervious surfaces on Lakeland Rd



2033: Bioswales and shaded benches

Objective 3. Improve Lakeland's Disaster Response Strategies.
Occurrences of extreme weather events and natural disasters are increasing. Lakeland must be prepared to handle these events and have plans in place for their aftermath. This objective aims to mitigate the harms caused by extreme weather events in Lakeland. The previous objectives in the climate change section were geared towards disaster prevention. This objective aims to assist Lakeland in its recovery if those preventative measures are not sufficient.

3.1 Establish a post-disaster recovery plan for Lakeland.

This strategy aims to establish a comprehensive post-disaster recovery plan, providing Lakeland residents with a strategic roadmap for long-term recovery and rebuilding processes. After disasters, residents can direct their efforts toward executing the plan rather than creating it, making the recovery period shorter.

3.2 Establish the community center as a Resilience Hub to assist with emergency management.

Resilience Hubs provide resources such as clean water and food during times of crises. When a crisis occurs, these hubs can still provide resources such as backup energy, educational workshops, and gathering space. A Resilience Hub would provide Lakeland residents with a reliable way to obtain food, water, energy, and information during times of crises.

Objective 4. Strive to make Lakeland a stronger, greener community.

This objective aims to make Lakeland an ecologically progressive community through incremental greening strategies that create a healthier environment for all of Lakeland's residents. Strategies impact both the physical environment and Lakeland's relationships with its surrounding institutions. Building external relationships can assist in creating a more sustainable and greener Lakeland. Lakeland can be a neighborhood known for its ecologically forward thinking and be prepared for an uncertain future created by climate change.

4.1 Utilize City of College Park's Sustainable Communities Designation to fund additional sustainable programs. Partner with the University of Maryland for support with grant/funding applications.

The City of College Park has an existing Sustainable Communities Designation, as approved by the State of Maryland. This place-based designation offers resources and funding for communities that can support community development and sustainability efforts. Access to funding is a significant hurdle for Lakeland if there is not a designated person who is familiar with the application process. Lakeland can also partner with the University of Maryland to have students assist in grant applications. This benefits students as well as they gain expertise in grant writing and applications and Lakeland gains access to funding that can make the community more sustainable.

4.2 Plant native vegetation in existing greenspaces to support native biodiversity.

A sustainable environment requires creating a healthy environment for all species, including non-human species. Non-human species are essential for natural systems to work and ultimately support human life. Planting dense, native vegetation creates habitats for native animal and insect species. Native plant species, like black-eyed susan, spicebush, and blackgum, can be planted in existing greenspaces in Lakeland. Resources like Maryland's Wildflower Meadow's Guide and the University of Maryland Extension can act as a guide for planting the best plant species for Lakeland. These species should be picked to match Lakeland's existing conditions, such as being shade tolerant and hardy against flooding. This native vegetation should be planted in unused greenspaces in Lakeland, such as the lot at the corner of Lakeland Road and 54th Street or along the CSX train tracks. Utilizing these unused patches of land can reassure residents that this strategy is not trying to introduce green gentrification-induced displacement in Lakeland. This strategy is important toward making a greener Lakeland as Lakeland is adjacent to Lake Artemesia's diverse ecosystem.

4.3 Partner with the University of Maryland's College of Agriculture & Natural Resources to establish a community garden program that teaches residents sustainable skills for garden management.

Community gardens can offer a variety of benefits to Lakeland, including environmental education and resilience. As a community so closely tied to natural systems like natural watersheds and Lake Artemesia's natural biodiversity, it is important that Lakeland leverage its relationship with the natural environment and to create a greener and sustainable community. This can come in the form of education through a community garden to teach residents about natural systems through food production. Community gardens can teach residents how natural systems work together for food production and its impact on the environment. Community gardens are a well-known resource that can improve natural and social capital in communities, as seen through precedents like USDA People's Farm and Sylhet Farm in Detroit, Michigan. USDA's People's Farm encourages local food systems to help communities with food access within a changing climate. Sylhet Farm accomplishes similar goals while also building community identity within a large immigrant community. College Park has two existing community gardens in Hollywood and Old Town, but Lakeland's community garden program can partner with the University of Maryland's Extension and College of Agriculture & Natural Resources to learn additional best practices for gardening and becoming more sustainable. This garden can be located in the empty lot next to the Washington Brazilian Seventh-day Adventist Church, also known as the old high school, to build relationships with both old and new Lakeland residents.

Objective 5. Pursue Clean Energy for All Lakeland Residents.

Energy demands will rise as residents try to adapt to changing temperatures brought on by climate change. These energy demands should be met by clean energy that will not harm Lakeland residents or the environment.

5.1 Implement a community-owned solar program and retrofit existing community buildings to collect solar energy.

Community-owned solar is a model for residents to collectively own and benefit from a solar energy project. This allows individuals who may not be able to install solar panels on their own property, such as renters or those with unsuitable roofs, to access clean energy and participate in the transition to a sustainable future. Community owned solar energy systems in Lakeland would be on publicly owned buildings like Lakeland Elementary and Lakeland Community Center. In addition, grants to construct solar parking canopies at Lakeland, Elementary, Lakeland Community Center, and Lakeland Park would be taken advantage of. In this model, Lakeland would own and operate the solar array (as opposed to buying shares in an existing large solar array) which provides a greater degree of control and economic benefits. Community owned solar increases access to clean energy, reduces energy costs, improves air quality, empowers the community, and depending on its placement, can provide shade and contribute to enhance placemaking. Precedents such as The Brooklyn Microgrid and Solarize Montgomery County can be considered by adaptation in Lakeland.

Figure 17: Views of Lakeland Road and 54th Street in 2023 and 2033



2023: Lakeland Road and 54th Street



2033: A community and solar garden

5.2 Explore a hyper-local "Green Bank" concept through the City of College Park and the University of Maryland.

With the help of the University of Maryland and the City of College Park, this strategy would establish a Green Bank. With the help of the University of Maryland and the City of College Park, this strategy would establish a hyper-local green bank —a community-based financial institution dedicated to accelerating the transition to a sustainable and equitable local economy. Operating on Lakeland's scale, it focuses on mobilizing resources and investments towards clean energy projects and initiatives that directly benefit residents and businesses. Based off of similar hyper-local green banks like the Montgomery County Green Bank, it will employ a range of financial tools beyond traditional loans, such as grants, equity investments, and crowdfunding, to support projects prioritized by Lakelanders.

The Human Experience — Reform Scenario

In this reformist scenario, Shauna is now 35 years old and living in a house that she purchased from the College Park Community Preservation Trust, which gave her priority of purchase as a Lakeland diaspora member, a convenient down payment, and an affordable mortgage plan. She was able to afford this house with the help of a forgivable loan from College Park's reparations fund and a supplementary grant from her employer, who participates in the Live Where You Work program. During the day, she works as a program administrator at the University of Maryland, College Park, a short commute from home. She takes the new pedestrian path to get to the Purple Line station, which she can ride for free straight to her office on campus.

Shauna still needs a side hustle to keep up with the rising cost of living. She runs a home-based specialty seasoning business, and she sells at the monthly market at the Lakeland Community Center. She received a grant to retrofit her kitchen, but is still working to recoup the money she invested to launch the business. Her business attracts people of all ages living in the neighborhood, and she has built up a loyal base of regular customers. Many of these customers are neighbors she frequently sees at other community events and will occasionally sit and chat with her at the "buddy benches" around the neighborhood.

In her free time, Shauna likes to take the new pedestrian path over to Lake Artemesia. She reflects on how nice it is not to have to use the tunnel to access the lake anymore. At the lake, she enjoys reading and walking along the water. She frequently runs into fellow community members there and notices how active the trails have been over the recent years with new bikes and pedestrian friendly streetscapes.

Figure 18: Lakeland in 2033 Under the Reform Scenario



Key Takeaways

In 2033, a reformist Lakeland has a multigenerational sense of ownership thanks to programs prioritizing families and Lakelanders, but is still challenged by rising housing costs and increased numbers of student renters. A reformist Lakeland has stronger connectivity and opportunities for economic growth but still faces challenges in gaining full control over public spaces and lake access. A reformist Lakeland is better prepared to face the impacts of climate change with infrastructure that improves protection and preservation but is still unable to maximize Lakeland's potential as a sustainable community. While a few things have improved in Lakeland and steps towards a just and sustainable community are being taken, comprehensive restorative justice has not been achieved by utilizing existing political and socioeconomic programs and policies. Restorative Justice requires more than reform. A Reformist strategy does not go far enough.

Revolutionary Scenario

Introduction to the Revolutionary Scenario

The revolutionary scenario imagines what Lakeland would look like in 2033 if it had access to all new and established resources and assets it needs to become a thriving community that supports the wellbeing and livelihood of its residents. This scenario attempts to address the needs and wants of all Lakelanders (past, current, and future) by forming new systematic norms that center Lakelanders. Developmental strategies for the next ten years would have to be revolutionary to achieve restorative justice. Real financial reparations are necessary, and on their own not sufficient. The revolutionary scenario creates a paradigm that values people and living beings over profit.

Vision Statement

In 2033, Lakeland is an interconnected, future-facing, thriving community where power and ownership have been restored to the community through the creation of a new political and economic paradigm. Lakelanders have forged conditions where community and individual well-being at all life stages are prioritized and equitable opportunities abound, rooted in a deep respect for the community's heritage and history. Housing is regarded as a human right, displaced Lakelanders have a clear path to return, and more homes have been added while retaining the neighborhood's historic character; homes are affordable, sustainable, and accessible to Lakelanders across the income, ability, and age spectrum. In the face of climate change, Lakeland has adapted at the neighborhood and individual levels to mitigate impacts from heat and flooding, created an independent clean energy source, and is a model of solidarity with a robust Green Jobs program. Community infrastructure is guided by community values, tells Lakeland's story, fosters a solidarity economy, and strengthens climate-adaptive multimodal connectivity. Historic injustices have been repaired, reparations are ongoing, and the community enjoys strong relationships with strategic partners. Lakeland is a beacon of empowered resilience and an example for other communities that seek self-determination and a more sustainable future.

Restorative Justice in the Revolutionary Scenario

What is restorative justice in the context of a revolutionary scenario? While navigating this dilemma, this question never quit our thoughts. A revolutionary scenario brings a major shift, a fundamental change in a political, social, or economic structure, often achieved through drastic measures. However, by attempting to push this scenario to make far-reaching changes, we must not neglect to explicitly show how restorative justice shaped our objectives and strategies.

In a revolutionary scenario that calls for restorative justice, we aim to empower communities in order to take an active role in the justice process. By using actions that are audacious, we aim to repair the harm by listening to Lakelanders' needs, and to put this harmed community at the heart of our objectives. Whether for housing and land use, community infrastructure, or climate change, redressing the harm caused to Lakelanders has been the major driver of this scenario, thus contributing to a form of social revolution at the community level and beyond.

Table 3: Revolutionary Scenario Objectives, Strategies, and Execution Aids and Precedents

Housing & Land Use		
OBJECTIVES	**STRATEGIES**	**EXECUTION AIDS & PRECEDENTS**
1. Enact policies that establish housing as a human right across the income, age, and ability spectrum.	1.1 Fully implement a national-level Homes Guarantee that eradicates housing insecurity and homelessness in the U.S. through a large-scale federal investment. 1.2 Build decommodified social housing that establishes housing as a public good, serves residents (including students) across all income levels, and is governed by democratic resident control. 1.3 With housing rights secured, create opportunities for wealth-building beyond financial capital and homeownership.	• Homes Guarantee Briefing Book • MMT and the Homes Guarantee • DC's Green New Deal for Housing Amendment Act of 2023; Campaign for a Green New Deal for Housing • Housing Opportunities Commission of Montgomery County's (HOC) Housing Production Fund • The Dance Loft
2. Restore housing justice for Lakelanders who were harmed by Urban Renewal by establishing programs that support their right to return, solidify their ability to live in Lakeland, and revive their connection to the lake.	2.1 Pay reparations in the form of cash or a home to Lakelanders, displaced Lakeland diaspora members, and their descendants, coupled with a right of first refusal program 2.2 Develop a reparations fund that is capitalized by the key players that caused harm during the Urban Renewal era, including the City of College Park, the federal government, Prince George's County M-NCPPC, and the University of Maryland, to catalyze affordable housing construction in Lakeland 2.3 Submerge the CSX and Metrorail tracks underground to increase the buildable land in Lakeland and create low-rise, gentle-density housing opportunities that overlook the lake 2.4 Preserve one block of Lakeland's historic homes to serve as an educational tool that perpetuates Lakeland's legacy.	• Transformation Church in Tulsa • **Implementation:** assessment of the impact of past policies, engagement with responsible entities to secure financial commitments, and the establishment of a transparent legal and financial framework for fund management • **Implementation:** Develop partnerships with the City of College Park, WMATA, and CSX to submerge the metrorail and build new housing units • DC legacy Project at Empower DC
3. Increase the number and types of housing in Lakeland while preserving its historic neighborhood character.	3.1 Facilitate housing opportunities and human connection among Lakelanders through a shared housing program that improves affordability and counteracts feelings of isolation and loneliness. 3.2 Develop a pattern book that includes pre-designed, sustainable, gentle-density housing typologies. 3.3 Amend land use with a Form-Based Zoning Code to enable by-right construction of housing typologies described in Strategy 3.2 on lots currently zoned as single-family. 3.4 Create a guaranteed student housing plan at the University of Maryland to minimize housing affordability pressure in surrounding neighborhoods, including Lakeland.	• Washington, DC's "Golden Girls Bill" • Cohousing Association of America • HIP Housing of San Matteo shared housing program in 1979 • Missing Middle Housing: Thinking Big and Building Small to Respond to Today's Housing Crisis • Los Angeles' approved ADU plans • DC's CHASE communities pattern book • Hartford, CT won an award for its city-wide Form Based Code; see Desegregate Connecticut and Smart Growth America • UCLA's undergraduate campus housing guarantee

Community Infrastructure		
OBJECTIVES	**STRATEGIES**	**EXECUTION AIDS & PRECEDENTS**
1. Facilitate a strong sense of community for all Lakelanders, across age	1.1 Establish the Paint Branch Elementary School as a pillar for Lakeland community building, with a curriculum that emphasizes community-oriented education, the history of Lakeland, and employment-readiness to attract and support families as a foundation for Lakeland's community. 1.2 Create an interactive community museum to preserve living history and envision the future. 1.3 Cultivate intergenerational wisdom through the formation of a Lakeland Community Council. 1.4 Transform the built environment with inclusive and accessible community spaces.	• Community Schools by the Maryland State Education Association can provide a great guideline to upgrade the curriculum system for the Paint Branch School. • DakshinaChitra Living-History Museum can be a great example in converting the historic lakeland into an interactive community museum. • They can also come up with different art forms to preserve their community culture. • Designing Intergenerational Communities • The importance of Intergenerational communities • Transformative Placemaking: A framework to create connected, vibrant and inclusive communities • Playbook for inclusive placemaking: Community Process • Equity and inclusion: Getting down to the heart of placemaking
2. Ensure that community members have access to and ownership of the resources they need to thrive within the community.	2.1 Form a Community Development Corporation to facilitate community decision-making, ownership of space, and act as the primary vehicle for financial investment in community priorities. 2.2 Create a mixed-use commercial hub, including first-floor community-owned space and second-floor housing at 8102-8106 Rhode Island Avenue. 2.3 Establish a local currency to encourage circular investment in Lakeland businesses.	• CDC legal structure in Maryland • CDC functions in ways similar to Community Land Trusts when regulating ownership of spaces • **Implementation**: This hub would be owned and monitored by the Lakeland CDC • All construction will be paid for by the City of College Park and the University of Maryland • BerkShares are successful local currency in the Berkshire region of Massachusetts
3. Create and restore spaces that promote connectivity and social resilience, rooted in a deep respect for Lakeland's heritage.	3.1 Use eminent domain to reclaim historically significant properties and public spaces in Lakeland. 3.2 Bury the CSX and Metro train tracks in an underground tunnel through the Lakeland boundaries to restore access to the Lake Artemesia Natural Area. 3.3 Fully fund, construct, and implement the Paint Branch RiverWalk Vision, including an extension to carry RiverWalk on through Lakeland to the Lake Artemesia Natural Area.	• The Bruce family historically had beachfront property that was taken from them. With the help of Where is My Land nonprofit organization, they were able to get their land restored to them. • **Implementation:** Develop relationships with CSX and WMATA to submerge the metrorail and build new housing units • Paint Branch RiverWalk Vision Plan to be carried out as is

Climate Change		
OBJECTIVES	**STRATEGIES**	**EXECUTION AIDS & PRECEDENTS**
1. Ensure a climate resilient Lakeland.	1.1 Equip all buildings and homes with comprehensive climate resilience measures implemented by the Green Jobs Corps. 1.2 Allocate resources to a Soil Storage and Infiltration System of permeable and heat reducing surfaces, bioswales, rain gardens, and rainwater harvesting technology that is designed to collect rainwater, contribute to groundwater replenishment, and manage stormwater runoff. 1.3 Foster a paradigm shift towards energy efficiency and environmental sustainability through a comprehensive grants program designed to actively encourage the adoption of climate-friendly appliances.	• Leverage upcoming Inflation Reduction Act funds to retrofit existing homes with climate-adaptive infrastructure • Chesapeake Bay Trust • PG County Rain Check Rebate Program • Home Electrification and Appliance Rebates • FEMA Hazard Mitigation Grant Program (HMGP) • FEMA Building Resilient Infrastructure and Communities • EPA Greening America's Communities Program • US DOT RAISE Discretionary Grants • Evanston, Illinois – Evanston Local Reparations through a Restorative Housing Program • Portland, Oregon – Permeable pavement on North Gay Avenue
2. Invest in a net positive and carbon-neutral Lakeland.	2.1 Develop and implement a public-purpose microgrid to ensure a diverse, resilient energy supply by harnessing renewable energy sources, including solar panels, battery-power, and geothermal pumps. 2.2 Generate surplus green energy and market it as Renewable Energy Credits (RECs) for sale to neighboring Maryland communities. 2.3 Implement a community-wide neighborhood electric vehicles (NEVs) transportation initiative to reduce carbon emissions, enhance air quality, and promote sustainable micro mobility.	• The Maryland Energy Administration (MEA) Resilient Maryland Program Grant • Maryland FY23 Clean Fuels Incentive Program (CFIP) • FEMA Hazard Mitigation Grant Program (HMGP) • PG County Rain Check Rebate Program • FEMA Building Resilient Infrastructure and Communities • EPA Greening America's Communities Program • Chesapeake Bay Trust • US DOT RAISE Discretionary Grants • Chicago, Illinois - First neighborhood microgrid that is solar and battery-powered • Peachtree Suburb of Atlanta, Georgia – Teens and older people rely on neighborhood electric vehicles to get around
3. Empower Lakeland to lead its own sustainable green practices.	3.1 Establish a dedicated Green Corps in Lakeland entrusted with the upkeep, repair, and implementation of initiatives geared toward enhancing climate resilience and maintaining green infrastructure. 3.2 Create a decentralized model farm and greenhouse owned by the community of	• Job Guarantee Program • Prince George's Community College Sustainable Energy and Workforce Development Program • Other training programs • Prince George's County Community Gardens Mini Grant

	Lakeland, ensuring an abundance of fresh fruits and vegetables that surpasses local demand. 3.3 Deploy smart sensors that measure air quality, pollutants, and temperature, to provide real-time data to the public on the actions and progress made to preserve and protect community and individual health.	• Southern Maryland Farmer Mini-Grant Program • CoFUND • Community Partnership Grant (CPG) • EPA Region 3 Sensor Loan Program • Maryland Mesonet System • White House Climate Corps – trains young people in high-demand skills for jobs in the clean energy economy • WE ACT for Environmental Justice – empowering communities with the skills and training to contribute to a green workforce. • Detroit, Michigan – D-Town Farm • Foodprints – Farming and cooking education • Wayne County, Detroit – Air Quality Monitoring

Housing and Land Use in the Revolutionary Scenario

In the revolutionary scenario, housing and land use policies must be varied, addressing not only the physical needs of housing and infrastructure but also the social, cultural, and historical contexts of the community, especially for members affected by past injustices in Lakeland.

Objective 1. Enact policies that establish housing as a human right across the income, age, and ability spectrum.

In the United States, the government does not recognize housing as a human right (Fallon, 2021). Our housing system is thus predicated on individuals' ability to pay to access housing, which has grown increasingly difficult as the cost of housing outpaces the growth in wages. A revolutionary, though we hope not controversial, intervention is to restructure the housing system nationwide such that housing is a recognized human right, as other countries have done.

1.1 Implement a national-level Homes Guarantee program that eradicates housing insecurity and homelessness in the U.S. through a large-scale federal investment.

Local, county, and state governments hold power, but when it comes to provisioning for public benefit, there is one critical tool held only by the federal government: the power to create money. Heterodox economic theories shift focus toward the provision of basic human needs and away from traditional measures of economic success like GDP. One such economic framework, called Modern Monetary Theory (MMT, also known as Modern Money Theory), "recognizes that governments with exclusive legal control over their own currency (monetary sovereignty) can never run out of money in the way that businesses and households can," (Burke, 2020) and as such, are capable of spending to secure their constituents' basic needs. The U.S. government has historically provided seemingly endless money to fight wars; it can and should do the same to invest in its population's basic needs through a right to housing and other social provisions.

The campaign for a national Homes Guarantee is a project of People's Action, an organization that describes itself as "one of the largest, multiracial people's organizations in the country, with 48 member organizations in 30 states and more than a million grassroots leaders" (People's Action, 2019). It is a framework developed as the basis for ongoing and future legislative engagement, and is a useful resource in this context.

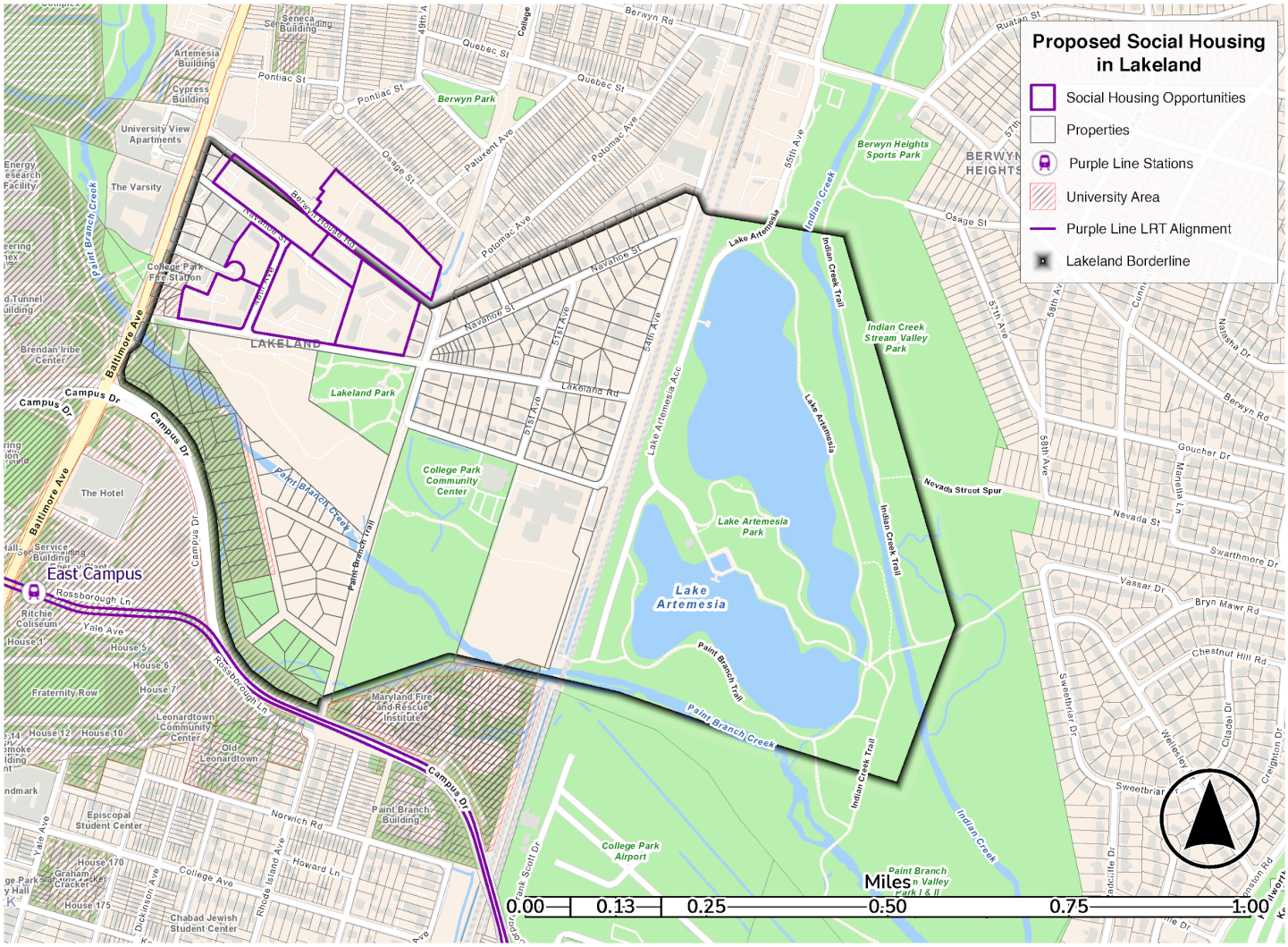
This large-scale social investment is not new. During the New Deal era, the federal government invested money to provide jobs through the Works Progress Administration; subsidized homeownership through the creation of the Federal Housing

Administration, the GI Bill, and other programs (though because of the way it did so, it also exacerbated residential segregation (Faber & Sucsy, 2021)); and built public housing for workers who supported the war effort. Yes, massive investment is needed to provide a homes guarantee; but it is a scale of investment that has happened before and that can happen again, one that *must* happen again.

1.2 Build decommodified social housing that establishes housing as a public good, serves residents (including students) across all income levels, and is governed by democratic resident control.

A major limitation of our current economic system in the U.S. is that housing is treated as a commodity. Historically, housing has been a primary investment vehicle for many families in the U.S., with many counting on homeownership to provide for them after retirement. However, as the cost of housing has outpaced increases in wages (Schmidt, 2022), and as market conditions like high borrowing costs make homeownership less attainable to would-be first-time home buyers, we've created a system that benefits institutional investors and others who can afford to pay above asking price (U.S. Department of Housing and Urban Development, Office of Policy Development and Research, 2023), at the expense of people who intend to buy homes to live in them. In essence, our current system values profit over people (Lopez et al., 2022) and exchange value over use value.

Map 12: Proposed location of social housing in Lakeland



Our social housing proposal incorporates three primary characteristics, each of which is outlined in the Homes Guarantee Briefing Book (People's Action, 2019). Social housing:

- Rents are charged according to either real costs-based or income-based formulas;
- Is a public option for housing; is permanently outside of the private market;
- Is governed by democratic resident control, so residents have a say in decisions made about their housing.

Public housing has a complicated history in America due in no small part to its chronic underfunding (which led to a dire, compounded maintenance deficit) and its shift into housing for the poor. Originally, public housing was intended to be home to people across the income spectrum; renewed calls for social housing aim to return to that intent. In nearby Washington, DC, the DC Council has taken up social housing as part of its agenda (Green New Deal for Housing Amendment Act of 2023, 2023). In neighboring Montgomery County, the Housing Opportunities Commission builds public housing in all but name through its housing production fund (Dougherty, 2023).

Lakeland is home to both market-rate and subsidized apartments and townhomes, much of which is aging. The revolutionary scenario proposes a replacement of those aging units with slightly more dense social housing that caters to people across the income spectrum. Below, this report depicts a map of proposed social housing locations, as well as an AI-generated rendering of what the social housing could look like. It should cater to the whole person, and as such, amenities like green space for recreation and the provision of 3- 4- and 5-bedroom family-sized units, among other components, are critical. Defying negative stereotypes, social housing can and should be aesthetically pleasing, well served and located, and of good quality.

Construction of social housing in Lakeland could be done by the Green Jobs Corps, which is introduced in the Climate Change section of this scenario. Any new housing built should adhere to green building standards, and there are ample opportunities for construction workforce development that could be conducted in partnership with local trade schools.

Figure 19: AI-generated rendering of proposed social housing (Created with Midjourney)



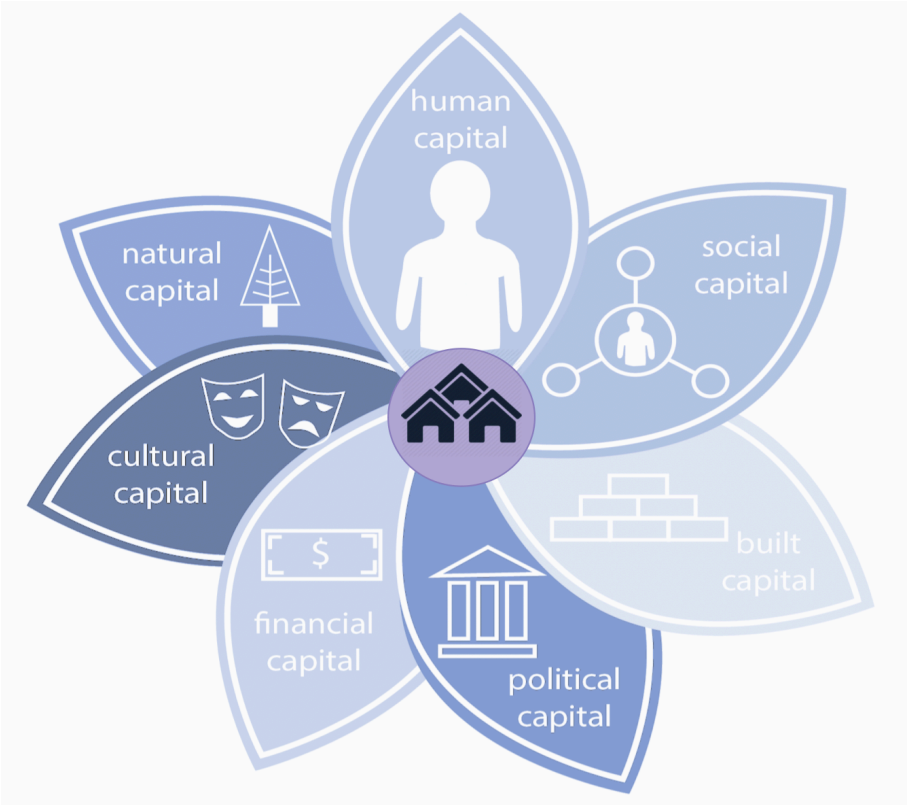
1.3 With housing rights secured, create opportunities for wealth-building beyond financial capital and homeownership.

To meaningfully address the challenges of maintaining affordable housing and providing opportunities for wealth-building, it is crucial to look beyond traditional financial capital and homeownership models. This shift in perspective entails rethinking how we view individual economic needs in relation to housing. The focus shifts from a purely economic transaction to securing rights to housing and building community wealth. It recognizes that secure housing should be a right, not just a commodity and that by ensuring this right, we can build stronger, more resilient communities where individuals can prosper without the pressure of economic constraints dictating their housing (in)stability. In essence, it's about reimagining housing not just as an individual asset and physical space but as a cornerstone for community development and personal well-being.

An illustrative example of this is the initiative undertaken by the project The Dance Loft (Dance Loft on 14., n.d.). Their vision of transforming spaces into vibrant community centers demonstrates how housing and community spaces can play a pivotal role in enriching community life. This concept goes beyond just providing a roof over heads; it's about fostering environments where culture, education, and communal activities thrive, contributing to the social and cultural capital of the community.This approach aligns with the community capitals framework, which recognizes various forms of capital—social, cultural, human, financial, political, built, and natural. Placing housing at the center of this framework acknowledges that a secure, stable, and welcoming home environment is fundamental to fostering other types of community capital. A stable housing situation enhances social capital by providing a space for people to gather, interact, and build relationships. In this way, housing is not merely a physical structure but an anchor in the community's overall

well-being and growth, serving as a foundation for various forms of capital to flourish. This integrative approach, as exemplified by The Dance Loft's project, showcases how housing can be a central element in building and enriching community life across multiple dimensions.

Figure 20: Housing at the heart of the community capitals framework



Objective 2. Restore housing justice for Lakelanders who were harmed by Urban Renewal by establishing programs that support their right to return, solidify their ability to live in Lakeland, and revive their connection to Lake Artemesia.

To restore housing justice for Lakelanders affected by Urban Renewal, it's essential to implement programs that secure their residence in Lakeland or its surroundings, if they so desire, and compensate for the harm that they endured by offering priority in housing and support in homeownership, creating more qualitative housing opportunities, and reviving Lakelanders' connection to the lake, thereby rekindling their historical and emotional ties to this vital part of their community. This includes creating a new row of housing units with views towards the lake (see 2.3 below).

2.1 Pay reparations in the form of cash or a home to Lakelanders, displaced Lakeland diaspora members, and their descendants, coupled with a right of first refusal program.

The proposed reparations program for Lakelanders, their diaspora, and their descendants aims to integrate financial compensation and housing opportunities, including cash payments and the provision of homes, augmented by a right of first refusal program for homeownership. This multifaceted approach, grounded in the use of reparations calculators and real estate market analysis (i.e., utilizing platforms like Zillow for current home values), is designed to provide fair and meaningful compensation for historical injustices.

The reparations program by Transformation Church in Tulsa *(Creef M., 2021)* serves as a significant model for addressing historical injustices through reparations. The church, under the leadership of Pastor Michael Todd, demonstrated a proactive approach:

- Pastor Todd and his team located the living survivors of the Tulsa Race Massacre. This effort involved identifying individuals who had directly experienced one of the worst incidents of racial violence in U.S. history. The church focused on the three remaining survivors, whose ages ranged from 100 to 107 years.
- During a special service on the Juneteenth weekend in 2021, Transformation Church presented each of these survivors with a check for $200,000. This substantial sum was intended not just as a gesture of financial support but as a symbolic act of restitution for the losses and suffering endured during the massacre.

2.2 Develop a reparations fund that is capitalized by the key players that caused harm during the Urban Renewal era, including the City of College Park, the federal government, Prince George's County, and the University of Maryland, to catalyze affordable housing construction in Lakeland.

The development of a reparations fund to address harms from the Urban Renewal era in Lakeland involves establishing a financial mechanism capitalized by key contributors. This fund aims to catalyze affordable housing construction, redressing historical injustices faced by the Lakeland community. Its creation would entail a comprehensive assessment of the impact of past policies, engagement with responsible entities to secure financial commitments, and the establishment of a transparent legal and financial framework for fund management.

The 2022 studio report (Abban et. al, 2022) defined The Federal Government, The State of Maryland, the City of College Park, Prince George's County M-NCPPC, and the University of Maryland as key contributors to the harm caused to the Lakeland community, as:

> The work of the city of College Park is going to make amends for the devastation that urban renewal caused to the Lakeland neighborhood and community is a good start in the restorative justice process, but there are other players that were responsible and should not only acknowledge and apologize for their role but make an effort to repair and bring more equitable outcomes. It is not enough for College Park to take on this work, but also all the players that had a hand in the devastation of Lakeland should participate. Urban renewal was made possible by federal legislation that empowered the work done on the municipal level. The federal government has a responsibility to uplift communities of color. Just like the federal government assisted white families with federal housing and transportation policy after WWII, it must be involved with the restoration for African American families and neighborhoods that were destroyed by urban renewal (Perry, 2020). In addition, WMATA was responsible for the construction of the Green Line metro and the 1980 excavations of Lake Artemesia (Gross, 2022). Further, HUD, which was responsible for the formation of the PAC, all but ignored the protests and concerns of the community leaders allowing the Weiner Plan to proceed, despite its failing to address the needs of the community. In short, the pursuit of restorative justice means more than reparations and amends, but the complete and definite disruption of the marginalization of communities of color, which is and should be considered a collective responsibility (Abban et al., 2022).

The fund should be dedicated to catalyzing affordable housing construction in Lakeland. This could involve financing new housing projects, offering subsidies or grants to developers who build affordable housing, or providing direct financial assistance to displaced families for home purchases or renovations. The fund should be managed by a board composed of representatives from the Lakeland community and city officials. This board would oversee the allocation of funds, ensuring that they are used effectively and transparently for the intended purpose.

The reparations program by Transformation Church in Tulsa (Creef M., 2021) emphasized the role of the church and its members in contributing to the restoration and healing of communities torn down by historical events. This perspective highlights the reparations as part of a larger, ongoing process of healing and rebuilding. Pastor Todd's message extended beyond his congregation, urging other churches and religious leaders to recognize their responsibility in societal healing and restoration. By calling this period a "reparations season," he encouraged a wider movement within the religious community to actively participate in redressing historical wrongs.

2.3 Submerge the CSX and Metrorail tracks underground to increase the quantity of buildable land in Lakeland and create low-rise, gentle-density housing opportunities that overlook Lake Artemesia.

This strategy aims to increase buildable land for gentle-density housing, transforming the urban landscape to offer low-rise residences with scenic views of the lake. The freed surface land would be developed to encourage more community-centric, sustainable, green, and multispecies designs that maintain the area's natural beauty and inclusivity. This ambitious project would benefit exclusively Lakelanders harmed by past policies, and will involve collaboration with transportation authorities, and careful consideration of environmental impacts. The images below depict the current conditions on 54th Street, contrasted with a rendering that illustrates what the same area might look like if this strategy were implemented.

Map 13: New housing development around the Lake for Lakelanders

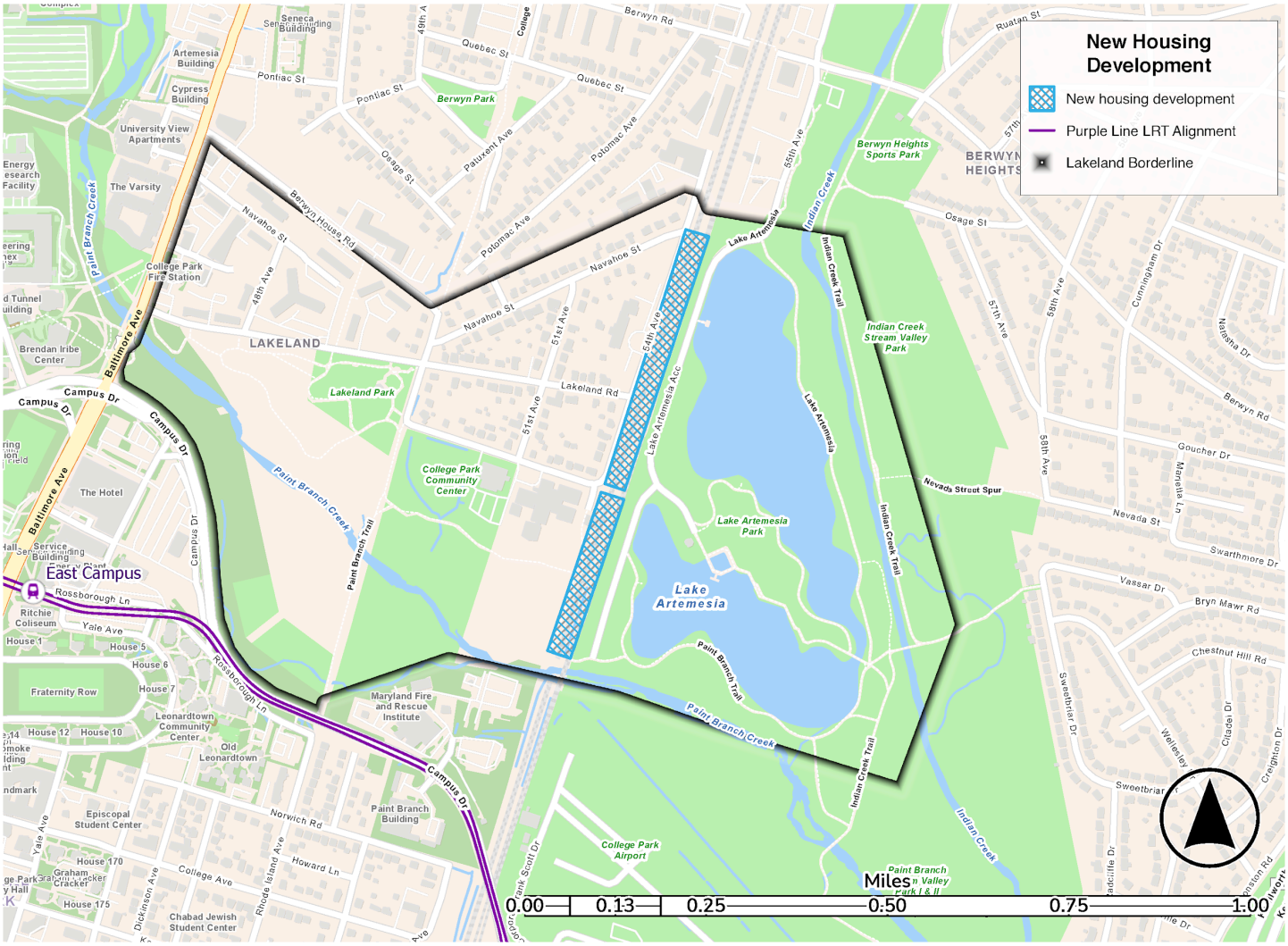


Figure 21: New housing development near the Lake (after) (created with Adobe Photoshop)



2.4 Preserve one block of Lakeland's historic homes to serve as an educational tool that perpetuates Lakeland's legacy.

This strategy recommends using a historic overlay to preserve one block of Lakeland's historic homes to safeguard the legacy left by past generations while allowing for new development opportunities within the neighborhood. Moreover, the preservation area could serve as a dynamic tool for teaching younger generations about the history of Lakeland, fostering a sense of pride and identity, blending the preservation of cultural heritage with contemporary community development. Lakeland not only celebrates its rich past but also imparts valuable lessons to future generations, ensuring that the legacy and stories of previous generations continue to resonate and inform the city's evolving narrative. As appropriate, homeowners of these preserved housing units can be compensated for their loss of development rights or be allotted a transfer of development rights to another area of Lakeland or College Park.

A useful case study for this strategy is the commemoration component of the DC Legacy Project at Barry Farm-Hillsdale (DC Legacy Project., n.d.). The project is centered on honoring the history and legacy of the predominantly African American residents who have lived in and were displaced from the Barry Farm Dwellings, a large public housing site that was demolished. In 2018, a redevelopment project led to the displacement of the last public housing tenants from the Barry Farm Dwellings. In response, the Barry Farm Tenants and Allies Association successfully obtained a historic landmark designation for five public housing buildings at the site. These buildings were historically significant as homes to well-known activists and now stand as symbols of the area's rich and complex history, particularly from the Reconstruction era.

This historic preservation project recognizes the significant contributions and struggles of these individuals and communities in their fight for land and housing rights in Washington, D.C. The project aims to ensure that the Barry Farm historic landmark serves as a meaningful and respectful space, embodying the collective memory and experiences of those who have been a part of this area's rich history.

Figure 22: Restoration of Accessibility to the Lake



Before (2023): Lack of connection to the Lake.

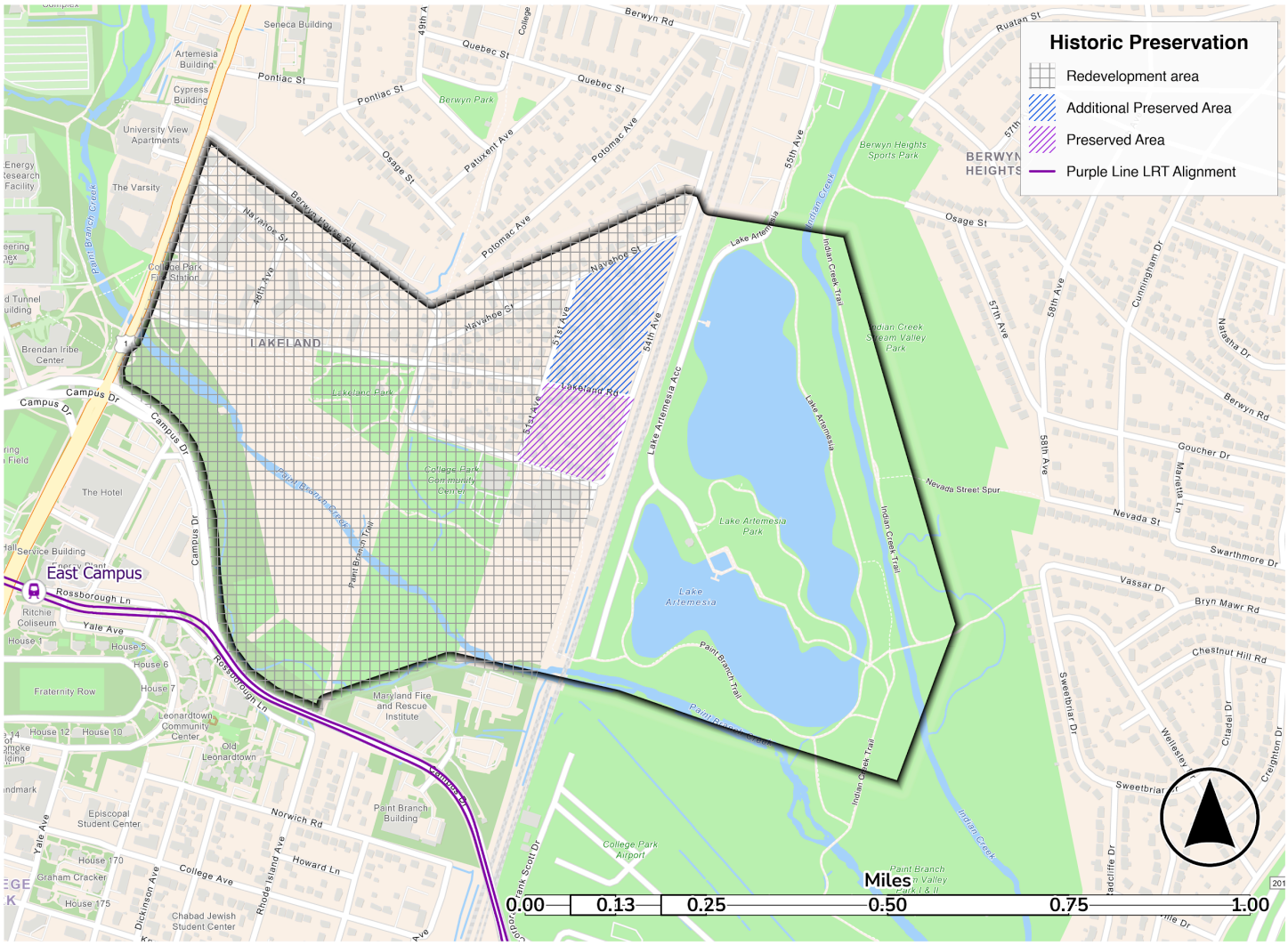


After (2033): Restored connection to the Lake.

Objective 3. Increase the number and types of housing in Lakeland while preserving its historic neighborhood character.

Lakeland lost approximately 75 percent of its housing during urban renewal (Lakeland Community Heritage Project, 2009). Existing homes today have become increasingly less affordable, and for those who may want to live in Lakeland or the greater College Park area, the shortage of affordable housing is particularly acute. This objective and its strategies seek to address the housing shortage and to improve affordability, while also preserving the way that it feels to live in Lakeland.

Map 14: Housing blocks suggested for historic preservation



3.1 Facilitate housing opportunities and human connection among Lakelanders through a shared housing program that improves affordability and counteracts feelings of isolation and loneliness.

As homeowners age in place, the way they experience their homes changes. In addition to mobility challenges, seniors are susceptible to feelings of isolation and loneliness, and shared housing models can help address that (Glass & Lawlor, 2020). Additionally, seniors who live alone in a single-family home may have extra space in their homes that could serve as both housing for someone else and as a source of supplemental income for the homeowner.

This strategy seeks to address the dual challenges of loneliness and housing affordability in a revolutionary manner through a supplemental rent stipend for the renter and grant funds for any needed aging-in-place or ADA accessibility retrofits to the home. These funds could come from a variety of sources, including state grant funds, the City of College Park, the University-City Partnership, among others. In Washington, D.C., the DC Council has considered legislation for shared senior housing, nicknamed the Golden Girls Bill (Senior Co-Living Program Establishment Act of 2019, 2019), after the popular television series where four senior women share a home (and friendship!). In San Mateo County, California, HIP Housing's home sharing program dates back to 1979, demonstrating the staying power of programs like this (HIP Housing, 2014).

We learned through various community engagements that took place during this project that many of Lakeland's single-family homes are occupied by seniors. As Lakelanders continue to age, a home sharing program such as this could take on greater importance.

3.2 Develop a pattern book that includes pre-designed, sustainable, gentle-density housing typologies.

Pattern books are design resources that help preserve knowledge about architectural styles present in a neighborhood, and are of particular importance in historic neighborhoods. A local example is Washington, D.C.'s CHASE communities pattern book (D.C. Department of Housing and Community Development, 2014), which describes single-family typologies in Congress Heights, Anacostia, and St. Elizabeths – historically African American neighborhoods east of the Anacostia River with historically depressed real estate values. This strategy is intended to take the concept of a pattern book further, beyond documenting historic typologies to include proposed, pre-approved design plans for more dense housing structures that still respect the neighborhood character.

In Los Angeles, California, the City partnered with small design firms to create a pre-approved, free-to-download ADU (Accessory Dwelling Unit) plan, with additional pre-approved designs that can be purchased (Rao, 2023 and Los Angeles Department of Building and Safety, n.d.). By subsidizing the cost of design plans up front, the cost of redevelopment is reduced. Lakeland and the City of College Park can take this further by including other "missing middle housing" (Opticos Design, Inc., n.d.) typologies, including duplexes, quadplexes, and cottage courts in addition to ADUs, in their pattern book.

Some of these gentle-density housing typologies may be possible to build while retaining the feel of the existing single-family structure, such as adding an ADU to the yard, or constructing an add-on unit that is attached to the existing home. However, some property owners and the College Park Community Preservation Trust may find it advantageous to redevelop lots to create a greater number of units. This pattern book would provide clear guidance for how to do so without turning Lakeland into an unrecognizable place.

Figure 23: AI-generated rendering of a stacked duplex that resembles a single-family home (created with Midjourney)



Figure 24: AI-generated rendering of proposed four-plex building designed to blend into the single-family neighborhood (created with Midjourney)

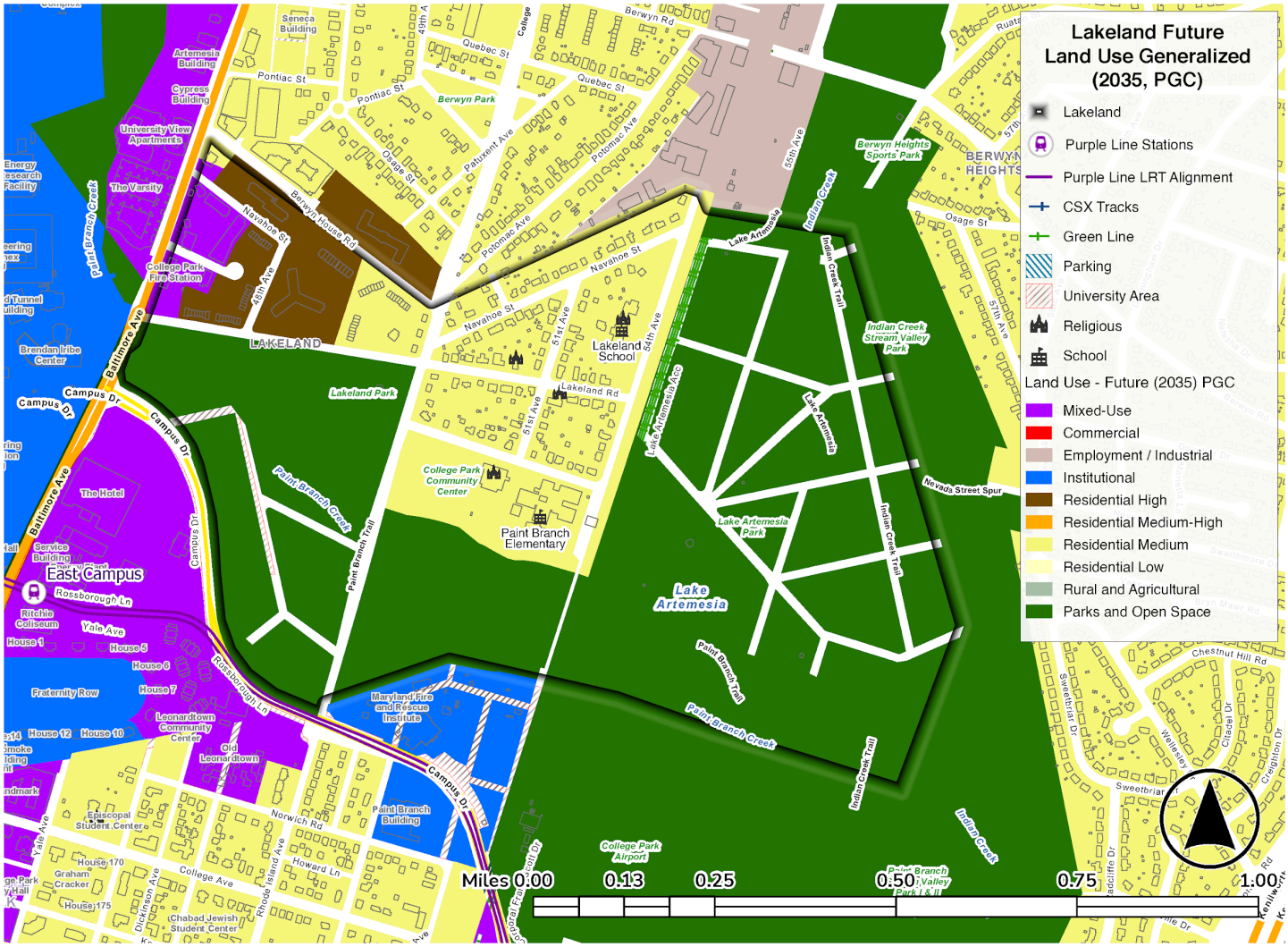


3.3 Amend zoning with a Form-Based Code to enable by-right construction of housing typologies described in Strategy 3.2 on lots currently zoned as single-family to create neighborhood-appropriate density.

Prince George's County's proposed land use plan for 2035 suggests that much of Lakeland's current single-family-only zoned plats should be rezoned as middle-density housing. This is a necessary proposal, as the current land use pattern restricts the amount of housing that can exist in the neighborhood, thus creating unnecessary scarcity in the housing market. Current zoning and building patterns have created a scenario wherein there are highly dense apartment buildings along Route 1 and low-density single-family units immediately adjacent to them. The County is experiencing a shortage of housing units, which has exacerbated the shortage of *affordable* housing units. By upzoning to include middle-density housing, the County can mitigate that effect.

This strategy suggests taking the proposed land use guidelines a step further by implementing a Form-Based Code in Lakeland. Form-based code functions similarly to a historic overlay in that it limits the type of construction that can occur, but unlike historic overlays, Form-Based Code can support new, more dense housing construction. Form-Based Code incorporates aesthetic guidelines that would work in tandem with Strategy 3.2 to build more dense homes that still fit the neighborhood's character. The City of Hartford, Connecticut, won an award for its city-wide form-based code, and it is believed that form-based codes lead to more equitable land use policies (see: Desegregate CT, n.d. and Form-Based Codes Institute & Smart Growth America, 2021).

Map 15: Prince George's County's proposed future land use for 2035, indicating middle-density housing (yellow) for all of Lakeland's current single-family-only areas



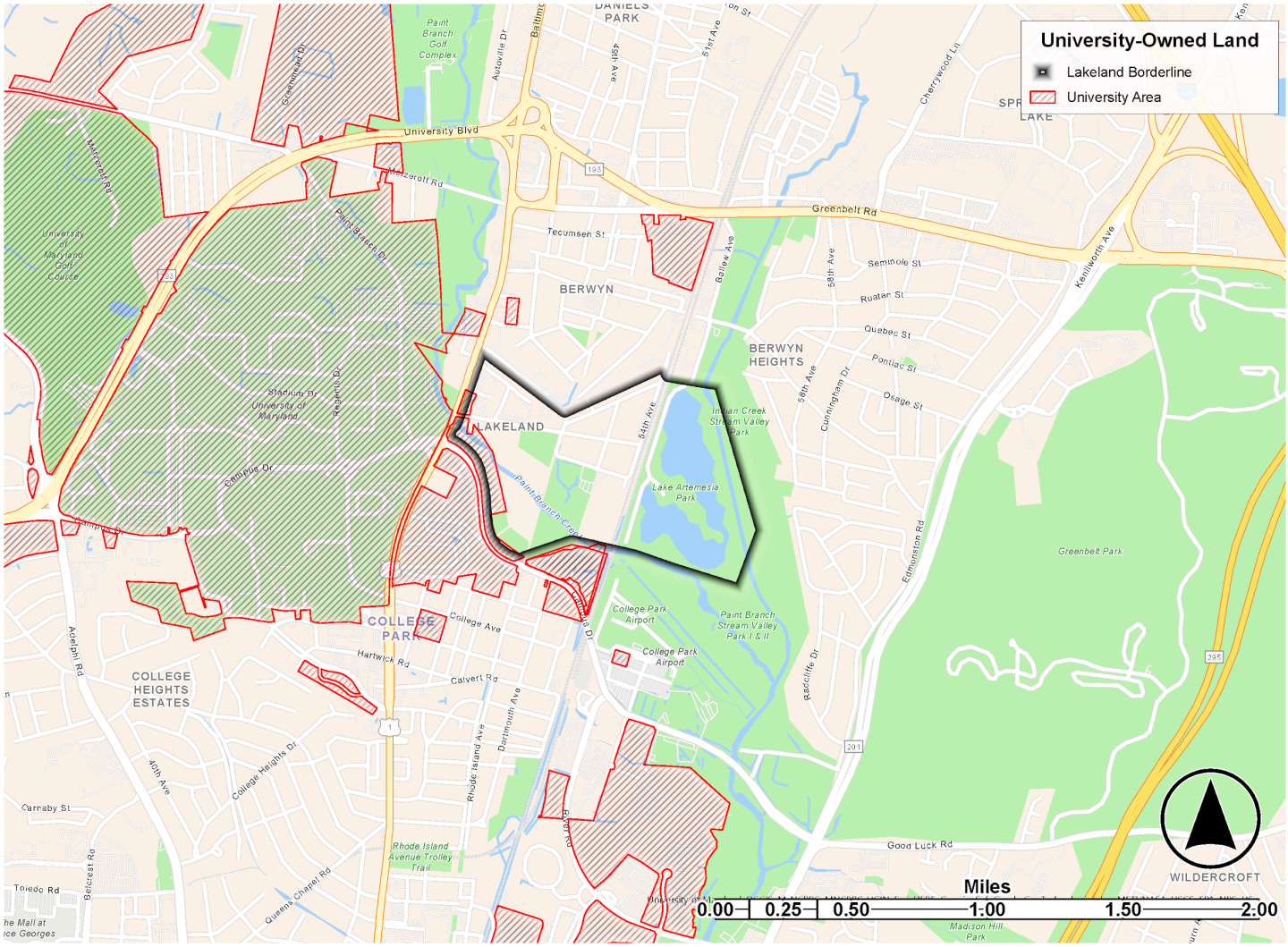
3.4 Create a guaranteed student housing plan at the University of Maryland to minimize housing affordability pressure in surrounding neighborhoods including Lakeland.

One of the challenges we heard through our community engagement with Lakelanders was the threat of encroachment by students from the University of Maryland into the neighborhood. We heard concerns that more students would lead to a loss of the family-oriented nature of the community, and that the incentive for absentee owners to buy properties in Lakeland to transform them into overcrowded student rentals is great. While students' presence in Lakeland is not inherently bad (in fact, this proposal encourages students to participate in the proposed Strategy 3.1 shared housing program), the shortage of affordable student housing does pose a very real threat.

Thus, we propose that the University of Maryland create and implement a guaranteed student housing program on university-owned land that serves students' needs, including students with families and graduate students. While affordable student housing shortages are not a unique challenge, there are national examples that are more acute than in College Park. The University of California, Los Angeles, while situated in one of the nation's most expensive housing markets, has managed to successfully implement a guaranteed student housing program for undergraduate students – up to four years for first-year students and two years for transfer students (Kendall, 2022). UCLA used university-owned parcels like parking lots to build student housing; while students must still pay for housing, the cost is nearly a third lower than comparable market rate rents, according to the university (Walker, 2022). UMD's newly published Campus Facilities

Plan includes proposed land use ideas; surely housing would be a better use of space than surface parking lots for commuter students, which could be converted to underground parking garages with housing on top (University of Maryland Campus Facilities Plan, 2023).

Map 16: UMD's land outlined in red; multiple opportunities for the construction of student housing on university land



Community Infrastructure in the Revolutionary Scenario

Objective 1. Facilitate a strong sense of community for all Lakelanders of all ages.

Foster a socially connected Lakeland with community-driven education goals, conserving the community history through Restorative Justice Commission, cultivating intergenerational connection and establishing inclusive community spaces in the neighborhood.

1.1 Establish the Paint Branch Elementary School as a pillar for Lakeland community building, with a curriculum that emphasizes community-oriented education, the history of Lakeland, and employment readiness to attract and support families as a foundation for Lakeland's community.

This strategy proposes a transformation of the Paint Branch Elementary School into a cultural hub and model for progressive education programs. The curriculum would emphasize culturally relevant and sustaining lessons that teach students about Lakeland's history and values by providing inclusive and project-based learnings, focusing on critical thinking, social justice, sustainability, and community empowerment. The curriculum will offer specialty programs in areas like art, technology, and entrepreneurship to allow students to pursue their interests and be employment-ready. Partnerships with local public-private organizations and universities will provide collaborative learning opportunities, internships, and mentoring. The school will also host community events to facilitate intergenerational connections, activating the space as another community hub. Its physical design and operations will reflect a commitment to environmental sustainability. This well-rounded, community-oriented approach will demonstrate excellence and attract progressive families wanting to raise socially conscious, empowered children in the Historic Lakeland neighborhood. E.g., Maryland State Education Association has a Community School program that provides a great combination of family and community oriented curriculum and program that can help Paint Branch School to build upon its own kind of framework.

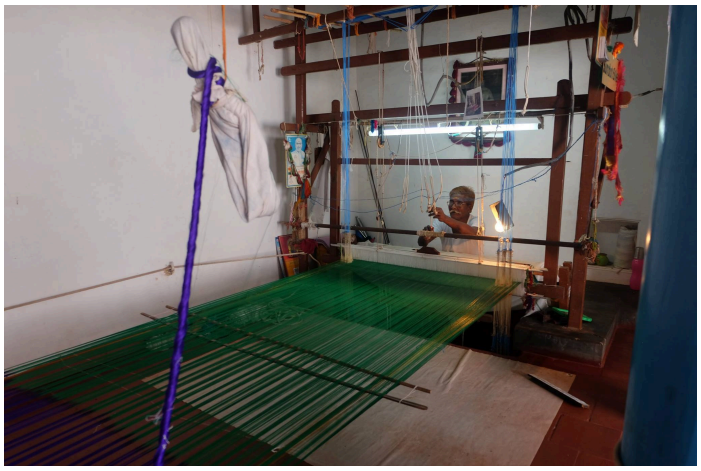
1.2 Create an interactive community museum to preserve living history and envision the future.

The Lakeland Living Museum will function as an interactive platform for Lakelanders of all generations to share cultural memories and experiences through oral histories, multimedia exhibits, and programming aligned with the Restorative Justice process. The museum's exhibits and walking tour loops will showcase how the community overcame urban renewal, achieved self-sustainability, and preserved its rich history. Interactive projections, videos, and research materials will demonstrate living stories from Lakelanders and the Lakeland diaspora to not only enable awareness but also scholarly work on Lakeland's storied past. As a neighborhood-integrated museum, it will host events to share Lakeland's culture with the broader community. This innovative approach will empower Lakelanders by paying tribute to the community's history of resilience and serve to collectively imagine and enact its future.

Figure 25: Precedent images of DakshinaChitra living museum



A preserved home of an artisan in the museum.



The artisan is crafting artifacts inside his home.

1.3 Cultivate intergenerational wisdom through the formation of a Lakeland Community Council.

The "Lakeland Community Council" will bring together respected elders, other community members and existing community groups, to incorporate intergenerational wisdom into the planning and decision-making process for the betterment of the community. This multigenerational Council will meet regularly, with priority given to seniors with rich lived experience in Lakeland, to help guide community policies and projects. The Council will meet periodically with community organizers and leaders to solicit feedback on decisions and preserve community history and memory. The

Council would also operate a mentorship program to cultivate leadership activism, and empower Lakeland's youth as change-makers.

1.4 Transform the built environment with inclusive and accessible community spaces.

Retrofit existing and create new outdoor community gathering spaces that are inclusive and accessible to Lakelanders of all ages and abilities. These spaces will facilitate intergenerational community building, organizing for social change, and amplifying voices that have been historically marginalized. The programming in these areas will be co-created with the community to promote empowerment, education, and connection among people of all ages and stages of life, with feedback from youth, seniors, and members of the varied community. The spaces will be designed to promote engagement, from child-friendly areas to seating and features that enable participation by elders and people with disabilities.

Figure 26: Community spaces that are not activated (Left) and the connected intergenerational neighborhood (Right)





Objective 2. Ensure that community members have access to and ownership of the resources they need to thrive within the community.

For far too long, Lakelanders have been stripped of things they have previously owned. This includes plots of land in their community, economic endeavors that once thrived within Lakeland, the ability to live in their neighborhood. This objective focuses on restoring economic assets and resources to Lakeland and providing Lakelanders with the resources they need within their own community.

2.1 Create a Community Development Corporation to facilitate community decision-making and ownership of space, and act as the primary vehicle for financial investment in community priorities.

Community Development Corporations, or CDC's, are non-profit organizations primarily focused on supporting a specific community and development in the area. These organizations typically represent the voices of community members and can work closely with community members to ensure specific support is available for them. Lakeland's CDC can ensure a central community leadership body to facilitate and manage community-owned resources. More specifically, the Lakeland CDC would be the primary owner of community-owned spaces and coordinate the everyday functioning of these spaces. In addition, the CDC would help facilitate community-wide decision-making processes and be the main vehicle for managing the community's finances including the responsibility of spending those resources in a fair and equitable way that would benefit Lakelanders first.

2.2 Create a mixed-use commercial hub, including first-floor community-owned space and second-floor housing at 8102-8106 Rhode Island Avenue.

This is a plot of land that has historically been a place for social connection in Lakeland. This former location of the Lakeland Hall was taken from Lakelanders during the Urban Renewal period and is now three residential houses that are owned by absentee landlords. This scenario calls for this plot of land to be returned to Lakeland through eminent domain and as a form of reparations (3.1). This strategy focuses specifically on what will be put in this plot of land when it is restored to Lakelanders. We propose a mixed-use commercial hub that includes retail stores, grocery, and a community cafe on the bottom floor, with residential units above. This building would be fully paid for by the City of College Park and the University of Maryland and gifted to the Lakeland CDC (2.1). In the hands of Lakelanders, they can determine what kind of businesses best suit the needs of the community and use the retail spaces in that way. There will also be opportunities for personal and business development training in the cafe.

2.3 Establish a local currency to encourage circular investment in Lakeland businesses.

Local currency is an innovative way to encourage individuals within a community to shop locally, ensuring that money is kept within the community for continued success of local businesses. Our revolutionary scenario calls for many businesses and retail to come back or spring up in Lakeland. This retail network will include a commercial hub in Lakeland, community members' businesses that are run out of their homes, and a farmers markets in Lakeland.

A Lakeland Buck will be equal to $1 USD. Anyone can trade USD for Lakeland Bucks at Lakeland's CDC. The CDC will be the primary managers of this program. As a form of reparations, the City of College Park will buy and distribute 10,000 Lakeland Bucks (worth $10,000) to Lakelanders and College Park residents to kickstart this program and reinvest in Lakeland businesses. By distributing throughout College Park, residents even outside of Lakeland will be encouraged to shop in Lakeland, increasing revenues and building a customer base. Individuals will be able to cash out at any time with a 1.5% fee. This fee will go directly to the Lakeland CDC to be reinvested into Lakeland in other ways, determined by community members and carried out by the CDC. This is modeled very closely on the BerkShares, a local currency program in the Berkshire Region in Western Massachusetts.

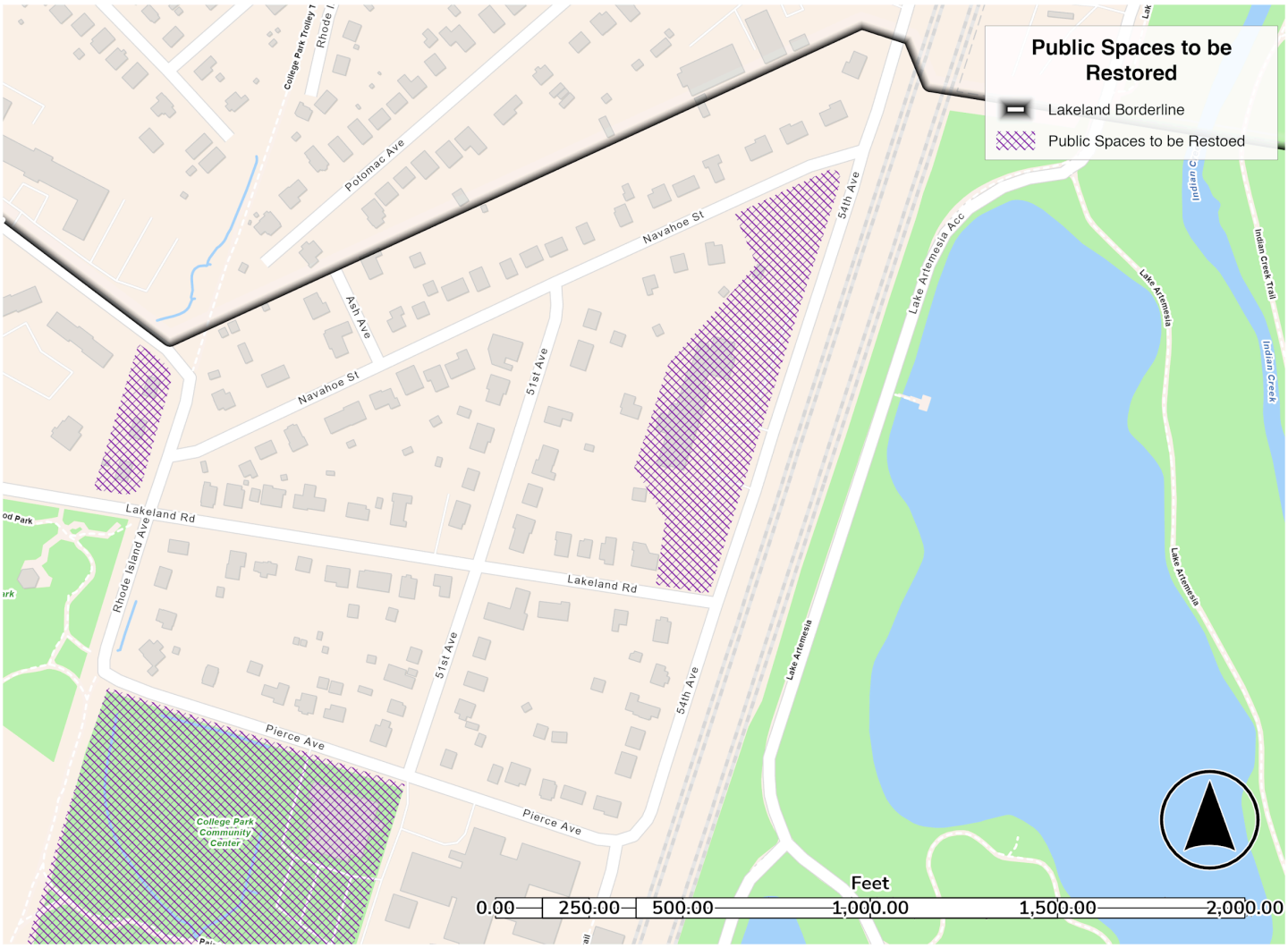
Objective 3. Create and restore spaces that promote connectivity and social resilience, rooted in a deep respect for Lakeland's heritage.

Lakelanders strongly value their social connectivity and the sense of community they have felt throughout Lakeland historically and with Lakelanders today. In a revolutionary scenario, this would be restored and spurred on by reestablishing spaces that have historically fostered these connections and ensuring that physical infrastructure exists that enables this social connectivity throughout.

3.1 Use eminent domain to reclaim historically significant properties and public spaces in Lakeland.

Certain levels of government have the power to claim parcels of land if they are deemed necessary for 'public use'. This concept is called eminent domain, and was one of the tools used to remove Lakelanders during urban renewal. In a revolutionary Lakeland, specific spots that have important historical significance to community members and community building will be returned to Lakelanders. This act of restorative justice by the government will restore physical spaces that have historically been spaces for social connectivity for Lakelanders. These properties include the now Washington Brazilian Seventh-Day Adventist Church (located at 8108 54th Avenue), three properties constructed by the City of College Park during Urban Renewal (located at 8102-8106 Rhode Island Avenue), and the M-NCPPC-owned soccer field (located at 5001-5049 Pierce Avenue). Today, these specific plots of land are privately owned, by the Church, absentee landlords, and M-NCPPC, respectively. These privately owned spaces come with stiff restrictions, preventing them from being spaces that can be utilized by the entire community and for public use.

Map 17: Spaces in Lakeland that will be restored to the community through eminent domain



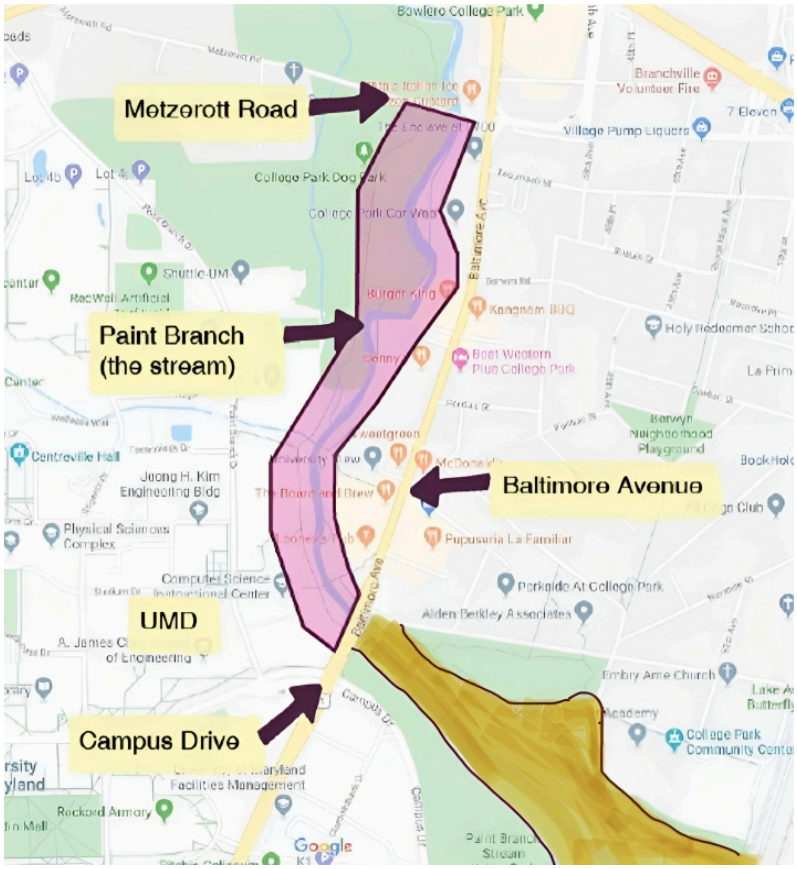
3.2 Bury the CSX and Metro train tracks in an underground tunnel through the Lakeland boundaries to restore access to the Lake Artemesia Natural Area.

This strategy, similar to 3.2 in the Housing and Land Use section above, calls for the train tracks that currently separate Lakeland and Lake Artemesia to be submerged or buried. The goal of this strategy is to restore connectivity of Lakeland to Lake Artemesia, allow Lakeland to reclaim the land that belonged to the neighborhood, and increase pedestrian and bicycle mobility through Lakeland and to the Lake. This will be paid for fully by CSX and WMATA as a form of reparation.

3.3 Fully fund, construct, and implement the Paint Branch RiverWalk Vision, including an extension to carry RiverWalk on through Lakeland and the Lake Artemesia Natural Area.

The City University Partnership in College Park has recently announced the Paint Branch Riverwalk Vision Plan. This is a plan to create more trail and park infrastructure around the Paint Branch river and trail. The proposal will improve pedestrian accessibility through College Park and include functional and fun outdoor spaces including seating areas, ways to interact with the river, and art installations. The revolutionary scenario calls for this Vision Plan to be extended through Lakeland and the Lake Artemesia Natural Area. The Prince George's County DHCD will fund this project as well as the extension proposed here as a form of reparation.

Map 18: The Paint Branch Riverwalk Vision Plan map (adapted from Neighborhood Design Center, 2020)



Current vision highlighted in purple, proposed extension in yellow

Climate Change in the Revolutionary Scenario

Climate change in the revolutionary scenario shares objectives and strategies that would contribute to Lakeland becoming its own environmental steward that is net positive, carbon neutral, and resilient to climate related threats such as extreme heat and flooding.

Objective 1. Empower Lakeland to lead its own sustainable green practices.

Promote community-led resilience and environmental efforts that empower Lakeland to actively build its capacity to adapt to climate change adaptation and mitigation. This objective involves providing education, resources, and support for residents to actively engage in environmentally friendly initiatives. Through collective ownership and responsibility, Lakeland cultivates a community-driven approach to sustainability, where residents actively contribute to and benefit from the adoption of green practices.

1.1 Establish a dedicated Green Corps in Lakeland entrusted with the upkeep, repair, and implementation of initiatives geared toward enhancing climate resilience and maintaining green infrastructure.

The Lakeland Green Corps, a salaried, trained, and specialized team, would be entrusted with a multifaceted role in enhancing climate resilience and sustaining green infrastructure. This team, composed of skilled individuals, would be responsible for a range of tasks aimed at fortifying the community's commitment to environmental stewardship. Lakelanders, past and present, would have priority status when applying for these roles, and workforce development opportunities will be built into the program structure to teach new skills.

The Lakeland Green Corps would be decentralized, managed, and funded by the Maryland state government and Prince George's County, mirroring a Jobs Guarantee Program. A Jobs Guarantee Program would establish a sustainable public option, offering workers access to training, living wages, benefits, improved working conditions, and full worker rights (Darity & Milam, 2020). Training for these positions can be given for free to Corps members through the Prince George's Community College Sustainable Energy and Workforce Development Program and other programming. The Green Corps can be modeled after and be similar to the newly proposed White House Climate Corps which would train young adults for high demand jobs in the support of sustainable practices (The United States Government, 2023).

The Green Corps would play a crucial role in the maintenance and upkeep of the community's green infrastructure. This includes routine gutter cleaning services to mitigate water runoff issues, a pivotal measure in managing stormwater and preventing potential flooding. Additionally, the team would engage in the repair and optimization of household appliances to ensure energy efficiency. Another aspect of their responsibilities involves meticulous crack sealing in windows and doors, fortifying the building envelope against external elements. This proactive measure not only enhances energy efficiency but also contributes to the overall resilience of the community's infrastructure against the impacts of weather and climate. Beyond these crucial tasks, the Green Corps would take charge of maintaining the Lakeland farm (see Climate Change Strategy 3.1), ensuring the sustainable management of agricultural and food system practices within the community. This includes overseeing the adherence to agricultural practices, food safety regulations, and efficient management of a rainwater harvesting system to sustain the farm's water supply, consumers' education, marketing, distribution, and others.

Importantly, the Green Corps would extend its impact beyond Lakeland by serving as ambassadors and educators. Through partnerships with other communities, the team would share knowledge, conduct training sessions, and assist in the establishment of similar Green Corps initiatives elsewhere, similar to WE ACT for Environmental Justice (2023), a non-profit organization that works towards empowering communities with the skills and training to contribute to a green workforce (WE ACT for Environmental Justice, 2023).

Figure 27: AI-generated renderings of members of proposed Green Corps (created with Adobe Firefly)



To address emergency management, the Green Corps would actively work to develop techniques and plans tailored to the specific needs of Lakeland residents. This could involve organizing workshops and training sessions to educate community members on effective emergency response strategies, evacuation procedures, and disaster preparedness measures. More tasks will include helping facilitate the Lakeland market and managing the smart sensors that would be located across the community.

1.2 Create a decentralized model farm and greenhouse owned by the community of Lakeland, ensuring an abundance of fresh fruits and vegetables that surpasses local demand.

The decentralized model farm will consist of multiple garden plots located in the yards of volunteer community members, the rooftops of the commercial hub and community center (where a rainwater harvesting system would contribute to watering crops), and a greenhouse attached to the community center. Implementing raised garden beds and rooftop gardens, connected to a rainwater filtration system, serves a dual purpose: mitigating flood risk by allowing excess water absorption and providing an eco-friendly solution for sustainable urban agriculture. The greenhouse, which would also be connected to a rainwater harvesting system, would offer the opportunity to grow produce that is out of season and would otherwise be difficult to cultivate in this region's climate. Harvested produce would serve the community, while any surplus produce can be sold at Lakeland's farmers market or Lakeland-run food businesses.

The Green Corps will oversee the farm's adherence to agricultural practices, food safety regulations, and the efficient management of a rainwater harvesting system to sustain the farm's water supply. The Green Corps, alongside community volunteers will help with maintaining the farm and cultivating produce. The harvested produce can also contribute to cooking classes and partnerships with Paint Branch Elementary School to teach students about healthy eating and farming practices. A partnership between Paint Branch Elementary School and the Lakeland Farm could mirror that of FoodPrints, an organization as a part of FreshFarm that integrates gardening, cooking, and nutrition education into the curriculum through a model of partnerships, standards-based curriculum, cafeteria connections, and food access (FRESHFARM, 2023).

Moreover, the farm will revitalize Lakeland's historical aquaculture tradition by utilizing the nearby lake, creating a harmonious connection between the community, its agricultural heritage, and the sustainable use of natural resources. To develop the farm, the Lakeland CDC will be able to apply to receive funding from a combination of sources such as the Prince George's County Community Gardens Mini Grant, Southern Maryland Farmer Mini-Grant Program, CoFUND, Community Partnership Grant (CPG), and the Climate Reparations Fund. For help developing and managing the farm, a partnership can be formed with the Institute of Applied Agriculture and UMD Arboretum & Botanical Garden to help understand how to manage and build a farm. A similar example to a Lakeland farm can be found in Detroit, Michigan, through the D-Town Farm, which is the largest of Detroit's thousands of gardens/farms that helps to provide produce to communities across the city (DBCFSN, n.d.).

Figure 28: AI-generated renderings of proposed decentralized farm, greenhouse, aquaculture on the lake and students cooking using fresh produce (created with Adobe Firefly)



1.3 Deploy smart sensors that measure air quality, pollutants, and temperature, to provide real-time data to the public on the actions and progress made to preserve and protect community and individual health.

Smart sensors are designed not only to monitor environmental conditions but also to empower the community with timely, accurate information. These sensors would operate in real-time, continuously collecting data and feeding it into a centralized platform. The Green Corps will take on the role of custodians for this shared platform, utilizing the data collected by the smart sensors to inform the public about crucial aspects of environmental health. Through regular updates and accessible information, community members gain insights into the current state of air quality, pollutant levels, and temperature variations. This transparency enables residents to make informed decisions about their daily activities, helping to safeguard individual and community well-being.

To learn more about how to manage the system, the Lakeland CDC can partner with the Maryland Mesonet System, a partnership between UMD and the state's Department of Emergency Management (MDEM), to train the Green Corps to read sensor data and find the best visualization tools associated with smaller sensors placed in Lakeland. To fund this project, the Lakeland CDC can apply for the EPA Region 3 Sensor Loan Program, designed to assist community groups, educators, state agencies, local agencies, and tribes in conducting their own small-scale localized air monitoring projects. An example of a community that uses smart sensors to safeguard community health can be found in Wayne County in

Detroit, Michigan. This county deployed 100 air-quality monitors on streetlights and other posts across its 43 communities to track levels of air pollutants (Shamus, 2023).

Figure 29: Community air quality monitor and an app depicting an air quality reading (Aeroqual and Coxworth, 2015)



Objective 2. Ensure a climate resilient Lakeland.

Revitalize Lakeland through infrastructure development, improved connectivity, and green solutions for enhanced heat and flood resilience at household and neighborhood levels. This involves the integration of green infrastructure and the adoption of innovative technologies to withstand extreme weather events. By prioritizing climate resilience, Lakeland will continue to be a community that can adapt and thrive in the face of evolving environmental challenges at both the community and individual levels.

2.1 Equip all buildings and homes with comprehensive climate resilience measures implemented by the Green Jobs Corps.

Implementing comprehensive climate resilience measures involves deploying various strategies to address flooding and extreme heat challenges. There are a variety of approaches that could work in Lakeland, and this strategy outlines several of the most relevant tactics. For flood mitigation, installing rainwater barrels helps capture and manage excess rainfall, preventing potential flooding. Sump pumps in basements act as a protective mechanism by efficiently pumping out water that may accumulate during heavy rainfall, reducing the risk of basement flooding. Incorporating check valves prevents the reverse flow of sewage into buildings during periods of heavy rainfall or flooding, safeguarding the community's sanitation infrastructure and public health (FEMA, n.d.).

In addition to flood mitigation, it's essential to integrate measures to combat extreme heat. This involves adopting advanced heat pump heating and cooling systems that are energy-efficient and contribute to maintaining a comfortable indoor temperature. Updated insulation in buildings helps regulate internal temperatures, reducing the reliance on energy-consuming heating or cooling systems. Including ceiling fans promotes better air circulation, enhances the effectiveness of cooling systems, and creates a more comfortable living environment (American Home Shield, 2021).

Green roofs, consisting of vegetation, provide natural insulation, reduce heat absorption, and contribute to overall energy efficiency. Lighter-colored surfaces, such as reflective roofing materials and pavements, help reflect sunlight, minimizing heat absorption and mitigating the urban heat island effect.

These strategies can be implemented in multiple ways (United States Environmental Protection Agency, n.d.). Federal, state, and local governments could fund a Climate Reparations Fund. Money could be derived from the revenue earned through the Purple Line. An example of a fund created for the benefit of a community is seen in Evanston, Illinois. In November 2019, the Evanston City Council adopted Resolution 126-R-19; the resolution committed the first ten million dollars ($10,000,000.00) of the City's Municipal Cannabis Retailers' Occupation Tax (3% on gross cannabis sales) to fund local reparations for housing and economic development programs for Black Evanston residents (City of Evanston., n.d.). Other potential funding sources include the Chesapeake Bay Trust, the Inflation Reduction Act, the Prince George's County Rain Check Rebate Program, and the Home Electrification and Appliance Rebates. In addition if Lakeland is designated as a Community Disaster Resilience Zone as a part of the newly passed Community Disaster Resilience Zone Act, additional funding can be allocated to retrofitting the Lakeland community to climate change.

Figure 30: AI-generated renderings of proposed climate retrofitted homes (created with Adobe Firefly)



2.2 Allocate resources to a Soil Storage and Infiltration System of permeable and heat reducing surfaces, bioswales, rain gardens, and rainwater harvesting technology, designed to collect rainwater, contribute to groundwater replenishment, and manage stormwater runoff.

The Soil Storage and Infiltration System will replace conventional asphalt roads and cement sidewalks with innovative, permeable surfaces, incorporating bioswales and heat-reducing materials (Mechell et al., n.d.). Permeable surfaces, such as porous pavements and pavers, facilitate rainwater infiltration, mitigating flood risk and fostering sustainable stormwater management. This will address immediate flooding concerns, replenish groundwater, and counter the urban heat island effect through the integration of cool pavements and reflective materials (Dindinger et al., 2017). The incorporation of bioswales and the introduction of permeable surfaces encourages slower driving speeds, promoting road safety and contributing to traffic calming, particularly traffic brought in from the Route One Corridor.

By focusing on groundwater replenishment, the initiative supports the wetlands in which Lakeland is situated, promotes biodiversity, and upholds the delicate balance of the natural environment. Permeable pavements play a crucial role in minimizing surface runoff, facilitating rainwater penetration, and promoting groundwater recharge. Bioswales, designed as vegetated channels, enhance stormwater management and contribute to overall soil health. Rain gardens strategically planted for rainwater absorption, along with rainwater harvesting systems in both community infrastructure and personal units can maximize resource utilization (The Watershed Project, 2018). An example of this strategy can be seen in Portland, Oregon, where four blocks of the North Gay area were replaced with permeable pavement that would allow for stormwater to soak into the new pavement into the soil below (City of Portland, Oregon, n.d.). There are public grants that the Lakeland CDC can apply for to receive funding for this strategy. These grants include the proposed Climate Reparations Fund (see Climate Change Strategy 2.1), FEMA Hazard Mitigation Grant Program (HMGP), Prince George's County Rain Check Rebate Program, FEMA Building Resilient Infrastructure and Communities, EPA Greening America's Communities Program, Inflation Reduction Act, Chesapeake Bay Trust, and US DOT RAISE Discretionary Grants.

Figure 31: AI-generated renderings of a permeable pavement and a rain garden (created with Adobe Firefly and Canva)



2.3 Foster a paradigm shift towards energy efficiency and environmental sustainability through a comprehensive grants program designed to actively encourage the adoption of climate-friendly appliances.

Launch a multifaceted grants program to promote the widespread proactive adoption of climate-friendly appliances. Examples of climate friendly appliances include Energy-Star certified dishwashers, refrigerators, washers, and dryers, induction stoves, and heat pump washer-dryers. This initiative seeks to instigate a transformative paradigm shift, ushering in a new era marked by heightened energy efficiency and a steadfast commitment to environmental sustainability. This program will extend financial incentives to individuals, households, and businesses that make the conscientious choice to invest in appliances characterized by their low carbon footprint, reduced energy consumption, and adherence to environmentally responsible production practices (American Home Shield, 2023). By incentivizing the transition to more energy-efficient and environmentally conscious technologies, the initiative addresses immediate concerns related to carbon emissions. The grants program will be supported by the Climate Reparations Fund, in addition to funding from other sources such as the Home Electrification and Appliance Rebates and Prince George's County Rain Check Rebate Program.

Objective 3. Invest in a net positive and carbon-neutral Lakeland.

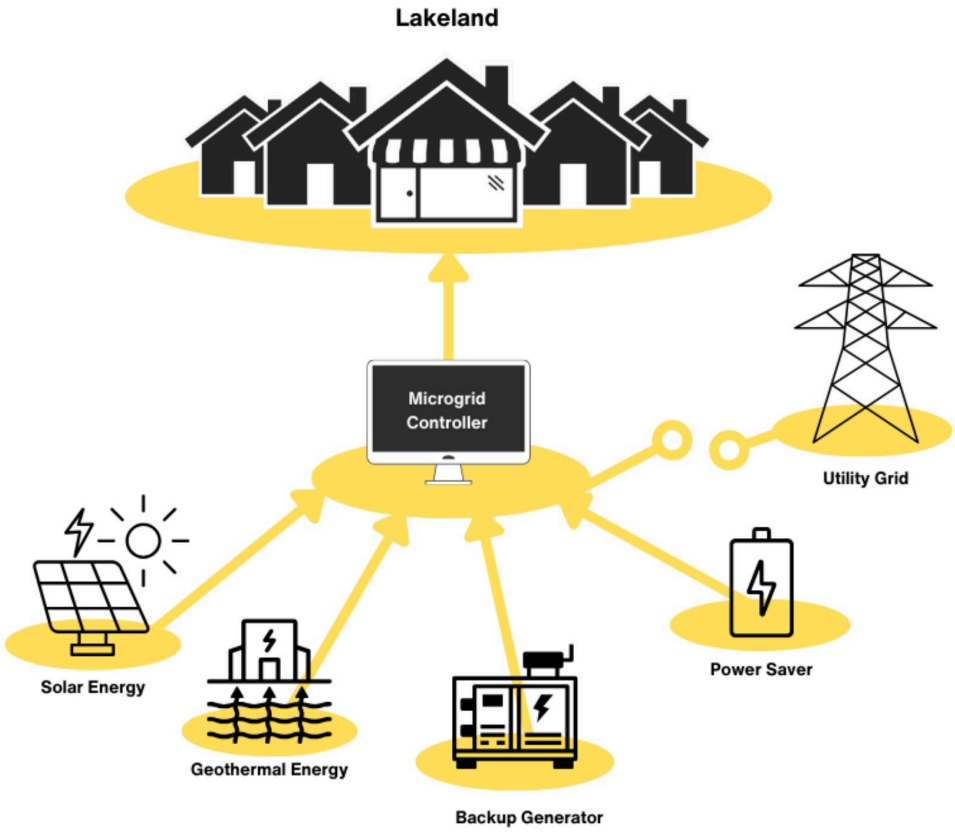
This objective aims to invest in resilient, sustainable infrastructure and transportation to position Lakeland as an environmental leader and model for other similar communities, contributing to broader county and state environmental goals. It is imperative to allocate resources to renewable energy projects, energy-efficient infrastructure, and the implementation of sustainable practices at both individual and community levels. By actively reducing carbon emissions and enhancing sustainability, Lakeland aspires to make a positive environmental impact and contribute to the broader climate goals of the state of Maryland and Prince George's County.

3.1 Develop and implement a public-purpose microgrid to ensure a diverse, resilient energy supply by harnessing renewable energy sources, including solar panels, battery-power, and geothermal pumps.

Unlike private microgrids that may be developed for individual businesses or facilities, a public-purpose microgrid is established with the goal of meeting the energy needs of a broader community or serving a public function. This can include powering critical infrastructure, emergency services, community facilities, or supporting the energy needs of a specific geographical area. By embracing this approach, the microgrid aims to establish a resilient and sustainable energy supply that not only caters to the immediate needs of the community but also safeguards against potential disruptions (Maryland Resiliency Through Microgrids Task Force, 2014).

For Lakeland, the public-purpose microgrid would supply energy to all community properties, such as the community center and the commercial hub, as well as homes. Lakeland's public-purpose microgrid would harness a diverse array of renewable energy sources, incorporating technologies such as solar panels, battery power, and geothermal pumps. An example of a community microgrid can be found in Chicago, Illinois. This microgrid, situated in a historic African American community, utilizes a combination of natural-gas-fired generators, rooftop solar systems, batteries, and advanced grid-control systems. It also has the capability to seamlessly disconnect and reconnect to the larger grid. Serving over 1,000 residences, businesses, and public buildings, including essential facilities like the Chicago police and fire department headquarters, this microgrid provides a reliable power source during extensive grid outages (John, 2022). A public-purpose microgrid for Lakeland could be funded using The Maryland Energy Administration (MEA) Resilient Maryland Program Grant.

Figure 32: Lakeland microgrid and its power sources (inspired by National Association of State Energy Officials)



3.2 Generate surplus green energy and market it as Renewable Energy Credits (RECs) available for sale to neighboring communities in Maryland.

The public-purpose microgrid, powered by sustainable renewable energy sources, not only satisfies the energy needs of Lakeland but also generates a surplus. Lakeland will be able to sell excess energy in the form of renewable energy credits, which are a market-based instrument that represents the property rights to the environmental, social, and other non-power attributes of renewable electricity generation (United States Environmental Protection Agency, n.d.). Credits will be sold at a solidaristic price to other underinvested communities in the state and beyond. The revenue generated from selling these credits can be reinvested into Lakeland's community projects, infrastructure development, or initiatives that further enhance environmental sustainability, fostering a virtuous cycle of positive economic and ecological impact within the local area. The sale of these Renewable Energy Credits to neighboring communities not only fosters regional collaboration but also contributes to the broader adoption of clean energy practices. Neighboring areas can benefit from a reliable and eco-friendly energy source, reducing their dependence on conventional, non-renewable power generation methods. Renewable Energy Credits will be managed in collaboration between the Lakeland CDC and the Green Corps. In addition to establishing Lakeland as a model of renewable energy generation within the state, the community can also play a pivotal role in educating other municipalities on developing their own renewable energy systems. Furthermore, Lakeland can provide guidance on the application process for securing funding to establish their microgrids.

3.3 Implement a community-wide neighborhood electric vehicles (NEVs) transportation initiative to reduce carbon emissions, enhance air quality, and promote sustainable micro mobility.

Establish and execute a comprehensive neighborhood electric vehicles (NEVs) transportation initiative that spans the entire community and connects residents to all of Lakeland’s assets and resources, such as Lake Artemesia, the commercial hub (see Community Infrastructure Strategy 2.2), community center, neighbors, and more. This initiative is strategically designed to curtail carbon emissions, improve air quality, and champion sustainable micromobility practices

(DeWeerdt, 2022). As part of this endeavor, community members gain the ability to reserve either a personally operated NEV or one driven by a Green Corps member, providing convenient and eco-friendly transportation options within the neighborhood. NEVs could be stationed at the commercial hub, where community members and the Green Corps would have access to them from within the community. To obtain NEVs, the Lakeland CDC will apply for the Maryland FY23 Clean Fuels Incentive Program (CFIP); the program provides financial assistance for purchasing new and converted alternative fueled fleet vehicles registered in Maryland. An example of the use of NEVs can be found in the PeachTree Suburb of Atlanta, Georgia, which uses electric golf carts to navigate the community (Zipper, 2023).

Figure 33: Example of Neighborhood Electric Vehicle (NEV) (GEM, 2023)



The Human Experience in the Revolutionary Scenario

We return to our persona, Shauna, to explore what a hypothetical person's life might look like in 2033 Lakeland under the Revolutionary Scenario. Shauna is now 35 years old. She works as a program manager with the Green Jobs Corps, and her commute is basically non-existent because she lives and works in Lakeland. Shauna achieved her dream of moving back to Lakeland, and thanks in part to financial reparations, she was able to buy a newly constructed duplex in the neighborhood. She loves how much charm the house has – who says they don't make them like they used to? Lately, she's been mentoring her team at the Corps as they train seniors in the neighborhood how to use the new, shared mini electric vehicles to run errands. She's started taking piano lessons as she had long desired and has a wide network of friendships around the community. Shauna has started experimenting with new recipes to fit the seasonal produce she bought at the Lakeland farmers market with her Lakeland Bucks, the community currency. Shauna's life is spacious and fulfilling.

Figure 34: AI-generated rendering that represents the Revolutionary Scenario (created with Midjourney)



Key Takeaways

In envisioning Lakeland in 2033, the revolutionary scenario depicts a community that fulfills the ideals of reparations and community self-sufficiency. At the core of this vision, Lakeland contains a diverse array of housing options designed to cater to the unique needs and desires of its residents (current and future), setting a groundbreaking example of restorative housing justice. The community thrives on social and physical connectivity, achieved through the restoration of public spaces and the equitable provision of essential resources accessible to all. Lakeland is a community where every resident is empowered, equipped, and actively engaged in the creation and maintenance of climate-resilient and sustainable practices, fostering a sense of collective responsibility for the well-being of both the community and the environment. All people are appreciated and supported, and thus able to pursue their hobbies, interests, and dreams.

Project Limitations

Attempting to tackle restorative justice within the confines of two academic semesters split across two different student cohorts (Fall 2022 and Fall 2023) introduces inherent limitations that hinder a full comprehension of Lakeland's history and the lasting trauma of a decades-long fight for justice. It's important to acknowledge that this report serves only as a small contribution to the greater work that Lakelanders have been conducting for decades and will continue to push forward after this report is published.

We acknowledge that our work is bound by limited experience and expertise in trauma-informed planning, community engagement, and restorative justice, as well as time constraints and attention to other academic and work commitments. As capstone students, many of us are preparing to emerge as new professionals in the field, and this experience working with Lakeland may be one of our first insights into the profession.

Due to the time constraints of this class, we were unable to fully engage and build rapport with all Lakelanders, though we appreciate the generous feedback and connections from several Lakeland leaders, including Ms. Maxine Gross, Mr. Robert Thurston, Ms. Ruth Murphy, and others who welcomed and guided us into the community's space. The scenarios, objectives, and strategies provided in this report are built upon community feedback collected from the previous studio's work, our own midterm event, and several other community meetings we attended in the Fall 2023. We understand that these views do not represent the collective opinion of all Lakelanders and are limited to those who attended the aforementioned events.

Conclusion

The overarching goal of our semester-long course was to form three scenarios for the future of the historically African American community of Lakeland in College Park, Maryland. We spent the first part of the course familiarizing ourselves with Lakeland's story, getting to know some of its current residents and their concerns, and reviewing the 2022 Studio Report (Abban et al., 2022). Through this hands-on research, we learned more about the experiences of Lakelanders past and present from longtime residents, diaspora members, and other stakeholders. Through this combination of academic research and the wealth of community knowledge, we began to understand the rich history of Lakeland and its many strengths, along with the challenges that the community faces and the hopes and aspirations of Lakelanders.

With this knowledge, we began to plan three potential futures for Lakeland in 10 years, by 2033. We used scenario planning, which is a strategic planning method that helps organizations anticipate change, prepare responses, and create more robust strategies by picturing plausible images of the future. Three themes guided our scenarios: housing and land use, community infrastructure, and climate change. First, we examined Lakeland's land use pattern, housing assets and challenges, housing stock, and key housing needs. For community infrastructure, we investigated transportation and mobility, and Lakeland's economic and cultural evolution, assets, challenges, and preservation strategies. Lastly, for climate change, we focused on the environmental factors impacting Lakeland, the protection and enhancement of its environmental assets, and strategies for coping with climate change impacts.

The status quo scenario projected what Lakeland would look like in ten years if existing conditions persist and current trends continue unabated. The reform scenario outlined what could happen in ten years using today's best planning and design ideas within existing political and socioeconomic systems. The revolutionary scenario radically reimagined existing systems, transforming them in pursuit of deeper justice and equity.

The status quo scenario, essentially a "business as usual" projection, paints a grim picture of Lakeland in 2033. If current trends continue, Lakeland will be dominated by rising housing costs and student renters, leading to a near-total displacement of original residents. The remaining community, while close-knit, will be shrinking and aging, facing anxieties about leadership succession and preservation of their legacy. Additionally, the scenario predicts increased flooding, rising temperatures, aquifer depletion, and insufficient action towards restorative justice. Ultimately, the status quo falls short of meeting the needs of Lakelanders and the diaspora, even aggravating them, highlighting the necessity for a more proactive and restorative approach.

The Reform scenario envisions a Lakeland in 2033 that optimizes existing political and socio-economic opportunities. While it partially addresses some concerns like homeownership and connectivity, it falls short of fully meeting the needs of Lakeland residents and the diaspora, particularly regarding restorative justice.

The revolutionary scenario envisions a thriving Lakeland in 2033, empowered by unrestricted access to resources and driven by transformative actions that prioritize the well-being of all its residents, past, present, and future.

Our goal with these scenarios was not to provide a roadmap for the City of College Park and the residents of Lakeland to follow but rather to illustrate potential futures and possibilities for what will happen (or not) with different actions and varying degrees of intervention. Our limitations were detailed earlier in this report, and while we have attempted to center the experiences and desires of Lakelanders, this was ultimately a student project with an academic framing. The ongoing pursuit of Restorative justice, however, should be driven by and for the community.

We recommend that the Restorative Justice Commission and the City of College Park continue both research and community engagement to flesh out this understanding of Lakeland's history, its strengths, and its needs for a just future. In addition, we recommend:

- **Synthesizing Community and City Visions**: Synthesizing Lakeland and the surrounding community's visions involve delicately harmonizing the needs and wants of all stakeholders; especially Lakelanders who've been historically harmed by the actions of other stakeholders. This synthesis represents a commitment to inclusivity and equity, ensuring that the voices of Lakelanders are not only heard but actively integrated into the base of their community's vision, preservation, healing, and repair.
- **Proactive City Policies**: Proactive city policies would shape and implement sustainable, inclusive, and restorative action that addresses the present and future needs of the City of College Park while ensuring that future development in the area is sustainable, preservative, and inclusive of the Lakeland voice and heritage.
- **Investment Prioritization**: This approach would direct financial resources towards high-impact projects that are aligned with Lakeland's needs and are managed by Lakelanders themselves. Investment can be in the form of reparations to Lakeland, funded by multiple entities involved in the decay of the community since urban renewal.
- **Academic-Community Partnership**: Deepening UMD's involvement through funding, research, education, and community engagement would be effective in establishing a mutually beneficial relationship between the University and Lakeland.

While the City of College Park's efforts to address the harm of urban renewal in Lakeland are commendable, broader restorative justice requires participation from other key players, including the county and state government, the Washington Metropolitan Transit Authority (WMATA), and the United States Department of Housing and Urban Development (HUD), which also bear responsibility for the devastation. Specifically, the federal government should emulate its past support for white communities by assisting in the restoration of African American communities and neighborhoods impacted by urban renewal. Additionally, WMATA and HUD must acknowledge their roles in the destruction of Lakeland and actively contribute to its restoration. Restorative justice goes beyond mere apologies and reparations; it demands the complete dismantling of systems marginalizing communities of color, a responsibility shared by all.

We are honored to have played a role in Lakeland's quest for restorative justice this semester. We trust our work will aid College Park and the Lakeland community in their collaborative efforts to build a more just future, honoring the past and addressing current and future needs.

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Appendices

Appendix A – 2022 Community Engagement Summary

Community Infrastructure

The 2022 Studio Class conducted a community engagement event at the College Park Community Center in Lakeland that included various stations that corresponded with themes similar to those discussed in the above section reviewing the history of Lakeland. The event introduced several activities, divided into three stations based on overarching themes: Community Infrastructure, Land Use and Housing, and Climate Adaptation and Mitigation. At the first theme/station, community infrastructure, participants were asked to place post-it notes on a map of Lakeland in response to prompting questions. The overall intention of the activity was to understand what spaces in Lakeland hold historic or current significance to residents. As a result, 40 distinct responses were collected, and the majority of responses were related to social activities such as the annual tree lighting and church events, memories of historic home locations, and relationships with family and neighbors. In addition to that, the participants also shared potential ideas for future development in the area. They suggested not only to promote unity with mixed-age/multigenerational housing but also to address the importance of social networks and connections in Lakeland, historically and today. Residents also showed interest in reconnecting West Lakeland and Lake Artemesia.

Figure A1: Geocoded consolidated feedback by category in 2022 event.



Housing & Land Use

The theme of the second station was housing and land use. There were three activities to understand participants' preferences of housing typologies, shopping, and recreational opportunities. The first activity was an interactive land use map in which attendees identified where they would like to see one of the following six land uses: Single-family residential, Multi-family residential, Mixed-use, Commercial, Recreational/Open space, and Institutional. The second was an image voting activity in which attendees were asked to place a dot sticker on their preferences for each category and elaborated what influenced their choices. This activity provided three categories: Live (single-family housing, medium-density multi-family housing, high-density multi-family housing), Shop (strip-commercial development, a walkable village-style shopping center, mixed-use shopping center), and Play (a shared-use path, a public performance space, a sports field). Based on the responses, the majority of participants preferred stand-alone houses and apartments, which fall into the categories of single-family residential and multi-family residential. In the category of commercial land use, participants mentioned a desire to have businesses that are better integrated into the neighborhood, reminiscent of a previous business hub along Rhode Island Avenue in the heart of Lakeland that now no longer exists. Residents also had an emotional response towards the soccer field, which is represented in this picture as "green space". Residents noted that it brought back memories of the old baseball field that was destroyed. The baseball field is remembered as the birthplace of

many significant Lakeland memories and multi-generational gathering space that highlighted the need for inclusive gathering spaces throughout the community.

Figure A2: Land Use and Housing Activity and Results from 2022 Event

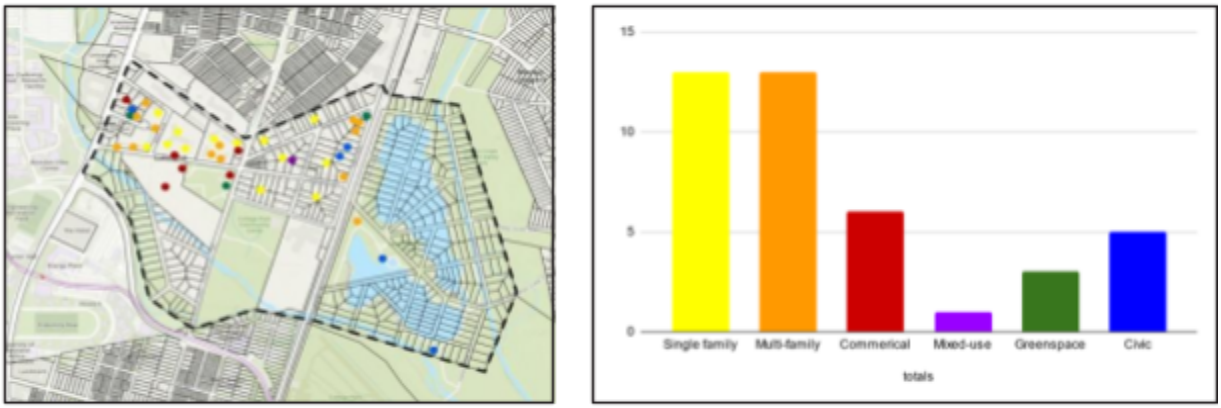


Figure A3: Land Use and Housing Image Voting Activity from 2022 Event



Climate Change Adaptation and Mitigation

The final station was about climate change adaptation and mitigation. The participants were asked to answer place-based questions concerning climate change by the color-coded stickers on a map. First, participants were asked to use green stickers to indicate existing green/open spaces and share their desires for additional access to green spaces in the community. During this activity, residents expressed their desire for more multi-generational recreation amenities such as a fitness station for parents with a playground for their children. While Lake Artemesia was one of the most referenced outdoor spaces, longtime and diaspora community members also described a complex relationship with the lake. Many participants shared the idea of a bridge or some structure over the CSX tracks to provide better visual and physical access to the lake.

Participants used blue stickers to share their community experience of flooding. The most critical flooding issues were found around the underpass to Lake Artemesia or in the basements of some houses in Lakeland. The residents demonstrated their need for reinvesting in stormwater management in the neighborhood, and for new vegetation to help curb flooding from strong storms.

Attendees also showed their concerns regarding severe weather by using red stickers. Based on the sticker placement, the damage from recent storms has been concentrated in the historic core of the neighborhood along 51st Ave., Lakeland Rd., 54th Ave., and Pierce Ave. Residents indicated that there is a need to improve the stormwater infrastructure,

particularly north of the historic core area. Community members also noted the need for more trees along 54th Ave. around the historic core of Lakeland to provide more shade. Along with the issues of climate change, some community members shared their need for education to offer available programs and incentives.

Figure A3: Climate Change Adaptation and Mitigation Map from 2022 Event



Appendix B – 2033 Community Engagement Feedback Analysis

Below are analysis tables used to review feedback from the October 2023 midterm community engagement event. See: Community Engagement for further details.

Table B1: Housing Feedback Analysis

Proposed Solution	Description of Solution	Comments on Solution
Collaborative Multi-Generational Housing	Building additional housing, amenities, and services on existing lots, while remaining respectful of the existing architectural character of Lakeland. Creating spaces of encounter between different age groups, which helps build deeper social connections.	• General desire to see families come back to the neighborhood and less student rentals • Some are open to potential cohabitation partnerships between older residents and students • Some think it would be difficult to adapt to a non-family multi-generational household
Community Land Trust	A non-profit mechanism where a trust acquires a property, maintains land ownership, and offers homes for purchase. Will provide a source of permanently affordable homeownership solution to current and future generations of income-eligible individuals and families who wish to reside in College Park.	• Some seem doubtful of the Community Land Trust - who owns the land trust? • Want to regain land ownership – renting to students would be fine if Lakelanders owned the houses that were being rented • Want to own the land and not have to buy back the land • Community Land Trust has begun but has not acted in Lakeland when opportunities have presented themselves
Designate Lakeland	Reform of the Prince George's	• Don't want the design/renovation restrictions.

as a Local Historic District	County historic preservation ordinance to make Lakeland eligible. Elevate and promote the rich heritage and assets of Lakeland.	• Pro-preservation for churches, schools, landmarks etc., but houses should be left up to the individual owners • Cannot get the past back – wants to see a new future for Lakeland as a leader in sustainable forward-thinking progress

Table B2: Ranking Housing Priorities

Housing Ranking	
Housing (Other)	1. Multi-generational housing 2. Community Land Trust 3. Local historic district
Housing (Resident)	1. Multi-generational housing 2. Community Land Trust 3. Local Historic District
Housing (Resident)	1. Community Land Trust 2. Multi-generational housing 3. Local historic district
Housing (Resident)	1. Every home should have Internet 2. Community Land Trust
Housing (UMD Affiliate)	1. Multi-generational volunteers get food for themselves and delivered to homebound 2. Explore veggies and other produce that will grow on wetland 3. Flowers from the garden will be a good market item 4. What is a community land trust?
Housing (Other)	1. Community land trust

Table B3: Community Infrastructure Feedback Analysis

Proposed Solution	Description of Solution	Comments on Solution
Community Development Corporation (CDC)	Facilitating community decision-making and collective ownership of space. The community members involved in the CDC would be able to spearhead community programs and manage collective ownership of space.	• Lake should be Lakelanders, not M-NCPPC • Formal way to get Lakelanders' input and increase empowerment • Coalition building • Critical to find a way for Lakelanders to make collective decisions and share information • Essential for restorative justice
Guaranteeing UMD Tuition	Ensuring guaranteed tuition at UMD for Lakelanders and Diaspora to improve and maintain a more positive relationship with the University of Maryland and to remove the immense financial barrier/racist barriers to education (need for higher quality educational access for Lakelanders).	• Not many comments, but some have positive reactions

Implementing Universal Basic Income (UBI)	Providing Lakeland residents and the diaspora with financial security and stability. Granting a recurring cash payment to all individuals in the program, including children, with no associated work or other requirements (recovering years of generational wealth losses amongst the community).	● No specific comments
Adapting Institutions for Flexibility & Encounter	Adapting existing institutions, such as churches and schools, to be more flexible and serve as spaces of encounter between diverse groups (Caregiver Center, a Community Kitchen, multi-generational gathering spaces, a library, and an outdoor play area).	● 'Buddy Benches': places where people can meet informally ● Need a places to socialize with each other (gathering spaces) ● Advocate for community institutions that could serve beyond just the neighborhood and maybe even regionally
AR Walking Visits	Accompanying historic Lakeland walking tour to celebrate historic buildings no longer existing in the community.	● Not many comments, but some show positive reactions and mention QR tours as well
Establishing East Lakeland Installations	Building a permanent art installation in Lake Artemesia to commemorate former East Lakeland homes (permanent celebration of what once was).	● Not many comments. Mentions more about Lakeland as historic preservation and historic landmarks but not specific to East Lakeland
Building Public Interaction Sites	Constructing a Lakeland Heritage Center, with collectively owned and managed community gardens, across from Embry AME Church.	● Questioning about why Lakeland does not have its own community center, especially when the current one serves the entire city
Restoring Historic Amenities	Restoring meaningful historic spaces and institutions in ways that meet current residents' and diaspora's needs. Rebuilding Lakeland Hall and reestablishing the baseball field.	● Emphasis on the significance of historic amenities in Lakeland ● Lakelanders missing gathering spaces and baseball games (mostly on Sundays)
Minimizing Physical Barriers	Getting community control over the CSX tracks and either lowering or burying the tracks would allow for large-scale pedestrian and vehicular reconnection between West Lakeland and Lake Artemesia.	● (Most people mention this problem) ● Direct physical and visual connection to the lake is desired ● Want to improve access to the lake, not just under the bridge but more an overpass to the lake (bridge over the tracks to the lake)
Restoring Physical Connectors	Restoring the historic 82 Streetcar Line along Rhode Island Avenue to improve inter-community connections.	● Risk is encouraging student rental incursion

Others	• Street connectivity adjacent to Berwyn
	  ○ Northern connectivity (Berwyn Heights) vs Southern connectivity (Old town)
	  ○ Berwyn Heights has connectivity but not to Lakeland
	  ○ Good to have a connection; however, it would still probably be needed to get through Route 1 to get to south
	• General lighting concern/ Want a bigger and better Lakeland sign and general historic signage, including in Lake Artemesia (the current signs are in terrible shape)
	• CCTV cameras for community safety
	• More sidewalks and protected bike lanes
	• Vibrant shopping center/barber shop, beauty parlor, small business support space desired
	• Supports the idea of additional roads connecting the neighborhood, but concerns against using Route 1
	• Retail for seniors/Senior living facilities
	• Using the AARP (formerly the American Association of Retired Persons) as a means to connect communities

Table B4: Ranking Community Infrastructure Priorities

Community Infrastructure Ranking	
Community Infrastructure (Resident)	1. Insured Guaranteed Tuition at UMD 2. Universal Income Program 3. Build abundant, diverse and accessible public spaces 4. Restore physical connectors and street car
Community Infrastructure (Gov./Org Affiliate)	1. Remove/minimize physical barriers 2. Restore physical connectors 3. Insured Guaranteed Tuition at UMD 4. Adapt to be more flexible and serve as places of encounter 5. East Lakeland art installation
Community Infrastructure (Other)	1. Community Development Corporation (CDC) 2. Adapt to be more flexible and serve as places of encounter 3. Restore historic amenities 4. Build abundant, diverse and accessible public spaces
Community Infrastructure (Resident)	1. Implementing Universal Basic Income (UBI) 2. Insured Guaranteed Tuition at UMD 3. Community Development Corporation (CDC) 4. Artificial Reality (AR) Walking Tours 5. Restore historic amenities 6. Build abundant, diverse and accessible public locations 7. Remove physical barriers 8. Restore physical connectors

Table B5: Climate Change Feedback Analysis

Proposed Solution	Description of Solution	Comments on Solution
Green Jobs Program	Employment program for residents that provides participants with hands-on outdoor environmental work, career exploration, exposure to environmental issues, and a mentoring component.	• Program could work throughout the community and be widely beneficial because of its all-inclusiveness • Program would mitigate two needs, but may not revolutionize community greening efforts or employment needs
Creating Edible	Planting of edible plants that attempts to	• Food forests can be dense

Food Forests	mimic ecosystems and patterns found in nature which can be incorporated in vacant lots or underutilized urban spaces.	• Food can go to an immediate neighbor and a farmers market which would support green jobs • Opposition to development of food forests
Urban Agriculture	Cultivation, processing and distribution of agricultural products in urban areas facilitated through methods like vertical farming.	• Farming can be regular beds or vertical farming • Opposition to the development of vertical farming
Microgrid	Self-sufficient, local energy grid systems that serve a discrete area to support widespread renewable energy systems.	• Microgrids could support immediate and long-term energy needs and redefine the economic relationship to power • Concerns that solar panels will change the community aesthetic, some resistance to any panels • Encourage education on solar panels and rebates
Communally-owned Electric Vehicles (EVs)	Reappropriating parking lot space and driveways made available by the transition to communally-owned EVs and installing green roofs on suitable buildings.	• Electric vehicles may not be a viable or functional proposal • Opposition to electric vehicles
Restoring Wetlands	River floodplains, when restored and healthy, can promote the resilience of the river basin to future change, improve water quality, and increase ecosystem services.	• Recommended education for community members to combat the potential negative effects of wetlands
Wildflower Gardens and Native Plants	Incorporating regionally appropriate native plants supports local biodiversity, reduces the need for fertilizers, pesticides and herbicides, conserves water resources, and provides food and shelter for local wildlife.	• Wildflower garden and native plant interventions should be kept simple • Concerns with garden maintenance/labor
Shade Provision	Supertrees are vertical gardens that can boost biodiversity, provide shade, and when retrofitted with solar PV, can even contribute to the energy microgrid.	• Shade trees could support resource growth (i.e., vegetables)

Table B6: Ranking Climate Change Priorities

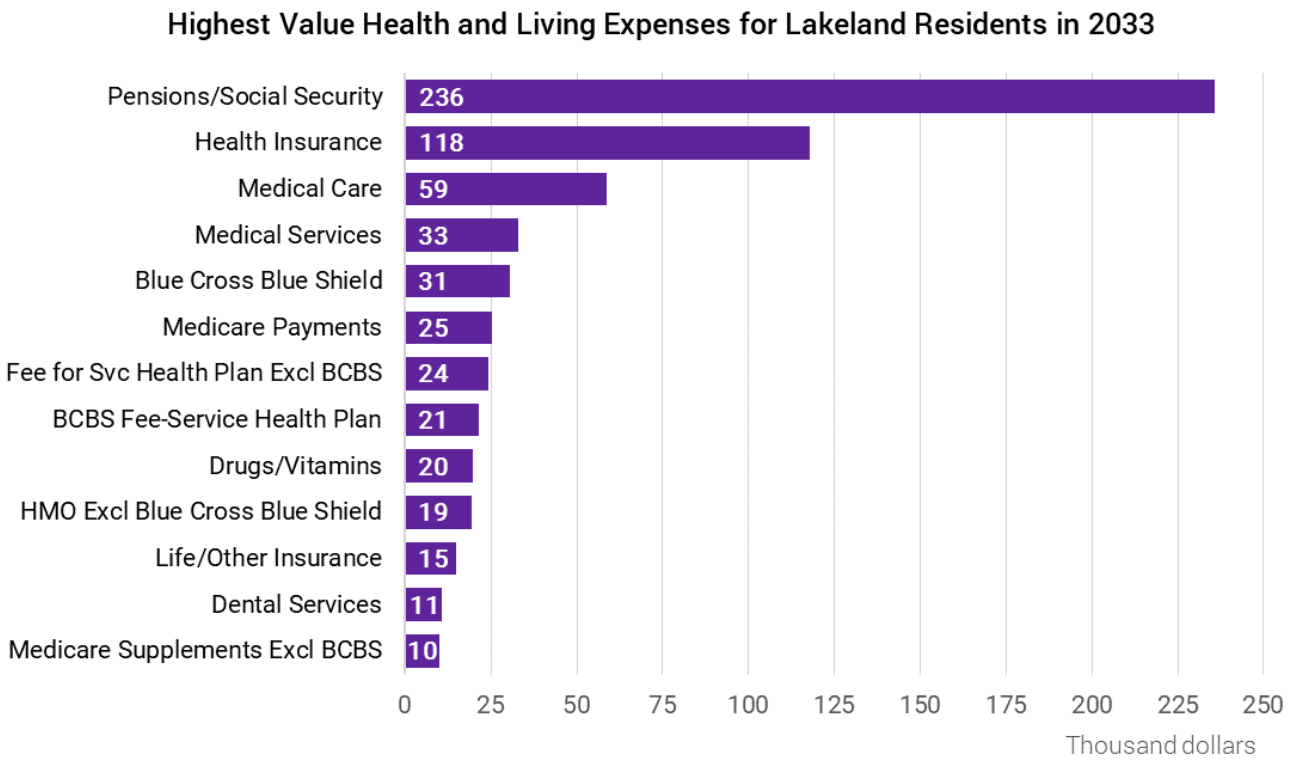
Climate Change Ranking	
Aqui Climate Change (Resident)	1. Green jobs program 2. Micro grid, renewable energy systems 3. Urban, vertical agriculture (don't have to bury the tracks) 4. Edible food program 5. Restoring wetlands
Climate Change (Other)	1. Restoring wetlands 2. shade/tree canopy 3. Wildflower gardens & native plants 4. Urban agriculture/vertical farming

Climate Change (Resident)	1. Green jobs 2. Restoring wetlands 3. Shade provision 4. Wildflower garden & native plants 5. Renewable energy systems

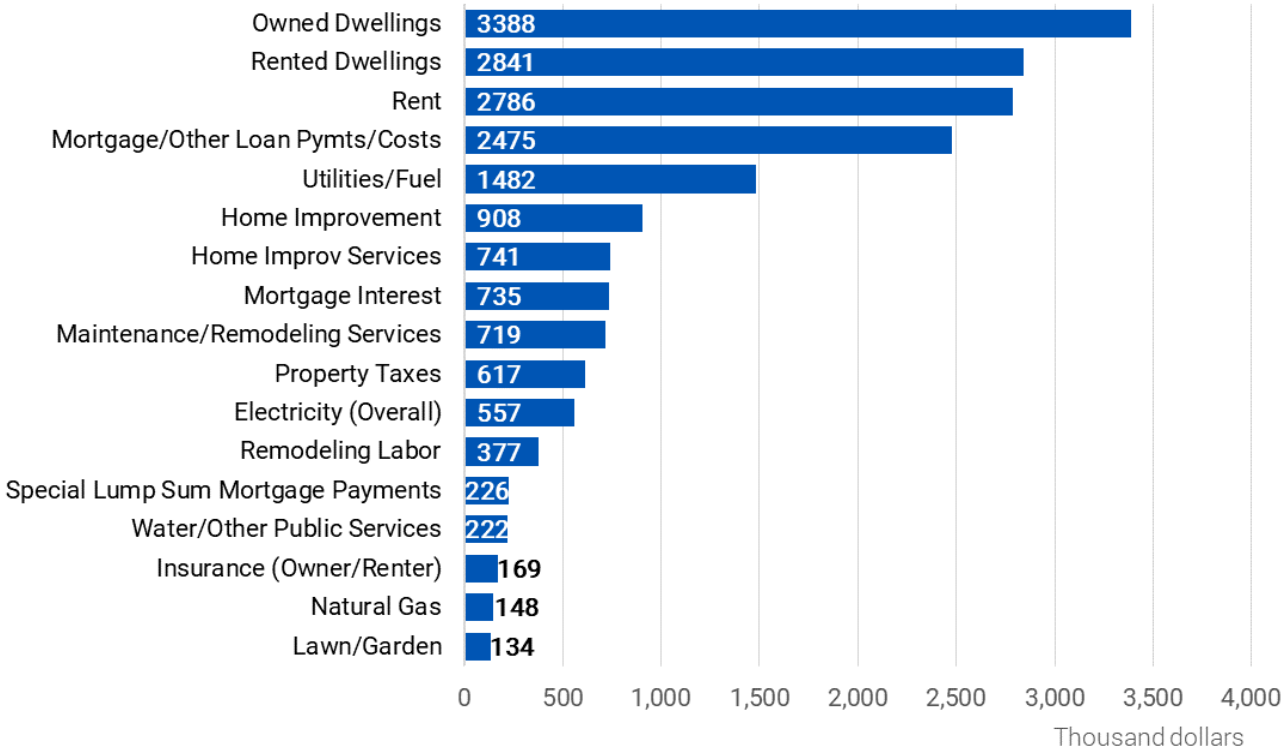
Appendix C - Projected Lakeland Expenditures in 2033

In reference to the cost analysis in the Status Quo Scenario on page 29.

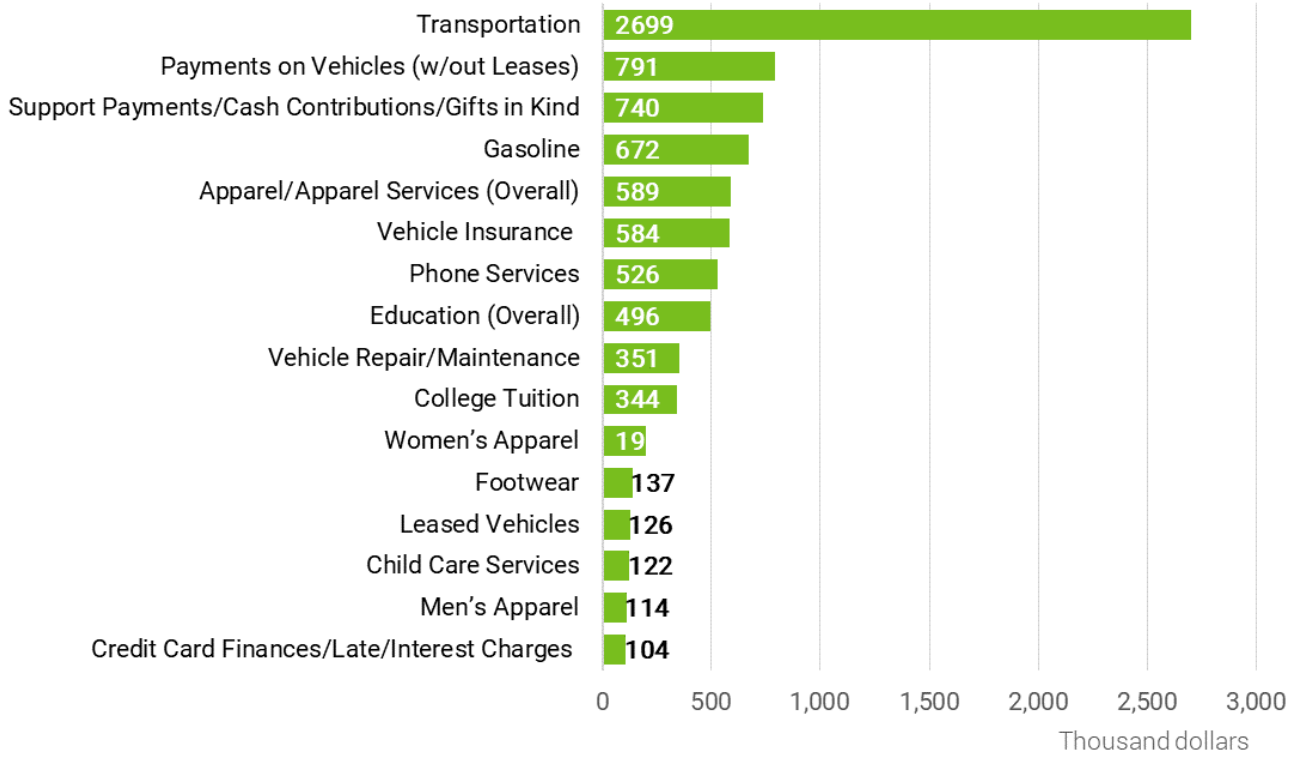
Figure C1: Lakeland Residents Expenditure Breakdown



Highest Value Housing Expenses for Lakeland Residents in 2033



Highest Value Essential Expenditures for Lakeland Residents in 2033



Highest Value Non-Essential Expenditures for Lakeland Residents in 2033

