



September 2009
Preliminary Sector Plan &
Proposed Sectional Map Amendment

Glenn Dale
Seabrook
Lanham & VICINITY



The Maryland-National Capital Park and Planning Commission
www.mncppc.org/pgco

Prince George's County Planning Department
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The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the MarylandWashington Regional District;
- The acquisition, development, operation, and maintenance of a public park system; and
- In Prince George's County only, the operation of the entire county public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Department of Planning (MNCPPC):

- Our mission is to help preserve, protect and manage the county's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department of responsive and respected staff who provide superior planning and technical services and work cooperatively with decisionmakers, citizens and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

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Foreword

The Prince George's County Planning Board is pleased to announce that the Glenn Dale–Seabrook–Lanham and Vicinity Preliminary Sector Plan and Proposed Sectional Map Amendment (Planning Area 70) is available for review prior to the joint public hearing scheduled for Tuesday, October 6, 2009. Notification of the plan's availability was sent to property owners and a notice of public hearing was placed in local newspapers to give the community an opportunity to evaluate the plan and provide formal testimony at the joint public hearing.

Policy guidance for this plan came from the 2002 Prince George's County Approved General Plan and the 1993 Approved Master Plan and Sectional Map Amendment for Glenn Dale–Seabrook–Lanham and Vicinity. The goals, concepts, and guidelines document, which outlined many of the major issues within the planning area and provided structure for the planning process, was presented to the Planning Board and District Council in May 2008.

The public participation program consisted of a wide range of community-based meetings, forums, open houses, and other programs that were held to actively engage citizens, property owners, business interests, a community advisory group, civic and homeowners associations, and students in the planning process.

During the planning process, we asked area residents and property owners to envision how their community can participate in the county's growth and propose the changes necessary to make that happen. We are continuing this effort countywide through an Envision Prince George's initiative to engage a broad cross section of stakeholders in developing a shared vision for the county's future direction and growth. We invite you to visit the Envision Prince George's website at www.mncppc.org/Envision to learn more about how to participate in this exciting initiative.

This plan contains recommendations for land use, environmental infrastructure, green infrastructure, transportation systems (including roads, transit, and trails), public facilities, parks and recreation, commercial and employment centers, community character, urban design, historic preservation, and living areas. A vision and goals describing future desirable conditions, policies stating the intent upon which government decisions are evaluated, and strategies providing a general course of action to achieve the stated goals are provided for each plan element. The sectional map amendment proposes zoning changes to allow implementation of the land use concepts in the sector plan.

We invite you to carefully study the Glenn Dale–Seabrook–Lanham and Vicinity Preliminary Sector Plan and Proposed Sectional Map Amendment and encourage you to attend the joint public hearing on Tuesday, October 6, 2009, to present your views to the Prince George's County Planning Board and County Council. All comments presented at the joint public hearing will be reviewed by the Planning Board prior to adoption of the sector plan and endorsement of the sectional map amendment and transmittal to the County Council for action.

We look forward to seeing you on Tuesday, October 6, 2009.

Sincerely,



Samuel J. Parker, Jr., AICP, Chairman
Prince George's County Planning Board

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Plan Highlights

Vision

The Glenn Dale–Seabrook–Lanham area will continue to be a lower-density suburban community comprising stable single-family neighborhoods, successful commercial and employment centers, and open space amenities. Quality-of-life improvements will establish a unique area identity defined by:

- Walkable, safe, and attractive neighborhoods with well-designed and -maintained homes
- A range of vital pedestrian-oriented commercial areas that serve resident needs
- Well-defined and inviting gateways at key community entry points
- A community forest formed by parks, open spaces, green streetscapes, and private yards
- Historic buildings, sites, neighborhoods, and landscapes that communicate the area’s past and provide a context for the future
- Preserved and restored watersheds, wetlands, and environmentally-sensitive areas
- An expanded and interconnected park and recreation system
- A network of pedestrian and bicycle trails that connect to important destinations within and outside the plan area
- Accessible, high-quality public facilities that meet current and future demands
- Roadway, signalization, and pedestrian crossing improvements that consider the needs of a variety of users
- Community amenities that encourage use of alternative forms of transportation
- A mixed-use, transit-oriented community center that serves as a model for successful community-scaled redevelopment

Summary of Plan Recommendations

The following section summarizes the sector plan's key recommendations. Figure __ presents a concept plan that graphically illustrates the plan vision and major recommendations for the Glenn Dale–Seabrook–Lanham community.

Community Design and Identity

Living Areas

- Maintain and strengthen the character of existing neighborhoods.
- Improve connections between neighborhoods and community destinations.
- Provide buffers between neighborhoods and incompatible nonresidential uses.
- Design residential infill to be compatible with existing neighborhood scale and character.
- Ensure that new residential construction and improvements are consistent with recommended design principles.

Gateway Areas

- Create community gateways that establish a sense of arrival and convey a unique community character. Gateway improvements will enhance the visual and physical characters of Annapolis Road (MD 450), Greenbelt Road (MD 193), Martin Luther King, Jr. Highway (MD 704), and Glenn Dale Boulevard (MD 193).

Streetscapes and Public Spaces

- Improve the appearance of the public realm and enhance pedestrian comfort by providing street trees, landscaping, lighting, street furniture, and continuous sidewalks along major corridors.
- Provide covered bus shelters along bus routes.

Historic Preservation

- Complete an evaluation of the condition and integrity of buildings located at the former Glenn Dale Hospital site.
- Preserve historic sites and communities through local and National Register historic designations and other state and local programs.
- Preserve scenic and historic landscapes.
- Promote community awareness of the cultural and economic benefits of historic preservation.

Natural Resources/Environment

- Preserve, restore, and enhance wetlands and watersheds.
- Ensure that development does not negatively impact the Folly Branch watershed.
- Protect and expand the community forest, consisting of parks and open spaces.
- Encourage energy-efficient “green” building techniques.
- Minimize noise, air, and light pollution.

Parks, Recreation, and Open Space

- Protect and maintain the existing park and recreation system.
- Ensure safe, green connections between community open space and neighborhoods.
- Develop new park amenities through the acquisition of the USDA Plant Introduction Station, Koval Parker, Heilig, Dudley, and Sampson properties.
- Create a park, recreation, and open space master plan for the former Glenn Dale Hospital site and adjoining USDA Plant Introduction Station, Dudley, and Sampson properties.
- Expand the Glenn Dale Community Center.

Transportation

Roadways

- Continue to implement recommendations from the 1993 master plan for local roadway improvements.
- Work with the State Highway Administration to investigate reconfiguration of or improvements to the Capital Beltway/MD 450/MD 564 interchange.
- Develop access management strategies to reduce traffic congestion along major plan area corridors.
- Implement traffic-calming measures to reduce speeding in residential neighborhoods.

Transit

- Work with MARC to improve the Seabrook MARC station.
- Work with WMATA to provide improved bus service, especially to the Seabrook MARC station, Washington Business Park, and plan area commercial centers.

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- Designate the Washington Business Park as a transportation demand management district (TDMD).

Bicycle, Trails, Sidewalk, and Pedestrian Safety Improvements

- Provide a comprehensive network of sidewalks, trails, and bicycle paths that safely link community destinations, neighborhoods, and open space amenities.
- Improve pedestrian safety at key locations, including the Good Luck Road/ Greenbelt Road (MD 193) intersection and the Whitfield Chapel Apartments.
- Ensure safe and convenient pedestrian connections between neighborhoods and schools.

Public Facilities

- Construct a new District VIII police station along Glenn Dale Boulevard (MD 193).
- Relieve existing school overcrowding and accommodate future enrollment by constructing new schools, including an elementary school on Greenbelt Road (MD 193).
- Build a new branch library at the Glenn Dale Community Center.

Commercial and Employment Areas

- Focus commercial, office, and industrial redevelopment within existing commercial and industrial zones.
- Limit the growth of auto-oriented businesses.
- Support the establishment of local business associations.
- Develop design guidelines for commercial areas.
- Complete a streetscape design and improvement plan for Lanham-Severn Road.
- Develop a new countywide business park zoning district that would be applied within the plan area at the Washington Business Park.
- Improve pedestrian connections between neighborhoods and commercial areas.
- Establish an area farmers market to provide locally- and regionally-grown products.

Future Land Use

- Maintain the current densities of residential neighborhoods.
 - Ensure that development and redevelopment of commercial and employment areas occur within existing commercial and industrial zones.
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- Implement land use changes at three strategic locations to carry out the policies of the 2002 General Plan:

- ☐ *Short-Term: Develop a new major open space amenity on the former Glenn Dale Hospital Site, USDA Plant Introduction Station, and adjoining properties.*
- ☐ *Short-Term: Create a transit-oriented, mixed-use community center along Lanham-Severn Road that focuses on the Seabrook MARC station.*
- ☐ *Long-Term: Develop a mixed-use corridor node near Vista Gardens Marketplace at the eastern terminus of the Annapolis Road (MD 450) Corridor.*

Implementation

- Coordinate with governmental, private sector, nonprofit, and community partners to implement sector plan action strategies.
- Develop a program of short-term and long-term strategies that are timed to complement each other.
- Promote desired future land use changes through two rezonings:
 - ☐ *R-T (Townhouse) to C-S-C (Commercial Shopping Center) at Vista Gardens Marketplace*
 - ☐ *C-M (Miscellaneous Commercial) to M-X-T (Mixed-Use Transportation-Oriented) at the Seabrook MARC station*

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