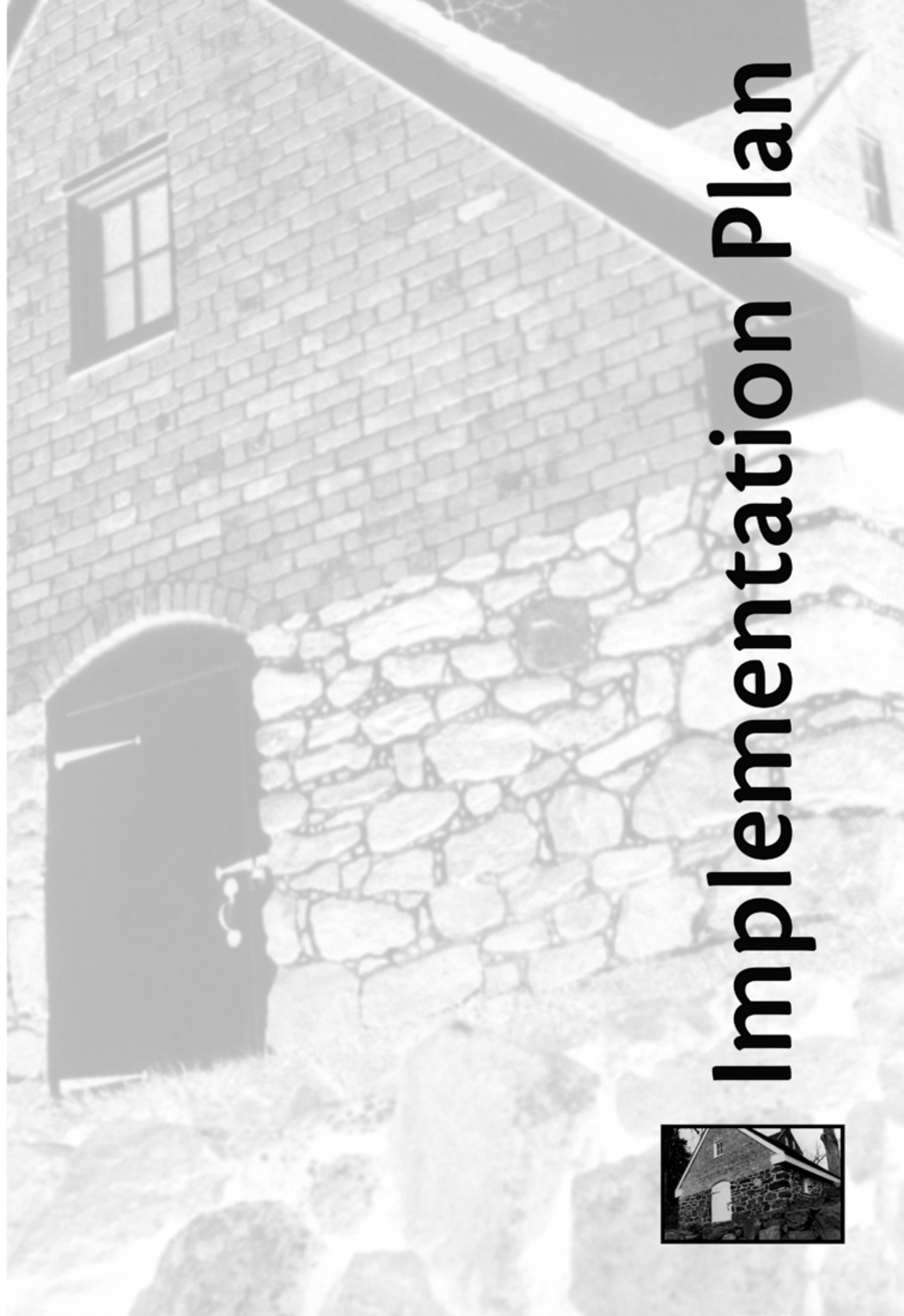


Implementation Plan



12 • Implementation Action Plan

The planning process for the 2009 Glenn Dale–Seabrook–Lanham and vicinity sector plan and sectional map amendment has resulted in a set of goals, policies, and action strategies—an implementation action plan—that will guide improvements in the planning area for the next decade. This action plan should be incorporated in regular decision-making that affects the planning area and factor into the preparation of government agency work programs and the Prince George’s County Capital Improvement Program. The action plan focuses mainly on steps local and state government agencies can take to implement plan policies and strategies, but implementation also will require the participation of various community groups, business owners, and residents, working together with government in a coordinated partnership.

A commitment to plan stewardship by all partners will ensure that the plan is not a static document; regular monitoring of plan goals, policies, and action strategies will help the plan remain relevant in the face of changing economic and physical conditions. Periodic assessment of strategies will identify major accomplishments, new circumstances that could pose obstacles to implementation, and needed revisions. Updates will keep the plan fresh and maintain an ongoing fit between community goals and plan strategies.

This chapter contains a series of matrices that reflect the goals, policies, and action strategies identified in Chapters 5 through 11. Each matrix corresponds to a particular plan element (e.g., historic preservation, transportation, etc.) and summarizes recommendations for that element. In addition, the matrices identify parties who will be responsible not only for financing and construction, but for advocating for these strategies and taking the lead on bringing stakeholders together to achieve implementation. Matrices also include an estimated timeframe for implementation of each action strategy. Strategies are divided into short-term and long-term actions, emphasizing the incremental nature of many of these recommendations and the fact that some actions build upon others to realize long-term goals. All strategies should be accomplished in conjunction with other Prince George’s County and The Maryland–National Capital Park and Planning Commission planning efforts.

HISTORIC PRESERVATION

GOAL	POLICY	STRATEGY	RESPONSIBLE PARTY	TIMEFRAME <i>S = 2 years</i> <i>M = 3-5 years</i> <i>L = Greater than 5 years</i>
Maintain the integrity and character of the planning area's historic resources.	Protect historic properties by ensuring implementation of the county's Historic Preservation Ordinance.	Ensure that the planning area's historic sites are protected through enforcement of the county's Historic Preservation Ordinance.	Prince George's County Historic Preservation Commission (HPC), Prince George's County, M-NCPPC, Prince George's County Department of Environmental Resources (DER)	Ongoing
	Encourage local designation of qualified properties to place them under the protection of the Historic Preservation Ordinance.	Support historic designation of properties within the plan area that may qualify as local historic sites.	M-NCPPC, HPC, Planning Board, Prince George's County Council	Ongoing
		Investigate the possibility of local designation for properties that compose historic communities within the plan area.	M-NCPPC, Prince George's County Historic Preservation Section, neighborhoods	L
	Encourage adaptive use of historic buildings and structures.	Evaluate opportunities for adaptive use of historic buildings and structures in the plan area.	M-NCPPC, HPC	Ongoing
		Acquire the USDA Plant Introduction Station.	M-NCPPC	S-M
		Evaluate opportunities for the adaptive use of structures on the Glenn Dale Hospital site.	M-NCPPC, prospective developers	S-M

HISTORIC PRESERVATION

Identify and evaluate additional historic resources in the planning area.	Continue to survey the plan area's historic buildings, cultural landscapes, and archaeological sites to determine their eligibility for local and/or national designation.	Continue historic survey work within the plan area, giving consideration to newly eligible properties and properties that have recently become 50 years old.	M-NCPPC, HPC	Ongoing
Ensure that development review and infrastructure planning include consideration of historic resources.	Interpret building codes with sensitivity for historic resources. Ensure that historic resources are preserved or enhanced when reviewing development applications. Ensure that the design and siting of public facilities and roadways adjacent to historic resources respect historic character	Evaluate the former Glenn Dale Hospital and USDA Plant Introduction Station sites. Ensure that contemporary building code standards do not negatively impact the adaptive use of historic properties. Continue to support special requirements in the county's zoning and Subdivision Regulations for properties abutting historic resources. Link area historic sites and historic resources to existing and planned public trails.	M-NCPPC, HPC M-NCPPC, DER M-NCPPC, DER M-NCPPC, Prince George's County	S Ongoing Ongoing M/L
Enhance community understanding of the importance of the area's historic resources.	Support property nominations to the National Register of Historic Places.	Support nominations to the National Register of Historic Places for appropriate properties within the plan area.	M-NCPPC, HPC	Ongoing

HISTORIC PRESERVATION

	Provide preservation information and assistance to owners of historic properties.	Provide technical assistance to owners of historic resources.	M-NCPPC, HPC	Ongoing
		Continue to ensure that the results of historic properties survey work are made accessible to the public.	M-NCPPC, HPC	Ongoing
		Continue the interpretive plaque program that recognizes area historic properties.	HPC, M-NCPPC	Ongoing
Promote public awareness of the economic benefits of historic preservation.	Support community preservation groups and strengthen preservation education programs.	Work with community preservation groups to implement preservation programs and produce guidance publications for property owners.	HPC, M-NCPPC, local nonprofit preservation advocacy groups	Ongoing
	Publicize the availability of tax credits for eligible properties.	Publicize the availability of federal and state tax credits and preservation easements.	HPC, M-NCPPC, local nonprofit preservation advocacy groups	Ongoing
	Support heritage tourism planning.	Continue to offer local preservation grants and tax incentives.	Prince George's County	Ongoing
		Work with the county to support heritage tourism initiatives.	M-NCPPC, HPC, Prince George's County Economic Development Corporation, heritage tourism professionals, and related organizations throughout the county	Ongoing

NATURAL RESOURCES/ENVIRONMENT

GOAL	POLICY	STRATEGY	RESPONSIBLE PARTY	TIMEFRAME <i>S = 2 years</i> <i>M = 3-5 years</i> <i>L = Greater than 5 years</i>
Restore and enhance water quality in areas that have been degraded.	Decrease the amount of pollutants from both storm and nonstorm events entering plan area wetlands and waterways.	Require the use of conservation landscaping techniques that reduce water consumption and the need for fertilizers or chemical applications.	Private developer, MNCPPC, Department of Public Works and Transportation (DPW&T)	Ongoing
		Provide educational opportunities for residents and businesses regarding proper lawn fertilization techniques.	Department of Environmental Resources (DER) and MNCPPC	S
Prevent flooding associated with new and redevelopment.		Develop a trash removal strategy for urban stormwater management and storm drainage problems.	DPW&T	Ongoing
	Preserve, enhance, or restore the vegetated buffers around wetlands and waterways.	Target priority areas, such as grassed stream buffers, for forest planting or enhancement.	Private developers, MNCPPC Department of Parks and Recreation and Recreation (DPR), DER	Ongoing
	Ensure streams are clear of debris, both man-made and natural, in known flooding areas.	Evaluate stream corridors for blockages, especially in the Folly Branch watershed.	Private developer, DER	Ongoing, as needed

NATURAL RESOURCES/ENVIRONMENT

Preserve, enhance, and restore the existing tree canopy within the planning area.	Ensure that the quantity of stormwater discharged from a site post-development does not exceed predevelopment.	Implement stormwater management techniques on development sites to mitigate the negative impact of development. In the Folly Branch watershed, require verification of typical groundwater levels on-site prior to development. Create an electronic database of flooding complaints created in order to identify areas of known flooding to avoid future problems.	Private developer, DPW&T Private developer DER, DPW&T	Ongoing, as needed Ongoing, as needed S-M
	Focus tree and forest preservation and restoration efforts in appropriate areas.	Prioritize on-site tree preservation within the local green infrastructure network, if applicable. Support shade tree plantings for roadways, residential streets, and parking lots. Support forest protection and restoration efforts on parkland.	Private developer, MNCPPC Private developer, MNCPPC, DPW&T M-NCPPC, DPW&T	Ongoing, as needed Ongoing Ongoing
	Encourage the application of urban forestry principles to landscaping and reforestation efforts, while increasing opportunities for incorporating tree planting into the existing landscape.	Utilize key principles of urban forestry when implementing landscape and reforestation/afforestation efforts.	Private developer	Ongoing, as needed

NATURAL RESOURCES/ENVIRONMENT

		Encourage residents, community associations, and businesses to apply for tree planting funding from county programs.	DER, M-NCPPC	Ongoing
		Increase the percentage of urban tree canopy by planting trees and other vegetation especially along roadways, in median strips, and within residential communities.	Private developer, DPW&T, DER, M-NCPPC	Ongoing
	Ensure that no net loss of forest cover occurs within the boundaries of the planning area.	Require a minimum of 10 percent tree canopy coverage on all new and redevelopment projects.	Private developer, MNCPPC	Ongoing, as needed
		Require on-site tree preservation to the maximum extent possible before considering off-site options.	Private developer, MNCPPC	Ongoing, as needed
Utilize innovative stormwater management best practices to mitigate the negative impacts of stormwater runoff.	Require stormwater to be treated nonstructurally to the maximum extent practicable.	Require environmental site design (ESD) stormwater management techniques to be used on-site to the maximum extent practicable.	Private developer, DPW&T	Ongoing
		Require that large tracts of impervious surfaces be disconnected through the use of careful site design.	Private developer, DPW&T, M-NCPPC	Ongoing, as needed
		Promote use of areas designed to increase infiltration within required open or green space.	Private developer, DPW&T	Ongoing, as needed

NATURAL RESOURCES/ENVIRONMENT

Address issues of energy conservation, light pollution, air pollution, and noise impacts within the planning area.	Increase opportunities for utilizing green building techniques in the plan area.	Encourage the use of green building techniques as designated by the U.S. Green Building Council or equivalent.	Private developer, MNCPPC, DER	Ongoing, As Needed
		Support the development of a countywide green building program that provides incentives for reducing the overall impacts of buildings on the environment and the occupant's health.	Private developer, MNCPPC, DER	Ongoing
	Reduce light pollution and intrusion into residential communities and environmentally sensitive areas.	Encourage the use of lighting technologies for athletic fields, shopping centers, gas stations, and vehicle sales establishments that reduce light intrusion on adjacent properties so that safe and even light levels are maintained.	Private developer, MNCPPC	Ongoing, as needed
		Require the use of full cut-off optic light fixtures.	Private developer, MNCPPC, DPW&T	Ongoing, as needed
	Reduce air pollution to support community health and wellness and champion nonmotorized alternatives.	Require a detailed lighting plan to be submitted for all new projects that considers existing light levels.	Private developer, MNCPPC	Ongoing, as needed
		Design new and redevelopment projects to minimize the need for motor vehicle trips and prevent conditions that may create local air pollution nuisances.	Private developer, MNCPPC	Ongoing, as needed

NATURAL RESOURCES/ENVIRONMENT

		Provide an improved, continuous network of sidewalks and bikeways to facilitate safe pedestrian use and access.	Private developer, DPW&T, M-NCPPC, DER	Ongoing
		Provide park-and-ride lots along major roads for carpools, vanpools, and transit users.	Private developer, MNCPPC, DPW&T	Ongoing
	Reduce adverse noise impacts to meet State of Maryland noise standards.	Evaluate development and redevelopment proposals using Phase I noise studies and noise models.	Private developer, MNCPPC	Ongoing, as needed
		Provide adequate setbacks for projects located adjacent to existing and proposed noise generators and roadways of arterial classification or greater.	Private developer, MNCPPC	As needed
		Provide noise attenuation measures when noise issues are identified.	Private developer, MNCPPC	As needed
		Provide sound barriers between incompatible uses.	Private developer, MNCPPC	As needed
		Restrict hours of operation for uses that produce excessive noise.	Private developer, MNCPPC	As needed

PARKS, RECREATION, & OPEN SPACE

GOAL	POLICY	STRATEGY	RESPONSIBLE PARTY	TIMEFRAME S = 2 years M = 3-5 years L = Greater than 5 years
Protect and enhance the area's open space system and recreational opportunities.	Continue to identify opportunities to acquire new open space in the planning area to meet the needs of existing residents and future development.	Continue to seek opportunities for direct purchase of new parkland in the plan area.	DPR	S/M
		Identify publicly held properties that may be appropriate for future parkland.	DPR, various Prince George's County and MNCPPC departments/agencies	S/M
		Identify potential parkland or recreational facilities that can be obtained through mandatory dedication during the development review process.	DPR and various MNCPPC departments	S/M
		Create a master plan of recreation for the former Glenn Dale Hospital site.	DPR	S
	Expand existing recreational facilities and develop new facilities to serve user needs.	Expand the Glenn Dale Community Center.	DPR	S
		Identify alternative sources of funding for land acquisition, facility development, and recreational programming.	DPR	S
		Encourage residents and community organizations to submit recommendations for facilities and programming.	DPR, various M-NCPPC departments, neighborhood associations	S

PARKS, RECREATION, & OPEN SPACE

	Provide regular facility maintenance to ensure ongoing quality.	Continue to provide regular maintenance to park and recreation facilities.	DPR	S
Provide an open space system that is accessible to all residents and serves a variety of users.	Work toward a long-term goal of providing a park amenity convenient to all plan area residences.	Pursue a long-term goal of providing public open space convenient to all plan area residences.	DPR	L
	Ensure comfortable pedestrian connections to all parks, recreation, and open space facilities.	Create comfortable pedestrian routes to all parks and recreation facilities.	DPR, M-NCPPC Transportation Section, DPW&T	S/M
	Provide a balance between passive and active open space.	Provide opportunities for both passive and active recreation throughout the plan area.	DPR	S/M
Ensure that the open space network links to neighborhoods and community destinations.	Develop a variety of recreational options based on community needs and interests.	Survey residents and parks users to help provide a variety of recreation options based on community needs and interests.	DPR	S
	Create new connections between open space and neighborhoods, schools, commercial centers, and employment areas.	Identify opportunities to complete trail connections between existing open space facilities and between open space and neighborhoods.	DPR, M-NCPPC Transportation Section	S
	Improve access to existing trails.	Improve access to existing trails through direct purchase of strategic parcels and acquisition of conservation easements.	DPR	M/L

PARKS, RECREATION, & OPEN SPACE

	Consider connections to regional recreational amenities.	Create connections to regional recreational amenities.	DPR, M-NCPPC Transportation Section	M/L
Promote efficiency in park system operations.	Expand park and open space resources without acquiring additional land.	Seek opportunities for colocation with other public facilities.	DPR, various M-NCPPC and Prince George's County departments/agencies	S/M
		Continue to pursue opportunities that will enable joint planning and use of educational and recreational facilities.	DPR, Prince George's County Public Schools	S
Ensure that the planning and provision of park and recreation facilities support county redevelopment policies and priorities.	Coordinate parkland acquisition and facilities planning with ongoing county plans.	Continue to coordinate parkland acquisition and facility planning.	DPR, various M-NCPPC and Prince George's County departments/agencies	S

TRANSPORTATION

GOAL	POLICY	STRATEGY	RESPONSIBLE PARTY	TIMEFRAME <i>S = 2 years</i> <i>M = 3-5 years</i> <i>L = Greater than 5 years</i>
Reduce traffic congestion on local streets, especially during peak hours.	Continue to support and implement key recommendations of the 1993 Glenn Dale-Seabrook-Lanham and vicinity master plan.	Continue to implement most of the transportation recommendations found in the 1993 Glenn Dale-Seabrook-Lanham master plan for local roadway improvements.	Prince George's County Department of Public Works & Transportation (DPW&T), Maryland State Highway Administration (SHA)	S-L
		Work with SHA to study the feasibility of reconfiguring the Capital Beltway/MD 450/MD 564 interchange.	DPW&T, SHA	M-L
	Coordinate proposed redevelopment and future transportation plans.	Ensure that new short- and long-term roadway improvements in the Seabrook MARC station area will complement future redevelopment.	M-NCPPC Transportation Section, DPW&T, SHA	S-L
Improve transportation flow on regional routes.	Support improved access management and local street connectivity.	Promote connectivity of local streets through subdivision review.	M-NCPPC Transportation Section	S
		Adopt access management standards for planning area arterials.	M-NCPPC Transportation Section, DPW&T, SHA	M
	Work with the state and neighboring communities on regional solutions to traffic congestion.	Continue to work with SHA and federal transportation agencies to develop regional solutions to congestion on freeways and major arterials.	DPW&T, M-NCPPC Transportation Section, SHA	S-L

TRANSPORTATION

Encourage alternative means of transportation within the planning area.	Follow “complete streets” principles, which include pedestrian and bicycle considerations, in all new road construction and improvement projects.	Adopt “complete streets” principles when designing roadway improvements in the plan area.	DPW&T, M-NCPPC Transportation Section	S
	Support transportation-efficient land use policies and pursue mixed-use development in strategic locations.	Promote land use policies that increase density in strategic locations to support public transportation.	M-NCPPC divisions	S
		Promote land use policies that create walkable “centers” of neighborhood-serving commercial and employment uses.	M-NCPPC divisions	S
	Work with state agencies to encourage ridership on MARC.	Work with state agencies to implement improvements to the Seabrook MARC station.	DPW&T, Maryland Transit Administration (MTA), SHA	S-M
	Work with metropolitan and state agencies to improve public transit within the planning area.	Work with metropolitan and state agencies to improve bus service within the planning area.	DPW&T, MTA, Washington Metropolitan Area Transit Authority (WMATA)	M
		Investigate the feasibility of developing park-and-ride lots near transit lines.	DPW&T, MTA, SHA	S-M

TRANSPORTATION

	Create environments that are more conducive to nonmotorized travel.	Continue to develop a network of pedestrian and bicycle trails that connect destinations within the planning area.	M-NCPPC Transportation Section, DPW&T, private developers	S-L
		Evaluate unneeded space in roadway rights-of-way for potential use for bicycle lanes or transit.	DPW&T	S
	Support transportation demand management (TDM) strategies.	Encourage the designation of the Washington Business Park as a transportation demand management district (TDMD).	M-NCPPC Transportation Section, DPW&T	S-M
Improve pedestrian safety throughout the planning area.	Develop a continuous network of safe routes (sidewalks and trails) for pedestrians, especially between neighborhoods and planning area destinations.	Conduct pedestrian safety studies at key intersections and other areas with known pedestrian safety issues.	M-NCPPC Transportation Section, DPW&T	S-L
		Retrofit existing roadways with improvements designed to create a safer environment for pedestrians.	DPW&T	S - L
		Ensure that the design of new roadways incorporates features intended to provide safety and comfort to pedestrians.	DPW&T, M-NCPPC Transportation Section	S-M
		Implement traffic-calming measures within neighborhoods as appropriate.	DPW&T	S-M

TRANSPORTATION

		Continue to implement the county's Neighborhood Traffic Management Program.	DPW&T	DPW&T	Ongoing
		Ensure safe, comfortable connections between schools and neighborhoods.	DPW&T	DPW&T	S-M
Identify and evaluate roads that have scenic characteristics within the plan area.	Continue to protect, preserve, and enhance scenic roads.	Require submission of a visual assessment survey when development applications are submitted for properties along or adjacent to Bell Station Road.	M-NCPPC, DPW&T	M-NCPPC, DPW&T	S
		Ensure that viewsheds along Bell Station Road are preserved through the use of appropriate building setbacks, lot layouts, and screening and buffering.	M-NCPPC, DPW&T	M-NCPPC, DPW&T	S
		Continue coordination efforts between M-NCPPC and the Department of Public Works and Transportation to ensure that roadway improvements are limited to those absolutely necessary to address safety concerns.	M-NCPPC, DPW&T	M-NCPPC, DPW&T	Ongoing

PUBLIC FACILITIES AND SERVICES

GOAL	POLICY	STRATEGY	RESPONSIBLE PARTY	TIMEFRAME <i>S = 2 years</i> <i>M = 3-5 years</i> <i>L = Greater than 5 years</i>
Improve the response time and visibility of public safety agencies.	Improve response times by dividing existing individual police districts into multiple districts.	Split the existing PGCPD Division II in half, creating PGCPD District VIII north of US 50.	Prince George's County Police Department (PGCPD)	S-M
	Construct state-of-the-art district stations to serve as bases of operations for the Prince George's County Police Department.	Construct the PGCPD District VIII Station adjacent to the Glenn Dale Fire/EMS Station at 11900 Glenn Dale Boulevard.	Prince George's County	M
Provide residents of the sector plan area and surrounding communities with neighborhood schools that are not overcrowded, feature cutting-edge technological and instructional opportunities, and serve as centers of their communities.	Construct previously recommended public school facilities outside the sector plan area to temporarily relieve overcrowding within the sector plan area.	Construct the Fairwood Elementary School (CIP Item #AA779773) at 13250 Fairwood Parkway to alleviate enrollment pressure on Lanham area schools.	Prince George's County Public Schools (PGPS)	S-M

PUBLIC FACILITIES AND SERVICES

	Construct the second Bowie high school (CIP Item #AA771923) at 3101 Mitchellville Road as recommended in the 2006 approved master plan for Bowie and vicinity and the 2007 East Glenn Dale approved sector plan to alleviate enrollment pressure on area high schools.	Prince George's County Public Schools (PGPS)	S-M
Construct previously recommended public school facilities inside the sector plan area to relieve overcrowding.	Construct a K-8 school at the former Forest-Ricker tract at 10111 Greenbelt Road (currently owned by the county), as recommended in the 1993 approved master plan for Glenn Dale-Seabrook-Lanham and vicinity.	PGPS	S-M
Renovate or replace school facilities rated "poor" by the 2008 Parsons/3DI study.	Renovate or replace the Howard B. Owens Science Center at 9601 Greenbelt Road with a modern, state-of-the-art facility.	PGPS	S-M
Construct schools on existing Board of Education properties west of the study area to mitigate pressure coming from the west and north on sector area schools.	Construct two K-8 schools on the Mandan Road properties in Planning Area 67.	PGPS	M-L

PUBLIC FACILITIES AND SERVICES

	Obtain a site within Planning Area 70 for a future school that will serve the sector plan area and reduce the need for busing students outside their community.	Add a floating symbol to the sector plan map for a K-8 school to be located within one mile of the intersection of Annapolis Road (MD 450) and Glenn Dale Road (MD 193).	PGPS	L
Expand the library system to better serve planning area residents.	Investigate a location within the planning area where a new branch library may be sited to meet existing and future demand.	Construct a new branch library at the Glenn Dale Community Center (11901 Glenn Dale Boulevard).	Prince George's County, Prince George's County Memorial Library System (PGCMLS)	S-M
Encourage resource-efficient facilities and activities.	Seek opportunities to colocate new public facilities with existing facilities.	Colocate new public facilities with existing public facilities, where feasible.	Prince George's County	S
	Promote the construction of "green" buildings, including public facilities.	Continue to require the construction of LEED-certified public facilities.	Prince George's County, M-NCPPC	S
	Support energy, water, and other conservation measures.	Consider water conservation measures in all public facilities.	Prince George's County	M
		Require pervious paving or other alternative paving methods on all new occasional-use parking and emergency access areas.	Prince George's County, M-NCPPC	S

COMMERCIAL AND EMPLOYMENT AREAS

GOAL	POLICY	STRATEGY	RESPONSIBLE PARTY	TIMEFRAME <i>S = 2 years</i> <i>M = 3-5 years</i> <i>L = Greater than 5 years</i>
Retain and attract an appropriate range of neighborhood-serving commercial uses.	Promote commercial uses that adequately serve community residents and provide distinct shopping and activity destinations that are integral and compatible parts of residential neighborhoods.	Assess current commercial zoning standards and review procedures to ensure compatibility with adopted community plans.	M-NCPPC	S
		Compile an inventory of existing businesses and commercial properties to aid marketing and retention strategies.	M-NCPPC	S
		Encourage the establishment of local business associations to market and support locally based business operations.	M-NCPPC	S
		Establish programs to assist existing locally owned businesses with “green building” expansions and improvements.	M-NCPPC	M
		Develop a farmers market that features locally and regionally grown products.	M-NCPPC	M

COMMERCIAL AND EMPLOYMENT AREAS

Encourage redevelopment or improvements to existing buildings, sites, and streetscapes to create quality shopping and neighborhood environments.	Support redevelopment and improvements within existing commercial centers.	Focus commercial rezoning on specific redevelopment opportunities within existing commercial areas.	M-NCPPC	L
		Limit the future growth of auto-oriented commercial uses.	M-NCPPC	L
	Support commercial development that concentrates retail, service, office, and housing uses in compact, walkable locations accessible by transit and other alternative forms of transportation.	Concentrate transit-oriented, mixed-use development at the Seabrook MARC station.	M-NCPPC, MARC	M
		Encourage mixed-use development at the terminus of the Annapolis Road (MD 450) corridor.	M-NCPPC	L
Concentrate and diversify future employment opportunities within existing centers to enhance the local economic base.	Support employment and job growth within existing employment centers.	Focus future office and employment growth within the Washington Business Park and other plan area employment centers.	M-NCPPC	L
		Support the development of convenience retail, restaurant, hospitality, and service business uses within the Washington Business Park and other plan area employment centers.	M-NCPPC	M

COMMERCIAL AND EMPLOYMENT AREAS

		Pursue opportunities to attract green businesses that will diversify and expand the local employment base and sustain local and countywide energy and environmental resources.	M-NCPPC	L
Create attractive, pedestrian-oriented commercial centers.	Support building and site design that is compatible with neighboring residential areas and establishes a unique identity for the Glenn Dale – Seabrook – Lanham area.	Create a community design manual based on the sector plan's recommended design principles and strategies.	M-NCPPC	S
	Enhance the appearance of existing commercial areas.	Develop programs and public/private partnerships to pursue streetscape and other commercial area improvements.	M-NCPPC, DPW&T, MDOT, SHA	S
		Support ongoing and active code enforcement in commercial areas.	M-NCPPC, Code Enforcement	L
	Improve non-auto access to commercial areas.	Provide adequate sidewalks, bus stops, and bicycle facilities in future commercial area site planning and design improvements.	M-NCPPC, MARC, WMATA, The Bus	L
		Provide pedestrian safety improvements along streets that lead to commercial areas.	M-NCPPC, DPW&T, MDOT, SHA	L