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Approved Greenbelt Metro Area and MD 193 Corridor Plan and Sectional Map Amendment



M-NCPPC Prince George's County Planning Department
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ABSTRACT

TITLE: The Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment

AUTHOR: The Maryland-National Capital Park and Planning Commission

SUBJECT: Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment for a portion of Planning Area 67 in Prince George's County

DATE: March 2013

SOURCE OF COPIES: The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

SERIES NUMBER: 212122306

NUMBER OF PAGES: 440

ABSTRACT This sector plan updates the 2001 *Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area* and amends portions of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* and 1990 *Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67*. Developed with the active participation of the community, including property owners, developers, residents, and elected officials; this document recommends goals, policies, strategies, and actions pertaining to land use, urban design, the environmental and green infrastructure networks, the multimodal transportation system, housing, economic development, health and wellness, the Greenbelt medical mile, public facilities, parks and recreation, historic preservation, zoning, and implementation. The plan builds upon the recommendations of the 2002 Approved General Plan for Prince George's County for centers and corridors in the Developed Tier, addresses sustainable development tied to existing and proposed mass transit options, and incorporates recommendations from functional area master plans such as the Green Infrastructure Functional Master Plan, Master Plan of Transportation, and Water Resources Functional Master Plan. The Sectional Map Amendment proposes zoning changes to implement the land use recommendations of the sector plan.

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The Maryland-National Capital Park and Planning Commission is a bicounty agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

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 Maryland Washington 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 (M-NCPPC):

- ❖ 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 comprised of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision makers, citizens and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

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The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the general plan. The Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual Budget, the water and sewer plan, and adoption of zoning map amendments.

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FOREWORD

The Prince George's County Planning Board of the Maryland-National Capital Park and Planning Commission is pleased to make available the Approved Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment. This community-based plan and sectional map amendment (SMA) provide a clear vision for the future of the Greenbelt Metro Station Metropolitan Center and the portion of the University Boulevard (MD 193) Corridor that passes through the City of Greenbelt and Town of Berwyn Heights between the Metro Green Line and Hanover Parkway. The sector plan builds on the rich and innovative planning history of Greenbelt, Berwyn Heights, and neighboring College Park.

Policy guidance for this plan came from the 2002 Prince George's County Approved General Plan and county functional area master plans, including the 2005 Approved Countywide Green Infrastructure Plan, 2008 Approved Public Safety Facilities Master Plan, 2009 Countywide Master Plan of Transportation, 2010 Approved Historic Sites and Districts Plan, and 2010 Approved Water Resources Master Plan. The 2002 General Plan designates University Boulevard (Greenbelt Road/MD 193) as an important county corridor with a mix of residential and non-residential land uses concentrated at key identified locations (corridor nodes). The 2002 General Plan also designates the Greenbelt Metro Station Metropolitan Center as a major destination for employment and mixed-use development, drawing from the metropolitan Washington, D.C., area.

The Greenbelt Metro Area and MD 193 Corridor Sector Plan and SMA:

- Presents a unique opportunity to preserve a sensitive stream valley while simultaneously revitalizing and redeveloping existing office and residential development.
- Recommends the retrofit of a 3,600-space surface parking lot into an eco-community focused around the Greenbelt Metro Station that will incorporate natural features, active and passive open spaces, innovative energy generation and reduction techniques, and high density, mixed-use transit- and pedestrian-oriented development. The Greenbelt eco-community will become a regional and national model of how the man-made and natural environments can be integrated as a sustainable, cohesive community.
- Proactively strives to realize the potential for a major employer or Government Services Administration tenant at the Greenbelt Metro Station Metropolitan Center, potentially adding thousands of jobs to the local economy and fostering demand for supporting development and services such as new housing, retail, and office opportunities.
- Establishes a “medical mile” along Hanover Parkway to leverage the proximity of Doctors Community Hospital and numerous healthcare providers in nearby offices to improve the community’s health and well-being.
- Emphasizes the importance of safe pedestrian and bicyclist connectivity throughout the sector plan area and to nearby communities and job centers.

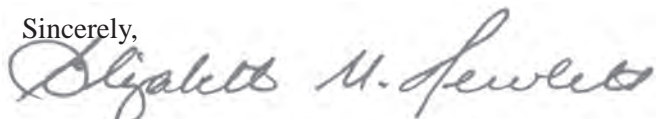
- Provides for appropriate mixed-use infill and redevelopment opportunities at transit-served intersections along the MD 193 Corridor (Greenbelt Road).
- Envisions the revitalization of existing office parks and the integration of amenities, such as restaurants and services, to meet the needs of current and future employees.
- Ensures the preservation of adjacent single-family, residential neighborhoods in Berwyn Heights, College Park, and Greenbelt.
- Establishes design standards to provide for high-quality, urban places and buildings that are sensitive to the rich history of the area and to incorporate sustainable design measures.

In an effort to encourage the active participation of all stakeholders, the sector plan process incorporated extensive community engagement and outreach. Community participation and input began in late 2010, culminating in a series of intensive community workshops in fall 2011 and spring 2012. Additional community input was solicited through civic association and small stakeholder group meetings, work sessions with the City of Greenbelt planning staff, briefings from the Greenbelt Advisory Planning Board, municipal briefings, information gathering sessions, and collaboration on plan revisions following the joint public hearing on the preliminary plan on October 2, 2012. Extensive community feedback and comments were summarized by staff and reviewed by the Planning Board and District Council prior to approval of the sector plan and SMA by the Council on March 5, 2013.

The Greenbelt Metro Area and MD 193 Corridor Sector Plan contains recommendations for land use and urban design, environmental infrastructure and stewardship, the transportation network (including pedestrian and bicycle facilities, transit, and roadways), health and wellness, public facilities, parks and recreation, economic development and revitalization, housing and neighborhood preservation, historic preservation, municipal services, and implementation. The SMA includes zoning changes to facilitate implementation of the plan vision and land use concepts.

The Planning Board very much appreciates the contributions and active engagement of the community and stakeholders in this innovative and exciting planning effort. We believe this sector plan reflects a commitment to implement community desires and build on the 2002 General Plan recommendations for enhanced connectivity, multimodal accessibility, and safety for all residents, workers, and visitors. We look forward to continued collaboration to implement the plan's recommendations and achieve the vision for transit-oriented, mixed-use development at the Greenbelt Metro Station and a revitalized MD 193 Corridor. Thank you for your consideration and review of this very important plan.

Sincerely,



Elizabeth M. Hewlett
Chairman

Prince George's County Planning Board

Content

Chapter 1: Plan Highlights	1	Greenbelt Medical Mile	161
Chapter 2: Sector Plan Area	5	Public Facilities	165
Chapter 3: Why Plan?	9	Parks and Recreation	171
Plan Purpose	9	Historic Preservation	175
Plan Context	10	Implementation	179
Demographic Profile	17	Chapter 6: Sectional Map Amendment	201
How We Heard from You	27	Development District Overlay Zone Applicability	201
What We Know—Existing Conditions	35	Development District Standards	209
Municipal Services	76	Comprehensive Rezoning Policies	251
Chapter 4: Plan Vision	79	Approved SMA Zoning Changes	261
Amendments to the General Plan	82	Development District Use Tables	279
Chapter 5: Where Do We Go from Here?	85	Appendices	A-1
Sustainability	85	A Brief History of the Sector Plan Area	A-1
Land Use and		Transportation and Modeling	A-6
Urban Design	85	Public Schools	A-11
Environmental Infrastructure	115	City of Greenbelt Park and Recreation Facilities	A-16
Transportation (Safety, Connectivity, Mobility, and Access)	123	Public Facilities Cost Estimates	A-19
Pedestrians and Bicyclists	123	Guide to Zoning Categories	A-25
Transit and Roadways	135	Procedural Sequence Chart	A-33
Economic Development	147	M-NCPPC No. 13-02	A-34
Housing and Neighborhood Preservation	153	Certificate of Adoption and Approval	A-35
Quality of Life	157		
Community Health and Wellness	157		

List of Maps

MAP 1:	Sector Plan and Municipal Boundaries	5	MAP 17:	Greenbelt Metro Area and MD 193 Corridor Focus Areas	93
MAP 2:	Regional Context	5	MAP 18:	Green Infrastructure Plan with Possible Woodland Banks	116
MAP 3:	Aerial Map of Sector Plan Area (2011)	6	MAP 19:	Existing, Planned-Approved, and Proposed Bicycle and Pedestrian Facilities	127
MAP 4:	Plan Context	7	MAP 20:	Existing and Proposed Master Plan Rights-of-Way	137
MAP 5:	Aerial Map of North and South Core	7	MAP 21:	Existing and Approved Public Facilities and Parks	168
MAP 6:	Approved General Plan (as amended, spring 2012)	13	MAP 22:	Existing and Newly Designated Historic Resources	177
MAP 7:	Census Tracts	18	MAP 23:	Beltway Plaza Holdings	207
MAP 8:	Green Infrastructure Plan	37	MAP 24:	Greenbelt Metro Area and MD 193 Corridor Development District Subareas	210
MAP 9:	Subwatersheds within the Sector Plan Area	40	MAP 25:	Public Rezoning Requests	255
MAP 10:	Tree Canopy within Sector Plan Area	42	MAP 26:	Existing Zoning	256
MAP 11:	Three-Mile Trade Area and Relevant Zip Codes	55	MAP 27:	Approved Zoning	258
MAP 12:	Existing Public Facilities and Parks (Spring 2012)	73	MAP 28:	Approved SMA Zoning Changes	259
MAP 13:	Existing Historic Resources (Spring 2012)	77			
MAP 14:	General Plan—Approved Amendments	83			
MAP 15:	Existing Land Use (Spring 2012)	89			
MAP 16:	Approved Land Use	91			

List of Tables

Table 1:	Population, Households, and Age (2010)	17	Table 12:	Greenbelt Metrorail Station Average Ridership Summary	49
Table 2:	Population, Households, and Age (2000)	19	Table 13:	Existing Average Daily Traffic	52
Table 3:	Income, Education, and Poverty (2006–2010 Estimates)	21	Table 14:	Office Market Trends	56
Table 4:	Housing (2010)	24	Table 15:	Office Market Profile (February 2012)	57
Table 5:	Mean Travel Time to Work (2006–2010 Estimates)	25	Table 16:	Select Regional Competition	57
Table 6:	Subwatersheds Within the Sector Plan Area	39	Table 17:	Retail Market Trends	58
Table 7:	Hydrologic Features Within the Sector Plan Area	41	Table 18:	Retail Market Profile (February 2012)	58
Table 8:	Impervious Surfaces Data and Water Quality Ratings Within the Sector Plan Area	43	Table 19:	Industrial Market Trends	60
Table 9:	Tree Canopy Coverage Comparison	43	Table 20:	Industrial Market Profile (February 2012)	60
Table 10:	Location of Noise Contours (Distance in Feet)	44	Table 21:	Flex Market Trends	61
Table 11:	How Metrorail Riders Arrived at Greenbelt Metro Station (2007)	49	Table 22:	Flex Market Profile (February 2012)	61
			Table 23:	Select Recent Housing Activity in the Trade Area	65

Table 24: Average Sale Price Trends	66	Table 35: Recommended Implementation Actions	180
Table 25: Current Housing Market	66	Table 36: Public Rezoning Requests	255
Table 26: Foreclosure Data for Very High Foreclosure Hot Spots in Trade Area (Fourth Quarter 2011)	67	Table 37: Existing and Approved Zoning Inventory (in Acres)	257
Table 27: Household Projections	68	Table 38: Approved SMA Zoning Changes	261
Table 28: Fire/EMS Stations Serving the Greenbelt Sector Plan Area	72	Table 39: Households Anticipated by 2040	A-8
Table 29: Existing Land Use by Acreage	92	Table 40: Existing and Approved Dwelling Units within Sector Plan Area	A-8
Table 30: Approved Land Use by Acreage	92	Table 41: Employment Assumptions (Employment Generation Based on Square Feet of Development)	A-9
Table 31: Existing, Planned, and Proposed Bikeways and Trails	128	Table 42: Employment Anticipated by 2040	A-9
Table 32: Existing and Proposed Roadway Facilities	140	Table 43: Public School Facilities Serving the Sector Plan Area	A-11
Table 33: Pupil Yield Rates (2009)	165	Table 44: School Enrollment and Capacity	A-13
Table 34: 2040 Projected School Enrollment and Buildout Capacity for Baseline and the Development Scenarios	166	Table 45: School Facility Conditions: 2008 Parsons 3DI Study	A-14

List of Figures

Figure 1: Racial and Ethnic Profile (2010)	19	Figure 10: Office Vacancy Rates (2001–2012)	56
Figure 2: Racial and Ethnic Profile (2000)	20	Figure 11: Square Feet of Retail Per Person, 2012	59
Figure 3: Industry Breakdown for Residents of Census Tract 8067.08, 8067.13, and 8067.14 (2006–2010 Estimates)	22	Figure 12: Foreclosure and REO Closings Trend Comparison (2006–2011)	66
Figure 4: Industry Breakdown for Residents of Census Tract 8067.08 (2006–2010 Estimates)	22	Figure 13: Vision Concept	81
Figure 5: Industry Breakdown for Residents of Census Tract 8067.13 (2006–2010 Estimates)	22	Figure 14: North Core	94
Figure 6: Industry Breakdown for Residents of Census Tract 8067.14 (2006–2010 Estimates)	23	Figure 15: North Core Illustrative Drawing	97
Figure 7: Industry Breakdown for County Residents (2006–2010 Estimates)	23	Figure 16: Indian Creek Stream Valley	100
Figure 8: Composite of Key Stakeholder Concerns and Ideas	33	Figure 17: Franklin Park at Greenbelt Station and Capital Office Park	102
Figure 9: Distribution of Employees across Industries in the Trade Area (North American Industrial Classification System)	55	Figure 18 University Boulevard (MD 193)	103
		Figure 19: Medical Mile	163

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