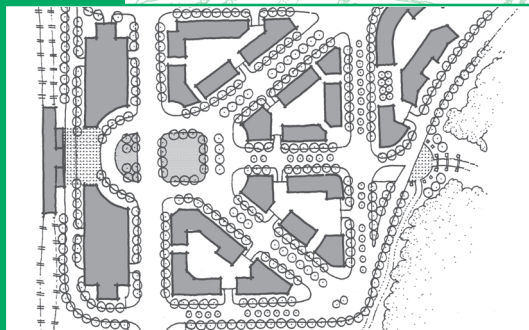


GREENBELT METRO AREA

Approved Sector Plan and Sectional Map Amendment

October 2001



ABSTRACT

Title	Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area
Author	The Maryland-National Capital Park and Planning Commission
Subject	Approved Sector Plan and Sectional Map Amendment superseding parts of the 1989 <i>Approved Langley Park-College Park-Greenbelt Master Plan</i> and the 1990 Adopted Sectional Map Amendment for Planning Areas 65, 66 and 67 and the 1990 <i>Approved Subregion I Master Plan</i> and the 1990 Adopted Sectional Map Amendment for Planning Areas 60, 61 and 62. Portions of Planning Areas 61, 66 and 67 are affected by this sector plan.
Date	October 2001
Source of Copies	The Maryland-National Capital Park and Planning Commission 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772
Series Number	29801152306
Number of Pages	296
Abstract	This document contains text and maps of the Approved Greenbelt Metro Area Sector Plan and Sectional Map Amendment. The plan amends the 1989 <i>Approved Langley Park-College Park-Greenbelt Master Plan</i> and the 1990 <i>Approved Subregion I Master Plan</i> . The plan is also an amendment to the <i>General Plan</i> for the Maryland-Washington Regional District within Prince George's County, Maryland, approved by the County Council in 1982. Developed by the Commission with the assistance of the sector planning group, the plan discusses existing plans and growth policies and analyzes land use, circulation, environment, cultural heritage, recreation and open space, public facilities, economics and market, and zoning characteristics. The plan sets forth goals, concepts, recommendations and design standards and/or guidelines for the entire Sector Plan Area and each subarea. The Sectional Map Amendment section contains zoning changes including an overlay zone to implement the plan's land use recommendations and design standards.

The Maryland-National Capital Park and Planning Commission

Elizabeth M. Hewlett, Chairman
Arthur Holmes, Jr., Vice Chairman

Officers

Trudye Morgan Johnson, Executive Director
Patricia Colihan Barney, Secretary-Treasurer
Adrian R. Gardner, General Counsel

The Maryland-National Capital Park and Planning Commission is a bi-county 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.

Prince George's County Planning Board

Elizabeth M. Hewlett, Chairman
William M. Eley, Jr., Vice Chairman
James M. Brown
George H. Lowe, Jr.
Albert C. Scott

Montgomery County Planning Board

Arthur Holmes, Jr., Chairman
Wendy Collins Perdue, Vice Chairman
Allison Bryant
John M. Robinson
Meredith K. Wellington

Prince George's County

County Executive, Wayne K. Curry

County Council

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 Ten-Year Water and Sewerage Plan, and adoption of zoning map amendments.

Council Members

Walter H. Maloney, 1st District

Peter A. Shairer, 2nd District

Thomas R. Hendershot, 3rd District

Audrey E. Scott, 4th District

Marvin S. Wilson, 5th District

Ronald V. Russell, 6th District

Dorothy S. Bailey, 7th District

Isaac J. Gourdine, 8th District

M. H. Jim Estevez, 9th District

Clerk of the Council

Joyce T. Sweeney

THE GREENBELT METRO AREA SECTOR PLAN

PUBLIC PARTICIPATION PROCESS

Great appreciation is expressed to the 23 municipal, civic and business/property owner members of the sector planning group and to other officials, professionals and citizens who consistently contributed their time and valuable thinking to the plan development process during the pre-planning study, the numerous workshops and charrettes, the creation of the envisioned sector concept and the writing and review of the draft plan.

SECTOR PLANNING GROUP MEMBERS

Municipal

William Armistead - Mayor, Town of Berwyn Heights
Lisa Blevins-Steel - College Park Council Member
Robert Catlin - College Park Council Member
Darald Lofgren - Berwyn Heights Council Member
Sherrill Murray - Former Member College Park City Council
Rodney Roberts - Greenbelt Council Member
Ronald Shane - Berwyn Heights Council Member
Alan Turnbull - Greenbelt Council Member
Tom White - Greenbelt Council Member

Business/Property Owner

Dean Armstrong - Capital Office Park
Kristina Beckett - Springhill Lake Apartments
Tom Chicca - Prince George's County Chamber of Commerce
Elisa Hill - WMATA
M. Kap Kapastin - Beltway Plaza
Richard K. (Chip) Reed - Metroland, LLC
Tim Wanamaker - Prince George's County Economic Development Corporation

Civic

Jerry Anzulovic - Berwyn District Civic Association
Roy Dahl - Former Greenbelt Resident
Rodney Forbes - North College Park Citizens Association
Winston Hazard - Berwyn District Civic Association
John Krouse - North College Park Citizens Association
Mary Mothersole - Berwyn Heights Resident (deceased)
Thomas Renahan - Greenbelt Resident

Special thanks to Terri Hruby, City of Greenbelt planner, who participated in almost all staff team and sector planning group meetings and contributed ideas and information to the plan preparation process. We also extend our thanks to City of Greenbelt Mayor, Judith Davis, Greenbelt Planning Director, Celia Craze, College Park City Manager Dick Conti, College Park Planning Director Terry Schum and former Berwyn Heights Town Administrator, Pat Storke, for their contributions to this plan. Additional thanks is extended to the news media, particularly Elaine Skolnik and Virginia Beauchamp of the Greenbelt News Review and Karl Hille of the Gazette.

Appreciation is expressed to all participants who contributed many ideas during the sector planning group's charrettes and meetings.

TABLE OF CONTENTS

SECTOR PLANNING GROUP ACKNOWLEDGEMENTS	iv
FOREWORD	ix
EXECUTIVE SUMMARY.	3
INTRODUCTION AND BACKGROUND	
How to Use This Document.	7
Purpose of the Sector Plan	8
Background	10
Existing Plans, Growth Policies and Programs	10
Plan Boundary	13
Public Participation Program	13
THE PLAN	
Sector Wide Vision and Recommendations	
Plan Framework.	19
Land Use	25
Transportation and Circulation	37
Environment.	63
Cultural Heritage	83
Recreation and Open Space.	89
Public Facilities	97
Economics and Market.	101
Subarea Design Policies and Guidelines	
Core Area	107
Springhill Lake	113
North College Park	119
Greenbelt Road Corridor and Beltway Plaza	125
Capital Office Park and Federal Courthouse	131
USDA/BARC and Other Federal Properties	135

Public Facilities Cost Analysis and Estimates	137
---	-----

SECTIONAL MAP AMENDMENT

Introduction	143
Comprehensive Zoning Proposal	144
Development District Standards	
Introduction	165
Core Area	173
Springhill Lake	191
Beltway Plaza/Greenbelt Road Commercial Corridor	207
Uses Permitted List	213

APPENDICES

A. Glossary of Terms	261
B. Comprehensive Rezoning Implementation Policies	268
C. Analysis of Existing Zoning and Zoning Tools	271
D. Level of Service Definitions and Figure	273
E. FAR Diagram	275
F. Trail and Bikeway Classification System	276
G. Procedural Sequence Chart	277
H. Resolution of Approval (CR-63-2001).	278
I. Certification of Adoption and Approval	285

LIST OF MAPS

1.	Sector Plan Boundary/Subareas	12
2.	Land Use Concept	22
3.	Existing Land Use	26
4.	Land Use Plan	32
5.	Principal Roadways	41
6.	Pedestrian Network	46
7.	Bicycle Network	47
8.	Regional Trail Connections	59
9.	Indian Creek and Upper Beaverdam Creek Watersheds	64
10.	Wetlands, Open Waters and Floodplain	66
11.	Woodlands	69
12.	Regional Woodlands	70
13.	Soils and Areas of Possible Instability	73
14.	Environmental Envelope	77
15.	2000 Aerial Photo	79
16.	Cultural Resources	84
17.	Open Space Network	92
18.	Public Facilities	98
19.	Core Area Concept	106
20.	Springhill Lake Transit Village Concept	112
21.	North College Park Concept	118
22.	Greenbelt Road Commercial Corridor and Beltway Plaza Concept	124
23.	Capital Office Park and Federal Courthouse Concept	130
24.	USDA/BARC and Metro Service and Inspection Yard Concept	134
25.	Pre-2001 SMA	148
26.	Approved Zoning	149
27.	DDOZ Boundary	150
28.	SMA Subareas	153
29.	Core Area SMA	154
30.	Springhill Lake SMA	155
31.	North College Park (NC/BI-1) SMA	156
32.	Greenbelt Road/Beltway Plaza SMA	157
33.	North College Park (NC/BI-2) SMA	158
34.	Capital Office Park & Federal Courthouse SMA	159
35.	USDA/BARC & Metro Service/Inspection Yard SMA	160
36.	DDOZ Boundary	166
37.	Sector Plan Boundary/Subareas	167
38.	Approved Zoning	168
39.	Core Area Concept	172
40.	Springhill Lake Transit Village Concept	191
41.	Greenbelt Road Commercial Corridor and Beltway Plaza Concept	206

LIST OF FIGURES

1. The Greenbelt Metro Sector Plan Area 9

2. The 1989 Approved Langley Park-College Park Greenbelt land use plan 11

3. Sector plan process 14

4. Multimodal streets 19

5. Preservation of environmentally sensitive areas 20

6a. Typical suburban development. 20

6b. Traditional neighborhood development. 20

7. Washington Metropolitan Area Transit Authority Metrorail System Map 44

8a. Circulation Options: Alternatives 1 and 2 53

8b. Circulation Options: Alternatives 3 and 4 54

9. Strategic importance of interior woodlands 71

10. 1937 and 1965 aerial photos 78

11. 1868 Vansville District Historic Map 86

12. The economic profile boundary 102

13. Prince George’s County Economic Development Corporation “High Technology Triangle” . . 104

LIST OF TABLES

1. Existing Land Use 28

2. Existing and Pending Development Profile by Subarea. 29

3. Existing and Proposed Road Facilities: Greenbelt Sector Plan Area. 40

4. Illustrative Road Classifications for the Core Area and Springhill Lake 56

5. Analysis of Existing Zoning 144

6. Existing and Approved Underlying Zoning Inventory. 152

7. Approved Zoning Changes. 161

FOREWORD

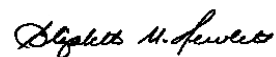
The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission is pleased to make available the Approved Sector Plan and Sectional Map Amendment (SMA) for the Greenbelt Metro Area. This plan contains recommendations for land use, zoning, transportation, environment, cultural heritage, recreation and open space, public facilities, economics and market, design policies, standards, guidelines, and other important elements. The plan's concept was developed to encourage a sense of community identity by applying pertinent and current planning principles, including transit, pedestrian- and bicycle-oriented development; environmentally sensitive development; and transit villages. The land use recommendations promote mixed-use development and redevelopment around the Greenbelt Metro and MARC stations, with preservation of an Environmental Envelope.

The plan was developed by the Commission's Prince George's County Planning Department with significant assistance provided by the Greenbelt Metro Area sector planning group and the three local municipalities—Berwyn Heights, College Park, and Greenbelt. A public forum held in May 1998 provided the community with the opportunity of expressing its concerns on planning issues. Subsequently, four charrettes, one workshop and five text review sessions were held. Special appreciation goes to the sector planning group, which played an important role in developing the Land Use Concept.

The Prince George's County Planning Board and the Prince George's County Council, sitting as the District Council, held a joint public hearing on the preliminary sector plan and proposed SMA in June 2000. The Planning Board adopted the sector plan and endorsed the SMA with amendments in December, and transmitted recommendations to the District Council in January 2001. A second public hearing was held in June 2001 to consider amendments to the sector plan proposed by both the Planning Board and District Council. The Council approved the sector plan and SMA on October 16, 2001.

The Approved Sector Plan and Sectional Map Amendment (SMA) for the Greenbelt Metro Area reflects many hours of deliberation, guidance and involvement from all facets of the surrounding communities and provides for quality growth management policies that will benefit Greenbelt area residents, as well as Prince George's County citizens and residents, for years to come.

Sincerely,



Elizabeth M. Hewlett
Chairman
Prince George's County Planning Board