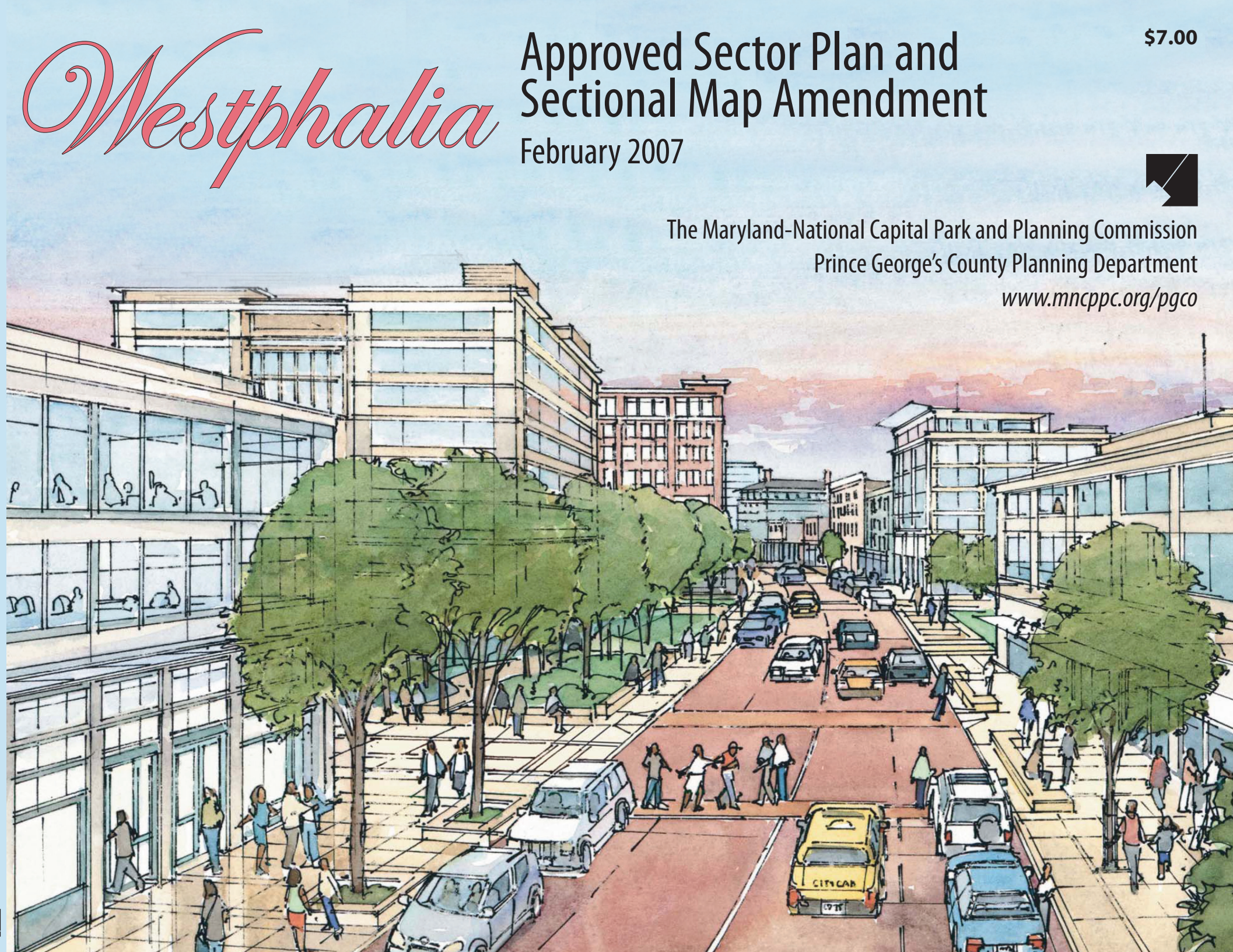


Westphalia Approved Sector Plan and Sectional Map Amendment February 2007

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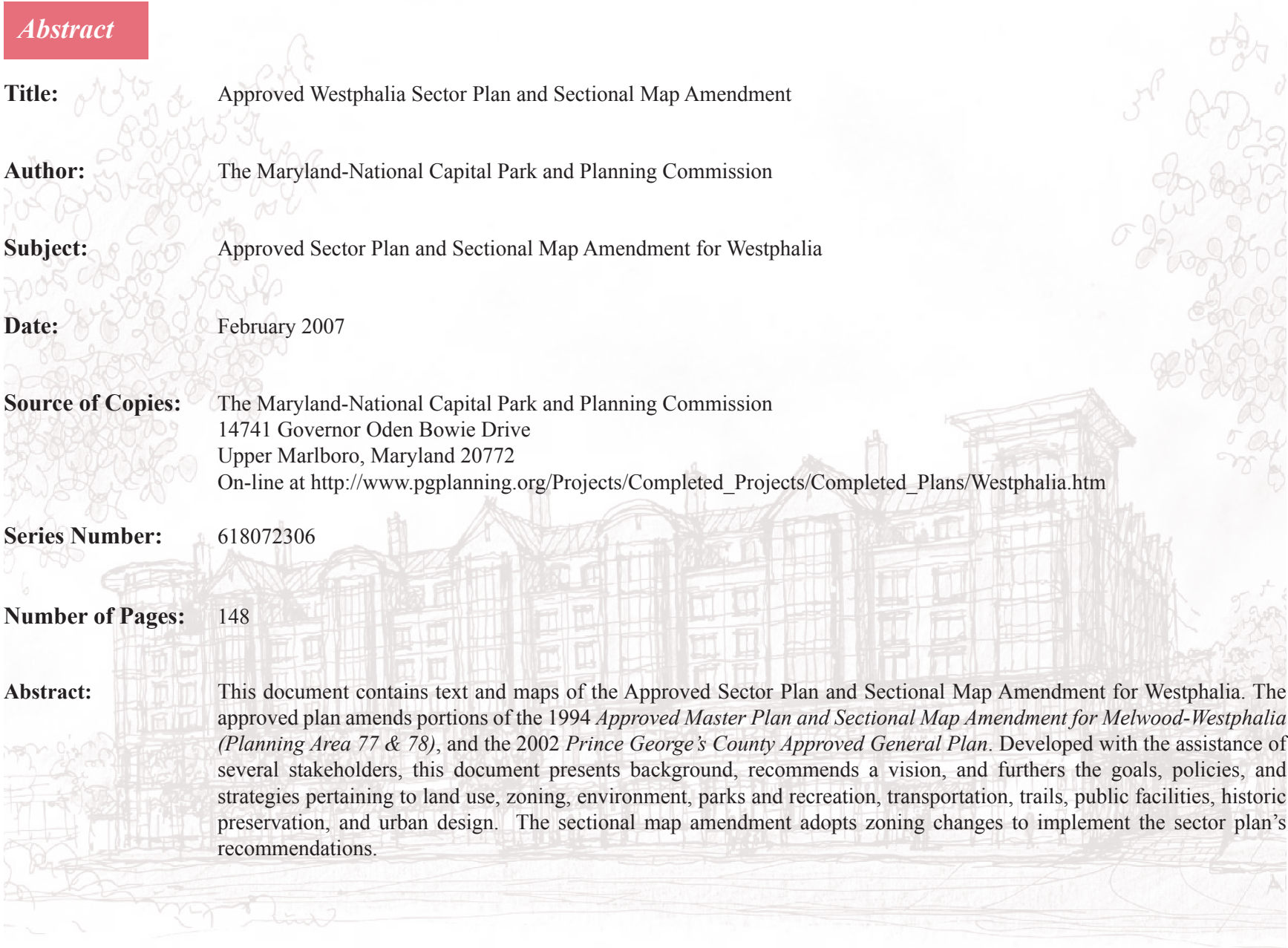
Westphalia

Approved Sector Plan and
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Abstract

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Abstract: This document contains text and maps of the Approved Sector Plan and Sectional Map Amendment for Westphalia. The approved plan amends portions of the 1994 *Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Area 77 & 78)*, and the 2002 *Prince George’s County Approved General Plan*. Developed with the assistance of several stakeholders, this document presents background, recommends a vision, and furthers the goals, policies, and strategies pertaining to land use, zoning, environment, parks and recreation, transportation, trails, public facilities, historic preservation, and urban design. The sectional map amendment adopts zoning changes to implement the sector plan’s recommendations.

Front and back cover illustrations prepared by Hellmuth, Obata & Kassalbaum as part of Public Record Exhibit 44.



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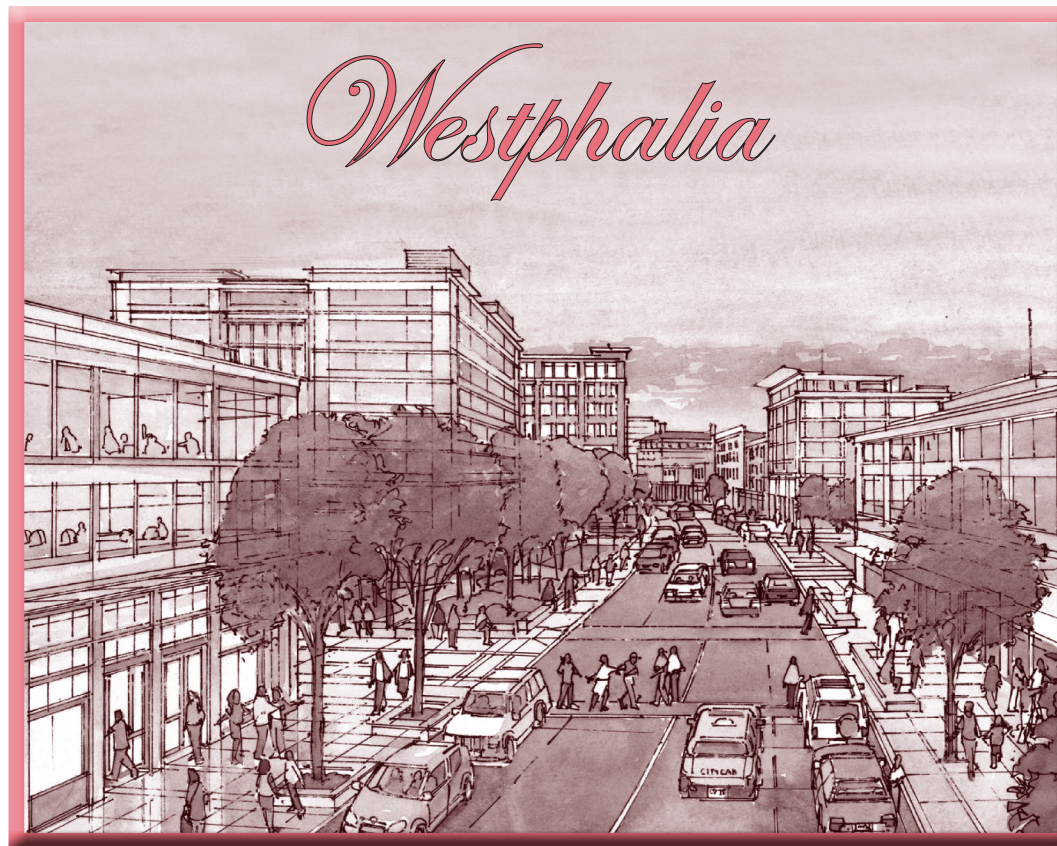
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Approved Sector Plan and Sectional Map Amendment

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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 comprising 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 is pleased to make available the *Approved Westphalia Sector Plan and Sectional Map Amendment* (SMA). This community-oriented plan/SMA establishes a clear vision for future development of the area and amends portions of the 1994 *Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia* (Planning Areas 77 and 78).

Policy guidance for the plan came from the 2002 *Prince George's County Approved General Plan* and was informed by the 2005 Westphalia Comprehensive Concept Plan (WCCP) Study. A substantive public participation process was conducted for the WCCP study between June and August 2005, including a precharrette, three public charrettes, a final public presentation, a mailed community survey, and a visual preference survey. These outreach measures were supplemented by numerous community briefings, a working group to address technical matters, and meetings with a large stakeholder group of interested citizens; developers; county, state, and regional agencies; and political leadership.

This document contains recommendations for land use; protection and enhancement of existing communities; transportation systems including roadways, transit, and bicycle, pedestrian, and equestrian trails; environmental protection; public facilities; parks and recreation; historic preservation; economic development; and urban design. The plan recommends medium- to high-density, mixed-use, transit-oriented development at the Westphalia town center and other designated locations and the provision of a large central park feature to bring the community together and link new development with existing neighborhoods. The 2002 General Plan is amended to designate the Westphalia town center as a regional center and a possible future metropolitan center. The SMA rezones properties to facilitate implementation of the land use concepts in the sector plan.

The Prince George's County Planning Board and the District Council held three duly advertised joint public hearings to solicit comments from property owners, residents, and other interested parties. All comments and recommendations presented at the public hearings became a matter of public record. The Planning Board adopted the plan with modifications per PGCPB Resolution No. 06-159 in July 2006. The District Council approved the plan with additional modifications per CR-2-2007 (DR-2) in February 2007.

The Westphalia Sector Plan supports the findings and concerns expressed by stakeholders through an initiative launched in 2008, just a few months after the development of this plan. *Envision Prince George's* sought to engage residents and stakeholders from across the county in a communitywide dialogue designed to assess their concerns and desires for their communities and neighborhoods. More than 15,000 ideas and suggestions were gathered from county stakeholders through community and online forums. The end result was the *Envision* action agenda, which outlines 14 priority goals with short- and long-term objectives to enhance the county over the next 10 to 20 years. Many of the recommendations contained within the approved Westphalia Sector Plan are reflected in the *Envision* action agenda. We invite you to visit www.envisionprincegeorges.org to learn how you can continue to impact your communities in positive ways.

The Planning Board and District Council appreciate the contributions of the community and stakeholders throughout the plan development phase and at the public hearings. We look forward to this plan providing the foundation for the creation of a vibrant, mixed-use, transit- and pedestrian-oriented Westphalia town center and the additional mixed residential, office, employment, retail, and recreation development that will meet the needs and preserve the character of the existing communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel J. Parker, Jr.", with a stylized flourish at the end.

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

Westphalia PLAN HIGHLIGHTS

Community Vision

- ▣ A network of attractive roads that unifies the community and meets projected traffic needs.
- ▣ A central park feature and a highly visible and usable network of natural greenways and parks extending throughout the 6,000-acre area.
- ▣ A mixed-use town center with defined core, edge, and fringe areas; a high-density, urban, transit- and pedestrian-oriented character; ample employment and retail; as well as a lively main street and town square capable of hosting community events and parades.
- ▣ Two mixed-use activity centers and four small, mixed-use neighborhood centers to serve communities and neighborhoods outside the town center core area.
- ▣ Attractive and safe residential neighborhoods with a range of housing types and densities, access to schools, recreation, green spaces and shopping, designed to minimize the usage and visual impact of cars.
- ▣ Preservation of key scenic and historic community features.
- ▣ Preservation of rural character along the eastern edge with clustered development and incremental increases in densities up to a high-density urban core in the center.

- ▣ Green buffers along MD 4 and the Capital Beltway.
- ▣ New industrial development is restricted outside areas designated as the Andrews Air Force Base noise zone 70 dBA and higher. Existing industrial uses outside the 70 dBA line should be redeveloped for residential uses.

Community Size and Mix of Land Uses

Mixed-Use, Retail, Office, and Industrial Development

- ▣ New Retail:
 - Approximately 1,000,000 square feet in the Westphalia town center.
 - Approximately 350,000 square feet distributed in six mixed-use local centers.
- ▣ New Office: Approximately 4,000,000 square feet including a medical facility.
- ▣ New Industrial: Infill development along the I-95 corridor near Andrews Air Force Base.

Residential Development, Public Facilities, and Services

- ▣ Residential: Approximately 15,000–16,000 new units in a wide variety of housing types and densities, with higher densities in the urban town center area.

Transportation

Roads

- ▣ A greatly expanded and inter-connected road and trail network to provide convenient vehicle and pedestrian access to schools, recreation, green spaces, shopping, and the town center.
 - Several master-planned roads.
 - Five new and upgraded interchanges along MD 4 and I-95.
 - Improvements and realignments to key existing roads to improve safety.
 - Traffic calming improvements to discourage and restrict truck traffic on existing local roads.
 - Specially designed Westphalia roads to ensure the rural character of key existing roads and pedestrian safety and urban amenities on new roads.

Transit

- ▣ Transit-oriented development in and around the core.
- ▣ Expanded bus transit service throughout.
- ▣ Direct access to the Largo Metro Station via new north/south roads linking the Suitland Parkway to the Harry S Truman Drive.

- ▣ A new park-and-ride lot near the town center core along MD 4.
- ▣ A future Metro line extension to Andrews Air Force Base and the Westphalia Center core.

Pedestrian Way and Trail Networks

- ▣ An extensive network of paved and natural paths and trails for pedestrians, bicyclists and equestrians, as well as sidewalks on new streets and key existing streets.

Public Infrastructure and Amenities

Schools

- ▣ Five new elementary schools, renovations to Arrowhead Elementary, a new middle school, and a new high school.

Public Open Space, Parks, and Recreation

- ▣ Open space, parks, and recreation facilities on approximately 1,850 acres within and immediately adjacent to the Westphalia sector plan area.
- ▣ A new 150-acre central park located near the town center featuring a lake, a variety of active sports facilities, community event facilities, and family gathering and open space areas.
- ▣ Extensive publicly accessible, privately maintained greenway parks with paved hiker/biker trails and equestrian trails.
- ▣ Special recreational facilities including a publicly accessible recreation/aquatic center, an equestrian center, and public town squares for community events and picnics, etc.

Public Safety Facilities

- ▣ One new fire station.
- ▣ One new police station in or near the core with possible additional facilities in Little Washington and other locations in or near the older communities.

Library

- ▣ One new library, possibly with community meeting space capacity, located in the town center core adjacent to a usable outdoor open square/space and on or near the main street.

Environmental Protection

- ▣ Primary management area (PMA) preserved as open space within the developing areas.
- ▣ A coordinated road network with a limited number of new stream crossings utilizing existing farm crossings, where possible.
- ▣ Restoration of stream quality and stability through the removal of agricultural uses and the establishment of stream buffers.
- ▣ Placement of residential uses so as to limit the impact of aircraft noise.

Community Character

Historic and Scenic Preservation

- ▣ Preservation of the MD 4 scenic corridor and establishment of a scenic corridor buffer on Ritchie Marlboro Road and a green buffer along the Capital Beltway.
- ▣ Preservation of Melwood Road as a rural road trail and greenway.

- ▣ Preservation of the Smith Farm Knoll (Blythe House).
- ▣ Preservation and appropriate adaptive use of the Blythewood House, farm complex, and tobacco barn (Historic Resource 78-013)

Existing Communities

- ▣ Protect, maintain, and enhance older neighborhoods in Westphalia.
- ▣ Design new development in older communities to be compatible with the established character.
- ▣ Provide all neighborhoods with modern facilities and services.
- ▣ Protect owners in existing neighborhoods from displacement.
- ▣ Enhance the safety and security of residents through design techniques (e.g., Crime Prevention Through Environmental Design) and neighborhood maintenance.

Economic Development

- ▣ Build and coordinate partnerships to promote and maintain high-density, transit-oriented development in the town center.
- ▣ Attract and retain community and neighborhood-serving nonresidential development throughout Westphalia.
- ▣ Promote development and expansion of minority-owned business enterprises.

Westphalia **INTRODUCTION**



Westphalia INTRODUCTION

Planning Background

The Westphalia sector plan and sectional map amendment (SMA) area comprises a section of a larger geographic area covered by the 1994 Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Areas 77 and 78). The 1994 master plan recommended a planned community consisting of increasingly less-intense development patterns radiating from a higher-intensity, mixed-use, local activity area centered north of Pennsylvania Avenue (MD 4).

After approval of the 1994 master plan, the pace of new development, as measured through rezoning requests to the Prince George's County Planning Department, remained relatively low. In the last several years, however, new development proposals became increasingly frequent, with increased market pressure for the development of new commercial and residential properties in the vacant portions of the sector plan area. The vast majority of these development proposals were on some of the last large, contiguously undeveloped parcels of land in the middle of the Westphalia area.

Noticing that many of the development proposals were also in close geographic proximity to each other, yet prepared independently, with

seemingly uncoordinated projects proposed for the same landscape, the Prince George's County District Council expressed its intent on fulfilling the vision of the 1994 master plan for one well-planned, cohesive community with adequate public facilities. An official study, coordinated by the Planning Department, began with the intent of refining and updating the vision established by the 1994 master plan and to serve as a preliminary instrument for the review and evaluation of development proposals in the area.

Throughout 2005, a series of analyses were conducted, and public meetings held, to develop and refine the vision established by the 1994 master plan. Participants ranged from citizens, to developers, to county planning staff, and property owners in the study area. The resulting document, the October 2005 Westphalia Comprehensive Concept Plan (WCCP) study, was finalized and presented to the Prince George's County District Council in late 2005.

Shortly following this briefing, in January 2006, the Prince George's County District Council directed The Maryland-National Capital Park and Planning Commission (M-NCPPC) Planning Board to begin the process of converting the WCCP into an official sector plan.

Plan Purpose

The purposes of this plan and sectional map amendment are:

- ▣ To implement the 2002 *Prince George's County Approved General Plan*.
- ▣ To amend portions of the 1994 *Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Areas 77 and 78)*.
- ▣ To incorporate elements of the vision established in the WCCP study into county planning policy.
- ▣ To analyze existing development and the current zoning pattern for consistency with the county's development policies.
- ▣ To amend the zoning map to implement the land use recommendations through a sectional map amendment.
- ▣ To set policies that will guide future development in the sector planning area.

Planning Area Boundary and Regional Setting

The Westphalia sector plan area is bounded to the north and east by Ritchie Marlboro Road, to the west by the Capital Beltway (I-95/I-495), and to the south by Pennsylvania Avenue (MD 4). The sector plan area falls within a portion of Planning Area 78 and encompasses only a portion of the approved 1994 Melwood-Westphalia Master Plan area, which included all of Planning Areas 77 and 78.

The sector plan considers areas beyond these geographic boundaries and addresses areawide issues such as floodplain, wetlands, transportation, trails and parkland, and public facilities.

Relationship to Other Plans and Policies

2002 Prince George's County Approved General Plan

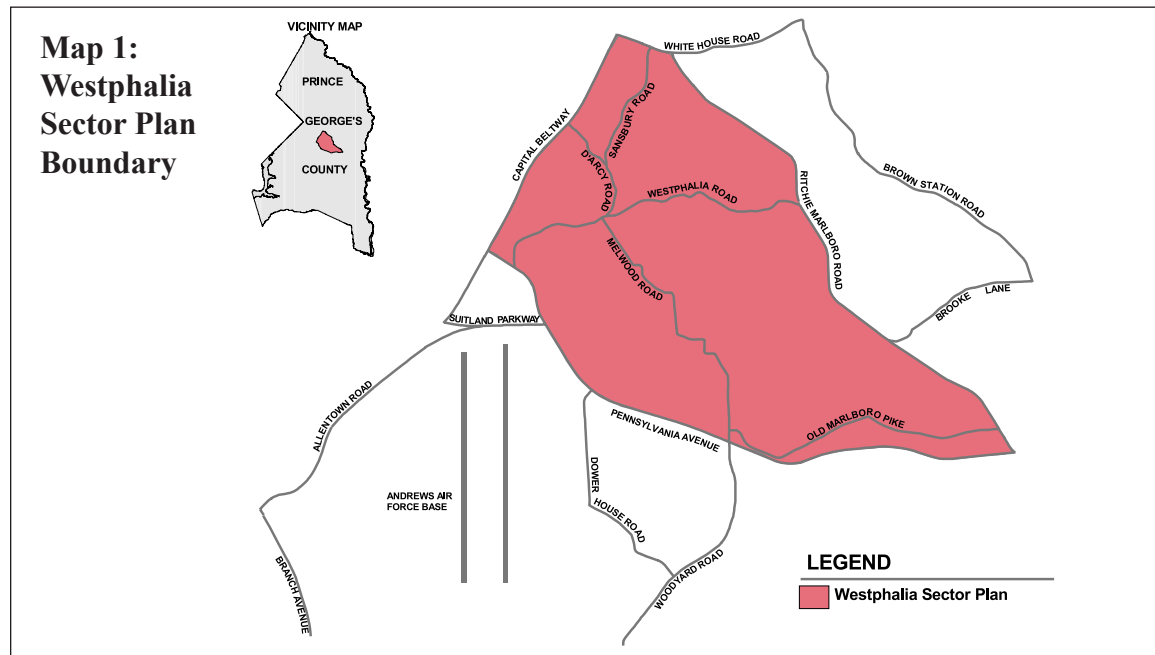
The 2002 *Prince George's County Approved General Plan* designates three policy tiers, each with unique characteristics and opportunities: the Developed Tier, the Developing Tier, and the Rural Tier. The Westphalia sector plan and sectional map amendment (SMA) is within the Developing Tier. The vision for the Developing Tier is to maintain a pattern of low- to moderate-density suburban residential communities. The sector plan area includes a portion of the Pennsylvania Avenue (MD 4) corridor, one of

the seven corridors where the 2002 General Plan recommends more intensive development and redevelopment. The segment of the Pennsylvania Avenue (MD 4) corridor within the sector plan area is located between the Capital Beltway and Ritchie Marlboro Road.

The 2002 General Plan also promotes development of a possible future community center in the Westphalia sector plan and SMA area adjacent to the Pennsylvania Avenue (MD 4) corridor. This is one of 27 centers that the county identifies as existing, or possible future, locations for the concentration of medium- to high-density, mixed-use, and pedestrian-oriented development. The Westphalia sector plan amends the 2002 *Prince George's County Approved General Plan* to officially designate the town center in Westphalia as a regional center, changing its designation from a “possible future” community center, and defining the center boundaries.

1994 Approved Master Plan and Sectional Map Amendment for Melwood-Westphalia (Planning Areas 77 and 78)

The 1994 approved Melwood-Westphalia Master Plan and SMA recommended the creation of a master planned community with a medium- to high-density, mixed-use local activity center, surrounded by incrementally less dense bands of residential and commercial development. It also encouraged the development of a linear park system traversing the center of the planning area and relegated industrial uses largely to the areas north and east of Andrews Air Force Base.



The Westphalia sector plan and SMA refines and updates the vision of the 1994 plan, in large part by utilizing the vision established by the Westphalia Comprehensive Concept Plan (WCCP) study, whose purpose it was to update the 1994 vision in light of recent development proposals in the Westphalia vicinity. The Westphalia sector plan champions the same themes of the 1994 vision, as refined by the WCCP study: a master-planned community with a high-density, mixed-use core, surrounded by incrementally less dense bands of residential and commercial development.

The 1992 Maryland Economic Growth, Resource Protection, and Planning Act

This legislation was enacted to encourage economic growth, limit sprawl development, and protect the state's natural resources. It establishes consistent general land use policies to be locally implemented throughout Maryland. These policies are stated in the form of eight visions:

- ☐ Development is concentrated in suitable areas.
- ☐ Sensitive areas are protected.
- ☐ In rural areas, growth is directed to existing population centers and resource areas are protected.
- ☐ Stewardship of the Chesapeake Bay and the land is a universal ethic.
- ☐ Conservation of resources, including a reduction in resource consumption, is practiced.
- ☐ To ensure achievement of one through five above, economic growth is encouraged and regulatory mechanisms are streamlined.

- ☐ Adequate public facilities and infrastructure under the control of the county or municipal corporation are available or planned in areas where growth is to occur.
- ☐ Funding mechanisms are addressed to achieve these visions.

The eight visions are a set of guiding principles that describe how and where growth and development should occur. The act acknowledges that the comprehensive plans prepared by counties and municipalities are the best mechanism to establish priorities for growth and resource conservation. Once priorities are established, it is the state's responsibility to support them.

The 1997 Smart Growth and Neighborhood Conservation Act

This act builds on the foundation of the eight visions adopted in the 1992 Act, as amended. The act is nationally recognized as an effective means of evaluating and implementing statewide programs to guide growth and development.

In 1997, the Maryland General Assembly enacted a package of legislation collectively referred to as the Neighborhood Conservation and Smart Growth Initiative. The Maryland Smart Growth initiative has three basic goals: to save valuable remaining natural resources; to support existing communities and neighborhoods; and to save taxpayers millions of dollars in unnecessary costs for building infrastructure to support sprawl. A significant aspect of the initiative is the Smart Growth Areas legislation that requires that state funding for projects in Maryland municipalities, other existing

communities, and industrial and planned growth areas designated by counties will receive priority funding over other projects. These are called priority funding areas (PFA).

Public Participation

Westphalia Comprehensive Concept Plan (WCCP)

The planning and public outreach process for the WCCP study was designed to obtain and respond to detailed comments from as many area stakeholders as possible. Target groups included community leaders, residents, property and business owners, land developers, officials, M-NCPPC staff, and others. The team used several different techniques to ensure adequate feedback. These included the following:

Public Meetings/Charrettes

M-NCPPC staff and the consultant team held five public meetings at a site within the community between June and August 2005. The meetings were well attended with a large percentage of new participants each time.

- ☐ A pre-charrette was held on June 14, 2005. The team explained the purpose of the study, its schedule, and process. They reviewed the existing 1994 plan and policies affecting Westphalia and asked participants to identify the key issues that the study should address. Attendance: 41 people.

- ☐ Three public charrettes were held on June 28, June 29, and July 25, 2005. At each of three sessions the team presented alternative and refined plans and posed questions and options to obtain directions to shape the plan. Participants broke into small groups to review plans and discuss their reactions. All groups recorded their responses and reported back to the full session so that the team could assess the degree of consensus and the outstanding issues to be addressed. Three alternative plans were developed, followed by a preliminary concept plan that was refined twice. Attendance: Approximately 72 people at each charrette.
- ☐ In order to ensure that participants understood the 1994 Melwood-Westphalia plan, copies were handed out during the public charrette and participants filled out and returned a questionnaire on the plan's key features.
- ☐ A final public presentation was held on August 22, 2005. The team presented the final plan and related recommendations and solicited comments from participants to help staff and the team assess community consensus and to identify any outstanding issues or minority opinions. Attendance: Approximately 80 people.

Team Working Charrettes

Between the public charrettes, the team conducted working charrettes at county offices in Upper Marlboro to refine the plan and

respond to the comments given. County staff, officials, and the Board of Education, as well as all the charrette participants, were invited to drop in and make individual comments during the second charrette. A wide range of residents, property and business owners, officials, and M-NCPPC staff participated.

WCCP Study Document Development

Three preliminary alternatives and the subsequent refinements were developed by the consultant team and presented at the three public charrettes. The criteria used by the team to develop and refine these plans are as follows:

- ☐ Community feedback from the surveys and public meetings.
- ☐ Consistency with the intent and policies of the 2002 General Plan and the approved 1994 Melwood-Westphalia Master Plan.
- ☐ Feedback from key property owners.
- ☐ Consideration of current development proposals, both approved and under review.
- ☐ Existing community conditions, both positive attributes and areas of concern.
- ☐ Adequate road capacity and public facilities to support growth.

Public Notification and Survey

To inform area residents and property owners of the WCCP study and encourage participation, the following techniques were employed:

- ☐ Community Survey: At the beginning of the process, M-NCPPC staff and the District 6 County Council Member mailed a letter and survey to all households in the study area explaining the process and requesting input and participation. Names and addresses were taken from the tax rolls to use for three separate mailings with approximately 2,100 addresses.
- ☐ Community Signs: Several signs were posted along roadways in the Westphalia community prior to the first meeting to remind people of the location and time. The five meetings were well attended with a large percentage of new participants each time.
- ☐ Flyers: Notices were also sent through churches and homeowners associations.
- ☐ Mailed Announcements: M-NCPPC staff and the District 6 County Council Member mailed announcements to all property owners in the study area on several occasions explaining the process, announcing meeting dates, and urging people to participate.
- ☐ Local Media: Local newspapers and the Planning Department web site were utilized to publicize upcoming meeting dates.
- ☐ Visual Preference Survey: Participants at the first charrette were asked to identify the character of development that they preferred to see in the community. There were 41 participants in this exercise.

Preliminary Sector Plan Review and a Continuous Public Evaluation Process

To reinforce the public participation efforts conducted during preparation of the WCCP study for the preliminary Westphalia Sector Plan and SMA, a continuing plan implementation and stakeholder coordination process was conducted parallel to publication of the preliminary plan and public hearing review. The purpose of the continuing public outreach program was to transparently evaluate and refine recommendations of the preliminary sector plan, to obtain additional public and private stakeholder input with a focus on implementation and concurrency, and to build consensus on refined plan recommendations without delaying the time schedule for sector plan review and approval. Figure 1 illustrates the Westphalia Sector Plan process including three joint public hearings on sector plan and SMA recommendations or proposed amendments and the continuous plan evaluation and refinement process.

Plan Implementation and Stakeholder Coordination Meetings

The plan implementation and stakeholder coordination process involved the establishment of a stakeholder group that included all interested private parties and relevant public officials. This stakeholder group was organized to review and refine recommendations of the preliminary Westphalia Sector Plan and SMA and to promote implementation in a timely manner. A technical work group was established as a subgroup that would research and provide

information on technical issues as identified by the larger stakeholder group. Private sector stakeholders included county residents, land owners, area developers, and representatives of various organizations. Public sector stakeholders included staff from the M-NCPPC Planning Department and the Department of Parks and Recreation, the county Department of Public Works and Transportation (DPW&T), offices of the County Council and County Executive, the Maryland State Highway Administration, the Maryland Department of the Environment and Department of Natural Resources, and the U.S. Army Corps of Engineers. A management group, consisting of senior level staff assigned to the project, engaged an independent consulting team to provide meeting management and facilitation services, to conduct an in-depth analysis of the WCCP and preliminary Westphalia Sector Plan recommendations and to prepare a public facilities financing plan. Outreach and involvement efforts included:

- ▣ The stakeholder and the technical work groups held more than two dozen open meetings between March 2006 and January 2007.
- ▣ A public workshop on the Westphalia town center design issues and relationships between the existing and planned community was held in May 2006. Another public workshop concerning protection, preservation, needs, and enhancement of existing communities was held in August 2006 to

collaborate on recommendations for the Existing Communities section of the Community Character Element.

- ▣ A communitywide bus tour was conducted in July 2006 to identify community issues and concerns with representatives of five civic associations, area developers, elected county officials and staff from the Department of Environmental Resources, the Department of Public Works and Transportation, the Planning Department, and the Department of Parks and Recreation.
- ▣ Civic association meetings were regularly attended by staff from M-NCPPC, DPW&T, and the District 6 County Council office throughout the planning process to keep residents informed of issues and scheduled events, to respond to questions, and to get feed-back.
- ▣ Interagency meetings on technical issues pertaining to land use, transportation, recreation, and the environment were held between March 2006 and February 2007.
- ▣ The project web site was continuously updated to reflect meeting schedules and issues that were addressed to keep stakeholders and the community informed.
- ▣ A joint public hearing on the preliminary sector plan and SMA was held on May 23, 2006. Joint public hearings on proposed amendments to the sector plan or SMA by Council Resolutions CR-66-2006 and CR-83-2006 were held on September 19, 2006, and January 16, 2007, respectively.

Results of the Plan Implementation and Stakeholder Coordination Process

As a result of the continuing public outreach and evaluation process, recommendations of the preliminary Westphalia Sector Plan and SMA were revised and several amendments to the zoning ordinance were approved to streamline development review procedures and facilitate implementation of plan recommendations. All were the products of deliberate, continuous, and open involvement of the many public and private stakeholders facilitated via the plan implementation and stakeholder coordination process.

Revisions to the Preliminary Westphalia Sector Plan and SMA

- ▣ The Development Pattern Element was revised to promote a more intense, mixed-use, pedestrian- and transit-oriented urban design for the Westphalia town center, the phasing of development to ensure that both residential and commercial development proceed in tandem, and a unique central park as the focal point for the Westphalia area.
- ▣ The Transportation section was revised to recommend a transportation network more focused on a pedestrian-oriented and transit-ready urban center with multiple connections to surrounding neighborhoods including roads, bike paths, sidewalks and trails, and bus routes.
- ▣ The Environmental Infrastructure section was revised to address the challenges of constructing transit- and pedestrian-oriented urban development patterns in new communities.

- ▣ A new Existing Communities section focuses on the need to upgrade older neighborhoods in conjunction with new development and documents needed public improvements and strategies for implementation.
- ▣ A new Economic Development section emphasizes the importance of minority participation in all phases of developing the new community and operating new businesses in Westphalia and recommends strategies for implementation.
- ▣ The Implementation chapter was revised to emphasize the continuing need for coordination and partnerships between the public and private sectors, as well as for public awareness and transparency in the development review and public facility implementation processes. Design concepts to guide site plan review of development proposals rezoned by the SMA are incorporated in this chapter.
- ▣ A Westphalia Sector Plan Public Facility Financing Program report that identifies short and long term financing needs and strategies to implement plan recommendations was prepared as part of the stakeholder sector plan evaluation process and was published concurrently with approval of the plan.

Legislative Revisions to the Zoning Ordinance

To facilitate implementation of the Westphalia Sector Plan, several changes to the county's Zoning Ordinance were enacted in 2006:

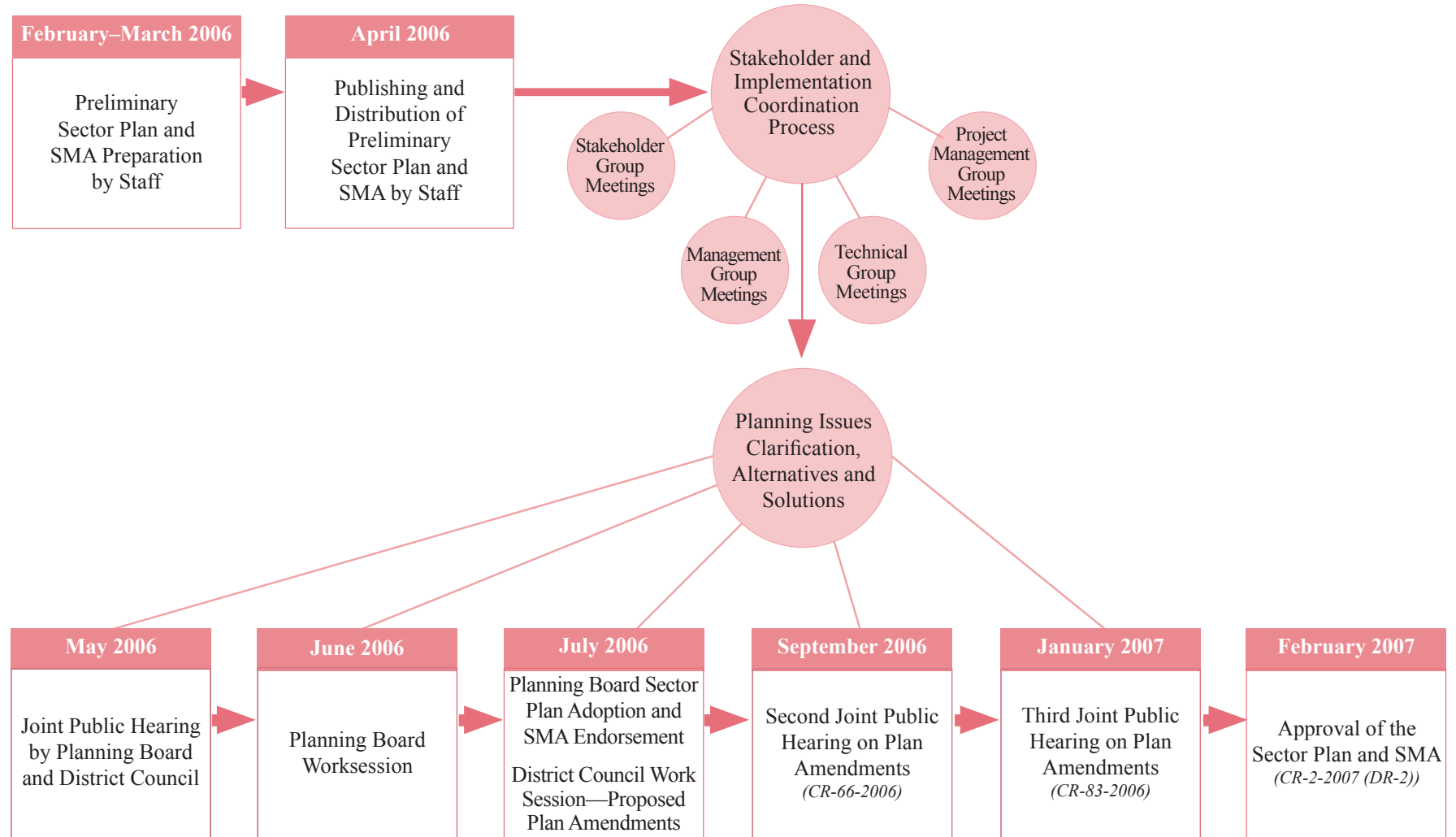
- ▣ CB-76-2006 allows comprehensive design zones to be approved in a sectional map amendment without a rezoning application under certain circumstances.
- ▣ CB-77-2006 and CB-78-2006 establish the recommendations and guidelines of a master plan or sector plan as the primary criteria for the review of site plan applications in a comprehensive design zone or an M-X-T Zone that was approved in an SMA such as in Westphalia. This legislation also establishes a new public facility financing and implementation program as another method to provide adequate public facilities required by the ordinance for approval of site plans and preliminary subdivision applications, or to fund construction and maintenance of other public or private community infrastructure.

Public Record and Exhibits

Transcripts of testimony from the three public hearings and 76 exhibits submitted to the public record during the public review process for this sector plan are maintained by the Office of the Clerk of the County Council, Second Floor, County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro MD 20772. Some of the exhibits are referenced in this plan as providing background information regarding the intent of the District Council or to provide more specific policy guidance for review of subsequent applications in the development review process.

Figure 1: Westphalia Sector Plan Process Overview

Initiated by CR-5-2006 (DR-2) on January 17, 2006



Planning Area Profile*

Land Area

6,067.41 acres

9.4803 square miles

Population

2000: 5,417

2030: 14,043

By Race: 18.8% White alone
 76.3% Black or African American alone
 .47% American Indian and Alaska Native alone
 .66 % Asian alone
 0% Native Hawaiian and other Pacific Islander alone
 .74% Some other race alone
 2.3% Two or more races

By Hispanic or Latino Ethnicity:

33.67% White alone
 0% Black or African American alone
 0% American Indian and Alaska Native alone
 0% Asian alone
 0% Native Hawaiian and other Pacific Islander alone
 55.1% Some other race alone
 11.2% Two or more races

Dwelling Units

2005:
 Single-Family: 2,233
 Multifamily: 0

2005 Total: 2,233

2030 Total 5,569

Employment

2000: 3,073

2030: 5,006

2005 Existing Land Use

In the Westphalia Sector Plan Area

	Acres
Residential	
Single-family	634
Townhouse/Condominium	32
Mobile Home Park	45
Commercial	43
Industrial	776
Farm	2,120
Public/Quasi Public	
M-NCPPC Park	99
Board of Education School	12
Homeowners Association	75
Common Area	
Rural Unsubdivided	2,039
Total	5,875

Based on Maryland Department of Assessments and Taxation land use code data, excluding public roads.

* Data is based on the 2000 U.S. census and the Council of Governments Cooperative Forecast (Round 7) and the Prince George's County Planning Department dwelling unit inventory and population estimates.

