



Introduction 1

Plan Purpose

On June 4, 2009, the Prince George's County District Council initiated the process to update the existing 1994 *Mount Rainier Town Center Development Plan*. The Mixed-Use Town Center (M-U-TC) Zone was created in 1994 to promote reinvestment and redevelopment in the older, more established mixed-use areas in Prince George's County. Mount Rainier was the first jurisdiction in the county to use the M-U-TC Zone.

The City of Mount Rainier Mixed-Use Town Center (M-U-TC) Zone Development Plan updates the previously approved 1994 development plan. The plan takes into account current economic/market conditions. Its revised development policies and design standards will guide future development within the plan area and ensure a pedestrian-friendly, vibrant mixed-use town center.

Study Area Description

The project area encompasses all parcels along the Rhode Island Avenue corridor east of the District of Columbia line at Eastern Avenue to just beyond the traffic circle at 34th Street. It includes the building frontages along 34th Street just north of Bunker Hill Road to about an eighth of a block south of Rhode Island Avenue. The 2004 *Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District* amended the 1994 M-U-TC boundary. This development plan uses the amended M-U-TC boundary. **(See the aerial photograph and outline below.)**



An aerial photograph of the Mount Rainier M-U-TC Zone.

Public Outreach Process



Community members present ideas at the October 31, 2009, hands-on community design session.

A critical component of creating a successful, sustainable development plan is ensuring an open and inclusive public participation process. Broad and active community engagement involves the public in plan making from the early stages of determining issues and assets, through visioning, to final plan formulation. This planning process invited community residents, business owners, and government officials to share their ideas. The aspirations of all segments of the community are incorporated into a shared vision for the future.

In September 2009, M-NCPPC mailed several hundred residents and business owners within a half-

mile radius of the Mount Rainier M-U-TC to notify them of the public planning process and community meeting schedule for the project. M-NCPPC staff also hand delivered flyers to all operating businesses within the M-U-TC approximately one week prior to the project kickoff meeting on October 7, 2009. The meeting schedule was also available on the project web site at www.pgplanning.org/Mount-Rainier.htm, published in the monthly Mount Rainier newsletter, and announced on public access television prior to each meeting date.

Community Workshops

Eight well-attended community meetings were held at the Bunker Hill Fire Station between October 2009 and March 2010. At these meetings, community members gave their input toward shaping an updated vision for Mount Rainier. For example, during the hands-on community design session on October 31, 2009, participants were divided into three groups to discuss issues related to transportation, land use, streetscape and the pedestrian realm, development infill opportunities, vacant buildings, potential additions and subtractions to existing buildings, and historic preservation. Each group produced and presented drawings to illustrate their findings on the M-U-TC area. This session helped create the vision framework for Mount Rainier.



October 31, 2009, hands-on community design session.

Community Workshop Outreach Schedule

Community Kick-off Meeting

October 7, 2009

Community Workshop 1

October 19, 2009

Hands-on Community Design Session Workshop 2

October 31, 2009

Work in Progress Open House Workshop 3

November 10, 2009

Artists Stakeholder Feedback Session

December 15, 2009

Vision Plan—Feedback Session Workshop 4

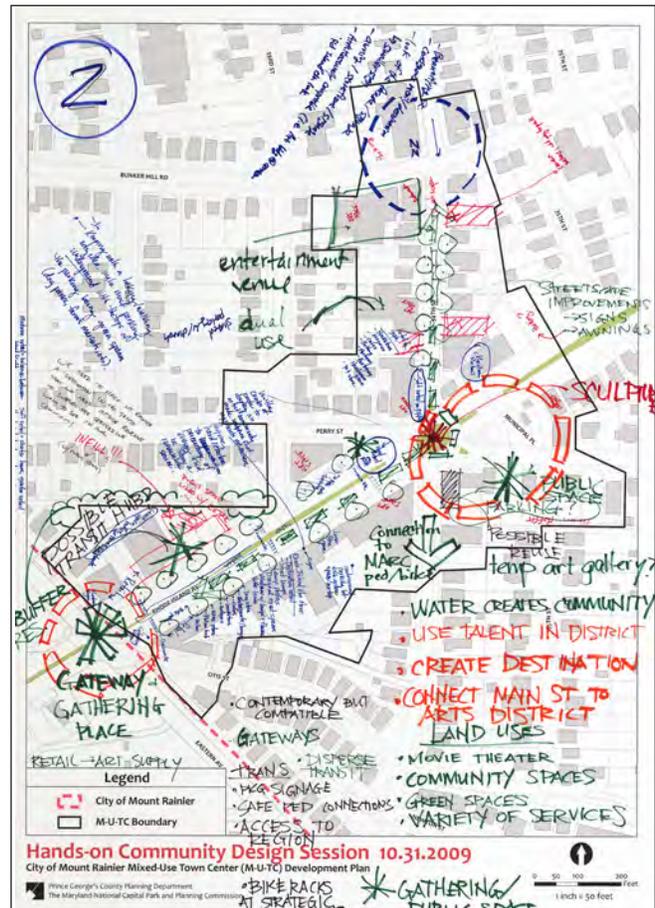
January 12, 2010

Community Workshop—Presentation of Implementation/Development Plan

February 23, 2010

Community Workshop—Presentation of Design Guidelines and Standards

March 23, 2010



Sample table drawing from a hands-on community design session.

Stakeholder Dialogues

Between September and December 2009, the project team also conducted a number of meetings with individual stakeholder groups to solicit their opinions regarding the future vision for the M-U-TC area. These groups included the following:

- District of Columbia government officials representing the Great Streets Initiative (Rhode Island Avenue).
- The Mount Rainier Town Center Design Review Committee.
- Mount Rainier Mayor and City Council.
- Property and local business owners within the M-U-TC.
- Local arts-related non-profits and property management companies.
- Local artists.

The presentations, meeting minutes, and meeting summary handouts from each of the eight community meetings were posted on the M-NCPPC project web site at the conclusion of the meeting. Summaries of each stakeholder meeting were also posted on the same web site in the Existing Conditions Report dated December 2009.



September 21, 2009, meeting with the City of Mount Rainier Mayor and Council.



Open house and displays at the community meeting on November 10, 2009.



December 15, 2009, artists stakeholder feedback session.

**The City of Mount Rainier
Mixed-Use Town Center
(M-U-TC) Zone Development Plan**

Summary of the November 10th Community Meeting

After the Open House Session, Cunningham Quill Architects (CQ), gave a brief presentation discussing their thoughts concerning these questions. One idea presented was that the M-U-TC area could be subdivided into smaller Districts. Additionally, CQ presented images of public art and facade color of similar scaled projects that may be applicable to the M-U-TC area.

The last portion of the meeting was an open dialogue with the community. The notes from the community dialogue can be found at www.pgplanning.org/Mount-Rainier.htm.

Upcoming Community Meetings

Feedback Session
7pm **Tuesday 1/12/2010**
Bunker Hill Fire Station

Draft Development Plan Presentation
7:00 p.m. **Tuesday 2/23/2010**
Bunker Hill Fire Station

Design Standards & Guidelines Presentation
7:00 p.m. **Tuesday 3/23/2010**
Bunker Hill Fire Station

Top: The streetscapes of the Mount Rainier M-U-TC area are composed of a muted color palette.

Bottom: The streetscape of Barracks Row, located along Eighth Street, S.E. in Washington, D.C., is composed of a more vibrant, larger color palette than Mount Rainier.

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PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Meeting summary example.

