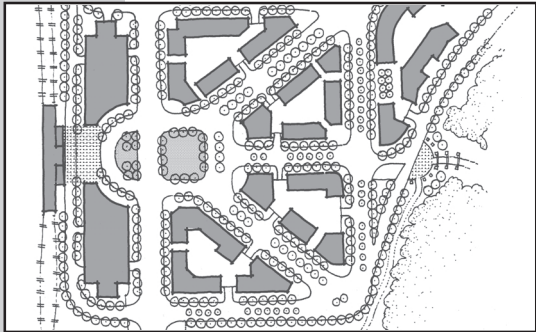


Executive Summary



EXECUTIVE SUMMARY

- This sector plan covers an area of approximately 1,600 acres in size immediately surrounding the Greenbelt Metrorail and MARC rail station and proposes a comprehensive revision to part of the 1989 *Approved Langley Park-College Park-Greenbelt Master Plan* and its corresponding 1990 sectional map amendment and the 1990 *Approved Subregion I Master Plan* and its 1990 sectional map amendment.
- This document was prepared with substantial assistance from a sector planning group that included municipal representatives from Berwyn Heights, College Park and Greenbelt. This sector plan and sectional map amendment (SMA) was adopted by the Planning Board and approved by the District Council.
- The sector plan describes objectives, issues and physical design recommendations that are consistent with a Land Use Concept developed by a sector planning group. One key recommendation of the Land Use Concept is a proposal for intensive mixed-use development near the Greenbelt station reflecting the Maryland Smart Growth policies. These policies attempt to limit urban sprawl and steer development toward transit stations or areas with existing public infrastructure. The plan's concept was developed by applying five general planning principles which include transit, pedestrian and bicycle-oriented development, regional ecological systems, transit villages and sense of community identity.
- The sector plan recommends phasing out incompatible industrial uses near the station site, particularly in the Core Area, for environmentally sensitive, compact mixed-use development; improving access between the Beltway and the Core Area; staging residential redevelopment of the Springhill Lake community; revitalizing Beltway Plaza and the Greenbelt Road corridor through streetscape and facade improvements; phasing out incompatible industrial uses in the Branchville area of North College Park; creating gateway treatments at major road intersections; and, providing safe, integrated sidewalk and trail connections through the entire planning area and to surrounding neighborhoods.
- The sector plan includes urban design policies, standards and guidelines for specific subareas: the Core Area, Springhill Lake, North College Park, the Greenbelt Road Corridor/Beltway Plaza, Capital Office Park/Federal Courthouse and the USDA/BARC area.
- The sector plan estimates the cost of all public facilities needed to carry out the principal concepts and strategic objectives of the sector plan.
- The SMA recommends selective zoning changes and the use of an overlay zone, Development District Overlay Zone (DDOZ), to implement the plan's recommendations for the Core Area, Springhill Lake, and Greenbelt Road Corridor/Beltway Plaza. Planning concepts and design standards will be applied to these subareas affected by the overlay zone during the County's subdivision, site plan and permit review process. Plan guidelines are included to shape development in three other subareas, the Capital Office Park area, the USDA/BARC area and the North College Park neighborhood.