

XI. APPENDICIES

APPENDIX 1: SMA 4 - TAX ACCOUNT NUMBERS

Change 4											
Tax Account	Acreage	Plan Area	PAZ	Lot	Block	Section	Parcel	Plat	Property Description	Map Grid	Map 2000
3499894	1.65	84	273C	18				05195093		152C3	220SE02
3500212	2.04	84	273C	30				05195094		152C3	220SE02
3500386	1.00	84	273C	49				05195095		152C3	220SE02
3500196	2.01	84	273C	28				05195094		152C3	220SE02
3499910	2.01	84	273C	51				05195093		152C3	220SE02
3499944	2.02	84	273C	54				05195093		152C3	220SE02
3500121	2.05	84	273C	7				05195094		152C3	220SE02
3500402	2.36	84	273C	33				05195096		152C3	220SE02
3500345	2.00	84	273C	45				05195095		152C3	220SE02
3500238	2.50	84	273C	32				05195094		152C3	220SE02
3500469	2.00	84	273C	41				05195096		152C3	220SE02
3500246	1.64	84	273C	20				05195095		152C3	220SE02
3500444	2.01	84	273C	39				05195096		152C3	220SE02
3500147	2.01	84	273C	9				05195094		152C3	220SE02
3500477	1.44	84	273C	42				05195096		152C3	220SE02
3499928	2.18	84	273C	52				05195093		152C3	220SE02
3500162	2.00	84	273C	11				05195094		152C3	220SE02
3500295	1.40	84	273C	25				05195095		152C3	220SE02
3500188	2.00	84	273C	27				05195094		152C3	220SE02
3499886	1.23	84	273C	17				05195093		152C3	220SE02
3500428	2.00	84	273C	35				05195096		152C3	220SE02
3500303	1.74	84	273C	26				05195095		152C3	220SE02
3500279	2.07	84	273C	23				05195095		152C3	220SE02
3499852	1.45	84	273C	14				05195093		152C3	220SE02
3500311	1.21	84	273C	36				05195095		152C3	220SE02
3499845	1.24	84	273C	13				05195093		152C3	220SE02
3500204	2.01	84	273C	29				05195094		152C3	220SE02
3499902	2.00	84	273C	19				05195093		152C3	220SE02
3500394	1.01	84	273C	50				05195095		152C3	220SE02
3500105	1.63	84	273C	5				05195094		152C3	220SE02
3500485	1.27	84	273C	43				05195096		152C3	220SE02
3500451	2.00	84	273C	40				05195096		152C3	220SE02
3499803	2.00	84	273C	1				05195093		152C3	220SE02
3500436	2.00	84	273C	38				05195096		152C3	220SE02
3500378	1.01	84	273C	48				05195095		152C3	220SE02
3499878	1.18	84	273C	16				05195093		152C3	220SE02
3500360	1.03	84	273C	47				05195095		152C3	220SE02

Change 4

Tax Account	Acreage	Plan Area	PAZ	Lot	Block	Section	Parcel	Plat	Property Description	Map Grid	Map 2000
3500170	2.01	84	273C	12				05195094		152C3	220SE02
3500501	15.71	84	273C					05195097	PARCEL B	152C3	220SE02
3500287	2.00	84	273C	24				05195095		152C3	220SE02
3500493	0.36	84	273C					05195096	PARCEL A	152C3	220SE02
3499936	2.03	84	273C	53				05195093		152C3	220SE02
3500253	1.60	84	273C	21				05195095		152C3	220SE02
3500113	2.00	84	273C	6				05195094		152C3	220SE02
3499829	1.33	84	273C	3				05195093		152C3	220SE02
3500220	2.13	84	273C	31				05195094		152C3	220SE02
3500352	1.34	84	273C	46				05195095		152C3	220SE02
3500139	2.31	84	273C	8				05195094		152C3	220SE02
3499860	1.18	84	273C	15				05195093		152C3	220SE02
3500261	2.14	84	273C	22				05195095		152C3	220SE02
3499811	2.00	84	273C	2				05195093		152C3	220SE02
3500154	2.02	84	273C	10				05195094		152C3	220SE02
3500329	2.01	84	273C	37				05195095		152C3	220SE02
3500410	2.01	84	273C	34				05195096		152C3	220SE02
3191061	14.22	84	273C		B			05184034	PARCEL B	152C4	220SE02
3499837	2.00	84	273C	4				05195093		152C3	220SE02
3500337	1.21	84	273C	44				05195095		152C3	220SE02

APPENDIX 2: SMA 5 - TAX ACCOUNT NUMBERS

Change 5											
Tax Account	Acreage	Plan Area	PAZ	Lot	Block	Section	Parcel	Plat	Property Description	Map Grid	Map 2000
3583382	1.01	84	273E	5	A			05199049		142C4	219SE02
3583390	1.02	84	273E	6	A			05199049		142C4	219SE02
3583408	1.15	84	273E	1	B			05199049		142C4	219SE02
3583416	1.15	84	273E	2	B			05199049		142C4	219SE02
3583424	2.00	84	273E	3	B			05199049		142C4	219SE02
3583432	1.21	84	273E	4	B			05199049		142C4	219SE02
3583440	2.00	84	273E	46	B			05199049		142C4	219SE02
3583457	2.00	84	273E	47	B			05199049		142C4	219SE02
3583465	1.01	84	273E	3	A			05199050		142C4	219SE02
3583473	1.01	84	273E	4	A			05199050		142C4	219SE02
3583481	1.16	84	273E	5	B			05199050		152C1	219SE02
3583499	1.04	84	273E	6	B			05199050		152C1	219SE02
3583507	1.30	84	273E	7	B			05199050		152C1	219SE02
3583515	2.27	84	273E	8	B			05199050		152C1	219SE02
3583523	1.15	84	273E	9	B			05199050		152C1	219SE02
3583531	1.25	84	273E	10	B			05199050		152C1	219SE02
3583549	1.14	84	273E	11	B			05199050		142C4	219SE02
3583556	1.37	84	273E	17	B			05199050		152C1	219SE02
3583564	1.16	84	273E	18	B			05199050		152C1	219SE02
3583572	2.32	84	273E	19	B			05199050		152C1	219SE02
3583580	1.35	84	273E	20	B			05199050		152C1	219SE02
3583598	1.28	84	273E	21	B			05199050		152C1	219SE02
3583606	1.16	84	273E	22	B			05199050		152C1	219SE02
3583614	1.02	84	273E	1	A			05199051		152C1	219SE02
3583622	1.15	84	273E	2	A			05199051		152C1	219SE02
3583630	1.07	84	273E	12	B			05199051		152C1	219SE02
3583648	1.21	84	273E	13	B			05199051		152C1	219SE02
3583655	1.88	84	273E	14	B			05199051		152C1	219SE02
3583663	1.37	84	273E	15	B			05199051		152C1	219SE02
3583671	1.35	84	273E	16	B			05199051		152C1	219SE02
3583689	1.15	84	273E	23	B			05199051		152C1	219SE02
3583697	1.08	84	273E	24	B			05199051		142B4	219SE02
3583705	1.08	84	273E	25	B			05199051		142B4	219SE02
3583713	2.98	84	273E	26	B			05199051		142B4	219SE02
3583721	1.15	84	273E					05199051	PARCEL D	142C4	219SE02
3583739	0.72	84	273E		B			05199051	PARCEL E	142B4	219SE02
3583747	1.18	84	273E	27	B			05199052		142B4	219SE02
3583754	1.14	84	273E	28	B			05199052		142C4	219SE02
3583762	1.15	84	273E	29	B			05199052		142B4	219SE02

Change 5											
Tax Account	Acreage	Plan Area	PAZ	Lot	Block	Section	Parcel	Plat	Property Description	Map Grid	Map 2000
3583770	2.60	84	273E	30	B			05199052		142B4	219SE02
3583788	2.00	84	273E	31	B			05199052		142B4	219SE02
3583796	1.14	84	273E	32	B			05199052		142B4	219SE02
3583804	1.17	84	273E	33	B			05199052		142C4	219SE02
3583812	2.00	84	273E	34	B			05199052		142C4	219SE02
3583820	2.43	84	273E	35	B			05199052		142C4	219SE02
3583838	1.27	84	273E	36	B			05199052		142C4	219SE02
3583846	2.00	84	273E	37	B			05199052		142C4	219SE02
3583853	2.00	84	273E	38	B			05199052		142C4	219SE02
3583861	24.57	84	273E					05199053	PARCEL A	142C4	219SE02
3583879	1.42	84	273E		B			05199054	PARCEL B	142C4	219SE02
3583887	0.16	84	273E		B			05199054	PARCEL C	142C4	219SE02
3583895	1.15	84	273E	39	B			05199054		142C4	219SE02
3583903	1.00	84	273E	40	B			05199054	NAME CORR PER DEED L28056 F089	142C4	219SE02
3583911	2.00	84	273E	41	B			05199054		142C4	219SE02
3583929	2.00	84	273E	42	B			05199054		142C4	219SE02
3583937	2.00	84	273E	43	B			05199054		142C4	219SE02
3583945	1.06	84	273E	44	B			05199054		142C4	219SE02
3583952	2.00	84	273E	45	B			05199054		142C4	219SE02
3584091	5.36	84	273E		C			F	PARCEL F	142D4	219SE02
3584109	1.00	84	273E	1	C					142D4	219SE02
3584117	1.01	84	273E	63	D					142D4	219SE02
3584125	2.18	84	273E	64	D					142D4	219SE02
3584133	2.48	84	273E	65	D					142D4	219SE02
3584141	2.39	84	273E	66	D					142D4	219SE02
3584158	2.01	84	273E	2	C					142D4	219SE02
3584166	2.00	84	273E	3	C					142D4	219SE02
3584174	2.00	84	273E	4	C					142D4	219SE02
3584182	2.00	84	273E	5	C					152D4	219SE02
3584190	2.00	84	273E	6	C					152D4	219SE02
3584208	2.00	84	273E	7	C					152D4	219SE02
3584216	2.05	84	273E	8	C					152D4	219SE02
3584224	2.14	84	273E	9	C					152D4	219SE02
3584232	2.26	84	273E	10	C					142D4	219SE02
3584240	1.75	84	273E	11	C					152D1	219SE02
3584257	2.00	84	273E	53	D					152D1	219SE02
3584265	1.21	84	273E	54	D					152D1	219SE02
3584273	1.15	84	273E	55	D					152D1	219SE02

Change 5											
Tax Account	Acreage	Plan Area	PAZ	Lot	Block	Section	Parcel	Plat	Property Description	Map Grid	Map 2000
3584281	1.14	84	273E	56	D					152D1	219SE02
3584299	2.03	84	273E	57	D					152D1	219SE02
3584307	2.05	84	273E	58	D					152D1	219SE02
3584315	2.06	84	273E	59	D					152D1	219SE02
3584323	1.15	84	273E	60	D					152D1	219SE02
3584331	1.16	84	273E	61	D					152D1	219SE02
3584349	1.18	84	273E	62	D					152D1	219SE02
3584356	2.00	84	273E	12	C					152D1	219SE02
3584364	2.00	84	273E	13	C					152D1	219SE02
3584372	2.03	84	273E	14	C					152E1	219SE02
3584380	2.00	84	273E	15	C					152E1	219SE02
3584398	2.03	84	273E	16	C					152E1	219SE02
3584406	2.08	84	273E	17	C					152E1	219SE02
3584414	1.38	84	273E	18	C					152E1	219SE02
3584422	2.00	84	273E	19	C					152E1	219SE02
3584430	2.02	84	273E	49	D					152D1	219SE02
3584448	2.02	84	273E	50	D					152D1	219SE02
3584455	2.01	84	273E	51	D					152D1	219SE02
3584463	2.00	84	273E	10	D					152D2	219SE02
3584471	2.00	84	273E	11	D					152D1	219SE02
3584489	2.00	84	273E	12	D					152D1	219SE02
3584497	1.43	84	273E	13	D					152D1	219SE02
3584505	2.02	84	273E	14	D					152D1	219SE02
3584513	1.15	84	273E	16	D					152D1	219SE02
3584521	1.30	84	273E	17	D					152D1	219SE02
3584539	1.38	84	273E	18	D					152D1	219SE02
3584547	1.39	84	273E	19	D					152D2	219SE02
3584554	1.52	84	273E	20	D					152D2	219SE02
3584562	2.00	84	273E	21	D					152D2	219SE02
3584570	1.34	84	273E	20	C					152E1	219SE02
3584588	2.33	84	273E	21	C					152E1	219SE02
3584596	3.22	84	273E	22	C					152E1	219SE02
3584604	5.31	84	273E	23	C					152E2	219SE02
3584612	2.60	84	273E	24	C					152E2	219SE02
3584620	2.91	84	273E	25	C					152E2	219SE02
3584638	2.54	84	273E	48	D					152D1	219SE02
3584646	2.00	84	273E	9	D					152D2	219SE02
3584653	2.12	84	273E	22	D					152D2	219SE02
3584661	2.06	84	273E	23	D					152D2	219SE02

Change 5											
Tax Account	Acreeage	Plan Area	PAZ	Lot	Block	Section	Parcel	Plat	Property Description	Map Grid	Map 2000
3584679	2.00	84	273E	24	D					152D2	219SE02
3584687	2.00	84	273E	25	D					152D2	219SE02
3584695	2.00	84	273E	28	D					152D2	219SE02
3584703	2.10	84	273E	29	D					152D2	219SE02
3584711	2.01	84	273E	46	D					152D2	219SE02
3584729	2.48	84	273E	47	D					152D2	219SE02
3584737	2.03	84	273E	54	C					152D2	219SE02
3584745	2.03	84	273E	55	C					152D2	219SE02
3584752	2.04	84	273E	56	C					152D2	219SE02
3584760	2.04	84	273E	57	C					152D2	219SE02
3584778	2.05	84	273E	1	D					152D2	219SE02
3584786	2.04	84	273E	2	D					152D2	219SE02
3584794	1.03	84	273E	3	D					152D2	219SE02
3584802	1.56	84	273E	4	D					152D2	219SE02
3584810	2.09	84	273E	5	D					152D1	219SE02
3584828	1.56	84	273E	6	D					152D2	219SE02
3584836	1.18	84	273E	7	D					152D2	219SE02
3584844	2.02	84	273E	8	D					152D2	219SE02
3584851	1.37	84	273E	49	C					152D2	219SE02
3584869	1.37	84	273E	50	C					152D2	219SE02
3584877	1.37	84	273E	51	C					152D2	219SE02
3584885	2.01	84	273E	52	C					152D2	219SE02
3584893	2.02	84	273E	53	C					152D2	219SE02
3584901	2.02	84	273E	58	C					152D2	219SE02
3584919	2.03	84	273E	59	C					152D2	219SE02
3584927	2.22	84	273E	60	C					152D2	219SE02
3584935	2.14	84	273E	61	C					152D2	219SE02
3584943	2.07	84	273E	62	C					152D2	219SE02
3584950	2.00	84	273E	26	D					152D2	219SE02
3584968	1.00	84	273E	27	D					152D2	219SE02
3584976	2.01	84	273E	31	D					152D2	219SE02
3584984	2.02	84	273E	30	D					152D2	219SE02
3584992	2.00	84	273E	32	D					152D2	219SE02
3585007	2.02	84	273E	33	D					152E2	219SE02
3585015	2.03	84	273E	34	D					152E2	219SE02
3585023	2.01	84	273E	35	D					152E2	219SE02
3585031	2.02	84	273E	36	D					152E2	219SE02
3585049	1.37	84	273E	37	D					152E2	219SE02
3585056	2.00	84	273E	44	D					152E2	219SE02

Change 5											
Tax Account	Acreage	Plan Area	PAZ	Lot	Block	Section	Parcel	Plat	Property Description	Map Grid	Map 2000
3585064	2.03	84	273E	45	D					152E2	219SE02
3585072	2.02	84	273E	42	C					152E3	219SE02
3585080	2.00	84	273E	43	C					152E3	219SE02
3585098	1.55	84	273E	44	C					152E2	219SE02
3585106	2.11	84	273E	45	C					152E2	219SE02
3585114	3.10	84	273E	46	C					152D2	219SE02
3585122	1.60	84	273E	47	C					152D2	219SE02
3585130	1.49	84	273E	48	C					152D2	219SE02
3585148	2.06	84	273E	63	C					152D2	219SE02
3585155	2.65	84	273E	26	C					152E2	219SE02
3585163	2.38	84	273E	27	C					152E2	219SE02
3585171	2.21	84	273E	28	C					152E2	219SE02
3585189	2.13	84	273E	29	C					152E2	219SE02
3585197	2.02	84	273E	30	C					152E2	219SE02
3585205	2.01	84	273E	31	C					152E2	219SE02
3585213	2.01	84	273E	40	D					152E2	219SE02
3585221	2.00	84	273E	41	D					152E2	219SE02
3585239	2.02	84	273E	42	D					152E2	219SE02
3585247	2.01	84	273E	43	D					152E2	219SE02
3585254	2.04	84	273E	32	C					152E2	219SE02
3585262	1.15	84	273E	33	C					152E2	219SE02
3585270	2.01	84	273E	34	C					152E2	219SE02
3585288	2.72	84	273E	35	C					152E2	219SE02
3585296	2.65	84	273E	36	C					152E3	219SE02
3585304	2.44	84	273E	37	C					152E3	219SE02
3585312	2.00	84	273E	38	C					152E3	219SE02
3585320	1.16	84	273E	39	C					152E2	219SE02
3585338	1.53	84	273E	40	C					152E2	219SE02
3585346	2.03	84	273E	41	C					152E3	219SE02
3585353	1.17	84	273E	38	D					152E2	219SE02
3585361	1.17	84	273E	39	D					152E2	219SE02
3585379	5.20	84	273E					H	PARCEL H	152C1	219SE02
3585387	2.00	84	273E	52	D					152D1	219SE02
3585395	2.67	84	273E		D			G	PARCEL G	152D1	219SE02
3595345	1.16	84	273E	15	D				(SET UP NEW MISSED AT TIME OF PLAT 2004)	152D1	219SE02
5540115	0.19	84	273E					05199068	Part of Parcel H	152C1	219SE02

APPENDIX 3: SMA 16A - TAX ACCOUNT NUMBERS

Change 16a												
Tax Account	Acreage	Plan Area	PAZ	Lot	Block	Section	Parcel	Plat	Property Description	Map Grid	Map 2000	
1147818	1.49	85A	271A				41		AG TX PD	145B2	217SE07	
3465614	4.28	85A	271A				309		(SET UP NEW FR 1149640 STR EFF 2003)	145C3	218SE08	
3713799	5.54	85A	271A	2				11209015		145B3	218SE08	
3713807	5.32	85A	271A	3				11209015		145B3	218SE08	
3713815	10.18	85A	271A	4				11209015		145B3	218SE08	
3713823	4.69	85A	271A	5				11209015		145B3	218SE08	
3713831	6.06	85A	271A	6				11209015		145B3	218SE08	
3713849	16.33	85A	271A					11209015	PT LOT 7 (57,698SF DFR/RDS TO ST OF MD ITEM #97065)	145B2	218SE08	
3713856	9.14	85A	271A					11209016	PT LOT 8 (6214 SF DFR/RDS 08 TO ST OF MD ITEM # 97065)	145B2	218SE08	
3713864	5.25	85A	271A	9				11209016		145C2	218SE08	
3713872	5.59	85A	271A					11209016	PARCEL C	145C2	218SE08	
3713880	4.72	85A	271A	10				11209017		145C3	218SE08	
3713898	4.53	85A	271A	11				11209017		145C3	218SE08	
3713906	4.71	85A	271A	12				11209017		145C3	218SE08	
3713914	3.89	85A	271A	13				11209017		145C3	218SE08	
3713922	3.43	85A	271A	14				11209017		145C3	218SE08	
3713930	11.07	85A	271A					11209017	PARCELA	145C3	218SE08	
3713948	2.67	85A	271A	15				11209018		145C3	218SE08	
3713955	3.89	85A	271A	16				11209018		145C3	218SE08	
3713963	4.10	85A	271A	17				11209018		145C3	218SE08	
3713971	5.57	85A	271A	18				11209018		145B3	218SE08	
3713989	5.03	85A	271A	19				11209018		145B3	218SE08	
3713997	3.86	85A	271A	20				11209018		145B3	218SE08	
3714003	2.98	85A	271A	21				11209018		145B3	218SE08	
3714029	4.27	85A	271A	23				11209019		145B3	218SE08	
3714037	5.28	85A	271A					11209019	PT LOT 24 (7428 SF DFR/RDS TO ST OF MD 08 ITEM #97065)	145A3	218SE08	
3714045	3.52	85A	271A					11209019	PT LOT 25 (22,486 SF DFR/RDS TO ST OF MD 08 ITEM # 97065)	145B3	218SE08	
3714052	3.40	85A	271A					11209019	PT LOT 26 (.96AC DFR/RDS TO ST OF MD 08 ITEM # 97065)	145B3	218SE08	
3714060	5.24	85A	271A	27				11209019		145B3	218SE08	
3714078	7.53	85A	271A					11209019	PARCEL B	145B3	218SE08	

APPENDIX 4: PGCPB NO. 13-75



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
TTY: (301) 952-4366
www.mncppc.org/pgco

RESOLUTION

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, in conjunction with the Prince George's County Council, sitting as the District Council, pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly advertised public hearing on the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* on April 11, 2013; and

WHEREAS, the planning area of the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* is bounded by the Joint Base Andrews Naval Air Facility Washington (JBA, North), the Piscataway Creek and the CSX (Popes Creek) rail line (East), Charles County (South), and the Potomac River, Piscataway Creek, Gallahan Road, and Tinkers Creek (West); and

WHEREAS, the purpose of the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* is to develop a comprehensive plan that sets policies and strategies that will improve the quality of life for the residential communities, improve the business climate, guide revitalization and redevelopment in the master plan area to ensure efficient use of existing transit infrastructure, protect environmentally sensitive and scenic land, and make efficient use of existing and proposed county infrastructure and investment; and

WHEREAS, the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* contains a comprehensive rezoning element known as the Proposed Sectional Map Amendment intended to implement the land use recommendations of the master plan for the foreseeable future; and

WHEREAS, the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* is proposed to amend the 1993 *Subregion V Approved Master Plan and Sectional Map Amendment (Planning Areas 81A, 81B, 83, 84, 85A, (excluding 85B))*; the 2002 *Prince George's County Approved General Plan*, the 2009 *Master Plan of Transportation*, the 2008 *Public Safety Master Plan*, the 2005 *Countywide Green Infrastructure Plan*, the 2010 *Prince George's County Historic Sites and Districts Plan*; and the 2010 *Water Resources Functional Master Plan*; and

WHEREAS, the Preliminary Subregion 5 Master Plan incorporates and is superseded by recommendations in the 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan (CBA) for areas that overlap with the boundaries of the Subregion 5 Master Plan, except that the Subregion 5 Master Plan shall supersede said CBA Sector Plan with regard to the following:

1. Change the land use classification for Tax Accounts 3463304, 3463312, 3463320, 3463338, and 3463346, properties east of Ferry Avenue and south of Old Alexandria Ferry Road, from Residential Low to Commercial and rezone the properties from C-2 to C-M, per change C-5 in the preliminary plan;
2. Change the land use classification for Tax Account 0965129 on Old Branch Avenue opposite Fairview Court from Residential Low to Commercial -Neighborhood and rezone the property from R-80 to C-S-C; and,

3. Change the land use classification for Tax Account 0945667, at 7512 Surratts Road, from Residential Low to Commercial Office and rezone the property from R-R to C-O.

WHEREAS, on June 13, 2013, the Planning Board held a public work session to examine the analysis of testimony pertaining to the April 11, 2013 joint public hearing on the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*, including exhibits received before the close of the record on April 26, 2013 and additional exhibits accepted after the close of record by the Planning Board on June 13, 2013; and

WHEREAS, the Prince George's County Planning Board determined to amend said *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*, in response to said public testimony and County Executive and District Council input on the Public Facilities Report, and to adopt the master plan, endorse the sectional map amendment and transmit both the plan and sectional map amendment with further amendments, revisions, deletions, and additions in response to the public hearing record, as follows:

1. Modify the plan text and map(s) to reflect technical changes and errata presented at the March 31, 2009 joint public hearing and the Planning Board work session held on June 13, 2013, as shown in Attachments A and B. In the case of conflicting information, revisions shown in the 2009, Attachment A, will be superseded by revisions shown in 2013, Attachment B, or with the most current information available.
2. In the Executive Summary, address the remand and resubmission of the master plan and Sectional Map Amendment for reconsideration of adoption and approval and the relationship between the master plan and the 2013 *Approved Central Branch Avenue (CBA) Corridor Revitalization Sector Plan*. State that the Subregion 5 master plan recognizes and incorporates by reference all the recommendations for the portion of the CBA sector plan that falls within the Subregion 5 master plan boundary. Address specific CBA recommendations within Subregion 5 regarding land use, environment, transportation, public facilities and the public facilities cost estimates. Note that CBA prevails in any conflicts between the plans' recommendations and that CBA provides specific, detailed information on the planning vision, goals, development program, design guidelines, and public facilities recommendations for the portion of the CBA sector plan within Subregion 5, with exceptions noted in this Resolution.
3. Revise text and insert corresponding map to update information regarding the Area of Primary Concern within the Mount Vernon Viewshed in Subregion 5 as shown in Attachment D.

CHAPTER II – BACKGROUND

3. Page 1, in the chart, under "Community:" identify "Tippett" along with "Clinton" as Tippett is the name of Planning Area 81B.

CHAPTER IV – LAND USE AND DEVELOPMENT PATTERN

4. Page 29, add to plan text in 2nd paragraph and at page 169, 4th paragraph: (modified) "The zoning decisions in the approved master plan are final until either a proposal to rezone a specific site is approved by the District Council or State Law allows a use for the property that is not allowed by the County Zoning Ordinance."

5. Page 30, revise and replace Table IV, Land Use Map Designation, with the following:

Table IV-1. Land Use Map Designations, Descriptions and Applicable Zones

Designation	Intent/Types of Land Uses, Densities	Applicable Zones
Commercial	Retail and business areas, including employment [uses] such as office and service uses.	C-O, C-A, C-S-C, C-M, C-R-C
Industrial	Manufacturing and industrial parks, warehouses and distribution. May include other employment such as office and service uses.	I-1, I-2, I-3, I-4, E-I-A
Mixed Use	Areas of various residential, commercial, employment and institutional uses. Residential uses may include a range of unit types. Different mixed use areas may vary with respect to their dominant land uses; i.e. commercial uses may dominate overall land use in one mixed use area, whereas residential uses may dominate in another.	M-X-T, M-X-C, M-U-T-C, M-U-L, M-A-C, L-A-C
Institutional	Uses such as military installations, sewerage treatment plants, schools.	Any zone
Residential high	Residential areas over 20 dwelling units per acre. Mix of dwelling unit types, including apartments.	R-H, R-10, R-10A
Residential medium-high	Residential areas between eight and 20 dwelling units per acre. Mix of dwelling unit types, including apartments.	R-30, R-1, R-18, R-18C
Residential medium	Residential areas between 3.5 and eight dwelling units per acre. Primarily single-family dwellings (detached and attached).	R-55, R-M, R-T, R-20, R-35
Residential low	Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.	R-E, R-R, R-L, V-L ₁ , V-M, R-S, R-80
Residential low – transition area[s]	Residential areas up to two dwelling units per acre. Primarily single-family detached dwellings. Minimum 60 percent open space through required conservation subdivisions.	R-R, R-E, R-A, R-L ₁ , V-L
Rural	Agricultural land (cropland, pasture, farm fields), forest, very low density residential. The county's intent is for these areas to remain rural and to conserve these areas' natural resources, primarily forest and forest resources, for future generations. New residential development is permitted at a maximum density of one dwelling unit per five acres.	R-O-S, O-S, R-A
Public Parks and Open Space	Parks and recreation areas, publicly owned natural areas.	R-O-S

6. Page 42, delete the discussion on voluntary agricultural zoning, paragraph 7, **Agricultural Zone**; rename the title and delete the first two sentences in the section titled "Resource Mitigation" by substituting the following text:

Soil Mitigation: This plan's policy is to conserve agricultural and other natural resource lands for the future. Fertile agricultural and forest soils are a nonrenewable resource which must be retained in order to sustain agricultural uses. Land development and

disturbance should be directed away from class I, II, and III agricultural or forest soils in the PPA towards more suitable soils, while maintaining a sustainable land development pattern. Class I, II and III soil types are the most fertile agricultural and forest soils and their presence may be required for certain state agricultural easement programs. Mitigation for the loss of valuable soils to development may take the form of either purchasing easements on resource lands elsewhere in the Rural Tier, within the PPA preferred, or paying a fee-in-lieu to support the county's Purchase of Development Rights (PDR) program. The precedent for such action is the county's Woodland Conservation and Tree Preservation Ordinance which requires mitigation for development that affects woodland anywhere in the county. In the future the county expects there to be demand for land for other types of mitigation such as carbon offsets (planting trees or preserving woodlands to offset greenhouse gas emissions) or for nutrient trading (planting trees or preserving woodlands to compensate for nitrogen phosphorus loading that exceeds watershed load limits.)

7. Page 43, delete the paragraph that starts "Note on easement overlays" and replace with the following text: Note on easement compatibility within a property: To encourage participation in land conservation and stewardship opportunities available in the PPA, property owners should be made aware of the range of programs available and their applicability and interrelationship in the protection of natural land resources. Different protection mechanisms may be applicable to different portions of a site, and may co-exist without difficulty. Overlaying easements may be in conflict with county and state laws regarding the various easements. The relationship between different land protection mechanisms needs to be carefully evaluated when determining the best mechanisms for a site. Protective Easements: Other types of easements can also contribute to land preservation in the PPA. These include historic preservation easements established through the Maryland Historic Trust, or environmental easements held by organizations such as the Maryland Environmental Trust, which may be acquired or may be donated. In many parts of Maryland local land trusts, supported by state legislation, play an important role in land preservation as easement holders or as brokers between landowners and the eventual easement holders. Promotion of the potential for local land trusts is a tool for local preservation. Organizations such as the Trust for Public Land and The Conservation Fund may also become active, as they are in other parts of the state, as local land trust partners develop.
8. Page 43, revise "Priority Preservation Area" to acknowledge the certification of the county's Priority Preservation Area, insert corresponding map; and revise "Mineral Resources Areas" to replace the last bullet with the following language: Increase setback and buffering requirements on potential mining sites adjacent to residential properties to minimize the potential effects of noise and dust from future mining.
9. Page 45, add a strategy to the plan text on to support "grandfathering" abutting recorded lots under one ownership that are legal at the time of SMA approval. Add text to the plan that recommends an amendment of the County Code to implement this strategy.
10. Page 54, under "Corridor" replace the last sentence as follows. Within the Developing Tier, the General Plan's vision is for corridor development that is of moderate density and compatible with the surrounding community. [The nodes themselves should have approximately a one-quarter mile radius, and should be transit oriented.] Core centers should include the area that is between one-quarter and one-half of a mile walking

distance from a transit station or stop.

11. Page 58, insert the following text as the last sentence in the paragraph titled, Rural Character: "The Conservation Subdivision technique, the county's most environmentally sensitive manner of subdividing land for residential development, is encouraged throughout Accokeek.
12. Pages 61 – 64, incorporate into the section titled *Clinton* the land use recommendations from the 2013 *Approved Central Branch Avenue Revitalization Sector Plan* that pertain to the Clinton community.
13. Page 65, insert the following under *Strategies, Ongoing*:
 - Use the Conservation Subdivision technique for future residential development in Accokeek.
14. Page 60: Replace the third paragraph under "Village of Brandywine" with the following:

As an result of the planning process, a special study of revitalization strategies and opportunities was prepared in collaboration with the community. The focus of the Brandywine Revitalization and Preservation Study, February 2012, is a stretch of Brandywine Road between the CSX railroad tracks and Timothy Branch. It includes several historic sites, two churches, Brandywine Elementary School, a post office, retail commercial, office, and industrial land uses. The study provides recommendations and implementation actions pertaining to transportation improvements along Brandywine Road and rural village community design concepts with historic preservation as a guiding principle. Community members and staff in advocating for development that can revitalize this community may use the recommendations and implementation strategies in the study.
15. Page 67, revise Map IV-1, General Plan Amendments, to add per plan text:
 - a. deletion of a Corridor Node at the intersection of MD 5 and planned A-65;
 - b. designation of the boundaries of the Brandywine Community Center.

CHAPTER V - ENVIRONMENT

16. Page 75, update text concerning the 2010 *Approved Water Resources Functional Master Plan*.
17. Page 80, revise the text to change the title "Mattawoman Creek Watershed" to Watersheds, make Mattawoman Creek a subsection, and add a new subsection titled that includes the text regarding the Piscataway Creek Watershed as follows:

Piscataway Creek Watershed

The Piscataway Creek watershed encompasses 69 square miles in Prince George's County. Headwaters originate to the west and east of Joint Base Andrews Naval Air Facility Washington, referred to as JBA, (in the vicinity of Camp Springs, Clinton, along Woodyard Road). On the southwest side of JBA two branches join to form Tinkers Creek, the major tributary to Piscataway Creek. Surface water runoff flows into Tinkers

Creek, to Piscataway Creek, and eventually into the Potomac River.⁴

Piscataway Creek Watershed lies partially in Subregion 5 and partially in Subregion 6. It is the largest watershed in Subregion 5, encompassing approximately 24,500 acres, a little over 50 percent of Subregion 5. The headwaters of Piscataway Creek originate on and in the vicinity JBA in Subregion 6. The tidal wetlands at the mouth of Piscataway Creek are important to the overall ecology of the Lower Potomac River Basin and the natural productivity of the area supports resident and migratory fish, waterfowl, and many marsh birds. All land within 1,000 feet of the lower approximately 4.5 miles of Piscataway Creek is within the Chesapeake Bay Critical Area (CBCA) and subject to Prince George's County's Critical Area regulations.

Several rare, threatened and endangered species have been found in the Piscataway Creek watershed, including the federally listed endangered plant Sandplain gerardia (*Agalinis acuta*) and the state listed threatened Bald eagle (*Haliaeetus leucocephalus*). The Piscataway Creek watershed is considered a stronghold watershed for two species of fish, the American Brook Lamprey (*Lampetra appendix*) and the Comely Shiner (*Notropis amoenus*), which are state listed threatened. Stronghold watersheds are essential for the conservation of these species in Maryland. According to the 2000-2004 Maryland Biological Stream Survey, these species tolerate maximum impervious surfaces of 12.9 and 8.7 percent, respectively.

Two sections of Piscataway Creek in Subregion 5 contain listed Tier II waters. One section is located between MD 210 and Gallahan Road in the eastern area of the watershed, and the other between Branch Avenue and Surratts Road near the central area of the watershed. Maryland's 1999 Clean Water Action Plan identified Piscataway Creek as a priority for restoration and recommended it for protection. According to that Plan, as of 1998, the watershed was 16.7% impervious. Noted above in Section B (Water Quality) Sewer overflows that have taken place at the Piscataway Wastewater Treatment Plant and sewer line breaks have discharged effluent into Piscataway Creek. Under the Clean Water Act Total Maximum Daily Loads (TMDLs) are required to be developed for impaired waters that are too degraded to meet water quality standards in order to achieve and maintain water quality standards. TMDLs remain in place in perpetuity even if the water quality standards are met or if the waterbody is removed from the Section 303(d) impaired list. The non-tidal Piscataway Creek watershed has an approved TMDL for fecal bacteria.⁵ Fecal bacteria are microscopic single-celled organisms (primarily fecal coliforms and fecal streptococci) found in the wastes of warm-blooded animals. Their presence in water is used to assess the sanitary quality of water for body-contact recreation, for consumption of molluscan bivalves (shellfish), and for drinking water. Excessive amounts of fecal bacteria in surface water used for recreation are known to indicate an increased risk of pathogen-induced illness to humans. Infections due to pathogen-contaminated recreation waters include gastrointestinal, respiratory, eye, ear, nose, throat, and skin diseases (EPA, 1986).⁶

The 2005 Green Infrastructure Plan identified Piscataway Park, located in the Piscataway

⁴http://www.mde.state.md.us/Programs/WaterPrograms/TMDL/ApprovedFinalTMDL/TMDL_final_piscataway_creek_fc.asp

⁵ *The fecal bacteria TMDL for Piscataway Creek is 201 billion Most Probable Number (MPN) of Escherichia coli per day, which is distributed between load allocation for non-point sources (118 billion MPN/day) and waste load allocations for point sources (83 billion MPN/day) such as wastewater treatment plants. The Maryland Department of Environment monitors water quality to determine compliance with the TMDL.*

⁶ http://www.mde.state.md.us/assets/document/Piscataway_TMDL_051006_final.pdf

Creek and Lower Potomac River Tidal Watersheds, as a special conservation area (SCA). The Potomac River Shoreline, which contains a portion of the Piscataway Creek watershed, is also a SCA (Map V-1). The Green Infrastructure Plan reported that the Piscataway Creek watershed ranked “fair” for the Benthic Index of Biological Integrity (IBI) and “poor” for aquatic habitat (Table V-1). The poor physical quality of the aquatic habitat is likely due to urbanization and failing septic systems. According to the Piscataway Creek TMDL, there are approximately 1,800 septic systems located mainly in the eastern and southern areas of the non-tidal Piscataway Creek watershed.

Recommendations by the Department of Natural Resources (DNR) regarding threats, conservation strategies, and inventory, data and modeling needs are summarized for coastal plain streams and available at: http://www.dnr.state.md.us/wildlife/WCDP_Chapter4_Part4_20050926.pdf

The Planning Department has funded a stream corridor assessment and DER has begun work on a Watershed Management Plan and Watershed Restoration Strategy for the Piscataway Creek watershed.

This Subregion 5 Plan supports environmental protection of Piscataway Creek and its watershed in several ways:

- The Future Land Use Map (Map IV-1) seeks to support the protection of lands within Piscataway Creek watershed with the designation of some lands near the main tributary as residential - low transition, which would require a minimum 60 percent open space through conservation subdivisions. Approximately 15 percent of the Piscataway Creek watershed is designated residential low transition.
- Over 50 percent of the Piscataway Creek watershed is designated residential low.
- Approximately 15 percent of the Piscataway Creek watershed is in the Rural Tier which has the lowest development potential.
- Land in the southern and western part of the Piscataway Creek watershed is in the Priority Preservation Area (Map IV-3).
- Land along the Piscataway Creek mainstream is designated as a stream valley park (Map VII-2).

18. Page 83, revise the text under Policies, as follows:

- Ensure that, to the fullest extent that is possible, land use policies support the protection of the Mattawoman Creek and Piscataway Creek watersheds.

CHAPTER VI -TRANSPORTATION SYSTEM

19. Pages 101,105, revise Plan Tables VI-4 and VI-5 to indicate that the intersection of MD 210 (F-11) at MD 373 if deemed necessary will be upgraded to an interchange, with MD 373 going over MD 210.
20. Page 10, modify Table VI-4 by inserting a new Intersection section, after the Interchange section, and a line item for C-520, with “Intersection” showing Windbrook Drive at Floral Park Road Intersection—consider replacing four-way stop with appropriate traffic controls.
21. Page 10, modify Table VI-4 by including, for A-54, a footnote stating: In lieu of widening beyond four lanes, consider the construction of C-514 or A-65 as a means of providing a parallel route for traffic.

22. Page 100, add text under the "MD 223 Piscataway Road/Steed Road to MD 5" heading, to revise the third sentence as follows: During 2008, only the Steed Road to MD 5 segment was an active project planning study (A-54), and funding for that study was deferred late in the year and remains deferred at the current time.
23. Pages 104-105, amend Table VI-5 to add C-533, Tippet Road, Thrift Road to MD 223, with a proposed right-of-way of 80 feet and two travel lanes.
24. Page 108, modify Map VI-1 to show Tippet Road as a collector on existing alignment (solid black).
25. Page 113, add the following language within a new bullet: Upgrade Tippet Road to a two-lane collector roadway with shoulders.
26. Page 101, amend Table VI-4 on to include this improvement as follows:
C-533 Tippet Road Thrift Road to MD 223 ROW=80 2 lanes
27. Page 103, add the following paragraph and identify the following recommendations as high priorities among the list of road improvement projects on both state and county roads:
"To ensure that funding is prioritized for new road improvements for both state and county roads the following roads are top priority in Subregion 5:
State roads:
1. MD 5 Interchanges at Surratts Road, Burch Hill Road (A-65) and Brandywine Road
 2. MD 223 widening between Steed Road and Subregion 6
 3. US 301/MD 5 Upgrade between Charles County and T.B.
 4. MD 223 widening between Floral Park Road and Steed Road.
- County roads:
1. Surratts Road between Brandywine Road and MD 5
 2. Completion of the Brandywine Spine Road and West Brandywine Spine Road including connections to US 301 and MD 5 north and south of T.B.
 3. Widening of Brandywine Road between Thrift Road and MD 223
 4. Widening of the Floral Park Road approaches to MD 5 and MD 223
 5. Construction of A-65 from Old Fort Road to MD 223 or (if the former is constructed by developers) from MD 223 to MD 5.
28. Page 104, amend Table VI-5 on for A-65 to show a right-of-way that Varies (80' minimum) and the number of lanes is 2 - 4.
29. Page 113, revise the text from the fifth bullet, add the following new sentence: The right-of-way for A-65 should vary from a minimum 80 feet at stream crossings to 120 feet in general, and it should be constructed as a two-lane to four-lane facility as deemed appropriate by projected traffic volumes.
30. Page 120, add the following text to the end of the paragraph under the headings: Strategies ...Construct the following Off Road Trails... Potomac Heritage Trail Connector Trails: No trails are planned along private roads in the Moyaone Reserve.

31. Page 119, amend Table VI-6 to add Tippett Road.

CHAPTER VII -PUBLIC FACILITIES

32. Pages 133 -140, replace the chapter with the updated text in its entirety, as follows:

Public facilities that meet the educational, safety, and recreational needs of all Subregion 5 residents are essential elements of a thriving, livable community. These facilities provide important services, such as education and public safety, as well as opportunities for community involvement and enrichment at libraries and recreational facilities. The analysis of such facilities for this master plan shows where facilities are needed to serve the projected growth in Subregion 5. The results below are presented for schools, libraries, police stations and fire stations.

Goals:

1. Needed public facilities are provided at locations that effectively and efficiently serve the existing and future population.
2. Schools operate at 100 percent of capacity or less to provide an effective, quality learning environment.
3. Priority is given to funding public facilities to support development in the Developing Tier policy area.
4. All new public facilities will be constructed to LEED (Leadership in Energy Efficiency and Design) standards or the equivalent and existing buildings will be retrofitted to make them energy efficient.

A. Public Schools

There are 12 public schools in Subregion 5: one academy serving grades PreK-8, five elementary, two middle, three high schools and one special education school.

In 2008, Prince George's County Public Schools conducted a facilities condition assessment of public schools within the county. This assessment was updated in September 2012. The assessment explores the physical conditions of schools, both internal and external. The study measured schools based upon a facilities condition index (FCI) which is a measurement of "a facility's condition represented by the ratio of the cost to correct a school facility's deficiencies to the current replacement value of the facility." Facilities constructed after 1992 were not included in this assessment.

Table VII-1: Projected School Enrollment and Capacity by Level

School	Address	Enrollment 9/2012	State Rated Capacity	Percent Capacity	Facilities Condition Index (FCI) Rating	Facility Assessment Physical Condition
Elementary Schools/Academies						
Accokeek Academy	14400 Berry Road	1,361	1,261	108%	Not Provided	Not Provided
Brandywine Elementary	14101 Brandywine Road	444	473	94%	65%	fair
Clinton Grove Elementary	9420 Temple Hill Road	355	345	103%	71%	fair
James Ryder Randall	5410 Kirby Road	490	506	97%	53%	fair
Rose Valley Elementary	9800 Jacqueline Drive	385	436	88%	60%	fair
Waldon Woods Elementary	10301 Thrift Road	583	628	93%	50%	fair
Total		3,618	3,649	99%		
Middle Schools						
Gwynn Park	8000 Dyson Road	516	765	67%	69%	fair
Stephen Decatur	8200 Pinewood Drive	735	901	82%	58%	fair
Total		1,251	1,666	75%		
High Schools						
Friendly	10000 Allentown Road	1,159	1,505	77%	46%	fair
Gwynn Park	13800 Brandywine Road	1,130	1,313	86%	63%	fair
Surrattsville	6101 Garden Drive	851	1,195	71%	31%	good
Total		3,140	4,013	78%		
Other						
Tanglewood Special Ed Center	8333 Woodyard Road	41	120	34%	41%	fair

Schools with a FCI of 0-40% are considered to be in good condition. Schools with an FCI of 40-75% are considered to be in fair condition and a FCI greater than 75% is considered poor condition. There are no schools within the subregion rated in poor condition (See Table VII-1). Clinton Grove Elementary School is ranked at 71% which is almost at the poor condition level.

In the FY 2014-2019 CIP, Clinton Grove Elementary School and Eugene Burroughs and Stephen Decatur Middle Schools are budgeted for renovation. Additionally, funding is budgeted in the CIP to construct new classrooms and renovate existing classrooms at Surrattsville High School to accommodate classes with a smaller than 25:1 ratio. This effort is a part of the School System's Secondary School Reform Initiative.

Prince George’s County Public Schools owns two unimproved possible future school sites in Subregion 5:

- The Nothey Farm site located east of MD 223, north of Windbrook Drive, in the Tippet Community.
- A site adjacent to the Piscataway Preserve development located west of Danville Road, in Accokeek.

Future elementary, middle and high school needs were derived from Subregion 5 dwelling unit projections (see Chapter II), average pupil generation rates by dwelling unit⁷, and taking into account current seating capacities (Table VII-1). New elementary schools are built to a capacity of 740 students, middle schools 900-1000 students and high schools range from 1500-2200 students.

This plan projects that by 2030 there will be an additional 11,300 dwelling units which will generate an estimated 1,777 elementary, 1,054 middle and 709 school students. These additional students will create the need for two new elementary schools and one new middle school by 2030.

At build-out (beyond 2030), this plan projects an additional 25,000 dwelling units. These units will generate the need for approximately 3,969 elementary, 2,835 middle, and 2,627 high school seats. At build-out, school needs will increase to five elementary schools, two middle schools and one additional high school. The need for these facilities is not addressed in this master plan.

By 2030, future growth is projected to occur in all three of the of the Subregion 5 communities, with the majority of the growth occurring in Brandywine and Clinton.

To meet the needs for 2030, the following school sites should be considered:

Table VII-2: School Site Recommendations

School Level/Community	Site Recommendations
Elementary - 2030 need: 2 new schools	
<u>Accokeek</u>	<u>Adjacent to Piscataway Preserve development; site is owned by the Board of Education and is identified as a floating symbol on the plan map.</u>
<u>Brandywine</u>	<u>West of the Lakeview subdivision on Accokeek Road. The site is identified as a floating school symbol in the plan map.</u>
<u>Clinton</u>	<u>In the vicinity of Hyde Field with access to Piscataway Road, south of Steed Road. The site is identified as a floating school symbol on the plan map.</u>
School Level/Community	
Site Recommendations	
Middle - 2030 need: 1 new school	

⁷ Pupil yield rates per dwelling unit are 0.16 pupils for elementary schools; 0.13 pupils for middle schools; and 0.14 pupils for high schools.

<u>School Level/Community</u>	<u>Site Recommendations</u>
Clinton/Accoek	Nothey Farm property: the site is owned by Board of Education and is well situated to serve the northern part of Accoek, southern part of Clinton, and Brandywine via Windbrook Drive. The site is identified as a floating school symbol on the plan map.
Brandywine/Clinton	In the planned Brandywine Community Center, locate a floating school symbol on the plan map.

Policy 1

Construct new public schools at locations that are convenient for the populations they serve and require minimal bussing of students.

Strategies

- a. Acquire two elementary school sites in locations that will serve future residential development.
- b. Acquire a middle school site in the Brandywine Community Center.

Policy 2

Construct and renovate schools in order to operate at 100 percent of capacity or less and to provide a quality, energy efficient learning environment.

Strategies

- a. Conduct an energy audit of public school buildings and, based on the outcome, retrofit buildings to reduce energy consumption.
- b. Leed certified professionals are used when designing new facilities.

B. Libraries

There are two library branches of the Prince George's County Memorial Library System located in Subregion 5. These facilities are the Accoek Branch located on Livingston Road in Accoek and the Surratts-Clinton Branch located on MD 223 in Clinton (Map VII-1). The FY 2014-2019 CIP contains a project for rehabilitation and expansion at the Surratts-Clinton Branch.

Data collected by the library system has shown that internet usage has grown rapidly over the past several years and public access computers are being fully utilized by the public in county libraries. This growing demand for public access computers and Wi-Fi may necessitate larger buildings or other means to provide service. With the changing use of libraries by county residents, there is a need to fully explore all of the ways to provide library services and their implications for new and existing facilities.

Current library standards recommend one library branch per 40,000 to 80,000 residents. The Plan projects that by 2030 the population in the subregion will reach approximately 82,000 people.

Policy 1

All Developing Tier residents should live within a 10-minute drive time to libraries.

Strategies

- a. Locate an additional library facility in Subregion 5 (in the Brandywine Community Center) to support the projected population increase past 2030. Consider co-locating the site with another public facility.

b. Consider the adaptive reuse of existing buildings for library facilities to meet the need for additional access to computers.

Policy 2

The library system meets an increasing demand from the community for computing and internet technology in library facilities.

Strategy

a. Continue to evaluate and improve existing library facilities and services, including computing and internet services.

C. Public Safety

Police

The Prince George's Police Department is the primary law enforcement agency in the County. Subregion 5 is served by the District V station located on Groveton Drive in Clinton (Map VII-1). The Prince George's County 2008 Approved Public Safety Facilities Master Plan (PSFMP) recommends relocating this station to the intersection of US 301 and Rosaryville Road in Subregion 6. In addition, the construction of the new District VII station in the vicinity of MD 210 and Fort Washington Road in Subregion 7 is anticipated to provide service to the majority of the area that is the subject of this plan. Funding for the construction of the new District V is budgeted in FY2014 and FY2015 and construction funding for the new District VII station is budgeted in FY 2017 and FY 2018 of the current CIP.

Fire and Rescue

Two fire and rescue stations are located in the Master Plan area: Company 24 (Accokeek) and Company 25 (Clinton). Company 40 (Brandywine), currently located in Subregion 6, provides additional service to the subregion.

Based on current service demands and response time criteria, the PSFMP recommends the relocation of the Brandywine Fire/EMS station from its present location in Subregion 6 to a site in the vicinity of Brandywine Road and Dyson Road in Subregion 5. The PSFMP also recommends that a new station (Piscataway) be constructed near the intersection of Brandywine Road and Danville Road.

These facilities are funded in the current CIP. Company 25 (Clinton) is budgeted for renovation; Company (40) Brandywine is budgeted for replacement; and the Piscataway Fire/EMS station which will be located near the intersection of Danville Road and Brandywine Road is budgeted for construction in the current CIP.

Policy 1

Locate police, public safety, and fire/rescue facilities to meet the needs of the community and in accordance with the standards contained in the PSFMP.

Strategies

a. Reaffirm the PSFMP recommendation for the construction of the District VII Police Station in Fort Washington (County CIP item KJ500853).

b. Amend the PSFMP recommendation relocating the Brandywine Fire/EMS Station; the priority of this project should move from "high" to "highest";

Name: Brandywine Fire/EMS Station – Co. 40

PA: 85A

Tier: Developing

Strategy: Relocate the existing station to a site in the vicinity of Brandywine Road and Dyson Road.

Justification: A new station is needed to provide adequate space for larger fire and rescue vehicles that are now in use by the Fire/EMS Department. The existing station is in a poor location to serve the increasing development in the Brandywine area.

Staging Priority: Highest Priority—Funded for construction in FY 2012, FY 2013, and FY 2014.

Parks and Recreation

33. Page 144: Revise the 5th paragraph to indicate that plans for a South Clinton Community Center, originally slated for a new facility at Cosca Regional Park, have shifted to a new, planned aquatic facility for the southern area. The new facility, known as the Southern Area Aquatic and Recreation Complex, will be built at Brandywine Area Park, will meet the recreation needs of a greater population in southern Prince George's County.

CHAPTER VIII - ECONOMIC DEVELOPMENT

34. Page 155, add to Policies: Before a new commercial shopping center is approved for development, a market analysis should demonstrate that there is sufficient support in the intended retail market area to justify the amount and type of commercial development proposed.
35. Page 161, replace Strategies, 5th bullet, as follows:
Ensure that sand and gravel mine applications address all impacts on surrounding communities by evaluating special exception applications with the following guidelines:
- a. Mining operations should be designed to minimize adverse effects on environmentally sensitive areas.
 - b. Extraction of the area's identified commercially viable sand, gravel, and clay deposits should occur in a manner that provides a readily available supply of these basic construction materials and prevents preemption of extraction activities by development.
 - c. Extraction and reclamation activities should be designed to minimize the potential adverse effects on adjacent land uses of dust, noise, vibration, traffic and unsightly storage.
 - d. Mineral storage, processing operations and equipment storage should be screened from direct view along public right-of-ways and from living areas.
 - e. Noise attenuation techniques such as the use of setbacks and earthen berms, the retention of periphery vegetation and woodlands, and the construction of acoustical fencing should be utilized to minimize noise intrusion on adjacent uses. Furthermore, extraction proposals should factually demonstrate that their attenuation measures will ensure that the surrounding development will not be subject to noise that exceeds the State's current maximum allowable levels.
 - f. Extraction and reclamation activities should be designed to minimize the adverse effects on the public transportation network. Access and haul roads should not traverse living areas and haul routes should primarily utilize arterial and roadways designed to safely accommodate truck traffic.

- g. Extraction and reclamation activities should be designed with clear post mining development plans, particularly in areas zoned for low-density where the only sewage disposal systems are individual septic tanks.
- h. Reclamation plans should be designed to enhance the environmental features such as ridgelines, drainage areas, steep slopes and woodlands, and to prepare the site for the character and intensity of development as recommended in the plan.

CHAPTER X - SECTIONAL MAP AMENDMENT

36. Revise the proposed Sectional Map Amendment and SMA map as follows:
- a. Page 180, revise proposed SMA change A-1, to exclude the southernmost eight (8) acres (Tax Account 0328807) of the property located west of MD 210, east of Livingston Road from the proposed rezoning from C-M to R-R and instead rezone this property (Tax Account 0328807) from C-M to C-S-C.
 - b. Page 187, delete proposed change B-2, which recommends rezoning from I-1 Zone to R-R Zone) for property located on the west side of 301, approximately 3200 feet north of Dyson Road to retain the existing I-1 Zone and revise the Future Land Use Map to show Industrial. (TM 135, Grid G-2, parcel 16)
 - c. Page 190, modify proposed change B-5 which recommends rezoning from I-1 to M-X-T Zone, as follows
 - i. Rezone the 4.56-acre M-NCPPC property from the I-1 Zone to the R-O-S Zone. (Tax Map 145, Grid B-2, part of lot 8, tax account 3713856, 4002762);
 - ii. Add the .79 acre property located on the west side of Cattail Way at the intersection with Missouri Avenue, to change B-5 and rezoning the property from the R-O-S Zone to the M-X-T Zone (Tax Map 145, Grid C-2, part of lot 148, tax account 3985041);
 - iii. Retain the existing I-1 zoning for Lot 22 located on the north side of Brandywine Road west of Mattawoman Drive (Part of Tax Map 145, Grid B-3)
 - d. Page 192, delete proposed change B-7; this property was specifically excluded from the SMA in the court order for CAL09-31402.
 - e. Page 193, revise proposed SMA change B-8 which recommends rezoning the subject property from the C-M and R-A to R-R to a rezoning from C-M and R-A to R-T for the entire property. (TM 164, Grid E-2, parcel 10/Grid F-1 parcel 7/Grid F-2, parcel 12, Tax Accounts 1191709; 1152040; 1151992)
 - f. Page 199, modify the proposed SMA change C-6A which recommends rezoning the subject property from E-I-A to R-E to reflect the Planning Board decision in A-10009 (Hyde Field I), PGCPB Resolution No. 09-90, to rezone property from the E-I-A and R-E zones to the L-A-C Zone. (Tax accounts 0865121; 0328708)
 - g. Page 199, modify the proposed change C-6B which recommends rezoning the subject property from E-I-A to R-E to reflect the Planning Board decision in A-10017 (Hyde

- Field II). PGCPB Resolution No. 09-91, to rezone property from the I-I-A and R-E zones to R-S (Tax accounts 0865121; 0328708; 0360651; 0327833)
- h. Revise proposed change C-7 (identified in the March 31, 2009 Errata), which recommends rezoning the subject property (Tax account 0965137) from C-1 to C-M, to a rezoning from C-1 to C-S-C; rezone the adjoining .5 acre property (tax account 0965129) from R-80 to C-S-C; and change the land use classification from Residential Low to Commercial-Neighborhood.
 - i. Page 202, revise proposed change D-2 which recommends rezoning the subject properties from R-A to O-S, to retain the existing R-A zoning for the properties identified on the map and listed in Attachment C.
 - j. Rezone the property located at 13709 Old Brandywine Road from the R-R Zone to the C-M Zone. (TM 144, Grid F-3, parcel 167, tax account 1138593)
 - k. Add a new SMA change to rezone the property located east of Matapeake Business Drive and the Brandywine Crossing Shopping Center from the I-1 and I-3 zones to M-X-T. (Longs Subdivision in the I-3 Zone, Tax accounts 1149087, 1134014, 1134006, 1133990; and in the I-1 Zone, 3466257, 3652096, 3652088, 3652112, 3567880 and 3652120)
 - l. Add a new SMA change to rezone the property located west of MD 5, south of Clymer Drive, north of Albert Road from C-M to C-S-C. (Tax Map 154, Grid E4, p/o Parcel 30; Grid F4, p/o Parcel 30, Blocks p/o H, I, J, p/o K, L; tax accounts 3994696; 3994704; 3994712; 3994720; 3994746)
 - m. Add a new SMA change to rezone the property located at 14100 Brandywine Road from the R-R Zone to the C-S-C Zone. (Tax account 1148246)
 - n. Add a new SMA change to rezone the property located on the west side of MD 210 from the C-S-C Zone to the C-M Zone. (Tax accounts 0294215, 0294199)
 - o. Add a new SMA change to rezone the property located on the north side of McKendree Road, 500 feet west of the intersection with US 301 from the R-R and C-M to the R-T Zone and revise the Future Land Use Map to show Residential Medium. (TM164, Grid F-1, parcel 15, tax accounts 1147958, 3046042)
 - p. Add a new SMA change to rezone the C-S-C zoned portion of the property located at 9016 Pineview Lane to the R-80 Zone. (Tax account 0903864)

WHEREAS, the Sectional Map Amendment for Subregion 5 is proposed to protect the health, safety, and general welfare of all citizens in Prince George's County; and

WHEREAS, the Sectional Map Amendment for Subregion 5 is a proposed amendment to the Prince George's County Zoning Ordinance, being an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County; and

WHEREAS, the Sectional Map Amendment includes proposed zoning changes and revised zoning changes as enumerated and transmitted herein, accounting for varying acreage and zoning categories; and

WHEREAS, in accordance with Section 27-645(d)(1) of the Zoning Ordinance of Prince George's County, the acceptance and processing of Zoning Map Amendment applications within the subject planning areas shall be postponed in accordance with the provisions of Sections 27-225.01(f), 27-225.01.05(f), and 27-226(a); and

WHEREAS, pursuant to Section 27-646(d) of the Zoning Ordinance of Prince George's County, building permit recommendations by the Planning Board and the issuance of building permits by the Department of Environmental Resources shall be postponed until final action on the endorsed Sectional Map Amendment by the District Council as provided for in Section 27-225.02(a)(1).

WHEREAS, pursuant to Section 27-157(b)(4) of the Zoning Ordinance of Prince George's County, the conditions and findings attached to previously approved zoning applications are considered part of the endorsed Sectional Map Amendment where the previous zoning category has been maintained and noted on the Zoning Map.

NOW, THEREFORE, BE IT RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the *Preliminary Subregion 5 Master Plan*, said plan being an amendment to the 1993 *Subregion V Approved Master Plan and Sectional Map Amendment (Planning Areas 81A, 81B, 83, 84, 85A, (excluding 85B))*; the 2002 *Prince George's County Approved General Plan*, the 2009 *Master Plan of Transportation*, the 2008 *Public Safety Master Plan*, the 2005 *Countywide Green Infrastructure Plan*, the 2010 *Prince George's County Historic Sites and Districts Plan*; 2010 *Water Resources Functional Master Plan*; and this said adopted plan containing amendments, deletions, and additions in response to the public hearing record; and

BE IT FURTHER RESOLVED that recommendations in the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan* supersede recommendations in the Preliminary Subregion 5 Master Plan and Sectional Map Amendment where there are overlapping boundaries, except as noted in this resolution; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the sectional map amendment, as heretofore described, is in conformance with the principals of orderly comprehensive land use planning and staged development, being consistent with the *Adopted Subregion 5 Master Plan*, and with consideration having been given to the applicable County Laws, Plans, and Policies; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the sectional map amendment has been prepared in accordance with the requirements of Section 27-225.01.05 of the Zoning Ordinance; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Sections 27-645(c)(1) and 27-225.01.05 of the Zoning Ordinance, endorses the proposed sectional map amendment for the Subregion 5 planning area by this resolution, and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County as described as Planning Areas 81A, 81B, 83, 84, and 85A; and

BE IT FURTHER RESOLVED that the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*, as herein adopted, is applicable to the area within the boundaries delineated on the plan map; and

BE IT FURTHER RESOLVED that the adopted master plan comprises the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment* text as amended by this resolution; and

BE IT FURTHER RESOLVED that in accordance with Section 27-645(c) (2) of the Zoning Ordinance of Prince George's County, copies of the adopted plan, consisting of this resolution to be used in conjunction with the *Preliminary Subregion 5 Master Plan and Proposed Sectional Map Amendment*, and attachments hereto, will be transmitted to the County Executive; and

BE IT FURTHER RESOLVED that the Zoning Map Amendments A-10009 known as "Hyde Field I" and A-10017 known as "Hyde Field II" be included as part of the Sectional Map Amendment, and the Prince George's County Planning Board Resolutions No. 09-90 and No. 09-91 pertaining to these applications are considered part of the endorsed Sectional Map Amendment; and

BE IT FURTHER RESOLVED that the adopted plan, and all parts thereof, shall be transmitted to the District Council of Prince George's County for its approval pursuant to Article 28, Annotated Code of Maryland; and

BE IT FURTHER RESOLVED that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Section 27-645(c)(1) of the Zoning Ordinance, transmits this Sectional Map Amendment for Subregion 5 to the District Council and recommends that it be approved as an amendment to the Zoning Map for that portion of the Maryland-Washington Regional District in Prince George's County.

.....

This is to certify that the foregoing is a true and correct copy of the action taken by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Washington with Commissioners Bailey, Washington and Geraldo voting in favor of the motion, and with Commissioner Hewlett temporarily absent and Commissioner Shoaff absent, at its regular meet held on Thursday, June 13, 2013 in Upper Marlboro, Maryland.

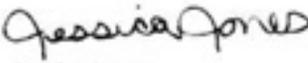
This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Washington, seconded by Commissioner Geraldo, with Commissioners Bailey, Washington and Geraldo voting in favor of the motion to adopt this resolution, as revised, and with Commissioner Hewlett recused and Commissioner Shoaff absent, at its regular meeting held on Thursday, June 27, 2013 in Upper Marlboro, Maryland.

Patricia C. Barney
Executive Director

APPROVED AS TO LEGAL SUFFICIENCY


M-NCPKC Legal Department

Date 6/27/13



By Jessica Jones
Planning Board Administrator

**Preliminary Subregion 5 Master Plan and
Proposed Sectional Map Amendment
Errata/Technical Corrections Sheet**

June 27, 2013

Correction No.	Technical Correction/Errata	Page No.
1	Update reference to Joint Land Use Study to reflect approval in December 2009.	34
2	Update discussion of the Priority Preservation Area to reflect approval by the District Council on July 10, 2012.	39, 43
3	Update map to replace Map IV-3, "Recommended Primary Preservation Area"	41
4	Update reference to construction of Target, Costco and the Brandywine Crossing Shopping Center in paragraph 4.	49
5	Revise title [Clinton] to Clinton and Tippet. Revise last sentence paragraph 3, "Although the slowdown in the housing market that began in 2007 is likely to retard the pace of development in the [Clinton] Tippet area"	61
6	Revise to "Ensure that to the <u>fullest</u> extent [that is] possible, land use policies support the protection of the Mattawoman Creek <u>and Piscataway Creek watersheds.</u> "	83
7	Update strategies. Revise: ["Revise the countywide stormwater management ordinance to incorporate revisions in the MD Stormwater Design Manual (anticipated in late 2008)"] to "Revise the countywide stormwater management ordinance to incorporate <u>2009</u> revisions in the MD Stormwater Design Manual."	83
8	Update, as necessary (Table VI-1, Roadway Improvements Since 1992)	94, 95, 96
9	Update US 301 Waldorf Area Transportation Improvements Project information	99
10	Update "Table X-1: Existing and Proposed Zoning Inventory"	177
11	Update the map titled "Subregion 5 SMA Proposed Zoning Changes" to read "Subregion 5 Planning Board Endorsed Zoning Changes"	179
12	Update Public Facility Cost Estimates	253

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2013 Legislative Session

Resolution No. CR-80-2013
Proposed by Council Member Patterson (by request – Planning Board)
Introduced by Council Members Franklin and Davis
Co-Sponsors _____
Date of Introduction July 24, 2013

RESOLUTION

1 A RESOLUTION concerning

2 The Subregion 5 Master Plan

3 For the purpose of approving, with amendments and revisions, as an Act of the County
4 Council of Prince George's County, Maryland, sitting as the District Council, the Subregion 5
5 Master Plan, thereby defining long-range land use and development policies in Planning Areas
6 81A, 81B, 83, 84, and 85A for the area generally comprised of the properties bounded by
7 Andrews Air Force Base (to the north) and Charles County (to the south), and between these
8 boundaries, the Potomac River, Gallahan Road, Old Fort Road, Steed Road, Allentown Road and
9 Tinkers Creek (to the west), and Piscataway Creek, a PEPCO electric utility right-of-way and the
10 Pope's Creek CONRAIL railroad (to the east).

11 WHEREAS, upon approval by the District Council, this Master Plan will amend the 1993
12 *Subregion V Approved Master Plan and Sectional Map Amendment (Planning Areas 81A, 81B,*
13 *83, 84, 85A,(excluding 85B); the 2002 Prince George's County Approved General Plan, the*
14 *2005 Countywide Green Infrastructure Functional Master Plan, the 2008 Approved Public*
15 *Safety Facilities Master Plan, the 2009 Master Plan of Transportation, the 2010 Approved*
16 *Historic Sites and Districts Plan, and the 2010 Approved Water Resources Functional Master*
17 *Plan; and*

18 WHEREAS, on November 20, 2007, in Council Resolution CR-88-2007, the County
19 Council of Prince George's County, Maryland, sitting as the District Council, directed The
20 Maryland-National Capital Park and Planning Commission (M-NCPPC) to prepare a new
21 Subregion 5 Master Plan and Sectional Map Amendment in order to develop a comprehensive

1 approach to implementing the recommendations of the 2002 General Plan and to ensure that
2 future development is consistent with County policies; and

3 WHEREAS, on November 20, 2007, the District Council endorsed the Goals, Concepts,
4 Guidelines and the Public Participation Program prepared by the Planning Board and established
5 the Plan boundaries (81A, 81B, 83, 84 and 85A) and excluded Planning Area 85B which was
6 included in the Subregion 6 Master Plan pursuant to Section 27-643 of the Zoning Ordinance;
7 and

8 WHEREAS, the Planning Board hosted a series of listening sessions to gather community
9 guidance and inform the public of the planning process and solicit issues and concerns, and the
10 Planning Board staff further conducted nine planning workshops as the major component of the
11 Public Participation Program to involve the community in the preparation of the plan; and

12 WHEREAS on September 9, 2009, the District Council approved the 2009 Subregion 5
13 Master Plan and Sectional Map Amendment in CR-61-2009; and

14 WHEREAS, pursuant to an action filed in the Circuit Court for Prince George's County, on
15 October 26, 2012, in consolidated cases CAL09-31402/CAL09-32017, the Circuit Court for
16 Prince George's County declared void the adoption of CR-61-2009 by the District Council for
17 failure to meet the affidavit requirement pursuant to Md. Ann. Code, State Gov't § 15-831
18 (2012), and returned the matter to the District Council for review of the recommendations of The
19 Maryland-National Capital Park and Planning Commission ("M-NCPPC"); and

20 WHEREAS, on November 5, 2012, the District Council, on its own motion, and pursuant to
21 the October 26, 2012, Order of Court and § 27-227 of the Zoning Ordinance, voted to reconsider
22 CR-61-2009 concerning the Subregion 5 Master Plan and Sectional Map Amendment; and

23 WHEREAS, by Order dated November 13, 2012, the District Council remanded the
24 Subregion 5 Master Plan and Sectional Map Amendment to the Planning Board for the purposes
25 of compliance with affidavit requirements pursuant to Md. Ann. Code § 15-831 and resubmittal
26 of its February 2009 Preliminary Subregion 5 Master Plan and Proposed Sectional Map
27 Amendment to the District Council; and

28 WHEREAS, in order to reapprove the Subregion 5 Master Plan, the District Council for
29 Prince George's County, in conjunction with the Prince George's County Planning Board, held a
30 joint public hearing on April 11, 2013; and

1 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the plan proposals for
 2 public facilities were referred to the County Executive and the District Council for review, and
 3 on June 11, 2013, the District Council adopted CR-53-2013, finding no inconsistencies between
 4 the proposed public facilities in the Master Plan proposal; and

5 WHEREAS, on June 13, 2013, the Planning Board held a work session to consider the plan
 6 recommendations and public hearing testimony; and

7 WHEREAS, on June 27, 2013, the Planning Board adopted the Master Plan with revisions
 8 as described in Prince George's County Planning Board Resolution PGCPB No. 13-75 and
 9 transmitted the adopted Master Plan and supporting documents to the District Council on July 2,
 10 2013; and

11 WHEREAS, on July 8, 2013, the District Council held a work session to review the adopted
 12 Subregion 5 Master Plan and, after discussion concerning the record of testimony and exhibits
 13 relevant to the Subregion 5 Master Plan and SMA, the Council directed Technical Staff to
 14 prepare a resolution of approval with revisions.

15 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
 16 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
 17 Regional District in Prince George's County, Maryland, that the Subregion 5 Master Plan, as
 18 adopted on June 27, 2013, by PGCPB No. 13-75, be and the same is hereby approved, with the
 19 following revisions:

20 **REVISION 1:**

21 A. Chapter V, Environment, C. Mattawoman Creek Watershed, page 81, revise as
 22 follows:

23 • While large areas of the watershed in Prince George's County are wooded, valuable
 24 sand and gravel resources underlie many parcels and mining activity [is expected to] may
 25 continue for many years in the Rural Tier.

26 B. Chapter V, Environment, C. Mattawoman Creek Watershed, page 84, revise as follows:

27 • [Work with] Require mining companies to achieve post mining reclamation that meets
 28 environmental needs, with a strong emphasis on reforestation, and consideration for grassland
 29 creation.
 30

REVISION 2:

• Chapter VI, Transportation Systems, Table VI-7, page 127-127, change the Functional Class of roadway as follows: 1) Windbrook Drive between Floral Park Road and Thrift Road from a Collector to a Local road; 2) Thrift Road between Tippet Road and Brandywine Road from a Collector to a Local road; and 3) Floral Park Road between MD 223 and Brandywine Road from a collector to a Local Road.

REVISION 3:

A. Chapter VIII, Economic Development, A. Industrial, Office, and Retail, Strategies, Clinton, page 155, revise to omit the following strategy:

• [Designate land west of the intersection of MD 223 and Steed Road for limited mixed-use development.]

B. Chapter VIII, Economic Development, D. Sand and Gravel, pages 160-161, revise as follows:

• Sand and gravel is an essential element of new construction in the Washington, D.C., region. Major sand and gravel deposits associated with the Brandywine geological formation (see Map IV-4, page 46) are located in Subregion 5. There is significant potential for sand and gravel mining due to the existence of large un-mined reserves. [It is a diminishing resource because of depletion from ongoing mining and because new development on top of sand and gravel reserves eliminates potential future extraction.]

Goal

• The county balances the need for [capitalizes on] the extraction of sand and gravel resources (and related activities) with the potential negative impact and nuisance to nearby properties and the environment, including restricting sand and gravel mining to the rural tier, [prior to the land being pre-empted by other land uses.]

• As of August 2008, Subregion 5 supported seven active mines comprising approximately 1,580 acres, and there were approximately 2,130 acres of closed and reclaimed mines. There is a sand and gravel washing and processing plant on Accokeek Road in Brandywine. Additionally, the mining industry may support[s] other independent businesses in the region, predominately in the trucking industry, thus generating potential additional economic spin offs in the local economy, though the specific amount of positive impact to the county has not been quantified in this plan.

1 Because of its high weight-to-size ratio, sand and gravel from the Brandywine Formation is
 2 most cost effective to extract, process and transport near its local end use. [The aggregate
 3 industry's contribution to the local economy is likely to increase as neighboring counties,
 4 particularly Anne Arundel County, reduce sand and gravel output due to mine closures.
 5 Furthermore, as transportation costs continue to rise, sand and gravel operations located
 6 within the Washington, D.C., metropolitan marketplace will have a competitive advantage
 7 over outlying sources of aggregates in Virginia and the Eastern Shore.] However, the
 8 region's sand and gravel industry faces several issues and challenges:

- 9 • Access to new mining capacity is becoming limited as land is subdivided for
 10 development or broken up into uneconomical units of production.
- 11 • Mining places a traffic burden on a rural and suburban road system that is also
 12 increasingly used by commuters, creating traffic conflicts.
- 13 • Public opinion on the effectiveness of mine reclamation often puts the community at
 14 odds with the industry, although many mine reclamation issues cited by the public as poor
 15 practice are, in fact, related to mining activities that predated current reclamation practices.
 16 Over time, costs associated with these issues could lead to disinvestment in the industry and its
 17 eventual relocation. Improving the public's understanding and acceptance of the industry and
 18 protecting long-term access to the resource is the focus of the following policies and strategies.

19 *Policies*

- 20 • Restrict sand and gravel mining to the rural tier, with enhanced buffering between sand
 21 and gravel mining and communities in the Developing Tier. [Provide commercially viable access
 22 to sand and gravel resources to accommodate current and future demand. Ensure that entrances
 23 meet applicable county regulations.]
- 24 • Encourage the mining industry to provide specific evidence of the positive economic
 25 benefit of this activity to Prince George's County, including documentation of the positive
 26 impact of proposed mining for employment of truckers who are Prince George's County
 27 residents.
- 28 • Improve access to financial and work force development incentives to support
 29 economic development of mining regulations.
- 30 • Foster dialogue between community residents and members of the sand and gravel
 31 community to address concerns. [Discuss the benefits of mining and the mining

1 application approval process.]

2 • [Prevent the preemption of mineral resource extraction by other land uses (see Chapter
3 IV).]

4 *Strategies*

5 • Explore the feasibility of developing a mineral overlay zone to protect mineral
6 resources.

7 Issues to be evaluated include:

8 • Real estate notices

9 • Dispute resolutions

10 • Expand easement language in programs such as those run by the Maryland Agricultural
11 Land Preservation Foundation (MALPF) to integrate sand and gravel operations within easement
12 contracts.

13 • Integrate the sand and gravel industry within traditional economic development
14 programming such as tax credits and abatements, workforce assistance, and assistance with
15 state and federal small business financing.

16 • Conduct community outreach to improve understanding of the sand and gravel industry
17 and to improve industry integration within the rural communities.

18 • Ensure that sand and gravel mine applications address all impacts on surrounding
19 communities, including requiring applicants to mitigate on and off-site transportation impacts
20 from mining activities and potentially limiting the daily hours of mining activities and duration
21 of sand and gravel approvals to mitigate the nuisance to nearby communities.

22 See additional mineral related recommendations in Chapter IV (Land Use—Development
23 Pattern), including guidelines for the review of new and expanding projects including post
24 extraction uses.

25 BE IT FURTHER RESOLVED that the planning staff is hereby authorized to make
26 appropriate textual and graphical revisions to the master plan to correct identified errors, reflect
27 updated information and revisions, and otherwise incorporate the changes reflected in this
28 Resolution.

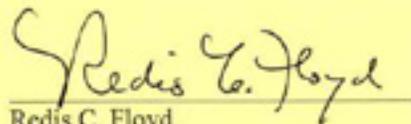
1 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any
2 provision, sentence, clause, section, or part thereof is held illegal, invalid, unconstitutional, or
3 unenforceable, such illegality, invalidity, unconstitutionality, or unenforceability shall not affect
4 or impair any of the remaining provisions, sentences, clauses, sections, or parts hereof or their
5 application to persons, or circumstances. It is hereby declared to be the legislative intent that this
6 Resolution would have been adopted as if such illegal, invalid, unconstitutional, or
7 unenforceable provision, sentence, clause, section, or part had not been included therein.

Adopted this 24th day of July, 2013.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: 
Obie Patterson
Vice Chair

ATTEST:


Redis C. Floyd
Clerk of the Council

**Prince George's County Council
Agenda Item Summary**

Meeting Date: 7/24/2013
Reference No.: CR-080-2013
Draft No.: 1
Proposer(s): Park & Planning
Sponsor(s): Franklin, Davis
Item Title: A Resolution approving, with amendments and revisions, as an Act of the County Council of Prince George's County, Maryland, sitting as the District Council, the Subregion 5 Master Plan, thereby defining long-range land use and development policies in Planning Areas 81A, 81B, 83, 84, and 85A for the area generally comprised of the properties bounded by Andrews Air Force Base (to the north) and Charles County (to the south), and between these boundaries, the Potomac River, Gallahan Road, Old Fort Road, Steed Road, Allentown Road and Tinkers Creek (to the west), and Piscataway Creek, a PEPCO electric utility right-of-way and the Pope's Creek CONRAIL railroad (to the east).

Drafter: M-NCPPC,
Resource Personnel: M-NCPPC

LEGISLATIVE HISTORY:

Date Presented:		Executive Action:
Committee Referral:		Effective Date:
Committee Action:		
Date Introduced:	7/24/2013	
Public Hearing:		
Council Action (1)	7/24/2013 - ADOPTED	
Council Votes:	WC:A, DLD:A, MRF:A, AH:-, ML:A, EO:A, OP:A, IT:A, KT:-	
Pass/Fail:	P	
Remarks:		

AFFECTED CODE SECTIONS:

COMMITTEE REPORTS:

BACKGROUND INFORMATION/FISCAL IMPACT:

(Includes reason for proposal, as well as any unique statutory requirements)

This Resolution will approve, with revisions, as an Act of the District Council, the Subregion 5 Master Plan.

CODE INDEX TOPICS:

INCLUSION FILES:

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2013 Legislative Session

Resolution No. CR-81-2013
Proposed by Council Member Patterson (By request – Planning Board)
Introduced by Council Members Franklin and Davis
Co-Sponsors _____
Date of Introduction July 24, 2013

RESOLUTION

1 A RESOLUTION concerning
2 The Subregion 5 Sectional Map Amendment
3 For the purpose of approving, with amendments and revisions, as an Act of the County
4 Council of Prince George's County, Maryland, sitting as the District Council, the Subregion 5
5 Sectional Map Amendment, thereby setting forth and adopting detailed zoning proposals in
6 Planning Areas 81A, 81B, 83, 84, and 85A for the area generally comprised of the properties
7 bounded by Andrews Air Force Base (to the north) and Charles County (to the south), and
8 between these boundaries, the Potomac River, Gallahan Road, Old Fort Road, Steed Road,
9 Allentown Road and Tinkers Creek (to the west), and Piscataway Creek, a PEPCO electric utility
10 right-of-way and the Pope's Creek CONRAIL railroad (to the east).
11 WHEREAS, upon approval by the District Council, this Sectional Map Amendment will
12 amend the 1993 *Subregion V Approved Master Plan and Sectional Map Amendment (Planning*
13 *Areas 81A, 81B, 83, 84, 85A,(excluding 85B))*; the 2002 *Prince George's County Approved*
14 *General Plan*, the 2005 *Countywide Green Infrastructure Functional Master Plan*, the 2008
15 *Approved Public Safety Facilities Master Plan*, the 2009 *Master Plan of Transportation*, the
16 2010 *Approved Historic Sites and Districts Plan*, and the 2010 *Approved Water Resources*
17 *Functional Master Plan*; and
18 WHEREAS, on November 20, 2007, in Council Resolution CR-88-2007, the County
19 Council of Prince George's County, Maryland, sitting as the District Council, directed The
20 Maryland-National Capital Park and Planning Commission (M-NCPPC) to prepare a new
21 Subregion 5 Master Plan and Sectional Map Amendment in order to develop a comprehensive

1 approach to implementing the recommendations of the 2002 General Plan and to ensure that
2 future development is consistent with County policies; and

3 WHEREAS, on November 20, 2007, the District Council endorsed the Goals, Concepts,
4 Guidelines and the Public Participation Program prepared by the Planning Board and established
5 the Plan boundaries (Planning Areas 81A, 81B, 83, 84 and 85A and excluded Planning Area 85B
6 included in the Subregion 6 Master Plan) pursuant to Section 27-643 of the Zoning Ordinance;
7 and

8 WHEREAS, the Planning Board hosted a series of listening sessions to gather community
9 guidance and inform the public of the planning process and solicit issues and concerns, and the
10 Planning Board staff further conducted nine planning workshops as the major component of the
11 Public Participation Program to involve the community in the preparation of the plan; and

12 WHEREAS on September 9, 2009, the District Council adopted CR-61-2009 approving the
13 Adopted Subregion 5 Master Plan and Proposed Sectional Map Amendment; and

14 WHEREAS, pursuant to an action filed in the Circuit Court for Prince George's County, on
15 October 26, 2012, in consolidated cases CAL09-31402/CAL09-32017, the Circuit Court for
16 Prince George's County declared void the adoption of CR-61-2009 by the District Council for
17 failure to meet the affidavit requirement pursuant to Md. Ann. Code, State Gov't § 15-831
18 (2012), and returned the matter to the District Council for review of the recommendations of The
19 Maryland-National Capital Park and Planning Commission ("M-NCPPC"); and

20 WHEREAS, on November 5, 2012, the District Council, on its own motion, and pursuant to
21 the October 26, 2012, Order of Court and § 27-227 of the Zoning Ordinance, voted to reconsider
22 CR-61-2009 concerning the Subregion 5 Master Plan and Sectional Map Amendment; and

23 WHEREAS, by Order dated November 13, 2012, the District Council remanded the
24 Subregion 5 Master Plan and Sectional Map Amendment to the Planning Board for the purposes
25 of compliance with affidavit requirements pursuant to Md. Ann. Code § 15-831 and resubmittal
26 of its February 2009 Preliminary Subregion 5 Master Plan and Proposed Sectional Map
27 Amendment to the District Council; and

28 WHEREAS, in order to reapprove the Subregion 5 Sectional Map Amendment, the District
29 Council for Prince George's County, in conjunction with the Prince George's County Planning
30 Board, held a joint public hearing on April 11, 2013; and

REVISION THREE:

Rezone approximately .46 acre located at 10398 Piscataway Road (Tax Account 0867465) from the R-R Zone to the C-S-C (Commercial Shopping Center) Zone.

REVISION FOUR:

Rezone approximately 74.93 acres located west of MD 5, at the intersection of MD 5 and future roadway A-65, (Tax Account 1189224), from the R-R (Rural-Residential) Zone to the M-X-T (Mixed-Use-Transportation Oriented) Zone.

REVISION FIVE:

Retain existing R-R (Rural Residential) Zone for the approximately 19 acres located south of Brandywine Road (MD 381) and north of Accokeek Road (MD 373) (Tax Accounts 1176650; 1149251; 3589389; 1148113; 1160928; 1147297; 1149269; 1176635; 1147305; 3589397; 1149277; 1148105; 1147206; 1153345; 1176668; 3165719; 1142678; 1153337; 1185206; 1147214; 1149285; 3925112; and 4062287).

REVISION SIX:

Rezone four properties fronting on US 301 (Tax Accounts 1134014; 1133990; 1134006; and 1149087) from I-3 (Industrial Planned Industrial/Employment Park) to C-S-C (Commercial Shopping Center) and property located at 7800 Matapeake Business Drive (Tax Account 3466257) I-1 (Light Industrial) to C-S-C (Commercial Shopping Center).

REVISION SEVEN:

Retain existing R-A (Residential-Agricultural) Zone and existing R-E (Residential-Estate) Zone for properties in the Rural Tier.

REVISION EIGHT:

Retain existing C-M (Commercial Miscellaneous) Zone for properties fronting the southwest quadrant of US 301 and McKendree Road (part of Tax Accounts 1191709, 1152040, and 1151992).

BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate textual, graphical, and map revisions to correct identified errors, reflect updated information and revisions, and incorporate the zoning map changes reflected in this Resolution.

1 BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to
2 the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional
3 District in Prince George's County. The zoning changes approved by this Resolution shall be
4 depicted on the official Zoning Map of the County.

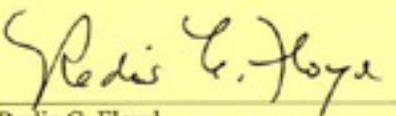
5 BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If
6 any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid,
7 unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or
8 unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses,
9 sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or
10 circumstances. It is hereby declared to be the legislative intent that this Resolution would have
11 been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence,
12 clause, section, zone, zoning map, or part had not been included therein.

Adopted this 24th day of July, 2013.

COUNTY COUNCIL OF PRINCE GEORGE'S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE'S COUNTY,
MARYLAND

BY: 
Obie Patterson
Vice Chair

ATTEST:


Redis C. Floyd
Clerk of the Council

Attachment A - Tax Accounts for Bevard East - CR-81-2013 (DR-2)

Tax Account Numbers – Bevard East

3891959	3897972	3893179	3890951	3892817	3897881
3891967	3894664	3890506	3890969	3892825	3891108
3891975	3894672	3893229	3890977	3892833	3893807
3891983	3894706	3897253	3890985	3890894	3890217
3894771	3898996	3897279	3890993	3893609	3890233
3894789	3899002	3897287	3891009	3893617	3890241
3898871	3899010	3897329	3897790	3893625	3890258
3898889	3898970	3897337	3890514	3893633	3890266
3898921	3898988	3897352	3890522	3893641	3890282
3898939	3894714	3890647	3890530	3893666	3891033
3898947	3894722	3899853	3890548	3893674	3891041
3898962	3894730	3899861	3890589	3893690	3891058
3897899	3891868	3892692	3890605	3897808	3891132
3897907	3891892	3895307	3889920	3897816	3891140
3897915	3891942	3895323	3889995	3897824	3891165
3897931	3894755	3895331	3890019	3897832	3893773
3897956	3890399	3892668	3890027	3890068	3926409
3897964	3890407	3892684	3895364	3890100	3893831
3893872	3890423	3900032	3895372	3895521	3893849
3892015	3893096	3893591	3900057	3893740	3891199
3892023	3893104	3890878	3900073	3893757	3891207
3894623	3893112	3897725	3900099	3893765	3891215
3894631	3893120	3897733	3892858	3897840	3891223
3894649	3893138	3897758	3892866	3897857	3899382
3893914	3893146	3890910	3892874	3897865	3899390
3893922	3893161	3890936	3895471	3891090	3891249

Attachment A - Tax Accounts for Bevard East - CR-81-2013 (DR-2)

3895257	3897048	3890837	3897162	3892247	3892403
3895273	3892767	3893435	3897196	3899168	3898046
3895281	3892775	3893450	3890464	3899218	3898053
3899762	3892809	3893484	3890472	3895000	3892304
3895216	3895547	3893500	3890498	3895018	3892320
3895224	3895562	3893518	3897246	3895026	3892338
3895232	3897022	3893526	3900321	3890670	3889821
3895240	3890290	3893534	3900339	3890688	3898038
3889979	3890308	3893575	3891694	3890696	3898129
3895356	3892882	3897642	3898723	3890753	3898137
3892569	3892890	3897683	3892056	3890761	3894003
3892577	3892916	3897717	3892072	3890779	3900263
3892619	3900164	3889888	3892080	3892262	3889847
3895463	3892924	3889896	3892106	3892270	3892460
3899937	3892932	3889904	3892171	3892288	3892478
3899945	3892940	3895182	3892197	3889706	3891298
3895398	3892973	3895208	3894797	3889714	3891306
3895414	3892981	3900180	3890712	3889722	3891314
3900131	3890373	3900198	3890738	3889730	3891322
3895422	3893153	3900214	3892122	3889748	3891330
3890126	3899879	3900222	3892148	3889755	3891348
3892718	3899895	3900230	3899127	3889763	3893948
3892726	3899903	3900248	3899135	3889771	3893955
3892734	3899796	3900255	3899143	3889789	3893963
3892759	3899804	3893021	3892205	3889797	3893971
3895489	3899952	3893039	3892213	3889805	3893997
3895497	3890803	3893047	3892221	3895117	3894029
3897030	3890811	3897154	3892239	3895125	3894037

Attachment A - Tax Accounts for Bevard East - CR-81-2013 (DR-2)

3894045	3898400	3898566	3893203	3894938	3889698
3894060	3898418	3898574	3898863	3894946	3895042
3894094	3898434	3898632	3891520	3894953	3895059
3898152	3898442	3898640	3891546	3899234	3895067
3898160	3898459	3898657	3891553	3891843	3895133
3898236	3898467	3894458	3891595	3892155	3895141
3898244	3894235	3894466	3891603	3889508	3895158
3898251	3894243	3898681	3891611	3889516	3895166
3898277	3894250	3898699	3891629	3889557	3895174
3898293	3894268	3894490	3891637	3889581	3892486
3898384	3894375	3894508	3891645	3889607	3892494
3898392	3894383	3894516	3891660	3889615	3889870
3898202	3893005	3894565	3891686	3892296	3897402
3898210	3900305	3894573	3898483	3894870	3897410
3891397	3897204	3894607	3891751	3894896	3897428
3891421	3894110	3898731	3891769	3892346	3893377
3891439	3894169	3898798	3891777	3894961	3893401
3891447	3894219	3898822	3891785	3899242	3893419
3891454	3894227	3890332	3891819	3899259	3897493
3891462	3894318	3890357	3891827	3899267	3897519
3891470	3894342	3897113	3894524	3899283	3897527
3891488	3894391	3897121	3894557	3889623	3897535
3898301	3894417	3897139	3898756	3889649	3897543
3898350	3894425	3897147	3898764	3889656	3897550
3894128	3894433	3900370	3898780	3894995	3897485
3894136	3898517	3900388	3894284	3889854	3897584
3894144	3898533	3900404	3894292	3899325	3897592
3894151	3898541	3900420	3894920	3899333	3897626

Attachment A - Tax Accounts for Bevard East - CR-81-2013 (DR-2)

3890654	3899028	3900123	3900081	3891025	3895455
3890662	3899036	3900024	3900107	3891066	3895380
3893237	3894748	3900040	3892841	3891074	3895406
3893286	3891876	3893468	3890886	3891082	3900149
3893294	3891884	3893583	3890902	3891116	3892627
3893351	3891900	3897634	3893658	3891124	3892635
3893302	3891918	3890845	3893682	3891157	3892643
3893310	3891926	3890852	3890050	3891173	3895430
9999999	3891934	3890860	3890076	3893781	3890134
3891991	3890415	3897741	3890084	3893799	3890142
3894763	3890431	3890928	3890092	3893815	3892742
3898897	3890449	3890944	3890159	3893823	3890118
3898905	3893070	3897766	3890167	3891181	3892783
3898913	3893088	3897774	3890175	3899408	3892791
3898954	3893211	3897782	3890183	3891231	3897055
3897923	3897261	3890555	3890191	3895265	3895554
3897949	3897345	3890563	3890209	3895299	3897014
3893856	3897360	3890571	3895505	3899416	3890316
3893864	3897378	3890597	3895513	3899770	3892908
3892007	3897386	3890613	3895539	3892544	3900156
3894656	3890621	3889912	3893708	3892551	3892957
3893880	3890639	3889938	3893716	3892585	3892965
3893898	3892700	3889946	3893724	3892593	3890365
3893906	3895315	3889987	3893732	3892601	3890381
3893930	3895349	3890001	3891017	3899788	3899887
3897980	3892650	3890035	3897873	3889953	3899812
3894680	3892676	3890043	3890225	3889961	3899838
3894698	3900115	3900065	3890274	3895448	3899846

Attachment A - Tax Accounts for Bevard East - CR-81-2013 (DR-2)

3899960	3898715	3895109	3892445	3898475	3894581
3890787	3891702	3895075	3892452	3892999	3894599
3890795	3891710	3895083	3891280	3900313	3898749
3890829	3894474	3892379	3893989	3897212	3898806
3893443	3894482	3892387	3894052	3900347	3898814
3893476	3892031	3892395	3894078	3891496	3898830
3893492	3892049	3897998	3894086	3891504	3898848
3893542	3892064	3892312	3894102	3891512	3890324
3893559	3892098	3889813	3898145	3894177	3890340
3893567	3892114	3892411	3898178	3894185	3897097
3897659	3898855	3892429	3898186	3894193	3897105
3897667	3892163	3892437	3891405	3894201	3900354
3897675	3892189	3899291	3891413	3894276	3900396
3897691	3894805	3899309	3898228	3898319	3900412
3897709	3890704	3899317	3898269	3894300	3893187
3897063	3890720	3898004	3898285	3894326	3893195
3897071	3890746	3898012	3898368	3894334	3891538
3895190	3891728	3898020	3898376	3894359	3898335
3900172	3891736	3891256	3900271	3894367	3891561
3897220	3892130	3891264	3900289	3894409	3891579
3900206	3894813	3891272	3900297	3898491	3891587
3893013	3894821	3898061	3891355	3898509	3891652
3897089	3894839	3898079	3891363	3898525	3891678
3897170	3892254	3898095	3891371	3898327	3894441
3897188	3899150	3898103	3891389	3898558	3891744
3890480	3899176	3898111	3898194	3891850	3891793
3893054	3899226	3894011	3898343	3898665	3891801
3897238	3895091	3889839	3898426	3898673	3891835

Attachment A - Tax Accounts for Bevard East - CR-81-2013 (DR-2)

3894532	3899275	3893344
3894540	3889631	3893369
3898772	3894979	3893328
3894615	3894987	3893336
3898707	3899366	
3894912	3899374	
3899044	3899341	
3899051	3899358	
3899069	3892502	
3899077	3892510	
3899085	3892528	
3899093	3892536	
3899101	3895034	
3894847	3889862	
3889664	3897394	
3889524	3897444	
3889532	3897451	
3889540	3893385	
3889565	3893393	
3889573	3893427	
3889599	3897469	
3899119	3897477	
3894854	3897501	
3894862	3897568	
3894888	3897576	
3894904	3897600	
3892353	3897618	
3892361	3893278	

Prince George's County Council
Agenda Item Summary

Meeting Date: 7/24/2013
Reference No.: CR-081-2013
Draft No.: 2
Proposer(s): Park & Planning
Sponsor(s): Franklin, Davis
Item Title: A Resolution approving, with amendments and revisions, as an Act of the County Council of Prince George's County, Maryland, sitting as the District Council, the Subregion 5 Sectional Map Amendment, thereby setting forth and adopting detailed zoning proposals in Planning Areas 81A, 81B, 83, 84, and 85A for the area generally comprised of the properties bounded by Andrews Air Force Base (to the north) and Charles County (to the south), and between these boundaries, the Potomac River, Gallahan Road, Old Fort Road, Steed Road, Allentown Road and Tinkers Creek (to the west), and Piscataway Creek, a PEPCO electric utility right-of-way and the Pope's Creek CONRAIL railroad (to the east).

Drafter: M-NCPPC,
Resource Personnel: M-NCPPC

LEGISLATIVE HISTORY:

Date Presented:		Executive Action:
Committee Referral:		Effective Date:
Committee Action:		
Date Introduced:	7/24/2013	
Public Hearing:		
Council Action (1)	7/24/2013 - ADOPTED	
Council Votes:	WC:A, DLD:A, MRF:A, AH:-, ML:A, EO:A, OP:A, IT:A, KT:-	
Pass/Fail:	P	
Remarks:		

AFFECTED CODE SECTIONS:

COMMITTEE REPORTS:

BACKGROUND INFORMATION/FISCAL IMPACT:

(Includes reason for proposal, as well as any unique statutory requirements)

This Resolution will approve, with revisions, as an Act of the District Council, the Subregion 5 Sectional Map Amendment.

7/24/2013 - CR-81-2013 was amended on the floor prior to adoption; CR-81-2013 (DR-2) as adopted.

CODE INDEX TOPICS:

INCLUSION FILES:

I-CR-81-2013 Attachment A.pdf

APPENDIX 7: GUIDE TO ZONING

Residential Zones¹

R-O-S: Reserved Open Space—Provides for permanent maintenance of certain areas of land in an undeveloped state, with the consent of the property owners; encourages preservation of large areas of trees and open space; designed to protect scenic and environmentally sensitive areas and ensure retention of land for nonintensive active or passive recreational uses; provides for very low density residential development and a limited range of public, recreational, and agricultural uses.

Minimum lot size	20 acres*
Maximum dwelling units per net acre	0.05
*Except for public recreational uses, for which no minimum area is required.	

O-S: Open Space—Provides for areas of low-intensity residential (5 acre) development; promotes the economic use and conservation of land for agriculture, natural resource use, large lot residential estates, nonintensive recreational use.

Standard lot size	5 acres
Maximum dwelling units per net acre	0.20

R-A: Residential Agricultural—Provides for large lot (2 acre) residential uses while encouraging the retention of agriculture as a primary land use.

Standard lot size	2 acres
Maximum dwelling units per net acre	0.50

R-E: Residential Estate—Permits large lot estate subdivisions containing lots approximately one acre or larger.

Standard lot size	40,000 sq. ft.
Maximum dwelling units per net acre	1.08
Estimated average dwelling units per acre	0.85

¹ Definitions:

Minimum or standard lot size: The current minimum net contiguous land area required for a lot.

Average dwelling units per acre: The number of dwelling units which may be built on a tract—including the typical mix of streets, public facility sites and areas within the 100-year floodplain—expressed as a per-acre average.

Maximum dwelling units per net acre: The number of dwelling units which may be built on the total tract—excluding streets and public facility sites, and generally excluding land within the 100-year floodplain—expressed as a per-acre average.

R-R: Rural Residential—Permits approximately one-half acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exception uses.

Standard lot size	20,000 sq. ft. 15,000 sq. ft. if recorded prior to February 1, 1970 10,000 sq. ft. if recorded prior to July 1, 1967
Maximum dwelling units per net acre	2.17
Estimated average dwelling units per acre	1.85

R-80: One Family Detached Residential—Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.

Standard lot size	9,500 sq. ft.
Maximum dwelling units per net acre	4.5
Estimated average dwelling units per acre	3.4

R-55: One-Family Detached Residential—Permits small lot residential subdivisions; promotes high density, single-family detached dwellings.

Standard lot size	6,500 sq. ft.
Maximum dwelling units per net acre	6.70
Estimated average dwelling units per acre	4.2

R-35: One-Family Semidetached, and Two-Family Detached, Residential—Provides generally for single-family attached development; allows two-family detached; detailed site plan approval required for lots served by private rights-of-way.

Standard lot size	3,500 sq. ft. for one family, semi-detached 7,000 sq. ft. for two-family, detached
Maximum dwelling units per net acre	12.44
Estimated average dwelling units per acre	8.50

R-T: Townhouse—Permits one-family detached and attached, two-family, and three-family dwellings; promotes the maximum amount of freedom in the design of attached dwellings and their grouping and layout; detailed site plan approval required for attached dwellings.

Standard lot size per attached dwelling	1,800 sq. ft.
Maximum dwelling units per net acre	Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6
Minimum area for development	2 acres

R-20: One-Family Triple-Attached Residential—Permits single-family detached, semidetached and triple-attached and townhouse development. Detailed site plan approval required for townhouses.

Standard lot sizes	3,200 sq. ft. for end lots 2,000 sq. ft. for interior townhouse lots
Maximum triple-attached dwellings per net acre	16.33
Maximum townhouses per net acre	6.0 (same as R-T)
Estimated average triple-attached dwelling units per net acre	11

R-30: Multifamily Low Density Residential—Provides for low density garden apartments; single-family detached; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; detailed site plan approval required for multifamily and attached dwellings.

Standard lot sizes	Garden apartments—14,000 sq. ft. Two-family dwellings—1,500 sq. ft. Other attached dwellings—1,800 sq. ft.
Maximum dwelling units per net acre	Garden apartments—10 Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6

R-30C: Multifamily Low Density Residential Condominium—Same as R-30 above except ownership must be condominium, or development in accordance with the R-T Zone; detailed site plan approval required for multifamily and attached dwellings.

Standard lot sizes	Garden apartments—14,000 sq. ft. Two-family dwellings—1,500 sq. ft. Other attached dwellings—1,800 sq. ft.
Maximum dwelling units per net acre	Garden apartments—12 Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6

R-18: Multifamily Medium Density Residential—Provides for multiple family (apartment) development of moderate density; single-family detached; single-family attached, two-family and three-family dwellings in accordance with R-T Zone provisions; detailed site plan approval required for multifamily and attached dwellings.

Standard lot sizes	Apartments—16,000 sq. ft. Two-family dwellings—1,500 sq. ft. Other attached dwellings—1,800 sq. ft.
Maximum dwelling units per net acre	Garden apartments and three-family dwellings—12 Mid-rise apartments (4 or more stories with elevator)—20 Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6

R-18C: Multifamily Medium Density Residential-Condominium—Same as above except ownership must be condominium, or development in accordance with the R-T Zone; detailed site plan approval required for multifamily and attached dwellings.

Standard lot sizes	Apartments—1 acre Two-family dwellings—1,500 sq. ft. Other attached dwellings—1,800 sq. ft.
Maximum dwelling units per net acre	Garden apartments—14 Mid-rise apartments (4 or more stories with elevator)—20 Three-family dwellings—9 Two-family dwellings—8 Other attached dwellings—6

R-H: Multifamily High-Rise Residential—Provides for suitable sites for high density, vertical residential development; also permits single-family detached dwellings; detailed site plan approval required for multifamily dwellings.

Minimum lot size	5 acres
Maximum dwelling units per net acre	48.4

R-10: Multifamily High Density Residential—Provides for suitable sites for high density residential in proximity to commercial and cultural centers; also permits single-family detached dwellings. Detailed site plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

Minimum lot size	20,000 sq. ft.
Maximum dwelling units per net acre	48

R-10A: Multifamily, High Density Residential-Efficiency—Provides for a multifamily zone designed for the elderly, singles, and small family groups. Detailed site plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.

Minimum lot size	2 acres
Maximum dwelling units per net acre	48 plus one for each 1,000 sq. ft. of indoor common area for social, recreational, or educational purposes.

Mixed Use/Planned Community Zones

M-X-T: Mixed Use-Transportation Oriented—Provides for a variety of residential, commercial, and employment uses; mandates at least two out of the following three use categories: (1) Retail businesses; (2) Office/Research/Industrial; (3) Dwellings, hotel/motel; encourages a 24-hour functional environment; must be located near a major intersection or a major transit stop or station and will provide adequate transportation facilities for the anticipated traffic or at a location for which the applicable master plan recommends mixed uses similar to those permitted in the M-X-T Zone.

Lot size and dwelling types	No restrictions
Maximum floor area ratio	0.4 without optional method 8.0 with optional method (provision of amenities)

M-X-C: Mixed-Use Community—Provides for a comprehensively planned community with a balanced mix of residential, commercial, light manufacturing, recreational and public uses; includes a multistep review process to assure compatibility of proposed land uses with existing and proposed surrounding land uses, public facilities and public services; mandates that each development include residential uses, community use areas, neighborhood centers and an integrated public street system with a variety of street standards.

Minimum tract size	750 gross acres
Lot size and dwelling types	No restrictions
Maximum dwelling units per gross acre	2
Maximum floor area ratio for commercial uses	0.4

M-U-TC: Mixed-Use Town Center—Provides for a mix of commercial and limited residential uses which establish a safe, vibrant, 24-hour environment; designed to promote appropriate redevelopment of, and the preservation and adaptive reuse of selected buildings in, older commercial areas; establishes a flexible regulatory framework, based on community input, to encourage compatible development and redevelopment; mandates approval of a development plan at the time of zoning approval, that includes minimum and maximum development standards and Guidelines, in both written and graphic form, to guide and promote local revitalization efforts; provides for legally existing buildings to be expanded or altered, and existing uses for which valid permits have been issued to be considered permitted uses, and eliminating nonconforming building and use regulations for same.

	Neighborhood	Village	Community
Minimum tract size	4 adjoining gross ac.	10 adjoining gross ac.	20 adjoining gross ac.
Base resid. density	8 du/gross resid. ac.	10 du/gross resid. ac.	10 du/gross resid. ac.
Max. resid. density	12.1 du/gross resid. ac.	15 du/gross resid. ac.	20 du/gross resid. ac.
Base comm. intensity	0.16 FAR	0.2 FAR	0.2 FAR
Max. comm. intensity	0.31 FAR	0.64 FAR	0.68 FAR
Max. mixed retirement development density	8 du/gross ac.	8 du/gross ac.	8 du/gross ac.

M-U-I: Mixed-Use Infill—Promotes Smart Growth principles by encouraging the efficient use of land, public facilities and services in areas that are substantially developed. These regulations are intended to create community environments enhanced by a mix of residential, commercial, recreational, open space, employment and institutional uses in accordance with approved plans. The infill zone may only be approved for property located in a transit district overlay zone or a development district overlay zone.

	Metro Center	New Town or City Corridor Center
Base residential density	48 du/gross resid. ac.	10 du/gross resid. ac.
Max. residential density	125 du/gross resid. ac.	47.9 du/gross resid. ac.
Base commercial intensity	1.0 FAR/gross commercial ac.	0.2 FAR/gross commercial ac.
Max. commercial intensity	2.7 FAR/gross commercial ac.	0.88 FAR/gross commercial ac.
Min. residential floor area	20% of total at time of full development	20% of total at time of full development
Max. mixed retirement development density	8 du/gross ac.	8 du/gross ac.

R-P-C: Planned Community—Provides for a combination of uses permitted in all zones, to promote a large-scale community development with a full range of dwellings providing living space for a minimum of 500 families; encourages recreational, commercial, institutional, and employment facilities within the planned community; requires conformance with an official plan—identifying zoning subcategories—that has been adopted by the Planning Board following approval of a final plan by the District Council at the time of rezoning, and for certain R-P-C Zones, approval of a detailed site plan prior to development.

Lot size and dwelling types	Varied
Maximum dwelling units per gross acre	8

R-M-H: Planned Mobile Home Community—Provides for suitable sites for planned mobile home communities, including residences and related recreational, commercial, and service facilities, subject to detailed site plan approval.

Minimum lot size	4,000 sq. ft.
Maximum mobile homes per acre	7

Comprehensive Design Zones

(These zones require three-phase development plan review, the first of which is Basic Plan approval at the time of rezoning that establishes general land use types, land use relationships, and minimum land use quantities. In zones providing for density and intensity ranges, increases in base density and intensity within the limits prescribed are allowed in return for public benefit features provided by the developer.)

R-L: Residential Low Development—Provides for low-density residential development in areas recommended by a master plan for alternative low-density development techniques. The zone allows a mixture of residential types and lot sizes generally corresponding to single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size	Generally 100 adjoining gross acres
Low 0.5	Base density (dwelling units per gross acre)—0.5 Maximum density—0.9 Maximum mixed retirement development density—8 du/gross acre
Low 1.0	Base Density (dwelling units per gross acre)—1.0 Maximum density—1.5 Maximum mixed retirement development density—8 du/gross acre

R-S: Residential Suburban Development—A mixture of residential types within the suburban density range generally corresponding to low-density single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size	Generally 25 adjoining gross acres
Suburban 1.6	Base density (dwelling units per gross acre)—1.6 Maximum density—2.6 Maximum mixed retirement development density—8 du/gross acre
Suburban 2.7	Base density (dwelling units per gross acre)—2.7 Maximum density—3.5 Maximum mixed retirement development density—8 du/gross acre

R-M: Residential Medium Development—A mixture of residential types with a medium density range; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size	Generally 10 adjoining gross acres
Medium 3.6	Base density (dwelling units per gross acre)—3.6 Maximum density—5.7 Maximum mixed retirement development density—8 du/gross acre
Medium 5.8	Base density (dwelling units per gross acre)—5.8 Maximum density—7.9 Maximum mixed retirement development density—8 du/gross acre

R-U: Residential Urban Development—A mixture of residential types generally associated with an urban environment; provides for limited commercial uses necessary to serve the dominant residential uses.

Minimum tract size	Generally 5 adjoining gross acres
Urban 8.0	Base density (dwelling units per gross acre)—8.0 Maximum density—11.9 Maximum mixed retirement development density—8 du/gross acre
Urban 12.0	Base density (dwelling units per gross acre)—12.0 Maximum density—16.9 Maximum mixed retirement development density—8 du/gross acre

L-A-C: Local Activity Center—A mixture of commercial retail and service uses along with complementary residential densities within a hierarchy of centers servicing three distinct service areas: neighborhood, village, and community.

M-A-C: Major Activity Center—A mixture of uses which serve a regional residential market or provide concentrated employment, arranged to allow easy pedestrian access between uses; two types of functional centers are described: Major Metro and New Town or Corridor City.

Minimum tract size	Generally 40 adjoining gross acres
Maximum mobile homes per acre	7

E-I-A: Employment and Institutional Area—A concentration of nonretail employment and institutional uses and services such as medical, manufacturing, office, religious, educational, recreational, and governmental.

Minimum tract size	Generally 40 adjoining gross acres
Maximum mobile homes per acre	7

V-L: Village-Low—Provides for a variety of residential, commercial, recreational, and employment uses within a traditional village setting surrounded by open space; mandates the following land use area categories: (1) Village Proper; (2) Village Fringe; (3) Residential Areas; (4) Village Buffer; and (5) Recreational Areas. Land use areas are arranged to allow a sense of community with linkage via a pedestrian network to a core which contains commercial, civic, community, and residential uses; also mandates a mixture of residential types and lot sizes, including affordable housing units; includes detailed design standards and building materials requirements. This zone may be utilized in areas recommended for permanent low density by a master plan.

Minimum tract size	150 contiguous gross acres
Maximum density	1.3 dwelling units per gross acre

V-M Village-Medium—Provides for a variety of residential, commercial, recreational, and employment uses within a traditional village setting surrounded by open space; mandates the following land use area categories: (1) Village Proper; (2) Village Fringe; (3) Residential Areas; (4) Village Buffer; and (5) Recreational Areas. Land use areas are arranged to allow a sense of community with linkage via a pedestrian network to a core which contains commercial, civic, community, and residential uses; also mandates a mixture of residential types and lot sizes, including affordable housing units; includes detailed design standards and building materials requirements. This zone may be utilized in areas recommended for permanent low density by a Master Plan.

Minimum tract size	300 contiguous gross acres
Maximum density	2.0 dwelling units per gross acre

Commercial Zones

C-O: Commercial Office—Uses of a predominantly nonretail commercial nature, such as business, professional and medical offices, or related administrative services.

C-A: Ancillary Commercial—Certain small retail commercial uses, physician and dental offices, and similar professional offices that are strictly related to and supply necessities in frequent demand and daily needs of an area with a minimum of consumer travel; maximum size of zone: 3 net acres.

C-1: Local Commercial, Existing—All of the uses permitted in the C-S-C Zone.

C-2: General Commercial, Existing—All of the uses permitted in the C-S-C Zone, with additions and modifications.

C-C: Community Commercial, Existing—All of the uses permitted in the C-S-C Zone.

C-G: General Commercial, Existing—All of the uses permitted in the C-S-C Zone.

C-S-C: Commercial Shopping Center—Retail and service commercial activities generally located within shopping center facilities; size will vary according to trade area.

C-H: Highway Commercial, Existing—All of the uses permitted in the C-M Zone.

C-M: Commercial Miscellaneous—Varied commercial uses, including office and highway oriented uses, which may be disruptive to the compactness and homogeneity of retail shopping centers.

C-W: Commercial Waterfront—Marine activities related to tourism, vacationing, boating and sports, water-oriented recreation, together with limited employment areas which cater to marine activities along a waterfront.

C-R-C: Commercial Regional Center—Provides locations for major regional shopping malls and related uses that are consistent with the concept of an upscale mall. Minimum area for development—one hundred (100) gross continuous acres; maximum FAR—.75; maximum building height—75 ft.; maximum building coverage, excluding parking—50%; detailed site plan approval required.

Industrial Zones

I-1: Light Industrial—Light intensity manufacturing, warehousing, and distribution uses; 10 percent green area required.

I-2: Heavy Industrial—Highly intensive industrial and manufacturing uses; 10 percent green area required.

I-3: Planned Industrial/Employment Park—Uses that will minimize detrimental effects on residential and other adjacent areas; a mixture of industrial, research, and office uses with compatible institutional, recreational, and service uses in a manner that will retain the dominant industrial/employment character of the zone; standard minimum tract size of 25 adjoining gross acres; standard minimum lot size of two acres; Conceptual and detailed site plan approval required; 25 percent green area required; outdoor uses restricted; warehousing and wholesaling uses limited.

I-4: Limited Intensity Industrial—Limited intensity (0.3 FAR) commercial, manufacturing, warehousing, and distribution uses; development standards extended to assure limited intensity industrial and commercial development, and compatibility with surrounding zoning and uses; 25 percent green area required.

U-L-I: Urban Light Industrial—Designed to attract and retain a variety of small-scale light industrial uses in older, mostly developed industrial areas located close to established residential communities; establishes a flexible regulatory process with appropriate standards to promote reinvestment in, and redevelopment of, older urban industrial areas as employment centers, in a manner compatible with adjacent residential areas.

Overlay Zones²

T-D-O: Transit District Overlay—Intended to ensure that development in a designated district meets the goals established in a transit district development plan. Transit Districts may be designated in the vicinity of Metro stations to maximize transit ridership, serve the economic and social goals of the area, and take advantage of the unique development opportunities which mass transit provides.

D-D-O: Development District Overlay—Intended to ensure that development in a designated district meets the goals established in a master plan, master plan amendment or sector plan. Development Districts may be designated for town centers, Metro areas, commercial corridors, employment centers, revitalization areas, historic areas and other special areas as identified in approved plans.

² These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning uses allowed and standards for development. In addition, new development is generally subject to approval of a detailed site plan by the Planning Board.

Chesapeake Bay Critical Areas Overlay Zones³

I-D-O: Intense Development Overlay—To conserve and enhance fish, wildlife, and plant habitats and improve the quality of runoff that enters the Chesapeake Bay, while accommodating existing residential, commercial, or industrial land uses. To promote new residential, commercial and industrial land uses with development intensity limits. Maximum residential density is the same as the underlying zone.

L-D-O: Limited Development Overlay—To maintain and/or improve the quality of runoff entering the tributaries of the Chesapeake Bay and to maintain existing areas of natural habitat, while accommodating additional low-or moderate-intensity development. Maximum residential density is the same as the underlying zone, up to 4.0 du/net acre maximum.

R-C-O: Resource Conservation Overlay—To provide adequate breeding, feeding and wintering habitats for wildlife, to protect the land and water resources base necessary to support resource-oriented land uses, and to conserve existing woodland and forests for water quality benefits along the tributaries of the Chesapeake Bay.

Maximum residential density—.05 du/ gross acre.

Revitalization Overlay Districts⁴

R-O-D: Revitalization Overlay District—Intended to ensure the orderly development or redevelopment of land within a designated district. Revitalization districts provide a mechanism for the county to delegate full authority to local municipalities to approve departures from parking, landscaping and sign standards. In addition, limited authority is also delegated for the approval of variances from building setbacks, lot coverage, yards and other dimensional requirements of existing zoning.

Architectural Overlay Districts⁵

A-C-O: Architectural Conservation Overlay—Intended to ensure that development and redevelopment efforts preserve and protect the architectural or design character of neighborhoods in accordance with an approved architectural conservation plan. Conservation districts may be designated in areas where the majority of properties have been developed and they exhibit distinct, unifying elements, characteristics, design or other physical features.

³ These overlay districts are superimposed over other zones. However, they do not modify provisions of the underlying zones concerning uses allowed and standards for development.

⁴ These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning design regulations. However, they do not modify provisions of the underlying zones concerning allowed uses. In addition, a detailed site plan for architectural conservation shall be approved by the Planning Board prior to the issuance of a building or grading permit.

⁵ These overlay zones are superimposed over other zones, and they may modify provisions of the underlying zones concerning design regulations. However, they do not modify provisions of the underlying zones concerning allowed uses. In addition, a detailed site plan for architectural conservation shall be approved by the Planning Board prior to the issuance of a building or grading permit.

APPENDIX 8: PUBLIC FACILITY COST ESTIMATES

Per Section 27-646(b)(4) of the Zoning Ordinance, all approved master plans must contain an estimate of the cost of all public facilities that must be acquired or constructed in order to carry out the objectives and requirements of the plan. The Subregion 5 Master Plan reinforces the public facilities recommendations in the 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V, Planning Areas 81A, 81B, 83, 84, 85A and 85B* except as modified by this plan. The tables below provide the cost estimates to implement the public facilities recommendations of the master plan. The cost estimates are in 2008 dollars. The table also notes projects for which funding has already been included in the county's Capital Improvement Program (CIP). A separate table at the end of this appendix lists the cost estimates for the public facilities located in Subregion 5 that are recommended in the 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan.

Subregion 5 Master Plan Facility Cost Estimates

Facility Type	Location	Project Description	Estimated Cost	CIP Yes/No
Table 1: Schools, Library, and Public Safety				
School	Clinton Grove Elementary School	Renovate/replace the existing school to improve building conditions and incorporate the special education program from Tanglewood Special Center	\$20,117,000	Yes
School	Piscataway property in Accokeek near Floral Park Road and Piscataway Preserve	Build an elementary school	\$30,978,000	No
School	West of Lakeview subdivision on Accokeek Road	Build an elementary school	\$30,978,000	No
School	Nothey Farms property near Windbrook development and Piscataway Road	Build a middle school	\$53,254,000	No
Public Safety	Vicinity of Brandywine Road and Dyson Road	Complete the relocation of the Brandywine Fire/EMS station (Company 40)	\$60,050,000	Yes
Public Safety	Piscataway Fire/EMS Station	Piscataway Fire/EMS Station	6,000,000	Yes
Library	Planned Brandywine Community Center	Build a library	\$1,117,000	No
Table 2: Transit and Road Facilities				
Road	Bealle Hill Road between MD 373 and MD 228	Upgrade 2 lane 60' right-of-way	\$560,000	No
Road	Manning Road East between MD 228 and MD 373	Extend, 2 lane 60' right-of-way	\$2,210,000	No
Road	Pinta Street Extended between Kirby Road and Chris-Mar Avenue	Construct, 2 lane 60' right-of-way	\$2,990,000	No
Road	McKendree Road between MC-502 and MD 373	Upgrade, 2 lane 60' right-of-way	\$3,580,000	No
Road	Missouri Avenue between MD 381 and Dyson Road	Upgrade, 2 lane 60' right-of-way	\$1,670,000	No
Road	Branch Avenue (MD 5) between Capital Beltway and Charles County	Upgrade, 6-8 lane 300' right-of-way	\$1,047,000,000	Yes
Road	Crain Highway (US 301) between US 50 and MD 5	Upgrade, 4-8 lane 300'-450' right-of-way	\$334,000,000	No
Road	Indian Head Highway (MD 210) between Subregion 7 and MD 228	Upgrade with three interchanges, 6-8 lane right-of-way	\$299,000,000	No

Facility Type	Location	Project Description	Estimated Cost	CIP Yes/No
Road	Indian Head Highway (MD 210) between MD 228 and Charles County	Upgrade, 4 lane 250' right-of-way	TBD	No
Road	Berry Road (MD 228) between MD 210 and Charles County	Upgrade with one interchange, 4 lane 250' right-of-way	\$35,000,000	Yes
Road	Woodyard Rd (MD 223) between MD 5 and Piscataway Creek	Upgrade, 6 lane 120' right-of-way	\$21,300,000	No
Road	Piscataway Road (MD 223) between MD 210 and MD 5	Upgrade, 4-6 lane right-of-way	\$56,340,000	Yes
Road	Accokeek Road (MD 373) between MD 210 and US 301/MD 5 (south of Timothy Branch)	Construct and Upgrade, 4-6 lane 120' right-of-way minimum	\$49,330,000	No
Road	Brandywine Spine Road between Branch Avenue (F-9) north of T.B. to Accokeek Road Relocated (A-55)	Construct, 6 lane 120' right-of-way	\$12,740,000	No
Road	Old Fort Road between MD 223 and MD 5	Construct, 4-6 lane 120' right-of-way	\$38,400,000	No
Road	Temple Hills Road between Subregion 7 and MD 223	Upgrade, 4 lane 80'-100' right-of-way	\$9,640,000	No
Road	Old Alexandria Ferry Road between MD 223 and MD 5	Upgrade, 4 lane 80'-100' right-of-way	\$6,820,000	No
Road	West Brandywine Spine Road between Branch Avenue (F-9) south of T.B. and Accokeek Road (A-55)	Upgrade, 4 lane 100' right-of-way	\$6,440,000	No
Road	Matapeake Business Drive between A-55 (south of Timothy Branch) to A-55 (at A-63)	Construct and Upgrade, 4 lane 80'-100' right-of-way	\$6,170,000	No
Road	Old Fort Road Extended between C-719 and MD 223	Construct, 4 lane 80'-100' right-of-way	\$9,920,000	No
Road	Dangerfield Road between MD 223 and Surratts Road	Upgrade, 4 lane 80' right-of-way	\$7,940,000	No
Road	Coventry Way between Old Alexandria Ferry Road and Old Branch Avenue	Upgrade, 4 lane 80' right-of-way	TBD	No
Road	Kirby Road between Old Branch Avenue and Temple Hills Road	Upgrade, 4 lane 80' right-of-way	\$5,090,000	No
Road	Old Branch Avenue/Brandywine Road between MD 5 and Floral Park Road	Upgrade, 4 lane 80' right-of-way	\$22,250,000	No
Road	Surratts Road Extended between MD 223 and Brandywine Road	Construct, 4 lane 80' right-of-way	\$11,520,000	No
Road	Temple Hills Road Extended between MD 223 and Surratts Road Extended (C-514)	Construct, 4 lane 80' right-of-way	\$1,520,000	No
Road	Steed Road between MD 223 and Allentown Road	Upgrade, 4 lane 80' right-of-way	\$6,640,000	No
Road	Shady Oak Parkway between MD 5 and Dyson Road	Construct, 4 lane 80' right-of-way	\$10,140,000	No
Road	Hyde Field/Edelen Collector Facility between MC-703 and Steed Road	Construct, 4 lane 80' right-of-way	\$8,520,000	No
Road	Gallahan Road between MD 223 and Old Fort Road South	Upgrade, 2-4 lane 80' right-of-way	\$3,060,000	No
Road	Windbrook Drive between MD 223 and Floral Park Road	Upgrade, 2 lane 80' right-of-way	TBD	No
Road	Thrift Road between Brandywine Road and Windbrook Drive	Upgrade, 2-4 lane 80' right-of-way	\$3,820,000	No

Facility Type	Location	Project Description	Estimated Cost	CIP Yes/No
Road	Floral Park Road between MD 223 and Branch Avenue (F-9) at Brandywine Spine Road (A-63)	Upgrade, 4 lane 80' right-of-way	\$23,970,000	No
Road	Livingston Road between MD 223 and Subregion 7	Upgrade, 4 lane 80' right-of-way	\$1,310,000	No
Road	Livingston Road/Bealle Hill Road between MD 223 and MD 373	Upgrade, 4 lane 80' right-of-way	\$3,780,000	No
Road	Livingston Road between MD 210 (at MD 373) and MD 210 (at Independence Road)	Upgrade, 2-4 lane 80' right-of-way	\$6,260,000	No
Road	Manning Road Relocated between MD 210 and MD 373	Upgrade, 4 lane 80' right-of-way	\$520,000	No
Road	Accokeek Road between Accokeek Road Relocated (A-55) and Floral Park Road (C-522)/Branch Avenue (F-9) Interchange	Construct and Upgrade, 4 lane 80' right-of-way	\$10,400,000	No
Road	Dyson Road between Brandywine Spine Road (A-63) and Cherry Tree Crossing Road Relocated (C-610)	Upgrade, 4 lane 80' right-of-way	\$8,080,000	No
Road	Farmington Road between MD 210 and Livingston Road	Upgrade, 2 lane 80' right-of-way	\$1,010,000	No
Road	Berry Road between MD 223 and MD 373	Upgrade, 2 lane 80' right-of-way	\$550,000	No
Road	Danville Road between MD 373 and Floral Park Road	Upgrade, 2 lane 80' right-of-way	\$1,160,000	No
Road	Gardner Road between MD 373 and Charles County	Upgrade, 2 lane 80' right-of-way	\$2,580,000	No
Road	Surratts Road between Brandywine Road and Subregion 6	Upgrade, 2-4 lane 80' right-of-way	\$6,740,000	No
Road	Cherry Tree Crossing Road Relocated between Subregion 6 and Brandywine Spine Road (A-63)	Upgrade, 4 lane 80' right-of-way	\$13,940,000	No
Road	Brandywine Road/Brandywine Road Extended (MD 381) between A-63 (at F-9 interchange) and Subregion 6	Construct and Upgrade, 4 lane 80' right-of-way	\$8,240,000	No
Road	Cedarville Road between Mattawoman Drive (A-55) and Subregion 6	Upgrade, 2-4 lane 80' right-of-way	\$90,000	No
Road	Allentown Road between Old Fort Place and Steed Road	Upgrade, 4 lane 80' right-of-way	TBD	Yes
Road	Old Fort Road South/Old Fort Place between Gallahan Road and Allentown Road	Upgrade, 4 lane 80' right-of-way	\$5,590,000	No
Road	Louie Pepper Drive between MD 223 and Bellefonte Lane	Construct, 2 lane 70' right-of-way	\$250,000	No
Road	Short Cut Road between Brandywine Spine Road (A-63) and Brandywine Road	Construct and Upgrade, 2 lane 70' right-of-way	\$3,270,000	No
Transit	MD 5 and US 301 in Prince George's County and Charles County	Study alternative alignments for BRT or LRT system	TBD	

Facility Type	Location	Project Description	Estimated Cost	CIP Yes/No
Table 3: Trails, Bicycle, and Pedestrian Facilities				
Trail	Piscataway Creek	Connector Trails: Potomac Heritage National Scenic Trail. Off-Road Trail (surface to be determined); bridges/decks; on-road sidewalks to Accokeek Town Center on both sides of Farmington Road West; safety improvements; shared use roadways.	\$2,300,000	No
Trail	Potomac River to Rosaryville Road	Piscataway Creek Stream Valley Trail. Portions of this trail are part of the Potomac Heritage National Scenic Trail, which is a State of Maryland Atlas Ecological Greenway and the main greenway trail corridor between the Potomac River and the Patuxent River.	\$6,300,000	No
Trail	Tinkers Creek	Tinkers Creek Stream Valley Trail; connection linking the Pea Hill Branch and Piscataway Creek trails.	\$4,600,000	No
Trail	Clinton, Pea Hill Branch	Pea Hill Branch Stream Valley Trail. (Two Sections).	\$2,800,000	No
Trail	Floral Park Road	Burch Branch Stream Valley Trail.	\$1,800,000	No
Trail	Mattawoman Creek	Mattawoman Creek Stream Valley Trail.	\$6,000,000	No
Trail	Timothy Branch	Timothy Branch Steam Valley Trail between Dyson Road and Mattawoman Creek.	\$2,200,000	No
Trail	Cosca Regional Park	Butler Branch Stream Valley Trail, trail access from the Piscataway Creek Trail to existing trails in Cosca Regional Park.	\$550,000	No

Table 4: On Road Trails, Bicycle, and Pedestrian Facilities

Note: All on-road and in-right-of-way trail costs will vary and be dependent on road-related county capital improvement projects, land acquisition costs, and developer contributions to trail development along road frontages. Cost estimates for bikeway signage, road striping, spot safety improvements, and major shoulder improvements are included when there is no major CIP in progress. Improvements such as sidepaths, sidewalks and bike lanes that are part of future master planned CIP road-widening projects can be cost-determined at the time of planning and design. Costs that are provided do not include land acquisition. Spot improvements and frontage improvements are expected to be implemented during development review of private development and during public project planning, design and construction where feasible.

Pedestrian/ Bicycle	Temple Hills Road between Piscataway Road and Kirby Road	Continuous sidewalks and bike lanes	\$1,120,000	No
Pedestrian/ Bicycle	Old Alexandria Ferry Road between MD 5 Branch Avenue and MD 223 Woodyard Road	Continuous sidewalks and shared use road	\$835,000	
Pedestrian/ Bicycle	Kirby Road between Temple Hills Road and Old Branch Avenue	Continuous sidewalks and shared use road	\$878,000	No
Pedestrian/ Bicycle	Old Fort Road Extended (A-65)	Dual (sidepath; bicycle lanes or shared use road)	TBD	No
Pedestrian/ Bicycle	Thrift Road	Dual (sidepath; shared use road)	\$895,000	No
Pedestrian/ Bicycle	Accokeek Road (MD 373) between Livingston and Brandywine Roads	Dual (sidepath; shared use road)	TBD	No
Pedestrian/ Bicycle	Allentown Road between Steed Road and Old Fort Road	Continuous sidewalks and bike lanes	TBD	No
Pedestrian/ Bicycle	Berry Road (MD 228) between MD 210 and the Charles County Line	Dual (sidepath; shared use road)	\$425,000	No
Pedestrian/ Bicycle	Brandywine Road between MD 223 and MD 301	Continuous sidewalks and bike lanes	\$1,720,000	No

Facility Type	Location	Project Description	Estimated Cost	CIP Yes/No
Pedestrian/ Bicycle	Cherry Tree Crossing Road between US 301 and MD 381	Continuous sidewalks and shared use road	\$630,000	No
Pedestrian/ Bicycle	Coventry Way between Old Branch Avenue and Alexandria Ferry Road	Continuous sidewalks and shared use road	TBD	No
Pedestrian/ Bicycle	Dangerfield Road between Woodyard Road and Surratts Road	Continuous sidewalks and shared use road	\$495,000	No
Pedestrian/ Bicycle	Floral Park Road between MD 223 and MD 381	Dual (sidepath; shared use road)	\$3,576,000	No
Pedestrian/ Bicycle	Gallahan Road between Piscataway Road and Old Fort Road	Continuous sidewalks and shared use road	\$428,000	No
Pedestrian/ Bicycle	Windbrook Drive between Thrift Road and Floral Park Road	Sidepath	\$212,000	No
Pedestrian/ Bicycle	Windbrook Drive between Piscataway Road (MD 223) and Thrift Road	Continuous sidewalks, and shared use road	\$215,000	No
Pedestrian/ Bicycle	Livingston Road between Piscataway Creek (Taylor Avenue) and St James Road	Dual (sidepath; shared use road)	\$428,000	No
Pedestrian/ Bicycle	Livingston Road between St James Road and Pine Lane	Continuous sidewalks, and shared use road	\$2,796,000	No
Pedestrian/ Bicycle	Livingston Road between Pine Lane and Dysons lane	Dual (sidepath; shared use road)	\$935,000	No
Pedestrian/ Bicycle	Bealle Hill Road between Livingston Road (MD 223) to south of Eucla Drive	Continuous sidewalks, and shared use road	\$520,000	No
Pedestrian/ Bicycle	Bealle Hill Road between south of Eucla Drive and Berry Road (MD 228)	Dual (sidepath; shared use road)	\$520,000	No
Pedestrian/ Bicycle	Manning Road East between Livingston Road (MD 373) and Indian Head Highway (MD 210)	Continuous sidewalks, and shared use road	\$863,000	No
Pedestrian/ Bicycle	Manning Road West between Livingston Road and Manning Road East	Continuous sidewalks, and shared use road	\$324,000	No
Pedestrian/ Bicycle	Bryan Point Road	Shared Use Road	\$810,000	No
Pedestrian/ Bicycle	Farmington Road West between Livingston Road and MD 210	Dual (sidepath; shared use road)	\$1,300,000	No
Pedestrian/ Bicycle	Farmington Road East between Livingston Road and MD 210	Dual (sidepath; shared use road)	\$600,000	No
Pedestrian/ Bicycle	MD 5 between the Charles County Line and the Beltway	Dual (sidepath; shared use road)	\$324,000	No
Pedestrian/ Bicycle	Fixed Guideway Transit Line	Sidepath	TBD	No
Pedestrian/ Bicycle	Old Alexandria Ferry Road between MD 5 and MD 223	Continuous sidewalks and shared use road	\$450,000	No
Pedestrian/ Bicycle	Old Branch Avenue/Brandywine Road between MD 5 at Kirby Road and Piscataway Road near the Piscataway Stream Valley Park	Continuous sidewalks and bike lanes	\$900,000	No
Pedestrian/ Bicycle	Brandywine Road between Piscataway Road near the Piscataway Stream Valley Park and Floral Park Road	Continuous sidewalks and bike lanes	\$1,980,000	No
Pedestrian/ Bicycle	Piscataway Road (MD 223) between Livingston Road and Temple Hills Road	Sidepath	\$1,955,000	No

Facility Type	Location	Project Description	Estimated Cost	CIP Yes/No
Pedestrian/ Bicycle	Piscataway Road (MD 223) between Temple Hills Road and Old Branch Avenue/ Brandywine Road Intersection	Sidepath	\$595,000	No
Pedestrian/ Bicycle	Woodyard Road (MD 223) between Old Branch Avenue/Brandywine Road and Rosaryville Road	Sidepath	\$1,445,000	No
Pedestrian/ Bicycle	Old Fort Place between Allentown Road and Old Fort Road	Continuous sidewalks and shared use road	\$200,000	No
Pedestrian/ Bicycle	Old Fort Road between old Fort Road East and Gallahan Road	Continuous sidewalks and shared use road	\$595,000	No
Pedestrian/ Bicycle	Old Fort Road East between Old Fort Road and Branch Avenue	Continuous sidewalks and shared use road	\$1,500	No
Pedestrian/ Bicycle	Steed Road between MD 223 and Allentown Road	Dual (sidepath; shared use road)	\$2,457,000	No
Pedestrian/ Bicycle	Surratt Road between Brandywine Road and Frank Tippet Road	Continuous sidewalks (or sidepath) and shared use road	\$2,925,000	No
Pedestrian/ Bicycle	Temple Hills Road between Kirby Road and Piscataway Road	Continuous sidewalks and bike lanes/shared use road	\$1,125,000	No
Pedestrian/ Bicycle	Thrift Road between Den Lee Drive and Brandywine Road	Continuous sidewalks and shared use road	\$340,000	No
Pedestrian/ Bicycle	Thrift Road between Tippet Road and Den Lee Drive	Dual (sidepath; shared use road)	\$510,000	No
Pedestrian/ Bicycle	Thrift Road between Windbrook Drive and Tippet Road	Dual (sidepath; shared use road)	\$1,236,000	No
Pedestrian	Dyson Road between Accokeek Road and Cherry Tree Crossing Road	Sidepath (Retrofit)	\$1,020,000	No

Table 5: Parks, Recreation, and Open Space Facilities

Park	Mattawoman Watershed Park, west side	30-acre community park	\$500,000	No
Park	Mattawoman Watershed Park west of proposed MD 228	40-acre community park	\$600,000	No
Park	Mattawoman Watershed Park, McKendree Road	50-acre community park	\$500,000	No
Park	Piscataway Stream Valley Park, east end of Dangerfield Place	100-acre community park	500,000	
Park	Piscataway Stream Valley Park, east end of Dangerfield Place	100-acre community park	\$650,000	No
Park	Piscataway Creek Stream Valley Park, Surratts Road	80-acre community park	\$700,000	No
Park	Cosca Regional Park	Expansions: 247-acre site on the north side and an additional 53 acres	\$3,000,000	Yes
Park	Windbrook Neighborhood Park, northeast side near Piscataway Road	15-acre local park	\$200,000	Yes
Park	Between Livingston Road and Accokeek Road West.	50-acre community park	\$500,000	No
Park	Vicinity of Livingston Road and Floral Park Road near Piscataway Creek Stream Valley Park	50-acre local park	\$350,000	No
Park	Gardner Road adjacent to Mattawoman Watershed Park	50-acre community park	\$450,000	No

Facility Type	Location	Project Description	Estimated Cost	CIP Yes/No
Park	Bryan Point Road in Accokeek near the Potomac River	40-acre community park	\$1,000,000	No
Park	Floral Park Road near the intersection with Springfield Road	70-acre community park	\$200,000	No
Park	Accokeek Road near the intersection with McKendree Road	60-acre local park	\$300,000	No
Park	Steed Road on east and/or west side of Tinkers Creek Stream Valley Park	50-acre community park	\$650,000	No
Park	Old Fort Road East on the east side of Tinkers Creek Stream Valley Park	40-acre community park	\$500,000	No
Park	Land within Tinkers Creek, Piscataway Creek and Mattawoman Watershed Parks	Expansion within each park	TBD	No
Park	Renovate Thrift School house	Renovate facility	\$150,000	Yes
Park	Renovate and expand Steven Decatur Community Center	Renovate and expand facility	\$1,595,000	Yes
Recreation	Southern Area Aquatic and Recreation Complex	New multi-generational facility	\$27,000,000	Yes

Cost Estimates for the 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan (CBA)

Public Facilities Recommendations within Subregion 5, Planning Area 81A

Roadway Facilities				
Facility Type	Facility Name and Location	Project Description	Estimated Cost**	
Road	Woodyard Road (MD 223) from MD 5 to Mike Shapiro Drive, identified as A-53	Upgrading to six travel lanes and a service road on the north side, incorporating a single one-way travel lane and on-street parking; 10-foot pedestrian/bicycle paths on both sides; and wide sidewalks on the north side	\$4,900,000	
Road	Woodyard Road (MD 223) from MD 5 to a new roadway identified as I-504 in the CBA plan. Road identified as A-54	Upgrading to six travel lanes and service roads on both sides, incorporating a single one-way travel lane and on-street parking; 10-foot pedestrian/bicycle paths and wide sidewalks on both sides	\$4,600,000*	
Road	Piscataway Road/Woodyard Road (MD 223) from a new roadway identified as I-504 to Absher Lane. Road identified in the CBA plan as A-54	Upgrading to four travel lanes west of I-504 with service roadways on both sides between Clinton Drive and MD 5, incorporating a single one-way travel lane and on-street parking. West of Clinton Drive, the service road is recommended only on the south side and 10-foot pedestrian/bicycle paths on both sides	\$8,300,000*	
Road	Coventry Way from Old Branch Avenue to Old Alexandria Ferry Road, identified as C-511 in the CBA plan	Upgrading to four travel lanes with on-street parking and a 12-foot continuous left-turn lane, a 10-foot pedestrian/bicycle path and wide sidewalks on both sides	\$5,300,000	
Private Road***	Future new road inside redeveloped Woodyard Crossing Shopping from I-505 to MD 223 referred to as I-504 in the CBA plan	Constructing a north-south four lane road which can serve as a main street through the new mixed use development	N/A	
Private Road	Future new road connecting re-developed Woodyard Crossing Shopping Ctr and Clinton Plaza Shopping Ctr from I-504 to Mike Shapiro Drive; I-505 in the CBA plan	Constructing a four-lane roadway that provides an east-west connection between the mixed-use developments on both sides of MD 5. It is furthermore intended to provide a local vehicular and pedestrian connection to the station along the fixed guideway transit alignment	N/A	

Private Road	Woody Terr. Extended from MD 5 to MD 223, identified as I-506 in the CBA plan	Extending Woody Terrace as a two-lane roadway to the north of MD 223	N/A
Private Road	Future new Clinton local commercial roadway from new P-506 to I-506, identified as I-507 in the CBA plan	Constructing a two-lane roadway. Combined with P-506, provides an east-west local neighborhood access roadway across the entire focus area west of MD 5	N/A
Private Road	Future north local residential roadway from MD 223 to the new I-507, identified as P-506 in the CBA plan	Constructing a two-lane roadway. Combined with I-507, provides an east-west local neighborhood access roadway across the entire focus area west of MD 5	N/A
Private Road	Future south local residential roadway from Clinton Street to Stuart Lane, identified as P-507 in the CBA plan	Constructing a two-lane roadway that provides an east-west local neighborhood access roadway across much of the focus area between Brandywine Road and MD 5	N/A
Private Road	Clinton Street extended from the new P-506 to P-507, identified as P-508 in the CBA plan	Constructing a two-lane roadway that provides a connection between land uses north and south of MD 223. Subject to approval by the operating agency (SHA or DPW&T), the intersection of MD 223 and P-508 should be signalized	N/A
Private Road	Mimosa Avenue Extended to the new P-507, identified as P-508 in the CBA plan	Constructing a two-lane roadway that provides a connection between land uses north and south of MD 223. It also provides a neighborhood connection between the Clinton Estates community and the Woodyard Road Focus Area. It is expected that this roadway will connect to MD 223 as right-in right-out intersections on the north and south sides without a median break	N/A

Notes:

* Costs do not include the costs associated with implementation of fixed guideway transit within the right-of-way or the costs associated with the service roadways or the outermost sidewalks.

** Costs are based upon standard construction costs inflated to the year 2012. They include a 25 percent factor to cover engineering, design and contingency costs.

***Road types identified as private are new roads that traditionally would be constructed as part of the redevelopment; however, they are also for public use.

Transit Facilities			
Facility Type	Facility Name and Location	Project Description	Estimated Cost**
Bus Rapid or Light Rail	Bus rapid or fixed guideway transit stop on the east side of southeastern quadrant of the intersection of Branch Avenue and Allentown Road	Addition of a new transit station to the three proposed future transit stations along Branch Avenue	TBD
Bus Rapid or Light Rail	Bus rapid or fixed guideway transit from Branch Avenue Metro Station to Southern Maryland Hospital Center	Determining and constructing the future alignment and three transit stations as recommended by the Maryland Transit Administration's Southern Maryland Transit Corridor Preservation Study and endorsed by CBA plan	TBD

Bikeways, Trails, and Paths*			
Facility Type	Facility Name and Location	Project Description	Estimated Cost**
Bike Lanes/ Cycle Tracks	Yochelson Place	Connecting Old Branch Avenue to the recommended open space (linear park) in Coventry Way	\$5,194
Bike Lanes/ Cycle Tracks	Coventry 1	North-south connection for the recommended residential development on the south side of Coventry Way	\$2,905
Bike Lanes/ Cycle Tracks	Coventry 2	Providing bicycle access to the redeveloped shopping center to the north of Coventry Way	\$4,168
Bike Lanes/ Cycle Tracks	Mike Shapiro Drive	Connecting the proposed transit stop east of Branch Avenue to Woodyard Road	\$6,551
Bike Lanes/ Cycle Tracks	Clinton Street (New Main Street)	Providing an east-west bike access north of Woodyard Road, which would connect future redevelopment to the reconfigured shopping center west of Woodyard Road	\$7,504
Bike Lanes/ Cycle Tracks	Clinton 2 (New Main Street)	Providing an east-west bike access south of Woodyard Road	\$7,881
Side Paths	Woody Terrace & Stuart Lane	Connecting Woodyard Road to residential development to the south and runs parallel to Branch Avenue	\$674,850
Side Paths	Surratt Road	Connecting existing residential development to the west of Branch Avenue to the proposed transit stop at Southern Maryland Hospital Center	\$499,777
Side Paths	Schultz Road	Providing access adjacent to the west side of Branch Avenue and connects Coventry Way to the future development at Woodyard Road	\$402,153
Side Paths	Pea Hill Branch Connection 2	Connecting the future development on the west side of Branch Avenue, north of Woodyard Road to the trail network to the south	\$525,991
Side Paths	Coventry Way	Providing side path along Coventry Way from Old Branch Avenue to Old Alexandria Ferry Road	\$350,482
Hard Surface Trails	Clinton Lewis Spring Trail	Providing trail along the reopened stream in Coventry Way	\$448,670
Hard Surface Trails	Pea Hill Branch Connector	Connecting the Pea Hill Branch trail to the larger trail system just north of the Woodyard Road focus area	\$164,764
Hard Surface Trails	Southern Maryland Hospital	Providing trail connection north-south in the Southern Maryland Hospital focus area	\$374,283
Hard Surface Trails	Pea Hill Branch Connection 1	Connecting the Pea Hill Branch trail to the larger trail system just north of the Woodyard Road focus area	\$143,783
Hard Surface Trails	Woodyard Bridge	Providing pedestrian and trail connection over MD 5 for the future development on the west side of Branch Avenue and Woodyard Road to the proposed transit stop on the east side of Branch Avenue	TBD
Hard Surface Trails	Pea Hill Branch Connection 2	Connecting the Pea Hill Branch trail to the larger trail system just north of the Woodyard Road focus area	\$247,088

* Costs are based on \$175 per linear foot for sidepaths and trails and \$14,000 per linear mile for bike lanes.

For the transportation facilities, none of the costs include the cost of right-of-way acquisition. In urbanized areas, right-of-way can be a substantial portion of the cost of project implementation. The costs do not include other costs such as grading, cutting, filling, retaining walls, drainage structures, mitigation actions, and transitions beyond the immediate link under consideration.

Parks/Cultural and Open Space Facilities			
Facility Type	Facility Name and Location	Project Description	Estimated Cost
Public/Private park	Coventry Way linear open space	Linear open space with stream restoration and trail	TBD
Recreation Center	Clinton youth center	Providing programs and services for teens and young adults	TBD
Cultural/Heritage Center	Mary Surratt House and Museum	Expanding the Mary Surratt house	TBD

APPENDIX 9: PROJECTS IN THE CIP OR CTP WITHOUT IMMEDIATE FUNDING

CIP			
CIP ID Number	Project Name	Description	Status
FD668202	Bridge Replacement @ Brandywine Road	Replacement of existing, deteriorating structure over Piscataway Creek.	Money budgeted for design in FY 2010 to 2013. Money budgeted for construction in FY 2012 to 2013.
FD668192	Bridge Replacement @ Livingston Road	Replacement of existing, deteriorating structure over Piscataway Creek. Reconstruction of approach roadways and installation of sidewalks, street lights and landscaping.	Money budgeted for design in FY 2013.
CTP - Primary Development and Evaluation Program			
CTP ID Number	Project Name	Description	Status
none	Southern MD Mass Transportation Analysis	Alternatives planning for mass transit improvements including preparations of a Corridor Transit Service Staging Plan for the MD 5/US 301 corridor.	MTA advisory services underway.
PG3916	MD 5, Branch Avenue	Study to upgrade existing MD 5 to a multi-lane freeway from the US 301 interchange at TB to north of I-95/I-495 Capital Beltway (10.5 miles). Interchanges at Surratts Road and Burch Hill/Eamshaw Drive are not funded in the current program.	Project planning underway.
AT8661	US 301, Waldorf Area Project	Examine alternatives to upgrade and widen US 301 through Waldorf from Turkey Hill Road/Washington Avenue in Charles County to north of US 301/MD 5 interchange at TB in Prince George's County.	Project planning underway.
PGNEW1	MD 223, Piscataway Road	Reconstruct MD 223 from Temple Hill Road to MD 5.	Project planning to begin during FY 2007.
PG2211	MD 210, Indian Head Highway	Multi-modal transportation study to relieve traffic congestion along MD 210 and improve intersections from I-95/I-495 to MD 228 (10 miles). Bicycles and pedestrians will be accommodated where appropriate.	Project planning complete.
AW5341	US 301 South Corridor Transportation Study	Multi-modal corridor study to consider highway/transit improvements from the Potomac River to US 301/US50 Interchange in Bowie (45.5 miles). Includes preparing appropriate environmental approvals for recommended alternatives. Bicycle and pedestrian access will be considered in this study.	Project planning on hold for the entire corridor, but proceeding with breakout projects in Bowie and Waldorf. Protective Right-of-way funding to be used to preserve viability of alternative under study.

APPENDIX 10: UNDERSTANDING LEVEL-OF-SERVICE

Roadway capacities are defined over a range of operating conditions utilizing the level-of-service (LOS) concept. LOS is a quantitative measure describing operational conditions within a traffic stream, and the perception of those conditions by motorists and/or passengers. LOS describes operational conditions in terms of speed and travel time, freedom to maneuver, traffic interruptions, comfort and convenience, and safety. LOS is measured on an A to F scale with LOS A representing the best operating conditions and LOS F representing the worst.⁹

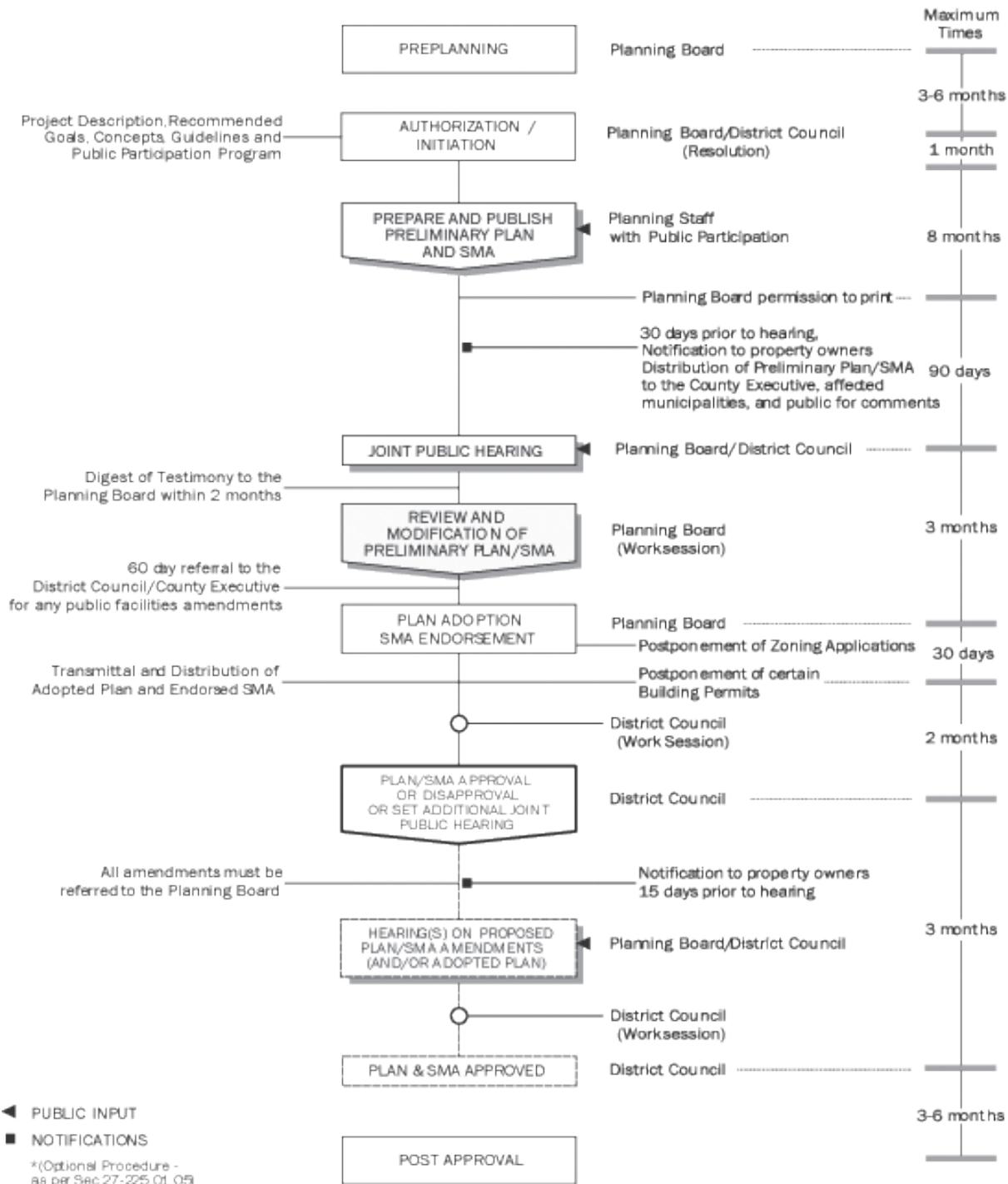
Various techniques are used to measure LOS depending on the nature of the study area and the facilities under study:

- **Signalized intersections:** LOS is determined by critical lane volume (CLV) as described in *H. McInerney and S. Petersen. "Intersection Capacity Measurement Through Critical Movement Summations: A Planning Tool" from Traffic Engineering, January 1971.*
- **Freeways:** LOS is determined by a ratio of volume to capacity (v/c) as described in Chapters 3, 4 and 5 of the Highway Capacity Manual (HCM).
- **Segments/Links:** LOS is determined by a ratio of volume to capacity (v/c) as described in Chapters 7 and 8 of the HCM. Segments and links are analyzed either at the request of the transportation staff or in any case where the distance between traffic signals is two miles or greater. However, when the distance between traffic signals is less than two miles, critical lane analysis should be used to analyze intersections in the study area, as they control the flow of traffic.
- **Unsignalized intersections:** When a significant portion of traffic from a proposed development must utilize an unsignalized intersection, LOS is not used to determine operating conditions. Instead, the factor that determines operating conditions in this instance is the average vehicle delay during a turning movement. This procedure is laid out in Chapter 10 of the HCM.

⁹ Definitions and descriptions taken from the Highway Capacity Manual

APPENDIX 11: PROCEDURAL SEQUENCE CHART

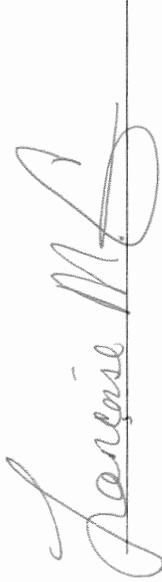
For the Concurrent Preparation of
Comprehensive Master Plans, Sector Plans and Sectional Map Amendments*



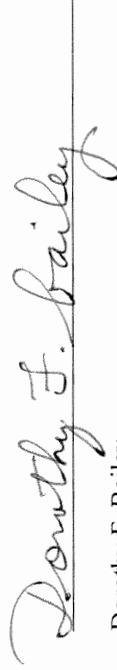
CERTIFICATE OF ADOPTION AND APPROVAL

This master plan and sectional map amendment for Subregion 5 (Planning Areas 81A, 81B, 83, 84, 85A) amends the 1993 *Approved Master Plan and Sectional Map Amendment for Subregion V* (Planning Areas 81A, 81B, 83, 84, 85A, 85B); the 1983 *Functional Master Plan for Public School Sites*; the 2002 *Prince George's County Approved General Plan* for the physical development of the Maryland-Washington Regional District within Prince George's County, Maryland; the 2005 *Countywide Green Infrastructure Plan*; the 2008 *Public Safety Facilities Master Plan*; the 2009 *Master Plan of Transportation*; the 2010 *Prince George's County Historic Sites and Districts Plan*; and the 2010 *Water Resources Functional Master Plan*. The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted this master plan and sectional map amendment by resolution number 13-75 on June 27, 2013, after a duly-advertised joint public hearing held on April 11, 2013 in conjunction with the Prince George's County Council, sitting as the District Council, pursuant to the provisions of Section 27-645 of the County Code of Prince George's County, Maryland and Division II of the Land Use Article of the Annotated Code of Maryland. The Prince George's County Council, sitting as the District Council, approved the Subregion 5 Master Plan and Sectional Map Amendment by resolutions CR-80-2013 and CR-81-2013, on July 24, 2013.

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION



Françoise M. Carrier
Chairman, Montgomery County Planning Board



Dorothy F. Bailey
Vice Chairman, Prince George's County Planning Board



Joseph Zimmerman
Secretary-Treasurer

Acknowledgements

Fern V. Piret, Ph. D., Planning Director
Albert G. Dobbins III, AICP, Deputy Director**
Ivy A. Lewis, Chief, Community Planning Division
Craig Rovelstad, AICP, Master Planner, Community Planning Division**

Project Team

Kipling Reynolds, Project Facilitator, Supervisor, Community Planning Division
Wendy R. Irminger, Project Leader, Planner Coordinator, Community Planning Division
Chris Izzo, Project Leader, Planner Coordinator, Community Planning Division**
John Wooden, Planner, Community Planning Division
David Boston, Senior Planner, Community Planning Division**
Kevin Waskelis, Planner, Community Planning Division**
John (Jay) Reed, GIS Specialist, Community Planning Division*
Daniel Sonenklar, Planner, Community Planning Division**

Consultants

Environmental Resources Management (lead consultant)
Runnel, Klepper & Kahl
Vision Planning & Consulting
Oasis Design Group
W-ZHA

Resource Team

Chalita Brandly, Senior Planner, Countywide Planning Division**
Karen Buxbaum, Planner Coordinator, Countywide Planning Division**
Kim Finch, Planner Coordinator, Countywide Planning Division
Rodney Harrell, Senior Planner, Countywide Planning Division**
Don Herring, Senior Planner, Department of Parks and Recreation
Dan Janousek, Senior Planner, Countywide Planning Division
Eric Jenkins, Senior Planner, Countywide Planning Division
Tom Masog, Planner Coordinator, Countywide Planning Division
Fred Shaffer, Planner Coordinator, Countywide Planning Division
Tiffany Williams-Jennings, Planner Coordinator, Countywide Planning Division
Chris Wilson, Planner Coordinator, Countywide Planning Division**

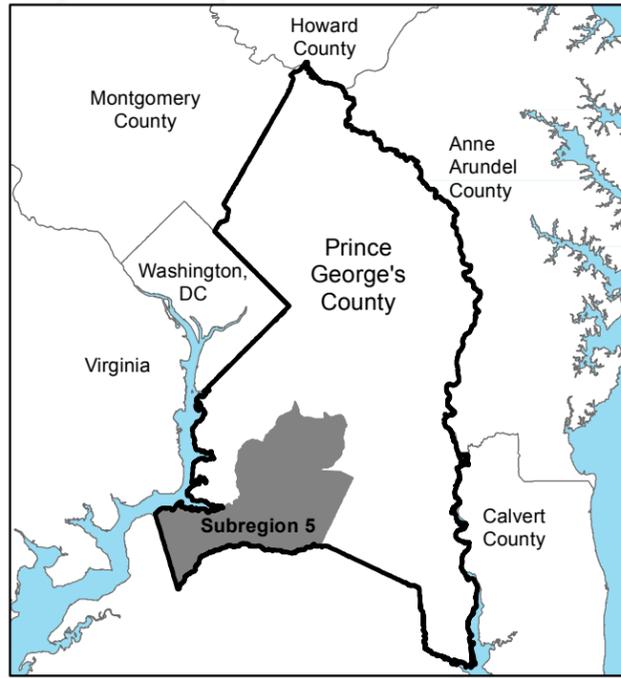
Technical and Administrative Assistance

M'balu Abdullah, IT Support Specialist II, Office of the Planning Director
Sheri Bailey, GIS Specialist II, Information Management Division**
Keith Wright, GIS, GIS Specialist II, Information Management Division
Martin Howes, Assistant Mapping & Graphics Supervisor, Information Management Division**
Gena Tapscott, Principal Administrative Assistant, Community Planning Division
Susan Kelley, Administrative Manager, Office and Publications Services
Mandy Li, Programmer Analyst III, Office of the Planning Director
Ralph Barrett, Clerical/Inventory Operations Supervisor
DeWayne Williams, Senior Clerical/Inventory Operations Assistant
Mary Goodnow, Publications Specialist, Office of the Planning Director**
Michael Register, Publications Specialist, Office of the Planning Director
Gary R. Thomas, Principal Planning Technician, Community Planning Division**

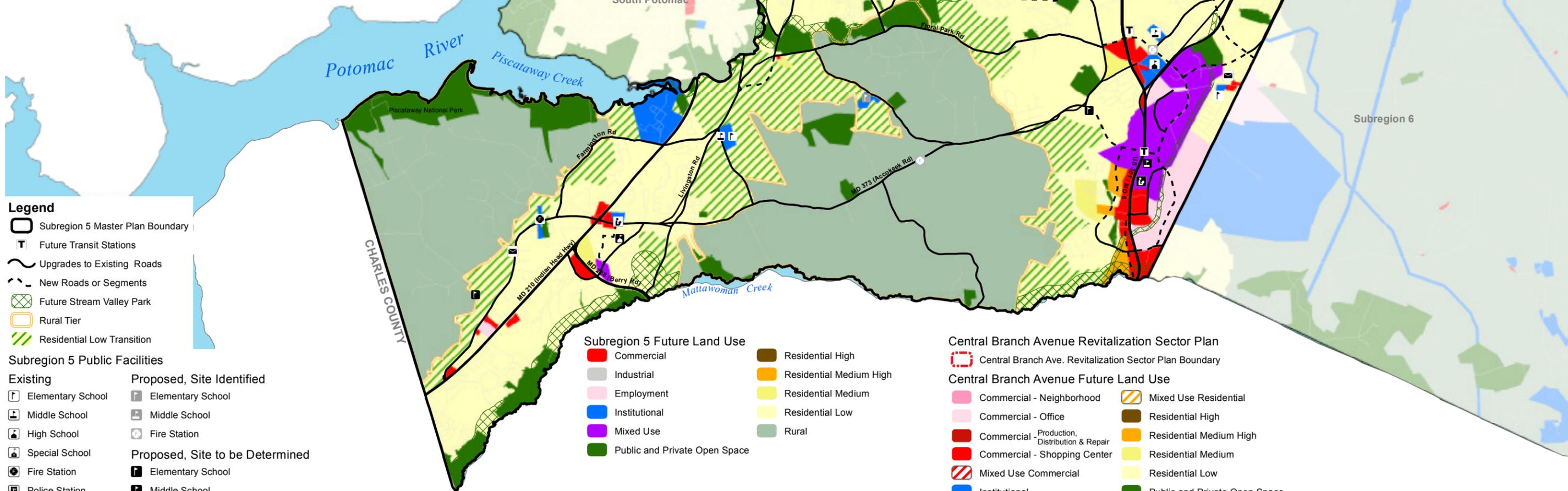
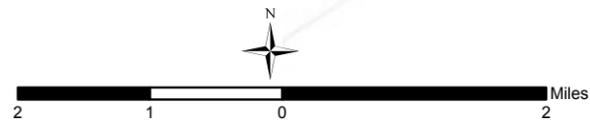
* Deceased

** Former Employee

Future Land Use and Public Facilities Map



Vicinity Map



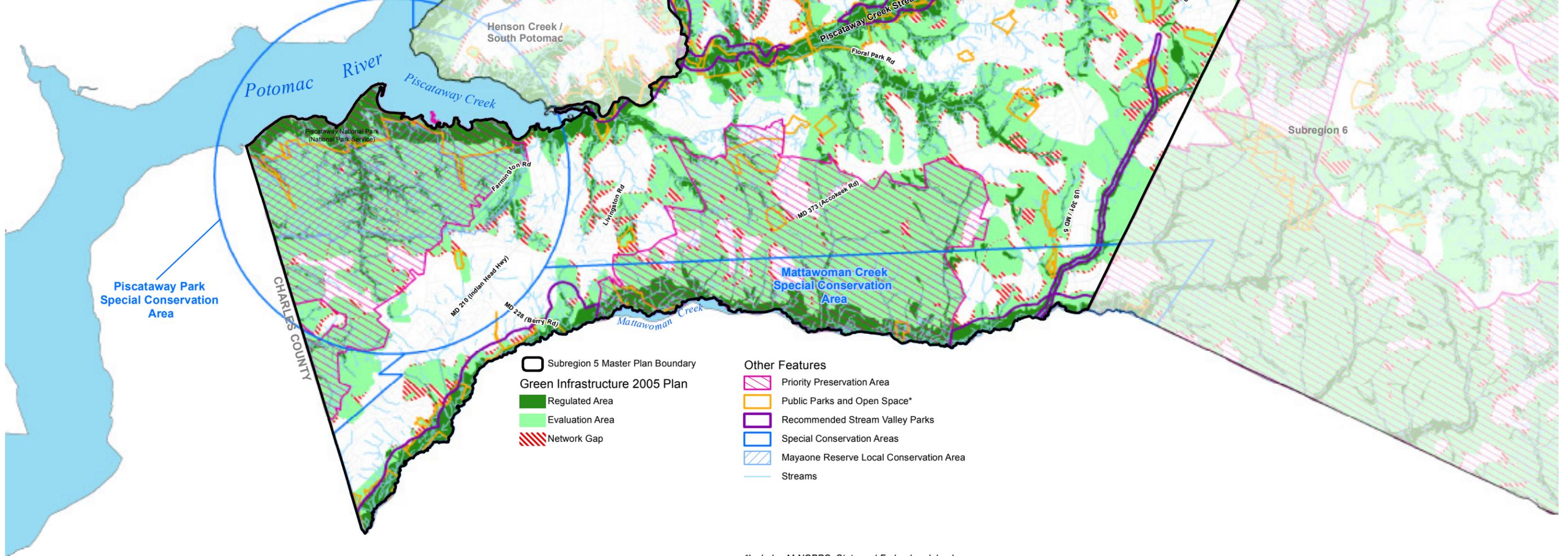
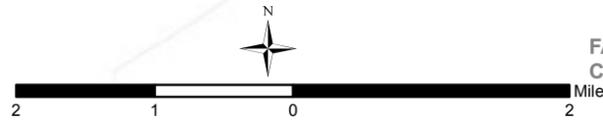
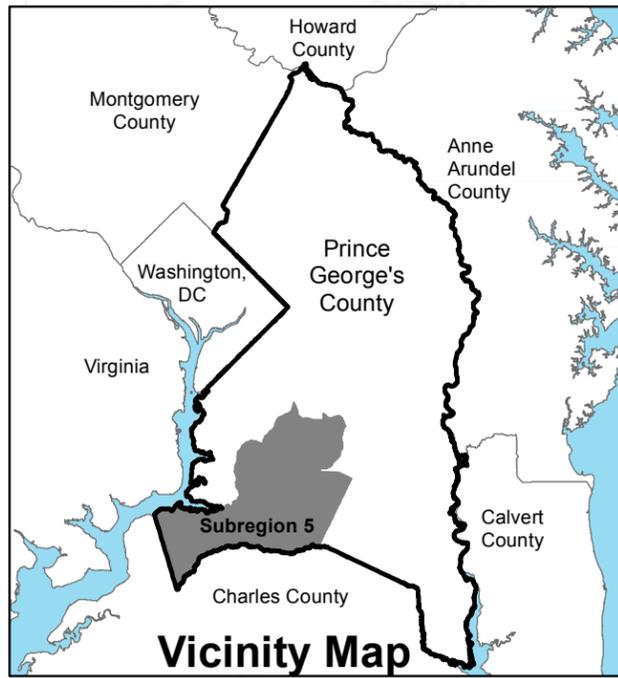
- Legend**
- Subregion 5 Master Plan Boundary
 - Future Transit Stations
 - Upgrades to Existing Roads
 - New Roads or Segments
 - Future Stream Valley Park
 - Rural Tier
 - Residential Low Transition

- Subregion 5 Public Facilities**
- | | |
|-------------------|--|
| Existing | Proposed, Site Identified |
| Elementary School | Elementary School |
| Middle School | Middle School |
| High School | High School |
| Special School | Special School |
| Fire Station | Fire Station |
| Police Station | Police Station |
| Library | Library |
| Post Office | Post Office |
| | Proposed, Site to be Determined |
| | Elementary School |
| | Middle School |
| | High School |
| | Library |

- Subregion 5 Future Land Use**
- | | |
|-------------------------------|-------------------------|
| Commercial | Residential High |
| Industrial | Residential Medium High |
| Employment | Residential Medium |
| Institutional | Residential Low |
| Mixed Use | Rural |
| Public and Private Open Space | |

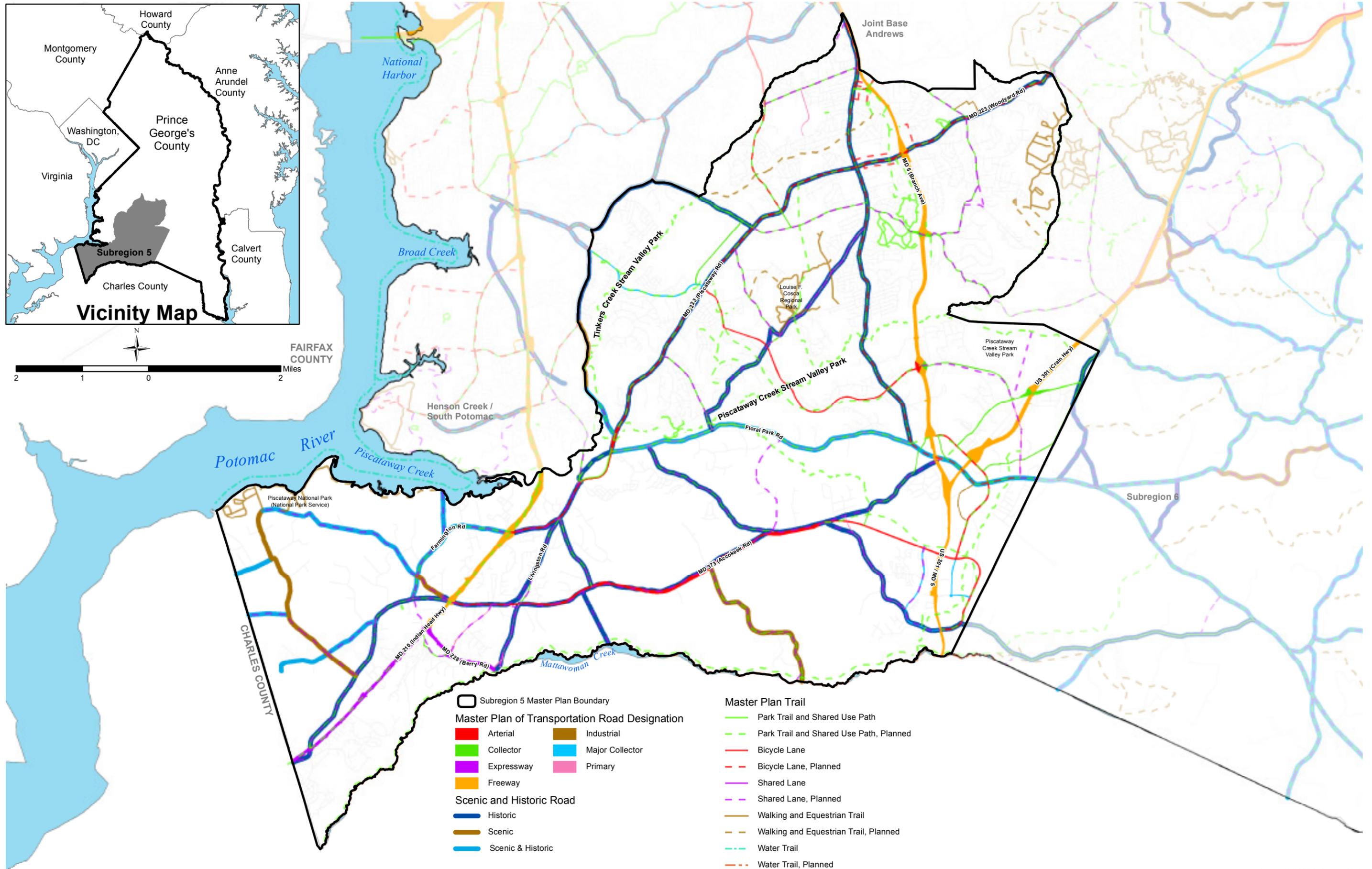
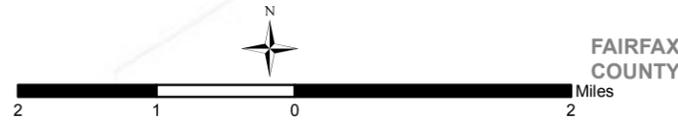
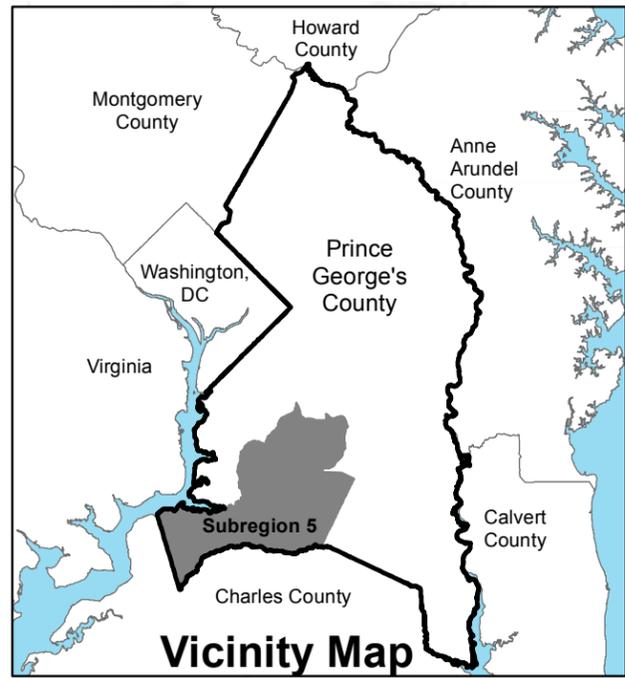
- Central Branch Avenue Revitalization Sector Plan**
- Central Branch Ave. Revitalization Sector Plan Boundary
- Central Branch Avenue Future Land Use**
- | | |
|--|-------------------------------|
| Commercial - Neighborhood | Mixed Use Residential |
| Commercial - Office | Residential High |
| Commercial - Production, Distribution & Repair | Residential Medium High |
| Commercial - Shopping Center | Residential Medium |
| Mixed Use Commercial | Residential Low |
| Institutional | Public and Private Open Space |
| Mixed Use Institutional | |

GI Plan, Parks, and PPA Map



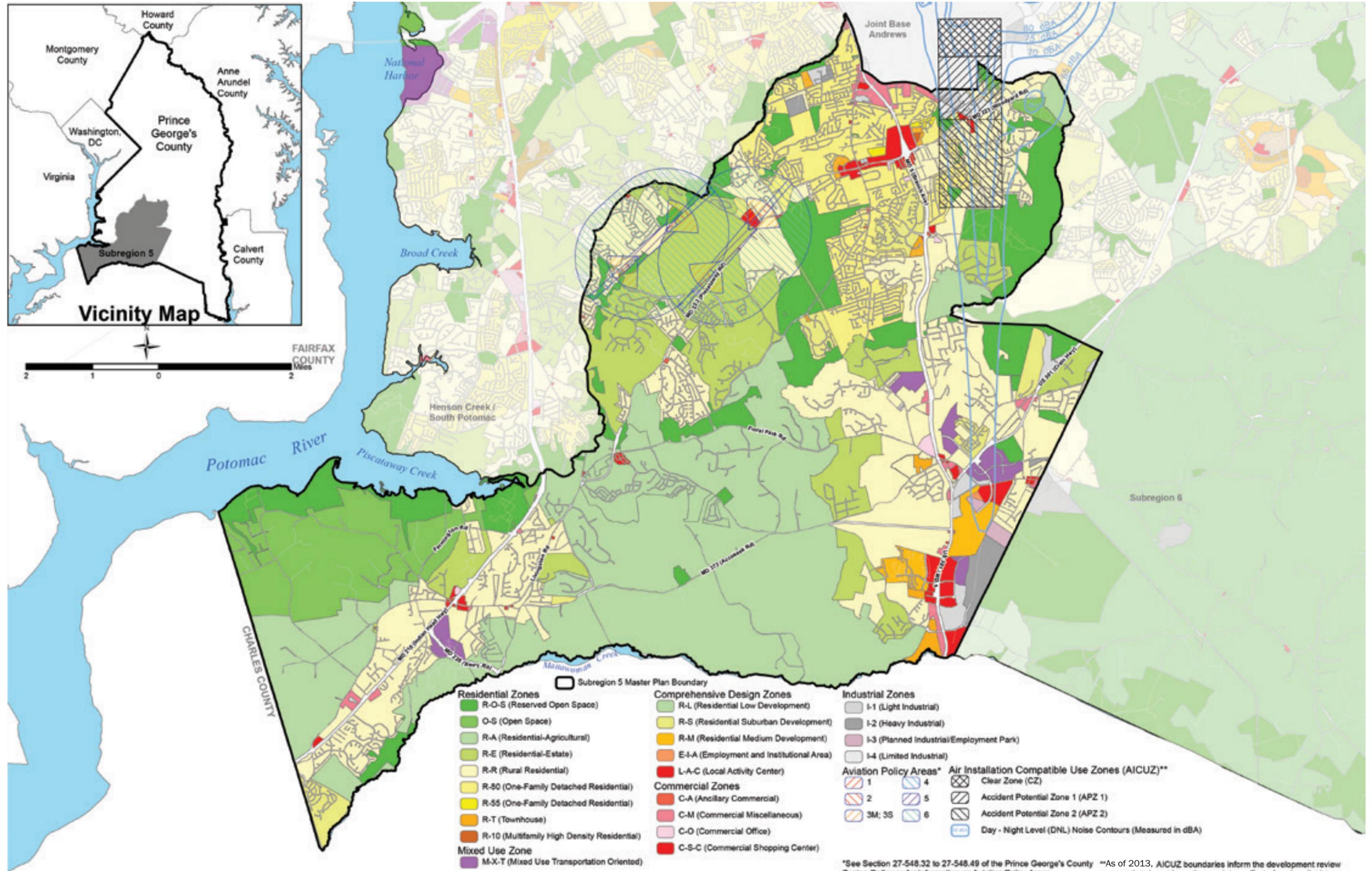
*Includes M-NCPPC, State and Federal park land

MPOT, Trails, and Historic-Scenic Roads Map



- Subregion 5 Master Plan Boundary
- Master Plan of Transportation Road Designation**
- Arterial
 - Collector
 - Expressway
 - Freeway
 - Industrial
 - Major Collector
 - Primary
- Scenic and Historic Road**
- Historic
 - Scenic
 - Scenic & Historic
- Master Plan Trail**
- Park Trail and Shared Use Path
 - Park Trail and Shared Use Path, Planned
 - Bicycle Lane
 - Bicycle Lane, Planned
 - Shared Lane
 - Shared Lane, Planned
 - Walking and Equestrian Trail
 - Walking and Equestrian Trail, Planned
 - Water Trail
 - Water Trail, Planned

Zoning and Aviation Policy Map



*See Section 27-548.32 to 27-548.49 of the Prince George's County Zoning Ordinance for information on Aviation Policy Areas. **As of 2013, AICUZ boundaries inform the development review process, but do not have the regulatory effect of zoning districts.

Addendum

Certain information affecting plan recommendations and zoning changes became available to publish after this plan/SMA was approved on July 24, 2013. The following list indicates the nature of these updates that have been incorporated into this master plan/SMA and cites their locations in the document.

Updated Information	Page
It was noted that in 2014, the State of Maryland certified the County's Agricultural Land Preservation Program.	59
Public facility needs (for schools, libraries, public safety, parks and recreation) were re-evaluated using more recent demographic data and recommendations were updated on maps, tables and text.	129-140
In certain parts of Clinton, the 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan (CBA) land use concepts and recommendations supersede the 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment. The plan has been updated to reflect these land use recommendations. Appendix 8 was updated to include cost estimates for public facilities recommended in the CBA plan.	29, 30, 32, 34, 35, 44, 51, 52, 190, 191, 268 - 271
In Table X-2, Zoning Inventory, acreages were updated to reflect the approved zoning.	168
Pursuant to Prince George's County Circuit Court case CAL13-24972 court order dated December 18, 2015, zoning change (SMA 30a) rezoned 365 acres from the E-I-A and R-E zones to the L-A-C (Local Activity Center) and R-S (Residential- Suburban) zones, subject to the Agreement attached to the court order and CR-61-2009, only as it pertains to the subject property.	169, 199
In Map X-3, Approved Zoning Changes, two footnotes were added to reflect zoning changes approved in a revisory petition and in a court order.	169
Southern Area Aquatic and Recreation Complex receives funding in the FY 2014 - FY 2019 Capital Improvement Program. A description and updated map were added.	138



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