

# Appendices

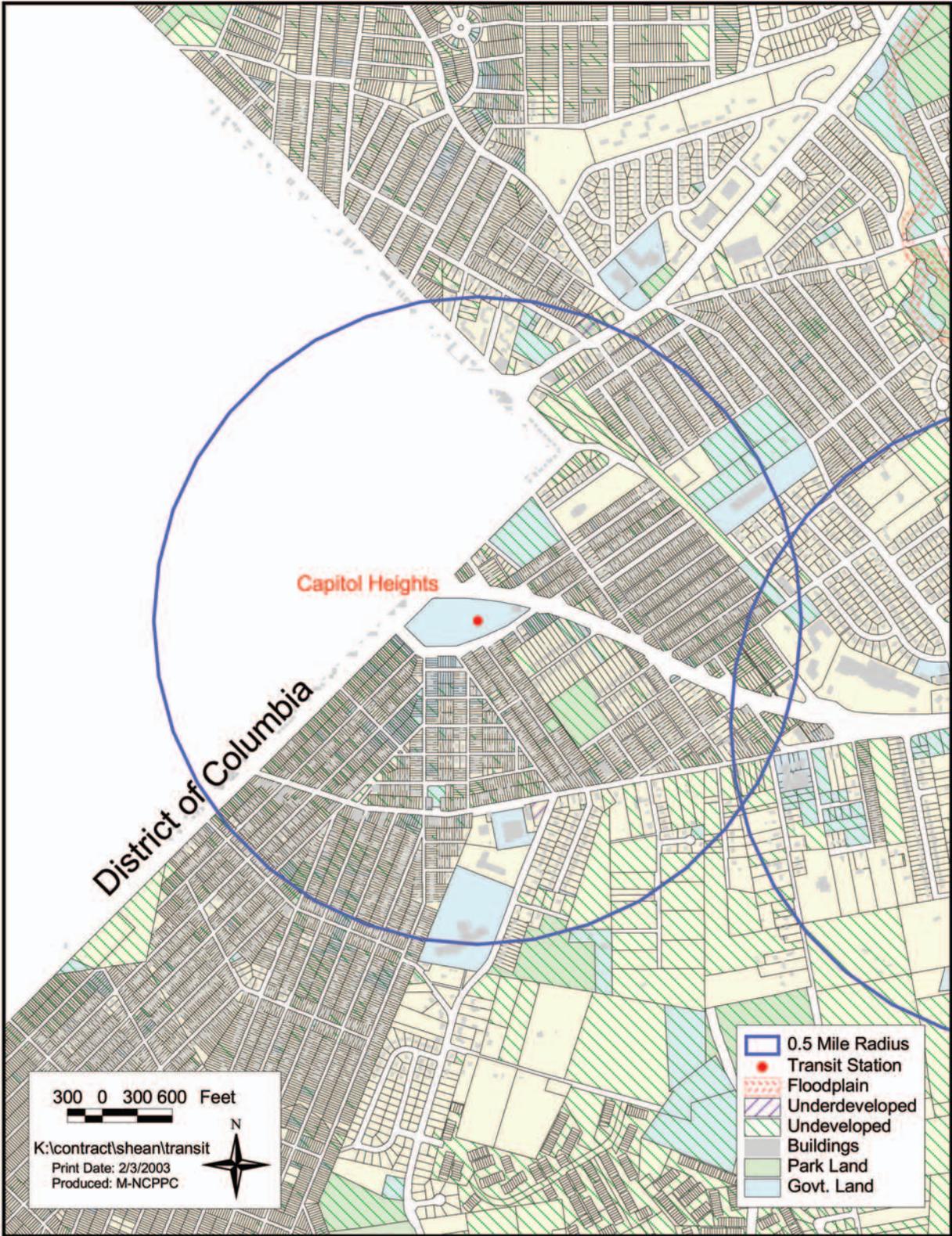




## Appendix A: Station Area Profiles

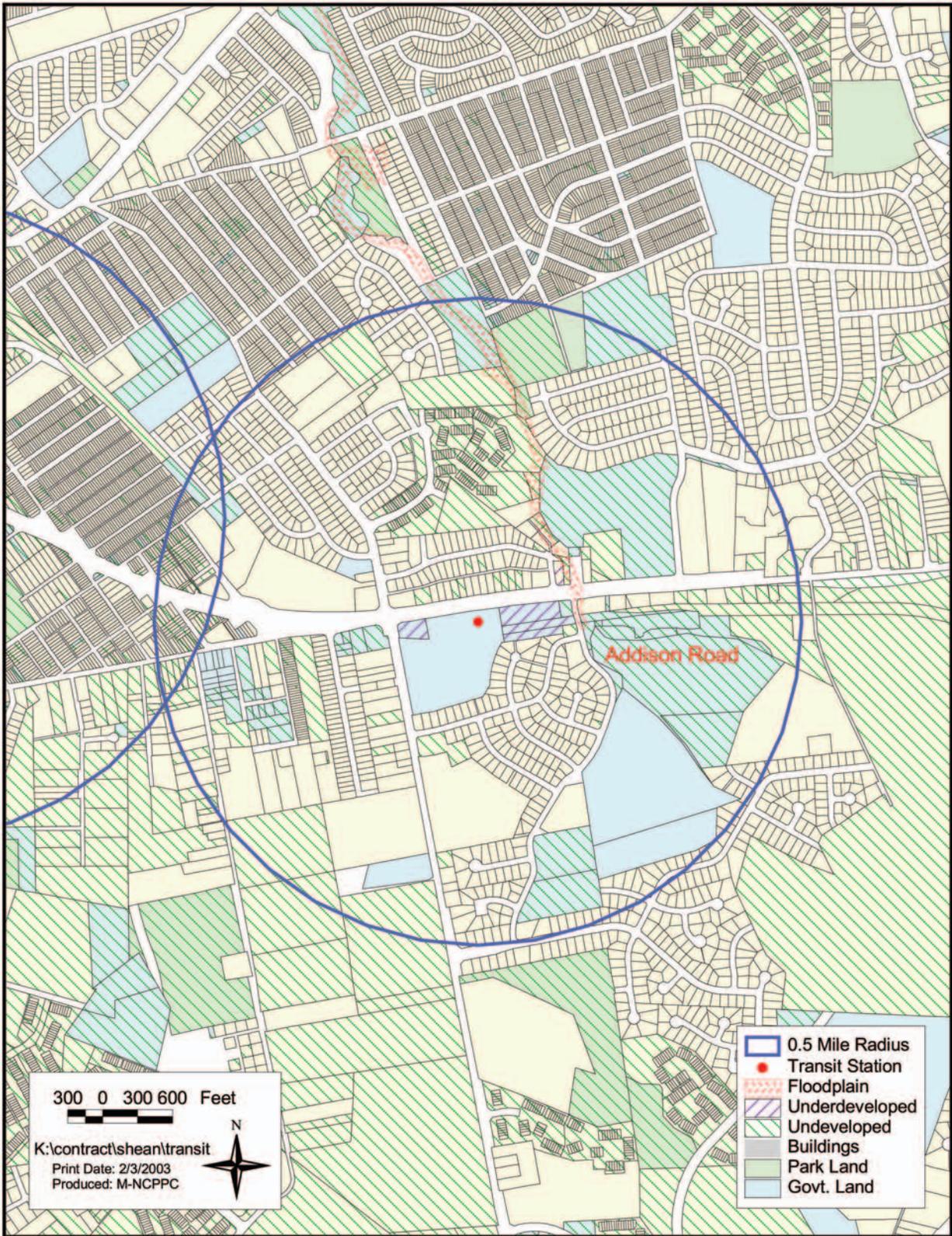
Planning, transportation, and basic station area site and demographic information are summarized below:

- A one-half-mile radius from the transit or commuter rail facilities is shown on the accompanying map of each station area.
- The station areas that are located in General Plan Growth Policy Corridors are identified, as are major activity or trip generators that are located near some station areas.
- Existing zoning is provided for properties within the one-half mile radius.
- Adjacent existing land uses within one-half mile of the station are identified.
- The principal modes of vehicular access (highways, freeways and major arterials) and transit service to each station area are identified.
- Parking capacity and the WMATA-owned or MARC-owned (site) acreage of each transit or commuter rail facility are provided.
- Adjacent municipalities and existing major residential subdivisions nearest the station area are identified.
- Properties within one-half mile of the transit facility that have less than \$15,000 of improvements have been identified as the undeveloped acreage in each station. (Source: January 2003 Prince George's County Land Data File.)
- Properties within one-half mile where improvements are less than 20 percent of the property's total value have been identified as the underdeveloped acreage. (Source: January 2003 Prince George's County Land Data File.)
- Year 2000 census population, owner-occupancy, race and ethnicity information, and the median household income range for census block groups within one-half mile of the transit facility have been included.



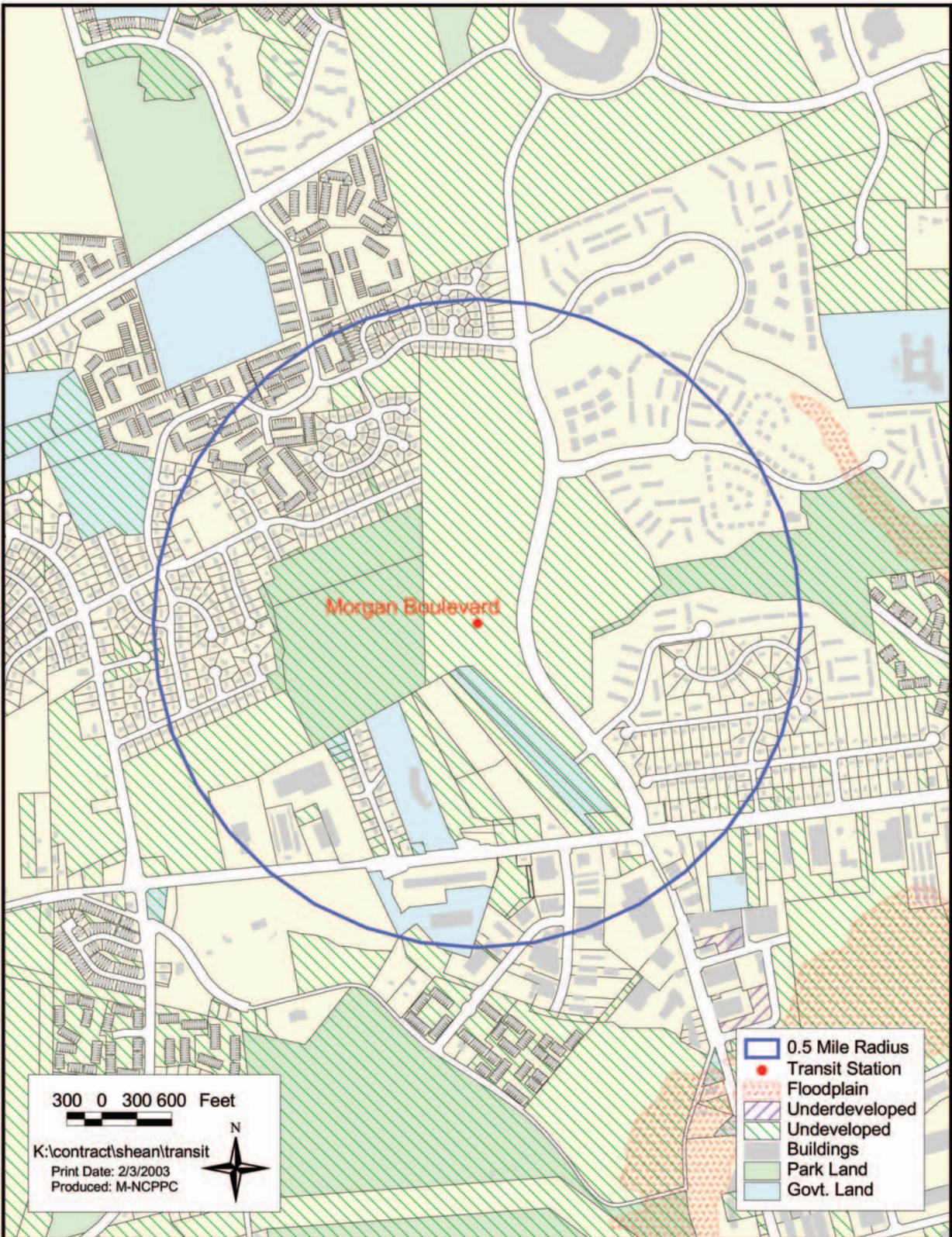
## CAPITOL HEIGHTS

<b>TRANSIT:</b>	Metrorail Blue Line (2,200 daily peak-hour trips)
<b>PLANNING AREA:</b>	75B
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Community Center
<b>GENERAL PLAN CORRIDOR:</b>	Central Avenue/MD 214
<b>APPLICABLE MASTER PLAN:</b>	Suitland-District Heights & Vicinity (1985)
<b>ZONING:</b>	C-O
<b>ADJACENT USES:</b>	Commercial, retail, office, single-family residential
<b>ACCESS:</b>	Vehicular:    Central Avenue/MD 214 East Capitol Street (DC & Prince George's County) Southern Avenue (DC) Transit:      9 Metrobus routes: 6 Prince George's County-funded 3 District of Columbia-funded 2 THE BUS routes
<b>PARKING:</b>	373-space surface lot 14-space metered surface lot
<b>SITE ACREAGE:</b>	6.11 acres
<b>UNDEVELOPED:</b>	119.06 acres
<b>UNDERDEVELOPED:</b>	1.42 acres
<b>ADJACENT COMMUNITIES:</b>	Town of Seat Pleasant Town of Capitol Heights
<b>POPULATION:</b>	3,237
<b>HOUSING TENURE:</b>	69.5% Owner-occupied
<b>MEDIAN INCOME:</b>	\$28,125–\$54,500
<b>RACE/ETHNICITY:</b>	95.2% African American



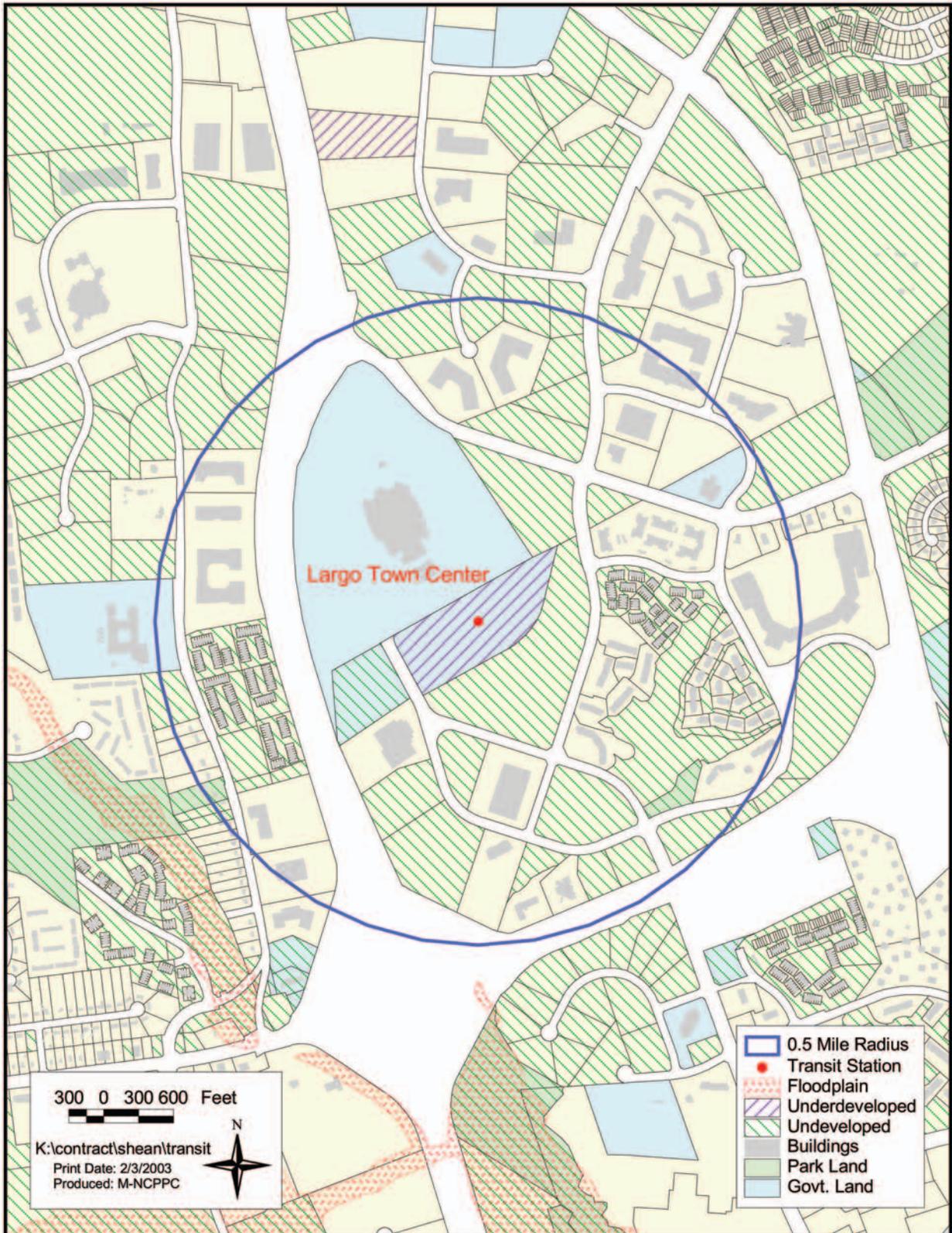
## ADDISON ROAD—SEAT PLEASANT

<b>TRANSIT:</b>	Metrorail Blue Line (6,340 daily peak-hour trips)
<b>PLANNING AREA:</b>	75A
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Community Center
<b>GENERAL PLAN CORRIDOR:</b>	Central Avenue/MD 214
<b>APPLICABLE MASTER PLAN:</b>	Addison Road Metro Town Center Sector Plan (2000)
<b>ZONING:</b>	C-O/DDOZ
<b>ADJACENT USES:</b>	Neighborhood retail, service, vacant land
<b>ACCESS:</b>	Vehicular:    Central Avenue/MD 214 Addison Road Walker Mill Road Transit:      14 Metrobus routes 5 THE BUS routes
<b>PARKING:</b>	1,268-space structured lot 50-space metered surface lot
<b>SITE ACREAGE:</b>	12 acres
<b>UNDEVELOPED:</b>	199.76 acres
<b>UNDERDEVELOPED:</b>	4.47 acres
<b>ADJACENT COMMUNITIES:</b>	Town of Seat Pleasant Wilburn Estates Peppermill Village
<b>POPULATION:</b>	8,830
<b>HOUSING TENURE:</b>	76.9%
<b>MEDIAN INCOME:</b>	\$34,250–\$68,333
<b>RACE/ETHNICITY:</b>	93.9% African American



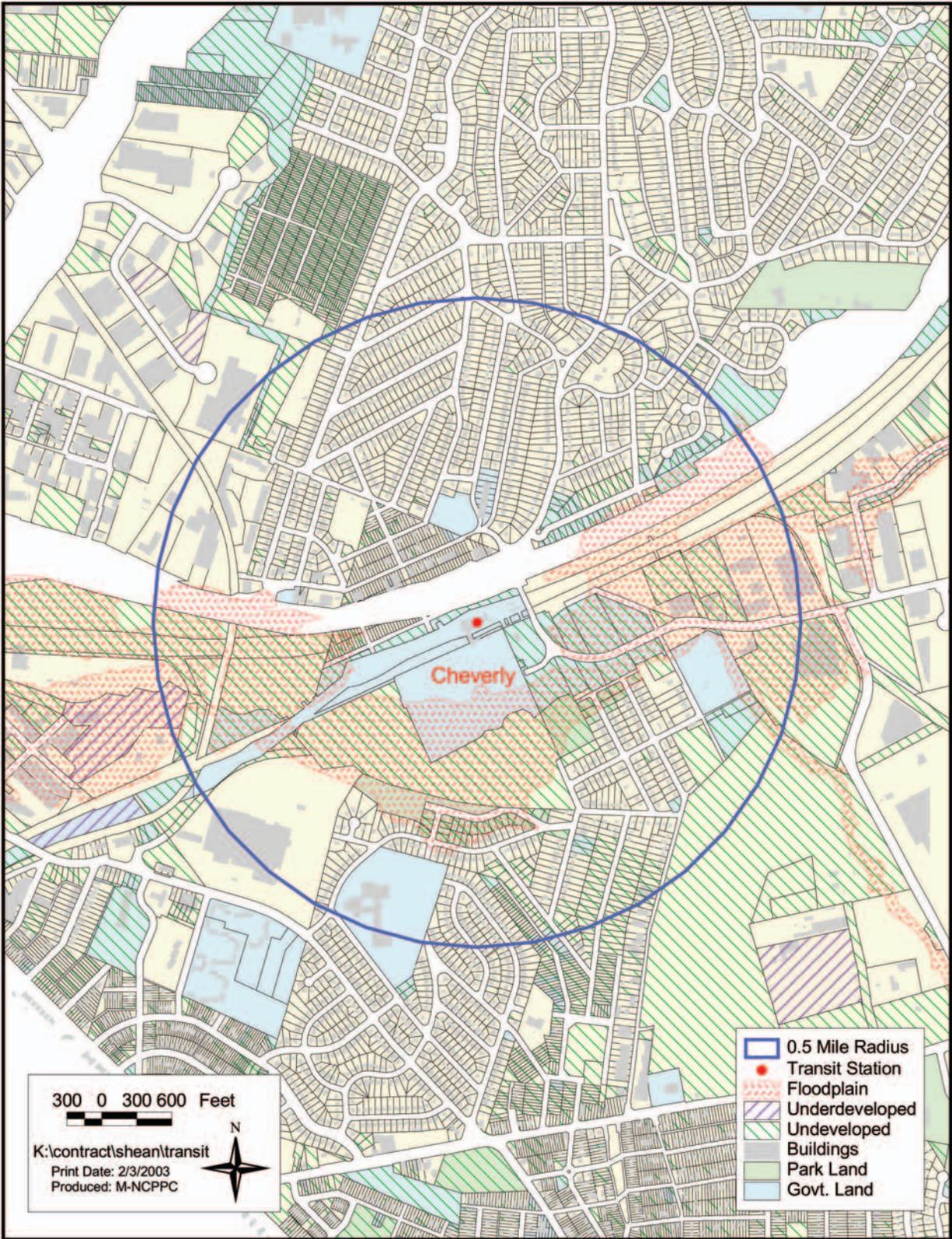
## MORGAN BOULEVARD

<b>TRANSIT:</b>	Future Metrorail Blue Line (opens 2004)
<b>PLANNING AREA:</b>	72
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Regional Center
<b>GENERAL PLAN CORRIDOR:</b>	Central Avenue/MD 214
<b>APPLICABLE MASTER PLAN:</b>	Landover & Vicinity (1993) (Morgan Boulevard-Largo Town Center Sector Plan [under development])
<b>ZONING:</b>	R-R/L-A-C
<b>ADJACENT USES:</b>	Single-family and multifamily residential, military housing, commercial, retail, service and industrial
<b>ACCESS:</b>	Vehicular: Morgan Boulevard Central Avenue/MD 214 Brightseat Road Transit: 1 THE BUS route
<b>PARKING:</b>	596-space surface lot (under construction)
<b>TRIP GENERATOR(S):</b>	FedEx Field (professional sports/entertainment complex) Prince George's Sports & Learning Complex
<b>SITE ACREAGE:</b>	25 acres
<b>UNDEVELOPED:</b>	0 acres
<b>UNDERDEVELOPED:</b>	174.47 acres
<b>ADJACENT COMMUNITIES:</b>	Randolph Village Summerfield (military housing) Willow Hills
<b>POPULATION:</b>	6,473
<b>HOUSING TENURE:</b>	58.6% owner-occupied
<b>MEDIAN INCOME:</b>	\$48,521–\$64,671
<b>RACE/ETHNICITY:</b>	81.1% African American; 13.6% white



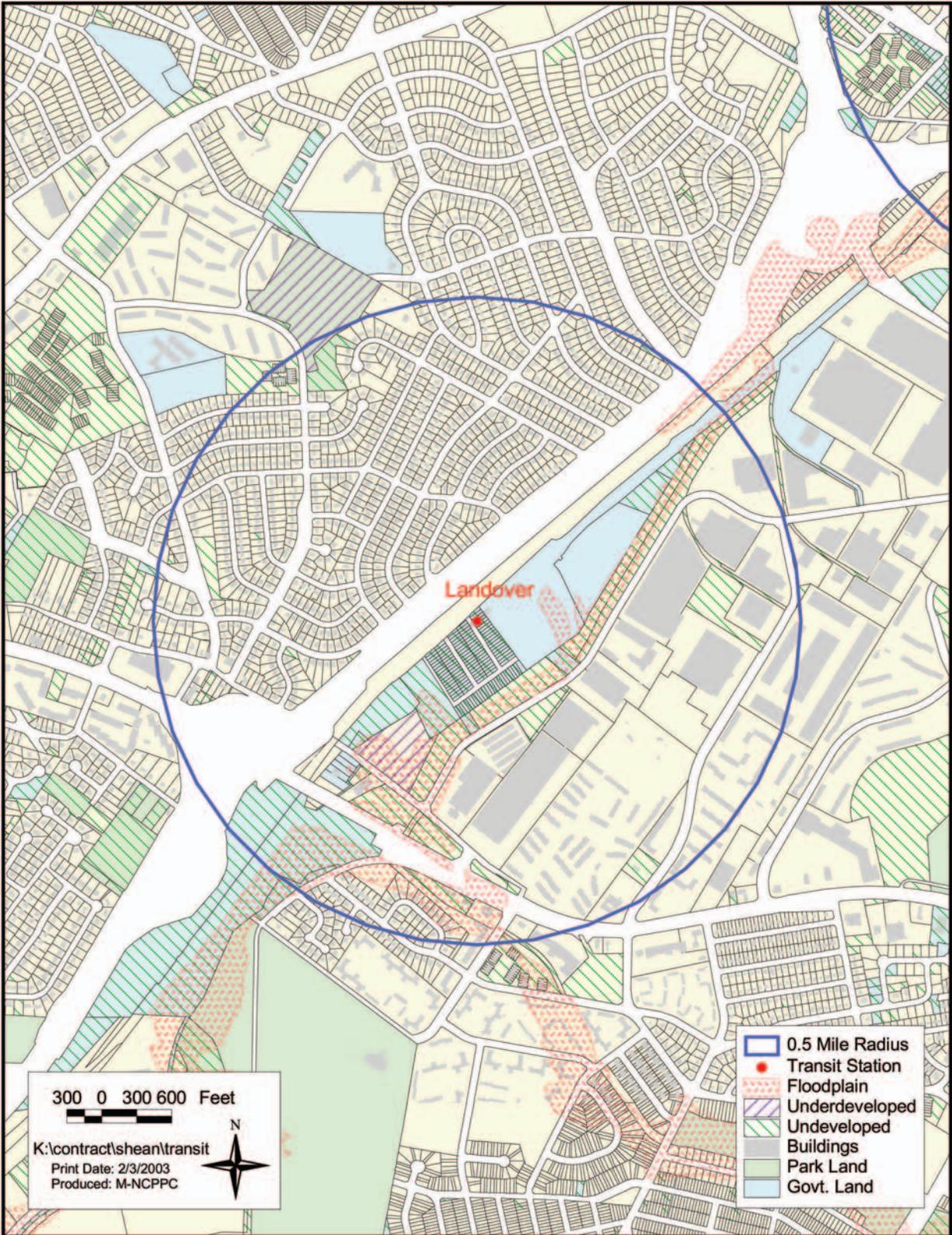
## LARGO TOWN CENTER

<b>TRANSIT:</b>	Future Metrorail Blue Line terminal (opens 2004)
<b>PLANNING AREA:</b>	73
<b>GENERAL PLAN CLASSIFICATION:</b>	Developing Tier Metropolitan Center
<b>GENERAL PLAN CORRIDOR:</b>	???
<b>APPLICABLE MASTER PLAN:</b>	Largo-Lottsford (1989) (Morgan Boulevard-Largo Town Center Sector Plan [under development])
<b>ZONING:</b>	C-O
<b>ADJACENT USES:</b>	Commercial, office, single-family residential
<b>ACCESS:</b>	Vehicular:    Landover Road/MD 202 Harry S Truman Drive Arena Drive Lottsford Road Brightseat Road  Transit:        3 Metrobus routes 2 THE BUS routes
<b>PARKING:</b>	2,100-space structured parking lot (under construction)
<b>TRIP GENERATOR(S):</b>	Largo Town Center The Boulevard (future) Inglewood Office and Restaurant Park Spectrum 95 Corporate Center
<b>SITE ACREAGE:</b>	22 acres
<b>UNDEVELOPED:</b>	198.41 acres
<b>UNDERDEVELOPED:</b>	16.28 acres
<b>ADJACENT COMMUNITIES:</b>	Lake Arbor Largo Town Center Largo
<b>POPULATION:</b>	1,154
<b>HOUSING TENURE:</b>	59% owner-occupied
<b>MEDIAN INCOME:</b>	\$40,644
<b>RACE/ETHNICITY:</b>	91.3% African American



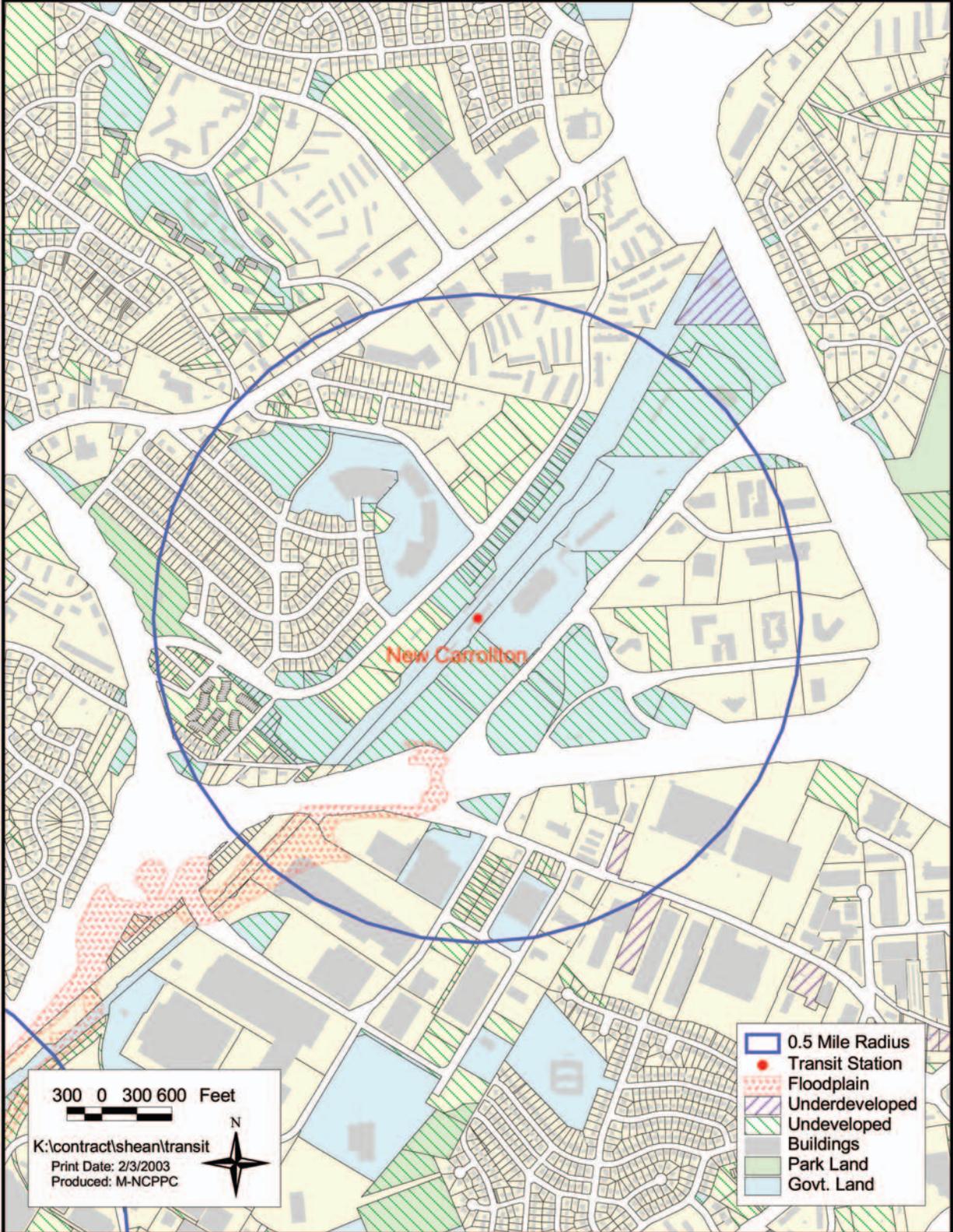
## CHEVERLY

<b>TRANSIT:</b>	Metrorail Orange Line (3,102 daily peak-hour trips)
<b>PLANNING AREA:</b>	69
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Community Center
<b>GENERAL PLAN CORRIDOR:</b>	None
<b>APPLICABLE MASTER PLAN:</b>	Bladensburg-New Carrollton & Vicinity (1994) (Tuxedo Road-Arbor Street Sector Plan [under development])
<b>ZONING:</b>	R-55
<b>ADJACENT USES:</b>	Service, commercial, single-family residential, woodland, industrial, warehouse
<b>ACCESS:</b>	Vehicular: John Hanson Highway/US 50 Columbia Park Road Transit: 5 Metrobus routes
<b>PARKING:</b>	530-space surface lot 27-space metered surface lot
<b>TRIP GENERATOR(S):</b>	
<b>SITE ACREAGE:</b>	30.2 acres
<b>UNDEVELOPED:</b>	237.69 acres
<b>UNDERDEVELOPED:</b>	7.14 acres
<b>ADJACENT COMMUNITIES:</b>	Town of Cheverly
<b>POPULATION:</b>	2,226
<b>HOUSING TENURE:</b>	92% owner-occupied
<b>MEDIAN INCOME:</b>	\$65,391–\$72,708
<b>RACE/ETHNICITY:</b>	66.4% African American; 28.8% white



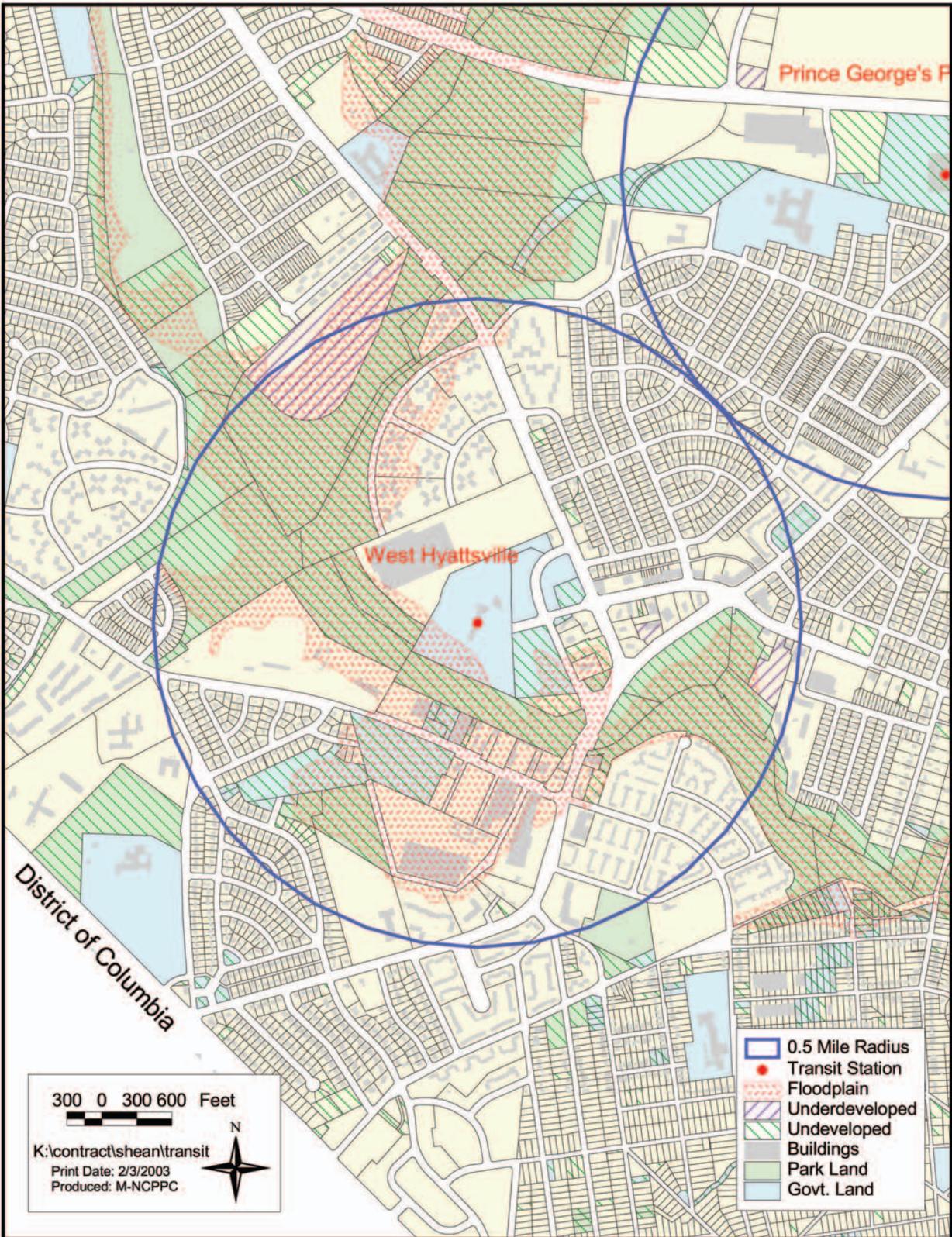
## LANDOVER

<b>TRANSIT:</b>	Metrorail Orange Line (3,565 daily peak-hour trips)
<b>PLANNING AREA:</b>	72
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Regional Center
<b>GENERAL PLAN CORRIDOR:</b>	None
<b>APPLICABLE MASTER PLAN:</b>	Landover & Vicinity (1993)
<b>ZONING:</b>	I-1
<b>ADJACENT USES:</b>	Office park
<b>ACCESS:</b>	Vehicular:    Annapolis Road/MD 450 Largo Road/MD 202 Pennsy Drive Transit:      3 Metrobus routes
<b>PARKING:</b>	1,866-space surface lot 14-space surface metered lot
<b>TRIP GENERATOR(S):</b>	
<b>SITE ACREAGE:</b>	31.2 acres
<b>UNDEVELOPED:</b>	79.48 acres
<b>UNDERDEVELOPED:</b>	18.52 acres
<b>ADJACENT COMMUNITIES:</b>	Town of Landover Hills Landover
<b>POPULATION:</b>	6,929
<b>HOUSING TENURE:</b>	39.79% owner-occupied
<b>MEDIAN INCOME:</b>	\$29,211–\$54,922
<b>RACE/ETHNICITY:</b>	81.7% African American; 11.4% white



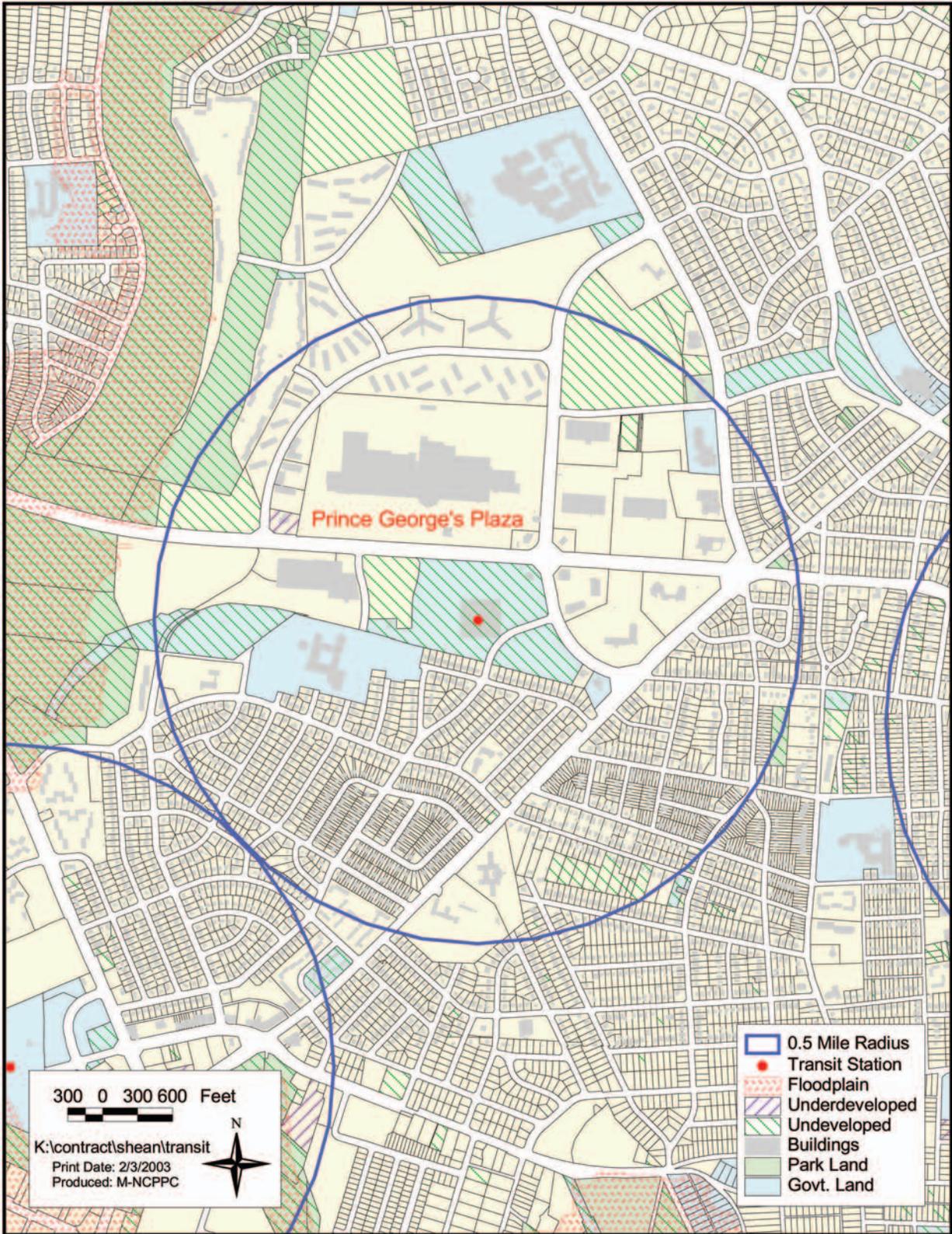
## NEW CARROLLTON

<b>TRANSIT:</b>	Metrorail Orange Line terminal (9,500 daily peak-hour trips) MARC commuter rail station (480 daily trips) Amtrak intercity railroad station
<b>PLANNING AREA:</b>	72
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Metropolitan Center
<b>GENERAL PLAN CORRIDOR:</b>	Annapolis Road/MD 450
<b>APPLICABLE MASTER PLAN:</b>	Landover & Vicinity (1993)
<b>ZONING:</b>	R-55/I-1
<b>ADJACENT USES:</b>	Office park, major federal office facility, industrial, warehouse
<b>ACCESS:</b>	Vehicular: John Hanson Highway/US 50 Annapolis Road/MD 450 Capital Beltway (Interstate 95/495) Ellin Road Transit: 19 Metrobus routes 4 THE BUS routes
<b>PARKING:</b>	1,980 spaces 400 spaces available in Prince George's County Parking Authority parking facility 20-space metered surface lot
<b>TRIP GENERATOR(S):</b>	
<b>SITE ACREAGE:</b>	10.3 acres
<b>UNDEVELOPED:</b>	132.36 acres
<b>UNDERDEVELOPED:</b>	3.58 acres
<b>ADJACENT COMMUNITIES:</b>	West Lanham Hills Whitfield Terrace
<b>POPULATION:</b>	6,043
<b>HOUSING TENURE:</b>	29.5% owner-occupied
<b>MEDIAN INCOME:</b>	\$36,165–\$47,991
<b>RACE/ETHNICITY:</b>	79.6% African American; 12.3% white



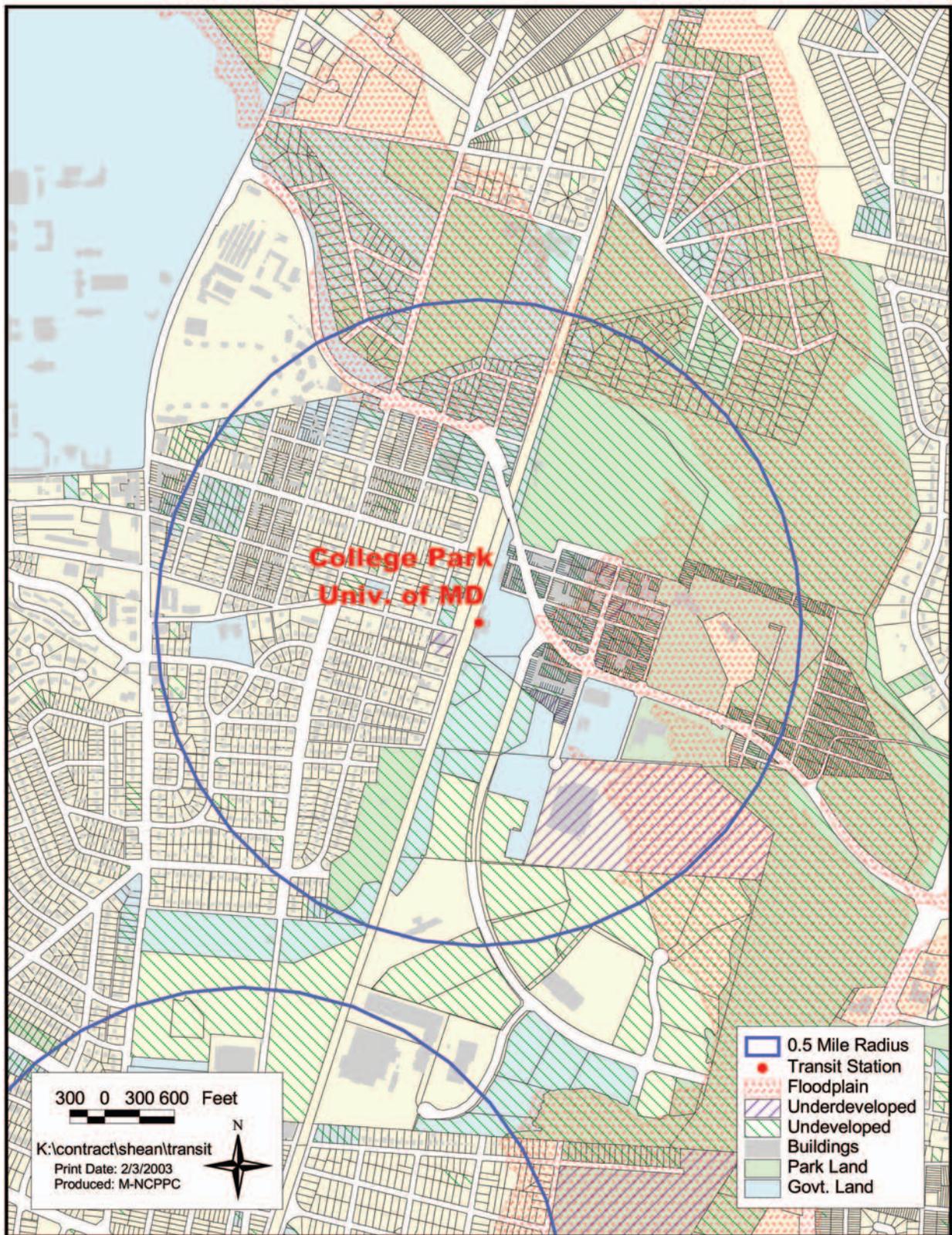
## WEST HYATTSVILLE

<b>TRANSIT:</b>	Metrorail Green Line (3,171 daily peak-hour trips)
<b>PLANNING AREA:</b>	68
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Community Center
<b>GENERAL PLAN CORRIDOR:</b>	None
<b>APPLICABLE MASTER PLAN:</b>	West Hyattsville Transit District Development Plan (1998)
<b>ZONING:</b>	M-X-T
<b>ADJACENT USES:</b>	Residential, service, retail centers, light industrial
<b>ACCESS:</b>	Vehicular:    Queens Chapel Road/MD 500 Chillum Road Ager Road Hamilton Street Transit:      4 Metrobus routes 2 THE BUS routes
<b>PARKING:</b>	453-space surface lot 110-space metered surface lot
<b>TRIP GENERATOR(S):</b>	
<b>SITE ACREAGE:</b>	27.5 acres
<b>UNDEVELOPED:</b>	160.88 acres
<b>UNDERDEVELOPED:</b>	21.97 acres
<b>ADJACENT COMMUNITIES:</b>	City of Hyattsville City of Mount Rainier Chillum
<b>POPULATION:</b>	13,550
<b>HOUSING TENURE:</b>	30.2% owner-occupied
<b>MEDIAN INCOME:</b>	\$27,061–\$48,275
<b>RACE/ETHNICITY:</b>	58% African American; 23.9% Hispanic; 19.8% white



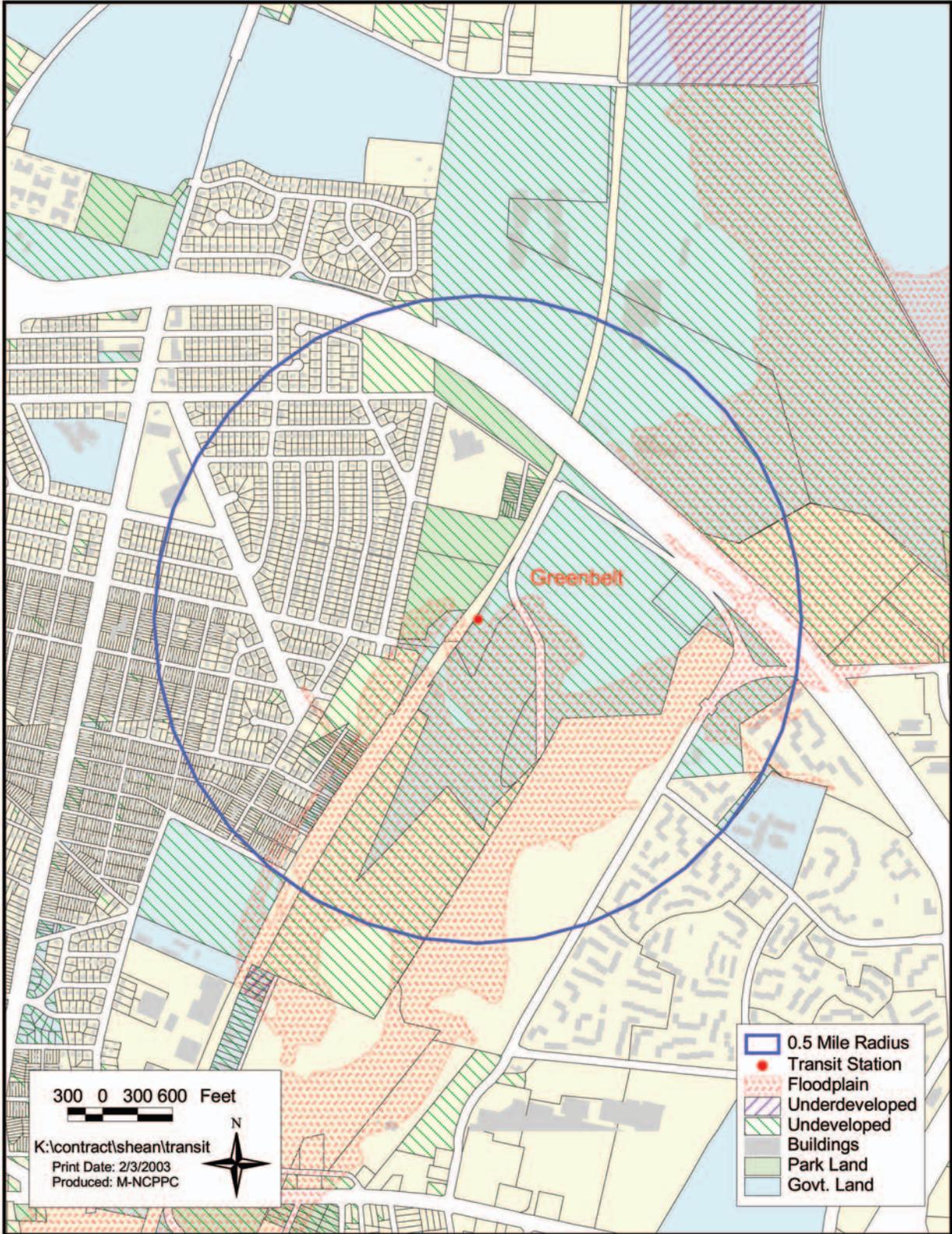
## PRINCE GEORGE'S PLAZA

<b>TRANSIT:</b>	Metrorail Green Line				
<b>PLANNING AREA:</b>	68				
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Regional Center				
<b>GENERAL PLAN CORRIDOR:</b>	None				
<b>APPLICABLE MASTER PLAN:</b>	Prince George's Plaza Transit District Development Plan (1998)				
<b>ZONING:</b>	M-X-T				
<b>ADJACENT USES:</b>	Residential, service, major regional retail center, university				
<b>ACCESS:</b>	<table><tr><td>Vehicular:</td><td>East West Highway/MD 410 Queens Chapel Road/MD 500 Adelphi Road Belcrest Road</td></tr><tr><td>Transit:</td><td>8 Metrobus routes 1 THE BUS route University of Maryland shuttle</td></tr></table>	Vehicular:	East West Highway/MD 410 Queens Chapel Road/MD 500 Adelphi Road Belcrest Road	Transit:	8 Metrobus routes 1 THE BUS route University of Maryland shuttle
Vehicular:	East West Highway/MD 410 Queens Chapel Road/MD 500 Adelphi Road Belcrest Road				
Transit:	8 Metrobus routes 1 THE BUS route University of Maryland shuttle				
<b>PARKING:</b>	1,068-space structure lot 112-space metered surface lot 56-space short-term lot				
<b>TRIP GENERATOR(S):</b>					
<b>SITE ACREAGE:</b>	254 acres				
<b>UNDEVELOPED:</b>	95.15 acres				
<b>UNDERDEVELOPED:</b>	.99 acres				
<b>ADJACENT COMMUNITIES:</b>	City of College Park City of Hyattsville Town of University Park				
<b>POPULATION:</b>	8,570				
<b>HOUSING TENURE:</b>	35.6% owner-occupied				
<b>MEDIAN INCOME:</b>	\$40,045–\$56,576				
<b>RACE/ETHNICITY:</b>	48.8% African American; 27.1% white; 19.6% Hispanic				



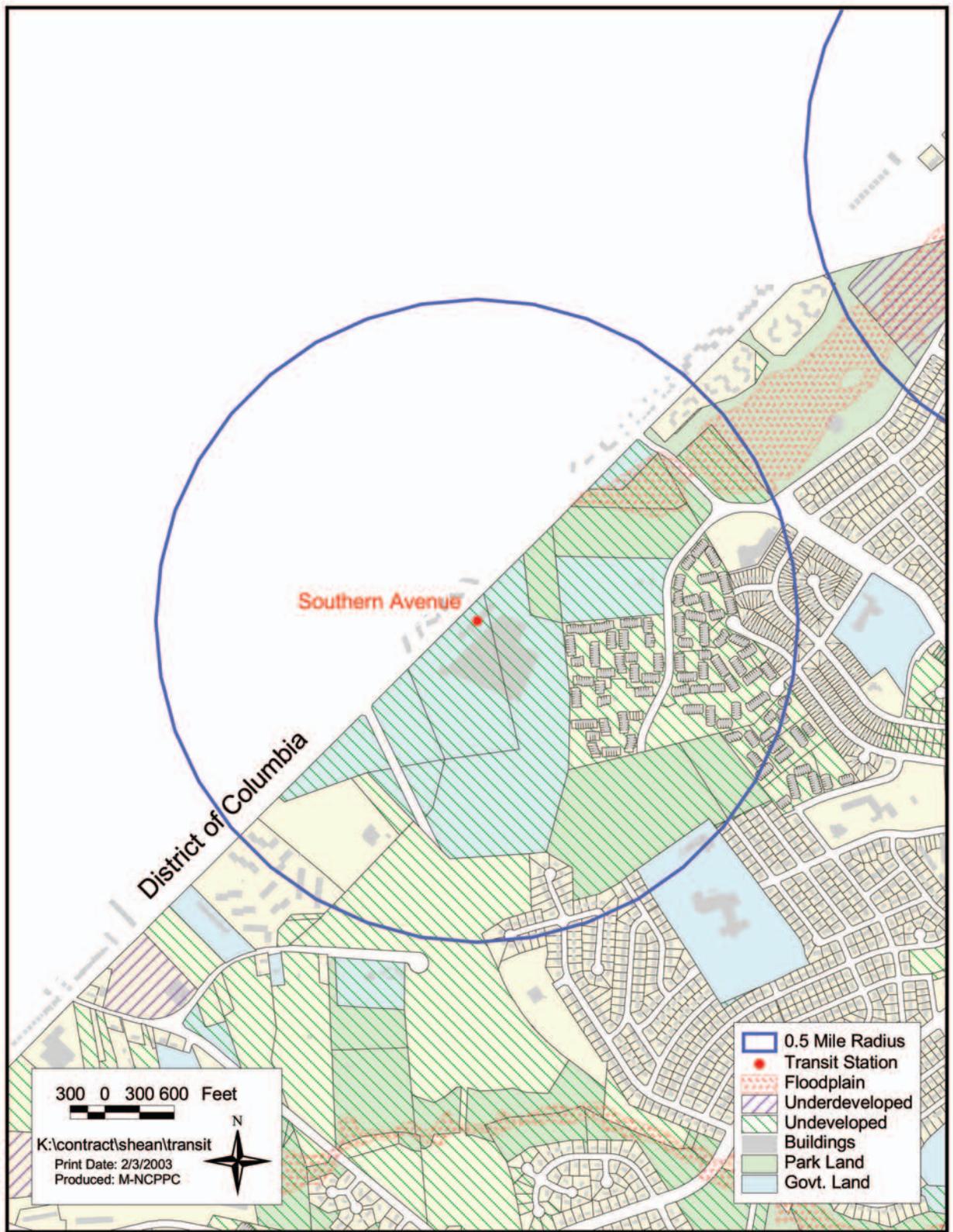
## COLLEGE PARK-UNIVERSITY OF MARYLAND

<b>TRANSIT:</b>	Metrorail Green Line (3,321 daily peak-hour trips)
<b>PLANNING AREA:</b>	66
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Metropolitan Center
<b>GENERAL PLAN CORRIDOR:</b>	US 1
<b>APPLICABLE MASTER PLAN:</b>	College Park-Riverdale Transit District Development Plan (1997)
<b>ZONING:</b>	M-X-T
<b>ADJACENT USES:</b>	University, office, research, light industrial
<b>ACCESS:</b>	Vehicular:    Baltimore Avenue/US 1 Kenilworth Avenue/MD 201 River Road Paint Branch Parkway Transit:      6 Metrobus routes 2 THE BUS routes University of Maryland shuttle
<b>PARKING:</b>	530-space surface lot 90-space metered surface lot [1,207-space replacement parking facility proposed by WMATA]
<b>TRIP GENERATOR(S):</b>	
<b>SITE ACREAGE:</b>	22 acres
<b>UNDEVELOPED:</b>	391.37 acres
<b>UNDERDEVELOPED:</b>	38.99 acres
<b>ADJACENT COMMUNITIES:</b>	City of College Park Town of Riverdale Park University of Maryland
<b>POPULATION:</b>	4,455
<b>HOUSING TENURE:</b>	56.7% owner-occupied
<b>MEDIAN INCOME:</b>	\$25,000–\$59,375
<b>RACE/ETHNICITY:</b>	65.9% white; 19% African American



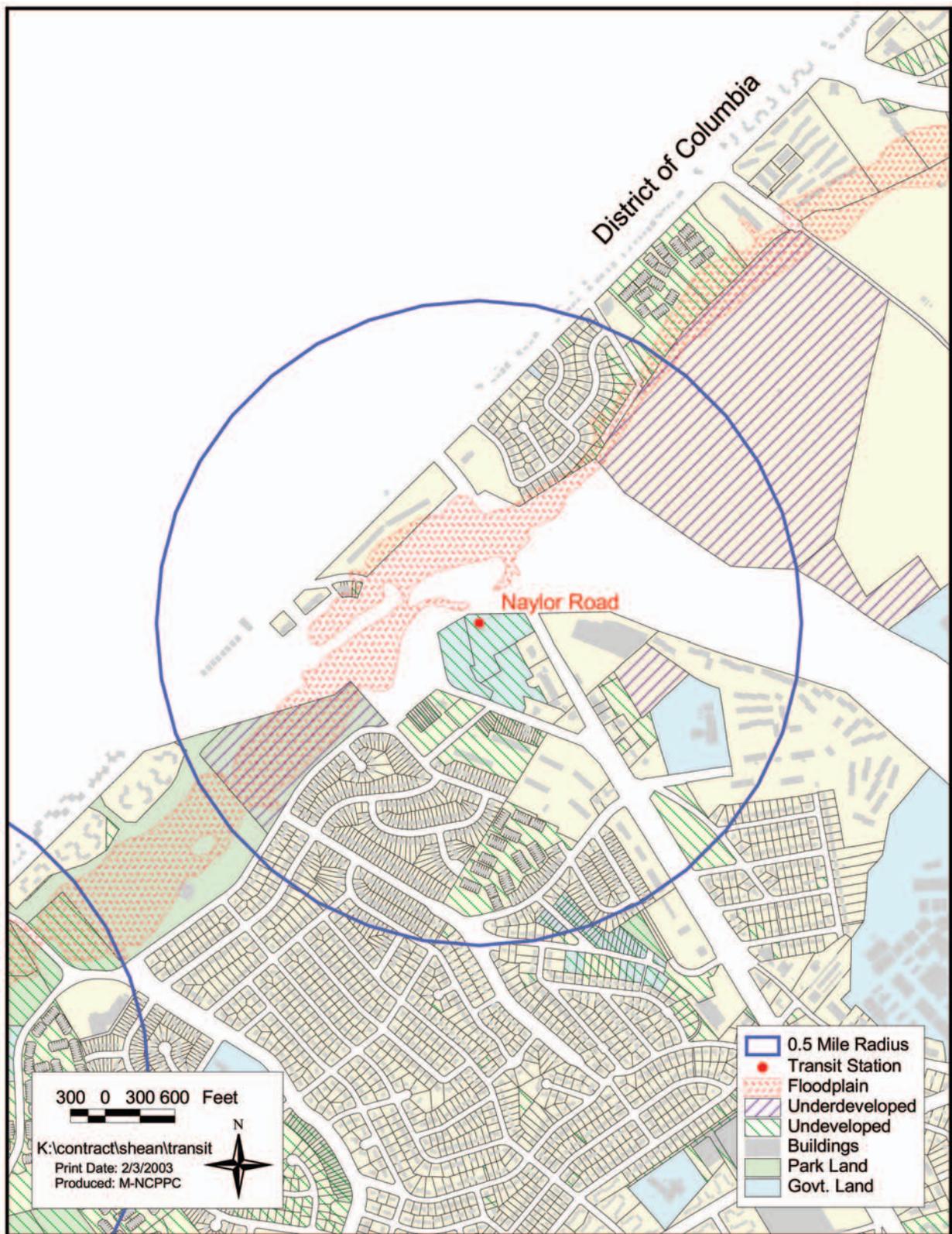
## GREENBELT

<b>TRANSIT:</b>	Metrorail Green Line terminal (9,444 daily peak-hour trips) MARC commuter rail station (50 daily trips)
<b>PLANNING AREA:</b>	67
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Metropolitan Center
<b>GENERAL PLAN CORRIDOR:</b>	University Boulevard – International Corridor/MD 193
<b>APPLICABLE MASTER PLAN:</b>	Greenbelt Metro Station Area Sector Plan (2001)
<b>ZONING:</b>	I-3, C-O, M-X-T
<b>ADJACENT USES:</b>	Single and multifamily residential, unimproved parkland, vacant, industrial
<b>ACCESS:</b>	Vehicular: Capital Beltway (Interstate 95/495) Kenilworth Avenue/MD 201 Greenbelt Road/MD 193 Cherrywood Lane Transit: 13 Metrobus routes 4 THE BUS routes
<b>PARKING:</b>	3,364-space surface lot 201-space metered surface lot
<b>TRIP GENERATOR(S):</b>	
<b>SITE ACREAGE:</b>	260 acres
<b>UNDEVELOPED:</b>	265.73 acres
<b>UNDERDEVELOPED:</b>	0 acres
<b>ADJACENT COMMUNITIES:</b>	City of Greenbelt Town of Berwyn Heights Hollywood Springhill Lake
<b>POPULATION:</b>	4,641
<b>HOUSING TENURE:</b>	46.5% owner-occupied
<b>MEDIAN INCOME:</b>	\$36,275–\$61,518
<b>RACE/ETHNICITY:</b>	46.2% white; 38.1% African American; 10% Hispanic



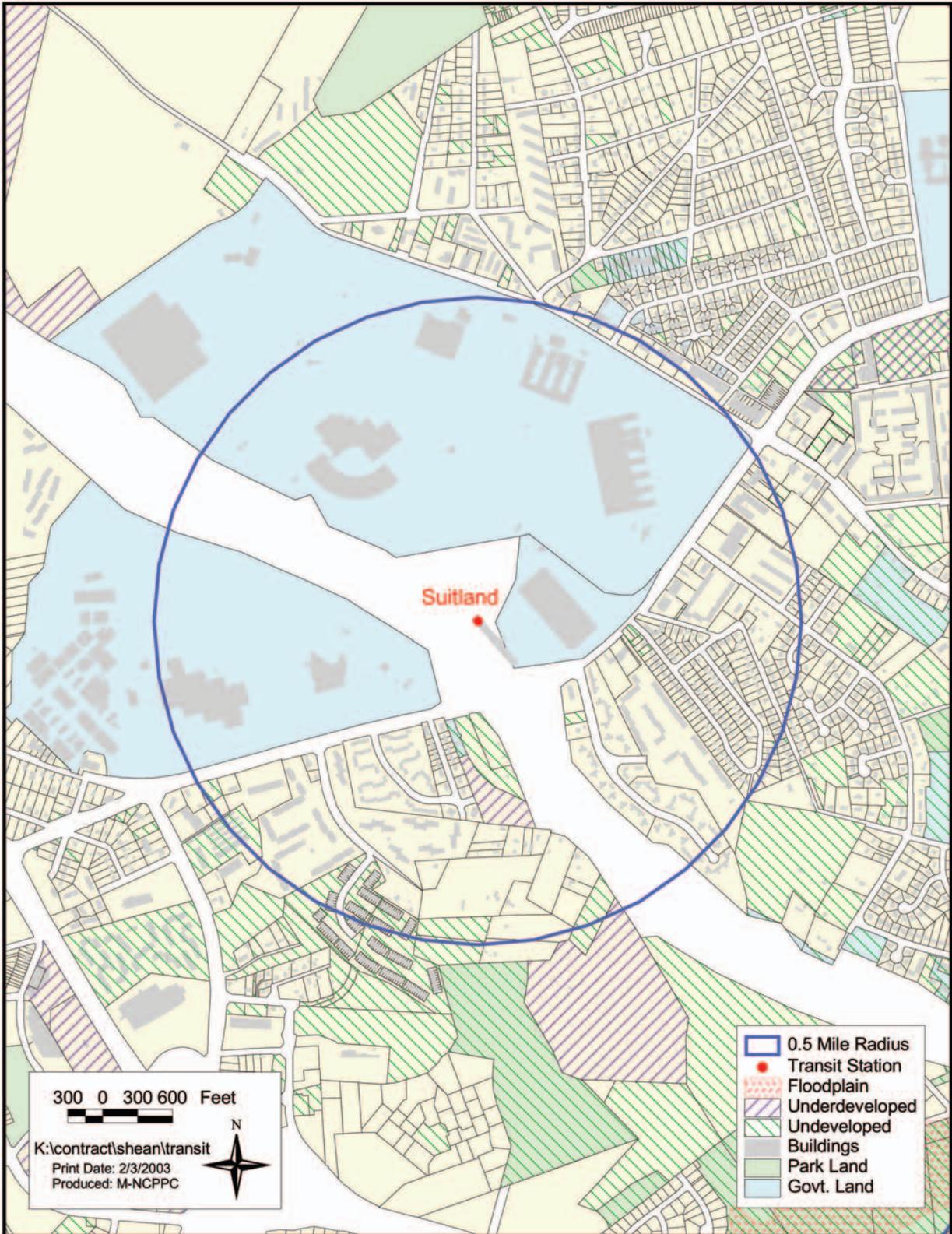
## SOUTHERN AVENUE

<b>TRANSIT:</b>	Metrorail Green Line (4,347 daily peak-hour trips)
<b>PLANNING AREA:</b>	76A
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Community Center
<b>GENERAL PLAN CORRIDOR:</b>	None
<b>APPLICABLE MASTER PLAN:</b>	The Heights & Vicinity (2000)
<b>ZONING:</b>	C-O
<b>ADJACENT USES:</b>	Parkland, residential, vacant, hospital (District of Columbia)
<b>ACCESS:</b>	Vehicular:    Southern Avenue (DC) 23d Parkway (limited) Wheeler Road (DC) Transit:      11 Metrobus routes: 9 Prince George's County-funded 2 District of Columbia-funded 1 THE BUS route
<b>PARKING:</b>	1,980-space surface lot 200-space metered surface lot
<b>TRIP GENERATOR(S):</b>	Greater Southeast Community Hospital (DC)
<b>SITE ACREAGE:</b>	19.3 acres
<b>UNDEVELOPED:</b>	212.7 acres
<b>UNDERDEVELOPED:</b>	0 acres
<b>ADJACENT COMMUNITIES:</b>	Hillcrest Heights
<b>POPULATION:</b>	2,870
<b>HOUSING TENURE:</b>	64.6% owner-occupied
<b>MEDIAN INCOME:</b>	\$55,478
<b>RACE/ETHNICITY:</b>	96.4% African American



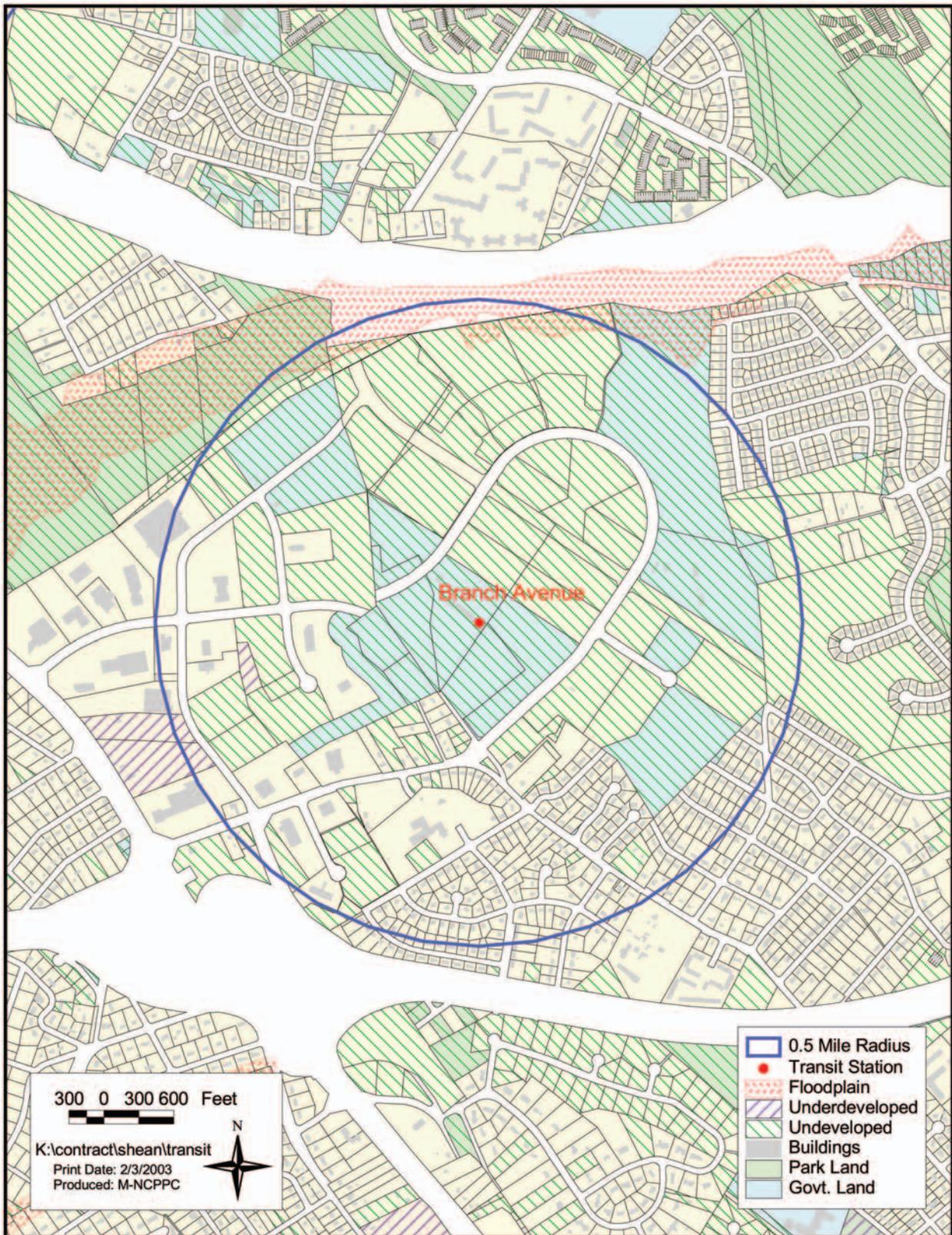
## NAYLOR ROAD

<b>TRANSIT:</b>	Metrorail Green Line (2,538 daily peak-hour trips)
<b>PLANNING AREA:</b>	76A
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Community Center
<b>GENERAL PLAN CORRIDOR:</b>	Branch Avenue/MD 5
<b>APPLICABLE MASTER PLAN:</b>	The Heights & Vicinity (2000)
<b>ZONING:</b>	C-M
<b>ADJACENT USES:</b>	Commercial, neighborhood retail, single and multifamily residential
<b>ACCESS:</b>	Vehicular:    Branch Avenue/MD 5 Naylor Road Suitland Parkway Southern Avenue (DC) Transit:      12 Metrobus routes: 7 Prince George's County-funded 5 District of Columbia-funded 1 THE BUS route
<b>PARKING:</b>	368-space surface lot 63-space metered surface lot
<b>TRIP GENERATOR(S):</b>	
<b>SITE ACREAGE:</b>	7.6 acres
<b>UNDEVELOPED:</b>	50.38 acres
<b>UNDERDEVELOPED:</b>	128.79 acres
<b>ADJACENT COMMUNITIES:</b>	Hillcrest Heights
<b>POPULATION:</b>	10,859
<b>HOUSING TENURE:</b>	23.2% owner-occupied
<b>MEDIAN INCOME:</b>	\$29,831–\$63,594
<b>RACE/ETHNICITY:</b>	95.2% African American



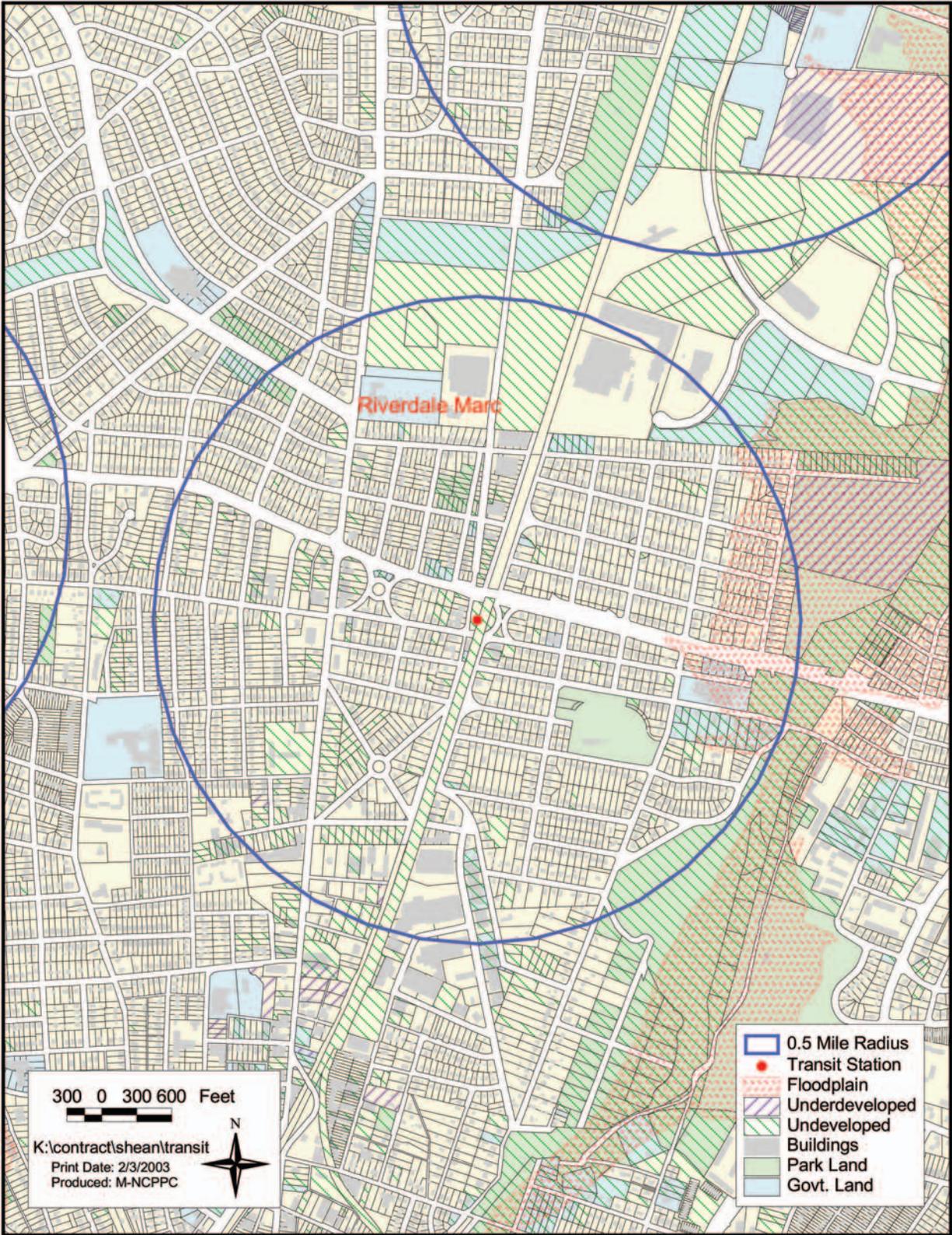
## SUITLAND

<b>TRANSIT:</b>	Metrorail Green Line
<b>PLANNING AREA:</b>	75A
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Regional Center
<b>GENERAL PLAN CORRIDOR:</b>	None
<b>APPLICABLE MASTER PLAN:</b>	Suitland-District Heights & Vicinity (1985)
<b>ZONING:</b>	C-O, O-S
<b>ADJACENT USES:</b>	Major federal office facility, multifamily residential, commercial
<b>ACCESS:</b>	Vehicular: Silver Hill Road Suitland Parkway Branch Avenue/MD 5 Transit: 7 Metrobus routes 1 THE BUS route
<b>PARKING:</b>	1,890-space surface lot 175-space metered surface lot
<b>TRIP GENERATOR(S):</b>	Suitland Federal Center Iverson Mall
<b>SITE ACREAGE:</b>	18.4 acres
<b>UNDEVELOPED:</b>	42.28 acres
<b>UNDERDEVELOPED:</b>	34.89 acres
<b>ADJACENT COMMUNITIES:</b>	Suitland Federal Center Suitland
<b>POPULATION:</b>	12,123
<b>HOUSING TENURE:</b>	20.7% owner-occupied
<b>MEDIAN INCOME:</b>	\$27,061–\$48,275
<b>RACE/ETHNICITY:</b>	90.7% African American



## BRANCH AVENUE

<b>TRANSIT:</b>	Metrorail Green Line terminal (9,233 daily peak-hour trips)
<b>PLANNING AREA:</b>	76A
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Metropolitan Center
<b>GENERAL PLAN CORRIDOR:</b>	Branch Avenue/MD 5
<b>APPLICABLE MASTER PLAN:</b>	The Heights & Vicinity (2000)
<b>ZONING:</b>	M-X-T
<b>ADJACENT USES:</b>	Metrorail service & inspection facility, commercial, office, automobile dealerships
<b>ACCESS:</b>	Vehicular:    Capital Beltway (I-95/I-495) Branch Avenue/MD 5 Auth Road Transit:      8 Metrobus routes 2 MTA commuter bus routes 1 THE BUS route
<b>PARKING:</b>	3,072-space surface lot 150-space metered surface lot
<b>TRIP GENERATOR(S):</b>	
<b>SITE ACREAGE:</b>	37.9 acres
<b>UNDEVELOPED:</b>	345.86 acres
<b>UNDERDEVELOPED:</b>	10.83 acres
<b>ADJACENT COMMUNITIES:</b>	Morningside Auth Village
<b>POPULATION:</b>	1,694
<b>HOUSING TENURE:</b>	88.1% owner-occupied
<b>MEDIAN INCOME:</b>	\$56,346
<b>RACE/ETHNICITY:</b>	62.3% African American; 31.8% white

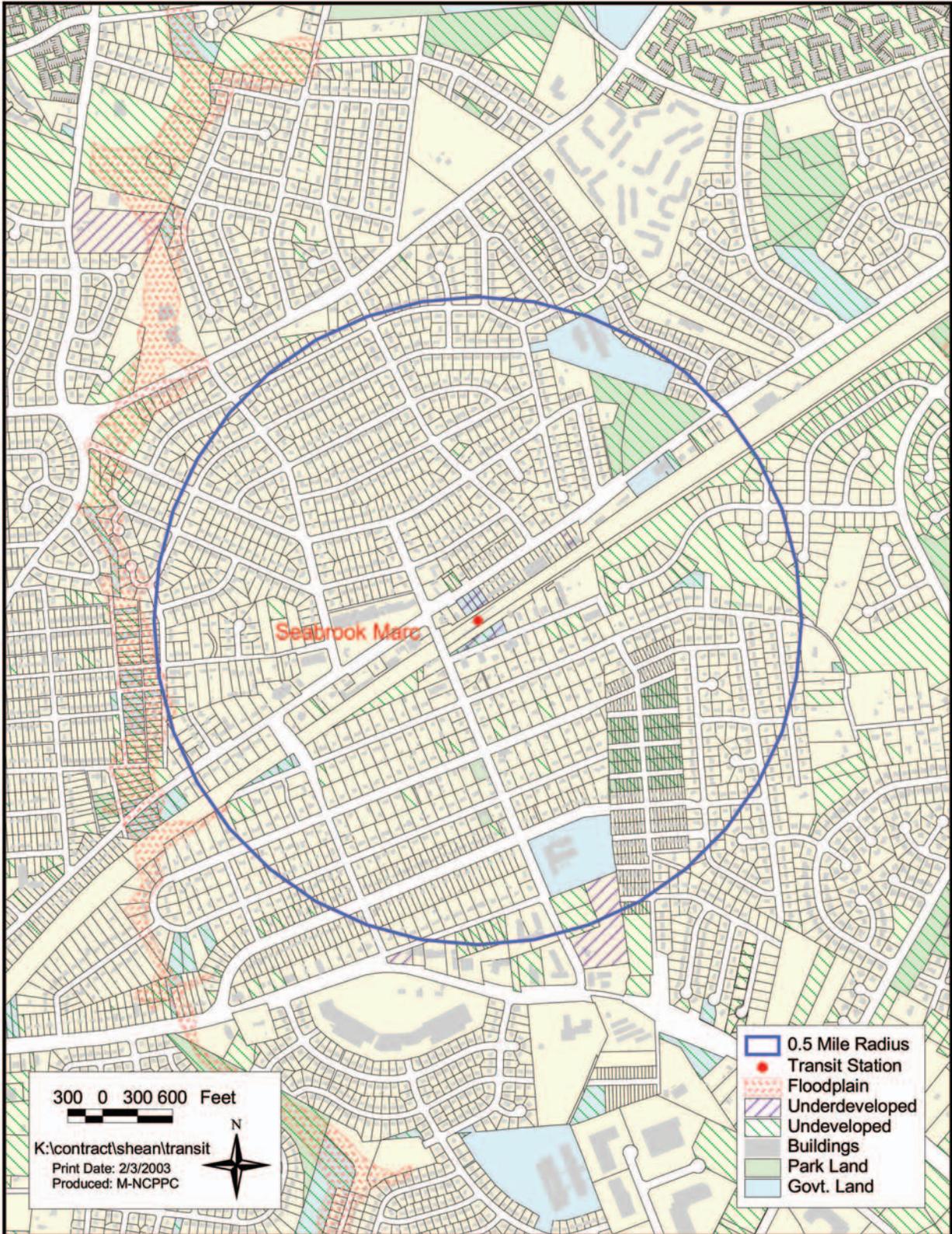


300 0 300 600 Feet  
 K:\contract\shean\transit  
 Print Date: 2/3/2003  
 Produced: M-NCPPC

- 0.5 Mile Radius
- Transit Station
- Floodplain
- Underdeveloped
- Undeveloped
- Buildings
- Park Land
- Govt. Land

## RIVERDALE MARC

<b>TRANSIT:</b>	Camden Line MARC Commuter rail station (40 daily peak-period trips)
<b>PLANNING AREA:</b>	68
<b>GENERAL PLAN CLASSIFICATION:</b>	Developed Tier Future Community Center
<b>GENERAL PLAN CORRIDOR:</b>	None
<b>APPLICABLE MASTER PLAN:</b>	Planning Area 68 (1994)
<b>ZONING:</b>	C-S-C (Change proposed to M-U-TC)
<b>ADJACENT USES:</b>	Single-family residential, commercial, office, light industrial
<b>ACCESS:</b>	Vehicular: Queensbury Road Transit: 4 Metrobus routes 1 THE BUS route
<b>PARKING:</b>	65-space surface lot
<b>TRIP GENERATOR(S):</b>	
<b>SITE ACREAGE:</b>	1.2 acres
<b>UNDEVELOPED:</b>	117.16 acres
<b>UNDERDEVELOPED:</b>	18.34 acres
<b>ADJACENT COMMUNITIES:</b>	City of College Park City of Hyattsville Town of Riverdale Park
<b>POPULATION:</b>	4,780
<b>HOUSING TENURE:</b>	75.3% owner-occupied
<b>MEDIAN INCOME:</b>	\$52,833–\$91,826
<b>RACE/ETHNICITY:</b>	57.3% white; 25.8% African American; 12.7% Hispanic



## SEABROOK MARC

<b>TRANSIT:</b>	Penn Line MARC Commuter rail station (270 daily peak-period trips)
<b>PLANNING AREA:</b>	70
<b>GENERAL PLAN CLASSIFICATION:</b>	Developing Tier Future Community Center
<b>GENERAL PLAN CORRIDOR:</b>	Annapolis Road/MD 450
<b>APPLICABLE MASTER PLAN:</b>	Glenn Dale-Seabrook & Vicinity (1992)
<b>ZONING:</b>	C-M
<b>ADJACENT USES:</b>	Single-family residential, retail, service
<b>ACCESS:</b>	Vehicular:    Lanham-Severn Road/MD 564 Annapolis Road/MD 450 Transit:      3 Metrobus routes
<b>PARKING:</b>	264-space surface lot
<b>TRIP GENERATOR(S):</b>	
<b>SITE ACREAGE:</b>	1.3 acres
<b>UNDEVELOPED:</b>	51.69 acres
<b>UNDERDEVELOPED:</b>	6.72 acres
<b>ADJACENT COMMUNITIES:</b>	Seabrook Lanham Glenn Dale
<b>POPULATION:</b>	6,828
<b>HOUSING TENURE:</b>	71.5% owner-occupied
<b>MEDIAN INCOME:</b>	\$61,134—\$84,337
<b>RACE/ETHNICITY:</b>	61.4% African American; 30.5% white

**Transit Station Area Underdeveloped and Undeveloped Acreage**

Station Area	Underdeveloped		Undeveloped	
<b>Blue Line</b>				
Capitol Heights	1.42		119.06	
Addison Road-Seat Pleasant	4.47		199.76	
Morgan Boulevard	174.47		0	
Largo Town Center	16.28		198.41	
<b>Blue Line Total</b>		196.64		517.23
<b>Orange Line</b>				
Cheverly	7.14		237.69	
Landover	18.52		79.48	
New Carrollton	3.58		132.36	
<b>Orange Line Total</b>		29.24		449.53
<b>Green Line</b>				
West Hyattsville	21.97		160.88	
Prince George's Plaza	0.99		95.15	
College Park–University of Maryland	38.99		391.37	
Greenbelt	0		265.73	
Southern Avenue	0		212.70	
Naylor Road	128.79		50.38	
Suitland	34.89		42.28	
Branch Avenue	10.83		345.86	
<b>Green Line Total</b>		236.46		1,564.35
<b>MARC</b>				
Riverdale	18.34		117.16	
Seabrook	6.72		51.69	
MARC Total		25.06		168.85
<b>COUNTYWIDE TOTAL</b>		<b>487.40</b>		<b>2,699.96</b>