

CENTRAL AVENUE- BLUE/SILVER LINE SECTOR PLAN & SECTIONAL MAP AMENDMENT

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

Project Manager:
Bill Skibinski
Planner III
Long-Range Planning

Deputy Project Manager:
Elena Perry
Planner III
Long-Range Planning

Project Facilitator:
Kierre McCune
Supervisor
Master Plans and Studies

Joint Public Hearing
March 10, 2026



PRELIMINARY

SEPTEMBER 2025

Central Avenue Blue/Silver Line

Sector Plan and SMA

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

AGENDA

01

Plan Overview

04

Focus Areas

02

Public Participation Program

05

Plan Implementation

03

Policy Recommendations

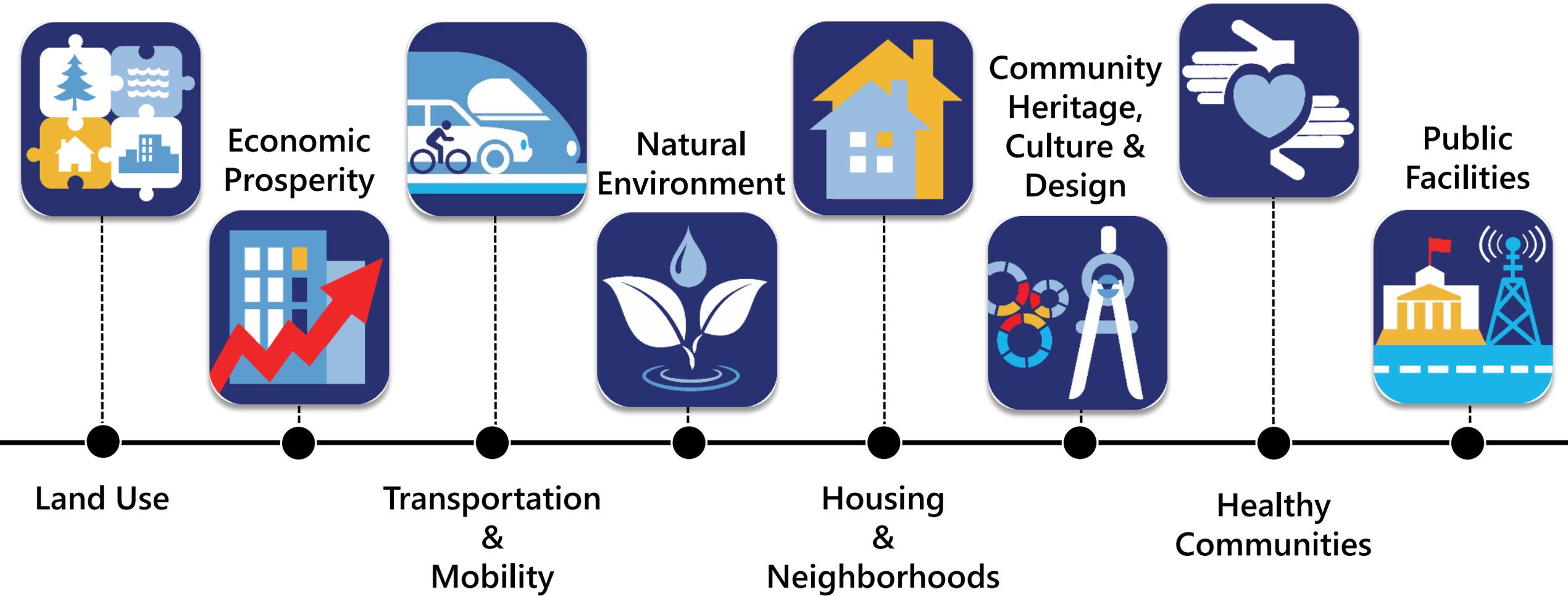
06

Next Steps

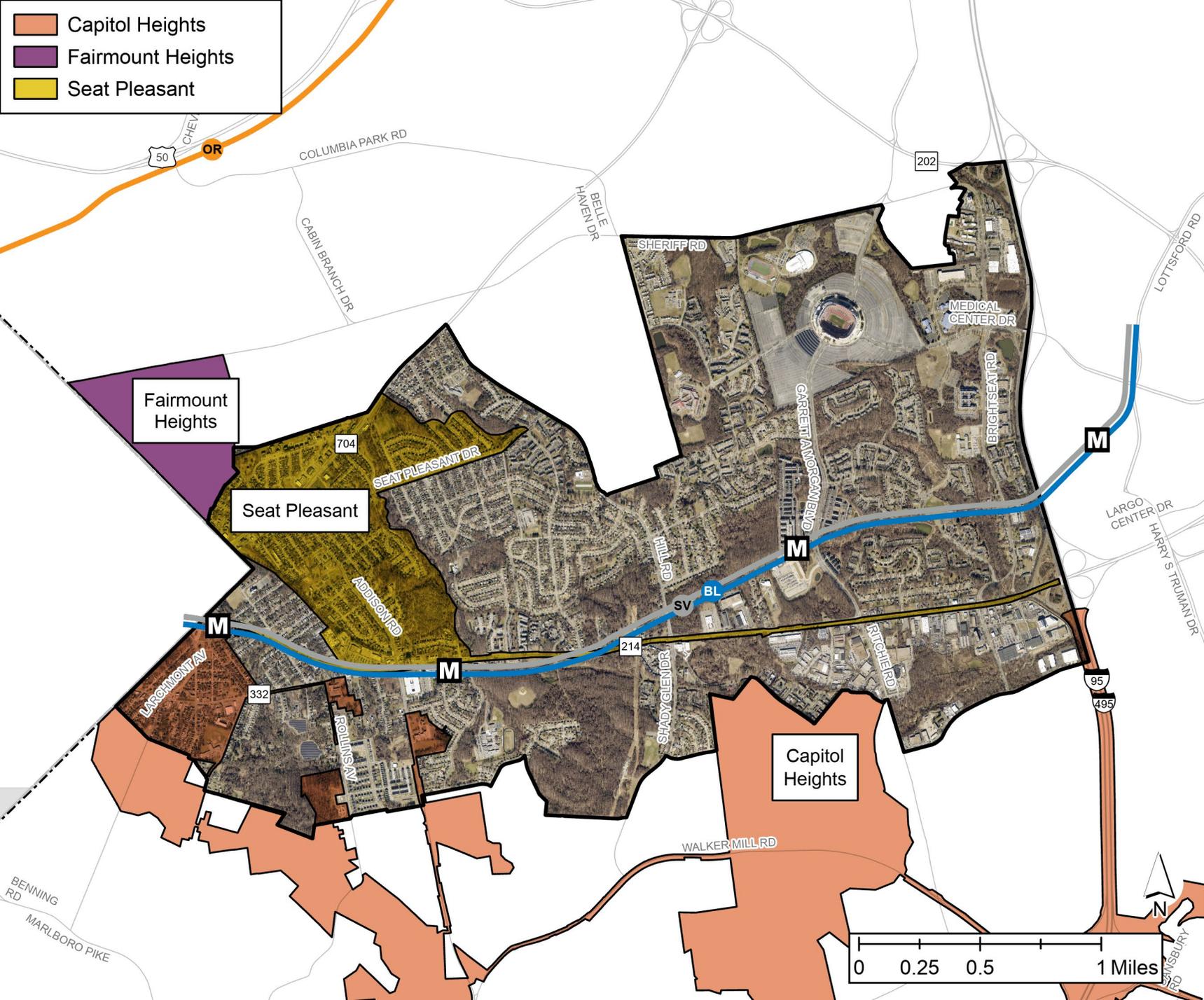
PLAN OVERVIEW



SECTOR PLAN ELEMENTS



- Capitol Heights
- Fairmount Heights
- Seat Pleasant



PLAN AREA

Key locations:

- City of Seat Pleasant
- Town of Capitol Heights
- Metro stations
- Northwest Stadium

PLAN PURPOSE



PLAN OBJECTIVE & GOALS

Publish a Preliminary Sector Plan and Proposed SMA through an inclusive public participation process by September 2025

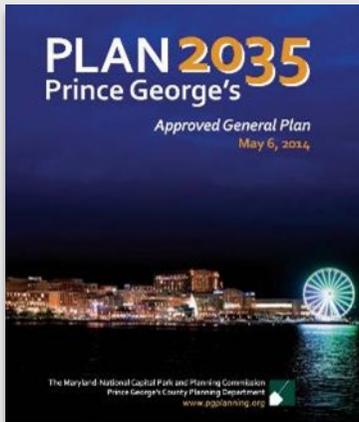


- Identify and analyze existing conditions
- Develop goals and a unifying vision in collaboration with the community
- Provide policies and strategies
- Provide rezoning recommendations where appropriate
- Advance Plan 2035

PLAN RELATIONSHIPS

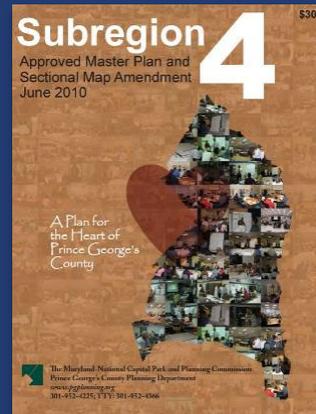
The Central Avenue-Blue/Silver Line Sector Plan and SMA will amend or replace approved plans and build upon previous planning efforts.

01



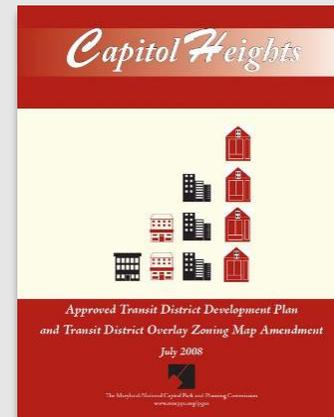
Amends Plan 2035 & County Functional Plans

02



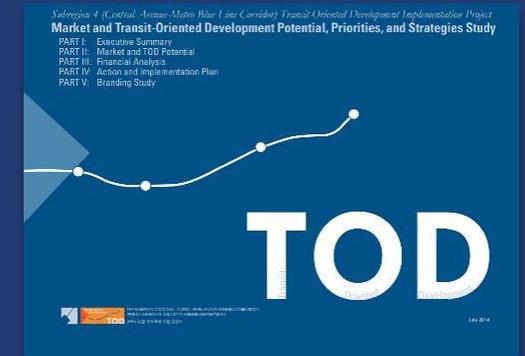
Amends 2010 Subregion 4 Master Plan & SMA

03



Replaces 2008 Transit District Development Plan for Capitol Heights

04



Builds from previous studies, reports, & action plans

PLAN MILESTONES

WHAT	WHEN
Pre-Planning	August 2022 – May 2023
Plan Initiation	May 30, 2023
Public Participation Program	June 2023 – March 2024
Preliminary Plan Preparation	March 2024 – September 2025
Permission to Print	September 18, 2025
Joint Public Hearing	March 10, 2026

PUBLIC PARTICIPATION PROGRAM



STAKEHOLDER INTERVIEWS

Private

- Coalition of Central Prince George's County Community Organizations
- The Community Builders, Inc./Harambee Development
- Banneker Ventures
- Horning
- Northwest Stadium Representatives

County

- Prince George's County Public Schools (PGCPS)
- Revenue Authority of Prince George's County
- Prince George's County Office of Community Relations (OCR)
- Prince George's County Economic Development Corporation (EDC)
- Prince George's County Office of the County Executive, Assistant Deputy Chief Administrative Officer (DCAO) for Economic Development
- Redevelopment Authority of Prince George's County
- Prince George's County Department of Environment (DoE)
- Prince George's County Department of Housing and Community Development
- Prince George's County Department of Parks and Recreation (DPR), M-NCPPC
- Prince George's County Fire/Emergency Medical Services Department (Fire/EMS)
- Prince George's County Department of Health
- Prince George's County Department of Public Works and Transportation (DPW&T)
- Latino Affairs Liaison, Office of the County Executive
- (Current) Prince George's County Council 5, Shayla Adams-Stafford
- (Previous) Prince George's County Council 5, Jolene Ivey and staff
- Prince George's County Council District 6, Wala Blegay and staff
- Prince George's County Council District 7, Krystal Oriadha and staff

Municipal

- Town of Capitol Heights Mayor and Council
- City of Seat Pleasant Mayor and Council

State

- Maryland Department of Transportation, State Highway Administration (SHA)
- Maryland Department of Transportation, Maryland Transit Administration (MTA) & Office of Planning and Capital Programming
- Maryland Department of Commerce

Washington, D.C.

- District of Columbia Housing Authority
- District of Columbia Office of Planning

Other (Quasi-Public)

- Washington Metropolitan Area Transit Authority (WMATA)
- Washington Suburban Sanitary Commission (WSSC)

Institutional

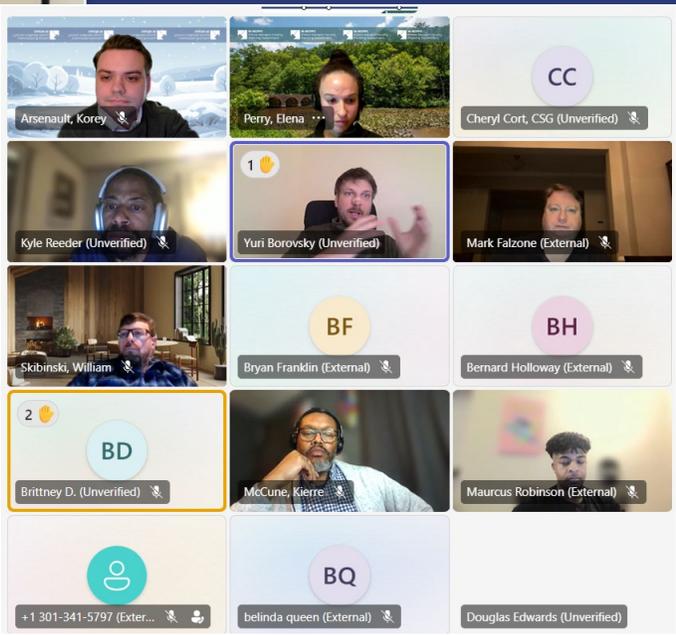
- City of Praise Family Ministries
- St. Margaret of Scotland, Capitol Heights
- First Baptist Church of Capitol Heights

Nonprofit

- Local Initiatives Support Corporation (LISC) DC
- Scenic America/Prince George's
- Greater Capitol Heights Improvement Corporation
- Coalition for Smarter Growth
- The Training Source, Inc.
- CASA of Maryland
- Washington Area Bicyclist Association (WABA)

Tell us your vision
in 1-3 words

pgplan.org/wordcloud



PUBLIC PARTICIPATION

Online Input Exercises

- SWOT mapping analysis
- Visioning Word Clouds

Community Input Meetings

- 25 in-person & virtual
- Structured questions
- HOAs and Civic Organizations + Municipalities
- Spanish-speaking focused meeting

Draft Vision Review

- Online review & commenting
- Revisions
- March Open House 2-day event

Key Stakeholder Focus Groups

- Virtual
- Community & Municipal Leaders



PLAN VISION

By 2045, the Central Avenue-Blue/Silver Line area...

- Premier gateway with seamless connections to D.C. and Largo
- Vibrant, inclusive destination rooted in history and pride
- Resilient, environmentally protected landscapes
- Active commercial centers, walkable streets, bike friendly access
- Healthy, connected neighborhoods with parks, trails, and diverse housing

KEY POLICY RECOMMENDATIONS

COMMUNITY ENGAGEMENT



Municipal Collaboration Is Key



Prevalence Of Nuisance Uses, Desire for Additional Retail Options



Public Safety



Central Avenue Connector Trail (CACT) As An Economic Booster



Parks And Recreation Facilities And Programs (Especially For Youth And Seniors)

MARKET STUDY



Housing Demand on the Central Avenue Corridor is Strong



Retail Demand on the Central Avenue Corridor is Limited



Grocery Stores Are Strongly Desired by Residents

- Will Likely Require Incentives



Development on the Metro Station Sites Should Include Residential Uses



Stadium Site Reuse

KEY POLICY RECOMMENDATIONS



Land Use

- Higher density transit-oriented development
- Create destinations



Economic Prosperity

- Revitalize
- Small business support
- Workforce development



Transportation & Mobility

- Connections
- Improve safety
- Traffic calming



Natural Environment

- Stormwater management
- Preservation
- Redevelopment

KEY POLICY RECOMMENDATIONS



Housing & Neighborhoods

- Housing affordability & diversity
- Scale transitions
- Infill



Community Heritage, Culture, & Design

- Placemaking
- Branding
- CPTED & social participation



Healthy Communities

- Fresh food network
- Healthcare investments



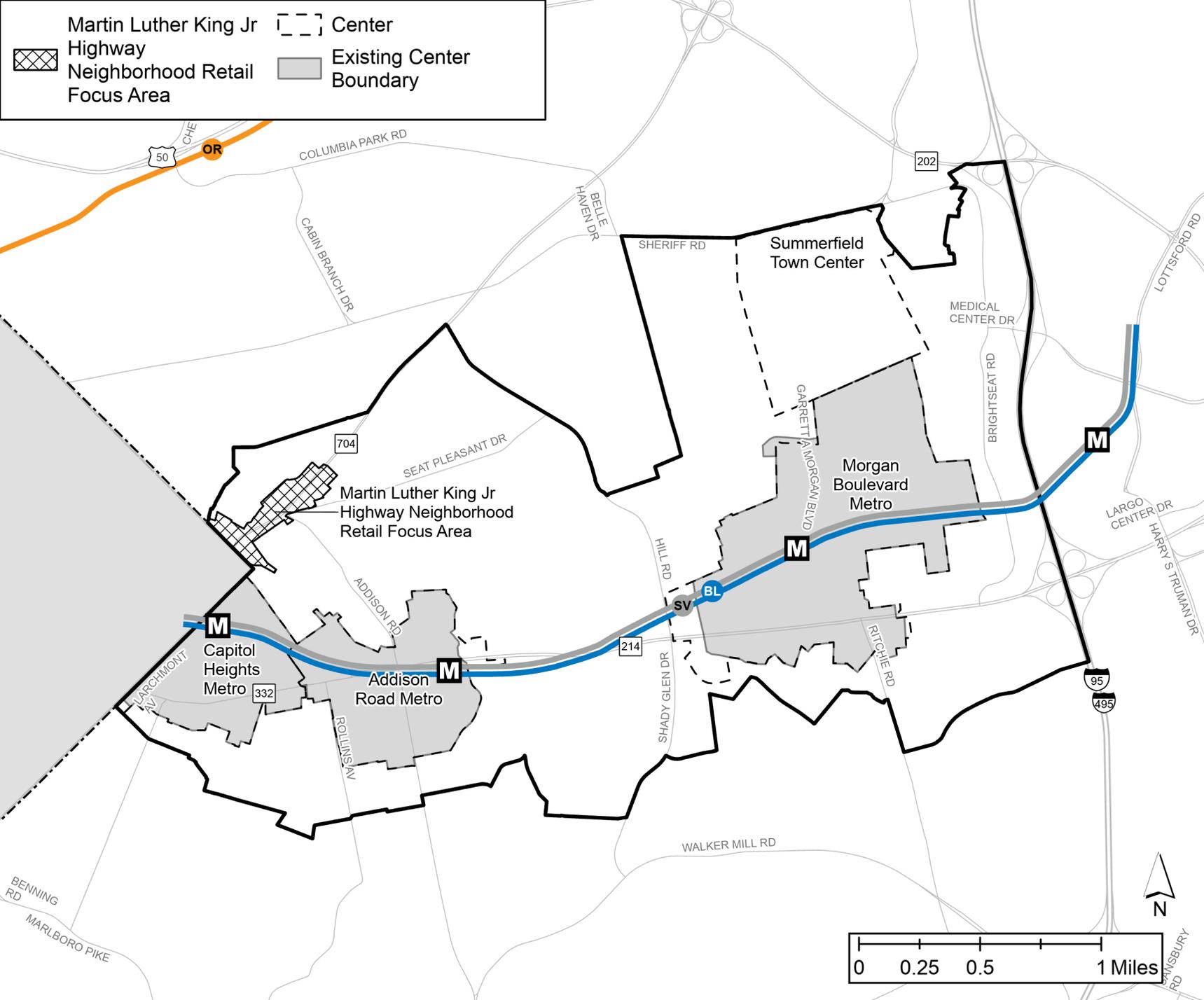
Public Facilities

- Parks & recreation
- Public investments

FOCUS AREAS



Martin Luther King Jr Highway	Center
Neighborhood Retail Focus Area	Existing Center Boundary



FOCUS AREAS

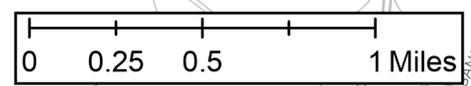
Capitol Heights Local Transit Center

Addison Road-Seat Pleasant Local Transit Center

Morgan Boulevard Regional Transit Center

Summerfield Town Center

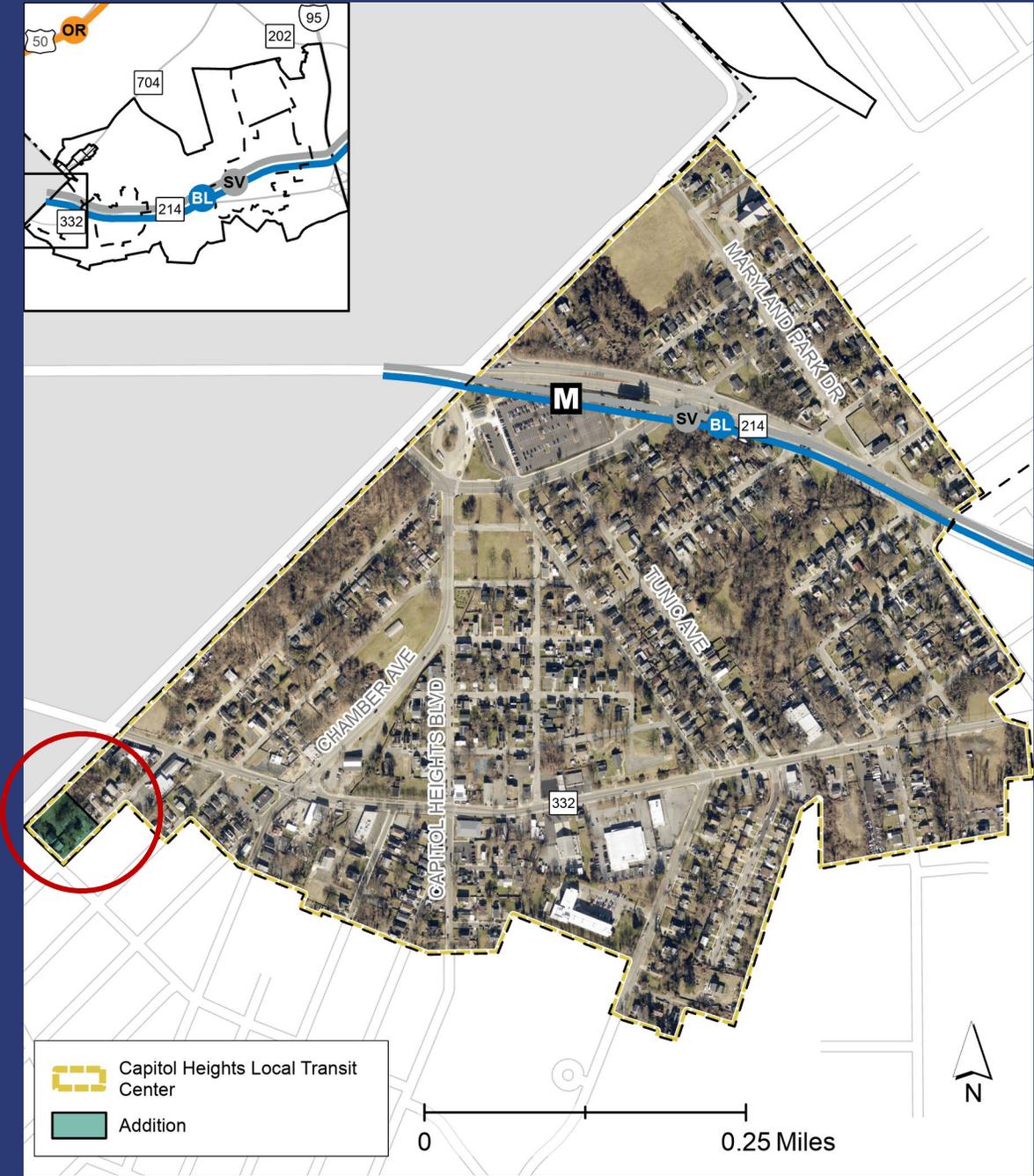
Martin Luther King Jr Highway Neighborhood Retail Corridor



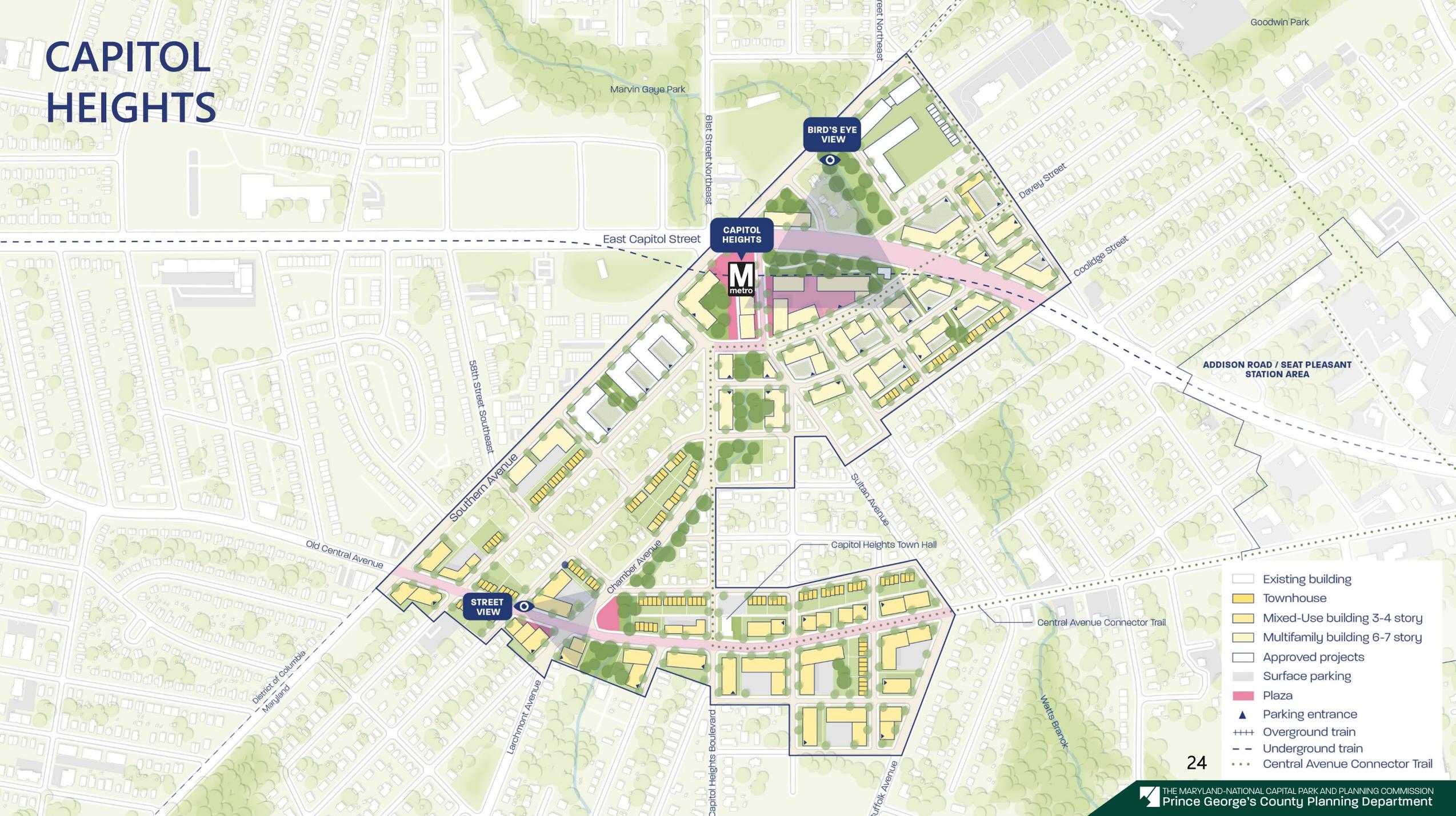
CAPITOL HEIGHTS LOCAL TRANSIT CENTER

Revitalization, Infill, and Small Town Character

- Amendment to Plan 2035: Center boundary expansion
- Neighborhood Retail Focus Area: Revitalize MD 332 (Old Central Avenue)



CAPITOL HEIGHTS



Goodwin Park

Marvin Gaye Park

BIRD'S EYE VIEW

CAPITOL HEIGHTS

M metro

ADDISON ROAD / SEAT PLEASANT STATION AREA

STREET VIEW

Capitol Heights Town Hall

Central Avenue Connector Trail

- Existing building
- Townhouse
- Mixed-Use building 3-4 story
- Multifamily building 6-7 story
- Approved projects
- Surface parking
- Plaza
- Parking entrance
- Overground train
- Underground train
- Central Avenue Connector Trail

CAPITOL HEIGHTS

Old Central Avenue

Sultan Avenue

Chamber Avenue

Southern Avenue

East Capitol Street

Davey Street

East Capitol Street



CAPITOL HEIGHTS



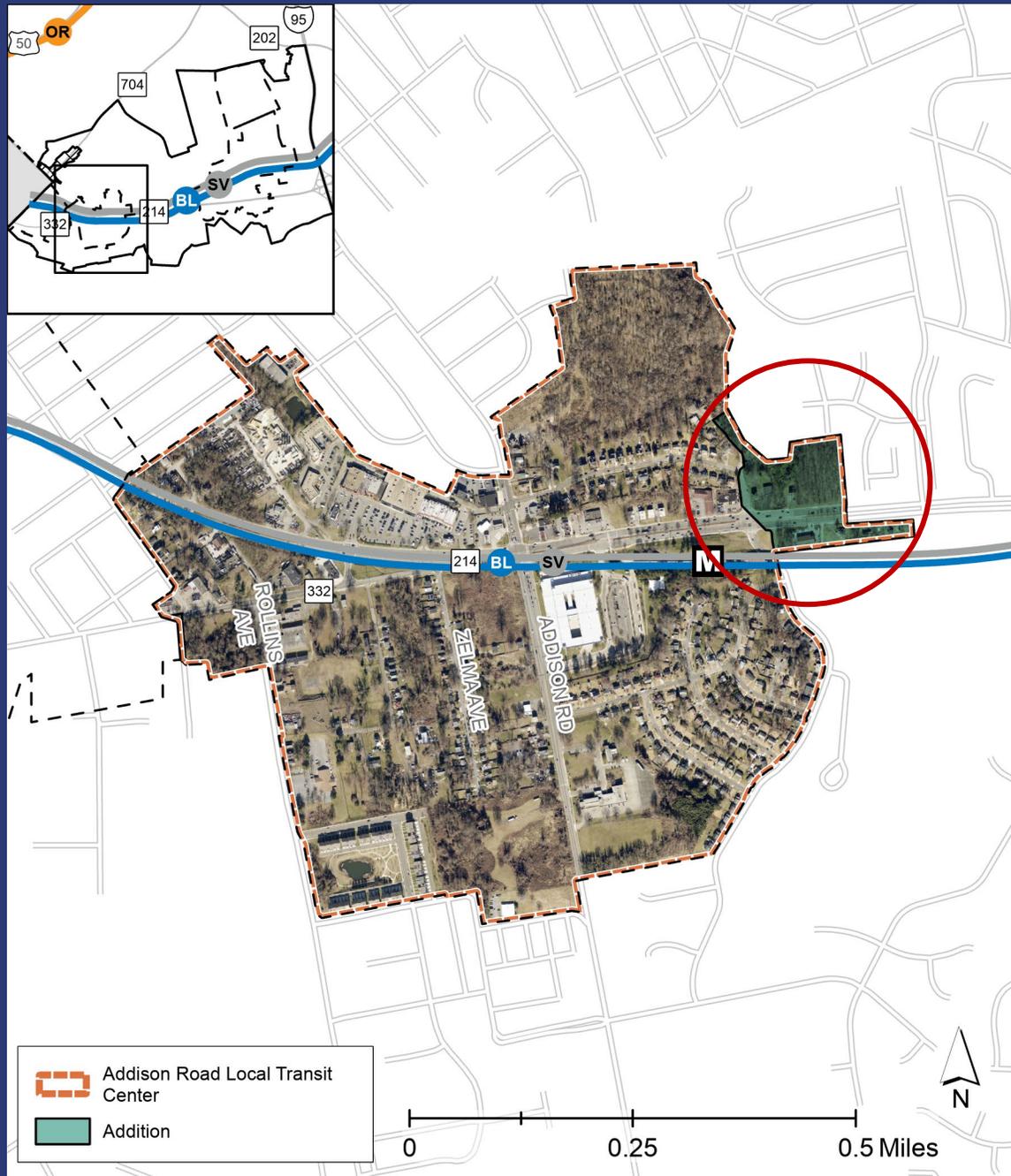
Old Central Avenue

Balboa Avenue

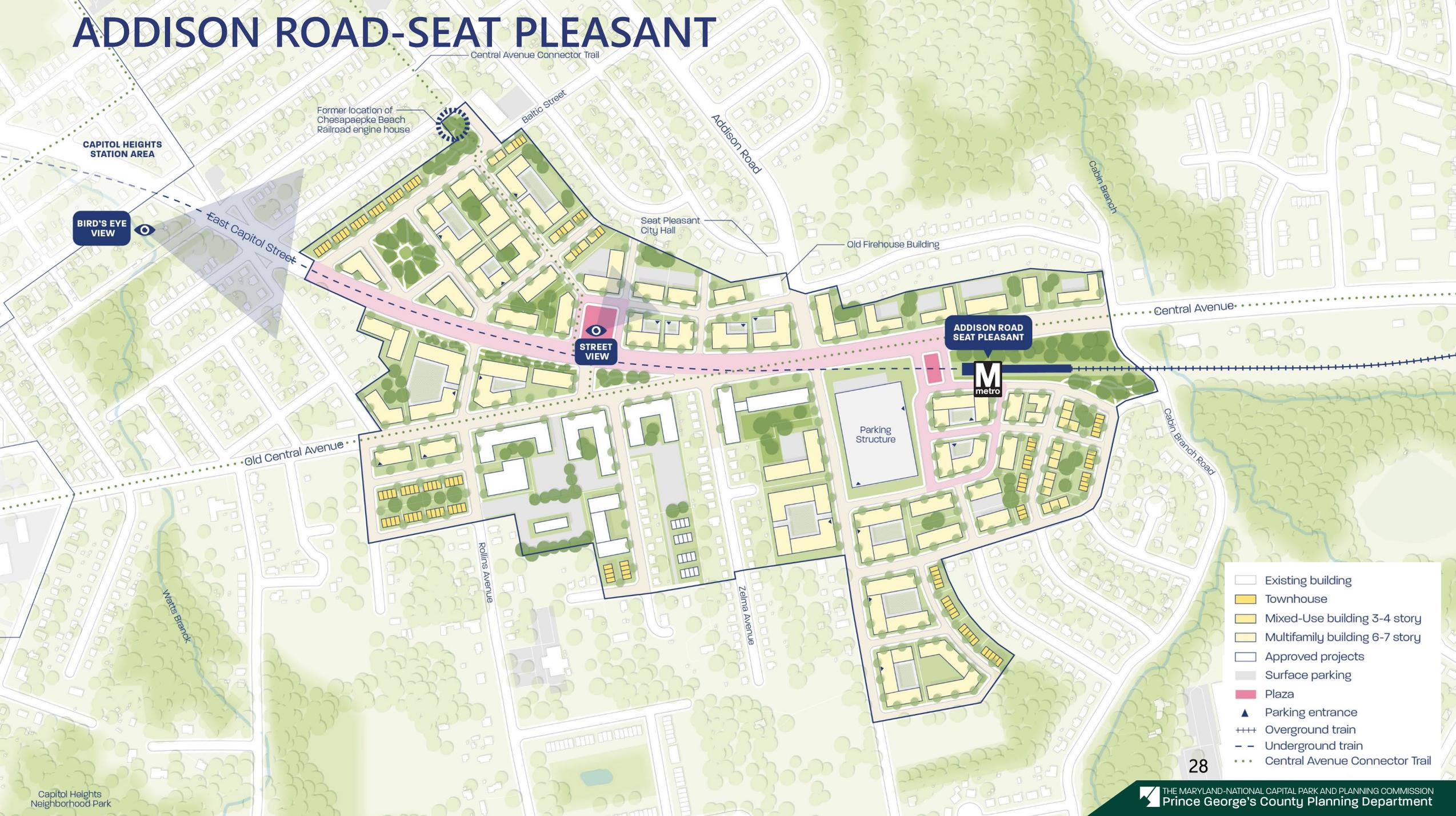
ADDISON ROAD LOCAL TRANSIT CENTER

A Shopping and Dining Destination For Locals and Visitors

- Plan 2035 Amendment: Center boundary expansion
- Addison Plaza redevelopment potential
- MD 214 (Central Avenue) and Addison Road major intersection



ADDISON ROAD-SEAT PLEASANT



CAPITOL HEIGHTS STATION AREA

BIRD'S EYE VIEW

Former location of Chesapeake Beach Railroad engine house

Central Avenue Connector Trail

Baltic Street

Addison Road

Seat Pleasant City Hall

Old Firehouse Building

Cabin Branch

East Capitol Street

STREET VIEW

ADDISON ROAD SEAT PLEASANT

M metro

Central Avenue

Parking Structure

Old Central Avenue

Cabin Branch Road

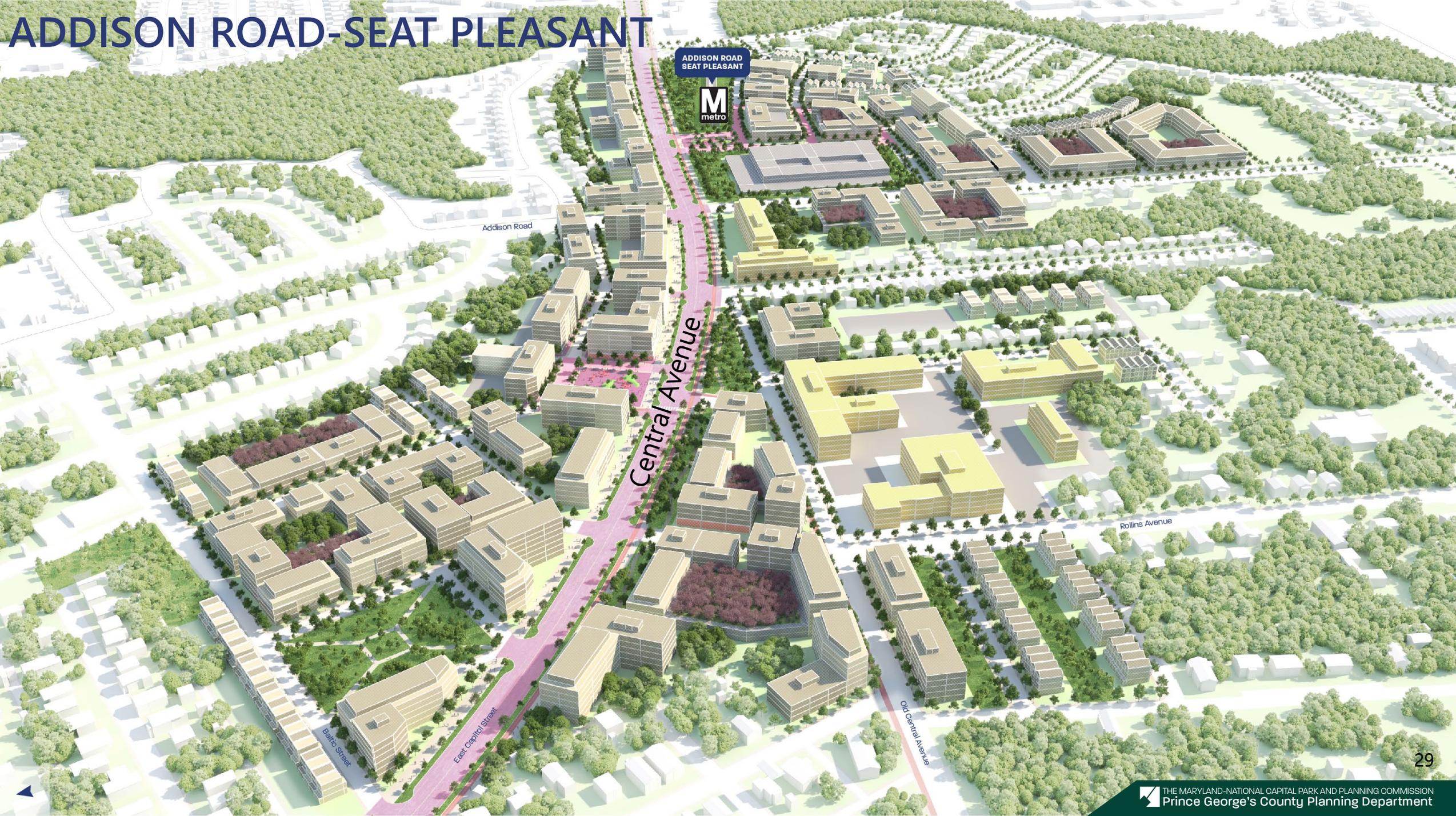
Watts Branch

Rollins Avenue

Zelma Avenue

- Existing building
- Townhouse
- Mixed-Use building 3-4 story
- Multifamily building 6-7 story
- Approved projects
- Surface parking
- Plaza
- Parking entrance
- Overground train
- Underground train
- Central Avenue Connector Trail

ADDISON ROAD-SEAT PLEASANT



ADDISON ROAD
SEAT PLEASANT
M
metro

Addison Road

Central Avenue

Rollins Avenue

Basic Street

East Capitol Street

Old Central Avenue

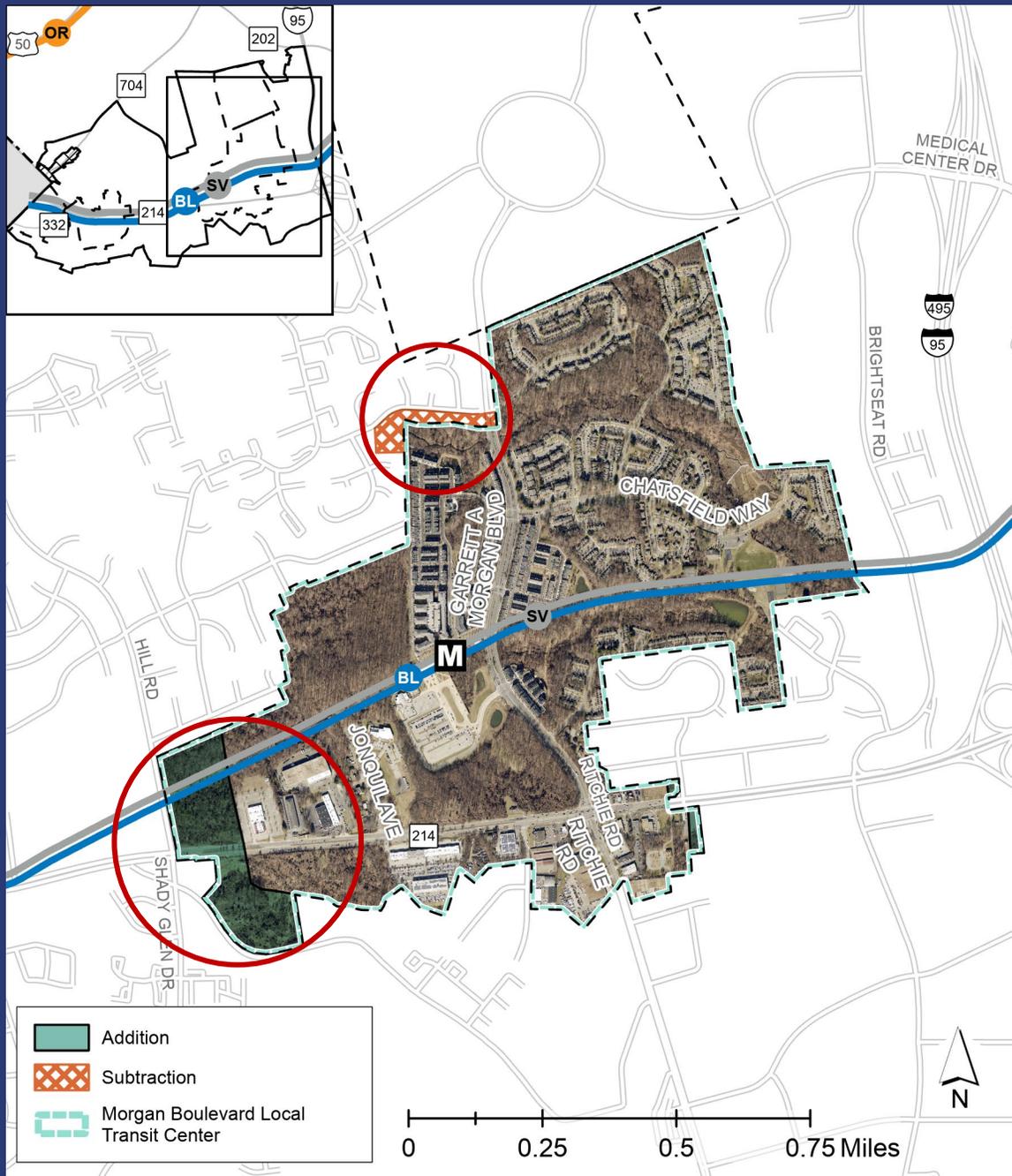
ADDISON ROAD-SEAT PLEASANT



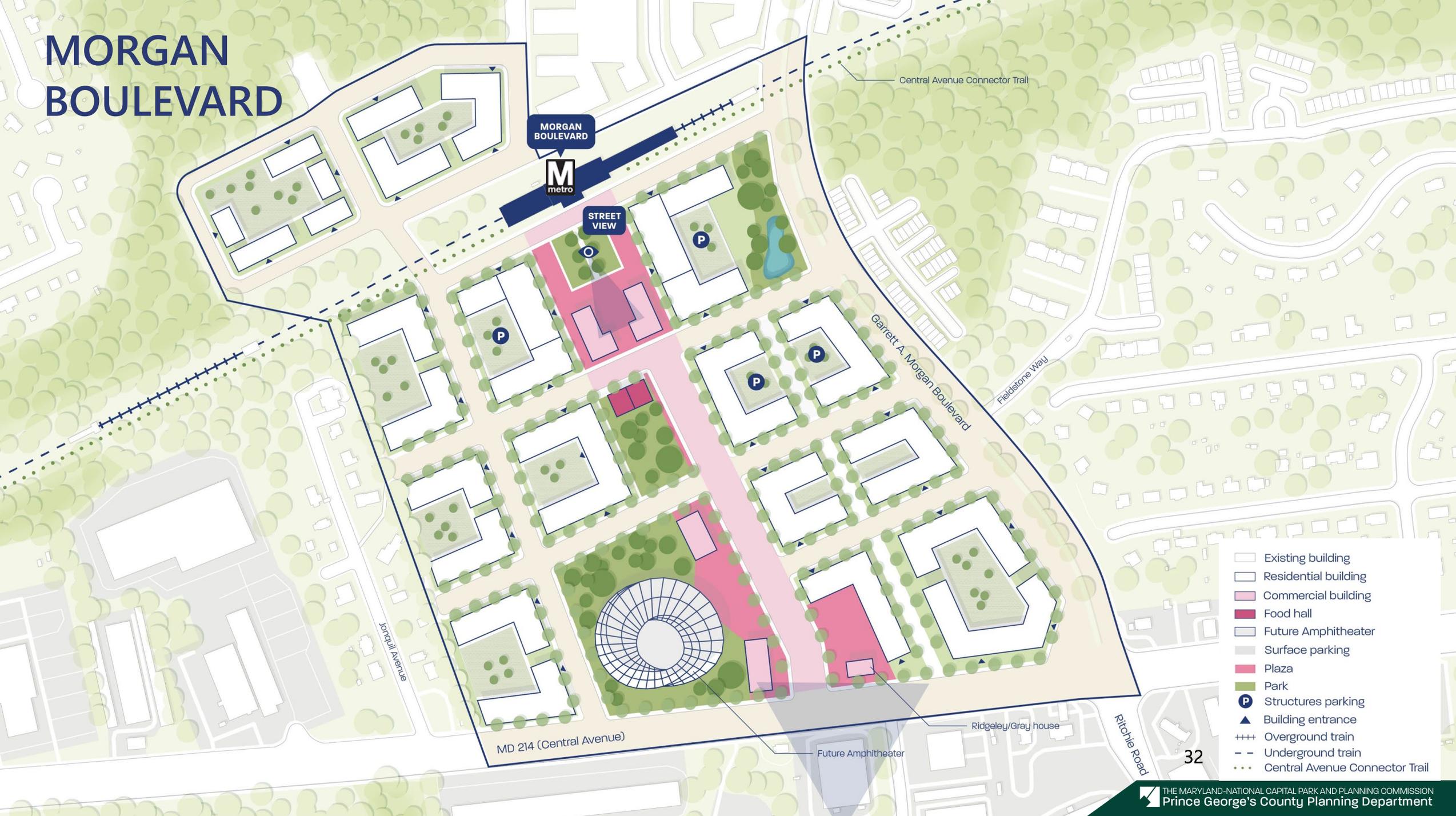
MORGAN BOULEVARD REGIONAL TRANSIT DISTRICT

A Regional Entertainment Hub + Residential

- Plan 2035 Amendment:
 - Local Transit Center to Regional Transit District
 - Boundary expansion and deletion



MORGAN BOULEVARD



MORGAN BOULEVARD



STREET VIEW

Central Avenue Connector Trail

Garrett A Morgan Boulevard

Fieldstone Way

Joquill Avenue

MD 214 (Central Avenue)

Future Amphitheater

Ridgeley/Gray house

Richie Road

- Existing building
- Residential building
- Commercial building
- Food hall
- Future Amphitheater
- Surface parking
- Plaza
- Park
- Structures parking
- Building entrance
- Overground train
- Underground train
- Central Avenue Connector Trail

MORGAN BOULEVARD



Central Avenue

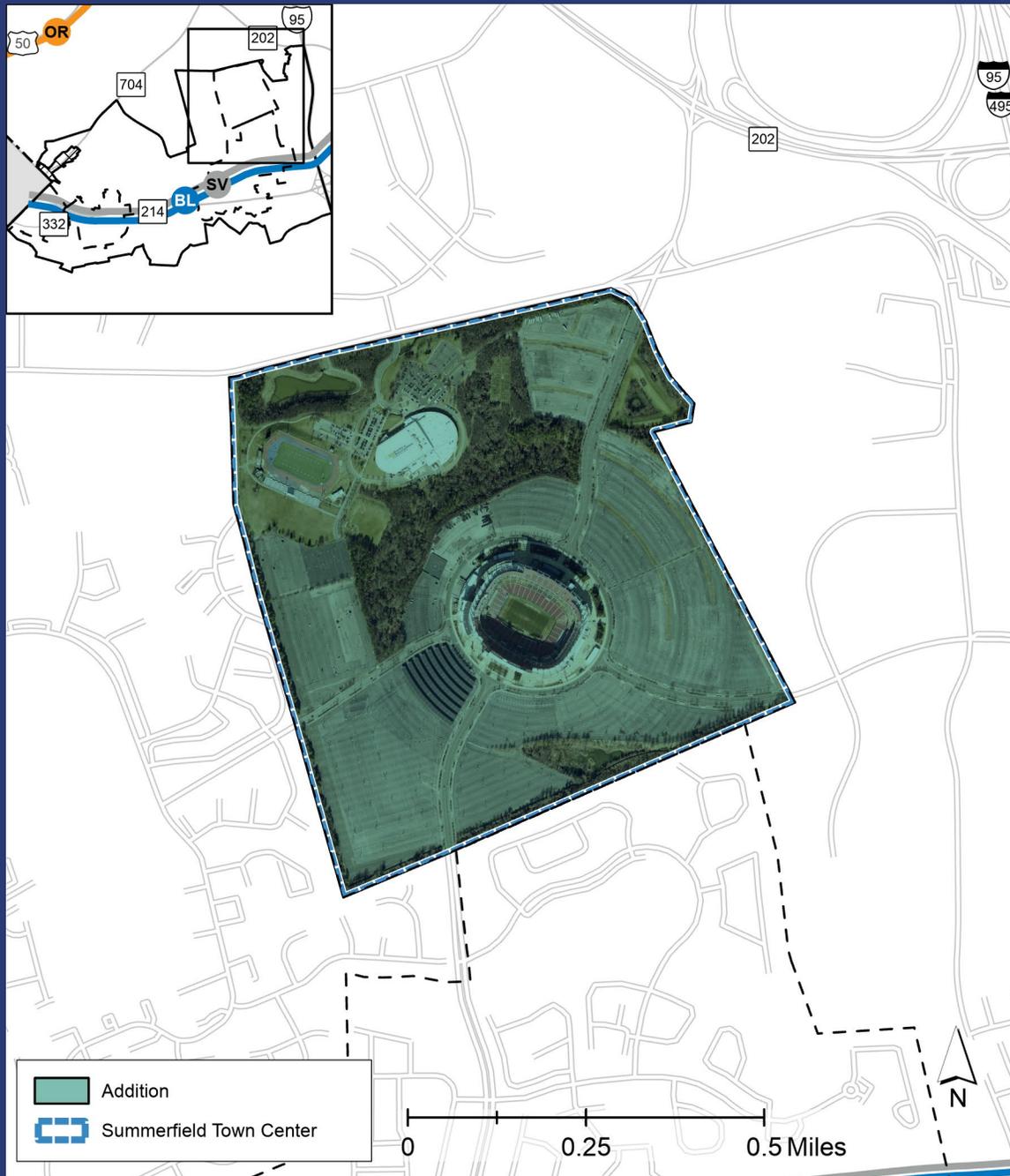
MORGAN BOULEVARD



SUMMERFIELD TOWN CENTER

A Premier Destination For Entertainment, Sports, and Community Wellness

- Plan 2035 Amendment: New designated Center
- Large site/surface parking redevelopment potential

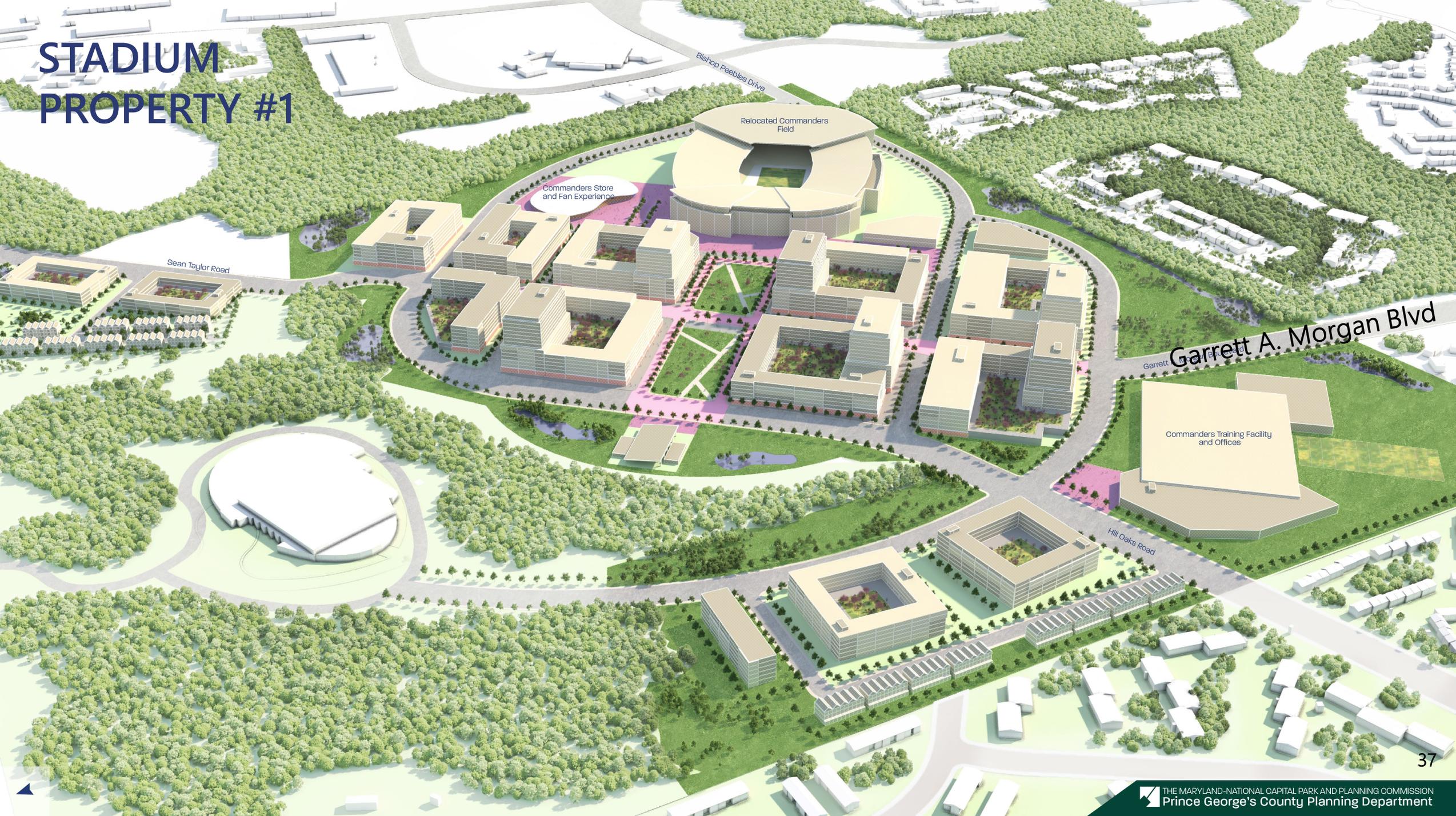


STADIUM PROPERTY #1



- Existing building
- Townhouse
- Mixed-Use building 3-4 story
- Multifamily building 6-7 story
- Commanders building
- Surface parking
- Plaza
- Parking entrance
- Overground train
- Underground train
- Central Avenue Connector Trail

STADIUM PROPERTY #1

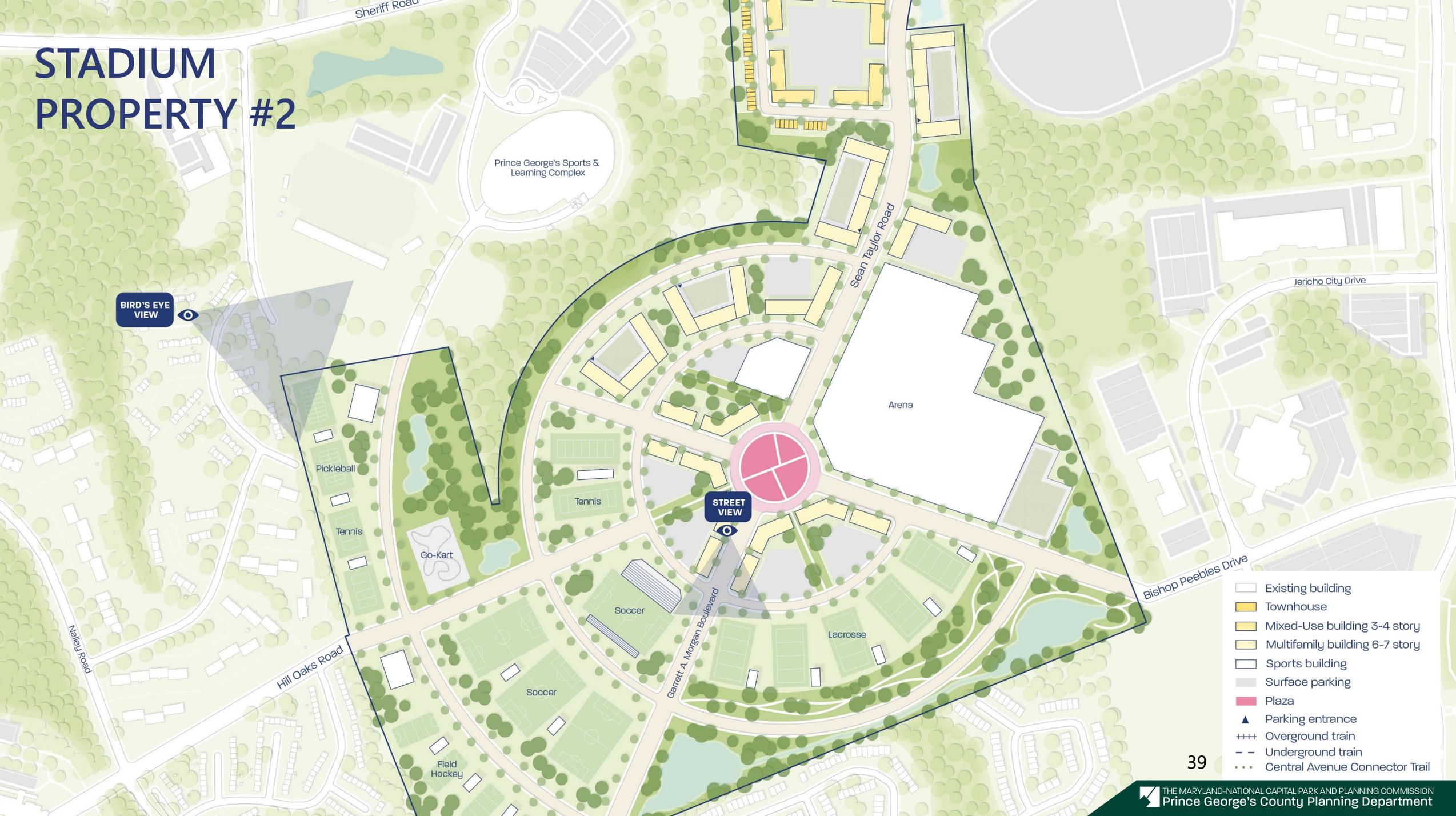


Garrett A. Morgan Blvd

STADIUM PROPERTY #1



STADIUM PROPERTY #2



Prince George's Sports & Learning Complex

BIRD'S EYE VIEW



STREET VIEW



Arena

Jericho City Drive

Bishop Peebles Drive

Garrett A. Morgan Boulevard

Hill Oaks Road

Malibu Road

Pickleball

Tennis

Go-Kart

Tennis

Soccer

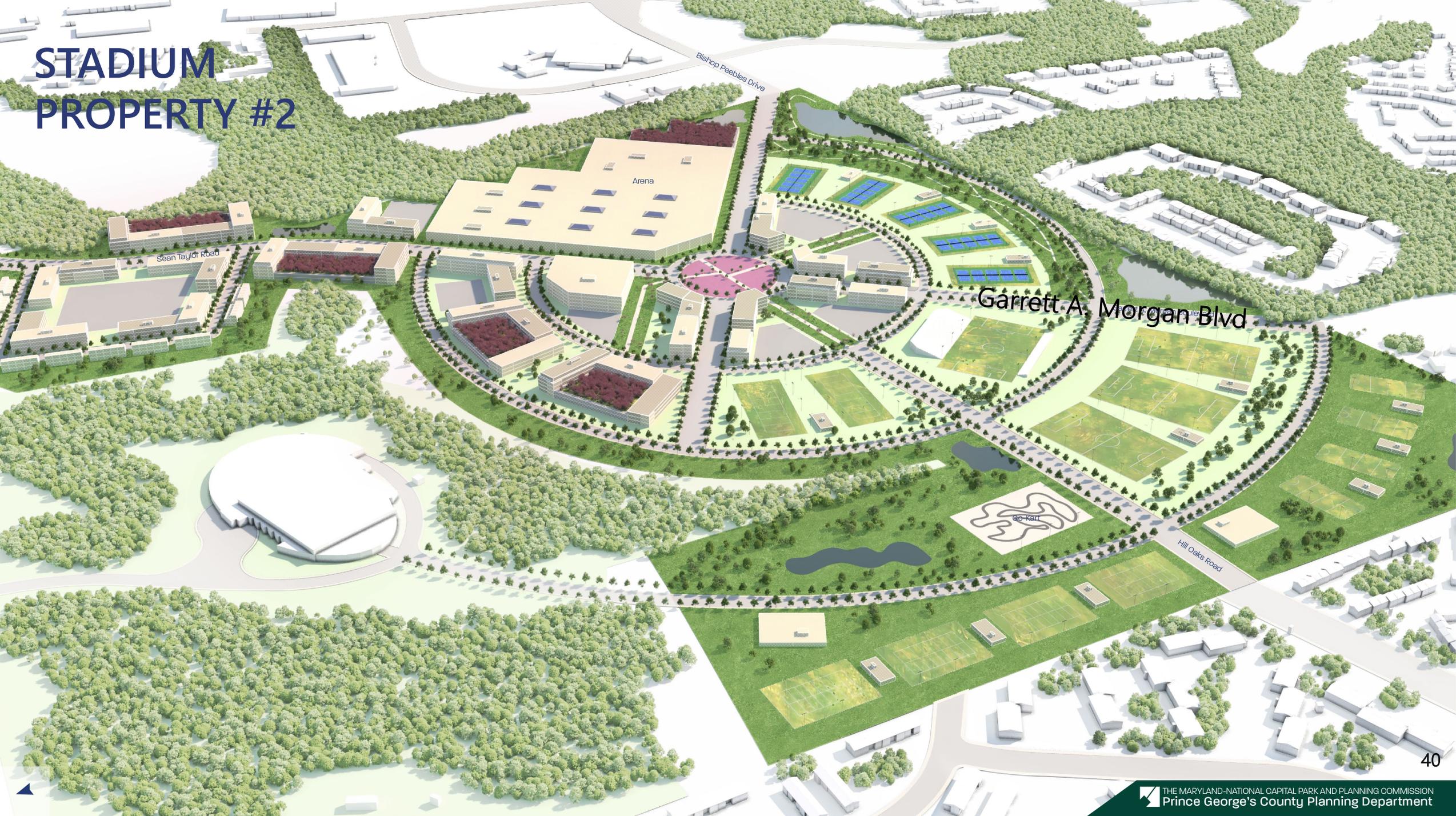
Soccer

Field Hockey

Lacrosse

- Existing building
- Townhouse
- Mixed-Use building 3-4 story
- Multifamily building 6-7 story
- Sports building
- Surface parking
- Plaza
- Parking entrance
- Overground train
- Underground train
- Central Avenue Connector Trail

STADIUM PROPERTY #2



STADIUM PROPERTY #2

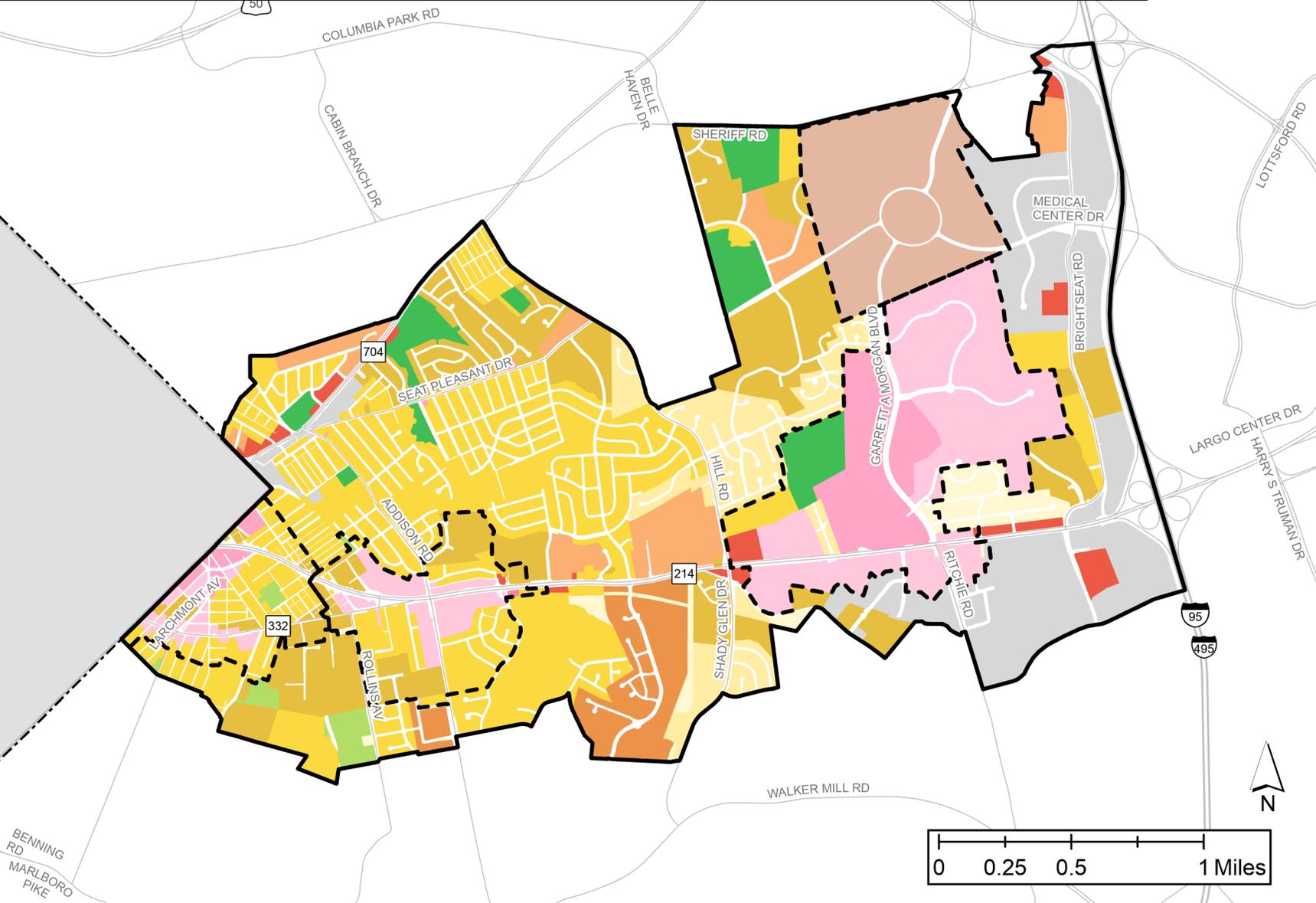
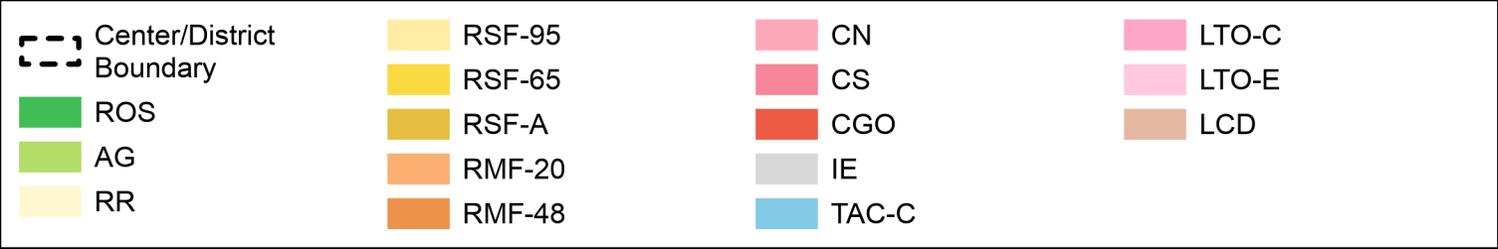




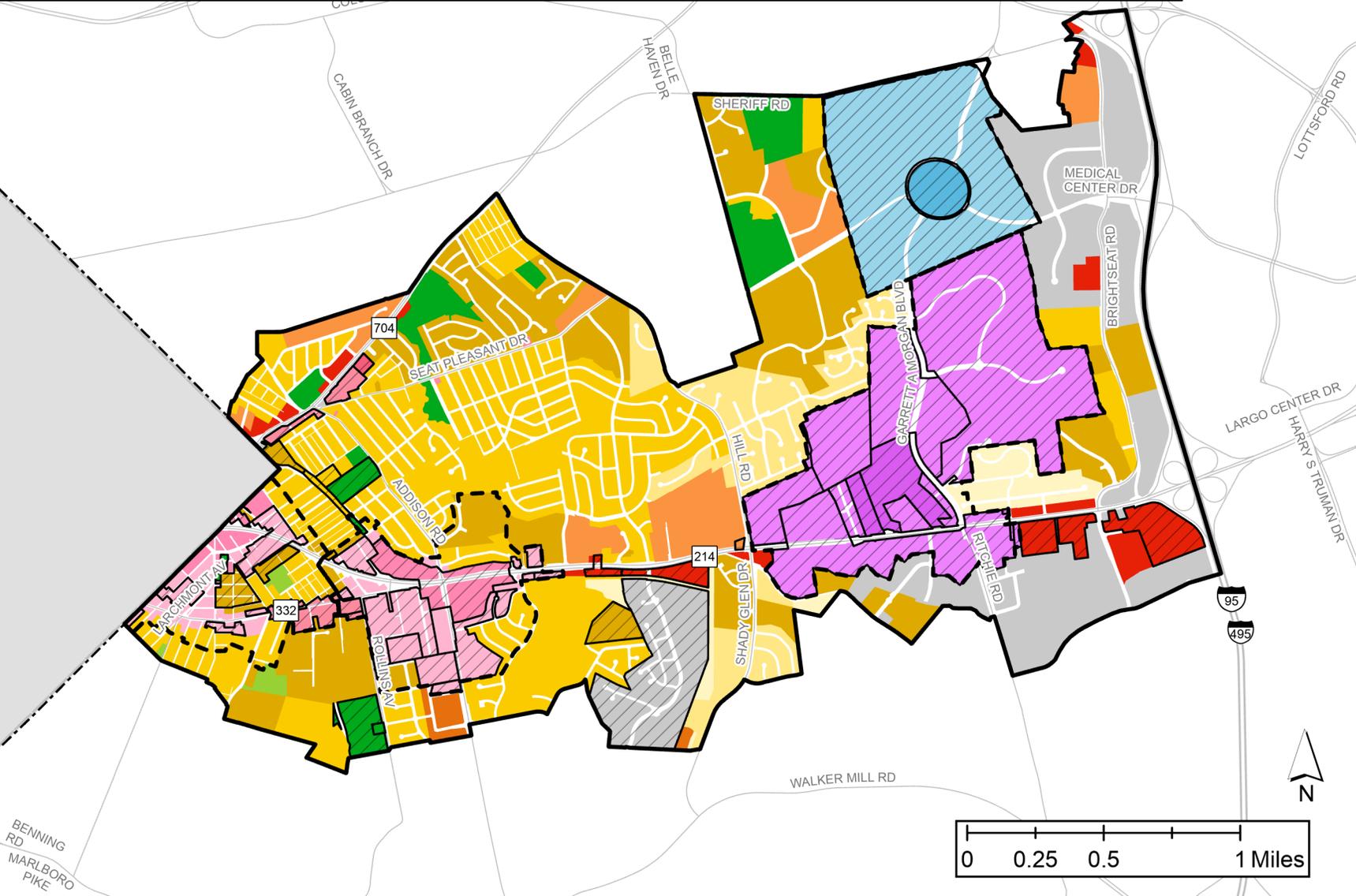
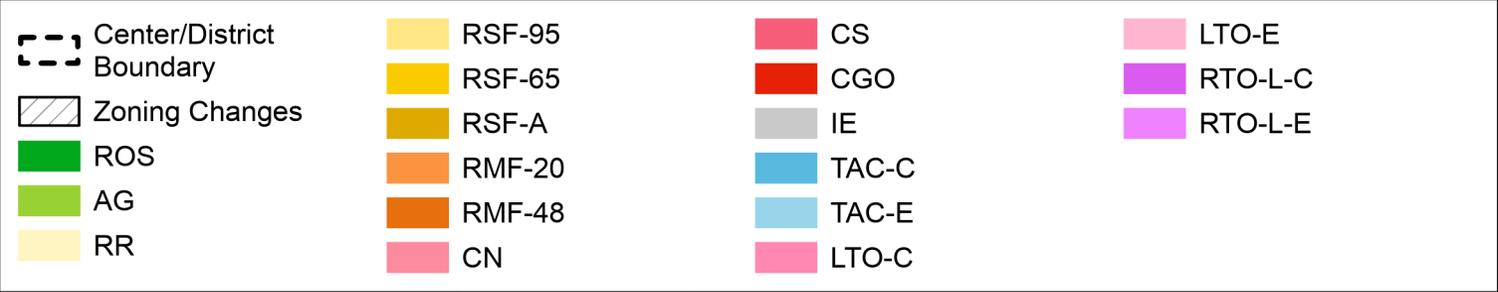
MD 704 - MARTIN LUTHER KING JR HIGHWAY

PLAN IMPLEMENTATION





EXISTING ZONING



PROPOSED ZONING CHANGES

PRIORITY ACTION PLAN

Action	Strategy	Lead Entity and Partner Entities										Time	Potential Funding Sources	
		DPW&T	M-NCPPC	SHA	MTA	Municipalities	UMD/UMGC	Owners/Developers	DoE	PGCEDC	Other			
TRANSPORTATION AND MOBILITY														
Improve safety, accessibility, and connectivity of pedestrian infrastructure including sidewalks, trails, and crosswalks.	TM 1												<ul style="list-style-type: none"> Ongoing Short term (<5 years) Mid term (5-<10 years) Long term (>10 years) 	Prince George's County Fiscal Year 2025-2023 Approved Capital Improvements Program & Budget <ul style="list-style-type: none"> #4.66.0002 #4.66.0003 #4.66.0020 Maryland Bikeways Program (MDOT) <ul style="list-style-type: none"> Bicycle Retrofit (Fund 88) Transportation Alternatives Program (MDOT SHA): Transportation Alternative and Recreational Use Grant MDOT SHA Recreational Trails Program (RTP) Safe Streets and Roads for All (SS4A) Grant Program
Improve pedestrian and bicyclist safety around schools through traffic calming measures and education to advance Safe Routes to Schools goals.	TM 4												<ul style="list-style-type: none"> Ongoing Short term (<5 years) Mid term (5-<10 years) Long term (>10 years) 	Safe Streets and Roads for All (SS4A) Grant Program <ul style="list-style-type: none"> Transportation Alternatives Program (MDOT SHA): Transportation Alternative and Recreational Use Grant Sustainable Maryland Action Grants

- Identifies priority actions
- Assigns lead agencies
- Identifies supporting partners
- References potential funding sources
- Establishes time frame for each
 - Ongoing
 - Short Term (5 years)
 - Midterm (5-10 years)
 - Long Term (10+ years)

NEXT STEPS



WHAT	WHEN
Close of Record	March 25, 2026
Planning Board Work Session	May 2026
Planning Board Adoption	May/June 2026
District Council Work Session	June 2026
District Council Plan Approval	July 2026

THANK YOU!



Bill Skibinski
Project Manager

William.Skibinski@ppd.mncppc.org
301-952-3572



Elena Perry
Deputy Project Manager

Elena.Perry@ppd.mncppc.org
301-780-8156

Project webpage: pgplan.org/blueline



Kierre McCune
Project Facilitator



Korey Arsenault
Core Team Member



Justin Thornton
Core Team Member



Abraham Diallo
Core Team Member



Owen Selles
Senior GIS Specialist