

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND**  
**SITTING AS THE DISTRICT COUNCIL**  
**2023 Legislative Session**

Resolution No.	CR-026-2023
Proposed by	The Chair (by request County Executive)
Introduced by	Council Members Dernoga, Franklin and Watson
Date of Introduction	April 25, 2023

**RESOLUTION**

1 A RESOLUTION concerning

2       *2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment –*

3 *Minor Plan Amendment - Initiation*

4 For the purpose of initiating a minor amendment to the 2014 Southern Green Line Station Area

5 Sector Plan and Sectional Map Amendment – in particular, to include recommendations from the

6 2013 *Central Branch Avenue Corridor Revitalization Plan* that are specific to the length of

7 Suitland Road, which serves as a shared boundary between both plan areas.

8       WHEREAS, pursuant to its authority set forth in the Regional District Act within the

9 Land Use Article, Annotated Code of Maryland, the County Council of Prince George’s County,

10 sitting as the District Council for that portion of the Maryland-Washington Regional District in Prince

11 George’s County (“District Council”), approved *the Southern Green Line Station Area Sector Plan*

12 *and Sectional Map Amendment* via adoption of CR-009-2014 (Sector Plan) and CR-010-2014

13 (SMA) on February 25, 2014, and

14       WHEREAS, pursuant to its authority set forth in the Regional District Act within the

15 Land Use Article, Annotated Code of Maryland, the County Council of Prince George’s County,

16 sitting as the District Council for that portion of the Maryland-Washington Regional District in Prince

17 George’s County (“District Council”), approved the *Central Branch Avenue Corridor Revitalization*

18 *Sector Plan* via adoption of CR-024-2013 on April 2, 2013, and

19       WHEREAS, this minor amendment serves as an administrative correction to the

20 *2014 Southern Green Line Sector Plan and SMA*, which is needed to clarify land use and zoning

21 recommendations along a corridor studied in the 2013 *Central Branch Avenue Sector Plan* that

22 also supports land use and zoning recommendations in the Branch Avenue Station Area, which is

23 part of the 2014 *Southern Green Line Sector Plan and SMA*; and,



1 “Designate all commercial properties on Suitland Road as Commercial-Neighborhood.”

2 “Designate the developed portion of the Veterans of Foreign Wars (VFW) property as  
3 institutional and the undeveloped frontage as open space to expand green space along  
4 the roadway.”

5 “The following properties should be documented or undergo supplementary survey  
6 documentation and then evaluated to determine if historic resource or historic site  
7 designation is appropriate:”

8 “Eugene Darcey House (76A-028), 5301 Auth Road”

9 “Roland Darcey Houses (76A-032), 5905-5909 Auth Road”

10 “The following properties have been thoroughly surveyed and documented and should  
11 be evaluated to determine if historic resource or historic site designation is  
12 appropriate:”

13 Soper House (76A-049) 5600 Auth Road

14 The following historic property has been determined to be eligible for historic site  
15 designation:

16 Marescalco House (76A-021) 5516 Auth Road. This property was removed  
17 from the 2010 Approved Historic Sites and Districts Plan by District Council  
18 Action. Designation as a historic site could be pursued if the property is sold to  
19 a new owner.

20 **MINOR AMENDMENT NUMBER 2**

21 Insert the following language from page 70 of the 2013 CBA on page 81 of the 2014 SGL after  
22 “The parcels lying furthest north from the station area, along Britannia Way, should be rezoned  
23 to the new TOD-Residential District” and title this new section, “Suitland Road Zoning  
24 Recommendations.

25 “Policy recommendations regarding zoning along Suitland Road:”

26 “Establish and apply a new residential zoning classification along Suitland Road  
27 modify the existing medium or high-density residential zone to permit non-residential  
28 uses with an emphasis on neighborhood-based commercial and office uses and a wide  
29 array of potential civic/cultural uses along Suitland Road.

30 “Rezone properties along Suitland Road recommended as Commercial-Neighborhood  
31 to the appropriate zoning classification.”

32 “Rezone properties along Suitland Road recommended as Residential Medium to the

1 appropriate zoning classification.

2 **MINOR AMENDMENT NUMBER 3**

3 Insert the following language from page 74 of the 2013 CBA on page 88 of the 2014 SGL after  
4 “9. Study the feasibility, cost, impacts, and benefits of extending Regency Parkway over  
5 Suitland Parkway and Henson Creek to connect to Britannia Way (or Auth Place if deemed  
6 feasible) as a means to establish a more complete regional arterial system and provide  
7 additional roadway capacity to support intense land use development in the Branch Avenue  
8 station area.”

9 “Create a street grid within the Suitland Road redevelopment area that delineates blocks  
10 that are between 250 and 350 feet in length to encourage walking and create a compact  
11 development pattern.”

12 “Provide textured crosswalks as well as sidewalks on both sides of Suitland Road as  
13 well as new streets within the Suitland Road redevelopment area that buffer pedestrians  
14 from fast moving traffic and in parking lots as appropriate.”

15 “Provide adequate tree planting and other landscape treatments along Suitland Road  
16 and within the Suitland Road redevelopment area to create a distinctive corridor and  
17 sense of arrival to the community.”

18 Provide bicycle lanes along Suitland Road and within the Suitland Road redevelopment  
19 area and connect them to existing on-street routes and trails.

20 **MINOR AMENDMENT NUMBER 4**

21 Insert the following language from pages 74-75 of the 2013 CBA on page 77 of the 2014 SGL  
22 after “7. Move the Old Soper Road name to the street one block to the west that is the Metro  
23 access road:”

24 “Consider the quality, community value, and use of the open space within the Suitland  
25 Road redevelopment area. Design the open space network as an integral part of the  
26 community structure that offer a variety of safe and attractive features such as artwork,  
27 Joint Base Andrews symbolic features, seating areas, and other site amenities that give  
28 it a distinct character and identity.”

29 “Locate ‘neighborhood greens’ within the center of residential development within the  
30 Suitland Road redevelopment area and define them with streets to create a focus of  
31 open space.”

32 “Ensure that new buildings within the Suitland Road redevelopment area contribute to a  
33 sense of place and enhance the pedestrian environment by promoting the following:”

34 “Create a building line along all new streets to define the public realm. Design

1 buildings to face the street along the building line. Deviation from the building  
 2 line is allowed to create space for wide sidewalks for outdoor cafes, or to accent  
 3 building entrances.”

4 “Orient building entrances closer to the street.”

5 “Design elements and amenities such as storefront windows, awnings,  
 6 architectural features, lighting, and landscaping to enhance the streetscape.”

7 “Provide garage parking or locate surface parking at the rear of new  
 8 development. Ensure that parking garages are designed and articulated to  
 9 promote visual interest and avoid long, traditional, horizontal openings. Ensure  
 10 that the ground floors of parking garages fronting public streets are developed  
 11 with retail.”

12 “Define a public realm as part of building and site design.”

13 “Require the use of high-quality building material in new construction within the  
 14 Suitland Road redevelopment area such as brick, stone, or masonry. Distinguish first  
 15 floor building bases in mixed-use buildings by a change in materials, textures, or color.  
 16 Use masonry or stone at the lower floor levels to improve the comfort and interest of  
 17 the pedestrian.”

18 “Require that ground floor commercial storefronts within the Suitland Road  
 19 redevelopment area maintain a significant amount of transparency, 60 to 70 percent, in  
 20 display windows to create natural surveillance and to activate the street.”

21 “Place utility wires underground to the extent possible during redevelopment of the  
 22 Andrews Manor shopping center.”

23 “Limit building height to three stories on Suitland Road.”

24 “Promote green design and conservation of natural areas within and around the Suitland  
 25 Road redevelopment area.”

26 “The 2014 Southern Green Line Station Area Sector Plan and Sectional Map  
 27 Amendment carries forward the recommendations for “Community Design and  
 28 Appearance” applicable to new development contained within pp. 113-119 of the 2013  
 29 Central Branch Avenue Corridor Revitalization Sector Plan where consistent with  
 30 applicable zoning regulations.”

### 31 **MINOR AMENDMENT NUMBER 5**

32 Insert the following language from page 123 of the 2013 CBA on page 88 of the 2014 SGL  
 33 after “9. Study the feasibility, cost, impacts, and benefits of extending Regency Parkway  
 34 over Suitland Parkway and Henson Creek to connect to Britannia Way (or Auth Place if

1 deemed feasible) as a means to establish a more complete regional arterial system and  
2 provide additional roadway capacity to support intense land use development in the  
3 Branch Avenue station area:”

4 “Within the Suitland Road redevelopment area, the overall facility is recommended  
5 to include a Mixed-Use Boulevard (A), Std. 100.22, with a minimum right-of-way  
6 of 109 to 119 feet. The typical section, consistent with the 2017 Prince George’s  
7 County Urban Street Design Standards, incorporates the following: 1) four travel  
8 lanes with a 6- or 16-foot median; 2) on-road bicycle lanes in each direction; and 3)  
9 eight-foot minimum sidewalks on both sides.”

10 **MINOR AMENDMENT NUMBER 6**

1 Amend Table 21: Branch Avenue Recommended Pedestrian and Bicycle Facility Projects on  
2 page 90 of the 2014 SGL after table item number 20, with language from Table 10. Existing  
3 and Recommended Road Facilities from page 126 of the 2013 CBA:

4	<u>“Identifier:</u>	<u>A-41</u>
5	<u>Name:</u>	<u>Suitland Road</u>
6	<u>Limits (W to E or N to S):</u>	<u>Suitland Parkway to Allentown Road</u>
7	<u>Minimum Right-of-Way:</u>	<u>106 feet</u>
8	<u>Recommended Number of Lanes:</u>	<u>4</u>
9	<u>Pedestrian/Bike Paths or Cycle Tracks:</u>	<u>Wide Sidewalk</u>
10	<u>On-Road Bicycle Lanes:</u>	<u>Yes”</u>

11 **MINOR AMENDMENT NUMBER 7**

12 Insert the following language from pages 48 and 68 of the 2013 CBA on page 68 of the 2014  
13 SGL to the end of the “Branch Avenue Station Area Plan, The Vision:”

14 “Suitland Road (see Map 12). Suitland Road from Allentown Road to Suitland  
15 Parkway is characterized by small commercial uses intermixed with single-family  
16 housing. Allentown Road-Suitland Road corridor is a safe, attractive, and welcoming  
17 gateway to Joint Base Andrews with upgraded pedestrian facilities and a vibrant  
18 shopping and living environment that provides quality housing and neighborhood retail  
19 and services for the adjacent residential neighborhoods and includes a civic use  
20 possibly tied to the base. The area is inviting to base personnel and base related  
21 contractors as well as residents and visitors for lodging, shopping, working, and dining.  
22 Interesting, local serving retail and new restaurants create both a daytime and evening  
23 buzz of activity.”

**MINOR AMENDMENT NUMBER 8**

Insert the following language from pages 49 and 63 of the 2013 CBA on page 67 of the 2014 SGL, “Key Issues,” after “The area lacks a coherent and distinguishing place-name:”

“Existing commercial uses are unable to compete with newer centers.”

“Poor visual character deters commercial investments.”

“Neighborhood retail uses along Suitland Road find it difficult to thrive given low residential density.”

“Older industrial areas adjacent to shopping districts and residential neighborhoods that include incompatible uses and do not provide the screening or buffering necessary to mitigate negative impacts of their operations or appearance.”

**MINOR AMENDMENT NUMBER 9**

Insert the following language from page 74 of the 2013 CBA on page 70 of the 2014 SGL, “Development Concept and Program,” after Bullet Point G. This inserted language shall be Bullet Point H:

Suitland Road Commercial Corridor

“Development Program: Mixed use, with ground-level storefronts, office, and townhouse-style medium-density residential”

“Existing strip shopping centers on Suitland Road are recommended to be repositioned with smaller two- to three-story buildings with attractive frontage, some with retail on the ground level and office above with parking provided on the sides or rear of structures. Wider sidewalks stretch along Suitland Road and connect these commercial buildings with the new compact, townhome-style development comprising a neighborhood green for residents and visitors. The new neighborhood retail and office uses provide the Town of Morningside and the Skyline Community with upgraded retail and offices that are compatible with community character.”

**MINOR AMENDMENT NUMBER 10**

Insert the following language from page 121 of the 2013 CBA on page 82 of the 2014 SGL, “Multi-modal Mobility,” to now begin the paragraph that begins, “The recommended improvements would create real improvements in non-motorized mobility in the station area, with the proposed facilities to include.....”

“This plan endorses transit recommendations in the Master Plan of Transportation (MPOT) pertaining to this sector plan area, and also endorses the Southern Maryland Transit Corridor Preservation Study recommendation for light rail transit or bus rapid

32 transit along Branch Avenue to Charles County.”

33 **MINOR AMENDMENT NUMBER 11**

34 Insert the following language from page 132 of the 2013 CBA on page 80 of the 2014 SGL, in  
35 a new subsection of the Future Land Use Section entitled, “Historic Preservation,” before the  
36 sentence, “Policy recommendations for the future land use include:”

37 “Identifying and evaluating significant historic properties in the study area is part of  
38 this plan’s overall revitalization strategy. Historic properties provide community  
39 character and a sense of place, while contributing an important element of an area’s  
40 cultural heritage. The recognition and promotion of these assets can instill a sense of  
41 community pride that is reflected in an enhanced quality of life. All properties with  
42 historic significance should continue to be protected through zoning and land use  
43 policies. Priority should be given to those historic properties not yet fully documented  
1 so that they can be evaluated to determine eligibility for historic resource or historic site  
2 designation.”

3 **MINOR AMENDMENT NUMBER 12**

4 Insert the following language on page 178 of the 2014 SGL, in a new paragraph before the  
5 sentence, “Prioritizing Branch Avenue does not mean that improvements and actions at the  
6 other station areas should be delayed:”

7 “The 2014 Southern Green Line Station Area Sector Plan and Sectional Map  
8 Amendment carries forward the recommendations found in “Table 12. Implementation  
9 Strategies by Focus Area, Allentown-Suitland Roads” on p. 145 of the 2013 Central  
10 Branch Avenue Corridor Revitalization Sector Plan.”

11 **MINOR AMENDMENT NUMBER 13**

12 Insert the following language from Table 14. Transit Facilities, page 149 of the 2013 CBA on  
13 page 182, Table 32: Implementation Strategies Action Plan, of the 2014 SGL, in the “Public  
14 Investment” section:

15 “Table 14. Transit Facilities (CBA, p. 149) to SGL Table TBD

16	<u>Facility Type:</u>	<u>Bus Rapid or Light Rail</u>
17	<u>Facility Name &amp; Location:</u>	<u>Bus rapid or fixed guideway transit from Branch</u>
18		<u>Avenue Metro Station to Southern Maryland</u>
19		<u>Hospital Center</u>
20	<u>Project Description:</u>	<u>Determining and constructing the future</u>
21		<u>alignment and three transit stations as</u>
22		<u>recommended by the Maryland Transit</u>



Administration’s Southern Maryland Transit  
Corridor Preservation Study and endorsed by  
this plan

Estimated Cost: TBD”

**MINOR AMENDMENT NUMBER 14**

Insert the following language from Table 15. Bikeways, Trails, and Paths on page 150 of the 2013 CBA on page, on page 182, Table 32: Implementation Strategies Action Plan, of the 2014 SGL, in the “Public Investment” section:

“Table 15. Bikeways, Trails, and Paths

Facility Type: Hard Surface Trails

Facility Name & Location: McKeldin Trail Connector

Project Description: Connecting Suitland Road to the pedestrian  
network to the west that connects to the Branch  
Avenue Metro Area

Estimated Cost: \$308,940”

**MINOR AMENDMENT NUMBER 15**

Insert the following maps from the 2013 CBA to the 2014 SGL, as suitable:

Map 19. Suitland Road Land Use, page 71

Map 21. Illustrative Development Concept – Suitland Road, page 73 (Map 20 is labeled incorrectly as the IDC for Suitland Road)

Map 25. Suitland Road Redevelopment Concept, page 77.

BE IT RESOLVED that, pursuant to Sections 27-3502 and 27-3307(a)(1) of the County Zoning Ordinance, the County Council of Prince George’s County, Maryland, sitting as the District Council, and the Prince George’s County Planning Board of the Maryland-National Capital Park and Planning Commission shall conduct a joint public hearing to receive testimony and public comments concerning the foregoing proposed minor amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment on Tuesday, June 6, 2023, in accordance with prescriptions of the County’s Zoning Ordinance.

BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this Resolution to the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission in accordance with procedural requirements of Section 27-3502 of the County Zoning Ordinance.

Adopted this 25<sup>th</sup> day of April, 2023.

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: \_\_\_\_\_

Thomas E. Dernoga  
Council Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council