

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

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

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District Council
Work Session
July 7, 2026



ADOPTED

MAY 2026

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 Background

02 Planning Board Revisions

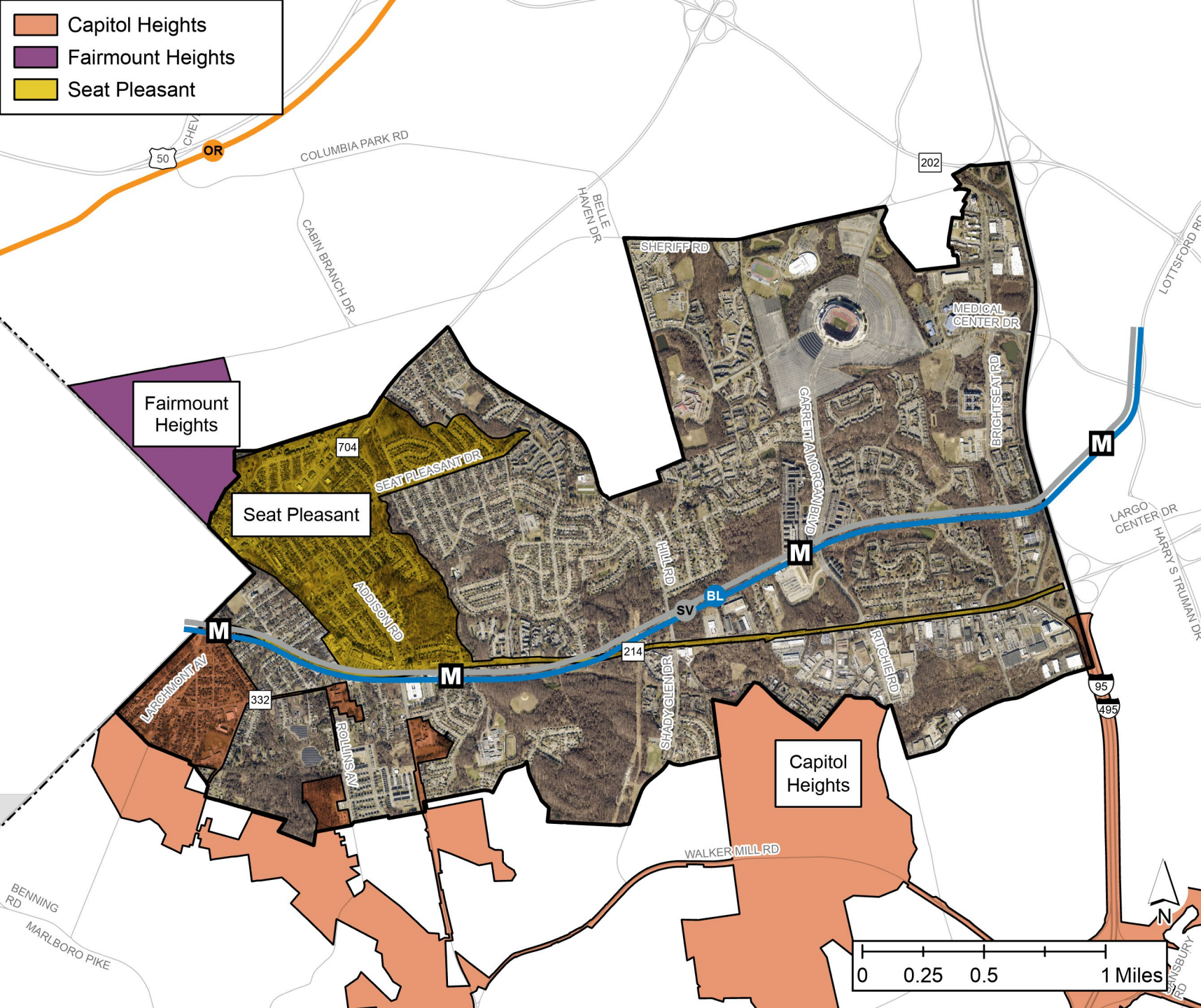
03 Schedule

BACKGROUND

DATE	EVENT
September 18, 2025	Permission to Print
March 10, 2026	Joint Public Hearing
March 25, 2026	Close of Record
May 14, 2026	Planning Board Work Session
May 28, 2026	Planning Board Adoption/Endorsement
July 7, 2026	District Council Work Session
July/September 2026	District Council Action

*This process is administered under Section 27-3502 and 27-3503 of the Prince George's County Zoning Ordinance.

PLAN AREA



- Planning Areas 72, 75A, & 75B
- Councilmanic Districts 5, 6, & 7
- City of Seat Pleasant
- Town of Capitol Heights
- Western boundary: Washington, D.C.
- Eastern Boundary: I-495 Capital Beltway

TESTIMONY RECAP



25 speakers
(18 support the plan)



79 written testimonies
+ 2 late submissions
(42 support the plan)

Key Concerns

- Possible impacts of higher density development on long-term residents
- Preservation of historic buildings and community character

Sectional Map Amendment (SMA)

- 3 supportive or neutral
- 10 opposed to specific zoning changes
- 2 new zoning change requests

LATE TESTIMONY

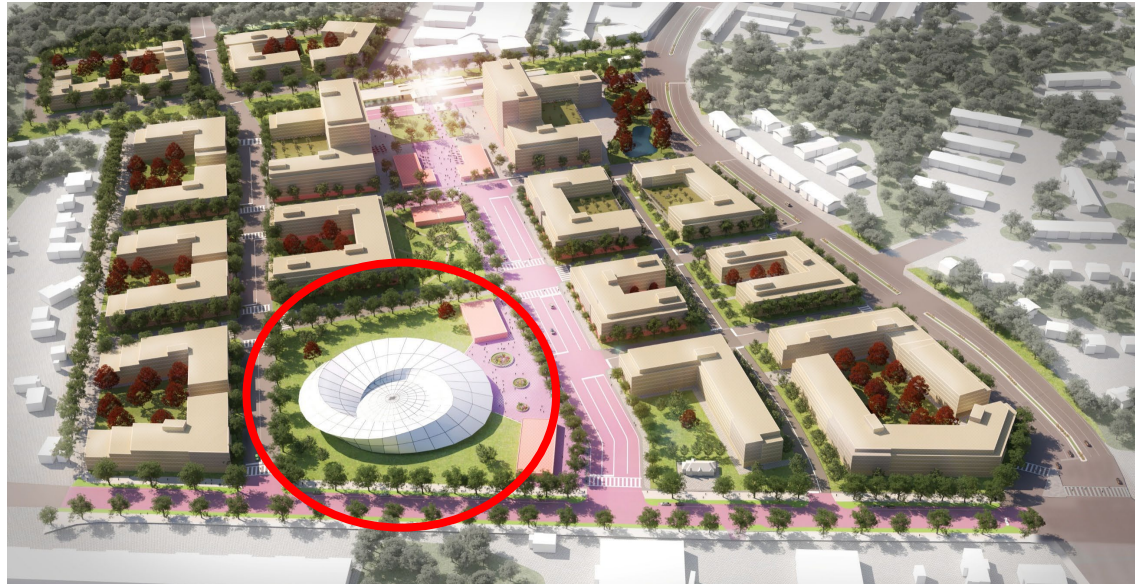
Two late submissions:

- **T-1. Brittney Drakeford**, On behalf of the Capital Market and the Blue Line Corridor Coalition (BLCC): Email and letters in support of the Sector Plan with recommendations on:
 - Housing & Neighborhoods
 - Economic Development
 - Public Realm & Mobility
 - Equity, Culture & Environment
- **T-2. Andrew T. Shelly**, On behalf of Harold W. Johnson: Email in support of plan and requested rezoning of the Addison Station Brownfield from RSF-A to LTO-E

The Planning Board admitted T-1 and T-2 into the record pursuant to Section 27-3502(f)(3) of the Zoning Ordinance. Staff incorporated recommendations based on that testimony into the analysis of testimony and the Resolutions of Adoption and Endorsement.

Planning Board Direction

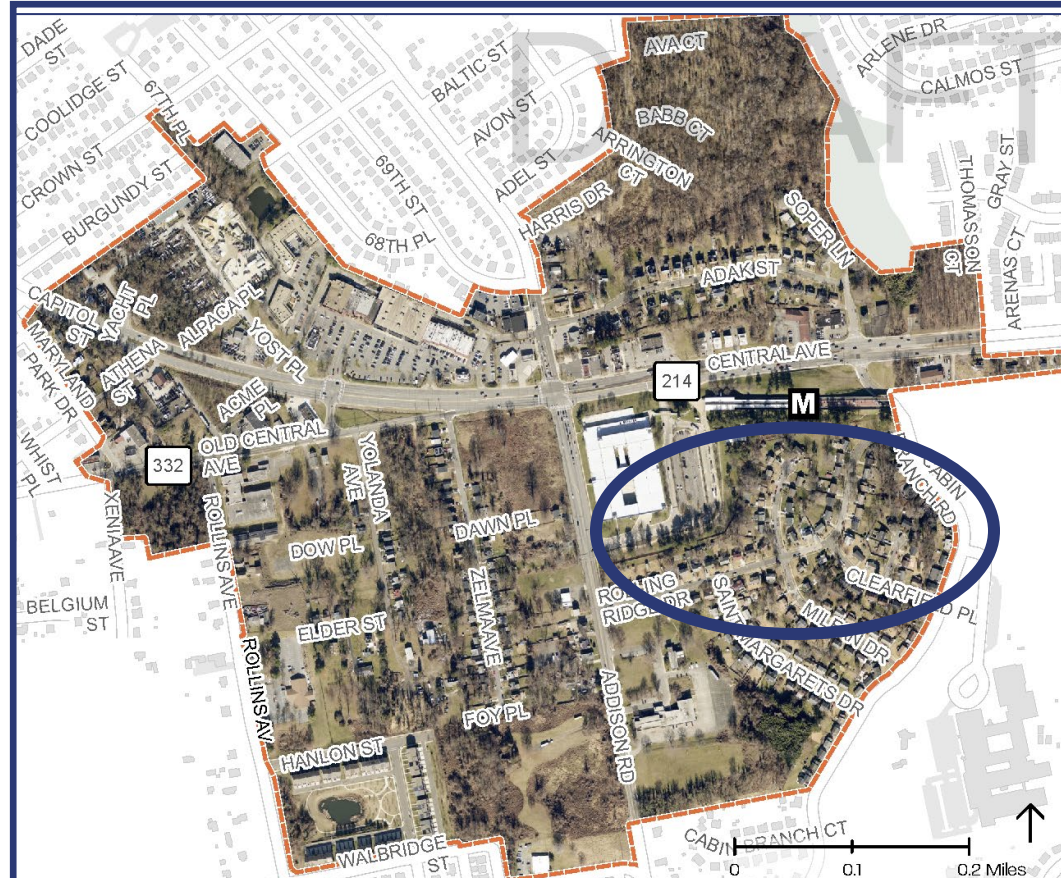
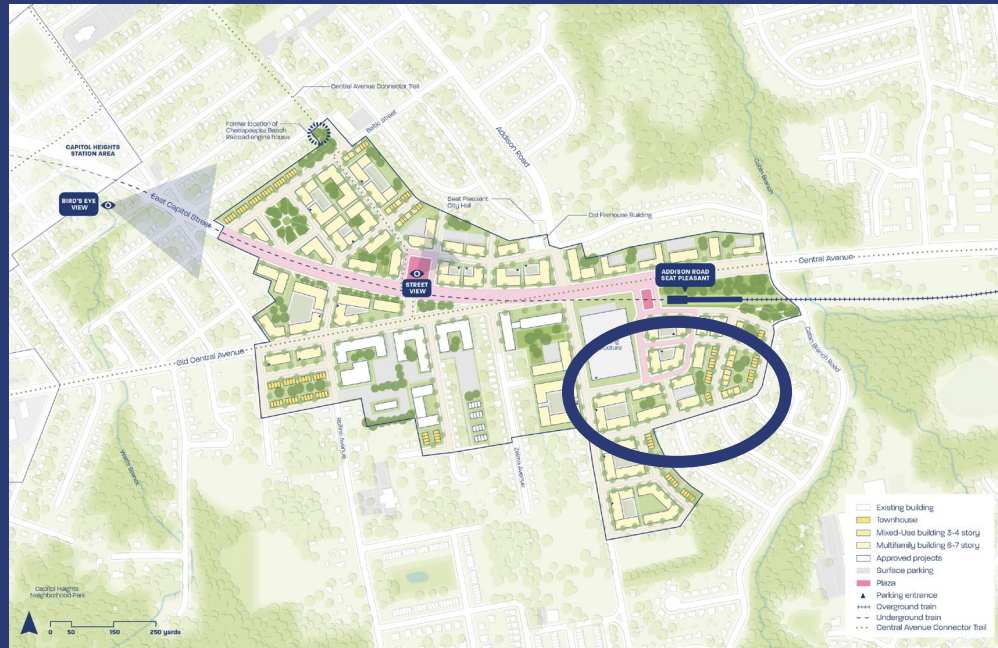
Public Facilities Referral Comments



- County Executive's comment on the Public Facilities Referral:
 - Remove amphitheater at the Morgan Boulevard Station
 - Replace with a plaza
- Resolution CR-041-2026
- Staff Recommendations:
 - Edits to Sector Pan language and renderings
 - Adding an enhanced public plaza that includes:
 - Gathering Space
 - Seating & Landscaping
 - Public Art
 - Small-scale programming

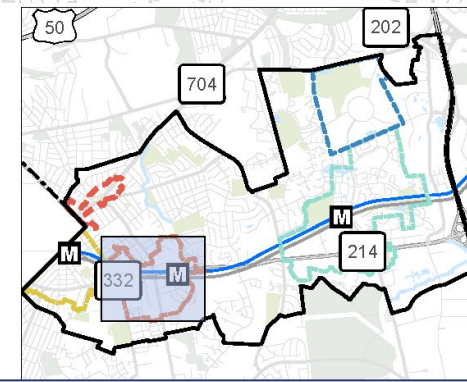
Rolling Ridge

- Support higher density near the Metro on vacant commercial sites.
- Oppose rezoning that could make single-family homes nonconforming or drive displacement.
- Seek protections to preserve neighborhood character and allow aging in place.



 Addison Road Local Transit Center

10/9/2025 12:36 PM
 03_02_2 Addison Road LTC
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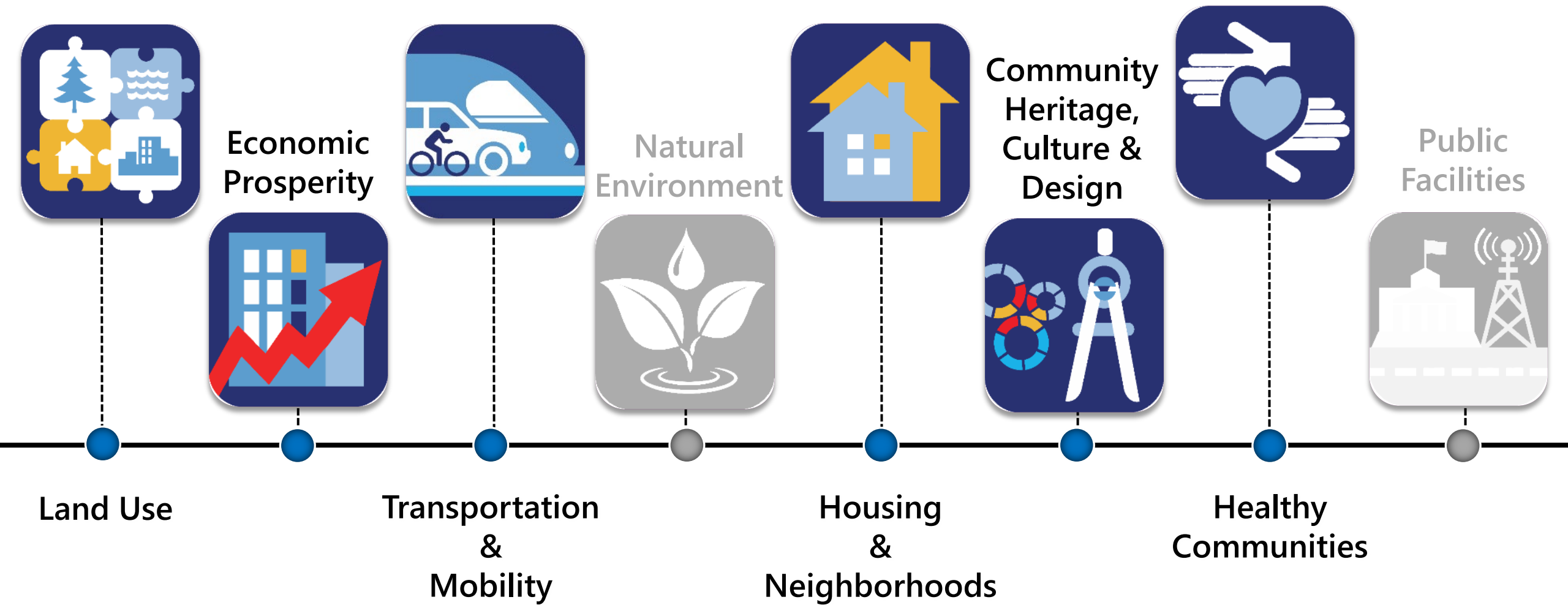


**KEY
 COMMUNITY
 ISSUE**

PLANNING BOARD REVISIONS



REVISIONS OVERVIEW





LAND USE & ZONING



HOUSING & NEIGHBORHOODS



Strategy LU 5.4 Revised

Formalize the Blue Line Corridor Coalition (BLCC) as a key implementation partner.

Policy HN 3 Revised

Emphasize partnering with existing nonprofits, including the Blue Line Corridor Coalition (BLCC), to steward the plan, respond to evolving community needs, and support affordable housing development.

Testimony: Remove recommendation for new nonprofits and partner with existing nonprofits (e.g., BLCC).

Staff Response: Clarifies and formalizes its role as a key entity supporting coordination and implementation alongside other partners.

PB Action: Concur



COMMUNITY HERITAGE, CULTURE & DESIGN

Testimony: Remove recommendation for new nonprofits and partner with existing nonprofits (e.g., BLCC).

Staff Response:

- The BLCC was created toward the end of the sector plan drafting process.
- Places more emphasis on the coalition's role in coordination and implementation to act as a business improvement association.

PB Action: Concur



Strategy HD 3.14 Revised

Support and partner with existing nonprofit organizations, such as the Blue Line Corridor Coalition (BLCC), to act as a business improvement association.

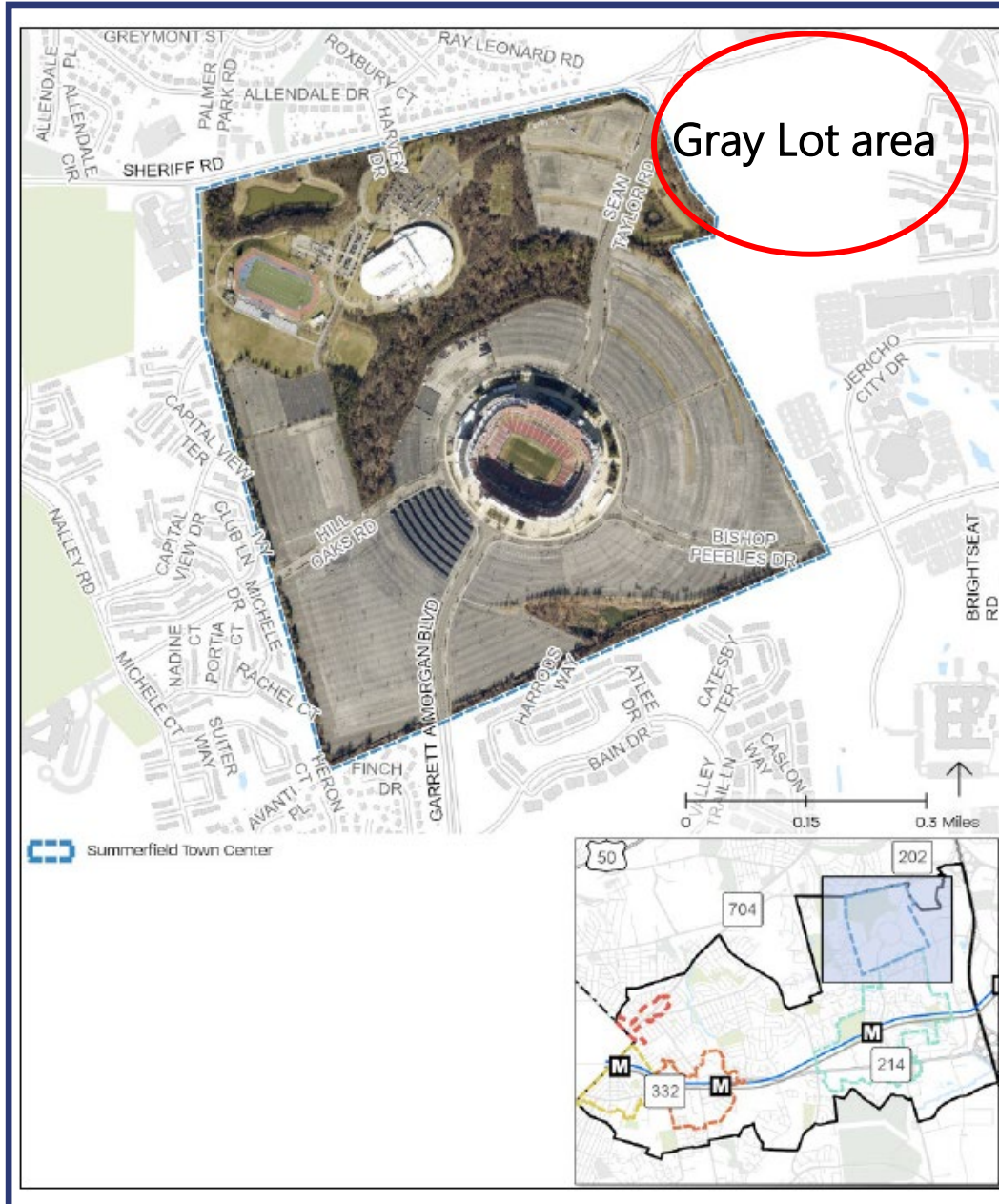


LAND USE & ZONING

Testimony: Recognize the Grey Lot Property (outside plan boundary) and preserve redevelopment flexibility.

Staff Response: Coordinates planning as comprehensive mixed-use redevelopment.

PB Action: Concur



Strategy LU 15.5 Added

Support coordinated development of the Gray Lot Property, outside the plan boundary, but adjacent to the Northwest Stadium, to encourage complementary development.





ECONOMIC PROSPERITY

Testimony: The City of Seat Pleasant identifies a major opportunity under the state's new corridor-based TOD framework.

Staff Response: Aligns with ongoing planning efforts and supports state eligibility and local development goals.

PB Action: Concur



Strategy EP 1.8 Added

Pursue corridor-wide TOD designation for the corridor to boost competitiveness and attract coordinated public and private investment.



ECONOMIC PROSPERITY

Testimony: Expand the economic development approaches identified.

Staff Response:

- Supports economic diversification alongside mixed-use redevelopment.
- Aligns industrial opportunities with transit-oriented development and long-term corridor goals.

PB Action: Concur



Strategy EP 5.4 Added

Leverage existing industrial lands to support sustainable and advanced manufacturing for economic and workforce development and entrepreneurship opportunities.



TRANSPORTATION & MOBILITY

Testimony: Account for MD SHA MD 214 Pedestrian Safety Action Plan proposed shared-use path.

Staff Response:

- The Central Avenue Connector Trail (CACT) serves as the primary shared-use facility.
- Recommended wide sidewalks and separated bike lanes are adequate.
- Given right-of-way constraints, an additional shared-use path is not feasible.

PB Action: Concur



Strategy TM 9.6 Added

Coordinate with MDOT SHA on implementing the MD 214 Pedestrian Safety Action Plan to advance traffic calming and pedestrian and bicycle safety goals.



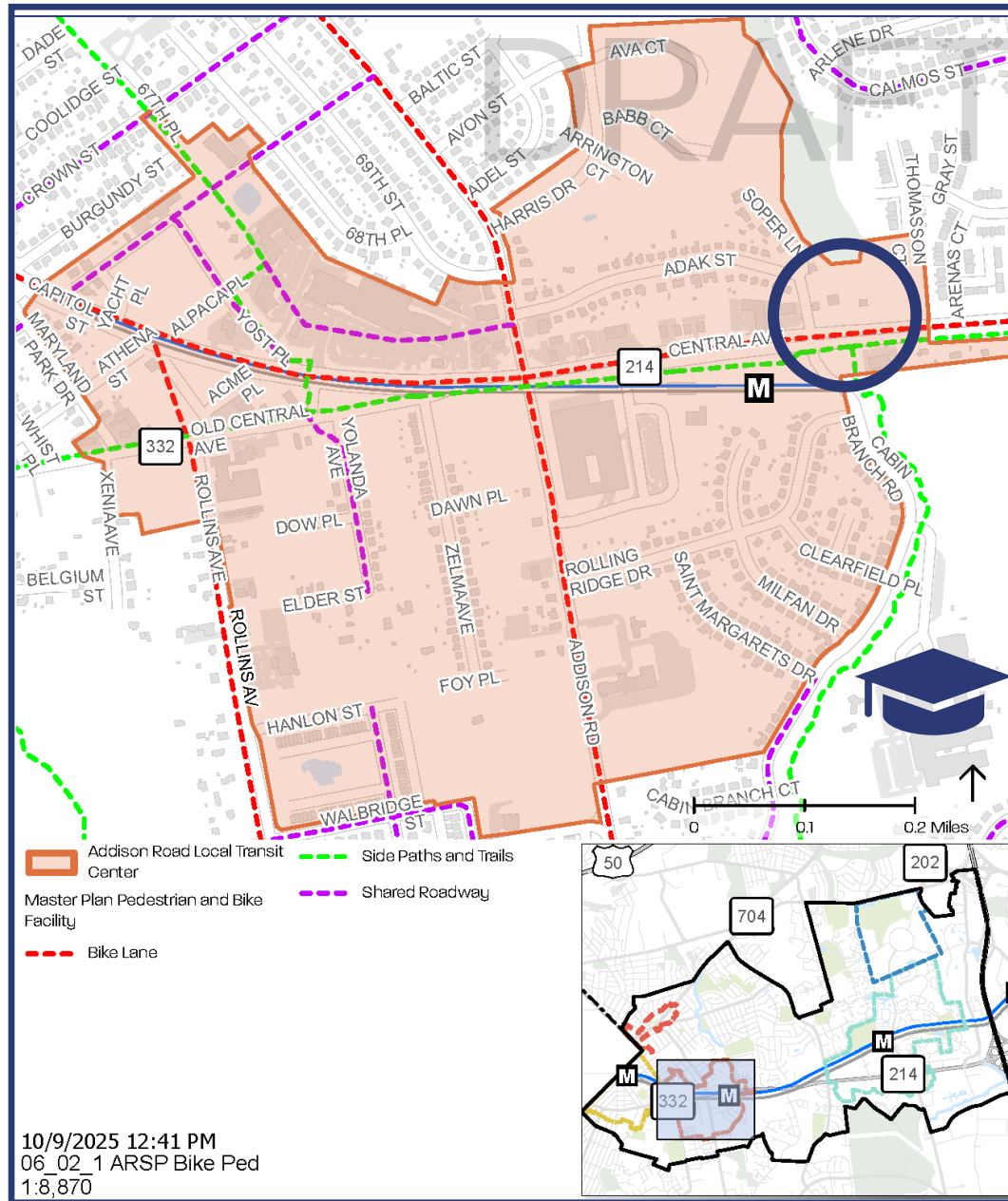
TRANSPORTATION & MOBILITY

Testimony: Reconsider pedestrian bridge and instead focus on at-grade safety improvements.

Staff Response:

- Coordinate with MDOT SHA.
- A pedestrian bridge feasibility study acknowledges the City of Seat Pleasant’s proposal.
- Allows stakeholders to evaluate long-term options.

PB Action: Concur



Strategy TM 1.12 Revised

Improve pedestrian safety at MD 214 and Cabin Branch Road through near-term safety treatments and a feasibility study to evaluate a signalized intersection, pedestrian bridge, or other infrastructure element.



TRANSPORTATION & MOBILITY

Testimony: Reducing the right-of-way of Addison Road would create an inconsistent street edge.

Staff Response:

- Space and flexibility to accommodate bus-only lanes or time-restricted parking, improving transit operations and curb management.
- Aligns more closely with existing development patterns.

PB Action: Concur



Table 14 and Table 30 Revised

Update a segment of Addison Road (UM-403):

- Increase the minimum right-of-way to 114–120 feet.
- Designate a Mixed-Use Boulevard (A) cross-section.
- Remove the no-parking designation.
- Modify to include four general travel lanes plus two outside transit-priority lanes.



COMMUNITY HERITAGE, CULTURE & DESIGN

Testimony: Strengthen cultural heritage through full identification and documentation and integrate into long-term growth decisions.

Staff Response:

- Documents historic and cultural resources and supports placemaking.
- Allows ongoing identification of significant sites through continued community engagement.

PB Action: Concur



Strategy HD 1.15 Added

Investigate and document additional individuals, families, and places that shaped the history and culture of the Blue Line Corridor.

Strategy HD 2.6 Revised

Recognize previously untold narratives of the individuals, families, and places that shaped the Blue Line Corridor through temporary and permanent public art and placemaking installations.



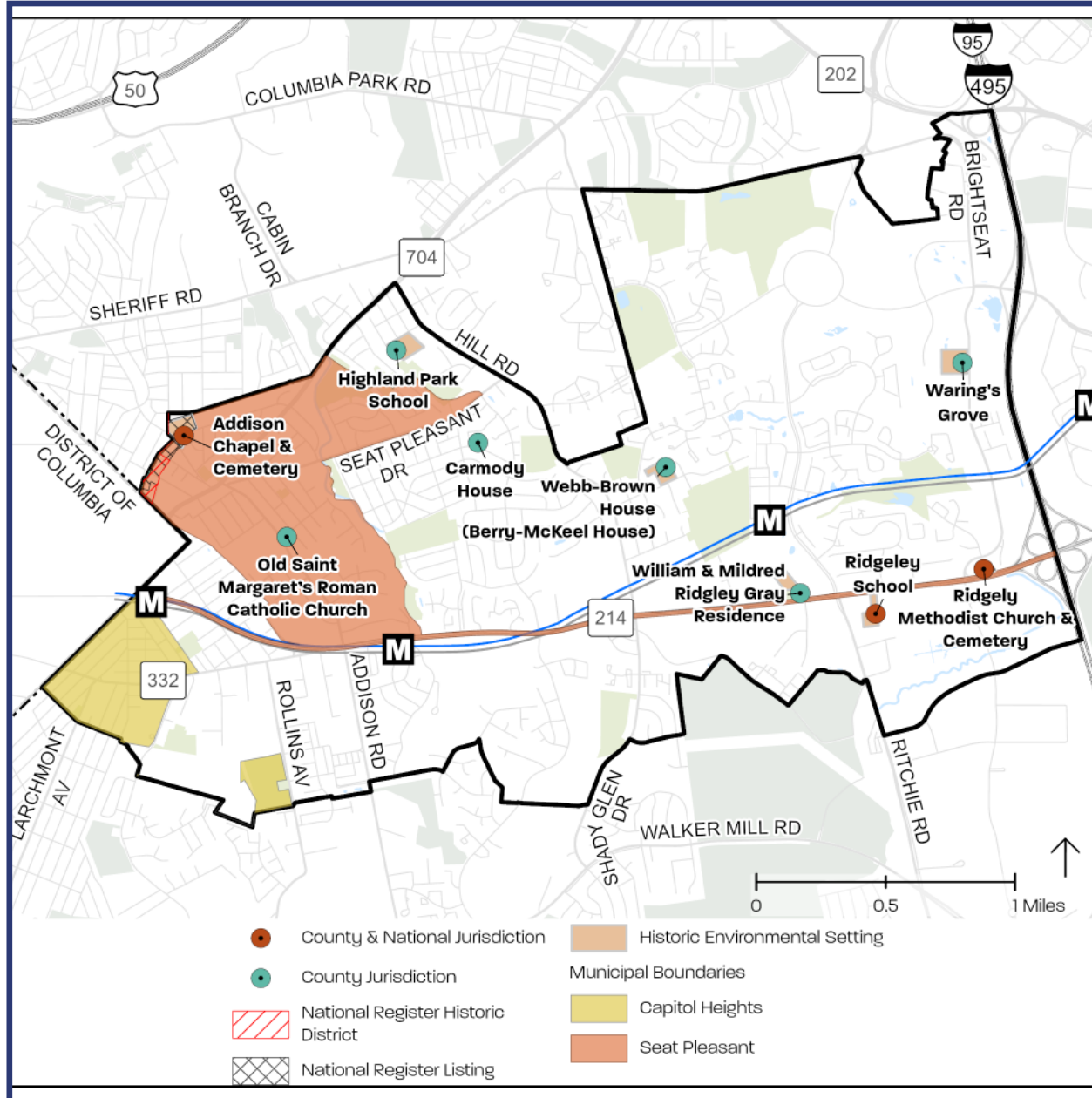
COMMUNITY HERITAGE, CULTURE & DESIGN

Testimony: Opposition to the potential demolition of the Gray Residence.

Staff Response:

- Encourage art, cultural, interpretive, or museum uses.
- Preserve its visibility, historical integrity, and association with the Ridgely family.
- Allow flexible approaches such as on-site integration or relocation.

PB Action: Concur



Strategy HD 7.2 Revised

Promote adaptive reuse of the Gray Residence as an integrated historic and cultural resource.





HEALTHY COMMUNITIES

Testimony: Elevate local food systems as a public health and economic development.

Staff Response:

- Build on existing strategies to improve food access.
- Add detail to the proposed teaching farm concept.
- Complement ongoing efforts such as farmers markets, mobile markets, CSA programs, and use of vacant land for food production.

PB Action: Concur



Strategy HC 1.8 Added

Use Healthy Food Walk Audits as an engagement and analysis tool.

Strategy HC 10.2 Revised

Explore establishing an interactive teaching farm near the Morgan Boulevard Metro Station to improve healthy food access and provide education and training for beginning farmers.

PLANNING BOARD REVISIONS SECTIONAL MAP AMENDMENT





LAND USE & ZONING

Zoning Change 2: LTO-E to RTO-L-E

Testimony: Request to rezone the property at 51 Ritchie Road (Tax #2083558) and 104 Westhampton Avenue (Tax #5505094) to IE.

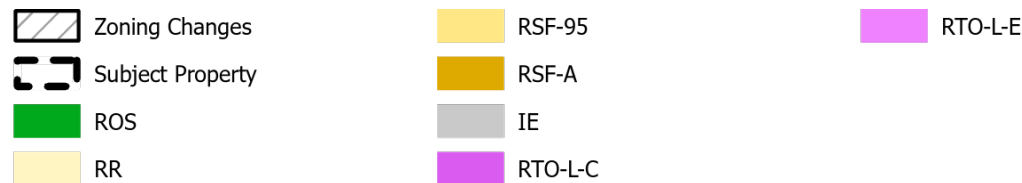
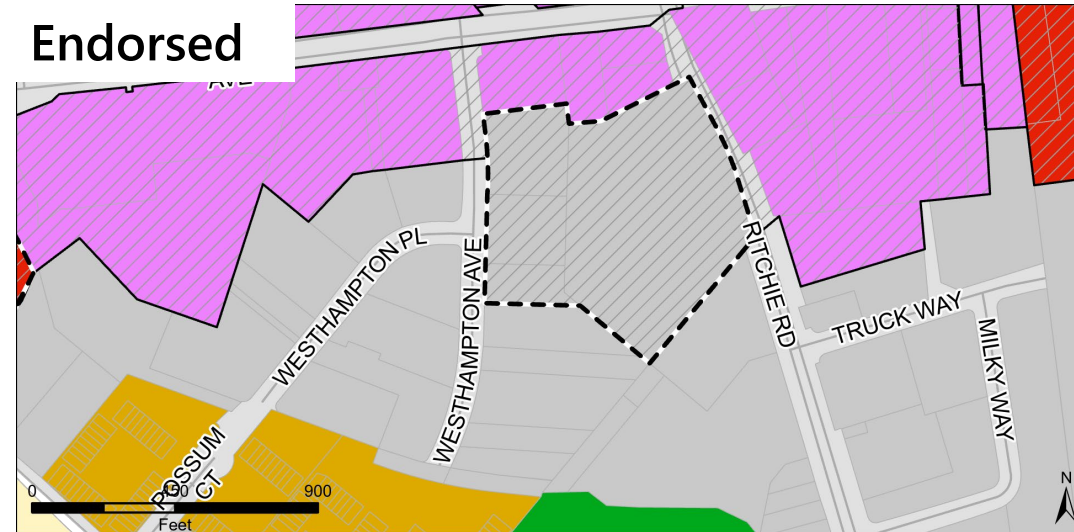
Endorsed Revision

Modify the Morgan Boulevard Center boundary to exclude the subject property and rezone to the IE Zone.

Proposed



Endorsed



Justification:

- Distance from the Metro, lack of connection to Central Avenue, and established industrial context.
- Support continued industrial use, reinvestment, and alignment with on-the-ground conditions.

PB Action: Concur



LAND USE & ZONING

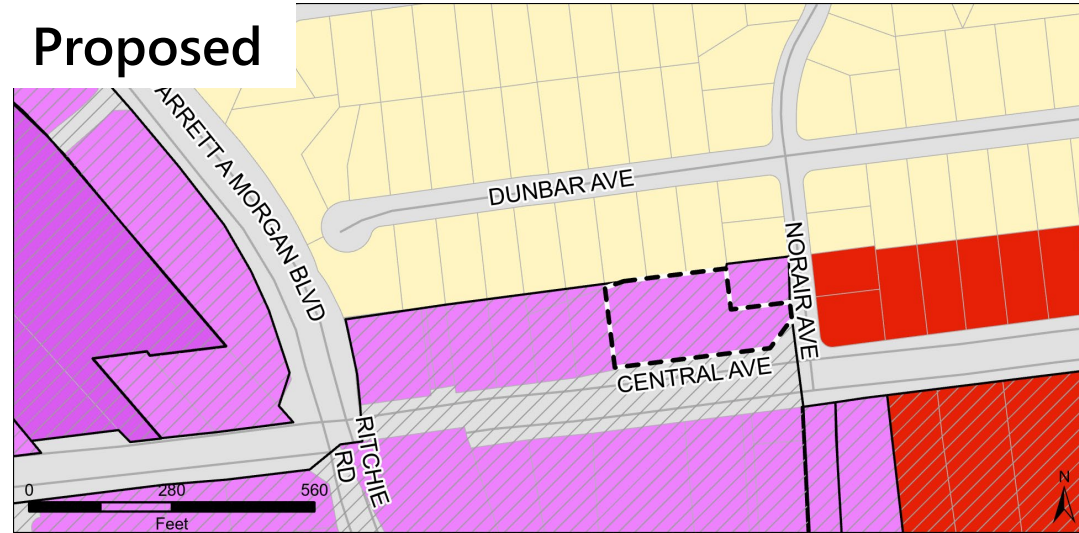
Zoning Change 2: CGO/LTO-E to RTO-L-E

Testimony: Request to rezone the property at 8424 Central Avenue (Tax #2015162) to CGO.

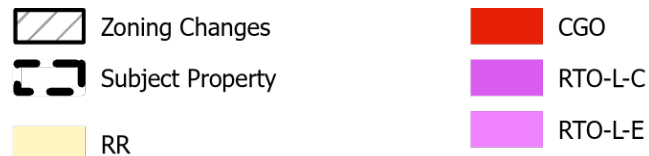
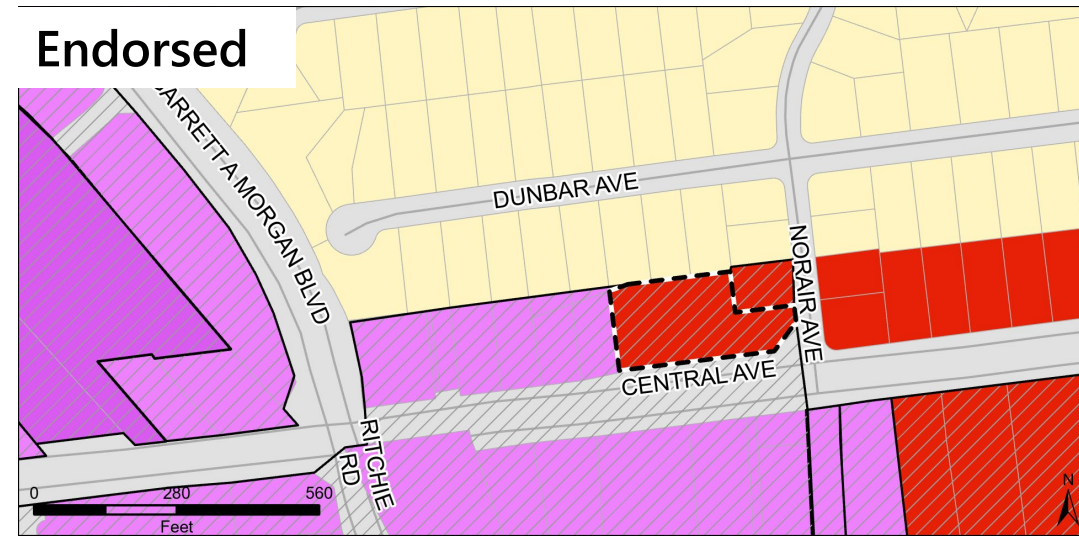
Endorsed Revision

Modify the Morgan Boulevard Center boundary to exclude the subject property and rezone to the CGO Zone.

Proposed



Endorsed



Justification:

- Supports completion of the approved development while remaining consistent with the Sector Plan's intent.

PB Action: Concur



LAND USE & ZONING

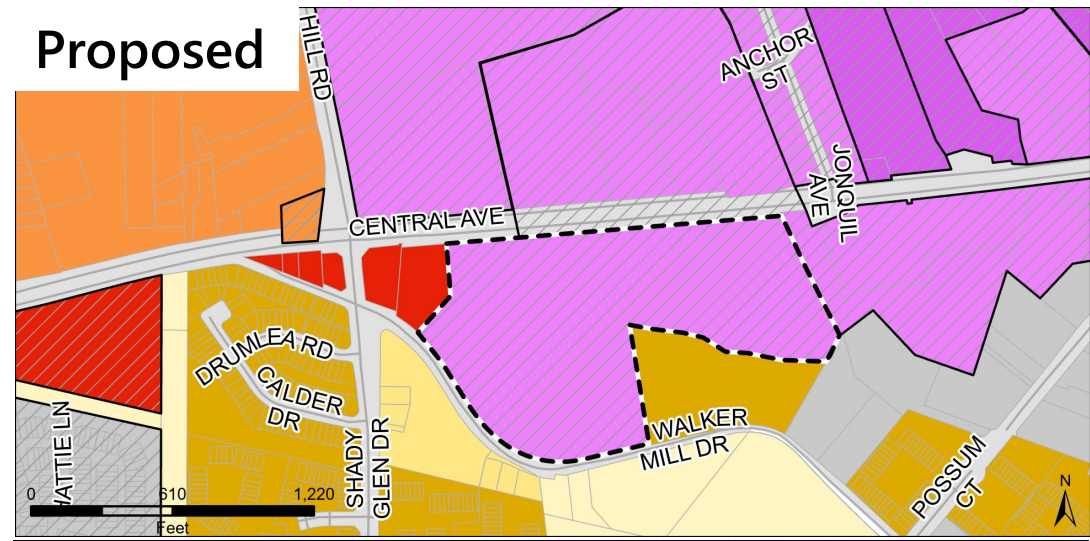
Zoning Change 2: LTO-E to RTO-L-E

Testimony: Request to rezone the property at 7700 Walker Mill Dr (Tax #5509917) to CGO.

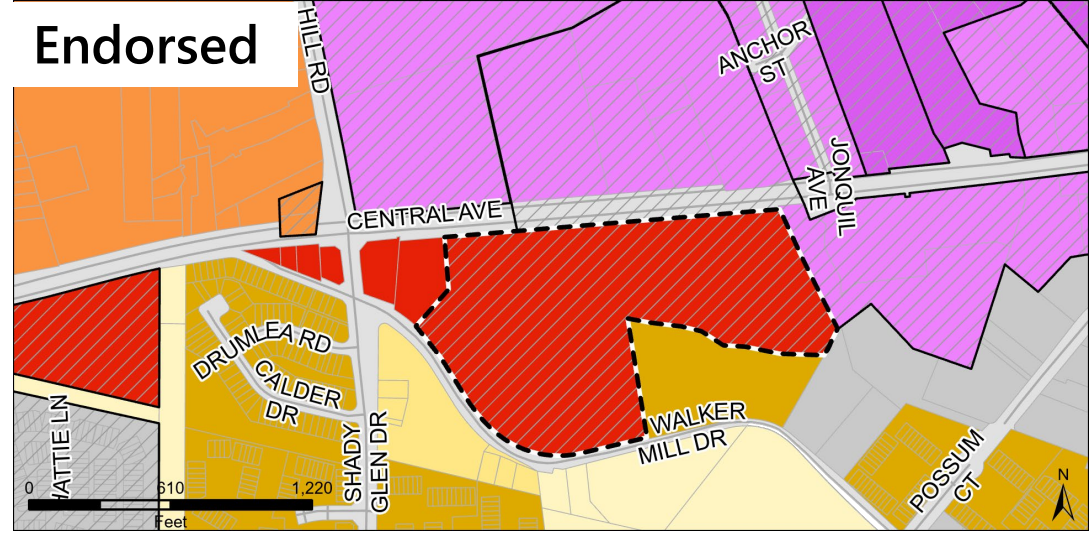
Endorsed Revision

Modify the Morgan Boulevard Center boundary to exclude the subject property and rezone to the CGO Zone.

Proposed



Endorsed



Justification:

- Significant prior investment, vested approvals for a grocery-anchored retail center, and limited suitability for transit-oriented redevelopment.
- Recognizes existing commitments while remaining consistent with the Sector Plan's objectives.

PB Action: Concur

Proposed



Adopted





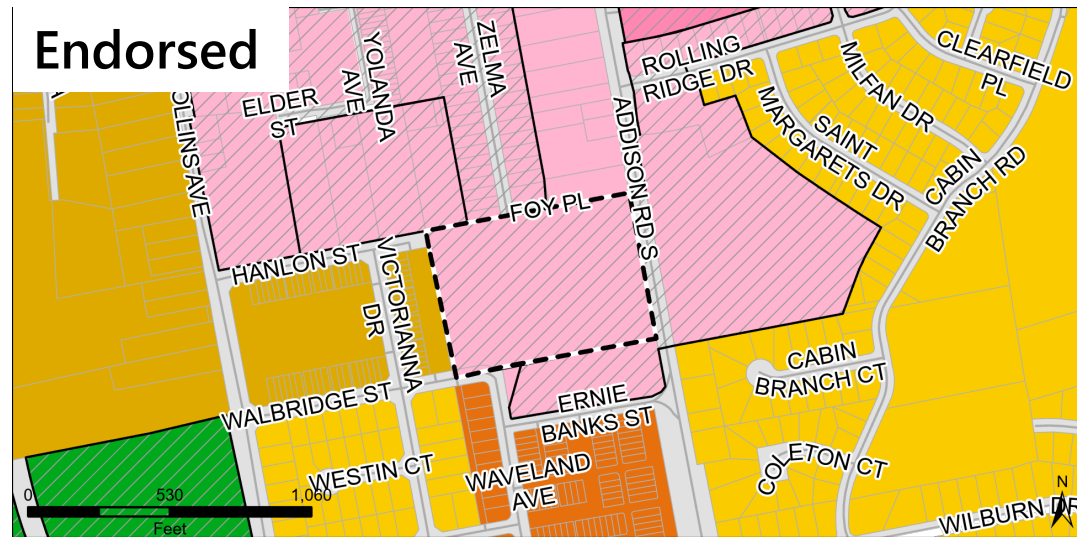
LAND USE & ZONING

Zoning Change 37: RSF-A to LTO-E

Testimony: Request to retain RSF-A at 505 Addison Road.

Endorsed Revision

No Change – maintain proposed rezoning to LTO-E.



- | | | |
|------------------|--------|-------|
| Zoning Changes | RSF-65 | LTO-C |
| Subject Property | RSF-A | LTO-E |
| ROS | RMF-48 | |

Justification:

- Located within the Metro station area.
- Advances transit-oriented development goals while still allowing the proposed townhouse use.

PB Action: Concur



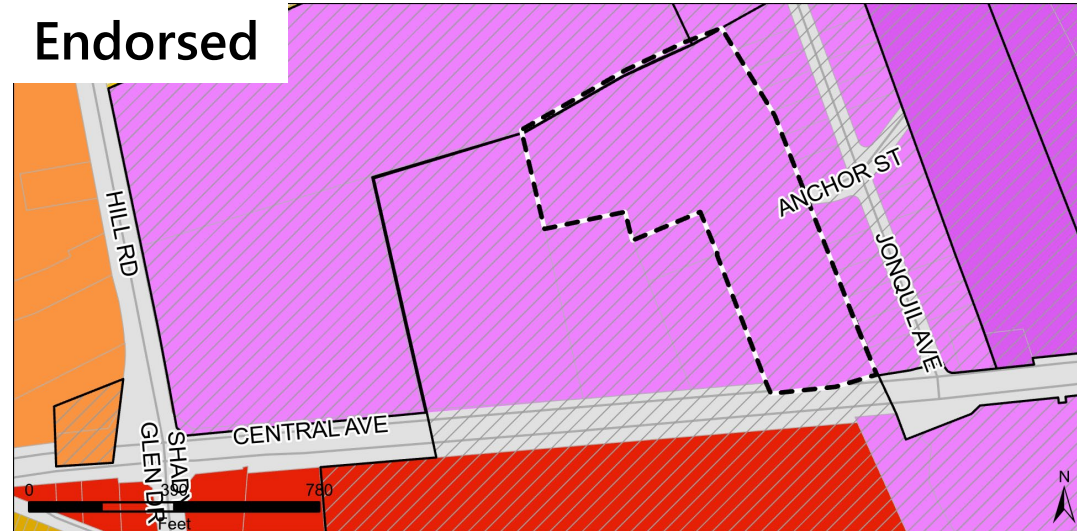
LAND USE & ZONING

Zoning Change 2: LTO-E to RTO-L-E

Testimony: Request to rezone 7870 Central Avenue (Tax #2071470) to CS.

Endorsed Revision

No Change – maintain proposed rezoning to RTO-L-E.



- | | | |
|------------------|--------|---------|
| Zoning Changes | RMF-20 | RTO-L-E |
| Subject Property | CGO | RTO-L-C |
| RSF-95 | | |

Justification:

- Rezoning the site to the CS Zone would reinforce an auto-oriented commercial pattern.
- Retaining the proposed RTO-L-E Zone better supports the Sector Plan’s long-term vision for shifting Metro-area properties toward transit-oriented development.

PB Action: Concur



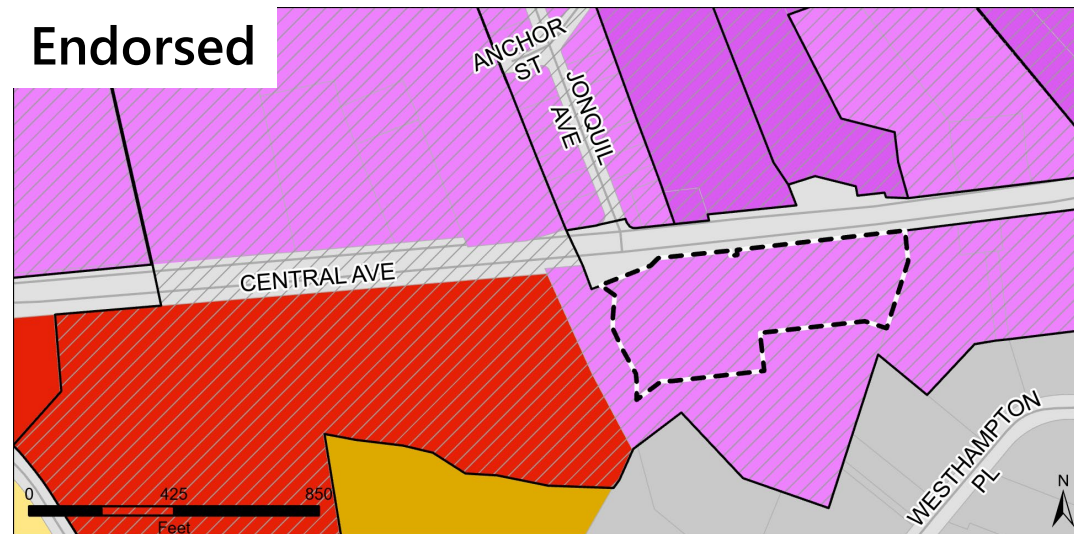
LAND USE & ZONING

Zoning Change 2: LTO-E to RTO-L-E

Testimony: Request to rezone 7901-7963 Central Avenue to CGO.

Endorsed Revision

No Change – maintain proposed rezoning to RTO-L-E.



Justification:

- Located approximately 1,700 feet south of the Metro station and within the designated transit-oriented area.
- The proposed RTO-L-E supports the corridor-wide TOD strategy while allowing continued commercial use and reinvestment.

PB Action: Concur



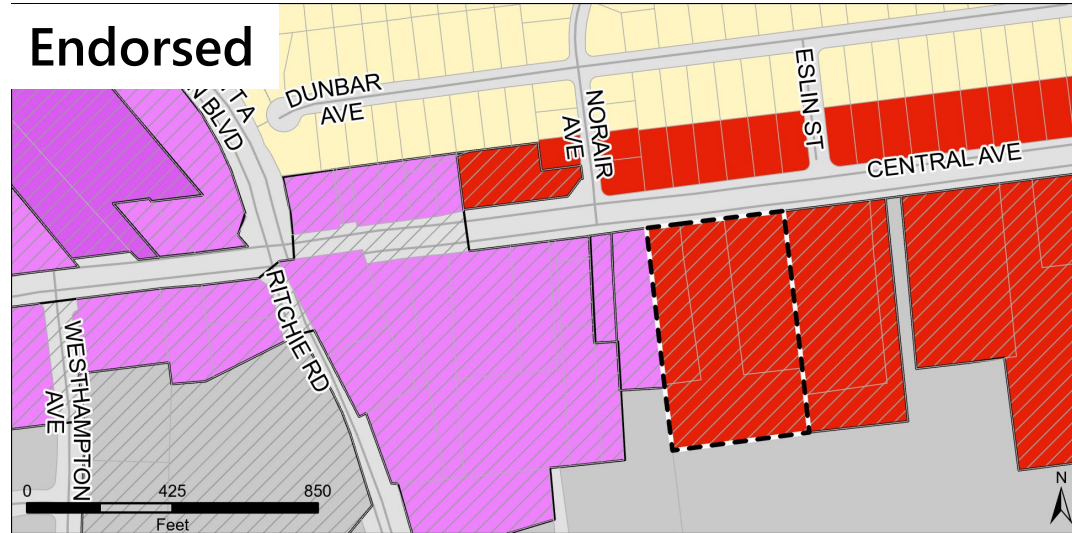
LAND USE & ZONING

Zoning Change 61: IE to CGO

Testimony: Request to retain the IE for 8601, 8605, and 8607 Central Avenue.

Endorsed Revision

No Change – maintain proposed rezoning to CGO.



 Subject Property

 RR

 CGO

 IE

 RTO-L-C

 RTO-L-E

Justification:

- More detailed, TOD corridor-specific framework.
- Transition provisions allows existing industrial uses to continue while expanding long-term employment and commercial opportunities and supporting a coordinated land use strategy.

PB Action: Concur



LAND USE & ZONING

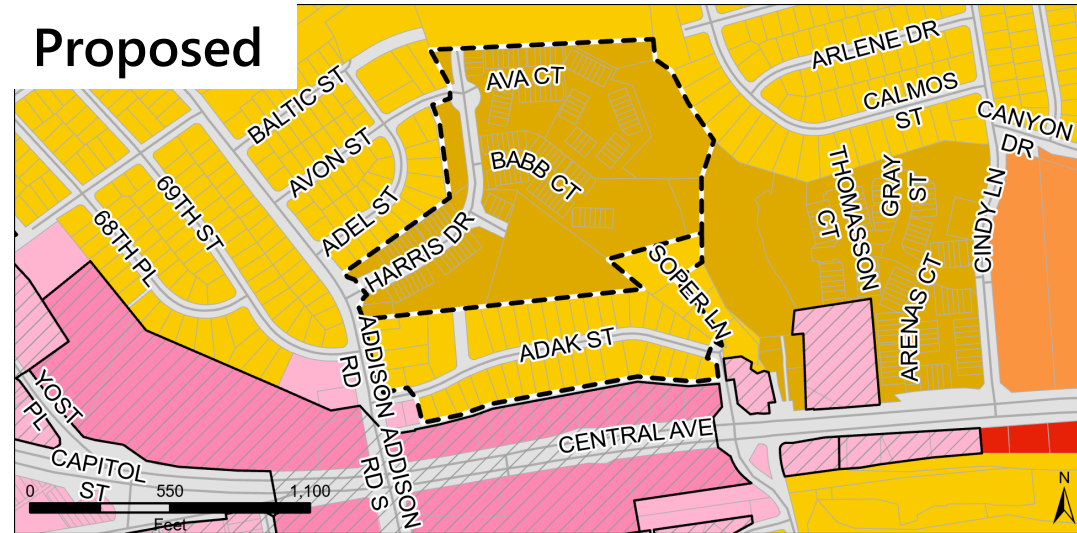
New Zoning Change

Testimony: Request to rezone the Addison Station Properties from RSF-95 and RSF-A to LTO-E.

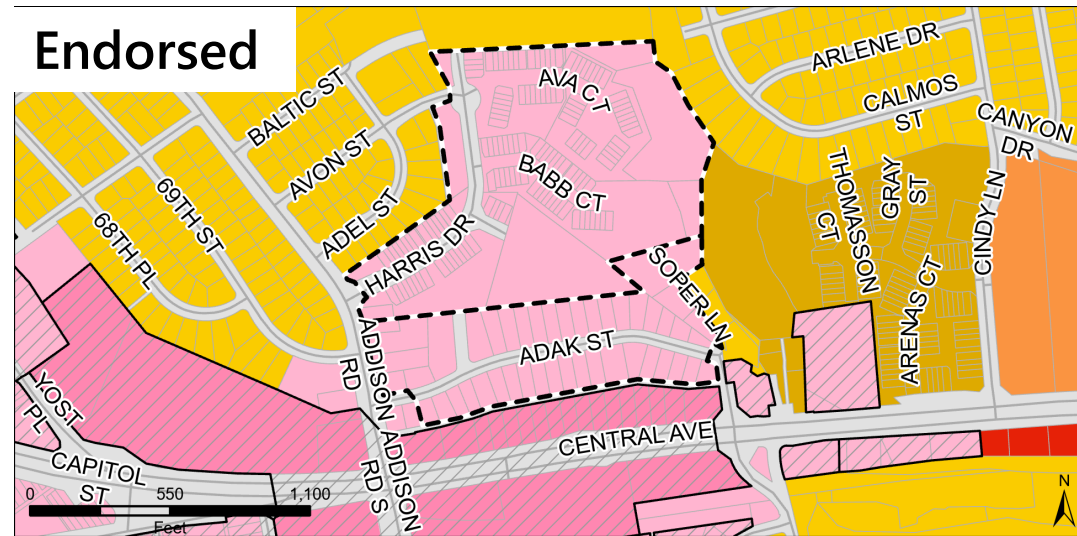
Endorsed Revision

Rezoned to LTO-E.

Proposed



Endorsed



Justification:

- Support development/remediation of the brownfield site.
- Support a small Center boundary expansion to include one adjacent RSF-A property (Tax #2957876) for zoning consistency.
- Do not support additional Center or LTO-E expansion, including toward Goodwin Park.

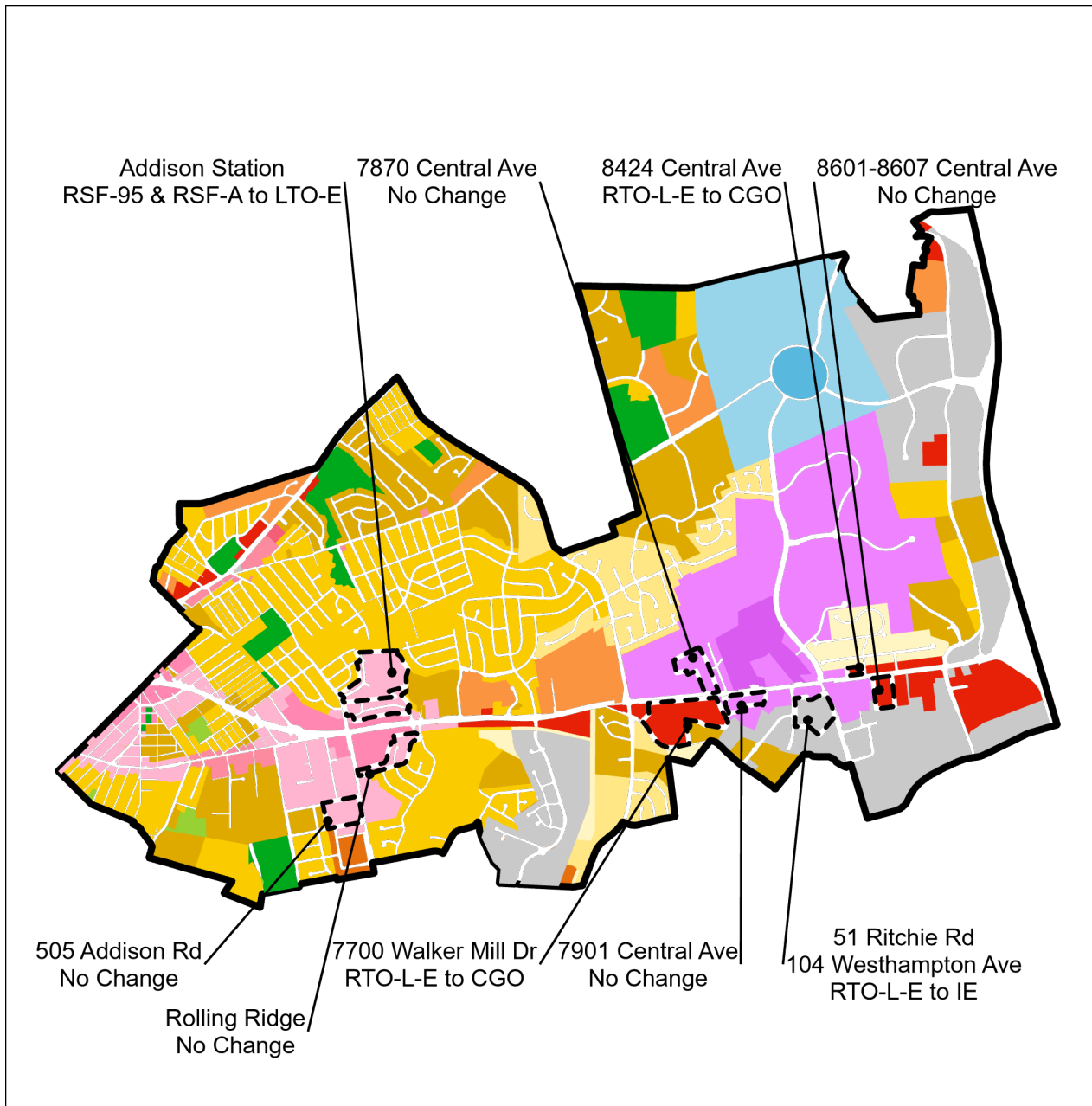
PB Action: Concur



LAND USE & ZONING

Zoning Summary

Revisions



- Testimony received about 9 different groups of properties.
- Staff recommend changing zoning in 4 areas in response to testimony.

SCHEDULE



WHAT	WHEN
Joint Public Hearing/Close of Record	March 10 & March 25, 2026
Planning Board Work Session	May 14, 2026
Planning Board Adoption and Endorsement	May 28, 2026
District Council Work Session	July 7, 2026
District Council Action	July/September

THANK YOU!



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