

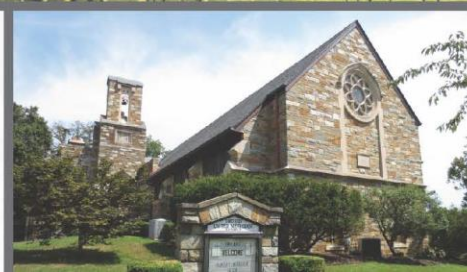
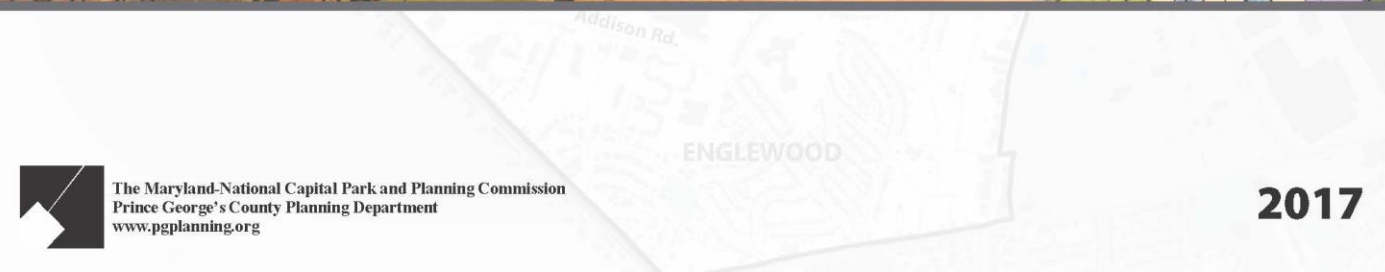
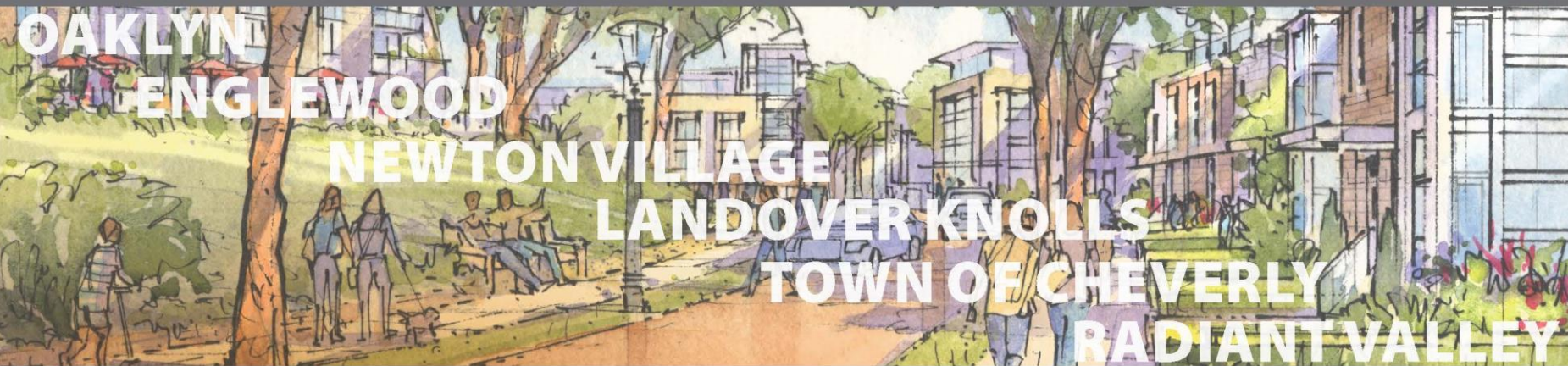
ADOPTED  
**GREATER**

*Cheverly*

SECTOR PLAN



**District Council  
*Worksession*  
September 12, 2017**



**2017**



# Recent Milestones

- **March 28<sup>th</sup>**  
Joint Public Hearing
- **Six speakers, seven exhibits**  
received
- **Three exhibits received** after  
close of record on **April 12<sup>th</sup>**
- **District Council approved** the  
proposed public facilities  
element (CR-29-2017) on **May 9<sup>th</sup>**
- **Planning Board Adopted** the  
Sector Plan (PGCPB Resolution  
No. 17-83) on **June 22<sup>nd</sup>**



# Plan Focus

- Strengthen MD 202 (Landover Road) as a walkable commercial center and active main street
- Develop new opportunities for infill and redevelopment largely in the Arbor Street/Tuxedo Road area, the Prince George's Hospital Center, and the area around the Cheverly Metro Station
- Improve pedestrian and cyclist safety, access, and connections
- Increase connectivity by all travel modes throughout the area, particularly the employment areas and the Cheverly Metro Station





# Plan Focus (cont.)

- Preserve the legacy of Fairmont Heights High School as a community asset.
- Preserve and strengthen residential neighborhoods.
- Prioritize improvements in the industrial areas that strengthen business attraction and retention.
- Assess environmental conditions and implement strategies for improvement.



# Major Themes

- Redevelopment at the Prince George's Hospital Center
- Safe access for pedestrians and cyclists to Cheverly Metro Station and within the plan area
- Redevelopment at Tuxedo Road/Arbor Street
- Environmental conditions within the plan area
- Reuse of the Fairmont Heights High School site



# Staff Recommendations – Split-zoned Properties (Exhibit 17)

ISSUES	STAFF RECOMMENDATION
<p><b>Split-Zoned Properties</b> Properties in the sector plan area that are currently zoned in more than one zoning classification.</p>	<p>Add a new policy in the Land Use Element.</p> <p><u>Policy 10: Eliminate split-zoned properties.</u></p> <p><u>Strategy 10.1 Ensure that each parcel is zoned to implement the future land use and development recommendations of this plan. Properties include the following:</u></p> <ul style="list-style-type: none"><li><u>• 60th Avenue (Tax ID 2062321): Currently zoned I-1 (light industrial) and R- (One-Family Detached Residential), this parcel should be zoned for single-family residential use.</u></li><li><u>• 6600 Old Landover Road (Tax ID 0092650): Currently zoned R-55 (One-Family Detached Residential) and C-S-C (Commercial Shopping Center), this parcel should be zoned for commercial use.</u></li><li><u>• 4601 Annapolis Road (Tax ID 0146241): This property is owned by the M-NCPPC. Currently zoned C-S-C (Commercial Shopping Center) and O-S (Open Space), this parcel should be zoned to support park and recreation uses.</u></li></ul> <p><b>Planning Board Action:</b> Retain staff recommendation.</p>



# Staff Recommendations – Local Transit Center (Exhibit 17)

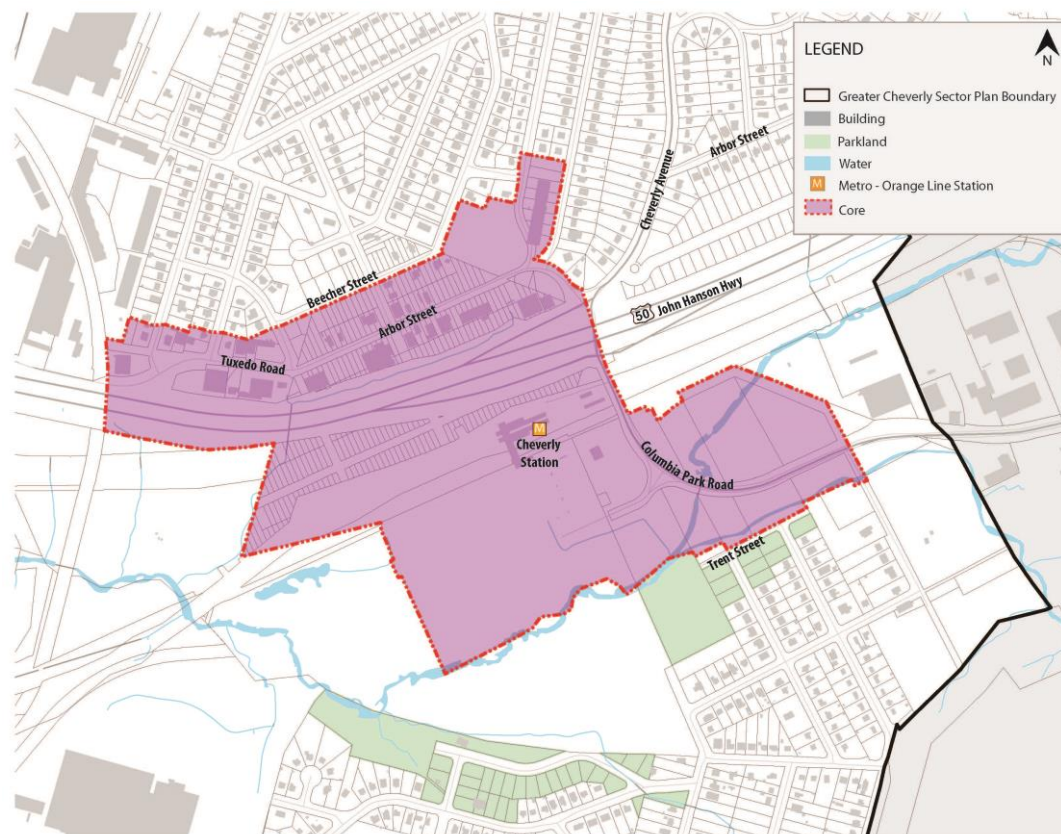
## ISSUES

**Local Transit Center Core and Edge**  
Recommendation to revise text of Policy 2 on page 43 to remove the Edge and mitigate adverse impacts on existing stable residential properties:

*Amend the Local Transit Center (LTC) boundary [as identified in the 2014 Plan Prince George's 2035 Approved General Plan (Plan 2035)] to focus redevelopment in the core [and edge areas] area around the Cheverly Metro Station and Arbor Street, and to limit development in the floodplain.*

Revise Map 9 and change title: Local Town Center Core [and Edge areas] area near the Cheverly Metro Station

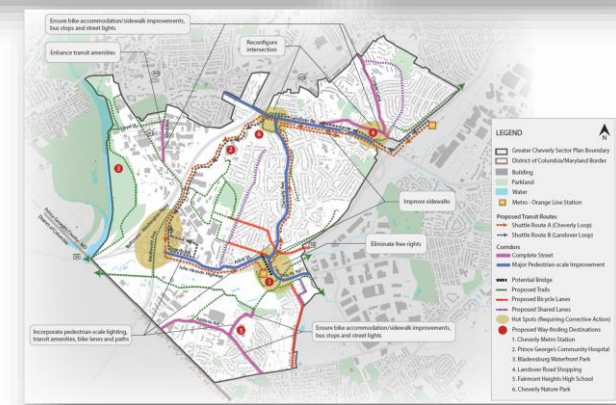
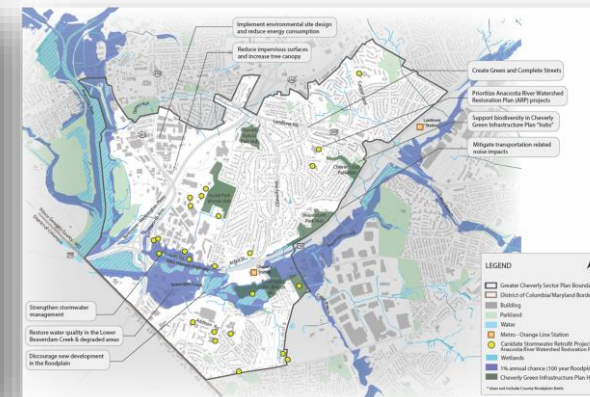
## STAFF RECOMMENDATION



**Planning Board Action:** Retain staff recommendations.

# Analysis of Testimony on Plan Elements

- Land Use
- Economic Prosperity
- Transportation and Mobility
- Natural Environment
- Housing and Neighborhoods
- Healthy Communities
- Public Facilities
- Community Heritage and Culture
- Design





# Land Use - General

ISSUES	STAFF RESPONSE	STAFF RECOMMENDATION
<ul style="list-style-type: none"> <li>• Map edits, links to reference materials, text revisions</li> <li>• Community engagement</li> <li>• Coordination between County agencies, developers and investors</li> </ul>	<ul style="list-style-type: none"> <li>• Staff agrees with changes to all maps, and text to correct road names, misspellings, locations and links.</li> <li>• Staff agrees with suggested text addition on page 25 to recommend future improvement and redevelopment of residential properties that are out of date.</li> <li>• Community engagement included public workshops, Community Advisory Committee Meetings, and stakeholder interviews.</li> <li>• The Department of Public Works and Transportation (DPW&amp;T) and other county agencies were afforded the opportunity to review and provide comments on the preliminary sector plan.</li> </ul>	<p>Recommend changes to maps, text, road names, locations and links to provide accurate, up-to-date information.</p> <p>Recommend addition of new text on page 25.</p> <p><b>Planning Board Action:</b> Retain staff recommendations.</p>

# Land Use – Hospital Center Redevelopment

ISSUES	STAFF RESPONSE	STAFF RECOMMENDATION
<ul style="list-style-type: none"> <li>• Hospital Center redevelopment should include:               <ul style="list-style-type: none"> <li>– Publicly accessible open space and observation point</li> <li>– Preserved natural features</li> <li>– Green infrastructure</li> </ul> </li> <li>• Connections to Cheverly neighborhood streets</li> </ul>	<ul style="list-style-type: none"> <li>• Redevelopment scenarios incorporate a mix of uses and public amenities, including publicly-accessible open and gathering spaces.</li> <li>• <i>Strategy LU 1.3: Prioritize site design that is environmentally sensitive, preserves natural areas and publicly-accessible recreational and open spaces, respects natural features, and promotes sustainability.</i></li> <li>• The plan emphasizes that new connections should be sensitive to the neighborhood context, foster connection between the existing and new neighborhoods, and to be timed accordingly to site redevelopment.</li> </ul>	<p>Recommend no other changes to plan</p> <p><b>Planning Board Action:</b> Retain staff recommendations.</p>



# Economic Prosperity – Buffering Industrial Impacts

ISSUES	STAFF RESPONSE	STAFF RECOMMENDATION
<ul style="list-style-type: none"> <li>• Recognize industrial impacts on residential neighborhoods and natural resources.</li> <li>• Require buffering to prevent disturbances.</li> <li>• Require additional stormwater management for industrial uses bordering streams.</li> </ul>	<ul style="list-style-type: none"> <li>• The sector plan recognizes the importance of buffering between industrial and residential uses, and the need to mitigate negative environmental impacts.</li> <li>• <i>Strategy EP 5.3: Address lack of buffering between housing and industrial activities by requiring the incorporation of additional fencing and vegetation to screen industrial uses.</i></li> <li>• <i>Strategy EP 5.4: Promote the County’s Rain Check Program to property owners in order to support improved access to financial assistance for vegetative screening and stormwater improvements.</i></li> </ul>	<p>Recommend no change to plan.</p> <p><b>Planning Board Action:</b> Retain staff recommendation.</p>

# Transportation *and* Mobility – Highways *and* Bridges

ISSUES	STAFF RESPONSE	STAFF RECOMMENDATION
<ul style="list-style-type: none"> <li>• Strengthen the recommendations for replacement of the Columbia Park Road Bridge and a pedestrian bridge to Cheverly Metro station.</li> <li>• Connect a pedestrian bridge from Landover Metro Station to adjacent community.</li> <li>• Prioritize SHA resources to evaluate traffic along US 50 from MD 202 (Landover Road) to the intersection of US 50 and MD 201 (Kenilworth Avenue), and addresses traffic problems at Cheverly Metro as well as the MD 201 (Kenilworth Avenue)/US 50 interchange.</li> </ul>	<ul style="list-style-type: none"> <li>• The State Highway Administration is coordinating with DPW&amp;T to evaluate feasibility of restriping Columbia Park Road to include an additional lane to the ramp to eastbound US 50.</li> <li>• The plan includes the following strategies:               <ul style="list-style-type: none"> <li>– <i>TM 2.2 Evaluate and implement traffic calming elements, and effective improvements to enhance pedestrian and bicyclist safety along Columbia Park Road bridge, including a crash worthy barrier to physically separate pedestrians and bicyclists from moving motor vehicle traffic.</i></li> <li>– <i>TM 1.4 Evaluate and implement a pedestrian and bicycle bridge crossing the rail tracks and US 50 as part of the redevelopment of the Cheverly Metro Station or the industrial area along Tuxedo Road and Arbor Street.</i></li> </ul> </li> <li>• The Landover Metro station is outside of the sector plan boundary.</li> </ul>	<p>Recommend no change to plan.</p> <p><b>Planning Board Action:</b> Retain staff recommendation.</p>



# Transportation *and* Mobility – Student Ridership

ISSUES	STAFF RESPONSE	STAFF RECOMMENDATION
<ul style="list-style-type: none"><li>• Student ridership on local buses should align with school bus stops.</li><li>• Offer free student ridership on public transit during non-peak after school hours.</li></ul>	<ul style="list-style-type: none"><li>• Plan includes a policy to improve transit quality of service.</li><li>• The proposed strategy would help increase ridership on public transit and reduce the volume of traffic on the road.</li></ul>	<p>Recommendation to add the following strategy:</p> <ul style="list-style-type: none"><li>• <u>TM 3.8: Collaborate with WMATA, DPW&amp;T and PGCPs to align student bus routes and stops with local bus routes, and offer free student ridership on public transit during non-peak after school hours.</u></li></ul> <p><b>Planning Board Action:</b> Retain staff recommendation.</p>

# Natural Environment

ISSUES	STAFF RESPONSE	STAFF RECOMMENDATION
<ul style="list-style-type: none"> <li>Natural areas include habitat for Forest Interior Dwelling Species (FIDS).</li> <li>End the practice of siting ball fields, schools, and other public and private facilities in natural areas, especially bottomland forests and floodplains.</li> <li>Protect and enhance green infrastructure hubs and corridors, including those identified and adopted in the Cheverly Green Infrastructure Plan.</li> <li>Code enforcement to mitigate negative environmental impacts.</li> </ul>	<ul style="list-style-type: none"> <li>On page 67, second paragraph: The plan references spaces of special importance within the sector plan area, including pockets of woodlands at Cheverly Euclid Park, Cheverly Nature Park, and portions of the Baltimore-Washington Parkway right-of-way.</li> <li><i>Strategy NE 1.1: Discourage new development within the floodplain and encourages maintenance and repair of current development.</i></li> <li><i>Strategy NE 2.3: Support efforts to preserve, protect, and increase biodiversity in areas identified as hubs in the Cheverly Green Infrastructure Plan. Work with local stakeholders to establish, preserve, and manage green corridors linking these natural hubs to facilitate the exchange of plant and animal species.</i></li> <li>The plan includes a policy to prioritize code enforcement and nuisance abatement.</li> </ul>	<p>Recommend the following changes to plan:</p> <ul style="list-style-type: none"> <li>On page 67, add text about potential habitat for FIDS in the Euclid Park Woods.</li> </ul> <p>Recommend no other changes to plan.</p> <p><b>Planning Board Action:</b> Retain staff recommendations.</p>



# Housing *and* Neighborhoods

ISSUES	STAFF RESPONSE	STAFF RECOMMENDATION
<ul style="list-style-type: none"><li>Importance of housing affordability, community land trusts and need to prioritize funding for the Prince George's County community land trust.</li></ul>	<ul style="list-style-type: none"><li><i>Strategy HN 1.2: Support development that includes a mix of housing types and tenures at a range of affordability levels.</i></li></ul>	<p>Recommendation to include the following strategies:</p> <ul style="list-style-type: none"><li><u>HN 1.3 Seek opportunities for the Prince George's County Department of Housing and Community Development to invest in new housing by providing financial incentives for the development of mixed-income housing, starter-homes and rental units.</u></li><li><u>HN 1.4 Implement a density bonus program to increase affordable housing options near the Cheverly Metro station.</u></li></ul> <p><b>Planning Board Action:</b> Retain staff recommendations.</p>

# Healthy Communities – Schools

ISSUES	STAFF RESPONSE	STAFF RECOMMENDATION
<ul style="list-style-type: none"> <li>• Install greenhouses on high school property that can be used as "kitchen" gardens to reinforce health initiatives.</li> <li>• Encourage modernization of schools, and require health impact assessments and the provision of health and wellness amenities, such as co-located wellness centers and walking trails as a part of the development process.</li> </ul>	<ul style="list-style-type: none"> <li>• Staff agrees with the recommended additions.</li> </ul>	<p>Recommendation to include the following strategies:</p> <ul style="list-style-type: none"> <li>• <u>HC 1.7: Encourage DPW&amp;T to subsidize student transit ridership costs.</u></li> <li>• <u>HC 2.5: Promote a pilot program to install greenhouses on high school property that can be used as "kitchen" gardens to reinforce health initiatives.</u></li> <li>• <u>HC 6.5: Encourage plans for school modernizations and new construction to include a health impact assessment and provide health and wellness amenities such as co-located wellness centers and walking trails as a part of the development process.</u></li> </ul> <p><b>Planning Board Action:</b> Retain staff recommendation.</p>

# Healthy Communities – Community Wellness

ISSUES	STAFF RESPONSE	STAFF RECOMMENDATION
<ul style="list-style-type: none"> <li>Health facilities should remain on the hospital site, and have adequate facilities to support the community.</li> <li>Develop signed fitness routes throughout the community.</li> <li>Development should encourage an active lifestyle and leverage proximity to Metro.</li> </ul>	<p>The sector plan includes the following strategies:</p> <p><i>HC 3.2: Increase education and outreach on health insurance requirements and available plans, and provide technical assistance to expand health insurance.</i></p> <p><i>HC 3.3: Encourage partnerships between County agencies and local medical centers to strengthen community-focused health programming in the sector plan area.</i></p> <p><i>HC 6.1: Encourage developers to complete health impact assessments and provide health and wellness amenities as a part of the development process.</i></p>	<p>Recommend the following changes to plan:</p> <ul style="list-style-type: none"> <li>HC 3.3: Encourage partnerships between County agencies and local medical centers to strengthen community-focused health programming in the sector plan area. <u>Ensure that the health facilities remaining at the hospital site have adequate facilities to support the community.</u></li> <li><u>Add HC 5.6: Develop signed fitness routes throughout the community.</u></li> </ul> <p><b>Planning Board Action:</b> Retain staff recommendations.</p>



# Public Facilities – Schools

ISSUES	STAFF RESPONSE	STAFF RECOMMENDATION
<ul style="list-style-type: none"> <li>Request for new policy and supporting strategies to create a positive public school facility image in each neighborhood and community.</li> <li>Add sidewalks on both sides of streets in neighborhoods within 1.5 miles of an elementary school and within 2 miles of middle and high schools.</li> </ul>	<ul style="list-style-type: none"> <li>Staff agrees with recommendation to add a new policy and supporting strategies.</li> <li>Staff agrees with recommendations concerning sidewalks.</li> </ul>	<p>Recommendation to add new policy and supporting strategies to create a positive public school facilities image in community.</p> <ul style="list-style-type: none"> <li><u>Policy 4: Create a positive public school facility image in each neighborhood and community.</u></li> <li><u>PF 4.1 Facilitate redevelopment and facade improvements to school properties.</u></li> <li><u>PF 4.2 Incorporate streetscaping, parking lot improvements, landscaping, and public art on school properties to improve the area 's visual appeal.</u></li> <li><u>PF 4.3 Develop a façade improvement program that assists local schools with dated building exteriors and improves school aesthetics and residential area attraction.</u></li> <li><u>PF 4.4 Utilize stormwater funding sources to improve the appearance of parking lots and landscaping on school sites.</u></li> </ul> <p><b>Planning Board Action:</b> Retain staff recommendations.</p>

# Community Heritage *and* Culture

ISSUES	STAFF RESPONSE	STAFF RECOMMENDATION
No testimony for this Element.		

# Design

ISSUES	STAFF RESPONSE	STAFF RECOMMENDATION
<ul style="list-style-type: none"> <li>Consider swapping the administratively-used suburban school site at the corner of Belleview Avenue and Arbor Street for a future, urban school site on the Prince George's Hospital Center property.</li> <li>Add a new policy that rezones Tuxedo Road/Arbor Street to a more appropriate district for mixed used development.</li> <li>Identify opportunities to strengthen transportation routes that cross the BW Parkway and Route 50, incorporating pedestrian and bikeways and improving connectivity.</li> </ul>	<ul style="list-style-type: none"> <li>All zoning recommendations, including zoning for public facilities, will be addressed through the Zoning Rewrite process.</li> <li>The recommendations for opportunities to strengthen transportation routes, pedestrian and bikeway and improving connectivity are found in Section 3 Element: Transportation and Mobility.</li> <li>As the property owner of school sites, the Prince George’s County School Board can negotiate land swaps at any time.</li> </ul>	<p>Recommend no change to plan.</p> <p><b>Planning Board Action:</b> Retain staff recommendation.</p>

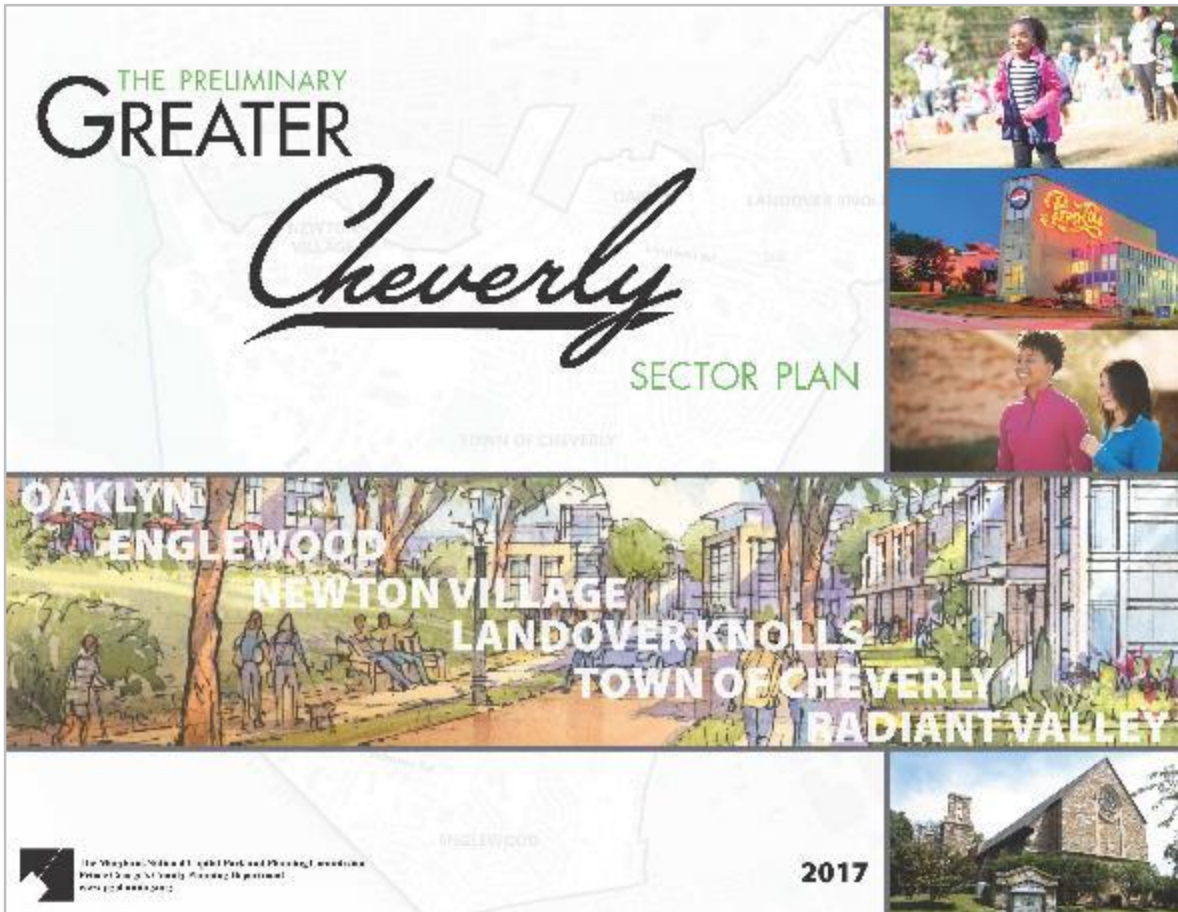


# Next Steps

**District Council  
Resolution  
of  
Approval**  
*September 26, 2017*

# Questions?

# Thank You



## Contact Information

**Sam White, Acting Planner Coordinator**

Prince George's County Planning Department  
M-NCPPC, Community Planning North Division

14741 Governor Oden Bowie Drive

Upper Marlboro, MD 20772

[Sam.White@ppd.mncppc.org](mailto:Sam.White@ppd.mncppc.org)

301-952-4332

[www.pgplanning.org/greatercheverlysectorplan](http://www.pgplanning.org/greatercheverlysectorplan)