

DISTRICT COUNCIL &  
PLANNING BOARD

# JOINT PUBLIC HEARING

CENTRAL BRANCH AVENUE  
CORRIDOR REVITALIZATION SECTOR PLAN  
MINOR PLAN AMENDMENT AND  
SECTIONAL MAP AMENDMENT

Monday, June 29, 2026



# AGENDA

**01**

**Project Overview**

**04**

**Amendment Summary**

**02**

**Purpose**

**05**

**Sectional Map  
Amendment**

**03**

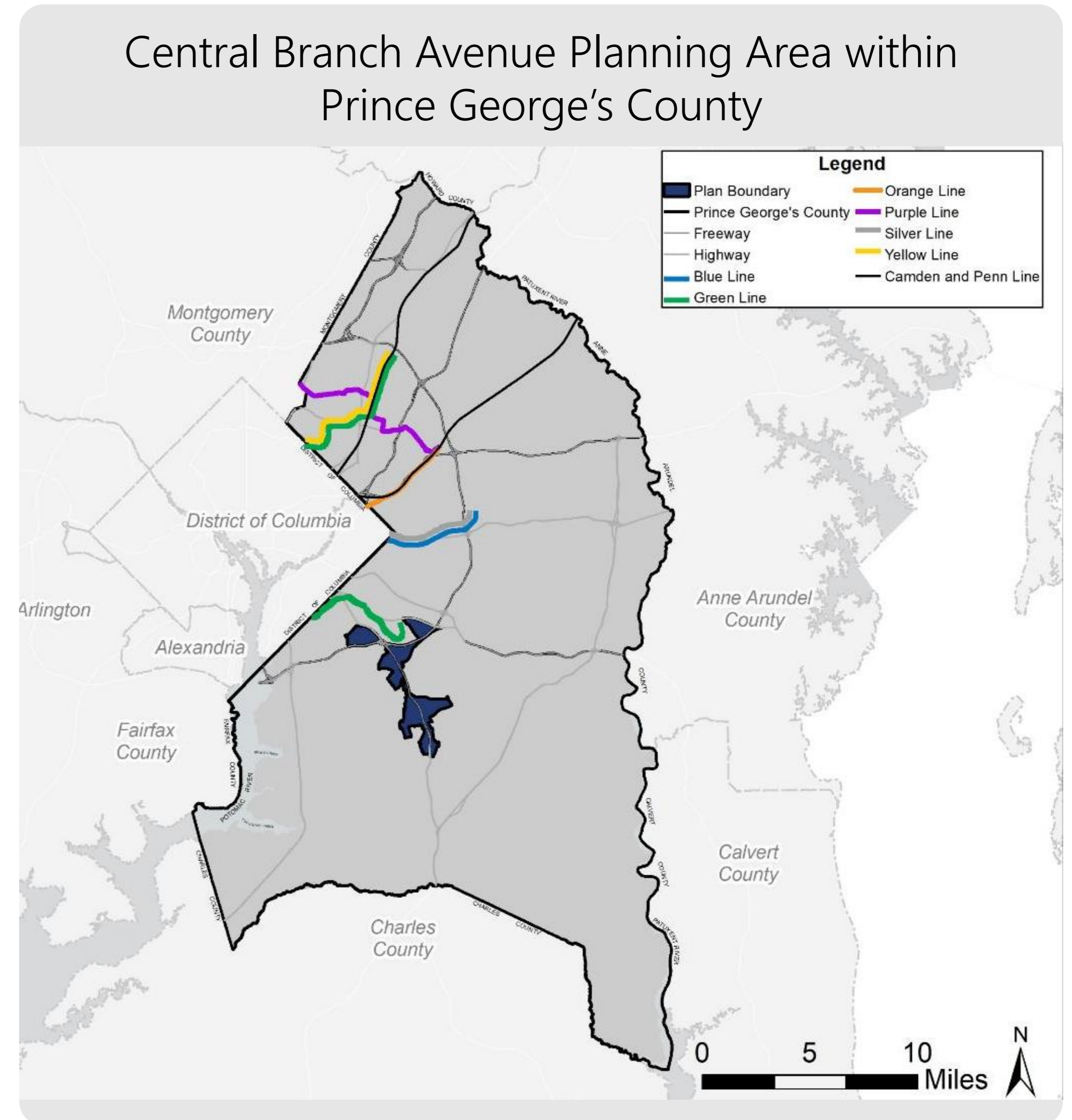
**Sector Plan Background**

**06**

**Next Steps**

# PROJECT OVERVIEW

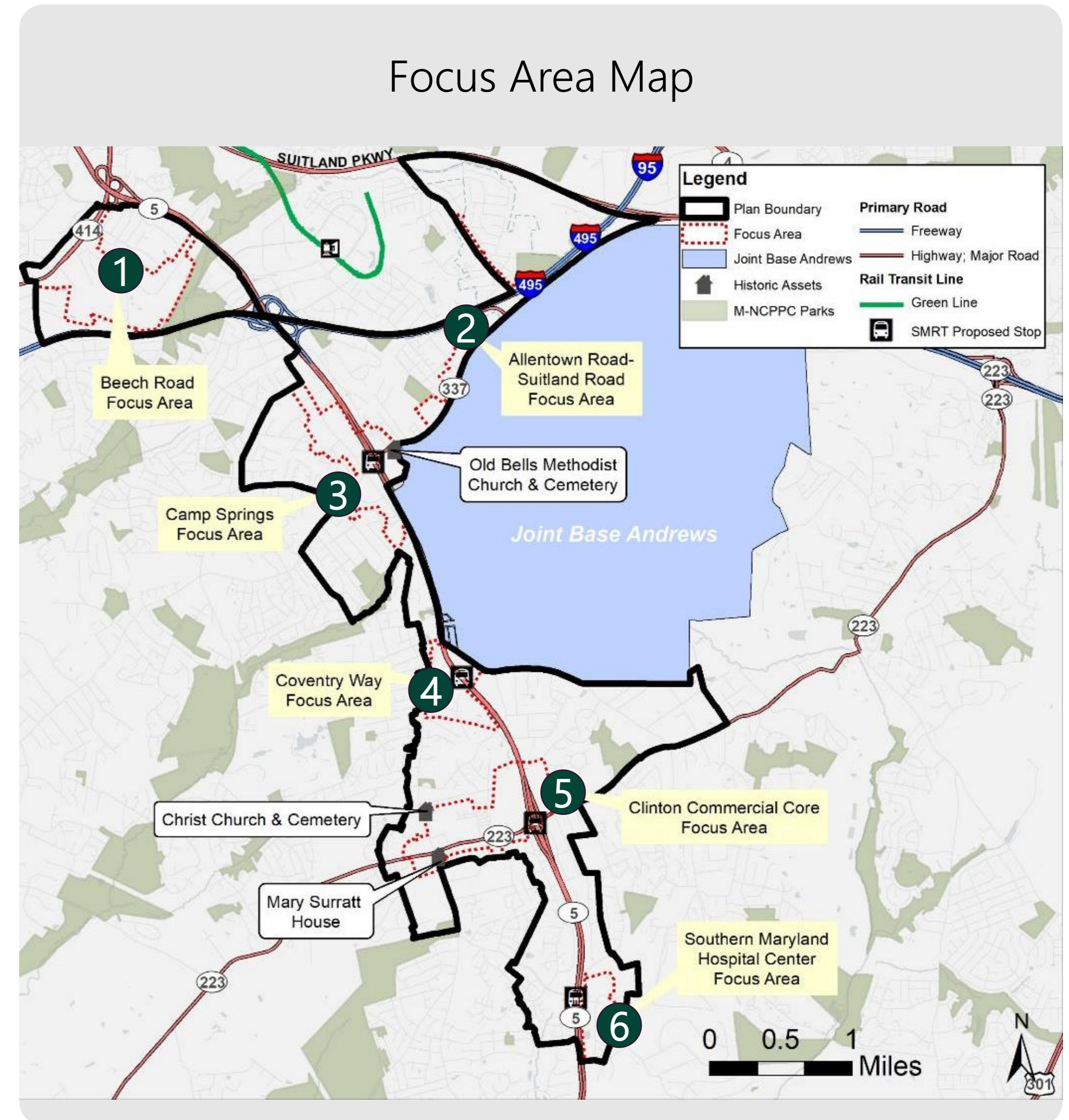
- Initiated by District Council on May 5, 2026 (CR-035-2026)
- Minor Plan Amendment to the *Approved Central Branch Avenue Corridor Revitalization Sector Plan*
- Existing Sector Plan
  - Approved in 2013
  - Based on the prior General Plan, Zoning Ordinance, and Functional Master Plans



# PROJECT OVERVIEW

## *Six Focus Areas*

- 1 Beech Road
- 2 Allentown Road-Suitland Road
- 3 Camp Springs
- 4 Coventry Way
- 5 Clinton Commercial Core
- 6 Southern Maryland Hospital Center



# PURPOSE

## Minor Plan Amendment

- Implement 2026 Medical Innovation Campus Feasibility Study

## Sectional Map Amendment

- Implement zoning based on 2013 plan recommendations



Medical Innovation Campus Feasibility Study

# SECTOR PLAN BACKGROUND

TIMEFRAME	ACTION
March 20, 2012	District Council Initiation (CR-010-2012)
2010-2012	Community Engagement and Plan Development
April 2, 2013	District Council Approval (CR-024-2013)

# SECTOR PLAN BACKGROUND

## Goals



### JBA

Potential future growth at Joint Base Andrews



### MedStar

Planned expansion of MedStar Southern Maryland Hospital



### SMRT

Planned Southern Maryland Rapid Transit line along MD 5 (Branch Ave)



# SECTOR PLAN BACKGROUND



Plan adopted in 2013 without SMA



Anticipated rezoning through separate SMA process utilizing the new zoning categories



Zoning Rewrite Process was underway to propose host of new zoning categories (2018)



Countywide Map Amendment (2021)

# PLAN VISION

- Transformation of Central Branch Avenue Corridor
- Vision drafted from community engagement as part of original planning process (2010-2012)
- Move from auto-dominated roadway into attractive, vibrant, walkable communities with access to transit
- Six focus areas



# 2026 MEDICAL INNOVATION DISTRICT FEASIBILITY STUDY

- Alignment with Southern Maryland Hospital Center Focus Area vision (2013 sector plan)
  - Compact
  - Mixed use
  - Access to transit
- Extensive public engagement
- Updated land use, market analyses



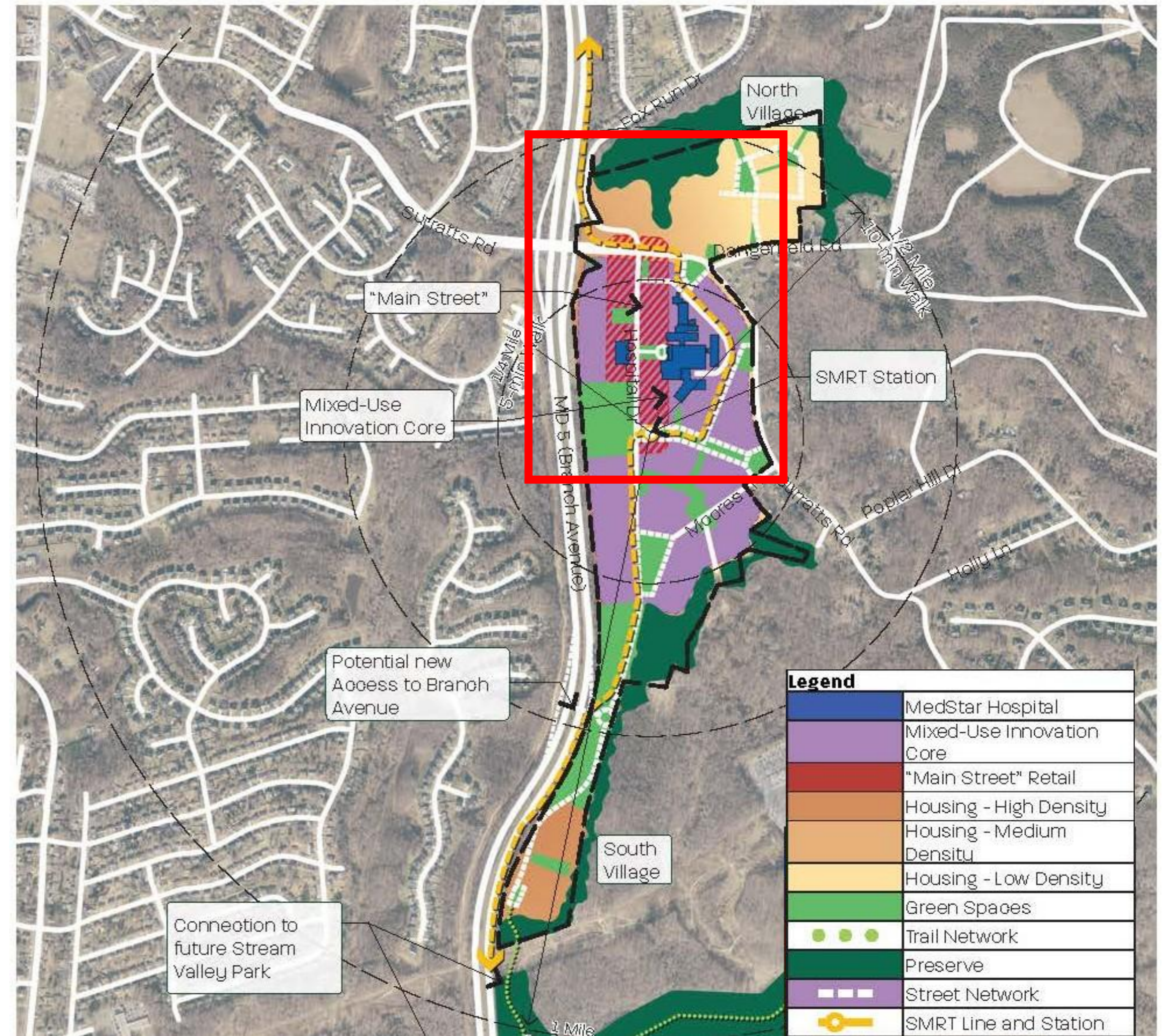
Medical Innovation Campus  
Feasibility Study



# AMENDMENT SUMMARY

- Codify recommendations from 2026 Medical Innovation District Feasibility Study
  - Expand Institutional Mixed-Use
  - Update recommendations for SMHC Focus Area
- Zoning Changes
  - Implements vision for sector plan informed by public engagement
- Update maps and tables
- Correct boundaries between 2013 plan and 2014 *Southern Green Line Station Area Sector Plan*

Focus Area Map



# SMA METHODOLOGY

1. Approved Development Applications

2. CBA Plan Text Containing Property-Specific Zoning/Land Use Recommendations

3. CBA Approved Future Land Use

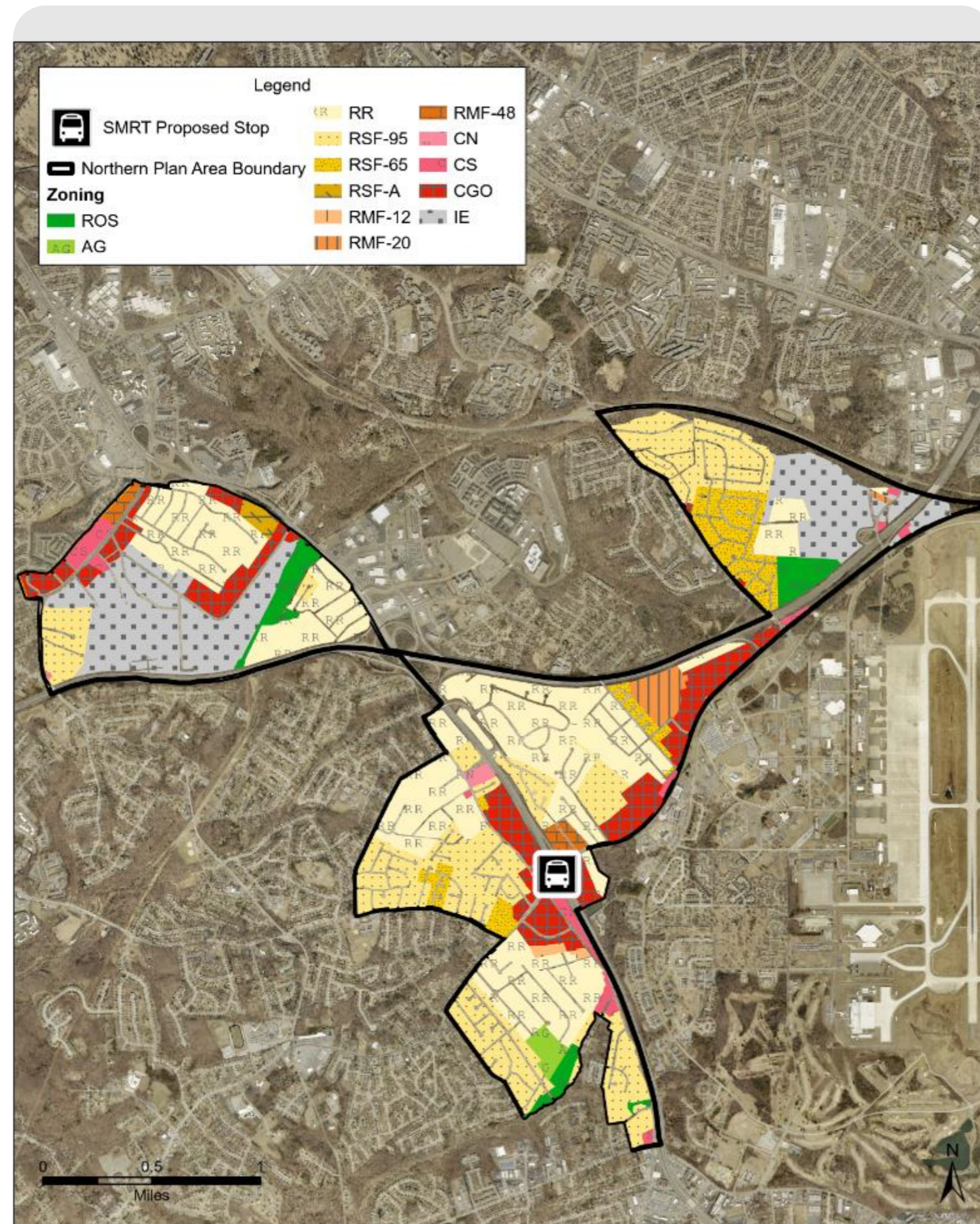
4. Nonconforming Uses

5. Split-Zoned Properties

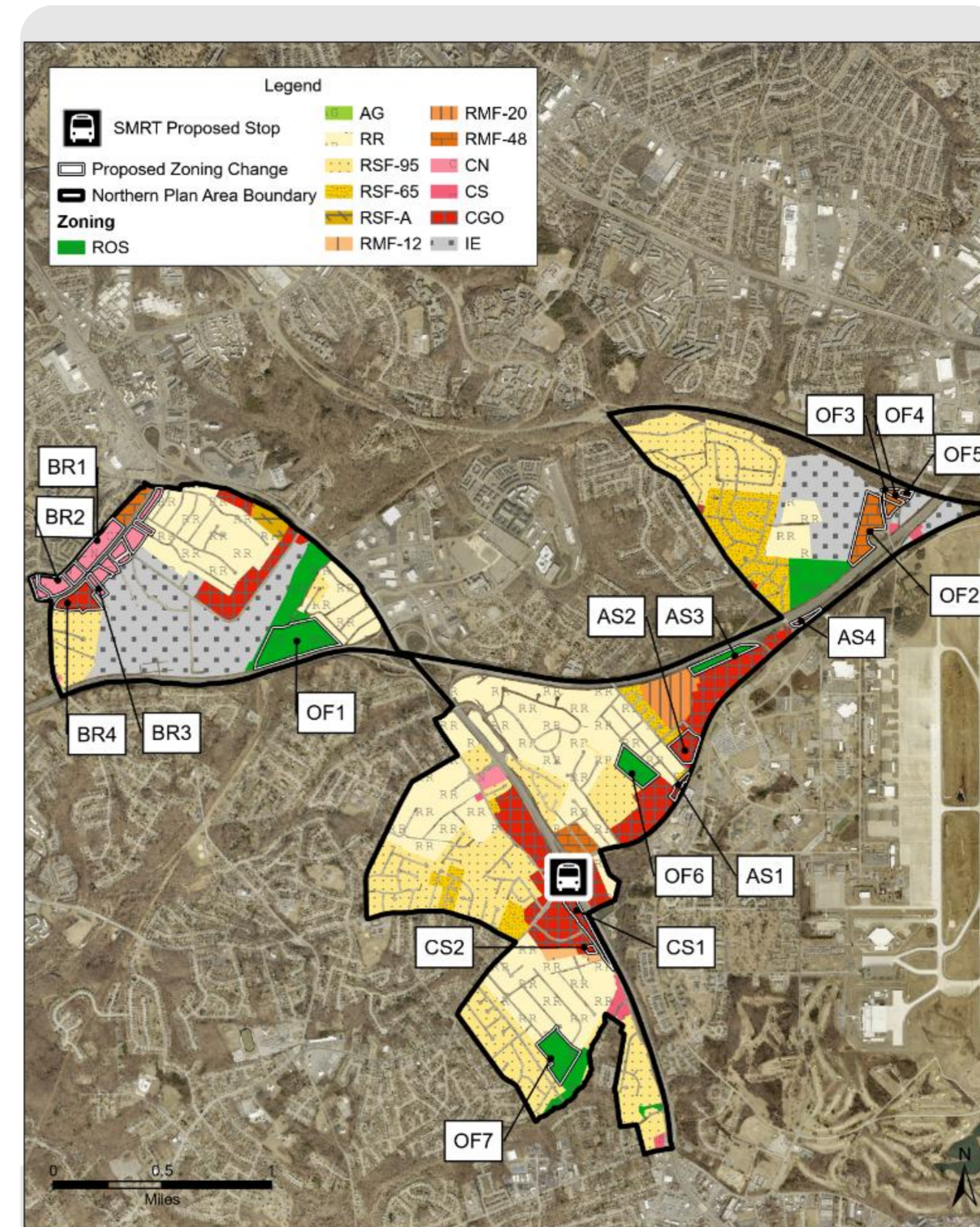
# ZONING CHANGES

- Concentrates increased density around **Southern Maryland Rapid Transit** stations
- Increases **open space**
- Increases **economic development** opportunities
- Encourages more **neighborhood-serving** retail, dining options

# EXISTING ZONING AND ZONING CHANGES - NORTH

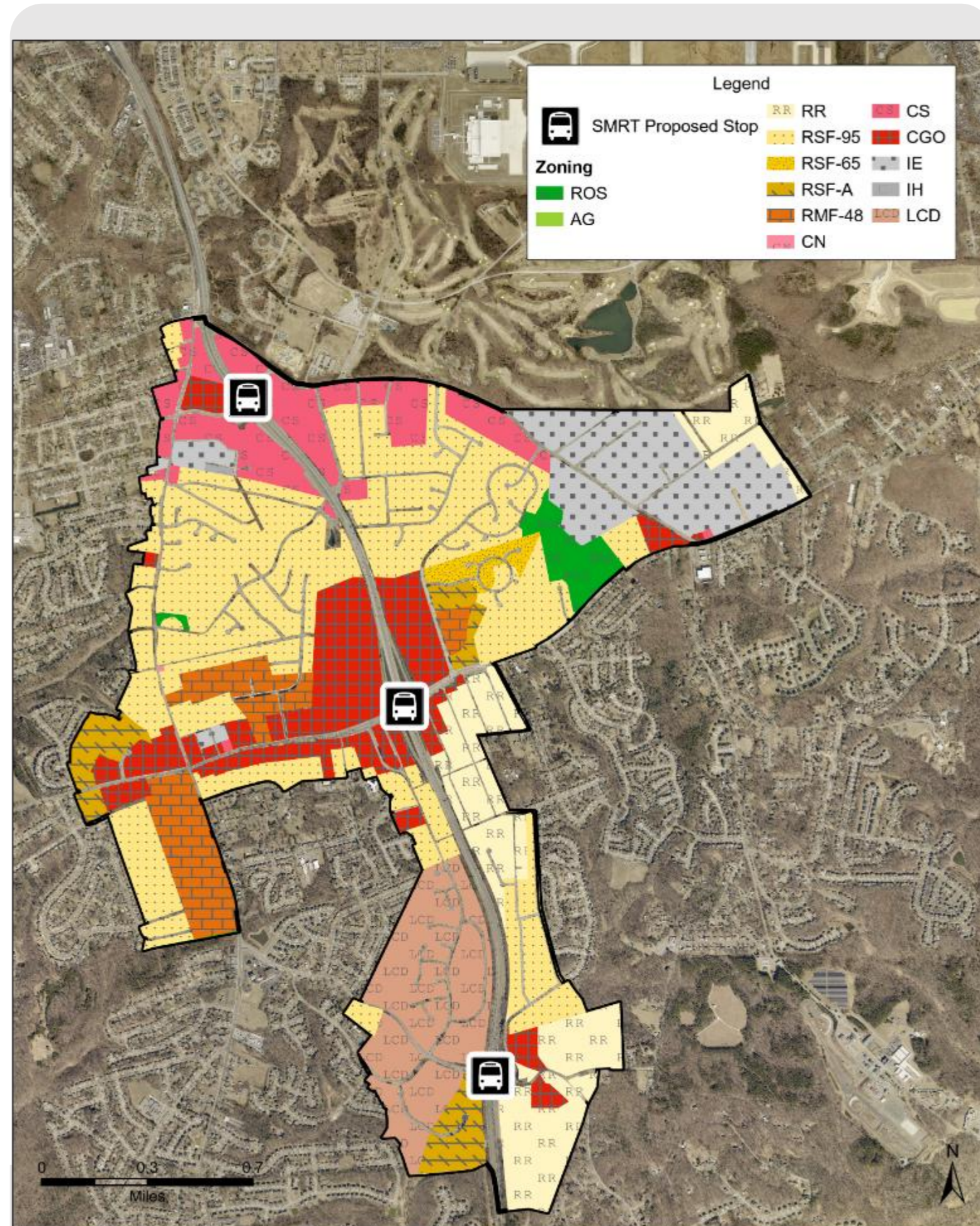


EXISTING ZONING

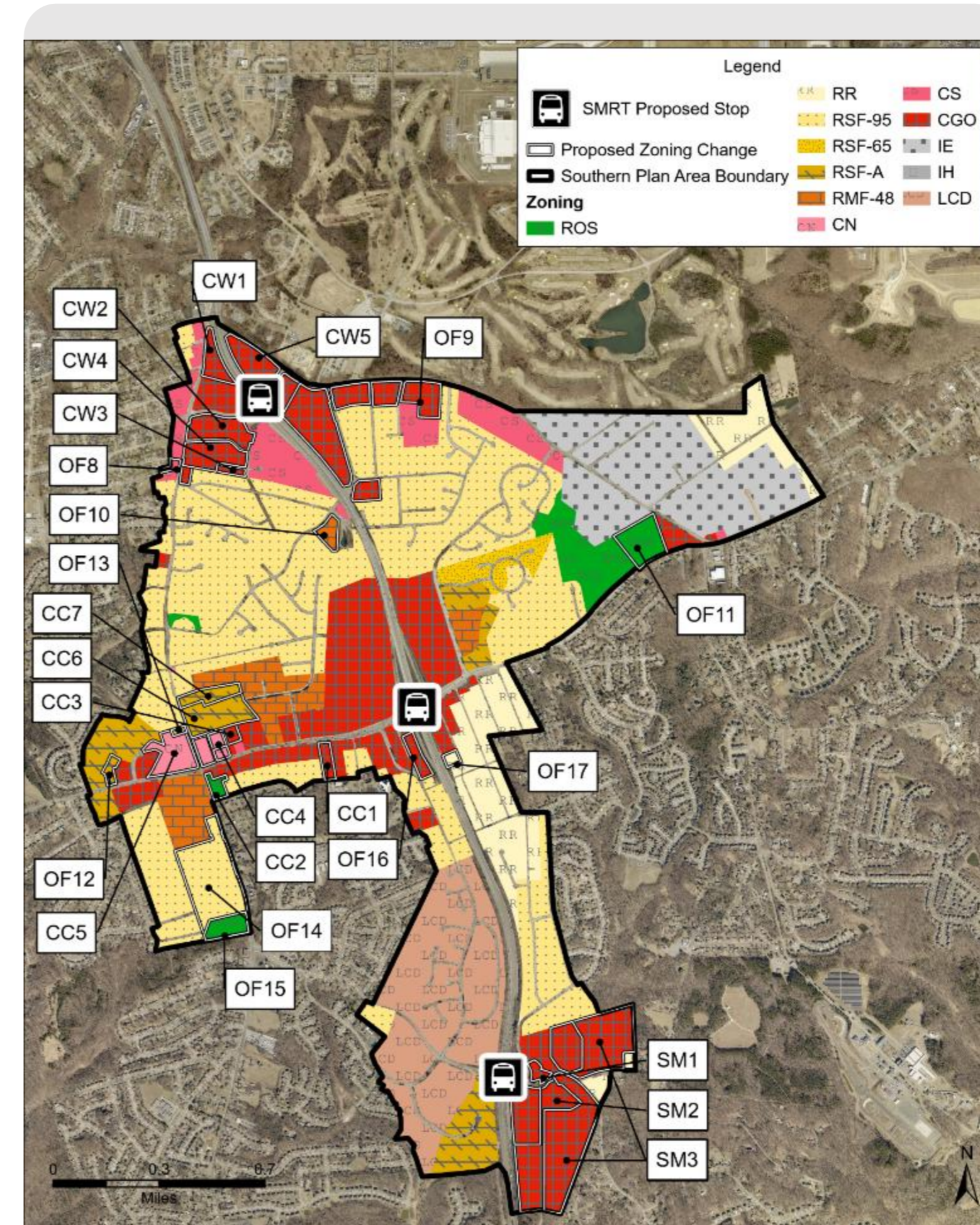


PROPOSED CHANGES

# EXISTING ZONING AND ZONING CHANGES - SOUTH



EXISTING ZONING



PROPOSED CHANGES

# NEXT STEPS

EVENT	TIMEFRAME
Close of Record	Tuesday, July 14, 2026
Planning Board Work Session	September 2026
Planning Board Action	September 2026
District Council Work Session	September/October 2026
District Council Action	October 2026

# THANK YOU!



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