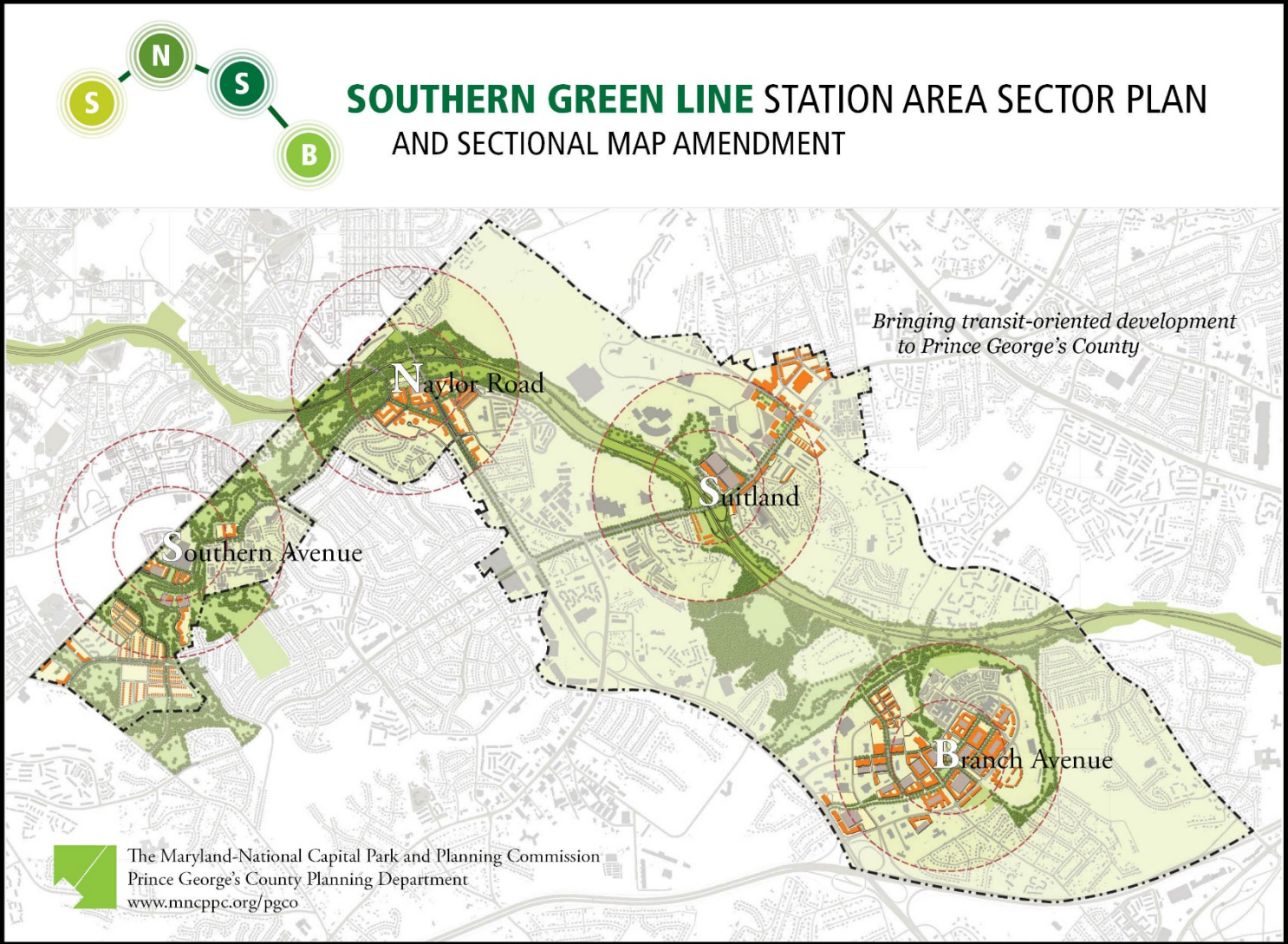


Minor Amendment to the *2014 Southern Green Line Station Area Sectional Map Amendment*

Joint Public Hearing
February 16, 2016



Southern Green Line Plan and SMA Vision

- The 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment* seeks to bring transit-oriented development (TOD) to southern Prince George's County by way of the Metro Green Line.
- The sector plan recognizes the importance of preserving and enhancing existing communities within the project area and integrating development opportunities around the four Metro stations.
- The County Council created the Southern Green Line DDOZ, which contains specific use restrictions and development regulations above and beyond the underlying zone classifications of properties within the plan area.

Branch Avenue Metro Station Area Vision

- With regional access provided by the Metro, the Capital Beltway, and MD 5, the Branch Avenue Station Area is the economic engine of the Southern Green Line bringing energy, employment, and income to a growing urban center.
- A cluster of new office buildings along Auth Way and Old Soper Road brings thousands of employees who support a variety of restaurant, shopping and personal service businesses during the day.

Proposed Minor Amendment

Existing Provision:

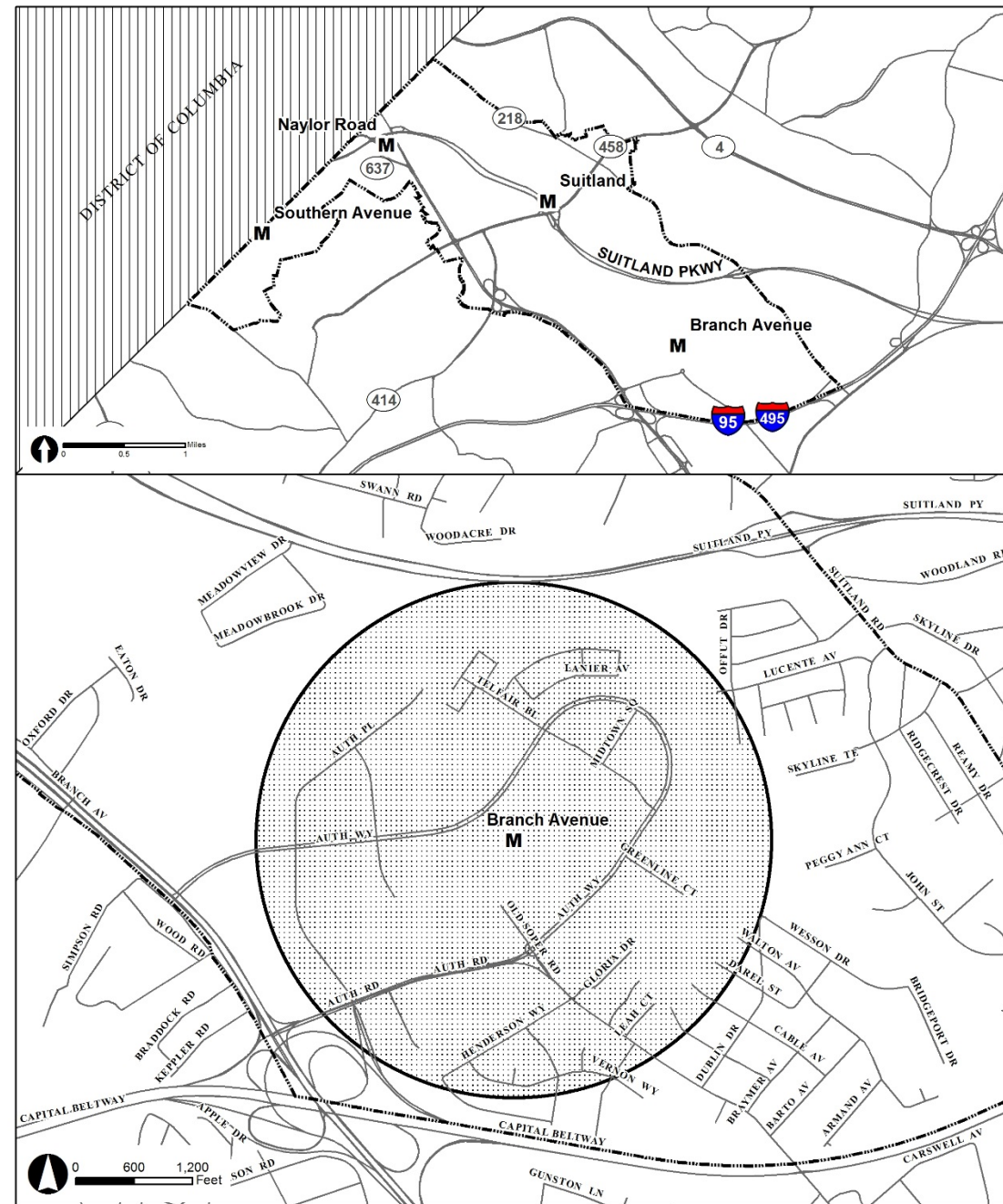
(A) Southern Green Line Station Area design requirements and limitations of subsection II, above, shall not be binding and shall be only advisory for property located within the Branch Avenue Metro Station Area, for which the subject property will be developed for a public building or public use, to be operated or occupied by any department or branch of federal or state government for public purposes, excluding warehouses; the public building or public use included in the project is subject to an executed lease, or letter of intent to enter into a lease, with a term of not less than 20 years; the total density of the public building or public use is a minimum of five-hundred thousand (500,000) square feet; and greater than fifty percent (50%) of its net lot area is located in the Branch Avenue Metro Station Area.

Proposed Revision:

(A) Southern Green Line Station Area design requirements and limitations of subsection II, above, shall not be binding and shall be only advisory for property located within the Branch Avenue Metro Station Area, for which the subject property will be developed for a public building or public use, to be operated or occupied by any department or branch of federal or state government for public purposes, excluding warehouses.

Impact of Minor Amendment

- Pertains only to properties within one-half mile of either entrance to the Branch Avenue Metro Station.
- Exemption of federal or state buildings or uses, excluding warehouses, from the Development District Standards within the Branch Avenue Metro Station Subarea.



Minor Amendment Schedule

MILESTONE	PROPOSED SCHEDULE
Joint Public Hearing	February 16, 2016
Close of Record	March 2, 2016
Planning Board Recommendation/ Transmittal to District Council	March 17, 2016
District Council Action	June 13, 2016