

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2016 Legislative Session

Resolution No. CR-25-2016

Proposed by Council Member Taveras

Introduced by Council Members Taveras, Davis and Franklin

Co-Sponsors _____

Date of Introduction April 12, 2016

RESOLUTION

1 A RESOLUTION concerning

2 The Prince George’s Plaza Transit District Overlay Zone

3 For the purpose of proposing amendments to the *Adopted Prince George’s Plaza Transit District*
4 *Development Plan and Endorsed Transit District Overlay Zoning Map Amendment* and directing
5 that an additional public hearing be held before the District Council in order to receive public
6 testimony on the proposed amendments.

7 WHEREAS, on March 25, 2014, the Prince George’s County Council, sitting as the District
8 Council, adopted CR-16-2014, thereby initiating an amendment to the 1998 *Prince George’s*
9 *Plaza Transit District Development Plan and Transit District Overlay Zone*; and

10 WHEREAS, on October 22, 2015, the Prince George’s County Planning Board of the
11 Maryland-National Capital Park and Planning Commission held a duly advertised public hearing
12 on the Preliminary *Prince George’s Plaza Transit District Development Plan and Proposed*
13 *Transit District Overlay Zone*; and

14 WHEREAS, after the close of the hearing record on November 2, 2015, the Planning Board
15 conducted a public work session on November 19, 2016, to examine staff’s analysis of the
16 testimony and exhibits received into the record of testimony for its October 22, 2015, public
17 hearing and to consider the staff’s recommendations thereon; and

18 WHEREAS, the Planning Board voted favorably to include five (5) additional exhibits of
19 late testimony into the public hearing record identified as Exhibits T1–T5, and to continue its
20 public work session until December 3, 2015; and

1 WHEREAS, on December 3, 2015, the Planning Board voted favorably as to PGCPB No.
2 15-126, a resolution adopting the transit district development plan and endorsing the transit
3 district overlay zoning map amendment with further recommended amendments, extensions,
4 deletions, and additions based on the record public hearing testimony; and

5 WHEREAS, on December 30, 2015, pursuant to the prescriptions of Section 27-
6 213.04.(b)(1) of the Zoning Ordinance of Prince George's County, being also Subtitle 27 of the
7 Prince George's County Code, the Planning Board transmitted the *Adopted Prince George's*
8 *Plaza Transit District Development Plan and Endorsed Transit District Overlay Zoning Map*
9 *Amendment* to the District Council; and

10 WHEREAS, the *Adopted Prince George's Plaza Transit District Development Plan*
11 contains a comprehensive rezoning element, known as the Endorsed Transit District Overlay
12 Zoning Map Amendment, that is intended to implement land use recommendations within the
13 transit district development plan for the immediate future; and

14 WHEREAS, the Endorsed Transit District Overlay Zoning Map Amendment proposes to
15 expand the Prince George's Plaza Transit District by incorporating additional properties within
16 Planning Area 68 into area boundaries of the Prince George's Plaza Transit District Overlay (T-
17 D-O) Zone; and

18 WHEREAS, once approved, the Transit District Overlay (T-D-O) zone will supersede and
19 replace the 1998 *Prince George's Plaza Transit District Development Plan for the Prince*
20 *George's Plaza Transit District Overlay Zone*, as well as amend portions of the 2014 *Plan*
21 *Prince George's 2035 General Plan*, the 1983 *Adopted and Approved Functional Master Plan*
22 *for Public School Sites*, the 1994 *Master Plan for Planning Area 68*, the 2009 *Countywide*
23 *Master Plan of Transportation*, and *Formula 2040: Functional Master Plan for Parks,*
24 *Recreation and Open Space (2014)* for the portion of Planning Area 68 within the Prince
25 George's Plaza Transit District; and

26 WHEREAS, the boundaries of the 1998 *Prince George's Plaza Transit District*
27 *Development Plan and Transit District Overlay Zone* the land area generally bounded by
28 Northwestern High School, University Hills, and Hitching Post Hill to the north; Northwest
29 Branch Stream Valley Park to the west; Felegy Elementary School, Orem Middle School, and
30 the rear of properties fronting Oliver Street to the south; and the rear of properties fronting on
31 Adelphi and Queens Chapel Roads to the east; and

1 WHEREAS, the *Prince George's Plaza Transit District Development Plan* statement of
2 purpose calls for development of a comprehensive plan sets policies and strategies that build on
3 the policy guidance for regional transit districts set forth in the 2014 *Plan Prince George's 2035*
4 General Plan vision to promote transit-oriented, mixed use development by establishing a refined
5 vision and realistic approach to implementing this important County and community vision, and
6 to realize certain Countywide and municipal economic benefits generated by a major Metro
7 station; to recognize the historical importance of the natural environment and Hitching Post Hill
8 and incorporate best planning and development practices to ensure a comprehensive and
9 sensitive approach to environmental stewardship, floodplain, and stormwater management,
10 future growth, pedestrian and bicycle connectivity, transportation management strategies, and
11 economic and community development; and to incorporate specific policies and strategies that
12 promote and support the creation of a healthier community; and

13 WHEREAS, on February 16, 2016, the District Council conducted a duly advertised public
14 hearing on the *Adopted Prince George's Plaza Transit District Development Plan* and Endorsed
15 Transit District Overlay Zoning Map Amendment; and

16 WHEREAS, on March 22, 2016, the District Council convened as the Committee of the
17 Whole to conduct a public work session for its review of the testimony and exhibits submitted to
18 the public hearing record, as well as the Planning Board's recommendations embodied within
19 PGCPB No. 15-126; and

20 WHEREAS, after presentations by staff, questions and discussion by Members, the
21 Committee of the Whole voted favorably to include the five (5) additional exhibits that were
22 received after the close of the public hearing record and announce an additional work session
23 date to continue its examination of the public hearing record; and

24 WHEREAS, on March 29, 2016, the Committee of the Whole voted favorably on a motion
25 directing staff to prepare a Resolution proposing certain amendments to the *Adopted Transit*
26 *District Development Plan and Endorsed Transit District Overlay Zone* and directing that a
27 second District Council public hearing be conducted to seek public testimony on the proposed
28 amendments; and

29 WHEREAS, pursuant to Section 27-213.05(c)(1) of the Zoning Ordinance, the District
30 Council may, by simple majority vote, extend the time for final action on a Transit District
31 Overlay Zoning Map Amendment for a period not to exceed 30 days; and

1 WHEREAS, the District Council wishes to exercise due diligence in its review of all
 2 testimony presented at the second public hearing on the proposed amendments to the *Adopted*
 3 *Prince George's Plaza Transit District Development Plan and Endorsed Transit District*
 4 *Overlay Zone*

5 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
 6 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
 7 Regional District in Prince George's County, Maryland, that at the forthcoming District Council
 8 public hearing, testimony shall be accepted concerning the following amendments to the
 9 Adopted Transit District Development Plan and Endorsed Transit District Overlay Zoning Map
 10 Amendment:

11 **A. PROPOSED AMENDMENTS TO THE ADOPTED TRANSIT DISTRICT**
 12 **DEVELOPMENT PLAN**

13 **PROPOSED AMENDMENT 1:**

14 Change all references within the TDDP to a 32-story maximum height limit to a 28-story
 15 maximum height limit

16 **PROPOSED AMENDMENT 2:**

17 Add language to the Foreword and the first paragraph on page 6, as follows: "Pursuant to Section
 18 27-548.04(b) of the Zoning Ordinance, this Transit District Development Plan is the applicable
 19 area master plan for the Prince George's Plaza Transit District."

20 **PROPOSED AMENDMENT 3:**

21 On page 12, add the Post-2035 Illustrative Buildout Plan created at the September 2014
 22 community design charrette that shows the Transit District without The Mall at Prince George's.

23 **PROPOSED AMENDMENT 4:**

24 On page 22, revise the second sentence as follows: "...the Department of Public Works and
 25 Transportation (DPW&T) will likely plan, design, and operate a complex regional stormwater
 26 management system for the Transit District to support the vision of the Adopted TDDP..."

27 **PROPOSED AMENDMENT 5:**

28 Replace the language in the text box on page 26 as follows: "At the time this [preliminary]
 29 TDDP was [written] approved, Prince George's County was in the [second year of a three-year
 30 effort to comprehensively replace and update] process of replacing its Zoning Ordinance and
 31 Subdivision Regulations. Approval of new Zoning and Subdivision laws (anticipated in [Spring]

1 2017) may impact [numerous elements of the Prince George’s Plaza TDDP, most particularly]
 2 the zoning of property located within the transit district and the Transit District Standards[
 3 contained in the proposed Transit District Overlay Zoning Map Amendment]. [Staff will
 4 continue coordination of these two key projects to ensure the community vision, goals, and
 5 policies recommended by the Adopted TDDP to realize the future of Downtown Prince George’s
 6 Plaza will be compatible with, and supported by, the new Zoning Ordinance and Subdivision
 7 Regulations.] The project team worked closely with staff and consultants working on the Zoning
 8 Ordinance and Subdivision Regulations rewrite project to ensure consistency between goals,
 9 policies, and strategies, and to ensure the Transit District Standards were consistent in scope and
 10 nature to the regulations of zone districts within the new Ordinance. In the event the 2017
 11 Countywide Map Amendment process to implement the zones contained in the new Zoning
 12 Ordinance results in fundamental changes to, or the elimination of, the Prince George’s Plaza
 13 Transit District Overlay Zone, Transit District Standards, and the underlying zones and use
 14 tables contained in the TDOZMA, this TDDP will be severable and will continue to stand as the
 15 master plan for the Prince George’s Plaza area. Only the zoning (and not the plan
 16 recommendations) will be impacted by the Countywide Map Amendment.”

17 **PROPOSED AMENDMENT 6:**

18 On page 48, add a text box that summarizes the results of the Phase 1 Hydrology Study for Wells
 19 Run developed by the Prince George’s County Department of the Environment in partnership
 20 with the Planning Department.

21 **PROPOSED AMENDMENT 7:**

22 Include a map on page 48 showing the Primary Management Area for Wells Run. Add a text box
 23 on page 48 defining the Primary Management Area and its constituent regulated elements as
 24 follows:

25 “Section 24-101(b)(22) of the Subdivision Regulations defines the Primary Management Area
 26 (PMA) as a “vegetated buffer preserved and/or restored along all regulated streams outside the
 27 Chesapeake Bay Critical Area Overlay Zones, which at a minimum includes:

28 (A) All regulated streams and associated minimum stream buffers;

29 (B) The one hundred (100) year floodplain as defined by Section 27-124.01;

30 (C) All wetlands and associated wetland buffers that are adjacent to the regulated stream, stream
 31 buffer or the one hundred (100) year floodplain;

1 (D) All areas having slopes of fifteen (15%) or greater adjacent to the regulated stream or stream
 2 buffer, the one hundred (100) year floodplain, or adjacent wetlands or wetland buffers;

3 (E) Adjacent critical habitat areas."

4 Impacts to the PMA and its constituent elements are strongly discouraged and are tightly
 5 regulated by a variety of county, state, and federal regulations."

6 **PROPOSED AMENDMENT 8:**

7 Move the last sentence on page 48 to a text box and integrate it with new language, as follows:

8 "Reducing the overall percentage of impervious surfaces and providing on-site infiltration areas
 9 can improve stormwater runoff quality and reduce the overall volume of water from developed
 10 site. Impervious surfaces may be reduced through the replacement of the existing surface parking
 11 lots with buildings, landscaping, and new stormwater management features, including tree boxes,
 12 bioswales, rain gardens, and storage facilities."

13 **PROPOSED AMENDMENT 9:**

14 Add a text box on page 51 with the following text:

15 "Most properties along the west side of Adelphi Road and MD 500 (Queens Chapel Road)
 16 abutting the Transit District are zoned D-D-O/R-55, are within the City of Hyattsville, and are
 17 within the Traditional Residential Neighborhood Character Area of the Gateway Arts District
 18 DDOZ.

19 Pursuant to the 2004 Approved Sectional Map Amendment for the Prince George's County
 20 Gateway Arts District, page 144, Footnote 2, "R-55 zoned properties in the TRN character area
 21 within the incorporated City of Hyattsville are exempt from the development standards and will
 22 abide by the requirements of the R-55 Zone."

23 The height requirements, generally, for R-55 are that a building can be no more than 35 feet tall
 24 and 2.5 stories. If additional side yard is provided, the height may be increased to 40 feet/3
 25 stories.

26 However, in all residential zones, provided that for each foot in elevation above 40, each yard is
 27 increased by a foot:

28 a) Churches and places of worship may be increased to 80 feet and

29 b) Public/quasi-public buildings may be increased to 120 feet. [Sec. 27-442]

30 Due to these height restrictions and the fact that the largely institutional uses here serve as a
 31 buffer between the Prince George's Plaza Transit District and neighborhoods to the east, these

1 properties were excluded from the Transit District.”

2 **PROPOSED AMENDMENT 10:**

3 On page 79, revise Strategy TM1.11 as follows: “Strategy TM1.11: Provide new or upgraded
4 pedestrian crossings at all intersections throughout the Transit District that are highly visible to
5 motorists, pedestrians, and bicyclists and provide full pedestrian/bike access at all corners of
6 each intersection. Crosswalks should be a minimum of 12 feet wide and use highly visible
7 markings and/ or decorative alternative paving material.”

8 **PROPOSED AMENDMENT 11:**

9 Add the following recommended connection to Strategy TM3.2 and Map 17 on pp. 83-84:

10 “To create the desired grid pattern, the following general locations are encouraged:

- 11 • As the Mall at Prince Georges redevelops, extend the western Metro entry road north from
12 Belcrest Center Drive, bisected by the Central Plaza proposed in Strategy HD4.3, [through] to
13 the main entrance of the Mall, through where the Mall stands today, to Toledo Terrace.
- 14 • Extend Freedom Way west to Toledo Terrace.
- 15 • Extend Editors Park Drive north.
- 16 • Formalize the extension of Toledo Terrace south of MD 410 (East-West Highway) as a public
17 street.
- 18 • Extend Belcrest Center Drive west to connect with Toledo Terrace Extended.
- 19 • Extend America Boulevard north and west to connect with Belcrest Road.
- 20 • Extend Northwest Drive south to at least Toledo Road Extended.
- 21 • Extend Liberty Lane west across Belcrest Road to intersect with new recommended north-south
22 streets.”

23 **PROPOSED AMENDMENT 12:**

24 On page 87, add the following strategy:

25 “Strategy TM4.12: At the time of preliminary plan of subdivision, properties bordering the
26 proposed Central Plaza (see Strategies TM3.2 and HD4.3) should work with the State Highway
27 Administration to design an appropriate intersection for the recommended one-way couplet and
28 Central Plaza that provides for safe, clear vehicle turns and full pedestrian accommodation.”

29 **PROPOSED AMENDMENT 13:**

30 Delete Paragraph 2 on page 95.

PROPOSED AMENDMENT 14:

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Revise Paragraph 4 on page 95 to read: “As of mid-[2015] 2016, neither the property owners, on their own initiative, or the County Council, through legislation, have formally created the TDM District. Traffic and intersection performance have not fallen to the level where a TDM District is required under Subtitle 20A. [However, the incorporation of TDM best practices will facilitate and encourage residents, workers, and visitors to travel to, from, and through the Transit District by means other than the automobile.] To be effective, a TDM District must be based on a thorough analysis of existing parking usage, future parking needs, likely future development, the size and nature of existing and future employers, the ability to influence commuter behavior, and the size and nature of other relevant land uses. It must be imposed on the correct geography at the correct moment in the area’s market and development cycle. This TDDP recommends that the Planning Department retain an experienced TDM consultant to assist the County, municipalities, property owners, and the community in designing a TDM District that will be effective, with particular focus on timing, scope, funding, and administration.”

PROPOSED AMENDMENT 15:

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Revise Strategy TM17.1 on page 96 to read: “[Create] Explore the creation of a parking management district [for] to serve the Transit District. This district may operate as part of [the Transportation Demand Management] a TDM District, the City of Hyattsville, the Prince George’s County Revenue Authority, the Business Improvement District, or as an independent entity. This district [will] would help manage shared parking resources and generate revenues for the TDM District.”

PROPOSED AMENDMENT 16:

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Revise Strategy TM17.5 on page 96 to read: “Evaluate opportunities to acquire or otherwise operate existing parking facilities through [the] a parking management district [recommended in Strategy TM17.1 above] or through the Revenue Authority.”

PROPOSED AMENDMENT 17:

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Revise Policy TM20 on page 97 to read: “[Create] Explore the creation of a formal structure to manage transportation demand and provide for managed provision of trip reduction measures and other transportation alternatives within the Transit District.

PROPOSED AMENDMENT 18:

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Revise Strategy TM20.1 on page 97 to read: “[Pursuant to Sec. 20A-204, the County Council

1 should authorized and establish a Prince George’s Plaza Transportation Demand Management
 2 District (TDMD).] The Planning Department will retain an experienced TDM consultant to assist
 3 the County, municipalities, property owners, and the community in designing a TDM District
 4 that will be effective, with particular focus on timing, scope, funding, and administration. The
 5 County Council should consider the recommendations of this analysis, including, if needed,
 6 amendments to Subtitle 20A of the County Code.”

7 **PROPOSED AMENDMENT 19:**

8 Revise Strategy TM20.2 on page 97 to read: “[To expedite the establishment of a Transportation
 9 Management Association, and p] Provide transportation alternatives to residents of, workers in,
 10 and visitors to the Transit District[, t] .The County Council should consider using its discretion
 11 through Sec. 20A-204 to implement the provisions of the TDM[D] District prior to failure of an
 12 intersection or other congestion-related trigger.”

13 **PROPOSED AMENDMENT 20:**

14 Revise Strategy TM20.3 on page 97 to read: [All property owners should belong to the
 15 Transportation Demand Management District.] “Upon creation of a Transportation Demand
 16 Management District, all eligible property owners should be required to participate.”

17 **PROPOSED AMENDMENT 21:**

18 Revise Strategy TM20.4 on page 97 to read: “Within [30 days of approval of the TDDP] six
 19 months of completion of the TDM Feasibility Study, if so recommended, the City of Hyattsville
 20 [or the Planning Board] should petition the County Council to establish a Transportation
 21 Demand Management District.

22 **PROPOSED AMENDMENT 22:**

23 Revise Strategy NE1.1 on page 98 as follows: “Conduct a Transit District-wide study of the
 24 flood control volumes that exist currently and that will need to be addressed during
 25 redevelopment of the Transit District. Determine appropriate Transit District-wide measures that
 26 address shared solutions for handling stormwater volumes , including, if feasible, a regional
 27 stormwater management facility.”

28 **PROPOSED AMENDMENT 23:**

29 Add a Strategy NE2.5 on page 99 to read: “To the maximum extent practicable, discourage or
 30 prohibit development within the Primary Management Area as defined by the County Code,
 31 Section 24-101(b)(22).”

AMENDMENT 24:

Revise Strategy HD1.1 on page 105 as follows: “Limit the size of blocks to 500 feet maximum; smaller blocks are strongly encouraged. Require separation of blocks by streets, and encourage the subdivision of blocks by streets, public open spaces, or pedestrian promenades.”

PROPOSED AMENDMENT 25:

Add a new Strategy HD4.3 under Policy HD4 on page 106 as follows:

“Strategy HD4.3: Create a linear Central Plaza between the proposed new western entrance to the Metro Station and the main entrance of The Mall at Prince Georges. North of MD 410 (East West Highway), this plaza would be bounded by a one-way pair of Downtown A Streets. South of MD 410 (East West Highway), this plaza would be narrower to accommodate Downtown A Street frontage zones and bus traffic. At the Mall at Prince Georges, this plaza may be bisected by cross streets. Construction of this plaza may be phased as redevelopment north of MD 410 (East West Highway) is anticipated to occur before redevelopment south of MD 410 (East West Highway).”

PROPOSED AMENDMENT 26:

Re-number existing Strategy HD4.3 and revise it to read as follows: “Strategy HD4.~~3~~⁴: In addition to the public parks and open spaces identified in Strategy PR1.1, create publically accessible open spaces, through the use of public use easements where necessary, at the following locations:

- [1. The existing entrance to the Mall at Prince Georges.]
- [~~2~~¹. Public facilities constructed within the Transit District.
- [~~3~~². Integrated with any new multifamily buildings in the R-10 or R-18 zones.
- [~~4~~³. A significant common or green at a central location on the site of the Mall at Prince Georges.”

PROPOSED AMENDMENT 27:

Re-number existing strategies HD4.4 through HD4.9 as shown below:

“Strategy HD4.~~4~~⁵: Encourage the construction, throughout the Transit District, of tot lots, playgrounds, climbing opportunities and other features geared towards children.

Strategy HD4.~~5~~⁶: Consider the strategic location of dog parks and other pet amenities throughout the Transit District.

Strategy HD4.~~6~~⁷: Create a greenway (with a shared use path) between Dean Drive and Adelphi

1 Road, to be located generally south of Northwestern High School and Wells Run. This greenway
2 should include, encompass, or parallel, as appropriate, any stormwater management features or
3 facilities draining into Wells Run.

4 Strategy HD4.[7]8: Work closely with targeted property owners to relocate interior or inward-
5 facing retail and commercial tenants to new ground-level spaces fronting key streets.

6 Strategy HD4.[8]9: Modify landscaping standards to permit urban-appropriate landscaping and
7 environmental features and discourage the creation of suburban landscape features in the
8 Downtown Core. See also Strategies PR1.1, PR1.8, PR3.1, and PR4.3.

9 Strategy HD4.[9]10: Wherever feasible, utility structures, equipment, and transmission lines
10 should be placed underground.”

11 **PROPOSED AMENDMENT 28:**

12 Move the language addressing Urban Design Features on page 236 and Map 33 on page 237 to
13 page 107 under Policy HD5.

14 **PROPOSED AMENDMENT 29:**

15 Add a master plan map of public facilities on page 112, showing the location of all existing and
16 proposed libraries, Fire/EMS stations, and public schools.

17 **PROPOSED AMENDMENT 30:**

18 Add language to the Foreword and the first paragraph on page 6 to indicate that this TDDP
19 amends the 1998 *Adopted and Approved Functional Master Plan for Public School Sites*. Revise
20 the strategies under Policy PF2 on page 112 as follows:

21 “Strategy PF2.1: Adjust school attendance boundaries within the Transit District and surrounding
22 communities to reflect shifts in current and anticipated population growth.

23 Strategy PF2.2: Amend the 1983 Adopted and Approved Functional Master Plan for Public
24 School Sites and the 1994 Approved Master Plan for Planning Area 68 to add a floating symbol
25 to the master plan map for a PreK-8 school site within the Transit District.

26 Strategy PF2.[2]3: Construct a PreK-8 public school within the Transit District. Offer a height or
27 density bonus in exchange for the construction of, or conveyance of land for, a new school
28 operated by Prince George’s County Public Schools within the Transit District. A new school
29 within the Transit District should be multistory and have either onsite recreational facilities or be
30 colocated with a public playground.

31 Strategy PF2.4: Construct the improvements to area schools recommended in the Prince

1 George’s County Public Schools Master Plan Support Project.
 2 Strategy PF2.5: Construct a PreK-8 school in Planning Subregion 2.
 3 Strategy PF2.6: Continue to explore opportunities to alleviate school overcrowding throughout
 4 northwestern Prince George’s County.”

5 **PROPOSED AMENDMENT 31:**

6 On page 114, replicate floating symbol 9 on the south side of MD 410 (East West Highway).

7 **PROPOSED AMENDMENT 32:**

8 On pages 115-116, revise the description of Park and Recreation Facility 9 in Table 18 as
 9 follows:

Location	Park Type	Ownership	Comments
Main Entrance to the Mall at Prince Georges	“Plaza or [Square] <u>Linear Park</u> ”	“[The Mall at Prince Georges] <u>TBD</u> ”	“This plaza or square is intended to create a central outdoor gathering place [outside of] <u>and connect</u> the main entrance to the mall <u>to the Metro Station.</u> ”

10 **PROPOSED AMENDMENT 33:**

11 On page 137, add the following row to Table 22: Action Items: Transportation and Mobility
 12

Proposed Action Steps	Strategies Implemented	Lead	Potential Parties Involved	Time-Frame
“ <u>Identify intersection design and operational solutions to</u>	<u>TM3.2, HD4.3</u>	<u>Property owners, WMATA, SHA</u>	<u>M-NCPPC, City of Hyattsville, DPW&T, Management</u>	<u>Mid-Term</u> ”

<u>accommodate the proposed Central Plaza</u>			<u>Entity</u>	
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PROPOSED AMENDMENT 34:

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On page 140, revise Table 25 as follows:

<u>...Proposed Action Steps</u>	<u>Strategies Implemented</u>	<u>Lead</u>	<u>Potential Parties Involved</u>	<u>Time-Frame</u>
Relocate interior or inward-facing retail and commercial tenants to new ground-level spaces in buildings fronting A Streets	HD4.7	Property Owners	<u>PGCEDC</u>	Ongoing

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PROPOSED AMENDMENT 35:

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Revise Table 26 on page 142 to add revised Strategies PF2.2 through PF2.6. The lead agency for each item is Prince George’s County Public Schools. The Potential Party Involved for Strategies PF 2.2 and 2.3 is The Maryland-National Capital Park and Planning Commission. The timeframe for Strategies PF2.1-2.4 is Ongoing. The timeframe for Strategies PF2.5-2-6 is Mid-Term.

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PROPOSED AMENDMENT 36:

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On page 144, add the following row to Table 27: Action Items: Parks and Recreation

<u>Proposed Action Steps</u>	<u>Strategies Implemented</u>	<u>Lead</u>	<u>Potential Parties Involved</u>	<u>Time-Frame</u>
<u>“Work collaborativel</u>	<u>TM3.2, HD4.3</u>	<u>Property owners,</u>	<u>M-NCPPC, City of</u>	<u>Mid-Term”</u>

<u>y to construct</u>		<u>WMATA</u>	<u>Hyattsville,</u>	
<u>the proposed</u>			<u>Management</u>	
<u>Central Plaza</u>			<u>Entity</u>	

PROPOSED AMENDMENT 37:

On page 196, delete the third paragraph under “Public Improvements.”

PROPOSED AMENDMENT 38:

On page 201, add Exemption E20 as follows: “E20: Temporary advertisements or public art displays in vacant or under-construction ground-floor windows.”

PROPOSED AMENDMENT 39:

On page 210, revise the last Transit District Standard under Street and Block Standards to read:
 “• Medians shall be prohibited on all new private streets and are discouraged on all new public streets, except as needed to accommodate the Central Plaza recommended by Strategies TM3.2 and HD4.3.”

PROPOSED AMENDMENT 40:

Add the following new guideline under General Frontage Standards and Guidelines on page 212:
 “• Along public streets, crosswalks should be provided at all signalized intersections and should use highly visible markings and/or decorative alternative paving material.”

PROPOSED AMENDMENT 41:

Add the following new text and table from PGCPB No. 15-123 to page 213 to read
 “Minimum Build-To-Lines are as follows:

<u>Existing Street or New Street Type</u>	<u>Minimum Build-to-Line (distance in feet from curb)</u>
<u>Northwest Drive and Dean Drive</u>	<u>25</u>
<u>MD 410, Toledo Road, Toledo Terrace, and New Downtown Core A Street</u>	<u>20</u>
<u>Belcrest Road</u>	<u>20 feet on east side; 28 feet on west side</u>
<u>Adelphi Road, New</u>	<u>18</u>

<u>Downtown Core Pedestrian Street and New Neighborhood Edge A Street</u>	
<u>New Downtown Core B Street</u>	<u>15</u>
<u>New Neighborhood Edge B Street</u>	<u>13</u>
<u>Alley</u>	<u>4”</u>

PROPOSED AMENDMENT 42:

On page 229, revise the Frontage Element Minimum Width table to permit a minimum three-foot residential or retail zone.

PROPOSED AMENDMENT 43:

Add a new design guideline under Green Infrastructure on page 240 to read:

“• To the maximum extent practicable, no development should be permitted within the Primary Management Area as defined by Section 24-101(b)(22) of the County Subdivision Regulations.”

PROPOSED AMENDMENT 44:

Revise the 10 Stories table on page 245 as follows:

“[Except where located in the 32-story maximum height area:]

- All buildings zoned R-10.
- [All buildings north of Toledo Road Extended, south of Toledo Terrace]
- All buildings east of America Boulevard south of Toledo Road.”

Amend Map 34 accordingly.

PROPOSED AMENDMENT 45:

Revise the 16 Stories table on page 245 as follows:

“Except where located in the [32]28-story maximum height area:

[• All buildings north of MD 410 (East West Highway) east of Toledo Terrace and south of Toledo Road Extended.]

- All buildings north of MD 410 (East West Highway) east and south of Toledo Terrace, and west of Belcrest Road.
- Portions of, or entire, buildings south of MD 410 (East West Highway) east of Editors Park

1 Drive, greater than 250 feet north of Oliver Street, except the Mosaic development on Belcrest
2 Road.

3 • All buildings west of, and fronting, Belcrest Road north of the Metro station entrance and
4 south of Toledo [Road Extended] Terrace.

5 • Portions of, or entire, buildings east of Belcrest Road and north of Toledo Road greater than
6 500 feet west of Adelphi Road.

7 • All buildings east of Belcrest Road, north of MD 410 (East West Highway), and west of
8 America Boulevard.”

9 Amend Map 34 accordingly.

10 **PROPOSED AMENDMENT 46:**

11 On page 247, add a third paragraph under General Standards, “The implementation of any
12 amenity bonus density program will require legislative approval.”

13 **PROPOSED AMENDMENT 47:**

14 On page 247, revise the first Major Amenity Bonus-eligible facility to read: “A regional
15 stormwater management facility operated by the Department of Public Works and Transportation
16 , or other entity.”

17 **PROPOSED AMENDMENT 48:**

18 Revise the list of amenities eligible for an up-to-20-percent density bonus on pages 247 and 248
19 as follows:

20 “5. Day care for children, [or] senior adults, [and] or persons with disabilities.

21 6. Public art.

22 7. Provision of moderately-priced dwelling units; at least ten percent of total approved dwelling
23 units shall be available for rent or sale at 80 percent of area median income.

24 8. Provision of solar or green roofs.

25 9. Certification of green building construction or neighborhood development at a LEED® Silver
26 or equivalent level (equivalency to be determined by the Planning Board).”

27 **PROPOSED AMENDMENT 49:**

28 On page 248, revise the text of the second paragraph under Requirements to reflect the first
29 sentence in bold type, to make a clarifying technical amendment, and to add a requirement of the
30 Height/Density Bonus program, as follows:

1 “No height or density bonus shall be granted for the construction of building, or portions of
2 buildings, within 500 feet of the western boundary of the Adelphi Road right-of-way or 250
3 feet of the northern boundary of the Oliver Street right-of-way. However, height and density
4 bonuses may be granted for the construction of , or conveyance of land for , amenities to be
5 constructed in those transition areas. All public agency capital improvements eligible for this
6 program must be added, through action of the appropriate body following a duly-advertised
7 public hearing, to the appropriate Capital Improvement Program.”

8 **PROPOSED AMENDMENT 50:**

9 Add a third standard under Articulation on page 257 to read:

10 “To provide visual interest and to reduce the perceived massing and scale of buildings, building
11 architecture shall incorporate at least three of the following design elements:

- 12 • Colonnades;
- 13 • Gables;
- 14 • Hip roofs;
- 15 • Towers;
- 16 • Dormers;
- 17 • Archways;
- 18 • Covered entries;
- 19 • Repetitive window openings;
- 20 • Arched and corbelled parapets
- 21 • Cornices;
- 22 • Transoms; or
- 23 • Other design elements deemed appropriate by the Planning Board.”

24 **PROPOSED AMENDMENT 51:**

25 Delete the third guideline under Articulation on page 257.

26 **PROPOSED AMENDMENT 52:**

27 On page 259, delete the Transit District Standard for Transportation Demand Management.

28 **PROPOSED AMENDMENT 53:**

29 Insert the following new design guideline under Downtown Core Blocks on page 266 as the first
30 bullet to read:

- 31 “• Blocks should range in size from 200 to 400 linear feet on each side.”

B. AMENDMENTS TO THE ENDORSED TRANSIT DISTRICT OVERLAY ZONING MAP AMENDMENT

PROPOSED AMENDMENT 54:

Reclassify Tax Account 1859479 from R-18 to T-D-O/R-20. Update maps and tables accordingly.

PROPOSED AMENDMENT 55:

Revise Table 50, Table of Uses Permitted: Residential Zones, to reflect Amendment 52 and to clarify footnotes as follows:

...

USE	R-O-S	R-O-S in TDOZ	O-S	O-S in TDOZ	R-80	R-80 in TDOZ	R-20	R-20 in TDOZ
...								
Dwelling, multifamily:								
(A) In general (CB-37-2005)	X	X	X	X	X	X	X	X ^c
(B) Subject to applicable bedroom percentages	X	X	X	X	X	X	X	X ^c
(C) In excess of applicable bedroom percentages	X	X	X	X	X	X	X	X ^c
(D) Restricted to one- bedroom and efficiency apartments	X	X	X	X	X	X	X	X

a Signs within the Prince George’s Plaza Transit District are subject to the Transit District Standards as well as certain provisions of Part 12 of the Zoning Ordinance. See Applicability clause SG2 to determine which standards apply.

[b Provided that the multifamily dwelling units were in existence on the date the property was placed in the T-D-O/R-20 Zone. New multifamily dwelling units may be built to a maximum density of 16.33 dwelling units per acre.]

[c]b Use is not permitted above the second story above grade in a multifamily building.

1 [d]c Use is permitted and not nonconforming within the Prince George's Plaza Transit District if
 2 legally existing on the date of approval of the Prince George's Plaza Transit District
 3 Development Plan. Use may continue to operate and may be reconstructed or restored pursuant
 4 to the Transit District Standards up to a density equal to the dwelling units per acre in existence
 5 on the date of approval of this TDDP. New uses of this type are prohibited within the Transit
 6 District.

7 [e]d Permitted pursuant to an approved detailed site plan valid on the date of approval of the
 8 TDDP/TDOZMA. Otherwise, only multifamily dwelling units are permitted in the T-D-O/M-X-
 9 T zone. All other dwelling unit types are prohibited.

10 [f]e Accessory structures and uses are subject to Transit District Standards.

11 [g]f Driving instruction limited to classroom instruction; no on-site driving course permitted.

12 [h]g Airport, airpark, airfield, airstrip, and heliport prohibited within the Transit District.
 13 Helistop permitted.

14 [i]h Permitted only:

- 15 1. On lots that abut, or are directly across a street from, lots in the R-80 zone, or,
- 16 2. Public parkland

17 [j]i Use is only permitted on the top floor or roof of a multifamily building.

18 [k]j Pursuant to the Transit District Standards.

19 Revise footnotes throughout Tables 49–50 to reflect the renumbering of footnotes in this
 20 Amendment and in the Planning Board's Resolution of Adoption.

21 BE IT FURTHER RESOLVED that the District Council finds that the substantial number
 22 and complexity of the proposed amendments warrant the need for additional time for review
 23 prior to final action on the *Adopted Prince George's Plaza Transit District Development Plan*
 24 *and Endorsed Transit District Overlay Zoning Amendment*; therefore, pursuant to Section 27-
 25 213.05(c)(1) of the Zoning Ordinance, the time for final action on this Transit District Overlay
 26 Zoning Map Amendment is hereby extended by 30 calendar days.

27 BE IT FURTHER RESOLVED that, pursuant to Section 27-213.05(b) of the Zoning
 28 Ordinance, a public hearing shall be scheduled for May 31, 2016, in order for the District
 29 Council to receive testimony on the proposed amendments in accordance with the procedures
 30 prescribed in the Zoning Ordinance.

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BE IT FURTHER RESOLVED that a copy of this Resolution shall be transmitted to the Prince George’s County Planning Board for purposes of issuing written comments on the proposed amendments, and any comments from Planning Board on the proposed amendments shall be submitted to the District Council prior to, or at the time of, the public hearing on the foregoing amendments.

BE IT FURTHER RESOLVED that the District Council, upon conducting a public hearing on the proposed amendments, may reconsider each amendment, and may further approve the Transit District Development Plan and Transit District Overlay Zoning Map Amendment with all, any, one or more, or none of the amendments proposed herein.

Adopted this 12th day of April, 2016.

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: _____
Derrick Leon Davis
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council