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# Introduction

This transcript analysis summarizes 22 exhibits submitted to the Clerk of the Council regarding the *Preliminary East Riverdale-Beacon Heights Sector Plan* at, and following, the Joint Public Hearing held June 20, 2017.

Following a review of the exhibits, Planning Department staff analyzed the major issues raised and offer the Department's response. Staff recommends several changes to the text and maps of the preliminary sector plan in response to testimony. Copies of the exhibits are included for reference.

The major issue areas identified from the analysis of the testimony include: Land Use, Transportation and Mobility, Natural Environment, Healthy Communities, Housing and Neighborhoods, and Public Facilities.

This analysis is organized by plan element and includes the following subject areas: Section 2: Defining the Context; Land Use; Economic Prosperity; Transportation and Mobility; Natural Environmental; Housing and Neighborhoods; Community Heritage and Culture; Design; Healthy Communities; Public Facilities; and Parks and Recreation.

Analysis of each subject area is provided in a table as follows:

<b>EXHIBIT # / NAME</b>	<b>ISSUE</b>	<b>STAFF RESPONSE</b>	<b>STAFF RECOMMENDATIONS</b>

1. Exhibit Number and Speaker;
2. Summary of testimony;
3. Staff analysis of the issue raised in testimony with a summary of how the preliminary sector plan addresses the issue; and
4. Recommended Action (if any).

Within the transcript analysis, the following conventions are used:

*Italics* indicate current language in the preliminary plan.

Underline indicates language added to the preliminary plan.

[Bracket] indicates language deleted from the preliminary plan.

## Section 2: Defining the Context

EXHIBIT # / NAME	ISSUE	STAFF RESPONSE	STAFF RECOMMENDATIONS
<p><b>Exhibit 21</b> Elizabeth Chaisson Capital Programs Officer Prince George’s County Public Schools</p>	<p>Recommend changes to Public Schools text on page 38. There are currently 17 schools in the area. The Prince George’s County Board of Education approved the 20-year FY17 Educational Facilities Master Plan (EFMP) that recommends improvements to all PGCPS schools. The EFMP, which incorporated most of the findings and recommendations of the 2016 Prince George's County Public Schools Master Plan Support Project (MPSP), supersedes the MPSP.</p>	<p>Staff agrees with recommended changes to text on page 38.</p>	<p>Recommend changes to the text as follows: <i>There are [16] <u>17</u> public schools ([9]<u>11</u> elementary, [4] <u>three</u> middle, [and 3] <u>two</u> high schools, and one regional school) that serve the sector plan area. Three of these (Beacon Heights Elementary, William Wirt Middle, and Parkdale High) are located within the sector plan boundaries. Fifteen of the [16]<u>17</u> schools are at, or above, enrollment capacity (PGCPS recommends 80-95% capacity as optimal as per the Board-approved FY 17 EFMP). [The 2017-2022 Capital Improvement Program (CIP) contains funding for several renovations, replacements, and capacity enhancement, as well as construction of new schools to serve the northern part of the County. The 2016 Prince George’s County Public Schools Master Plan Support Project] <u>The FY17 EFMP recommends the following improvements to public schools that serve the sector plan area:</u></i></p> <ul style="list-style-type: none"> <li>• <u>Replacement of William Wirt Middle School</u></li> <li>• <u>Full renovation or replacement with addition to:</u> <ul style="list-style-type: none"> <li>➤ <u>Beacon Heights Elementary School</u></li> </ul> </li> </ul>

## Section 2: Defining the Context

			<ul style="list-style-type: none"> <li>➤ <u>Hyattsville Elementary School</u></li> <li>➤ <u>Lamont Elementary School</u></li> <li>➤ <u>Riverdale Elementary School</u></li> <li>➤ <u>Templeton Element School</u></li> <li>➤ <u>Woodridge Elementary School</u></li> <li>➤ <u>Hyattsville Middle School</u></li> <li>➤ <u>Parkdale High School</u></li> <li>➤ <u>Margaret Brent Regional School</u></li> <li>• <u>Limited renovation with addition to Cooper Lane Elementary School</u></li> <li>• <u>Systems replacement with addition to Rogers Heights Elementary School</u></li> <li>• <u>Limited renovation to Paint Branch Elementary School.</u></li> <li>• <u>Addition to Bladensburg High School</u></li> <li>• <u>Additions and boundary changes to adjacent area schools</u></li>   <li>•[Renovate Rogers Heights Elementary School.</li> <li>•Replace and add capacity to:             <ul style="list-style-type: none"> <li>»Beacon Heights Elementary School</li> <li>»Lamont Elementary School</li> <li>»Riverdale Elementary School</li> <li>»Templeton Elementary School</li> <li>»Woodridge Elementary School</li> <li>»Charles Carroll Middle School</li> </ul> </li> <li>Hyattsville Middle School</li> <li>»Parkdale High School</li> <li>•Convert Margaret Brent Regional School to a neighborhood elementary school.</li> <li>•Construct a new elementary school in PGCPs Planning Area 12, just south of the sector plan area.]</li> </ul>
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## Section 2: Defining the Context

EXHIBIT # / NAME	ISSUE	STAFF RESPONSE	STAFF RECOMMENDATIONS
<p style="text-align: center;"><b>Exhibit 21</b></p> <p>Elizabeth Chaisson Capital Programs Officer Prince George's County Public Schools</p>	<p>On page 55, recommend including provision of public-private partnership to finance bicycle and pedestrian infrastructure.</p>	<p>Recommendations to address partnerships to finance bicycle and pedestrian infrastructure are included in the Transportation and Mobility Element.</p>	<p>Recommend no changes to plan.</p>

# Land Use

EXHIBIT # / NAME	ISSUE	STAFF RESPONSE	STAFF RECOMMENDATIONS
<p><b>Exhibit 16</b> Lawrence Taub O'Malley, Miles, Nysten &amp; Gilmore, P.A.</p>	<p>Map 22. Future Land Use does not include the properties owned by Prince Georgetown, LLC (Tax ID Nos. 2139780 and 2139772), nor the property owned by Daniel Cushing III, et al. (Tax ID No. 2139798), in the mixed-use zoning area.</p>	<p>Map 22 on page 69 recommends these properties for mixed-use.</p>	<p>Recommend no changes to plan.</p>
	<p>Area 7 in Table 7, Recommended Parcel Assembly Areas, as shown on Map 24, does not include the properties owned by Prince Georgetown, LLC (Tax ID Nos. 2139780 and 2139772), nor the property owned by Daniel Cushing III, et al. (Tax ID No. 2139798). The properties should be included within Area 7 in Table 7, and shown as such on Map 24. Potential Property Consolidation.</p>	<p>Staff concurs with the recommendation to include listed properties within Area 7 in Table 7. Recommended Parcel Assembly Areas.</p>	<p>Recommend the addition of the following properties to Table 7. Recommended Parcel Assembly Area 7 in the Tax Account column: <u>2139780, 2139772, 2139798.</u></p> <p>Recommend change to Map 24. Potential Property Consolidation to reflect added properties.</p>

# Land Use

<p><b>Exhibit 16</b> Lawrence Taub O'Malley, Miles, Nylan &amp; Gilmore, P.A.</p>	<p>The Prince Georgetown Apartments and the Cushing property referenced above should be included in the core area in the Beacon Heights neighborhood, not the edge. This will allow for comprehensive redevelopment for all of the properties on the north side of Riverdale Road, between Veterans Parkway and the Baltimore-Washington Parkway.</p>	<p>Staff concurs with the recommendation to include these properties in the Beacon Heights Neighborhood Center core.</p> 	<p>Recommend the addition of the following text to the Beacon Heights Neighborhood Center core description: <i>The Beacon Heights Core is centered on the Purple Line station, and includes <u>all properties north of Riverdale Road and east of the Baltimore-Washington Parkway within the Sector</u>, [the former Maryland-National Capital Park Police Headquarters Facility at 6700 Riverdale Road, the New Carrollton Woods Apartments,] <i>East Pines Terrace Apartments, East Dale Apartments, East Pines Shopping Center</i>, [the Wildercroft Shopping Center],<sup>2</sup> and commercial properties along 66<sup>th</sup> Avenue.</i></p> <p>Recommend change to Map 21. Beacon Heights Core and Edge to reflect additional properties (as shown left).</p>
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# Land Use

<p><b>Exhibit 16</b> Lawrence Taub O'Malley, Miles, Nylan &amp; Gilmore, P.A.</p>	<p>Client supports Phase 1 redevelopment phasing, but submits that Phase 1 should also include the Prince Georgetown Apartments and Cushing property. At the time of rezoning, client recommends the following:</p> <ul style="list-style-type: none"> <li>• New zoning should allow for the possibility of residential development to include a variety of housing types (e.g., townhouses, multifamily, commercial uses), and provide flexibility in terms of ultimate site design, massing and building type.</li> <li>• No restriction on townhouses fronting on Riverdale Road.</li> <li>• Proposed increase in maximum allowed densities beyond those proposed for the Neighborhood Activity Centers (10-15 dwelling units per acre and 0.5-2 FAR ), particularly given that the Beacon Heights Purple Line station is across Riverdale Road. Consider that it a mixed-use development in the M-U-I zone as it exists today has no statutory maximum.</li> </ul>	<p>The Prince Georgetown Apartments and Cushing property are included in Phase I as illustrated in Figure 2. Beacon Heights Station Areas Redevelopment Phasing.</p> <p>Implementation of this Sector Plan is largely dependent on the creation of a new Zoning Ordinance that creates new zone districts that support the development of mixed-use, walkable communities at a variety of densities and scales. For this reason, this sector plan does not include a Sectional Map Amendment, and future considerations of the maximum allowed density and flexibility of site design will be determined by the regulations adopted as part of the new Zoning Ordinance. Staff evaluated the designation of Beacon Heights as a Plan 2035 Neighborhood Center and recommends maintaining that designation. At the time of this Analysis of Testimony, the Zoning Ordinance and Subdivision Regulations Rewrite Project is contemplating a potential increase in the density thresholds of all proposed Transit-Oriented/Activity Center Zones, potentially doubling the maximum average density allowed in the Beacon Heights center.</p> <p>The proposed Neighborhood Activity Center Zone proposed as part of the Zoning Ordinance and Subdivision Regulations Rewrite would permit a range of housing types. In addition, the proposed Neighborhood Activity Center-Planned Development Zone would allow development in excess of the maximum allowed density in the Neighborhood Activity Center Zone.</p>	<p>Recommend the following changes within Policy LU5 and update Table 7:</p> <p><i>STRATEGIES</i></p> <p><i>LU5.1: Develop a regularly-updated database of vacant and underutilized properties.</i></p> <p><i>LU5.2: As opportunities arise, assemble or combine [the following] <u>parcels as described in Table 7</u>, increasing opportunities for development at scales appropriate for their location or zoning.</i></p> <p><i>LU5.3: Explore opportunities to create incentives, including infrastructure prioritization and investment, tax benefits, financing strategies, financial assistance, and regulatory relief to facilitate the assembly of parcels recommended in Strategy LU5.2 and/or the phasing of development recommended in Policies LU8 through LU11 and associated strategies.</i></p> <p><u>LU5.4: Concentrate the tallest and highest-density buildings along MD 201 (Kenilworth Avenue), MD 410, and/or at Purple Line Stations within designated Centers.</u></p>
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# Land Use

		<p>The Plan 2035 recommendation of an average residential density of 10-15 dwelling units per acre and an average new commercial floor area ratio of 0.5-2 are applied to the entire Neighborhood Activity Center. Densities are expected to vary throughout a designated center, with the highest densities closest to the center, in this case, the Beacon Heights Purple Line Station, and lower densities on the periphery.</p> <p>Were the Sector Plan contemplating use of the current Zoning Ordinance, it would not recommend the Mixed Use-Infill zone for the very reason identified in the testimony: it has no statutory maximum.</p> <p>The Sector Plan contains no restrictions on land use; only a recommendation that townhouses be discouraged along Riverdale Road. Given the large inventory of existing multifamily units and the increase in market demand anticipated with the introduction of Purple Line service, it is reasonable to expect construction of enough multifamily and vertical mixed-use buildings to line Riverdale Road.</p>	
	<p>Recommend that the plan include a strong recommendation for the consolidation of the property currently owned by Prince George’s County and used as the Park Police Headquarters, with the New Carrollton Woods property in order to facilitate redevelopment.</p>	<p>Map 24. Potential Property Consolidation on page 73, and Table 7. Recommended Parcel Assembly Areas on page 72 identify the property currently used as the Park Police Headquarters as an opportunity for parcel assembly and consolidation to support comprehensive redevelopment in the Beacon Heights Neighborhood Center.</p> <p>Strategy LU10.2 states: <i>“If possible, consolidate properties to integrate the development potential of the property at 6700 Riverdale Road and surrounding properties. This redevelopment should include a signature public open space feature such as a plaza, green, or common.”</i></p>	<p>Recommend no change to plan.</p>

## Land Use

<p><b>Exhibit 17</b> Barbara Good Property Owner</p>	<p>The plan maintains the current zoning of 6010 Carters Lane as Residential Low. Request that the future land use of the property be designated as Residential Medium-High to align with the zoning of adjacent properties to the north and east, which include duplexes, and nearby garden apartments and condominium townhomes.</p>	<p>Staff concurs with recommendation.</p>	<p>Staff recommends amending Map 22, Future Land Use, to include 6010 Carters Lane in the Residential Medium-High land use area.</p>
<p><b>Exhibit 18</b> Irene Burger Property Owner</p>	<p>The plan maintains the current zoning of 6110 Carters Lane as Residential Low. Request that the future land use of the property be designated as Residential Medium-High to align with the zoning of adjacent properties to the north and east, which include duplexes, and nearby garden apartments and condominium townhomes.</p>	<p>Staff concurs with recommendation.</p>	<p>Staff recommends amending Map 22, Future Land Use, to include 6110 Carters Lane in the Residential Medium-High land use area.</p>

# Land Use

<p><b>Exhibit 20</b> John Lestitian Town Manager Town of Riverdale Park</p>	<p>Riverdale Park finds that the proposed discouragement of new private sector development and preservation of affordable housing in the same Regulated Area are diametrically opposed. As presented in the plan, the existing structures, already near the end of the useful life, may at best receive public investment to extend their current uses. Healthy and strong neighborhoods include affordable housing. The concentration of affordable housing in the area designated to discourage new private development will not meet the long-term needs for affordable housing, nor will such a dynamic create healthy and strong neighborhoods. The conditions and restrictions as presented in the plan will have a long-term impact on the surrounding neighborhood and limit the stability of a substantial portion of the Town’s assessable tax base.</p>	<p>The concentration, in the 1950s and 1960s, of high-density multifamily development adjacent to the Northeast Branch of the Anacostia River, in a valley, behind a levee, and at the base of the Captain John’s Branch drainage area, was a decision with far-reaching and unanticipated implications for which there is no easy or affordable solution. The solutions proposed by this plan, including discouraging new development (Policy LU2) and acquisition of flood-prone properties (Strategy LU3.1), while simultaneously working to reduce flood risk while preserving existing affordable housing, present challenges.</p> <p>The Sector Plan recommends discouragement, not prohibition, of new development in the floodplain. The plan also recommends retention of existing zoning (Strategy HN3.4), which would permit redevelopment at or near existing densities by-right. While staff feels that redevelopment within a floodplain is inadvisable at best, staff recognizes that the only way to fully address these issues is through implementation of the following strategies:</p> <ul style="list-style-type: none"> <li>• <i>LU3.1: Strategically acquire properties within the 100-year floodplain to prevent their future development.</i></li> <li>• <i>LU4.1: Update the 1989 Prince George’s County Floodplain Study to reflect new data, including subsequent elevation changes and tributary analyses. Periodically amend this sector plan to reflect updated floodplain analyses.</i></li> <li>• <i>HN3.8: Work with property owners, the County, Town of Riverdale Park, the State and others to ensure adequate and fair relocation of residents displaced by renovation or redevelopment. Ensure that residents are relocated to comparable or better housing in a transit-supported location.</i></li> </ul>	<p>Staff recommends the addition of the following new strategies:</p> <p><u>NE2.8: Partner with DOE, the Town of Riverdale Park and DPW&amp;T to evaluate flood risks due to ponding behind levees. Based on evaluation, identify location for mitigation strategies, such as high-capacity pumps and upstream storage, to facilitate drainage and reduce risks and impacts of non-riverine flooding.</u></p> <p><u>NE2.9: Evaluate the feasibility and cost of an underground stormwater management facility in the Captain John’s Branch storage area upstream of MD 201 (Kenilworth Avenue) and its potential to reduce flood risk west of MD 201 (Kenilworth Avenue).</u></p> <p><u>Staff also recommends the following revisions:</u></p> <p><u>HN3.4: Replace existing residential units within identified floodplains on a one-to-one basis with similarly affordable housing in non-flood-prone areas, preferably within, or in the vicinity of, East Riverdale. Until this occurs, retain [Retain] existing zoning, or equivalent, for multifamily properties west of MD 201 (Kenilworth Avenue), and discourage redevelopment that will</u></p>
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## Land Use

		<p>Staff finds that recommending development in areas with known flood risk poses a real threat to the life and property of residents and businesses located in the floodplain and contradicts the basic mission of protecting the public health, safety, and welfare. Developing sound long-term solutions to address flood impacts in the area will require coordination between County, State and Federal agencies, as well as a set of regional solutions that include areas of the County beyond the sector plan boundaries.</p> <p>Staff will continue coordination between County, State and Federal agencies to evaluate and attempt to reduce flood risks to Riverdale Park, East Riverdale and areas across the northern part of the County that are located within the Northeast Branch watershed of the Anacostia River. In discussions with the Prince George’s County Department of the Environment about the Town’s concerns, staff learned about the serious potential of flooding related to ponding behind the levees that results from heavy rains and interior flooding from neighborhood tributaries. In response, staff recommends an evaluation of ponding flood risks, and the optimal location and capacity of mitigation strategies, such as pumps, to manage interior flooding. Until flood risk mitigation measures are implemented, it would be imprudent to recommend additional new development within the floodplain. The reduction of flood risk due to increased stormwater mitigation could increase the re-developability of properties west of MD 201 (Kenilworth Avenue).</p> <p>Acknowledging this potential, the Sector Plan includes Strategy LU4.1, “Periodically amend this sector plan to reflect updated floodplain analyses.”</p>	<p><i>result in a net loss of units affordable to low and moderate income workforce households.</i></p> <p><i>HN3.8: Work with property owners, the County, Town of Riverdale Park, the State and others to ensure adequate and fair relocation of residents <u>in flood-prone areas</u>, or displaced by renovation or redevelopment. Ensure that residents are relocated to comparable or better housing in a transit-supported location.</i></p>
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# Land Use

<p><b>Exhibit 21</b> Elizabeth Chaisson Capital Programs Officer Prince George’s County Public Schools</p>	<p>LU 9.9 recommends preserving affordable and workforce housing. PGCPS staff concurs, and recommends adding a policy that fosters a sufficient stock of affordable and workforce housing.</p>	<p>Policies and strategies to address affordable and workforce housing are included in the Housing and Neighborhoods Element. <b><i>POLICY HNI</i></b> <i>Encourage the formation of partnerships with private enterprises, institutions, nonprofits, and/or the Prince George’s County Department of Housing and Community Development to identify and seek funding for housing rehabilitation, lead abatement, energy-efficiency and age-in-place retrofits, acquisition/demolition of vacant and sub-standard housing, and new construction of workforce housing.</i></p>	<p>Recommend no change to plan.</p>
	<p>LU 15.2 and LU 15.3 include recommendations to convert vacant and underutilized office space to residential and public agency use. Currently, sector plan area schools are crowded and are projected to remain crowded in 2023. PGCPS is seeking creative ways to provide relief to these schools. Consider adding language that would encourage conversion of office building to school and school-related administrative uses.</p>	<p>The Land Use Element includes the following strategy:  <i>LU15.4: Work with PGCPS to identify opportunities to house PreK-12 educational services, schools, or support programs in office buildings.</i></p>	<p>Recommend no change to plan.</p>
	<p>Multiple families living in a single unit is an important issue in the plan area. This impacts the area schools negatively as it is difficult to project student enrollments for area schools. Consider including a policy that mandates enforcement of code compliance and monitoring living conditions in the sector plan area.</p>	<p>The Land Use Element includes the following strategy:  <i>LU16.2: Monitor living conditions and code compliance for multifamily housing.</i></p>	<p>Recommend no change to plan.</p>

# Land Use

<p><b>Exhibit T-1</b> Diana Guetzkow, Ph.D. East Riverdale Resident</p>	<p>The plan proposes to acquire and assemble parcels to develop a public plaza with seating, gathering space, public art and stream restoration near 5600 Riverdale. It also proposes to vacate Riverdale Road between MD 201 (Kenilworth Avenue) and MD 410 (East West Highway), create a new east-west connection north of Captain John’s Branch, and extend 56<sup>th</sup> Avenue to MD 410. These measures are premature and overly expensive to implement until after the Purple Line has been constructed and in operation for at least a year. Planning in advance of construction is unrealistic and unwarranted.</p>	<p>Staff concurs that construction of the Purple Line is critical to implementing the proposed public space improvements and roadway realignments. However, staff recognizes the value in planning for a clear vision of the future when proposing large scale capital projects such as public plazas and roadways. Concurrent construction of these facilities with the Purple Line is the optimum approach.</p>	<p>Recommend no change to plan.</p>
	<p>There is considerable ambiguity related to restrictions and provision that govern the use of residential R-55 and R-80 single-family homes for use as licensed 24-hour live-in care facilities – group homes – for seniors. This is particularly important for small group homes that typically care for fewer than eight unrelated seniors. This prohibits small senior care facilities in the small homes typical in the area. This may relate more to the Zoning Rewrite than the sector plan.</p>	<p>The sector plan does not include changes to land uses allowed within particular residential zones. Land Uses allowed within specific zones will be established as part of the Zoning Rewrite process.</p>	<p>Recommend no change to plan.</p>

# Economic Prosperity

EXHIBIT # / NAME	ISSUE	STAFF RESPONSE	STAFF RECOMMENDATIONS
<p><b>Exhibit 19</b> Alice M. Bishop President Templeton Knolls Civic Association</p>	<p>Create a task force to ensure the Central Kenilworth Avenue corridor is revitalized and developed to reflect the communities it surrounds.</p>	<p>Policy EP6 and supporting strategies provide recommendations to transform MD 201 (Kenilworth Avenue) into a Main Street for East Riverdale, with a focus on increasing walkability, providing gathering places, and strengthening, supporting, and diversifying retail and commercial offerings. It also recommends adopting a “Main Street” revitalization approach to strengthening the Riverdale Park Neighborhood Center and MD 201 (Kenilworth Avenue) corridor as a retail and commercial destination.</p> <p><i>Strategy EP6.10 Facilitate partnerships between CKAR, the Town of Riverdale Park, Prince George’s County, property owners and other to create, maintain, and rehabilitate retail space along the MD 201 (Kenilworth Avenue) corridor that is affordable to small and local businesses.</i></p>	<p>Recommend no changes to plan.</p>
<p><b>Exhibit 21</b> Elizabeth Chaisson Capital Programs Officer Prince George’s County Public Schools</p>	<p>High density residential development will have a major impact on all public facilities, including schools. Rewrite EP 1.1 to include public agency representatives to participate in redevelopment planning and implementation.</p>	<p>Staff concurs that new residential development will have a major impact on public school facility planning.</p>	<p>Recommend change to text:</p> <p><i>EP1.1: Conduct outreach to property owners to encourage engagement and participation in redevelopment planning and implementation. Initial outreach should target owners of properties located in designated Core areas of Neighborhood Centers and those who express a desire to redevelop in the near term. <u>Include public agency representatives to participate in redevelopment planning and implementation when significant impacts to public facilities are anticipated due to development.</u></i></p>

# Economic Prosperity

<p><b>Exhibit 21</b> Elizabeth Chaisson Capital Programs Officer Prince George’s County Public Schools</p>	<p>Include assistance for schools and other public buildings in the façade improvement and building modernization plans as part of broader economic development improvements. School façades will not only enhance the curb appeal of schools, but will also highlight them as neighborhood landmarks.</p>	<p>The Economic Prosperity Element includes the following strategy: <i>EP2.1: Develop a façade improvement and building modernization program that assists local property owners with dated building exteriors to improve commercial district aesthetics and retail attraction.</i></p> <p>Staff concurs that school façades are important to neighborhood aesthetics, however their location within residential neighborhoods away from commercial centers precludes their inclusion in commercially-focused modernization programs.</p>	<p>Recommend no change to plan.</p>
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## Transportation & Mobility

EXHIBIT # / NAME	ISSUE	STAFF RESPONSE	STAFF RECOMMENDATIONS
<p><b>Exhibit 21</b> Elizabeth Chaisson Capital Programs Officer Prince George’s County Public Schools</p>	<p>Students residing within 1.5 miles of an elementary, and within 2 miles of a middle or high school, walk to their neighborhood schools. Consider adding sidewalks on both sides of streets in the areas that are within student walking areas.</p>	<p>The Transportation and Mobility Element includes the following policy, and supporting strategies to address student walking concerns.</p> <p><i>POLICY TM10</i> <i>Implement multiple bicycle, pedestrian, and transit connections to Purple Line stations, schools, parks, and the regional network, and connections between neighborhoods, that are safe, and easy to use, providing opportunities for users of all skill levels to travel between destinations. Sidewalks and/or trails close gaps in the pedestrian network and provide for safe routes to schools, parks, community institutions, and transit. Prioritize construction of segments that connect multiple activity points or travel groups. Create opportunities for pedestrians to easily and safely walk between neighborhoods and to stations, schools, parks, and shopping. Prioritization of proposed projects is recommended in Table 14 in Section 4 of this sector plan.</i></p>	<p>Recommend no change to plan.</p>
	<p>Street intersections listed in the plan include streets and entrances leading to Beacon Heights Elementary, William Wirt Middle and Parkdale High school. These streets would be used by the students who walk to these schools. Consider adding sidewalks on both sides of streets in the areas that are within 1.5 miles of an elementary, and within 2 miles of a middle or high school. On the streets enforce implementation of maximum pedestrian safety measures identified in Policy TM4.</p>	<p>Staff concurs that student pedestrian safety will improve with the prioritization of pedestrian safety measures along routes leading to schools.</p>	<p>Recommend addition of new strategy:</p> <p><u>TM 4.3: Ensure student safety while walking to schools by encouraging construction of sidewalks on both sides of streets in the areas that are within 1.5 miles of an elementary school, and within 2 miles of a middle or high school. Prioritize pedestrian safety measures along these routes as identified in Policy TM 4.</u></p>

# Transportation & Mobility

<p><b>Exhibit 21</b> Elizabeth Chaisson Capital Programs Officer Prince George’s County Public Schools</p>	<p>PGCPS staff concurs with strategy TM11.1. Staff recommends eliminating sidewalk gaps as an approval condition.</p>	<p>Staff supports the evaluation and remediation of sidewalk gaps; however, the sector plan cannot require elimination of gaps as a condition of approval.</p>	<p>Recommend no change to plan.</p>
	<p>Increasing the attractiveness of bus ridership as a desirable transportation option would help parents and students who do not own cars to get to schools.</p>	<p>Staff concurs that bus transit is a viable transportation option for parents and students seeking to get to schools.</p>	<p>Recommend addition of new strategy:</p> <p><u>TM 14.3: Encourage and support collaborative efforts between the Prince George’s County Public Schools and the Department of Public Works and Transportation to combine school bus stops with public transportation bus stops in order to improve rider comfort, and explore possible routes that can connect residents to schools using public transportation.</u></p>
	<p>PGCPS is currently working with the Department of the Environment to redesign school sites and provide stormwater management facilities. Consider prioritizing stormwater retrofits on schools in sector plan area schools.</p>	<p>Staff supports PGCPS’ efforts to provide on-site stormwater management facilities on school properties. The Natural Environment Element includes the following, which supports PGCPS’ efforts to retrofit school properties to effectively manage stormwater:</p> <p><i>POLICY NE3</i> <i>Implement stormwater retrofit and stream stabilization projects within or near the sector plan area.</i></p>	<p>Recommend no change to plan.</p>

# Transportation & Mobility

<p><b>Exhibit T-2</b> C. Scott Pomento, P.E. Director Office of Planning and Preliminary Engineering Maryland Department of Transportation State Highway Administration</p>	<p>On page 101 in Section 3: Elements - Transportation and Mobility and on page 202 in Section 4: Implementation - improved pedestrian accommodations are recommended at the MD 410/58th Avenue intersection near the proposed Riverdale Park Purple Line station. The MDOT SHA is pursuing a project from MD 201 to Mustang Drive that consists of a lane reduction from the existing six lane section to four lanes, separated bicycle lanes, a new sidewalk along eastbound MD 410, and new crosswalks and signals at the Riverdale Road/58th Avenue, Mustang Drive, and 62nd Avenue intersections. The project is in the design phase and MDOT SHA anticipates completing design by late 2017/early 2018. Currently, right-of-way and construction is unfunded and will progress as funds become available.</p>	<p>Staff concurs that this project aligns with Policy TM4:</p> <p><i>Policy TM4: Pedestrians of all ages and abilities can cross busy streets safely and efficiently.</i></p>	<p>Recommend addition of new strategy and inclusion in Section 4: Implementation:</p> <p><u>TM4.3: Support SHA efforts to complete design, right-of-way and construction phases of roadway improvements on MD 410 from MD 201 (Kenilworth Avenue) to Mustang Drive, including:</u></p> <ul style="list-style-type: none"> <li>• <u>Lane reduction from six lanes to four lanes</u></li> <li>• <u>Separated bicycle lanes</u></li> <li>• <u>New sidewalk along eastbound MD 410</u></li> <li>• <u>Installation of new crosswalks and signals at the following intersections:</u> <ul style="list-style-type: none"> <li>➤ <u>Riverdale Road/58<sup>th</sup> Avenue</u></li> <li>➤ <u>Mustang Drive</u></li> <li>➤ <u>62<sup>nd</sup> Avenue</u></li> </ul> </li> </ul>
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# Transportation & Mobility

<p><b>Exhibit T-2</b>  C. Scott Pomento, P.E.  Director  Office of Planning and  Preliminary Engineering  Maryland Department  of Transportation  Station Highway  Administration</p>	<p>On page 205 in Section 4: Implementation - improved bicycle and pedestrian accommodations are recommended for MD 201 between MD 410 and Carters Lane. This segment of MD 201 is within the limits of the MDOT SHA MD 201 urban reconstruction project between MD 410 and the Kenilworth Towers apartments. The MD 201 urban reconstruction project consists of the installation of new sidewalks, a landscaped median, sidewalks, crosswalks throughout the project limits and a separated bicycle lane between 48th Street and MD 410. Construction is near complete and MDOT SHA anticipates completing construction by late July/early August 2017.</p>	<p>The Implementation timeline for these improvements is listed as long-term. Staff agrees that timeline should be relisted as short-term to accurately reflect improvement efforts underway.</p>	<p>Recommend changing Section 4: Implementation, TM9.1 timeframe to <u>short-term</u>.</p>
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## Transportation & Mobility

<p><b>Exhibit T-3</b> Michael A. Sherman Director, Policy and Research National Capital Planning Commission</p>	<p>Recommend recognizing the National Park Service (NPS) as a coordinating agency for park-related policies. Consider revising Policy TM10 to include Greenbelt Park, specifically.</p>	<p>Staff concurs with this recommendation.</p>	<p>Recommend change to text: <i><b>POLICY TM10</b></i> <i>Implement multiple bicycle, pedestrian, and transit connections to Purple Line stations, schools, parks, and the regional network, and connections between neighborhoods, that are safe, and easy to use, providing opportunities for users of all skill levels to travel between <u>community destinations and Greenbelt Park</u>. Sidewalks and/or trails close gaps in the pedestrian network and provide for safe routes to schools, parks, community institutions, and transit. Prioritize construction of segments that connect multiple activity points or travel groups. Create opportunities for pedestrians to easily and safely walk between neighborhoods and to stations, schools, parks, and shopping. Prioritization of proposed projects is recommended in Table 14 in Section 4 of this sector plan.</i></p>
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## Natural Environment

EXHIBIT # / NAME	ISSUE	STAFF RESPONSE	STAFF RECOMMENDATIONS
<p><b>Exhibit 20</b> John Lestitian Town Manager Town of Riverdale Park</p>	<p>The potential impacts of development occurring outside the sector plan area on the size of the Regulated Area within the plan. Development projects occurring to the north and northwest of the Town should adequately address stormwater management. The Town embraces well-reasoned development, which requires mitigation of potential impacts that development projects have on downstream communities. It is important to bring together various County offices, the Planning Commission, the State and municipalities to address this regional concern. Failing to adequately address these multi-jurisdictional concerns in an equitable manner will further hinder the Town's ability to achieve new development and stability of its assessable tax base.</p>	<p>Staff concurs that addressing upstream development impacts on downstream communities' flood risk is important to ensuring the safety and stability of County residents.</p> <p>Developing sound long-term solutions to address flood impacts in the area will require coordination between County, State and Federal agencies, as well as a set of regional solutions beyond the scope of this Sector Plan.</p> <p>Staff will continue coordination between County, State and Federal agencies to evaluate flood risks to Riverdale Park, East Riverdale and areas across the northern part of the County that are located within the Northeast Branch watershed of the Anacostia River.</p>	<p>Recommend no change to plan.</p>

## Natural Environment

<p><b>Exhibit 20</b> John Lestitian Town Manager Town of Riverdale Park</p>	<p>The Town has concerns about differences between the FEMA 100-year floodplain areas and the County’s 1989 Floodplain Study Area. The use of the 1989 Floodplain Study area map severely limits, if not eliminates, new residential transit-oriented development (TOD) within the Town. The plan’s recommendation to discourage new development will limit transit-oriented development (TOD) opportunities near the Riverdale Park Purple Line station and limit positive transformations of the neighborhoods near the station. Policies regarding development in the floodplain should be made using up-to-date data. Riverdale Park finds that the 1989 Floodplain Study Area is outdated and it is the Town’s hope that an updated study be completed in the near future. The Town recommends the addition of policy language stating that new floodplain information, when available, must be considered by Planning staff as part of any recommendations to the planning board for development in the sector plan area.</p>	<p>Staff concurs with the recommendation that up-to-date data should be used. In consultation with the Department of the Environment, staff cautions against assumptions that updated data will change development recommendations or the extent of the floodplain.</p> <p>Most of the core of the Riverdale Park Neighborhood Activity Center, where the plan recommends all of the dense, transit-oriented, walkable, mixed-use development at this station, is within the Town of Riverdale Park.</p> <p>Staff will coordinate a meeting with the Town of Riverdale Park and the Department of the Environment to discuss the 1989 Floodplain Study and its continued relevance.</p> <p>As the Sector Plan recommends (Strategy LU4.1), should updated floodplain data show a reduction or elimination of flood risk west of MD 201 (Kenilworth Avenue), this Sector Plan should be amended.</p>	<p>Recommend the addition of the following text to Strategy NE1.1:</p> <p><i>Strategy NE1.1: Regularly survey and map the one-percent (100-year) floodplain, tracking and reporting changes to the floodplain, to best inform the community, policymakers, regulators and the private sector.</i></p> <p><u>Require the use of current data when planning and approving development in the sector plan area.</u></p>
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## Housing & Neighborhoods

EXHIBIT # / NAME	ISSUE	STAFF RESPONSE	STAFF RECOMMENDATIONS
<p><b>Exhibit 19</b> Alice M. Bishop President Templeton Knolls Civic Association</p>	<p>Affordable housing should be made available to seniors in and around rail and metro stations. The County should also research ways to provide assistance through programs that help with rehabilitating deteriorating homes.</p>	<p>Policy HN1 and supporting strategies encourage the formation of partnerships between public, private and nonprofit entities to identify and seek funding for housing rehabilitation, lead abatement, energy-efficiency and age-in-place retrofits, acquisition/demolition of vacant and sub-standard housing, and new construction of workforce housing.</p> <p>Policy HN3 and supporting strategies address the redevelopment, maintenance, renovation and revitalization of existing multifamily housing to provide a broad range of housing opportunities in the plan area. Staff concurs with the recommendation to include senior housing proximate to metro stations.</p>	<p>Recommend the following changes: <i><u>POLICY HN1: Encourage the formation of partnerships with private enterprises, institutions, nonprofits and/or the Prince George's County Department of Housing and Community Development to identify and seek funding for housing rehabilitation, lead abatement, energy-efficiency and age-in-place retrofits, acquisition/demolition of vacant and sub-standard housing, and new construction of workforce housing and senior housing.</u></i></p> <p><i>HN1.3: Work closely with the Department of Housing and Community Development to engage stakeholders in programs that assist with neighborhood stabilization, rental assistance, <u>age-in-place</u>, and energy efficiency and weatherization upgrades.</i></p> <p><i>HN1.4: Promote State and County programs that provide assistance to repair health and safety hazards in the dwellings of low- and moderate-income homeowners, <u>and seniors.</u></i></p> <p>Recommend the addition of a new strategy: <i><u>HN3.10: Partner with property owners to support the provision of housing units affordable to seniors proximate to Purple Line stations.</u></i></p>



# Housing & Neighborhoods

EXHIBIT # / NAME	ISSUE	STAFF RESPONSE	STAFF RECOMMENDATIONS
<p><b>Exhibit 19</b> Alice M. Bishop President Templeton Knolls Civic Association</p>	<p>Establish a specific percentage of affordable housing for individuals living on fixed incomes.</p>	<p>Staff agrees that the provision of affordable units is important to limiting displacement due to Purple Line-related development. The Plan 2035 Housing and Neighborhoods Element includes the following strategy:</p> <p><i>HN2.1 Adopt an inclusionary zoning ordinance to require market-rate housing projects set aside a percentage of units for low and moderate-income households to create mixed-income communities. Units should be distributed within individual projects and the larger community to maximize their contributions to diversity and quality of life.</i></p>	<p>Recommend the addition of a new strategy:</p> <p><u>HN1.9: Explore the adoption of an inclusionary zoning ordinance to require market-rate housing projects set aside a percentage of units for low and moderate-income households to create mixed-income communities. Units should be distributed within individual projects and the larger community to maximize their contributions to diversity and quality of life.</u></p>
	<p>Educate residents on the benefits of homeownership and provide assistance to first-time home buyers.</p>	<p>Strategy HN1.5 includes recommendations to promote the Triple Plan Program and My Home II Programs for assistance with home ownership, as well as increasing outreach to residents, with particular focus on Spanish-speaking residents.</p>	<p>Recommend no changes to plan.</p>
<p><b>Exhibit 21</b> Elizabeth Chaisson Capital Programs Officer Prince George’s County Public Schools</p>	<p>Multiple families living in a single unit is an issue in this area. This negatively impacts areas school as it is difficult to project student enrollment, and fills streets with on-street parking that creates challenging conditions for school bus drivers navigating neighborhood streets. Consider including a policy that mandates enforcement of code compliance related to housing, parking, noise and litter.</p>	<p>Staff concurs that code enforcement is important to maintaining high-quality and safe neighborhood conditions that support student and family life.</p> <p>The Housing and Neighborhoods Element includes the Policy HN6 and supporting strategies (HN6.1, 6.2, 6.4) related to code enforcement:</p> <p><i>HN6.1: Improve enforcement of zoning, building, and property maintenance codes to ensure compatibility.</i></p>	<p>Recommend no change to plan.</p>

## Community Heritage and Culture

EXHIBIT # / NAME	ISSUE	STAFF RESPONSE	STAFF RECOMMENDATIONS
<p><b>Exhibit T-2</b> C. Scott Pomento, P.E. Director Office of Planning and Preliminary Engineering Maryland Department of Transportation Station Highway Administration</p>	<p>The Baltimore-Washington Parkway traverses the eastern portion of the 2017 Preliminary East Riverdale-Beacon Heights Sector Plan. The Baltimore-Washington Parkway is a part of the Star-Spangled Scenic Byway, which is the Maryland portion of the Star-Spangled Banner Trail of the National Scenic Byways Program. The <i>2013-2015 Star-Spangled Banner Trail Comprehensive Management Plan</i> calls for the preservation of the parkway-like character of Baltimore-Washington Parkway, while continuing to serve as a major route between Baltimore and Washington, D.C.</p>	<p>Staff concurs that the Baltimore-Washington Parkway is an important segment of the Star Spangled Scenic Byway and Maryland’s portion of the Star-Spangled Banner Trail of the National Scenic Byways Program.</p> <p>This aligns with <i>POLICY CH4: Incorporate historical and cultural resources with local and regional economic development initiatives.</i></p>	<p>Recommend addition of new strategy to Policy CH4:</p> <p><u>CH4.4: Support efforts to preserve the parkway-like character of the Baltimore-Washington Parkway as an important segment of the Star-Spangled Banner Trail of the National Scenic Byways Program, as well as its role as a major route linking Baltimore and Washington, D.C.</u></p>

# Design

<b>EXHIBIT # / NAME</b>	<b>ISSUE</b>	<b>STAFF RESPONSE</b>	<b>STAFF RECOMMENDATIONS</b>
No public comment received on this element.			

# Healthy Communities

EXHIBIT # / NAME	ISSUE	STAFF RESPONSE	STAFF RECOMMENDATIONS
<p style="text-align: center;"><b>Exhibit 21</b> Elizabeth Chaisson Capital Programs Officer Prince George’s County Public Schools</p>	<p>Support neighborhood gardening efforts by offering community members opportunities to work in, and maintain, school gardens.</p>	<p>Staff concurs with this recommendation.</p>	<p>Recommend the addition of a new strategy:</p> <p><u>HC2.5: Partner with Prince George’s County Public Schools to provide opportunities for community members to help maintain school gardens.</u></p>
	<p>Several schools in the sector plan area have high percentages of student participation in fee and reduced-price meal programs. Include a strategy that encourages offering information sessions at school to assist, educate, and connect families with food assistance providers.</p>	<p>The Healthy Communities Element includes the following strategy:</p> <p><i>HC3.2: Assist, educate, and connect families with food assistance providers.</i></p>	<p>Recommend no change to plan.</p>
	<p>Include school gardens in a broader network of community gardens.</p>	<p>Staff concurs with this recommendation.</p>	<p>Recommend the following text change:</p> <p><i>HC 4.3: Cultivate a network of <u>school and community gardens</u> within the sector plan area.</i></p>

# Public Facilities

EXHIBIT # / NAME	ISSUE	STAFF RESPONSE	STAFF RECOMMENDATIONS
<b>Exhibit 19</b> Alice M. Bishop President Templeton Knolls Civic Association	When the Templeton Elementary School is renovated, develop a park school with a community center on the site.	The School Board approved 20-year FY17 Educational Facilities Master Plan (EFMP) that recommends improvements to all PGCPS schools. The EFMP did not identify the need to develop a park school at Templeton Elementary.	Recommend no change to plan.
<b>Exhibit 21</b> Elizabeth Chaisson Capital Programs Officer Prince George’s County Public Schools	The School Board approved 20-year FY17 Educational Facilities Master Plan (EFMP) recommends improvements to all PGCPS schools. The EFMP, which incorporated most of the findings and recommendations of the 2016 Prince George's County Public Schools Master Plan Support Project (MPSP), supersedes the MPSP.	Staff will change text to reflect FY17 Educational Facilities Master Plan approval.	Recommend change to text: <i>PF1.4: Replace and add capacity to Beacon Heights Elementary School and Parkdale High School, as recommended in the Prince George’s County Public Schools Approved 20-year FY17 Educational Facilities Master Plan</i> [Master Plan Support Project].
	Strategy PF 1.1 should read “Replace William Wirt Mission School.... As programmed in the FY 2017-2022 and 2018-2023 Capital Improvement Programs.”	Staff concurs with this recommendation.	Recommend change to text: <i>PF1.1: Replace William Wirt Middle School on-site, as programmed in the [FY 2017-2012 Capital Improvement Program (CIP #AA770483)] <u>FY 2017-2022 and FY 2018-2023 Capital Improvement Programs.</u></i>

# Public Facilities

<p><b>Exhibit 21</b> Elizabeth Chaisson Capital Programs Officer Prince George’s County Public Schools</p>	<p>The School Board approved 20-year FY17 Educational Facilities Master Plan (EFMP) that recommends improvements to all PGCPS schools. The EFMP, which incorporated most of the findings and recommendations of the 2016 Prince George's County Public Schools Master Plan Support Project (MPSP), supersedes the MPSP. Consider amending language to reflect changes identified in the EFMP.</p> <p>The EFMP did not identify the need to open an elementary school in Planning Area 12. The EFMP recommends boundary changes and additions to area schools. Recommend</p>	<p>Staff concurs with the recommendation to reference findings in the FY17 EFMP.</p> <p>Staff agrees with the recommendation to delete Strategy PF2.5 in light of the EFMP findings.</p>	<p>Recommend changes to text:</p> <p><i>PF1.4: Replace and add capacity to Beacon Heights Elementary School and Parkdale High School, as recommended in the <u>FY 2017 Educational Facilities Master Plan</u>. [Prince George’s County Public Schools Master Plan Support Project.]</i></p> <p><i>PF2.3: Replace and add capacity to Lamont, Riverdale, Templeton, and Woodridge Elementary Schools, and Charles Carroll and Hyattsville Middle Schools, as recommended in <u>FY 2017 Educational Facilities Master Plan</u>. [the Prince George’s County Public Schools Master Plan Support Project. The Hyattsville Middle School replacement is CIP #AA777210. The Riverdale Elementary School replacement is CIP #AA777220).]</i></p> <p><i>PF2.4: Keep Glenridge Elementary School open until <u>the completion of the planning study as recommended by the FY 2017 Educational Facilities Master Plan</u>. [Strategy PF1.7 is implemented, as recommended by the PGCPS Master Plan Support Project.]</i></p> <p>[PF2.5: Construct a new elementary school in PGCPS Planning Area 12 as recommended by the PGCPS Master Plan Support Project.]</p>
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# Public Facilities

<p><b>Exhibit 21</b> Elizabeth Chaisson Capital Programs Officer Prince George’s County Public Schools</p>	<p>The FY 17 EFMP recommends conducting a planning study after school year 2017 in conjunction with the repurposing of Margaret Brent Regional School and closing Glenridge Elementary School. Recommendation to change Strategy PF2.6 to reflect EFMP findings: "Conduct a planning study as recommended by the FY 17 EFMP to consider the possibility of converting Margaret Brent Regional School into a neighborhood school"</p> <p>Recommendation to amend strategy PF 2.7: "Construct new middle and high schools recommended in the northwest section of Prince George's County, as recommended by the FY 17 EFMP"</p> <p>The FY 17 EFMP recommends systems replacement and an addition project starting in FY 2021 for Rogers Heights Elementary School. Recommendation to Amend PF 2.8: "Renovate Rogers Heights Elementary School as recommended by the FY 17 EFMP."</p>	<p>Staff agrees with these recommendations.</p>	<p>Recommend change to text:</p> <p>[PF2.6: Convert Margaret Brent Regional School into a neighborhood school, as recommended by PGCPSS Master Plan Support Project. (CIP #AA770073)]</p> <p><u>PF 2.6 Conduct a planning study as recommended by the FY17 Educational Facilities Master Plan (EFMP) to consider the possibility of converting Margaret Brent Regional School into a neighborhood school.</u></p> <p>PF2.7: Construct new middle and high schools recommended in the northwest section of Prince George’s County, as recommended by the <u>FY 2017 Educational Facilities Master Plan.</u> [by PGCPSS Master Plan Support Project. (CIP #AA777202, AA770024, AA770025)]</p> <p>PF2.8: Renovate Rogers Heights Elementary School <u>as recommended by the FY 2017 Educational Facilities Master Plan.</u> [(CIP #AA777221)]</p>
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<b>EXHIBIT # / NAME</b>	<b>ISSUE</b>	<b>STAFF RESPONSE</b>	<b>STAFF RECOMMENDATIONS</b>
No public comment received on this element.			