

## ATTACHMENT B

### **Proposed amendments to the text of the 2009 Adopted Subregion 4 Master Plan and Endorsed SMA for the Proposed Central Avenue East Development District Overlay Zone**

#### **A. NEW INSERT**

*Plan text page 348, insert the following:*

#### **Opportunity Site 11 (Zone 3): Central Avenue East Business Park**

##### Vision

A vision and set of strategies for Central Avenue was presented in the Central Avenue Transit-Oriented Development Corridor Development Strategy which was released in June of 2006. The purpose of the strategy was to create a development approach for the corridor that takes advantage of its location and transportation resources; provides opportunities to unify and strengthen the corridor's identity; creates attractive pedestrian- and transit-oriented places; and facilitates public facilities financing and timely construction. This strategy includes a number of recommendations focusing on the section of the corridor from the Morgan Boulevard Metro Center and to the Capital Gateway. The Subregion 4 Master Plan utilizes and builds upon recommendations in Corridor Development Strategy when developing proposals for Central Avenue, including the eastern gateway.

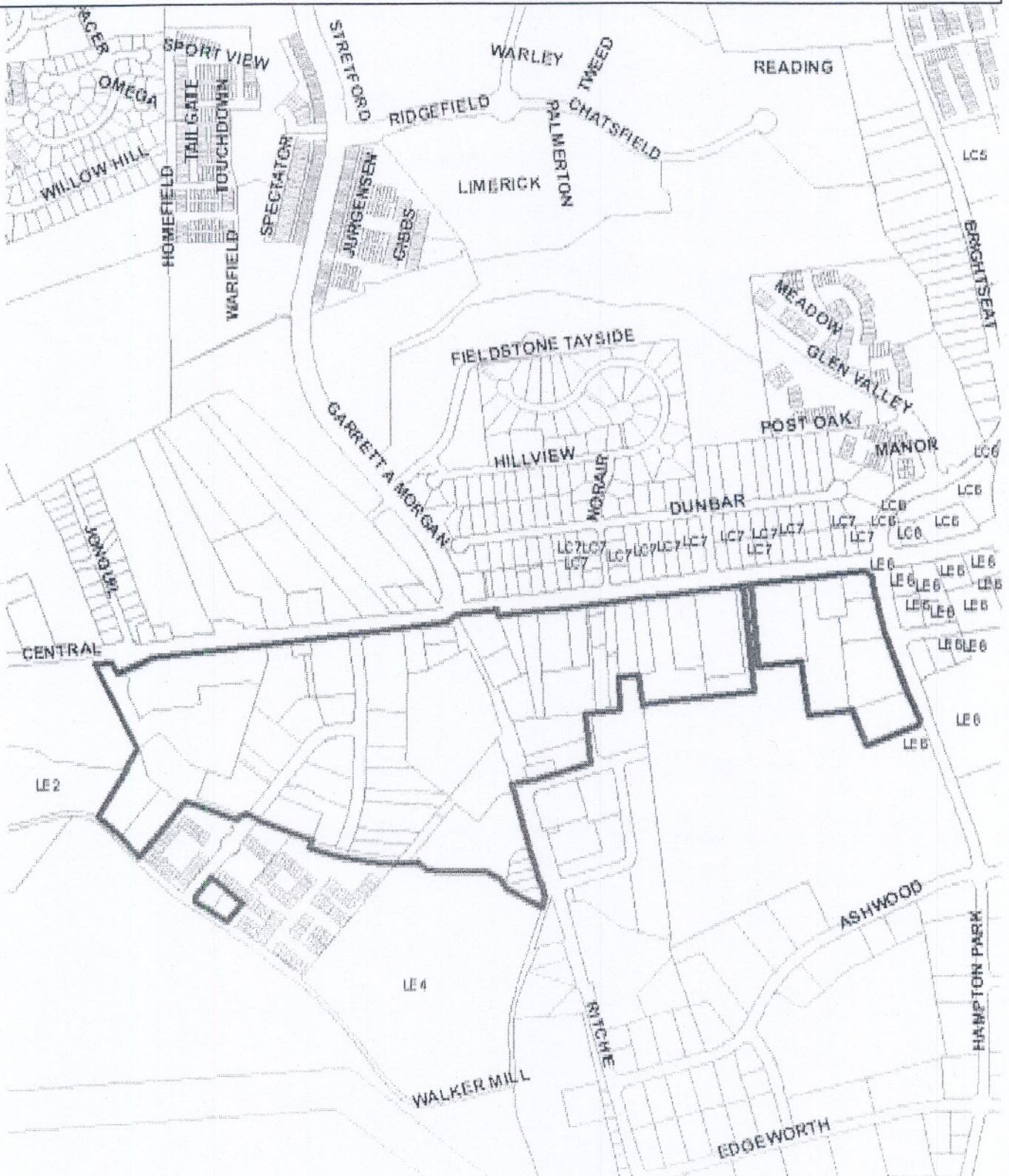
The key elements identified in the study include establishing a gateway at the Capital Beltway. Recommendations for the eastern gateway include a bold massing of landscaping planting to soften and frame the Capital Beltway. New pedestrian passages are recommended to allow people to walk and bike safely. The area south of the eastern gateway is a key employment zone, with unique commercial vehicle access requirements. It is envisioned that the aesthetics and access of the commercial frontage along this section of Central Avenue be improved. The area is to continue to serve a regional employment center, with a complementary retail and commercial functions, and act as buffer between the industrial and residential areas.

The Subregion 4 Master Plan recognizes the importance of Central Avenue to the vitality of the subregion and the County as a whole. Staff recommends the designation of a corridor node along Central Avenue from the Capital Beltway to the Morgan Boulevard Metro Station Area. The designation of a corridor node would allow the application of the new mixed use zoning tool in the area, as well as emphasizing the importance of this key gateway.

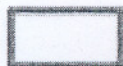
The plan envisions that the area along the south side of Central Avenue (between Hampton Park Drive and Richie-Marlboro Road) will be transformed into an urban business park which includes employment uses that are complementary to Morgan Boulevard Center and the mixed use development proposed for the Kingdom Square (former Hampton Park Mall) site. The business park will be designed to create a street wall along Central Avenue with an internal street system which allows connections to service areas in the rear. The buildings should be setback to allow a landscaped edge between the street and sidewalk, all parking will be at the rear or sides of buildings, and curb cuts will be limited to support a pedestrian-friendly environment. I-1 zoning with a DDOZ to regulate uses, building siting and bulk will be utilized to moderate the near term development in the area.



# Amendment 13



## Legend

 Development District Overlay Zone Boundary



Attachment B-1

Properties Proposed for the Central Avenue East Development District Overlay Zone

Item #	Tax Account	Acres	TAX MAP /GRID	LOT	BLOCK	PARCEL	Address		
1	1440916	0.7063	067C4				008715	CENTRAL	AVE
2	1441237	3.8223	067C4				008701	CENTRAL	AVE
3	1441229	1.0267	067C4				008703	CENTRAL	AVE
4	1441377	2.8745	067C4				000033	HAMPTON PARK	BLVD
5	1441393	1.385	067C4				000017	HAMPTON PARK	BLVD
6	1554146	3.3853	067C4				008671	CENTRAL	AVE
7	1440965	2.7548	067C4				008621	CENTRAL	AVE
8	1443381	0.8145	067B4			59	008505	CENTRAL	AVE
9	1536077	1.2745	067C4				008517	CENTRAL	AVE
10	1441120	3.1138	067C4				008605	CENTRAL	AVE
11	1391168	2.173	067B4			87	008507	CENTRAL	AVE
12	1442672	0.023	067C4				000000	CENTRAL	AVE
13	1442664	1.0331	067C4				008601	CENTRAL	AVE
14	1504034	1.848	067C4				008607	CENTRAL	AVE
15	1507433	0.4992	067B4			61	008515	CENTRAL	AVE
16	1445972	0.4499	067B4			88	008513	CENTRAL	AVE
17	1440759	1	067B4			86	008511	CENTRAL	AVE
18	1538578	0.3721	067B4			91	000000	CENTRAL	AVE
19	1528181	0.8548	067B4			53	000050	RITCHIE	RD
20	1507425	0.8475	067B4			56	000020	RITCHIE	RD
21	2750222	1.6062	067B4				008423	CENTRAL	AVE
22	1446277	1.3096	067B4				008411	CENTRAL	AVE
23	1507417	0.744	067B4				008407	CENTRAL	AVE
24	2016475	0.5342	067B4		A		000000	RITCHIE	RD
25	2016467	0.8048	067B4		A		008251	CENTRAL	AVE
26	2083558	7.9988	067B4			52	000051	RITCHIE	RD
27	2004885	2.9413	067B4		A		000100	WESTHAMPTON	AVE



Properties Proposed for the Central Avenue East Development District Overlay Zone

Item #	Tax Account	Acres	TAX MAP /GRID	LOT	BLOCK	PARCEL	Address		
28	2098879	0.1944	074B1				000301	RITCHIE	RD
29	2098861	0.2301	074B1				000303	RITCHIE	RD
30	2067908	2.1906	074B1				000101	RITCHIE	RD
31	2067890	5.2115	074B1				000201	RITCHIE	RD
32	2098853	0.2741	074B1				000305	RITCHIE	RD
33	2093771	1.4633	074A1			2	007902	WALKER MILL	DR
34	2000446	2.14	074A1			1	007900	WALKER MILL	DR
35	2964278	6.1836	067A4				007901	CENTRAL	AVE
36	2086338	2.1599	074A1			4	000000	86TH	PL
37	2964286	5.8323	067A4				007905	CENTRAL	AVE
38	3565587	2.48	067A4		C		008101	CENTRAL	AVE
39	3565595	1.14	067B4		C		000207	WESTHAMPTON	PL
40	2086361	0.8993	067B4		C		000111	WESTHAMPTON	AVE
41	2040947	0.2299	067B4			97	000000	CENTRAL	AVE
42	2013654	1.9939	067B4		C		008119	CENTRAL	AVE
43	1985522	0.1483	074A1		C		000000	WESTHAMPTON	PL
44	2086403	1.755	074A1		C		000215	WESTHAMPTON	PL
45	2086429	1.949	074A1		C		000231	WESTHAMPTON	PL
46	1985514	0.5028	074A1		C		000221	WESTHAMPTON	PL
47	1985522	0.1483	074A1		C		000000	WESTHAMPTON	PL
48	2086403	1.755	074A1		C		000215	WESTHAMPTON	PL
49	2964278	6.1836	067A4				007901	CENTRAL	AVE
50	2086429	1.949	074A1		C		000231	WESTHAMPTON	PL
51	1985514	0.5028	074A1		C		000221	WESTHAMPTON	PL
52	2115855	0.8763	074B1		A		000216	WESTHAMPTON	AVE
53	2086346	1.3104	074B1		A		000208	WESTHAMPTON	AVE
54	1999465	0.7415	074B1		A		000120	WESTHAMPTON	AVE
55	2086379	1.69	074B1		A		000224	WESTHAMPTON	AVE