

PGCPB No. 17-118

14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
www.mncppc.org/pgco

## RESOLUTION

WHEREAS, the *East Riverdale-Beacon Heights Sector Plan* was initiated by the Planning Board on September 24, 2015 and authorized by the District Council on October 13, 2015; and,

WHEREAS, permission to print the *Preliminary East Riverdale-Beacon Heights Sector Plan* was granted by the Planning Board on May 4, 2017; and,

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, in conjunction with the Prince George's County Council, sitting as the District Council, held a duly advertised public hearing on the *Preliminary East Riverdale-Beacon Heights Sector Plan* pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County on June 20, 2017; and,

WHEREAS, the *East Riverdale-Beacon Heights Sector Plan* will amend the 2014 Prince George's 2035 Approved General Plan by defining the boundaries of the Beacon Heights and Riverdale Park Neighborhood Centers, and will replace the 1994 *Approved Master Plan for Planning Area 68* and the 1994 *Approved Master Plan for Bladensburg-New Carrollton and Vicinity (Planning Area 69)* for the portions of Planning Areas 68 and 69 within the Sector Plan boundaries; and,

WHEREAS, the *East Riverdale-Beacon Heights Sector Plan* will amend the 2001 *Approved Anacostia Trails Heritage Area Management Plan: A Functional Master Plan for Heritage Tourism*, the 2008 *Approved Public Safety Facilities Master Plan*, 2009 *Approved Countywide Master Plan of Transportation*, the 2014 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the 2017 *Approved Resource Conservation Plan* for the portions of Planning Areas 68 and 69 within the Sector Plan boundaries; and,

WHEREAS, additional policy guidance for this plan was derived from the 2008 *Central Kenilworth Avenue Revitalization Study* and the 2013 *Purple Line Transit-Oriented Development Study*; and,

WHEREAS, this sector plan does not include a concurrent sectional map amendment; accordingly, zoning for properties within the sector remains the same; and,

WHEREAS, the plan area is located in the northern part of Prince George's County, centering largely around the intersection of MD 410 (East-West Highway/Riverdale Road/Veterans Parkway) and the Baltimore-Washington Parkway, and includes MD 201 (Kenilworth Avenue) and Good Luck Road, major arterials through the sector plan area; and,

WHEREAS, the plan area is comprised of the portion of the Town of Riverdale Park located to the east of the Northeast Branch of the Anacostia River, and the unincorporated residential communities of East Riverdale and Beacon Heights; and,

WHEREAS, the plan area also includes two planned Maryland Mass Transit Administration (MTA) Purple Line Stations that will provide light rail service with connections to employment centers in Prince George's and Montgomery Counties, as well as the broader Metrorail system serving the Washington, DC, metropolitan region; and,

WHEREAS, the *East Riverdale-Beacon Heights Sector Plan* provides a new vision to guide future growth and redevelopment in proximity to the planned Riverdale Park and Beacon Heights Purple Line stations; and

WHEREAS, on July 27, 2017, the Planning Board held a public work session on the *Preliminary East Riverdale-Beacon Heights Sector Plan* to examine the transcript analysis related to the Joint Public Hearing and all the exhibits received; and

WHEREAS, the Prince George's County Planning Board hereby amends the *Preliminary East Riverdale-Beacon Heights Sector Plan* in response to staff recommendations and public testimony considered on July 27, 2017, and adopts the sector plan, and transmits the plan with amendments and deletions, and incorporates the recommended staff changes as follows:

**Plan-wide** – Throughout the plan document: revise maps, text, road names, locations, and links to provide accurate, up-to-date information.

## Section 2: Defining the Context

**Page 38** – Revise text to read: “There are [16] 17 public schools ([9]11 elementary, [4] three middle, [and 3] two 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]17 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] The FY17 EFMP recommends the following improvements to public schools that serve the sector plan area:

- Replacement of William Wirt Middle School
- Full renovation or replacement with addition to:
  - Beacon Heights Elementary School
  - Hyattsville Elementary School
  - Lamont Elementary School
  - Riverdale Elementary School
  - Templeton Element School
  - Woodridge Elementary School
  - Hyattsville Middle School
  - Parkdale High School
  - Margaret Brent Regional School
- Limited renovation with addition to Cooper Lane Elementary School
- Systems replacement with addition to Rogers Heights Elementary School
- Limited renovation to Paint Branch Elementary School.
- Addition to Bladensburg High School
- Additions and boundary changes to adjacent area schools”



- [Renovate Rogers Heights Elementary School.
- Replace and add capacity to:
  - »Beacon Heights Elementary School
  - »Lamont Elementary School
  - »Riverdale Elementary School
  - »Templeton Elementary School
  - »Woodridge Elementary School
  - »Charles Carroll Middle School
  - »Hyattsville Middle School
  - »Parkdale High School
- Convert Margaret Brent Regional School to a neighborhood elementary school.
- Construct a new elementary school in PGCPB Planning Area 12, just south of the sector plan area.]

**Page 41** – Add the following text: “As redevelopment occurs around the Riverdale Park and Beacon Heights Purple Line stations, it will be important to implement key policy recommendations in Formula 2040 regarding new urban parks. Integrating and adopting the Formula 2040 Urban Park Typology will support the County’s parks and recreation goals. Parks and plazas constructed at the time of redevelopment will create dynamic new public spaces that integrate seamlessly into the fabric of the community. New parks should meet the Urban Park Typology and Guidelines found in Formula 2040. Clarifying ownership and management arrangements for publicly and privately-owned, managed, and maintained parks will ensure public access and benefit residents and visitors to the area.”

**Page 53** – Revise text as follows: “ACCESS TO PARKS, TRAILS, AND WATERWAYS:  
[This was identified at the community design charrette as the leading positive attribute of the area.] The East Riverdale community’s proximity to parks, trails, open space, and waterways is one of the key assets of the area. The community overwhelmingly identified parks as the leading positive attribute of the area. The sector plan area is bordered by regional and national parks. These parks provide a variety of natural and suburban park experiences, and are accessible by vehicle, bicycle, and foot. The Anacostia Stream Valley Park and Northeast Branch Trail border the Sector Plan area’s western side, and provide local and regional trail connectivity to nearby transit districts, including College Park, the University of Maryland, Hyattsville, and Riverdale Park. Greenbelt Park and a host of County parks serve as prime gathering places for families, community groups, and the general public.”

**Page 55** – Add the following text: “BICYCLE/PEDESTRIAN ACCESS TO PARKS:  
Although the East Riverdale/Beacon Heights community is proximate to a variety of local and regional parks, enhanced bicycle and pedestrian connectivity, improved accessibility, and added programming would benefit community residents and support increased park usage. Many of the neighborhood’s parks would benefit from new and improved trails, and sidewalk connections. Local residents and visitors to the area would benefit from improved signage and wayfinding to guide users to and through parks.”

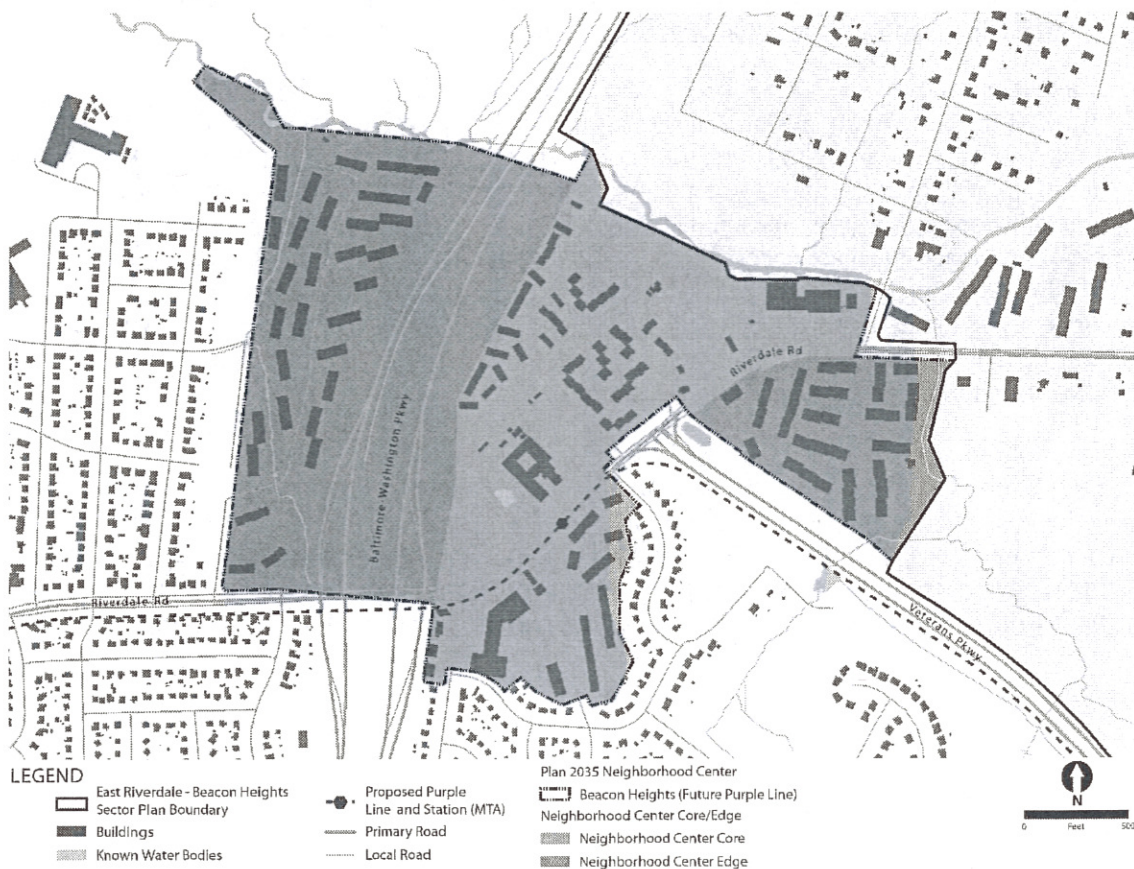
**Page 57** – Add the following text: “OPPORTUNITIES: Area parks present incredible opportunities to strengthen and improve the overall health and wellness of the community. Parks provide opportunities to reflect a community’s collective desires for identity, recreation, and leisure. A well-used park can strengthen the sense of place, and provide needed public gathering spaces to promote community interaction and expression.

Improved bicycle and pedestrian connectivity to and within the parks, together with additional park programming, recreational amenities, and wayfinding, can increase park usage. In addition, there are opportunities to formalize the existing trail network and strengthen the quality and frequency of trail connections.”

### Section 3: Elements-Land Use

**Page 67** – Revise text to read: “The Beacon Heights Core is centered on the Purple Line station, and includes all properties north of Riverdale Road and east of the Baltimore-Washington Parkway within the Sector, [the former Maryland-National Capital Park Police Headquarters Facility at 6700 Riverdale Road, the New Carrollton Woods Apartments,]East Pines Terrace Apartments, East Dale Apartments, East Pines Shopping Center, [the Wildercroft Shopping Center], and commercial properties along 66<sup>th</sup> Avenue.”

**Page 67** – Recommend change to Map 21. Beacon Heights Core and Edge to reflect additional properties (as shown below).



Underline indicates new language  
[indicates deleted text]



**Page 69** – Amend Map 22. Future Land Use to include 6010 Carters Lane and 6110 Carters Lane in the Residential Medium-High land use area.

**Page 72** – Revise Policy 5 strategies as follows:

“LU5.2: As opportunities arise, assemble or combine [the following] parcels as described in Table 7, increasing opportunities for development at scales appropriate for location and/or zoning.”

“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.”

**Page 72** – Add the following properties to Table 7. Recommended parcel Assembly Area 7 in the Tax Account column: 2139780, 2139772, 2139798.

**Page 73** – Revise Map 24. Potential Property Consolidation to reflect properties added to Table 7.

**Page 75** – Revise strategy LU8.3 to read: “LU8.3: In the mid- to long-term, acquire the property at 5600 Riverdale Road and integrate it into the proposed public plaza, including seating, gathering space, public art, daylighting and restoration of Captain John’s Branch, and, as needed, a water feature that serves to help manage stormwater. Work with the property owner to relocate the existing restaurant to another location within the sector plan area. See also Strategy LU5.2. Partner with the Department of Parks and Recreation to ensure that site design meets the Formula 2040 Urban Park Typology guidelines.”

**Page 78** – Revise text as follows: “Phase 1 (5-10 years): In Phase 1, the Riverdale Plaza Shopping Center is redeveloped with a mix of multifamily buildings, perhaps with supportive ground-floor retail and services, and townhouses. Construction begins on the proposed greenway along Captain John’s Branch. Vistas of the St. Bernard’s Church are preserved and celebrated. Phase 1 should address placemaking for the public realm to the greatest extent possible.”

**Page 79** – Revise text as follows: “LU10.2: Redevelop the north side of Riverdale Road between Auburn Avenue and the Baltimore-Washington Parkway with a mix of multifamily and supportive commercial uses. Encourage townhouse development in the rear of properties along Riverdale Road, but discourage townhouses fronting Riverdale Road. 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] urban park, such as a plaza, green, or common, that meets the Urban Park Guidelines in Formula 2040.”

**Page 80** – Revise text as follows: “Redevelop the Wildercroft Shopping Center with commercial and/or residential uses along Riverdale Road, with the Briers Mill Run East Commons/Green [stream valley park] recommended in [Strategy PR1.1] Table 14 in the rear.”

**Page 81** – Revise text as follows: “Phase 1 (5-10 years): In phase 1, properties north of the station are redeveloped with multifamily buildings, perhaps with ground-floor retail, fronting Riverdale Road, and with townhouses behind. This development includes a central common or green at a terminus of an extended Veterans Parkway. Phase 1 should include a signature urban park that meets the Urban Park Guidelines in Formula 2040.”

### Section 3: Economic Prosperity

**Page 89** – Revise Strategy EP1.1 as follows: “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. Include public agency representatives to participate in redevelopment planning and implementation when significant impacts to public facilities are anticipated due to development.”

### Section 3: Elements-Transportation and Mobility

**Page 99** – Revise Strategy TM2.3 as follows: “Wayfinding signage at the station should include directions to residential and retail development, institutions, station platforms, parks and trails, and other points of interest.”

**Page 103** – Add the following strategy to Policy TM4: “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.”

**Page 103** – Add the following strategy to Policy TM4: “TM4.4: 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:

- Lane reduction from six lanes to four lanes
- Separated bicycle lanes
- New sidewalk along eastbound MD 410
- Installation of new crosswalks and signals at the following intersections:
  - Riverdale Road/58<sup>th</sup> Avenue
  - Mustang Drive
  - 62<sup>nd</sup> Avenue”

**Page 110** – Revise Policy TM10 as follows: “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 community destinations and Greenbelt Park. 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.”

**Page 117** – Revise Strategy TM10.3 as follows: “TM10.3: To implement the vision and goals of this sector plan, construct the trail facilities identified in Table 10 [9] and Map 32. These recommendations amend the 2009 *Approved Master Plan of Transportation*.”



**Page 117** – Add the following trail connections to Table 10:

<b>Trail/Street Name</b>	<b>From</b>	<b>To</b>
NE Branch Trail Bridge	Northeast Branch Trail	Briers Mill Run Trail
Serjio Trail Bridge	Parkdale High School	William Wirt Middle School
Quesada Trail Bridge	Northeast Branch Trail	Quesada Street
Greenvale Canal	Mustang Drive	Greenvale Parkway
Browning Grove Loop Trail	60 <sup>th</sup> Avenue	Browning Grove Loop Trail
Fletcher’s Field Trail	Greenway Drive	Tanglewood Drive
60 <sup>th</sup> Avenue	Longfellow Street	Carters Lane
Madison Hill Park Culvert	Briers Mill Run	Auburn Avenue
Greenvale Canal Culvert	Greenvale Canal	Greenvale Parkway

**Page 123** – Add the following strategy to Policy TM14: “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.”

**Section 3: Elements-Natural Environment**

**Page 129** – Revise Strategy NE1.1 as follows: “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. Require the use of current data when planning and approving development in the sector plan area.”

**Page 130** – Add the following strategy to Policy NE2: “NE2.8: Partner with DOE, the Town of Riverdale Park and DPW&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.”

**Page 130** – Add the following strategy to Policy NE2: “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).”

**Section 3: Elements-Housing and Neighborhoods**

**Page 147** – Revise Policy HN1 text as follows: “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.”

**Page 147** – Revise Strategy HN1.3 as follows: “HN1.3: Work closely with the Department of Housing and Community Development to engage stakeholders in programs that assist with neighborhood stabilization, rental assistance, age-in-place, and energy efficiency and weatherization upgrades.”

**Page 147** – Revise Strategy HN1.4 as follows: “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, and seniors.”

**Page 147** – Add new strategy to Policy HN1: “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.”

**Page 148** – Add new strategy to Policy HN3: “HN3.10: Partner with property owners to support the provision of housing units affordable to seniors proximate to Purple Line stations.”

**Page 148** – Add the following strategy to Policy HN3: “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 result in a net loss of units affordable to low and moderate-income workforce households.”

**Page 148** – Revise the text as follows: “HN3.8: Work with property owners, the County, Town of Riverdale Park, the State and others to ensure adequate and fair relocation of residents in flood-prone areas, or displaced by renovation or redevelopment. Ensure that residents are relocated to comparable or better housing in a transit-supported location.”

### **Section 3: Community Heritage and Culture**

**Page 156** – Review Strategy CH4.3 as follows: “Link Historic Sites and Resources with the County’s trails, sidewalk system and wayfinding efforts, where appropriate. Identify planning, design and interpretation projects that are eligible for Maryland Heritage Areas Authority (MHAA) grants throughout the Certified Heritage Area (CHA).”

**Page 156** – Add new strategy to Policy CH4: “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, DC.”

### **Section 3: Elements-Healthy Communities**

**Page 171** – Add new strategy to Policy HC2: “HC2.5: Partner with Prince George’s County Public Schools to provide opportunities for community members to help maintain school gardens.”

**Page 172** – Revise Strategy HC4.3 text as follows: “HC 4.3: Cultivate a network of school and community gardens within the sector plan area.”

**Page 173** – Add new Policy HC7 and Strategies HC7.1, HC7.2, HC7.3 and HC7.4:

#### **“Policy HC7**

Promote programs and facilities that support and contribute to the social, physical, and mental health of community residents.



**STRATEGIES:**

HC7.1: Activate parks and public spaces with programming. Facilitate partnerships with M-NCPPC, Department of Parks and Recreation, Northern Area Operations and local organizations to improve access and frequency of programming within the sector plan area.

HC7.2: Evaluate program demand and adjust offerings based on community feedback on a regular basis. Undertake a demand and level of service analysis of existing programs offered by DPR and program partners in Prince George’s County.

HC7.3: Implement best practices in program life cycles to maintain a culture of equality and quality program delivery. Continue to monitor recreation trends and national best practices that incorporate new and innovative recreational park programming.

HC7.4: Diversify and increase availability of senior programming to serve active and multilingual seniors. Promote and increase the availability of programming that caters to diverse cultures, ages, interests, and skill levels.”

**Section 3: Elements-Public Facilities**

**Page 177** – Revise Strategy PF1.1 text as follows: “Replace William Wirt Middle School on-site, as programmed in the [FY 2017-2012 Capital Improvement Program (CIP #AA770483)] FY 2017-2022 and FY 2018-2023 Capital Improvement Programs.”

**Page 177** – Revise Strategy PF1.4 text as follows: “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 FY 2017 Educational Facilities Master Plan [Master Plan Support Project].”

**Page 177** – Revise Strategy PF2.3 text as follows: “Replace and add capacity to Lamont, Riverdale, Templeton, and Woodridge Elementary Schools, and Charles Carroll and Hyattsville Middle Schools, as recommended in FY 2017 Educational Facilities Master Plan.” [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).]

**Page 178** – Revise Strategy PF2.4 text as follows: “Keep Glenridge Elementary School open until the completion of the planning study as recommended by the FY 2017 Educational Facilities Master Plan.” [Strategy PF1.7 is implemented, as recommended by the PGCPB Master Plan Support Project.]

**Page 178** – Replace Strategy PF2.6 as follows: “PF 2.6: Conduct a planning study as recommended by the FY 2017 Educational Facilities Master Plan to consider the possibility of converting Margaret Brent Regional School into a neighborhood school.” [PF2.6: Convert Margaret Brent Regional School into a neighborhood school, as recommended by PGCPB Master Plan Support Project. (CIP #AA770073)]

**Page 178** – Revise Strategy PF2.7 text as follows: “Construct new middle and high schools recommended in the northwest section of Prince George’s County, as recommended by the FY 2017 Educational Facilities Master Plan.” [by PGCPB Master Plan Support Project. (CIP #AA777202, AA770024, AA770025)]

**Page 178** – Revise Strategy PF2.8 text as follows: “PF2.8: Renovate Rogers Heights Elementary School as recommended by the FY 2017 Educational Facilities Master Plan.” [(CIP #AA777221)]

### Section 3: Elements-Parks and Recreation Element

**Page 183** – Revise Goals as follows:

#### “GOALS

Residents and visitors celebrate culture, nature and public life in the area’s open spaces.

Natural areas and new parklands connect people to the land and each other.

The park network is known for multimodal connectivity that knits together new and existing neighborhoods, and contributes to a sense of place and pride in the community.”

[Residents and visitors are connected to parks, community centers, and recreation opportunities.

Greenbelt Park is a recognized and celebrated regional amenity and is heavily utilized by area, and the region’s, residents.]

**Page 183** – Revise Strategy PR1.2 text as follows: “PR1.2: Pursue opportunities to create new parks and plazas within redevelopment occurring around the Purple Line stations. New parks and plazas should create linear connections between urban and open spaces as part of an integrated, accessible public space network that maximizes neighborhood connectivity. New parks and plazas should meet the Urban Park Typology and Urban Park Guidelines found in Formula 2040: Functional Master Plan for Parks, Recreation and Open Space.” [PR1.2: Search for land and opportunities to increase green and other public open space within the sector area boundary (see Table 13). Identify potential spaces for a new multigenerational center within close proximity of the Sector Plan boundary.]

**Page 183** – Add new strategy: “PR1.3: Include park and trail access planning in transportation planning efforts in order to identify sufficient connectivity and accessibility to major parks, trails, and public facilities.”

**Page 183** – Revise Strategy PR1.4 as follows: “PR1.4[3]: Assess connectivity to the existing 11 parks in the Sector Plan boundary and the existing recreation amenities in and near the sector plan boundaries. Look for ways to strengthen connections and build safer shared pedestrian and bicycle access routes.” [PR1.4: Explore opportunities to add plazas and greenspaces around the Purple Line Stations.]

**Page 183** – Add new strategy: “PR1.5: Work closely with MTA to mitigate impacts of the Purple Line operations on park facilities.” [PR1.5: Work with the National Park Service to identify ways to improve access to Greenbelt Park from Good Luck Road].

**Page 183** – Add new strategy: “PR1.6: Incorporate new privately-owned public spaces (POPS) into mixed-use developments that meet the Urban Park Typology in Formula 2040. Prioritize public access to POPS through public-use easements and maintenance agreements.”

**Page 183** – Add new strategy: “PR1.7: Evaluate the potential to restore the channelized Captain John’s Branch and Briers Mill Run (formerly Brier Ditch) tributaries to their natural state as part of a larger linear park and trail concept.”



**Page 183** -- Add new strategy: “PR1.8: Construct the park, recreation, and open space recommendations in Table 14.”

**Page 183** – Revise Policy PR2 text as follows: “Prince George’s County residents [should] have access to programming and facilities that promote healthy lifestyles and contribute to wellness.”

**Page 183** – Remove Strategy PR2.1 and replace with PR2.2 as follows: “PR2.1 [2]: Identify the existing M-NCPPC programs and facilities offered in, and proximate to, the Sector Plan boundary. Determine the current programming needs by identifying the areas where existing parks and recreation facilities need to be improved, or added, in order to provide a reasonable mix of amenities to the community.” [PR2.1: Work closely with MTA to mitigate impacts of the Purple Line operations on park facilities.]

**Page 183** – Add new Strategy PR2.2: “Evaluate opportunities to program new and existing parks with a lively and diverse mix of activities, such as structured and informal recreation, children’s play, community gardens and community canine areas. Partner with the Department of Parks and Recreation, Northern Area Operations, Sports Health and Wellness Division, and the Natural and Historical Resources Division to improve programming offered in the Sector Plan Area.”

**Page 183** – Revise Strategy PR3.1 text as follows: “Add urban parks and plazas in strategic, highly-visible locations at, and between, Purple Line stations in order to feature green space as a unique identifying element of the community [and green space at each Metro Stop to make the sites a positive site feature and a unique identifying element for the community].”

**Page 183** – Combine strategies PR3.2 and PR3.3 into a new strategy PR3.2 as follows: “PR3.2: Identify potential sites for acquisition near the intersection of Old Landover Road (MD Route 450) and Veterans Highway (MD Route 410) to build a multigenerational center. [PR3.3] Once a site is secured, develop concepts for the multigenerational center that are eye-catching and appealing. The design should indicate a community centerpiece and be inviting and easily identifiable to the residents and visitors alike.”

**Page 184** – Renumber Strategy PR3.4 and revise to read: “PR3.3: Search for infill land acquisition opportunities that expand the urban park network, enhance the Countywide Green Infrastructure Network and other natural systems and waterways, and improve park and trail connectivity within the sector plan area.” [PR3.4: Consider and improve appropriate signage to existing parks and recreation amenities. Look into new technologies to include information on existing parks and recreation opportunities and look to partner with other agencies, like Metro to identify long-distance trails and unique historic sites, museums and recreational facilities on regionally produced maps etc.]

**Page 184** – Add new strategy: “PR3.4: Consider reconfiguring, or adding amenities to, public spaces that support flexible programming for different age groups and diverse interests.”

**Page 184** – Add new Policy PR4 and Strategies PR4.1, PR4.2, PR4.3, PR4.4, and PR4.5 as follows:

“Policy PR4: Explore opportunities to improve access and connectivity to existing regional trails and parks, with particular focus on the Northeast Branch Trail and the Anacostia River Stream Valley Park.

Strategy PR4.1: Work closely with the Department of Parks and Recreation and the Department of Public Works and Transportation to implement the recommended trail facilities found in Table 10 and Strategy TM10.3.

Strategy PR4.2: Improve connectivity to the Anacostia Stream Valley Park. Explore the feasibility of adding bicycle and pedestrian bridges over the Northeast Branch to the Northeast Branch Trail and retrofitting the culverts under the Baltimore Washington Parkway to form an east-west trail network through Madison Hill Park. This trail should ultimately provide a connection from Auburn Ave. to Parkdale High School, and east to the Northeast Branch Trail (See Table 10, and Strategy TM10.3).

Strategy PR4.3: Evaluate bicycle and pedestrian connectivity and accessibility to the 11 local parks and, where appropriate, improve entrances that connect the street and sidewalks to the trail network. Formalize and pave the existing trails within the following parks:

- Fletchers Field Park
- Browning Grove Park
- Riverdale Hills Park
- Briers Mill Run Park

Strategy PR4.4: Partner with the National Park Service and the Department of Public Works and Transportation to identify measures to improve pedestrian and bicycle access to Greenbelt Park from Good Luck Road.

Strategy PR4.5: Evaluate needed improvements at Riverdale Hills Park, and work with stakeholders to discuss community adoption of the park. Support the addition of amenities and trail connections to enhance the park.”

**Page 184** – Add new Policy PR5 and Strategies PR5.1 and PR5.2 as follows:

“Policy PR 5: Ensure that wayfinding and signage guiding residents and visitors to, and through, the area include parks and trail destinations.

Strategy PR5.1: Identify funding for park and trail wayfinding along the Anacostia Tributary Trail. Partner with the Department of Parks and Recreation to phase, design and install a wayfinding system that integrates with, and supports, Purple Line wayfinding measures. Wayfinding destinations should include the following:

- Existing and future neighborhood parks
- Regional parks
- Anacostia Tributary Trail System
- Town of Riverdale Park
- City of College Park
- University of Maryland
- Other destinations as needed to facilitate efficient multimodal navigation

Strategy PR5.2: Facilitate partnerships with the Department of Parks and Recreation, WMATA, the National Park Service, and other agencies to identify regional and local trails, historic and cultural sites, museums, and recreational facilities on regionally-produced maps, print publications, websites and applications, and any new communications technologies, as appropriate.”



**Page 184** – Add new Policy PR6 and strategies PR6.1, PR6.2, PR6.3 and PR6.4 as follows:

“Policy PR6: Redevelopment on parcels adjacent to the Anacostia River Stream Valley Park and adjacent parkland should be designed to promote an active and healthy relationship between the built and natural environments.

Strategy PR 6.1 Ensure that redevelopment site design sensitively engages and integrates the park and trail system, while improving flood functions and enhancing natural systems. Integrating future low-impact development with the trail and park system is a placemaking strategy that will support the Department of Parks and Recreation’s primary goals of connectivity, health and wellness, and economic impact.

Strategy PR 6.2 Evaluate the feasibility of creating a new bicycle and pedestrian bridge over the Anacostia River to provide a direct connection between Quesada Road and the Northeast Branch Trail, and to encourage future trail-oriented development. Include a new non-motorized gateway leading from Riverdale Community Park to the Northeast Branch Trail. (see TM10.3)

Strategy PR 6.3 Require that redevelopment on parcels adjacent to parkland include low-impact and environmentally-sensitive site design. Building designs should increase visibility and access to the park, and encourage safe and regular park use.

Strategy PR 6.4 Ensure that all parks meet or exceed the Urban Park Typology and Guidelines found in the Department of Parks and Recreation Master Plan, Formula 2040, Appendix F and G.”

**Page 184** – Delete [Table 14. Proposed Public Open Space Improvements] and replace with a new “Table 14. Proposed Parks, Recreation and Open Space Improvements.”

<u>Park Name and Typology</u>	<u>Location</u>	<u>Ownership</u>	<u>Comments</u>
<u>Multi-Generational Center</u>  <u>60-80,000 square feet</u>	<u>Near a major transportation route and served by public transportation</u>	<u>M-NCPPC</u>	<u>This new, custom-designed multi-generational center should offer flexible multipurpose spaces, and an array of program and recreational opportunities.</u>
<u>Captain John’s Branch</u>  <u>Greenway/ Linear Park</u>  <u>Size varies</u>	<u>Riverdale Park Station area, between MD 201 (Kenilworth Avenue) and the Greenvale Parkway</u>	<u>TBD</u>	<u>The greenway should support placemaking, strengthen neighborhood identity and connectivity, and catalyze economic development in East Riverdale. Design measures to improve flood control and revitalize natural habitats should be incorporated wherever possible.</u>

<p><u>Riverdale Park Station Plaza</u> <u>.25-1 Acre</u></p>	<p><u>The intersection of Riverdale Road and MD 410 (East-West Highway)</u></p>	<p><u>Private ownership and maintenance agreements, with public easement or dedication in fee simple</u></p>	<p><u>This plaza should incorporate the non-transit-related public open space at the Riverdale Triangle (see Policy LU8).</u></p>
<p><u>Beacon Heights Station Plaza</u> <u>.25-1 Acre</u></p>	<p><u>Intersection of Riverdale Road and 67<sup>th</sup> Avenue</u></p>	<p><u>Private ownership and maintenance agreements, with public easement or dedication in fee simple</u></p>	<p><u>This plaza should be located at, or immediately south of, the Beacon Heights Station.</u></p>
<p><u>Briers Mill Run East Commons/Green</u> <u>1+ Acres</u></p>	<p><u>North of Riverdale Road, south of Briers Mill Run</u></p>	<p><u>Private ownership and maintenance agreements, with public easement or dedication in fee simple</u></p>	<p><u>This common should serve as a focal point for the anticipated redevelopment of New Carrollton Woods and Prince Georgetown Apartments.</u></p>
<p><u>Madison Hill Park Community Park</u> <u>3-10 Acres</u></p>	<p><u>Along Briers Mill Run, between the Baltimore/Washington Parkway and MD 201 (Kenilworth Avenue)</u></p>	<p><u>M-NCPPC</u></p>	<p><u>This community park provides woodland conservation and floodplain protection, and is recommended to include a multi-use trail that will ultimately serve as a connection between the sector plan area, Autumn Drive, and the Anacostia River Trail network (see TM10.3).</u></p>
<p><u>Riverdale Hills Park Neighborhood Park</u></p>	<p><u>61<sup>st</sup> Place</u></p>	<p><u>M-NCPPC</u></p>	<p><u>This park provides value to the community. M-NCPPC should work with the community to adopt and enhance the park.</u></p>
<p><u>East Riverdale Community Park</u> <u>3-10 Acres</u></p>	<p><u>East of MD 201 (Kenilworth Avenue)</u></p>	<p><u>TBD</u></p>	<p><u>Locate and develop concepts, either through partnership with PGCPB, or other property owners, to locate additional community park lands.</u></p>
<p><u>Beacon Heights Commons</u> <u>1 or more acres</u></p>	<p><u>North of Riverdale Road, east of the Baltimore/Washington Parkway</u></p>	<p><u>Private ownership and maintenance agreements, with public easement or dedication in fee simple</u></p>	<p><u>This commons should provide open space with a recreational and social focus for a mixed-use neighborhood as redevelopment occurs in Beacon Heights.”</u></p>



Page 184 – Add “Figure 3. Recommended Characteristics of Future Urban Parks

<b>Captain John’s Branch Greenway/Linear Park</b>	
<u>Size (Approximate)</u>	Varies
<u>Unique Adjacencies</u>	Riverdale Park Purple Line Station, MD 201 (Kenilworth Avenue), and 57 <sup>th</sup> Avenue
<u>Access</u>	The Purple Line Station, MD 201 (Kenilworth Avenue)
<u>Programs and Amenities</u>	<ul style="list-style-type: none"> <li>• <u>Recreation and Trails</u></li> <li>• <u>Picnic and Seating Areas</u></li> <li>• <u>Water detention and infiltration</u></li> </ul>
<u>Program Criteria</u>	Captain John’s Branch Greenway/Linear Park should create a unique recreational amenity that physically joins the natural and built environments. Redevelopment adjacent to the greenway should front the park with entrances to promote pedestrian and bicycle activity. Design measures to improve flood control and revitalize natural habitats should be incorporated wherever possible.
<u>Ownership/Management</u>	Private ownership and maintenance agreement, with public easement or dedication in fee simple
<u>Implementation</u>	With site redevelopment
<b>Riverdale Park Station Plaza</b>	
<u>Size (Approximate)</u>	¼ acre to 1 acre
<u>Unique Adjacencies</u>	Purple Line Station, MD 201 (Kenilworth Avenue), and 57 <sup>th</sup> Avenue
<u>Access</u>	The Purple Line Station, Greenway, MD 201 (Kenilworth Avenue)
<u>Programs and Amenities</u>	<ul style="list-style-type: none"> <li>• <u>Festivals, markets and live music</u></li> <li>• <u>Outdoor dining and retail, public gathering space</u></li> <li>• <u>Flexible lawn space</u></li> </ul>
<u>Program Criteria</u>	Riverdale Park Station Plaza should be highly visible, and designed to accommodate markets, festivals and public gatherings. Adjacent buildings should front on, and provide direct access to, the plaza. The plaza will connect to the Purple Line station, 57 <sup>th</sup> Avenue, and the Captain John’s Branch Greenway. Uses surrounding the plaza should support pedestrian and bicycle activity.
<u>Ownership/Management</u>	Private ownership and maintenance agreement, with public easement or dedication in fee simple
<u>Implementation</u>	Concurrent with site redevelopment
<b>Beacon Heights Station Plaza</b>	
<u>Size (Approximate)</u>	¼ acre to ½ acre
<u>Unique Adjacencies</u>	Former M-NCPPC Park Police Headquarters, Riverdale Road, 67 <sup>th</sup> Avenue
<u>Access</u>	Riverdale Road, 67 <sup>th</sup> Avenue
<u>Programs and Amenities</u>	<ul style="list-style-type: none"> <li>• <u>At-grade plaza that includes a focal point</u></li> <li>• <u>Outdoor dining and retail, public gathering space</u></li> </ul>
<u>Program Criteria</u>	The Beacon Heights Station Plaza should connect to the adjacent station and surrounding uses. Adjacent buildings should front on the plaza, and provide active ground floor uses that promote activation. Uses surrounding the plaza should support pedestrian and bicycle activity.
<u>Ownership/Management</u>	Private ownership and maintenance agreement, with public easement or dedication in fee simple
<u>Implementation</u>	With site redevelopment

Underline indicates new language  
[indicates deleted text]

<b>Beacon Heights Commons</b>	
<b>Size (Approximate)</b>	1+ Acre
<b>Unique Adjacencies</b>	<u>Beacon Heights Purple Line station, Riverdale Road, Briers Mill Run</u>
<b>Access</b>	<u>67<sup>th</sup> Avenue, Riverdale Road</u>
<b>Programs and Amenities</b>	<ul style="list-style-type: none"> <li>• <u>Central Programmable Lawn</u></li> <li>• <u>Streetscape Enhancements</u></li> <li>• <u>Trail System Connections</u></li> <li>• <u>Street front Access</u></li> </ul>
<b>Program Criteria</b>	<u>This commons should be a large, flexible open space that provides a recreational and social focus for a mixed-use neighborhood. Surrounding housing and retail uses can activate and compliment public use of the commons. The commons should provide space for a variety of public gatherings, including markets, performances, and special events. The commons should include trail connectivity, play spaces, and shade structures.</u>
<b>Ownership/Management</b>	<u>Private ownership and maintenance agreement, with public easement or dedication in fee simple</u>
<b>Implementation</b>	<u>With site redevelopment”</u>

#### Section 4: Implementation

**Section-wide** – Revise implementation tables to reflect policy and strategy changes above.

**Page 202** – Revise Table 17 to include new Strategies TM4.3 and TM4.4.

**Page 205** – Revise timeframe for Strategies TM9.1 to [Long-Term] Short-Term.

**Page 210** – Add the Department of Parks and Recreation as the Lead for implementation of the Captain John’s Branch Greenway Trail (Strategy TM10.3).

**Page 212** - Add the Department of Parks and Recreation as the Lead for implementation of formal pedestrian connections between neighborhoods (Strategy TM10.8).

**Page 217** – Add the Department of Parks and Recreation as a Potential Party Involved for implementation of concrete channelization removal (Strategy NE4.1).

NOW, THEREFORE, BE IT RESOLVED, that the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the *East Riverdale-Beacon Heights Sector Plan*, incorporating therein amendments, deletions, and additions in response to the public hearing record; and

NOW, THEREFORE, BE IT RESOLVED, that the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the *East Riverdale-Beacon Heights Sector Plan*, amending the 2014 Prince George’s 2035 Approved General Plan by defining the boundaries of the Beacon Heights and Riverdale Park Neighborhood Centers; replacing the 1994 *Approved Master Plan for Planning Area 68* and the 1994 *Approved Master Plan for Bladensburg-New Carrollton and Vicinity (Planning Area 69)* for the portions of Planning Areas 68 and 69 within the



Sector Plan boundaries; and amending the 2001 *Approved Anacostia Trails Heritage Area Management Plan: A Functional Master Plan for Heritage Tourism*, the 2008 *Approved Public Safety Facilities Master Plan*, 2009 *Approved Countywide Master Plan of Transportation*, the 2014 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the 2017 *Approved Resource Conservation Plan* for the portions of Planning Areas 68 and 69 within the Sector Plan boundaries; and,

BE IT FURTHER RESOLVED that the adopted sector plan comprises the *Preliminary East Riverdale-Beacon Heights Sector Plan* text as amended by this resolution; and

BE IT FURTHER RESOLVED that in accordance with Section 27-645(c)(2) of the Zoning Ordinance of Prince George’s County, the adopted plan, consisting of this resolution to be used in conjunction with the *Preliminary East Riverdale-Beacon Heights Sector Plan*, shall be transmitted to the County Executive and each municipality whose territorial boundaries are in and within one-half mile of the sector plan area; and

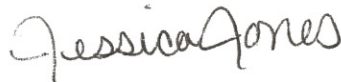
BE IT FURTHER RESOLVED that an attested copy of the adopted plan, and all parts thereof, shall be transmitted to the District Council of Prince George’s County for its approval pursuant to the Land Use Article, Annotated Code of Maryland; and

BE IT FURTHER RESOLVED that the Prince George’s County Planning Board finds that the plan recommendations, as heretofore described, are in conformance with the principles of orderly comprehensive land use planning and staged development, and with consideration having been given to the applicable County Laws, Plans, and Policies.

This is to certify that the foregoing is a true and correct copy of a resolution, as revised, adopted by the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission on the motion of Commissioner Geraldo, seconded by Commissioner Bailey, with Commissioners Geraldo, Bailey, Hewlett and Doerner voting in favor of the motion, and with Commissioner Washington absent, at its regular meeting held on Thursday, September 14, 2017.

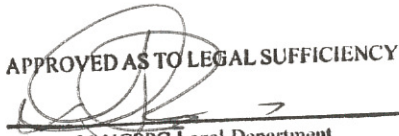
Adopted by the Prince George’s County Planning Board this 14<sup>th</sup> day of September 2017.

Elizabeth M. Hewlett  
Chairman



By Jessica Jones  
Planning Board Administrator

APPROVED AS TO LEGAL SUFFICIENCY



M-NEPPC Legal Department

Date

9/19/17