

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
2025 Legislative Session

Resolution No. CR-025-2025

Proposed by Council Member Olson

Introduced by Council Members Olson, Watson, Harrison, Ivey, Fisher, Oriadha, Dernoga,
Hawkins, Blegay and Burroughs

Co-Sponsors _____

Date of Introduction March 18, 2025

RESOLUTION

1 A RESOLUTION concerning

2 Designation—Maryland Transit-Oriented Development Site— Seabrook MARC Station

3 For the purpose of expressing support for the designation of the Seabrook MARC Station and its
4 surrounding area as a Maryland Transit-Oriented Development (TOD) site.

5 WHEREAS, the Prince George’s County Council recognizes the strategic importance of
6 promoting sustainable growth and development within the County to enhance quality of life,
7 economic vitality, and accessibility for its residents; and

8 WHEREAS, Seabrook, located along the Lanham-Severn corridor and served by the
9 Seabrook MARC Station as the second stop north of Union Station, demonstrates significant
10 potential for development as a vibrant neighborhood center offering alternative housing choices
11 and walkable amenities for the local community; and

12 WHEREAS, the Seabrook area is adjacent to key employment and activity centers,
13 including NASA Goddard Space Flight Center, the potential future FBI Headquarters at the
14 Greenbelt Metro Station, and the potential site of a U.S. Bureau of Engraving and Printing
15 production facility, making it an attractive location for households seeking proximity to these
16 facilities; and

17 WHEREAS, Seabrook is characterized by limited multifamily development but holds the
18 potential to capture demand for diverse housing options near these major employment hubs and
19 adjoining facilities; and

20 WHEREAS, the area is part of the 2010 *Prince George’s County Glenn Dale—Seabrook—*
21 *Lanham & Vicinity Sector Plan*, which emphasizes the need for thoughtful and sustainable

1 development to serve the needs of residents and businesses; and

2 WHEREAS, the Council supports the following planning principles to guide TOD at the
3 Seabrook MARC Station:

4 1. Creating a pedestrian-friendly destination with a mix of land uses to foster
5 neighborhood gathering and cohesion;

6 2. Promoting alternative housing options that support MARC ridership and
7 neighborhood retail and services;

8 3. Improving connectivity to adjacent neighborhoods for enhanced accessibility;

9 4. Elevating the pedestrian experience of Lanham-Severn Road as a neighborhood
10 main street;

11 5. Maximizing underutilized properties to establish a cohesive and vibrant
12 neighborhood center; and

13 WHEREAS, the TOD designation for Seabrook will enhance the community's walkability,
14 provide alternative transportation options, promote environmental sustainability, and generate
15 economic growth through the development of mixed-use spaces and improved connectivity; and

16 WHEREAS, the Council believes that securing the Maryland TOD designation for
17 Seabrook is vital to fulfilling the County's goals of fostering equitable and sustainable growth.

18 NOW, THEREFORE, BE IT RESOLVED by the Prince George's County Council that the
19 Council fully supports the designation of the Seabrook MARC Station and its surrounding area
20 as a Maryland TOD site.

21 BE IT FURTHER RESOLVED the Council urges the Maryland Department of
22 Transportation and other relevant State agencies to grant TOD designation to Seabrook,
23 recognizing its potential as a vital hub for housing, employment, and neighborhood development.

Adopted this 22nd day of April, 2025.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Edward P. Burroughs III
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

