

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2007 Legislative Session

Resolution No. CR-39-2007
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Harrington, Knotts and Dean
Co-Sponsors _____
Date of Introduction June 12, 2007

RESOLUTION

1 A RESOLUTION concerning

2 The Bladensburg Town Center Sector Plan and Sectional Map Amendment

3 For the purpose of approving, with amendments, as an act of the County Council of Prince
4 George's County, Maryland, sitting as the District Council, the Sector Plan and Sectional Map
5 Amendment (SMA) for the Bladensburg Town Center area, thereby defining long-range land use
6 and development policies, and setting forth and adopting detailed zoning proposals in portions of
7 Planning Area 69, for the area generally comprised of the properties that have frontage on either
8 side of Annapolis Road (MD 450) from the intersection of northbound Baltimore Avenue
9 (Alternate US 1) to the intersection of Annapolis Road and Landover Road (MD 202) and is
10 bounded by Upshur Street on the northernmost edge and by Quincy Street to the south, and
11 properties north of Annapolis Road that are bounded on the west by Kenilworth Avenue (MD
12 201), on the north by Upshur Street and on the east by 51st Street.

13 WHEREAS, the *Bladensburg Town Center Sector Plan and Sectional Map Amendment* is
14 proposed to amend portions of the *1994 Approved Master Plan and Sectional Map Amendment*
15 *for the Bladensburg-New Carrollton and Vicinity* (Planning Area 69), the *2002 Prince George's*
16 *County Approved General Plan*, the *2005 Countywide Green Infrastructure Functional Master*
17 *Plan*, the *1982 Master Plan of Transportation*, the *1983 Functional Master Plan for Public*
18 *School Sites*, the *1990 Public Safety Master Plan*, the *1992 Prince George's County Historic*
19 *Sites and Districts Plan*, and the *1975 Countywide Trails Plan with the 1985 Equestrian*
20 *Addendum*; and

21 WHEREAS, on October 25, 2005, in Council Resolution CR-76-2005, the County

1 Council of Prince George's County, Maryland, sitting as the District Council, directed The
2 Maryland-National Capital Park and Planning Commission to prepare a new sector plan and
3 sectional map amendment for the Bladensburg Town Center area, in order to develop a
4 comprehensive approach to implementing the recommendations of the 2002 General Plan and to
5 ensure that future development is consistent with County policies; and

6 WHEREAS, on February 22, 2005, the District Council endorsed the goals, concepts,
7 guidelines, and the public participation program prepared by the Planning Board, pursuant to
8 Section 27-643 of the Zoning Ordinance; and

9 WHEREAS, the planning staff held a pre-charrette community planning workshop, on
10 March 18, 2005, and a four-day planning and design charrette spanning April 4, 2005 through
11 April 11, 2005, for public input on the vision, goals, and challenges for the sector planning area,
12 and staff also conducted interviews with major stakeholders; and

13 WHEREAS, the Planning Board granted permission to print the *Preliminary*
14 *Bladensburg Town Center Sector Plan and Proposed Sectional Map Amendment* on December
15 14, 2006; and

16 WHEREAS, pursuant to Section 27-645(b)(1) of the Zoning Ordinance, the County
17 Executive and the District Council reviewed the public facilities element of the preliminary plan
18 and endorsed the inclusion of the proposed public facilities in the preliminary plan for planning
19 purposes; and

20 WHEREAS, the District Council and the Planning Board held a duly advertised joint
21 public hearing on the *Preliminary Bladensburg Town Center Sector Plan and Proposed*
22 *Sectional Map Amendment* on February 27, 2007; and

23 WHEREAS, the Planning Board held a worksession to consider the public hearing
24 testimony on April 19, 2007; and

25 WHEREAS, on May 10, 2007, the Planning Board, in response to the public hearing
26 testimony, adopted the Sector Plan and endorsed the SMA, with revisions, as described in Prince
27 George's County Planning Board Resolution PGCPB No. 07-92, and transmitted the adopted
28 Sector Plan and endorsed SMA to the District Council on May 11, 2007; and

29 WHEREAS, the District Council held a worksession on May 22, 2007, to consider
30 public hearing testimony and certain revisions to the adopted Sector Plan and endorsed SMA
31 authorized by Section 27-226(c)(3) of the Zoning Ordinance of Prince George's County; and

1 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
2 County, sitting as the District Council for that part of the Maryland-Washington Regional
3 District in Prince George's County, Maryland, that the Sector Plan and Sectional Map
4 Amendment for the Bladensburg Town Center area, as adopted by the Planning Board on May
5 10, 2007, are hereby approved, with the following text revisions:

1. Change the title of the "Community Character and Economic Development" chapter to Community Development and Character.
2. Add to page 77 before the Urban Design section:

Community Health and Wellness

VISION

The Town of Bladensburg is developed in a way that benefits the overall health and wellness of its residents. Residents of the town center and adjacent areas have access to healthy foods, reliable transportation, safe places to walk and exercise, and employment and housing options that help individuals in making healthy choices.

BACKGROUND

The core of the Town of Bladensburg currently lacks the type of compact development, pedestrian connectivity, variety of land uses, housing options, recreational opportunities and environmental enhancements that support the health and well-being of all residents. County residents have expressed that, beyond access to high quality and affordable health care services, a community environment that fosters health and disease prevention should be a priority consideration for land use policies. This includes access to healthy foods, reliable transportation, safe places to walk and exercise, and employment and housing options that help individuals to make healthy choices. Notably, the Consumer Health Foundation, the principal private foundation concerned about health access for poor and vulnerable populations in the Washington metropolitan area, recently conducted a series of Community Health Speakouts, out of which came the concept of Wellness Opportunity Zones. These zones would be designated neighborhoods where incentives and policies would be provided, consistent with the Smart Growth philosophy, to support health and wellness within the community.

GOALS

Community health and wellness is considered as land use policies are developed and implemented.

The public infrastructure system is established so that parks, restaurants, shops, schools, libraries, and other community resources are conveniently located and physically accessible.

The transportation network is multimodal and sustainable.

Quality, affordable housing is available in the town center.

Local living wage jobs and business ownership.

POLICY AND STRATEGIES

Policy 1:

Make the Bladensburg Town Center area the model for community health and wellness within Prince George's County.

Strategies

Designate the Bladensburg Town Center a Wellness Opportunity Zone or District, in which incentives and policies would be provided, in a manner similar to Maryland Smart Growth policies, to support and encourage health and wellness in the area.

Undertake a Health Impact Assessment, to provide unbiased information about anticipated health benefits and costs of proposed development activities for the town center area and apply the results to urban design and transportation policies

Establish health and wellness objectives and a set of measures and targets to gauge the progress in achieving the objectives.

Make available grants or loans to support the implementation of initiatives to benefit the health and wellness of the residents.

Provide incentives for developers to do health impact assessments and provide health and wellness amenities as a part of development process.

Develop a public education and community participation process to ensure involvement in making decisions that impact the health and wellness of its members.

Promote walking and biking by emphasizing resources for pedestrians and cyclists instead of automobiles including bicycle parking, bicycle storage units, benches, tables and drinking fountains.

Provide incentives for developers to include shower and changing facilities for those who commute to work on bicycles.

Encourage car share programs to establish outlets in the town center.

Integrate walking and biking into the assessment of motor vehicle and mass transit transportation policies.

Develop economic incentives to support a diverse mix of uses, affordable housing, and employment at livable wages at and around the town center.

Require that development proposals demonstrate their ability to provide a ready access to a variety of community resources, such as grocery stores, parks, housing and employment opportunities.

Encourage development that supports a healthy economy that provides a variety of living wage jobs.

Maintain land zoned for light industrial, production, and distribution uses in and around the town center to provide employment opportunities.

Explore the option of providing density bonuses for affordable housing in the town center.

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BE IT FURTHER RESOLVED that the staff is authorized to make appropriate text and map revisions, to correct identified errors, reflect updated information, and incorporate the Zoning Map changes reflected in this Resolution.

BE IT FURTHER RESOLVED that this Sectional Map Amendment is an amendment to the Zoning Ordinance and to the official Zoning Map for the Maryland-Washington Regional District in Prince George’s County, Maryland. The zoning changes approved by this Resolution shall be depicted on the official Zoning Map of the County.

BE IT FURTHER RESOLVED that the provisions of this Resolution are severable. If any provision, sentence, clause, section, zone, zoning map, or part thereof is held illegal, invalid, unconstitutional, or unenforceable, such illegality, invalidity, unconstitutionality, or unenforceability shall not affect or impair any of the remaining provisions, sentences, clauses, sections, zones, zoning maps, or parts hereof or their application to other zones, persons, or circumstances. It is hereby declared to be the legislative intent that this Resolution would have been adopted as if such illegal, invalid, unconstitutional, or unenforceable provision, sentence, clause, section, zone, zoning map, or part had not been included therein.

BE IT FURTHER RESOLVED that this Resolution shall take effect on the date of its adoption.

Adopted this 12th day of June, 2007.

COUNTY COUNCIL OF PRINCE GEORGE’S
COUNTY, MARYLAND, SITTING AS THE
DISTRICT COUNCIL FOR THAT PART OF
THE MARYLAND-WASHINGTON REGIONAL
DISTRICT IN PRINCE GEORGE’S COUNTY,
MARYLAND

BY: _____
Camille A. Exum
Chair

ATTEST:

Redis C. Floyd
Clerk of the Council

KEY:

— denotes Council additions

[] denotes deletions