

CENTRAL AVENUE- BLUE/SILVER LINE SECTOR PLAN & SECTIONAL MAP AMENDMENT

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

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Community Planning Division

Agenda Item #: 3D
PB Date: 10/10/2024



SUMMARY

01

Sector Plan Overview

04

Visualizations

02

Public Participation Program
Summary

05

Proposed Zoning
Changes

03

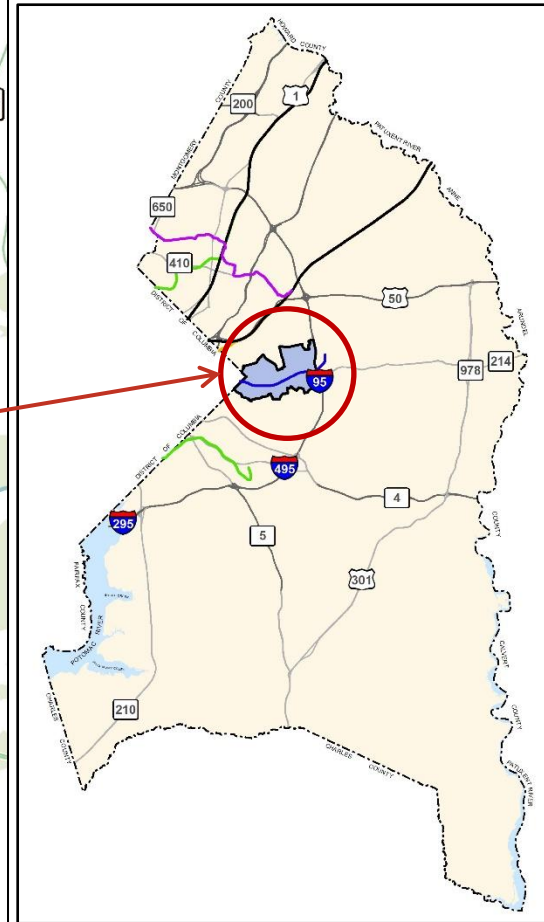
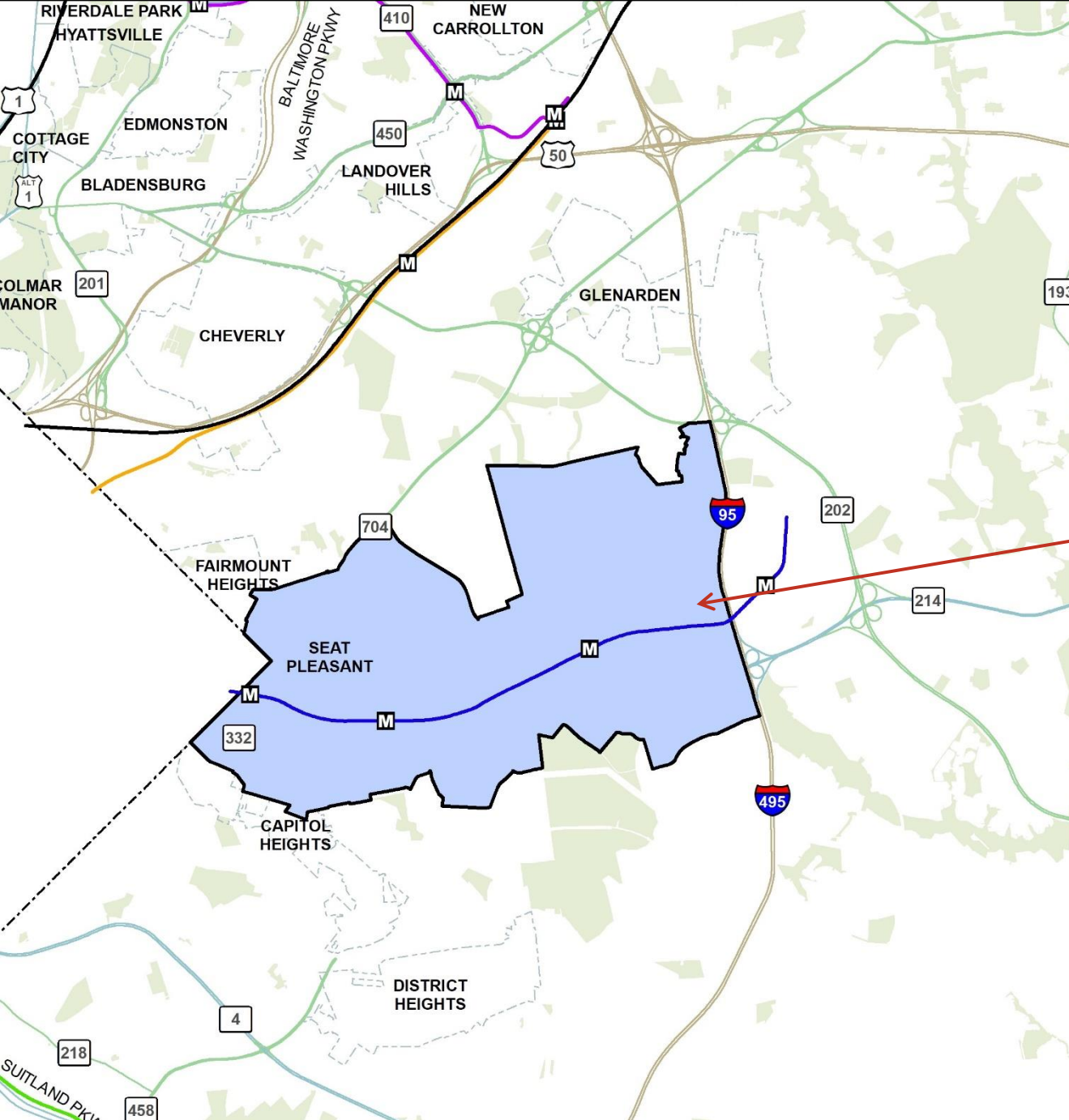
Major Challenges &
Proposed Recommendations

06

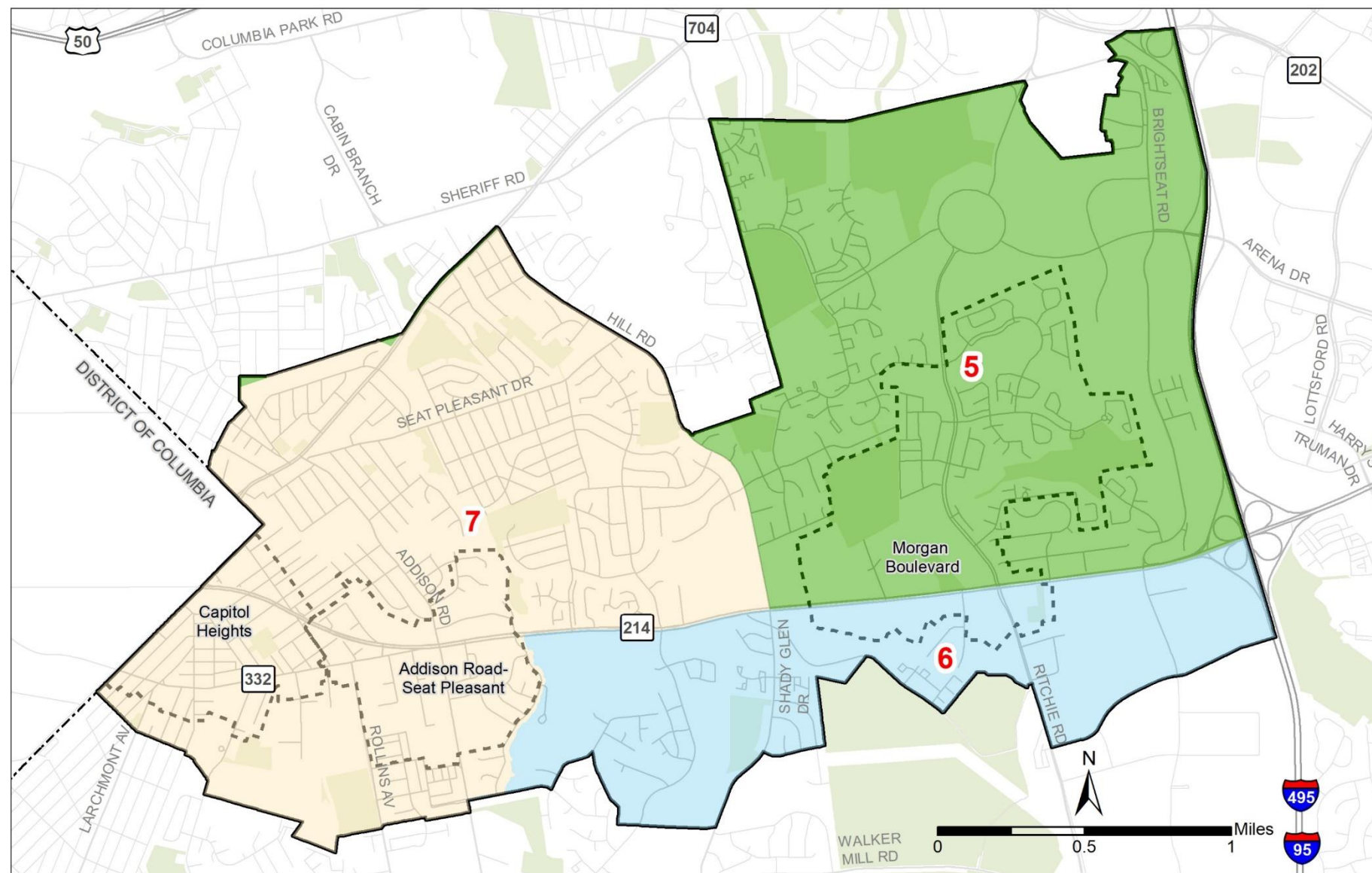
Extension & Schedule

SECTOR PLAN OVERVIEW



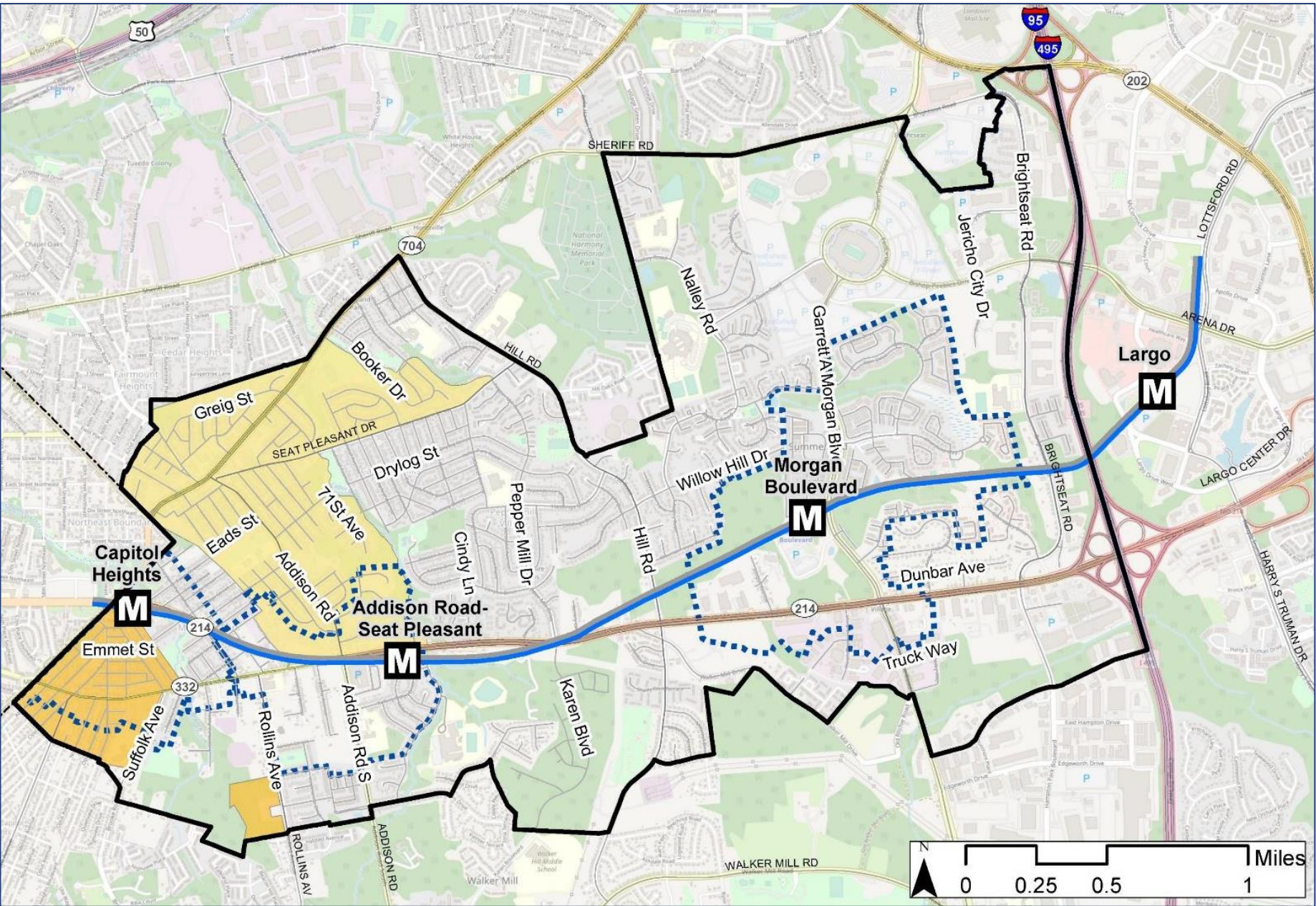


REGIONAL CONTEXT



COUNTY COUNCIL DISTRICTS

- Sector Plan Boundary
- Local Center
- Jolene Ivey - 5th District
- Wala Blegay - 6th District
- Krystal Oriadha - 7th District



SECTOR PLAN

Key locations:

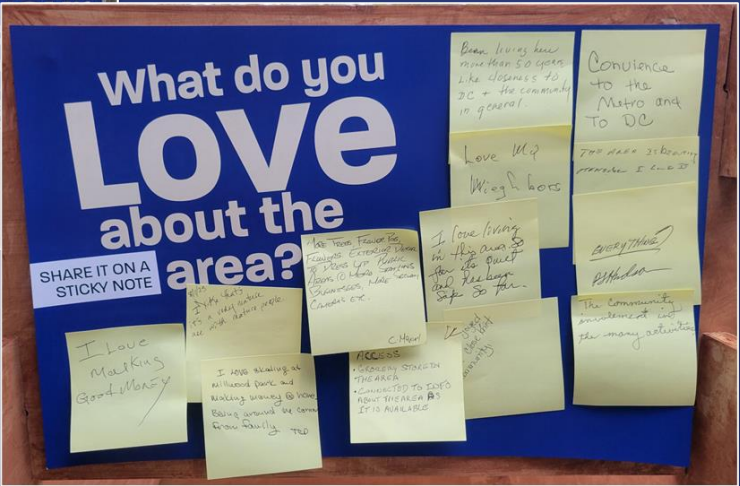
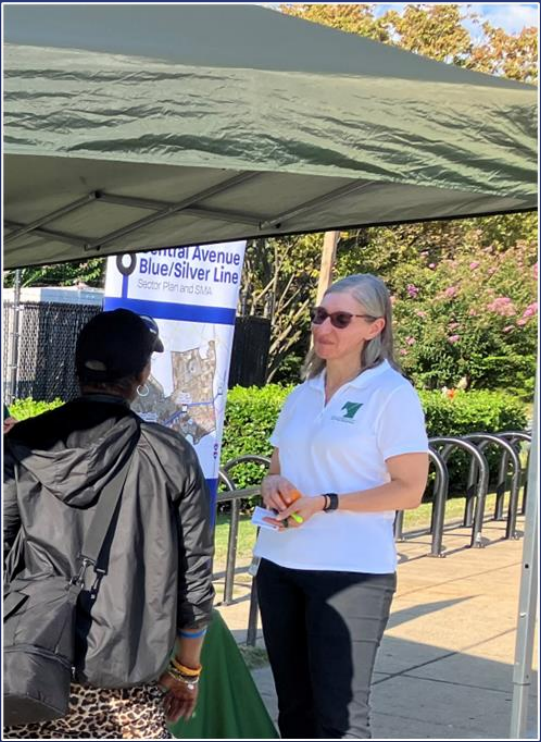
- City of Seat Pleasant
- Town of Capitol Heights
- Metro stations
- Northwest Stadium

PUBLIC PARTICIPATION PROGRAM SUMMARY



PUBLIC PARTICIPATION SUMMARY

- Community Events
- Office Hours
- Metro Station Pop-ups
- Online Input Exercises
- Community Input Meetings
- Draft Vision Review
- Social & Printed Media
- Project Videos
- Email Blasts
- March Open House Events



COMMUNITY INPUT SUMMARY

SWOT Analysis

- Better connectivity to Metros, additional bus routes, and diverse housing options.
- Opportunities to enhance transportation infrastructure, redeveloping underutilized land, economic growth, and enhancing community well-being

Word Clouds (top 3 words)

- **Capitol Heights:** Safe, walkable & clean
- **Addison Road-Seat Pleasant:** Safe, walkable & grocery/supermarket
- **Morgan Boulevard:** Walkable, safe & entertainment

Input Meetings & Events

- 25 in-person & virtual
- The three most generally supported themes among residents:
 1. Fresh and Healthy Foods
 2. New Businesses, Amenities, and Programs
 3. Recreation and Activities.



KEY STAKEHOLDER DRAFT PLAN WORKSHOP SESSIONS

General Scope

- Two virtual sessions
- Select group of key community leaders
- Share a copy of the draft plan for their review
- Assign questions/prompts for feedback



MAJOR CHALLENGES & PROPOSED RECOMMENDATIONS





MAJOR CHALLENGES

PROPOSED RECOMMENDATIONS



- ❖ Low density
- ❖ Land consolidation

- ❖ Higher density – TOD
 - rezoning
- ❖ Create destinations



MAJOR CHALLENGES

PROPOSED RECOMMENDATIONS



- ❖ Market demand
- ❖ Revitalization

- ❖ Revitalize
- ❖ Small business support
- ❖ Workforce development



MAJOR CHALLENGES

PROPOSED RECOMMENDATIONS



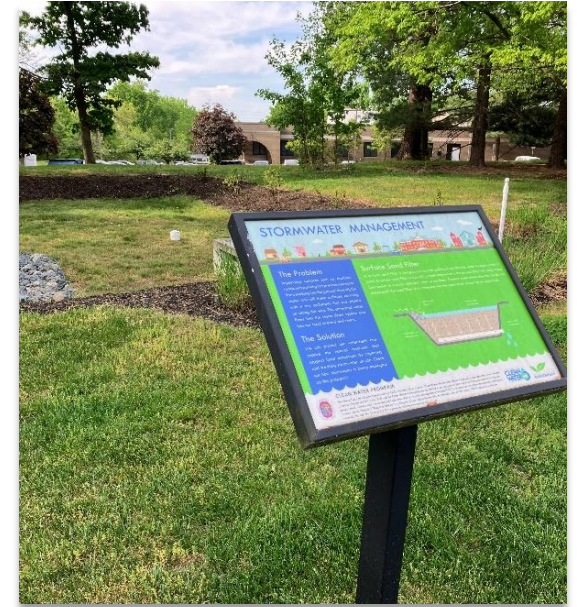
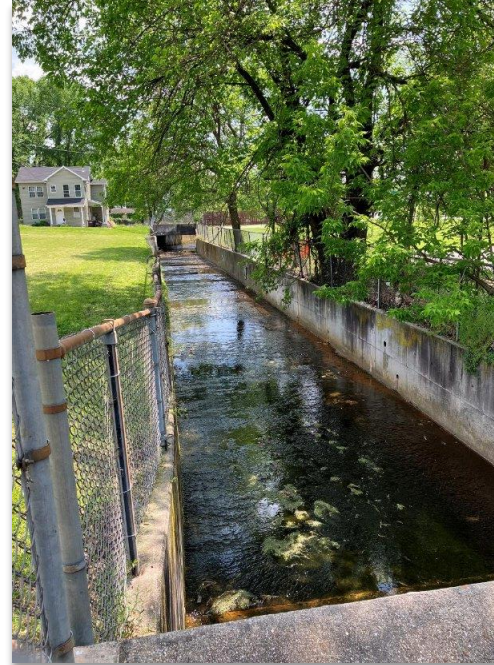
- ❖ Infrastructure
- ❖ Safety

- ❖ Connections
- ❖ Improve safety
- ❖ Traffic calming



MAJOR CHALLENGES

PROPOSED RECOMMENDATIONS



- ❖ Climate change
- ❖ Steep slopes

- ❖ Stormwater management
- ❖ Conservation
- ❖ Redevelopment



MAJOR CHALLENGES

PROPOSED RECOMMENDATIONS



- ❖ Housing types
- ❖ Affordability

- ❖ Housing affordability & diversity
- ❖ Missing Middle transitions
- ❖ Infill



MAJOR CHALLENGES

PROPOSED RECOMMENDATIONS



- ❖ Public space
- ❖ Dumping & littering

- ❖ Placemaking
- ❖ Branding
- ❖ CPTED & social participation



MAJOR CHALLENGES

PROPOSED RECOMMENDATIONS



- ❖ Healthy food
- ❖ Healthcare



- ❖ Food oasis
- ❖ Invest in healthcare
- ❖ Connections



MAJOR CHALLENGES

PROPOSED RECOMMENDATIONS



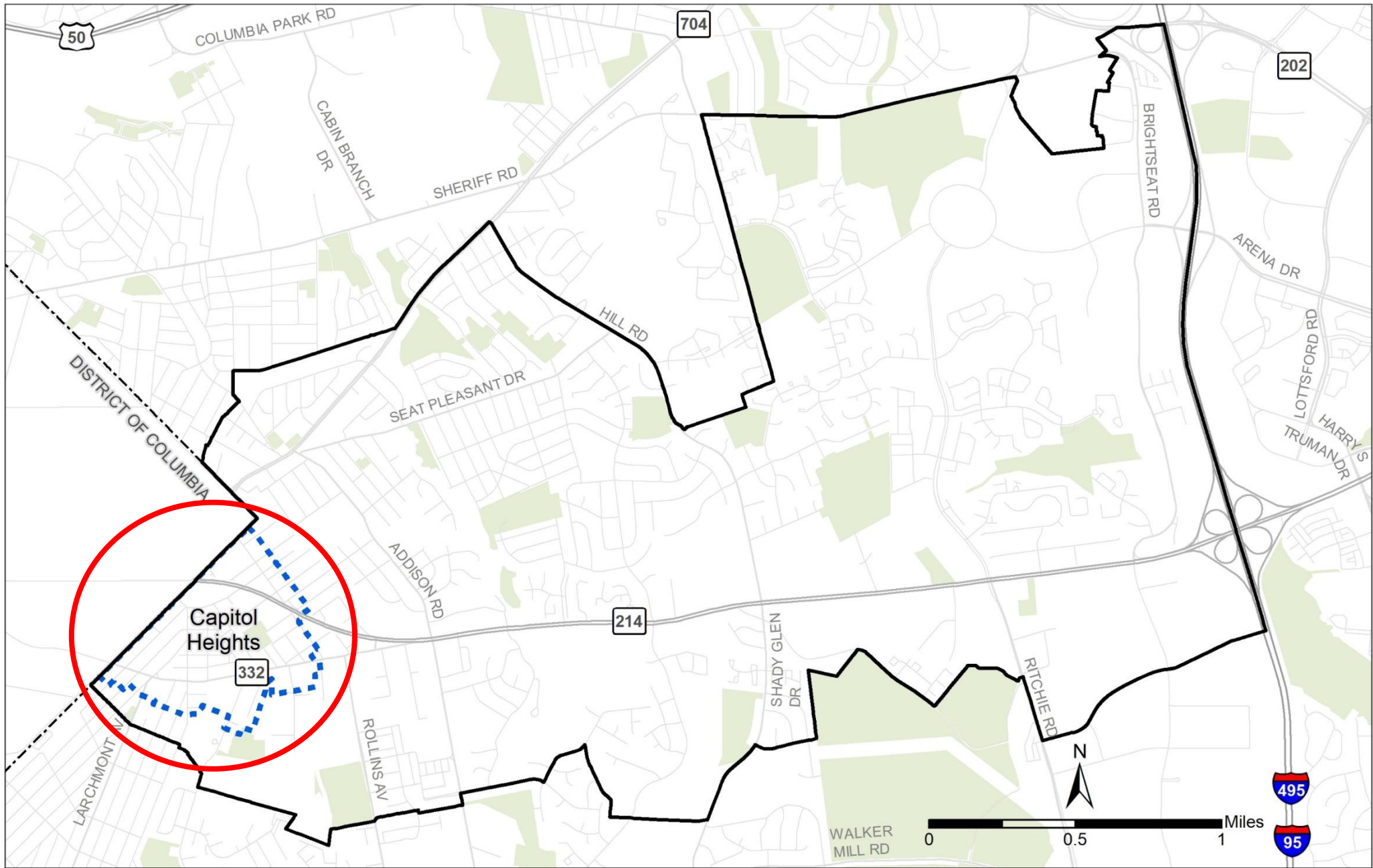
- ❖ Public safety
- ❖ Funding
- ❖ Recreation facilities



- ❖ Expand public facilities
- ❖ Public investments

VISUALIZATIONS





CAPITOL HEIGHTS



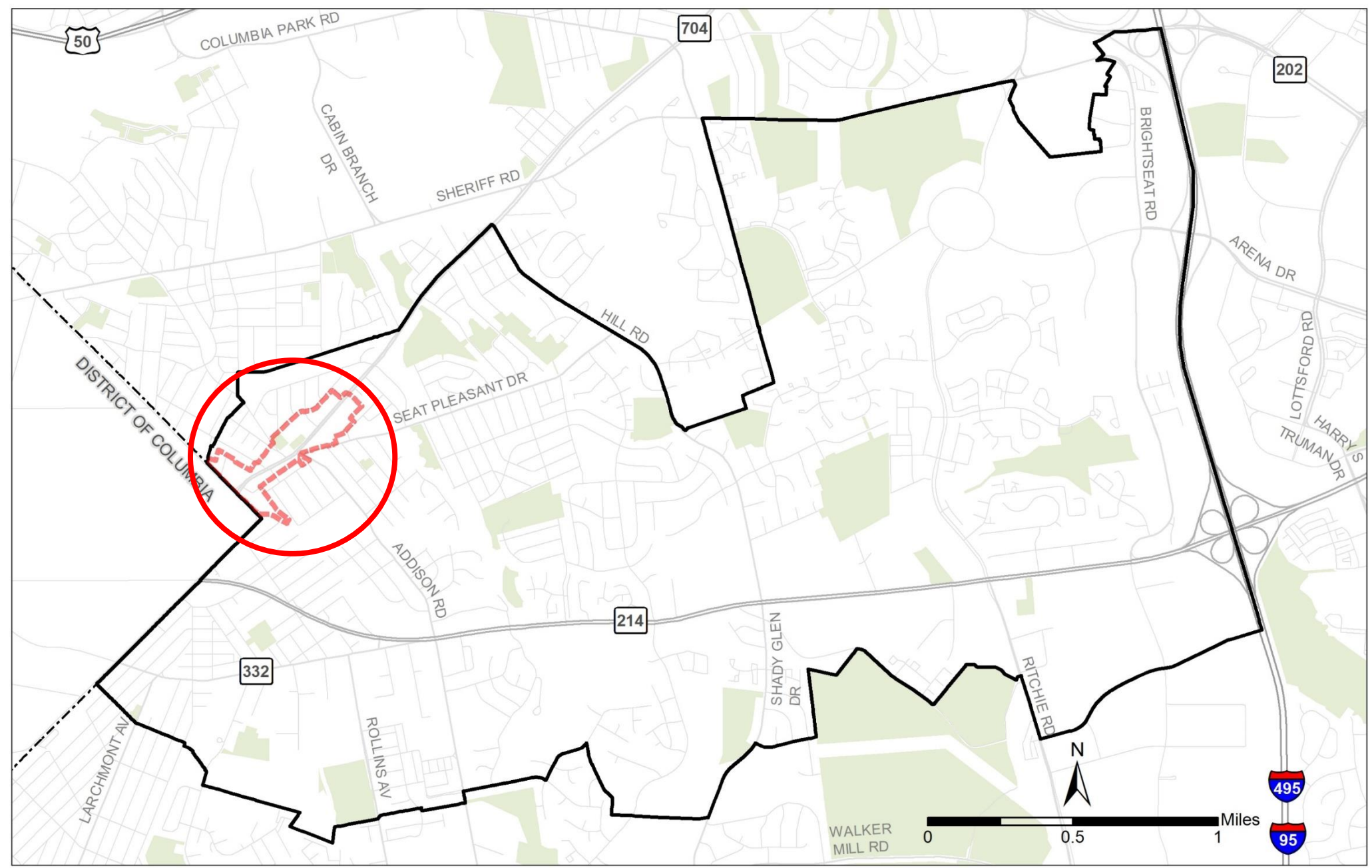
CAPITOL HEIGHTS



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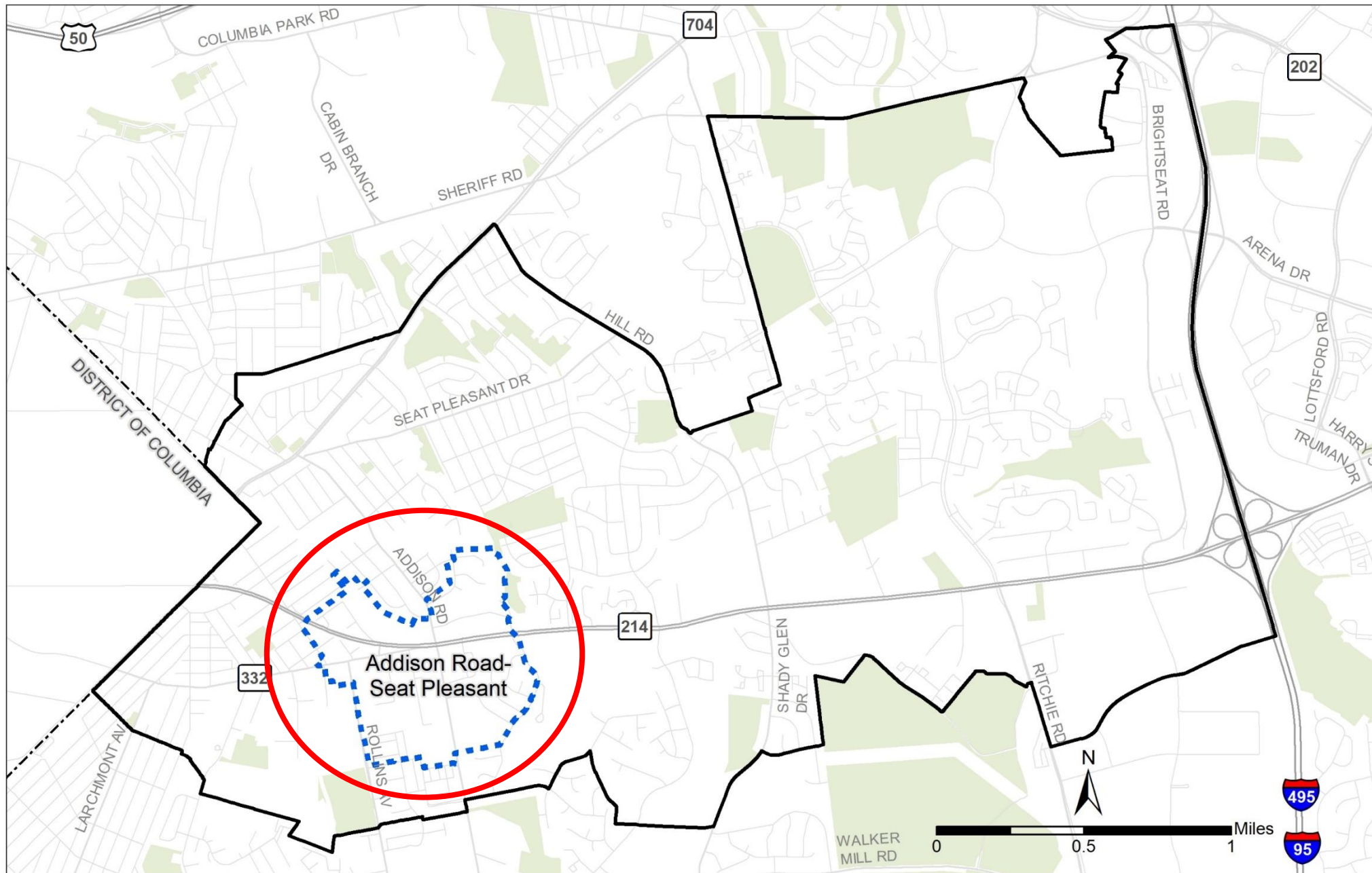


MD 704



MD 704 - MARTIN LUTHER KING JR HIGHWAY

ADDISON ROAD-SEAT PLEASANT





ADDISON ROAD-SEAT PLEASANT

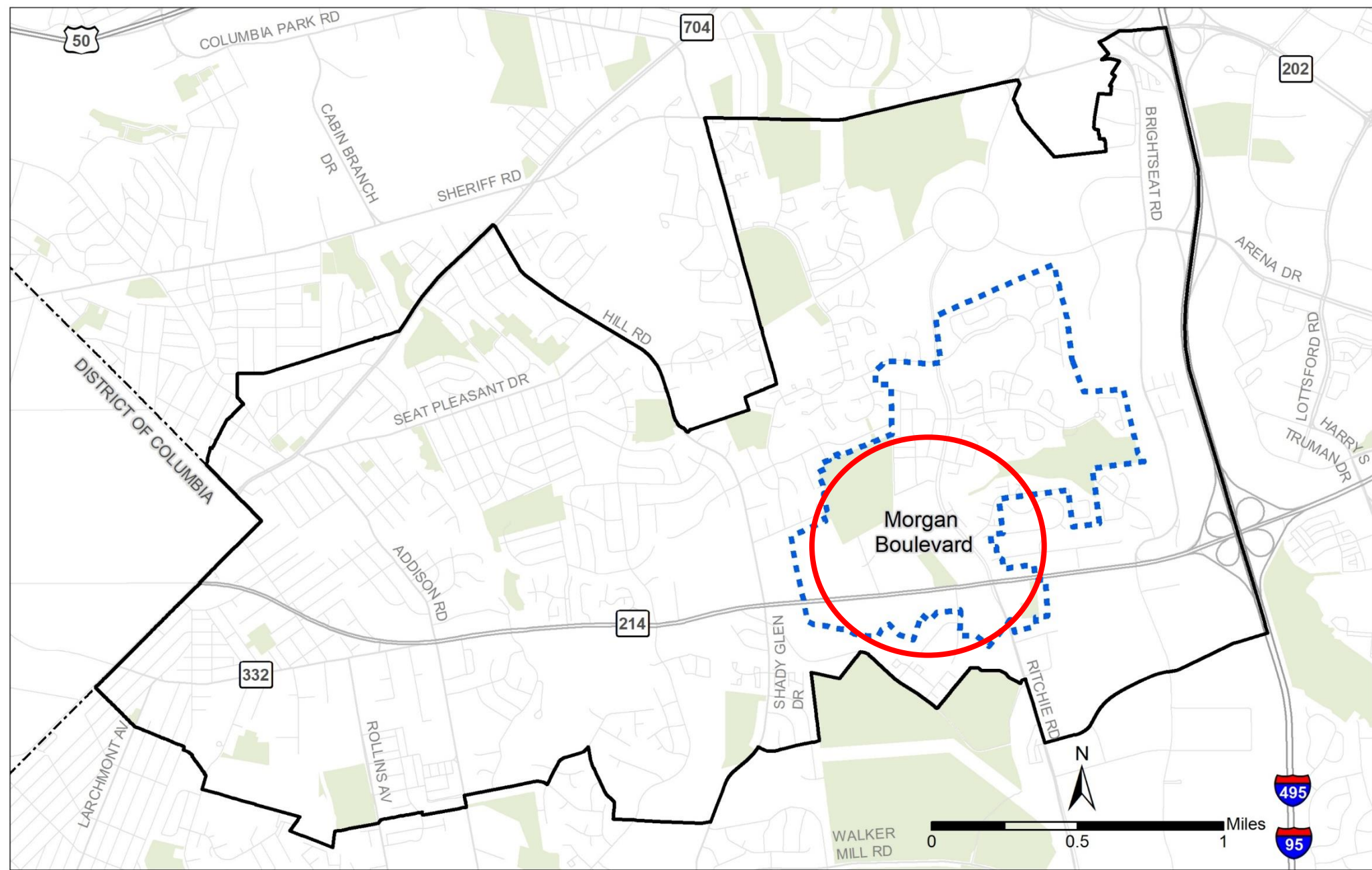




ADDISON ROAD-SEAT PLEASANT



ADDISON ROAD-SEAT PLEASANT



MORGAN BLVD



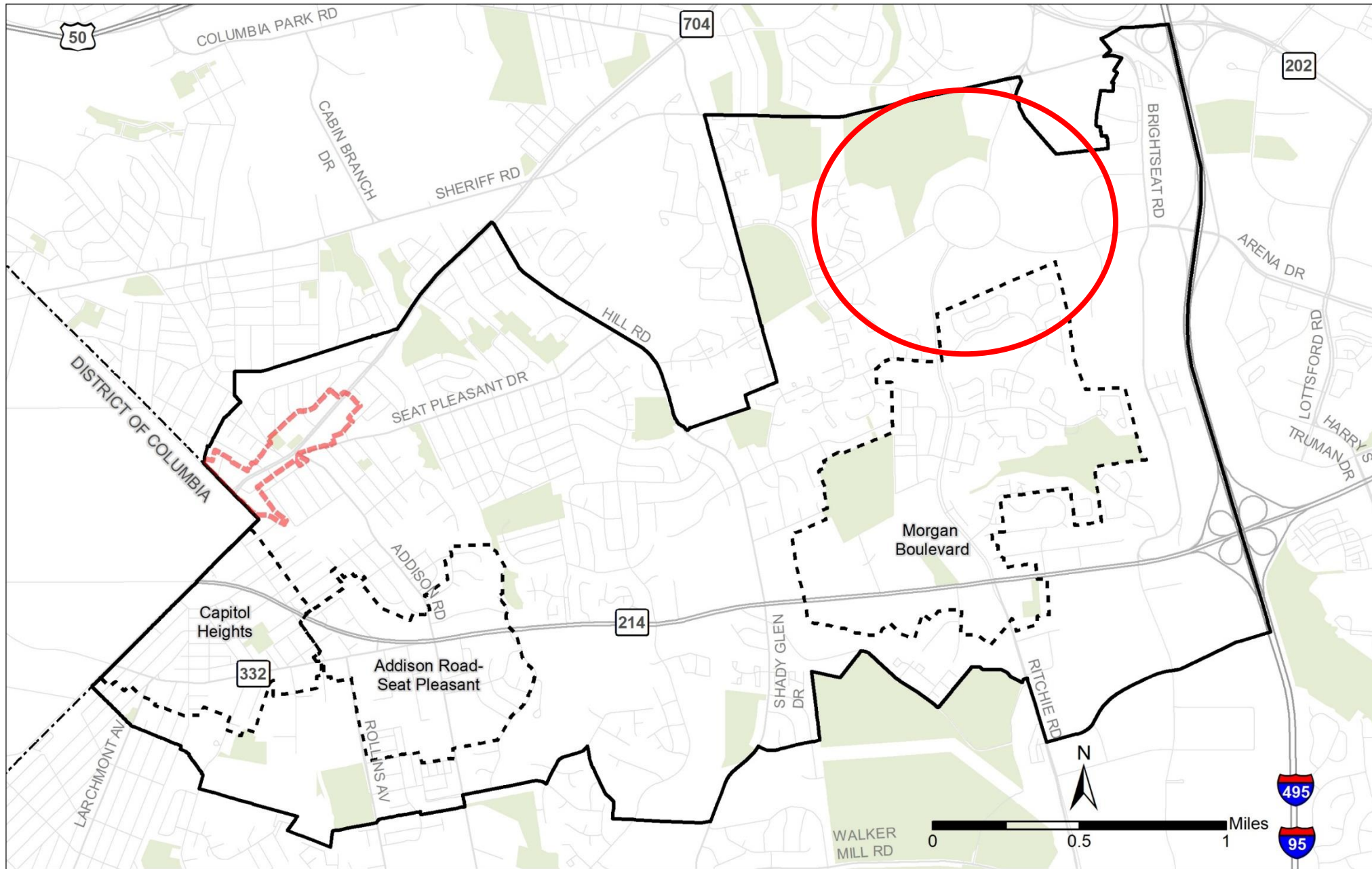
MORGAN BOULEVARD



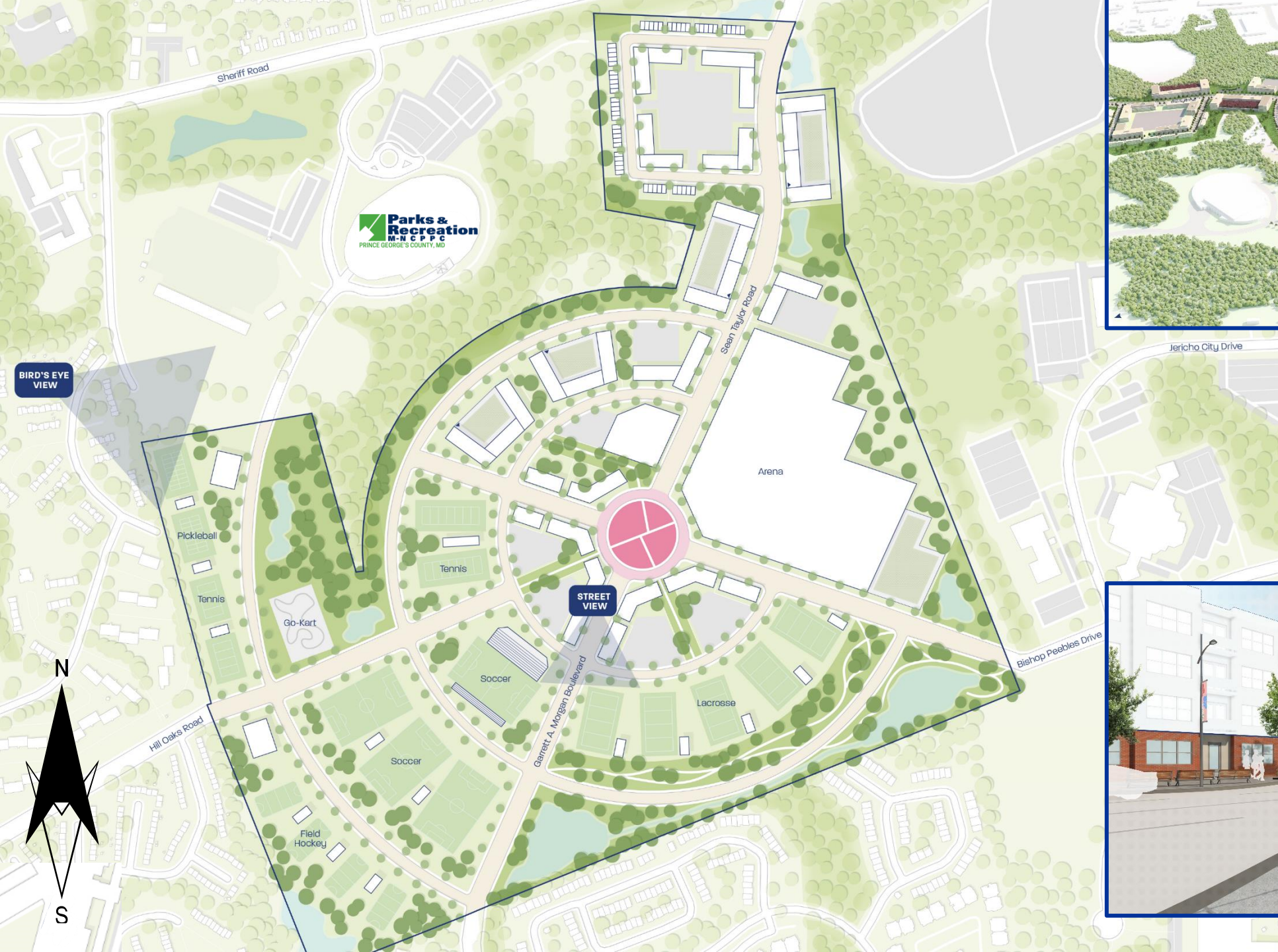
MORGAN BOULEVARD



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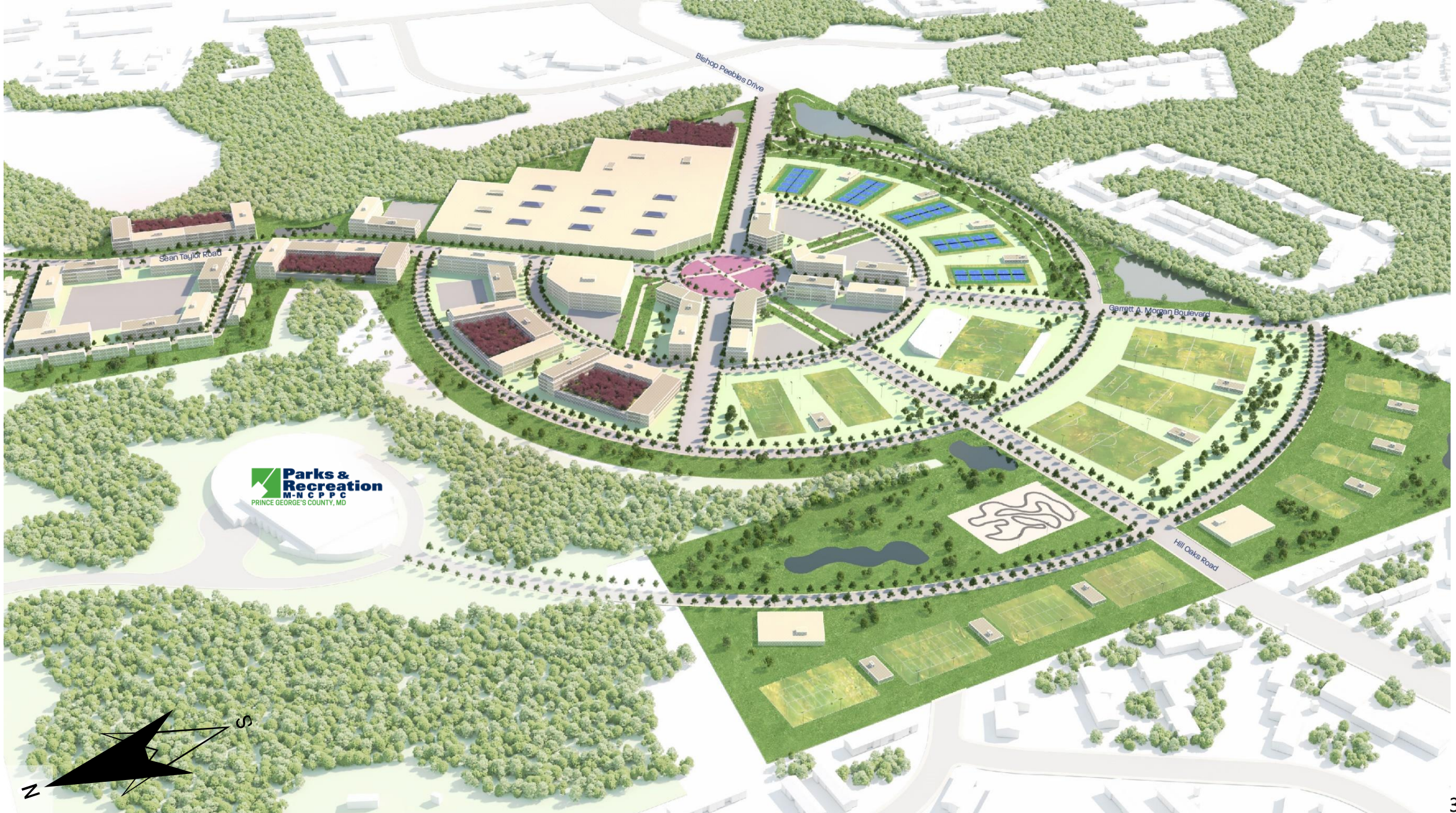


STADIUM PROPERTY



STADIUM PROPERTY #1

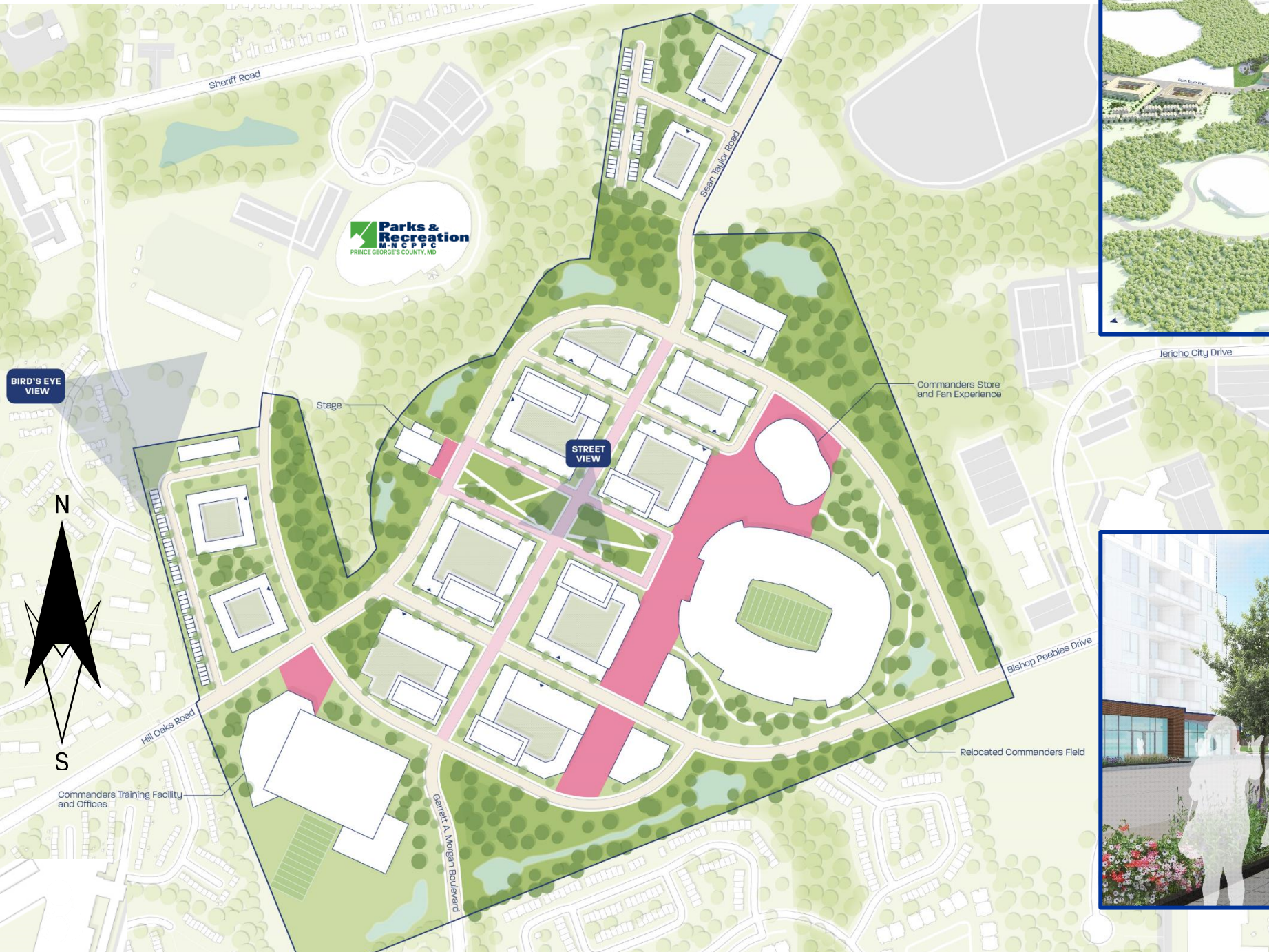




STADIUM PROPERTY #1

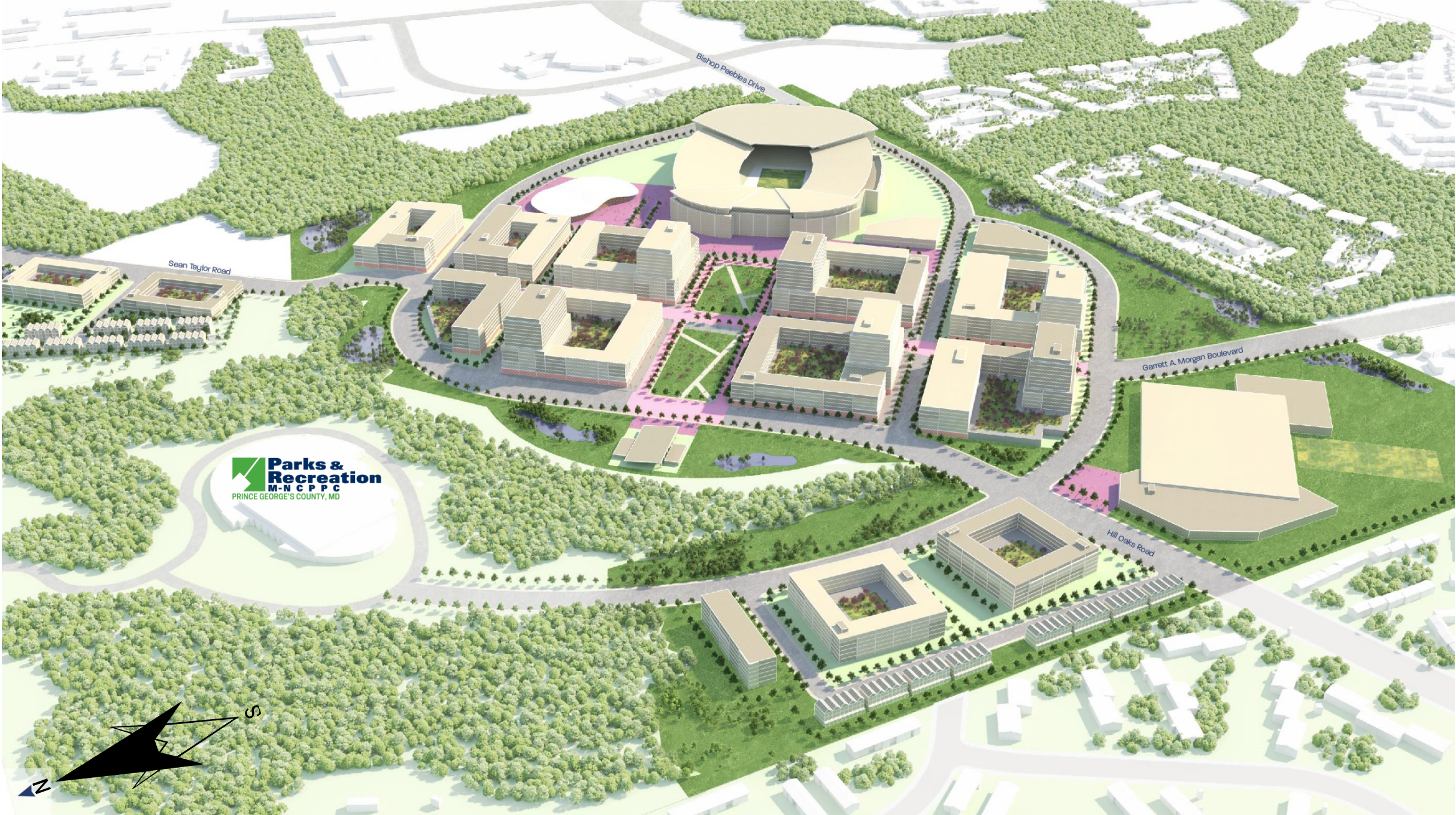


STADIUM PROPERTY #1



STADIUM PROPERTY #2





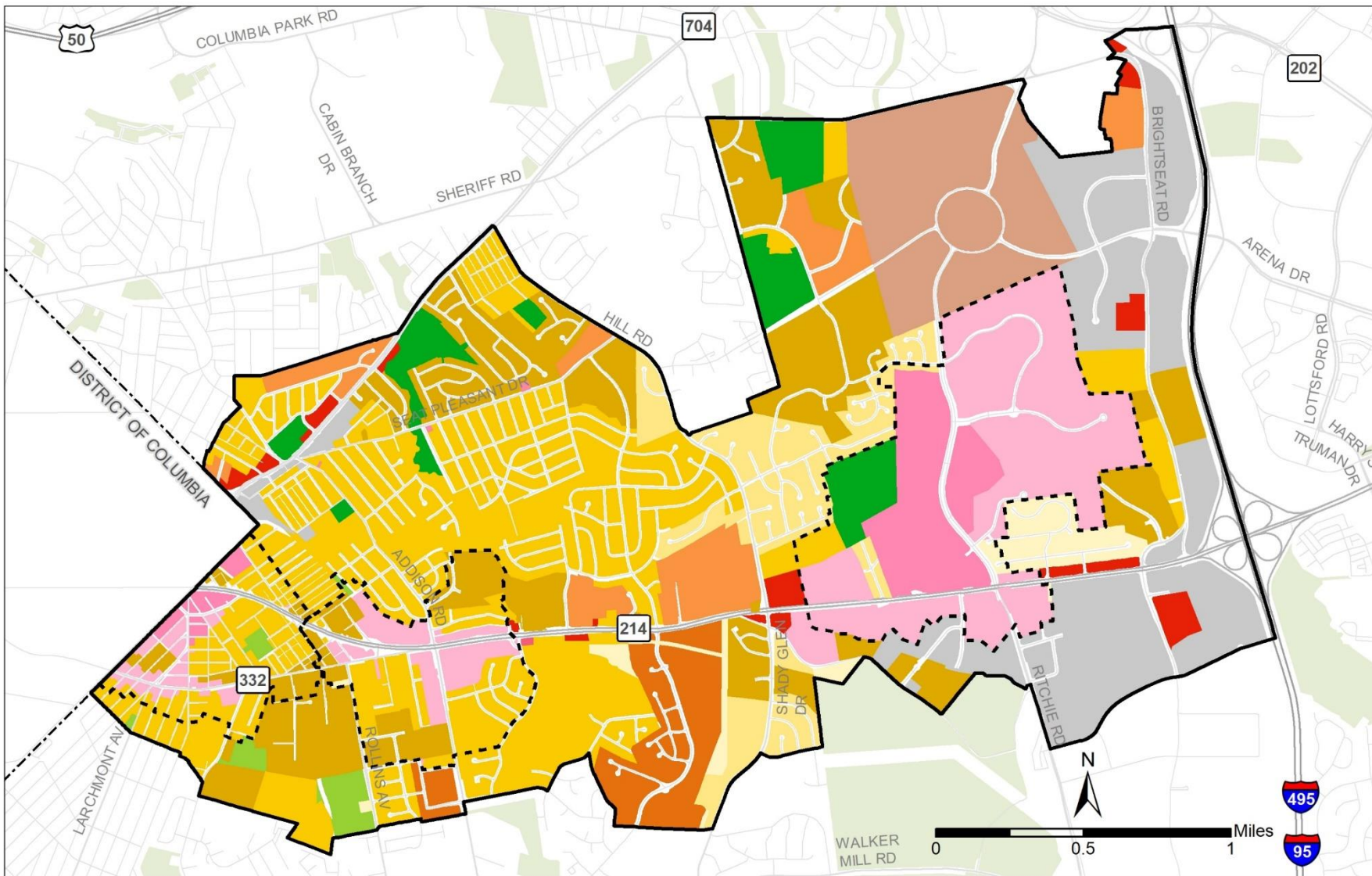
STADIUM PROPERTY #2



STADIUM PROPERTY #2

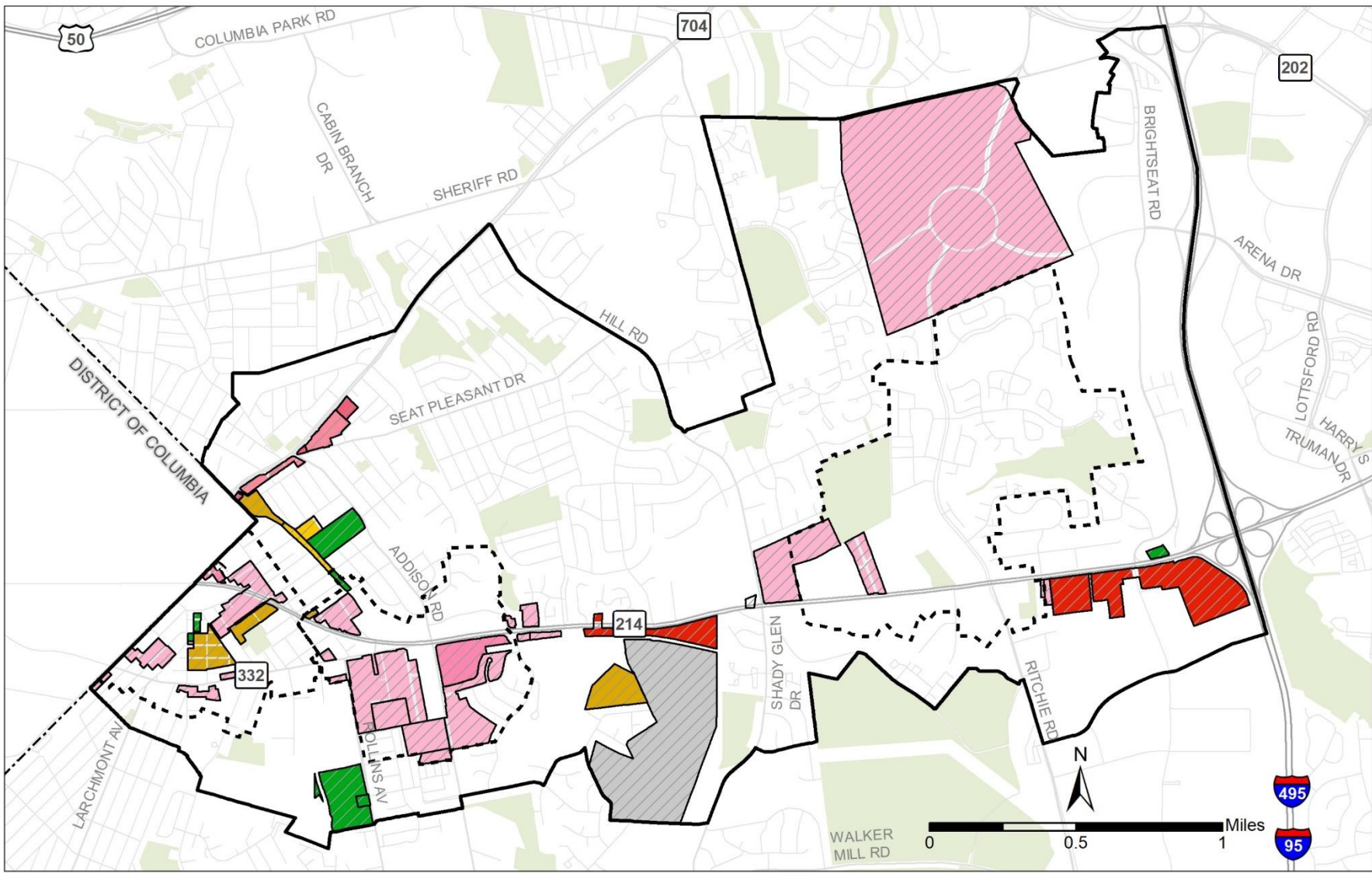
PROPOSED ZONING CHANGES





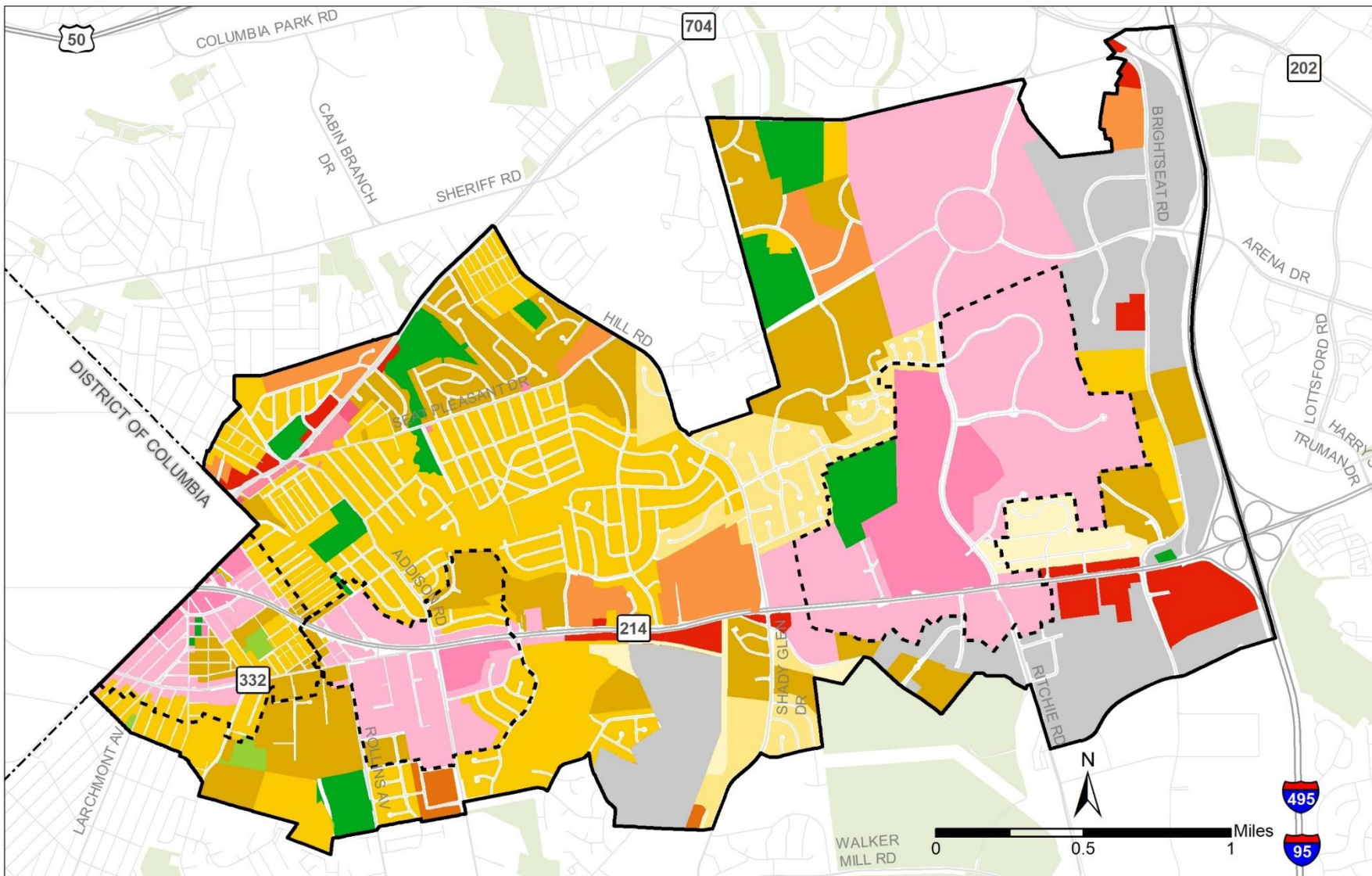
EXISTING ZONING

Sector Plan Boundary	AG	RSF-A	CS	LTO-E
Local Center	Residential	RMF-20	CGO	Other
Zoning	RR	RMF-48	IE	LCD
Rural and Agricultural	RSF-95	Nonresidential Transit-Oriented		
ROS	RSF-65	CN	LTO-C	



PROPOSED ZONING

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> Sector Plan Boundary Local Center Zoning Changes | <p>Zoning</p> <p>Rural and Agricultural Nonresidential Transit-Oriented</p> <ul style="list-style-type: none"> ROS RSF-65 <p>Residential</p> <ul style="list-style-type: none"> CN CS CGO | <ul style="list-style-type: none"> RSF-A IE LTO-C LTO-E |
|---|--|---|



NEW ZONING

Sector Plan Boundary	Zoning	RR	RMF-20	CGO
Local Center	Rural and Agricultural	RSF-95	RMF-48	IE
	ROS	RSF-65	Nonresidential	LTO-C
	AG	RSF-A	CN	LTO-E
			CS	

EXTENSION & SCHEDULE



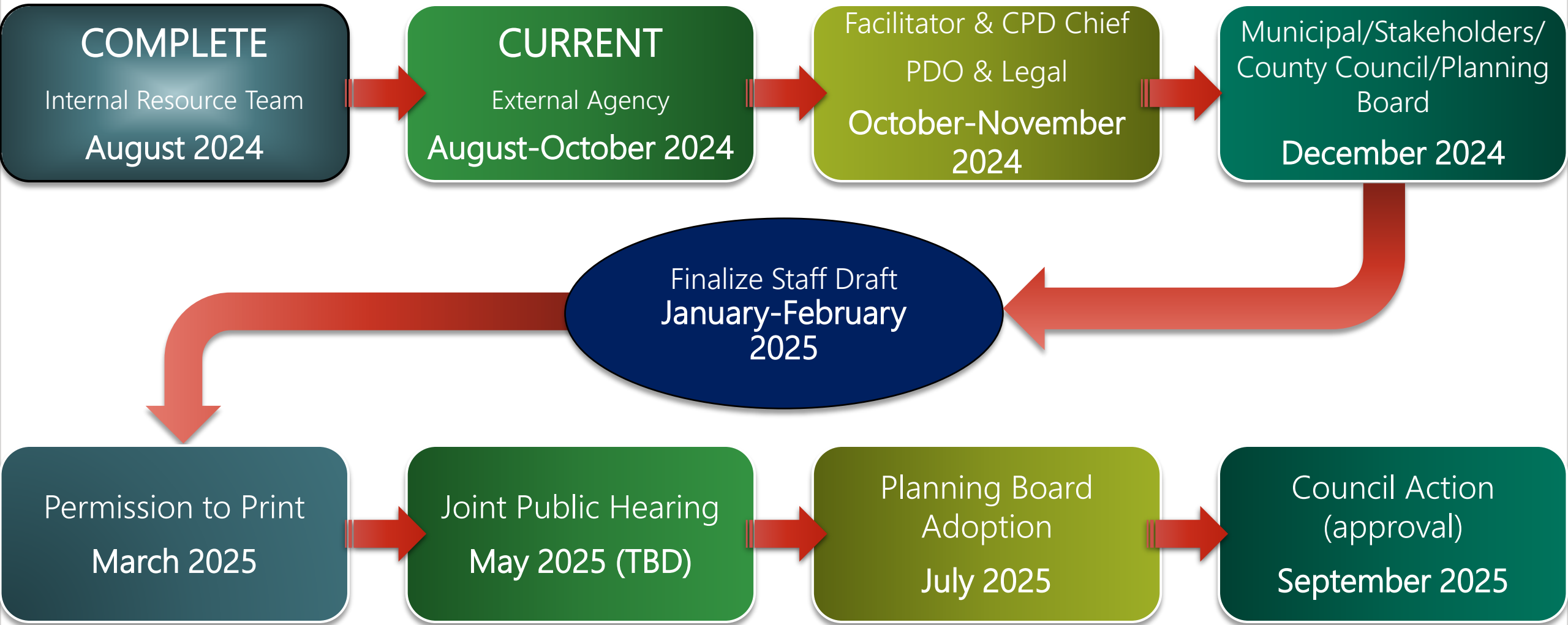
REQUEST FOR EXTENSION

➤ 4-month extension

- Expanded Public Participation Program
- Project staffing
- Comprehensive agency review
- Key stakeholder review and workshops
- New elected officials

➤ Request to approve and transmit extension letters to District Council





THANK YOU!

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