



PGCPB No. 2026-032

RESOLUTION

WHEREAS, a sector plan and concurrent sectional map amendment (SMA) were initiated by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on May 30, 2023, and authorized by the Prince George's County Council, sitting as the District Council, pursuant to CR-053-2023 on May 30, 2023; and

WHEREAS, the Preliminary Central Avenue-Blue/Silver Line Sector Plan and its Proposed SMA were released for public review and comment by the Planning Board on September 18, 2025; and

WHEREAS, the Planning Board, in conjunction with the County Council, pursuant to Section 27-3502(e)(1) of the Zoning Ordinance of Prince George's County, held a duly advertised joint public hearing on the Preliminary Central Avenue-Blue/Silver Line Sector Plan and its Proposed SMA on March 10, 2026; and

WHEREAS, the Central Avenue-Blue/Silver Line Sector Plan will amend the 2014 *Prince George's 2035 Approved General Plan* by defining the boundary, core, and edge of the Capitol Heights, Addison Road, and Morgan Boulevard Local Transit Centers; modifying the boundary and designating the Morgan Boulevard Local Transit Center to a Regional Transit District; designating the Northwest Stadium Property as a Town Center; and

WHEREAS, the Central Avenue-Blue/Silver Line Sector Plan will replace the 2008 *Approved Transit District Development Plan for the Capitol Heights District Overlay Zone* in its entirety; and within its boundaries, supersede the 2010 *Subregion 4 Master Plan and Sectional Map Amendment*; and

WHEREAS, the Central Avenue-Blue/Silver Line Sector Plan Sector Plan will amend the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), the 2009 *Countywide Master Plan of Transportation* (MPOT), *Formula 2040: Functional Master Plan for Parks, Recreation, and Open Space* (2013), and the 2017 *Resource Conservation Plan: A Countywide Functional Master Plan* for a portion of Planning Areas 72, 75A, and 75B within the plan boundaries; and

WHEREAS, a sectional map amendment was prepared concurrently with this plan to implement the plan's zoning recommendations; and

WHEREAS, the plan area is located in the western part of Prince George's County, generally bounded by the District of Columbia on the west, the western boundary of Planning Areas 72, 75A, and 75B on the west, MD 704 (Martin Luther King Jr Highway and Sheriff Road) on the north, and I-495 (Capital Beltway) on the east, and follows various property lines along the southern boundary line north of Walker Mill Road, and includes the City of Seat Pleasant and

a portion of the Town of Capitol Heights, and Planning Area 75B in its entirety, and portions of Planning Areas 72 and 75A; and

WHEREAS, the Central Avenue-Blue/Silver Line Sector Plan provides a new vision to guide future growth and redevelopment at Blue Line corridor and adjacent neighborhoods; and

WHEREAS, pursuant to Section 27-3502(f)(5) of the Zoning Ordinance, Planning Board submitted its proposals for public facilities included in the plan to the District Council, the County Executive, and each municipality whose territorial boundaries are within or abut the area affected by the plan for review and comment;

WHEREAS, on May 12, 2026, pursuant to Section 27-3502(f)(5) of the Zoning Ordinance, the District Council adopted CR-41-2026, providing that the transportation and other public facilities within the Preliminary Central Avenue-Blue/Silver Line Sector Plan are consistent with the current Maryland Department of Transportation Consolidated Transportation Program, Maryland-National Capital Park and Planning Commission Capital Improvement Program, and Prince George's County CIP and may be adopted by the Planning Board without further revisions; and

WHEREAS, on May 14, 2026, pursuant to Section 27-3502(f)(3) of the Zoning Ordinance, the Planning Board voted to accept into the public hearing record 2 pieces of testimony received by the Clerk of the County Council after the close of the public hearing record at 5:00 p.m. on March 25, 2026 (Exhibits T-1 and T-2); and

WHEREAS, on May 14, 2026, the Prince George's County Planning Board held a public work session to examine the analysis of testimony, transcripts of oral testimony provided at the Joint Public Hearing held on March 10, 2026, and written testimonies (exhibits) contained within the joint public hearing record; and

WHEREAS, the Prince George's County Planning Board agrees to amend the Preliminary Central Avenue-Blue/Silver Line Sector Plan based on its review of the record of the joint public hearing, including deletions and additions from the staff errata provided at the Joint Public Hearing on March 10, 2026 as Exhibit 29 and updated April 24, 2026 (**See Attachment A: Errata Sheet**), and incorporate the recommended staff changes as outlined;

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 Central Avenue-Blue/Silver Line Sector Plan, incorporating therein amendments, deletions, and additions in response to the public hearing record as follows:

Underline indicates language added to the preliminary plan.

[Brackets] indicate language deleted from the preliminary plan.

Section II: Amendments to Plan 2035

1. **Revise Strategy GP 2.1:** Expand the boundary of the Morgan Boulevard Regional Transit District westward and [southward] eastward to include the properties listed in ZC 1 [ZC 2, ZC 7, ZC 8] and ZC 9 of the SMA.
2. **Remove sub-Strategy GP 2.1.1:** [Remove Tax Accounts 2120657, 2120665, 2120673, 2120681, 2121580, 2121598, 2121606, 2121614, 2121622, 2121630, 2121648, 2121655, and 2121663 from the Morgan Boulevard Regional Transit District. These properties are located along East Nalley Road.]
3. **Add new Strategy GP 2.2:** Remove Tax Accounts 5509917, 5505094, 1999457, 1999465, 2083558, and 2015162 from the Morgan Boulevard Regional Transit District.
4. **Revise existing Strategy GP 2.2:** GP 2.3: Remove the RSF-95 properties fronting the south side of Nalley Road from the Morgan Boulevard Regional Transit District.
5. **Add sub-Strategy 2.3.1:** Remove Tax Accounts 2120657, 2120665, 2120673, 2120681, 2121580, 2121598, 2121606, 2121614, 2121622, 2121630, 2121648, 2121655, and 2121663 from the Morgan Boulevard Regional Transit District. These properties are located along East Nalley Road.
6. **Revise existing Strategy GP 2.3:** GP 2.4: Expand the Capitol Heights Local Transit Center Boundary southward to include properties fronting Southern Avenue listed in ZC [24] 23 of the SMA.
7. **Revise existing Strategy GP 2.4:** GP 2.5 Expand the Addison Road-Seat Pleasant Local Transit Center Boundary eastward to include properties fronting Central Avenue listed in ZC 4[0]1, ZC 4[1]2, ZC 4[2]3, and ZC 44[3] of the SMA.

Section III: Focus Areas

1. **Page 53, revise:** The plaza is located a short distance from the new residential development highlighted in **Figure 6**, also includes plans for enhanced public facilities/attractions, such as a large plaza, market/food hall or other as determined through community engagement [performance amphitheater] at its southern edge, creating space for community events and cultural programming.

Section IV: Land Use

1. **Add Strategy LU 15.5:** Add Strategy LU 15.5: Support coordinated redevelopment of the Northwest Stadium property alongside the Grey Lot property, which is not included in this Sector Plan but is identified for mixed-use redevelopment in the Landover Gateway Sector Plan. Encourage a cohesive, Town Center-scale development approach that integrates land use, circulation, and public space planning to improve connectivity to surrounding neighborhoods, transit facilities, and regional open space networks.
2. **Revise Strategy LU 5.4:** Partner with key organizations such as the Blue Line Corridor Coalition (BLCC) to help coordinate stakeholders, support implementation activities, and guide funding, projects, and community engagement efforts over time. [Establish a sector

plan implementation non-profit to collaboratively manage funding, oversee projects, and organize community events that foster long-term engagement]

3. **Revise Strategy LU 8.5:** Collaborate with the County Executive’s Office to fast-track projects like the proposed [amphitheater] enhanced plaza and market/food hall, as part of a mixed-use destination that strengthens community engagement and aligns with regional transportation goals.
4. **Remove Strategy LU 14.1:** [Encourage developers to use the Zoning Map Amendment (ZMA) process to rezone to the Residential Planned Development (R-PD) or Local Transit-Oriented Planned Development (LTO-PD) Zones.]

Section V: Economic Prosperity

5. **Add Strategy EP 1.8:** Pursue designation of the Central Avenue-Blue/Silver Line corridor as a corridor wide Transit Oriented Development (TOD) area under the State of Maryland’s TOD Designation Program to strengthen economic competitiveness and attract coordinated public and private investment.
6. **Revise Strategy EP 6.4:** Promote complementary uses aligned with the proposed [amphitheater] plaza and food hall, attracting investment and strengthening Morgan Boulevard’s entertainment scene.

Section VI: Transportation and Mobility

7. **Add Strategy TM 9.6:** Coordinate with MDOT SHA on implementation of the MD 214 Pedestrian Safety Action Plan (PSAP) to support traffic calming and the integration of bicycle and pedestrian facilities consistent with the Sector Plan’s safety and mobility objectives.
8. **Revise Strategy TM 1.12:** Provide pedestrian safety infrastructure such as median refuges and high-visibility crosswalks at the intersection of MD 214 (Central Avenue) and Cabin Branch Road. Conduct a feasibility analysis for a signalized intersection or pedestrian bridge over Central Avenue [at Cabin Branch Road. i) Coordinate with landowner (WMATA) and MDOT SHA to assess organizational support and capacity for a pedestrian bridge over Central Avenue.], coordinating with MDOT SHA, the City of Seat Pleasant, WMATA, and other stakeholders to determine the preferred improvements.
9. **Revise cells related to UM-403 in Table 14:** Addison Road Complete and Green Streets. Change Min. ROW (feet) from 98 to 114-120. Change ROW Type to Mixed-Use Boulevard (A). Revise the element listing “No parking”. Revise the element listing “4 lanes” to “4* lanes with 2 additional outside transit priority lanes”.
10. **Revise cells related to UM-403 in Table 30:** Recommended Sector Plan Transportation Facilities. Change Min. ROW (feet) from 98 to 114-120. Change ROW Type to Mixed-Use Boulevard (A). Change Rec. Motor Vehicle Lanes to “4*”.

Section VIII: Housing and Neighborhoods

11. **Revise Policy HN 3:** [Create a] Support and partner with existing nonprofit organizations, such as the Blue Line Corridor Coalition (BLCC) and Greater Capitol Heights Improvement Corporation (GCHIC) to steward the plan and keep up with changing community needs and to facilitate affordable housing development.

8a. **Revise Table 21** to include the BLCC and GCHIC

8b. **Revise Table 22** to reflect change to HN 3

Section IX: Community Heritage, Culture, and Design

12. **Revise Strategy HD 7.2:** Explore adaptive reuse of the Gray Residence as a significant historic and cultural resource. Promote reuse of the structure for[an] art, [or]cultural[center], interpretive, or museum [space]purposes that highlight its historic association with the Ridgely Family. [If identified for demolition, obtain a Historic Area Work Permit and/or reduce the environmental setting of the historic site. Include signage to commemorate the historic story of the Ridgely Family.] Encourage site planning approaches that retain the Gray Residence as an integrated and visible element of future development, including incorporation of the structure into new construction or, where appropriate, relocation of the building in a manner that preserves its historic integrity and long-term viability.
13. **Revise Strategy HD 3.14:** Support and partner with existing nonprofit organizations, such as the Blue Line Corridor Coalition (BLCC), to provide functions of [Assess the feasibility of creating an entity, such as] a business improvement association,[to] providing oversight of [oversee] marketing, branding, security, maintenance, and beautification efforts, especially in unincorporated communities.

Section XI: Public Facilities

14. **Revise Strategy PF 15.1:** Locate and construct [an amphitheater and market/food hall as] signature public facilities/attractions, such as a large plaza, market/food hall or other as determined through community engagement, adjacent to the Morgan Boulevard Metro Station to be catalysts to foster interest in the corridor and encourage private development.

Appendix I: Public Facilities

15. **Revise Table 34. Recommended New Parks, Recreation, and Public Open Space Facilities:** Located [adjacent to the proposed amphitheater] between the Morgan Boulevard Metro Station and MD 214 (Central Avenue).

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission does hereby adopt the Central Avenue-Blue/Silver Line Sector Plan, amending the 2014 *Prince George's 2035 Approved General Plan* by defining the boundary, Core, and Edge of the Summerfield Town Center, modifying the boundary of and designating Morgan Boulevard as a Regional Transit District, and modifying the boundaries of the Capitol Heights and Addison Road Local Transit Centers; and will replace the 2008 *Approved Transit District Development Plan for the Capitol Heights District Overlay Zone* in its entirety; and within its boundaries, supersede the 2010 *Subregion 4 Master Plan and Sectional Map Amendment*; and will amend the 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035), the 2009 *Countywide Master Plan of Transportation* (MPOT), *Formula 2040: Functional Master Plan for Parks, Recreation, and Open Space* (2013), and the 2017 *Resource Conservation Plan: A Countywide Functional Master Plan* for a portion of Planning Areas 72, 75A, and 75B within the plan boundaries; and

BE IT FURTHER RESOLVED that the adopted plan comprises the Preliminary Central Avenue-Blue/Silver Line Sector Plan as amended by this resolution; and

BE IT FURTHER RESOLVED that, in accordance with Section 27-3502(f)(6)(B) of the Prince George's County Zoning Ordinance, a copy of this adopted plan and its concurrent SMA will be transmitted to the County Executive and to each municipality within one mile of the area of the SMA; 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 action pursuant to the Land Use Article, Annotated Code of Maryland; and

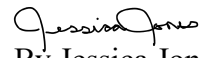
BE IT FURTHER RESOLVED that the Prince George's County Planning Board finds that the plan recommendations, as heretofore described, are in conformance with the principles of orderly, comprehensive land use planning and staged development, and with consideration having been given to the applicable County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

BE IT FURTHER RESOLVED that Prince George's County Planning Board staff is authorized to make appropriate text and graphical revisions to the plan to correct errors, reflect updated information and revisions, and incorporate the changes reflected in this Resolution.

This is to certify that the foregoing is a true and correct copy of the action taken 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 Matthews, with Vice Chair Okoye and Commissioners Geraldo, Jenkins, and Matthews voting in favor of the motion, at its regular meeting held on Thursday, May 28, 2026, in Riverdale, Maryland.

Adopted by the Prince George's County Planning Board this 28th day of May 2026.

Dr. Billy Okoye
Vice Chair


By Jessica Jones
Planning Board Administrator



Approved for Legal Sufficiency
M-NCPPC Office of General
Counsel

6/24/26

Attachment A. Errata Sheet

Preliminary Central Avenue-Blue/Silver Line Sector Plan and Proposed Sectional Map Amendment

Correction No.	Error	Correction	Page #
1	In Table 2 - Natural Environment row has duplicate policy listed.	Removed duplicate	56
2	Table 5 - Healthy Communities row, HC 16(0) needs the 0 removed	Deleted extra [0]	72
3	Table 5 - Public Facilities row, PF 20(00) needs the 00 removed	Deleted extra [00]	72
4	TM 1.2 - should be included in TM 1.1	Fixed sentence spacing to include the language from TM 1.2 into TM 1.1.	118
5	TM 7.2 - refers to 'current routes 26 and 28'. These are no longer current with the Transit Transformation/Better Bus re-naming. Items in first parentheses can be deleted.	Deleted [current routes 26 and 28]	124
6	TM 19.3 - "Deve Develop..." delete duplicate	Deleted [Deve]	141
7	"and" at last policy is missing	Added <u>and</u>	130
8	TM 6 - PF 2 not cross-referenced back to TM 6	Added TM 6 cross reference to PF 2	124
9	TM 8 - HD 3 not cross-referenced back to TM 8	Added TM 8 cross reference to HD 3	125
10	TM 13 - HC 13 not applicable anymore and should be deleted.	Deleted [Policy HC 13] and [Relevant Policies]	134
11	TM 23 - LU 15 not cross-referenced back to TM 23	Added TM 23 cross reference to LU 15	151

12	HN 2.7 - missing a period. Although, it may be better to say, 'residential development.'	Added <u>development</u> and period	185
13	HN 7.3 - "Accordance" does not need to be capitalized	Made lowercase	188
14	HN 15.4 - "apartment units on vacant land owned by the Church" - does church need to be capitalized?	Made lowercase	193
15	LU 5 - change cross reference from HN 2 to HN 3	Changed cross-reference	86
16	HN 8- Add cross reference back to HN 3	Added cross-reference	190
17	HN 8 - Add cross reference back to HN 9	Added cross-reference	190
18	HN 11 - Add cross reference back to HN 13	Added cross-reference	191
19	NE 1- Add cross reference back to LU 2	Added cross-reference	164
20	HD 2.6 - Add cross reference back to Map 41	Fixed reference link	206
21	HC 5 - add an "and" to Policy NE 4	Added <u>and</u>	223
22	PF 2.9 - Add cross reference back to Map 46	Fixed reference link	247
23	Tax Account #1536077 is incorrectly listed in ZC 61. It should only be in ZC 8.	Remove [Tax Account 1536077 from ZC 61 table]	SMA 122
24	In justification the current zone is listed as RSF-65. It should be RSF-A.	Changed [RSF-65] to <u>RSF-A</u>	SMA 56
25	The current zoning for ZC 3 is listed as RR. It should be RSF-95.	Changed [RR] to <u>RSF-95</u>	SMA 7
26	Acreage calculation is incorrect based on ZC 3 having the incorrect starting	Revise proposed acreage of RR to <u>72.17</u> . Revise net change of RR to -2.27. Revise proposed acreage of RSF-95 to <u>182.48</u> . Revise	SMA 9

	zone.	net change of RSF-95 to <u>8.22</u>	
27	Incorrect link in public schools Table 19 source info	Replace link with: https://pgplanning.org/resource_library/pupil-yield-factors-public-school-clusters-2024-2025-update/	241
28	The Justification statement for ZC 7 incorrectly states that the transit district boundary needs to be extended for this property.	Delete sentence: [The transit district boundary shall be extended to include this property and permit rezoning to the RTO-L-E Zone from the RR Zone.]	SMA 23
29	The Justification statement for ZC incorrectly lists the existing zone as RR instead of IE	Revise: The transit boundary shall be extended to include this property and permit rezoning to the RTO-L-E Zone from the [RR Zone] <u>IE Zone</u> .	SMA 24
30	The "Does the rezoning create nonconformance?" cell is incorrectly labeled "No"	Change [No] to <u>Yes</u>	SMA 95
31	Map is incorrectly numbered.	Change [Map 14] to <u>Map 16</u>	SMA 101
32	The property with Tax Account #2748416 is depicted as part of Zoning Change 14 in the Morgan Boulevard Maps, and individual Zoning Change Map. This property is not listed in the table of Tax Accounts.	Add Tax Account <u>#2748416</u> to the ZC 14 Table.	SMA 33

Note: Additional corrections may be added to this errata sheet based on testimony received at the Joint Public Hearing for inclusion in the Planning Board's Resolution of Adoption.

Underline indicates language added. [Brackets] indicate language deleted.

Last Updated: May 1, 2026