

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2026 Legislative Session

Resolution No. CR-035-2026
Proposed by Council Member Harrison
Introduced by _____
Co-Sponsors _____
Date of Introduction May 5, 2026

RESOLUTION

1 A RESOLUTION concerning

2 *2013 Central Branch Avenue Corridor Revitalization Sector Plan—Minor Master Plan*

3 *Amendment and Sectional Map Amendment—Initiation*

4 For the purpose of initiating, pursuant to the local zoning laws for that portion of the Maryland-

5 Washington Regional District situated in Prince George's County, Maryland, a minor

6 amendment to the 2013 Central Branch Avenue Corridor Revitalization Sector Plan—in

7 particular, to incorporate the recommendations of the Medical Innovation Campus Feasibility

8 Study that are relevant to the Sector Plan, and to remove specific policies and strategies from the

9 2013 *Central Branch Avenue Corridor Revitalization Sector Plan* that were inserted into the

10 2014 *Approved Southern Green Line Station Area Sector Plan* upon the passage of CR-103-2023

11 by the Prince George's County Council, sitting as the District Council-and initiating a concurrent

12 Sectional Map Amendment for the 2013 *Approved Central Branch Avenue Corridor*

13 *Revitalization Sector Plan* area.

14 WHEREAS, pursuant to its authority set forth in the Regional District Act within the Land

15 Use Article, Annotated Code of Maryland, the County Council of Prince George's County,

16 sitting as the District Council for that portion of the Maryland-Washington Regional District in

17 Prince George's County ("District Council"), approved the 2013 *Central Branch Avenue*

18 *Corridor Revitalization Sector Plan* via adoption of CR-24-2013 on April 2, 2013; and

19 WHEREAS, on October 17, 2023, the District Council adopted CR-103-2023, thereby

20 directing that policies and strategies from the 2013 *Approved Central Branch Avenue Corridor*

21 *Revitalization Sector Plan* that are specific to the Suitland Road Corridor, be inserted into the

1 2014 *Approved Southern Green Line Station Area Sector Plan and Sectional Map Amendment*,
2 as Suitland Road serves as a shared boundary between both plan areas; and

3 WHEREAS, Section 27-3502(i) of the Zoning Ordinance provides a process by which the
4 District Council may initiate a minor amendment to approved area master plans, subject to
5 certain requirements; and

6 WHEREAS, the District Council finds that there is a need to amend the 2013 *Approved*
7 *Central Branch Avenue Corridor Revitalization Sector Plan* in order to revise maps and tables
8 and to include recommended policies and strategies from the 2026 Medical Innovation Campus
9 Feasibility Study, which would add more robustness to existing policies and strategies in the
10 plan's Southern Maryland Hospital Focus Area; and

11 WHEREAS, the Sector Plan's comprehensive land use and development pattern should
12 emphasize and reflect the County's current legislative priorities for creating context-sensitive
13 infill and development of an appropriate scale within Established Communities that provides
14 goods and services as well as a diversity of housing choices within the Southern Maryland
15 Hospital Center Focus Area; and

16 WHEREAS, the District Council finds that the proposed minor amendments will fall
17 within the parameters authorized by the provisions of Section 27-3502(i)(2), as the amendments
18 proposed herein: (1) advance defined public objectives; (2) involve no more than 50% of the
19 applicable plan area, but are not limited to a single parcel of land or landowner; and (3) are
20 limited to specific issues regarding public planning objectives; and

21 WHEREAS, it is the finding of the District Council that the proposed minor amendments
22 will not fall within the parameters of Section 27-3502(i)(3), as the amendments proposed herein
23 do not: (1) rezone any land; (2) change a General Plan center designation; (3) require major
24 transportation or public facilities analysis or revised water and sewer classification; or (4) amend
25 the County's growth boundary; and

26 WHEREAS, it is the desire of the District Council to process a Sectional Map Amendment
27 concurrently with this minor amendment to the 2013 *Approved Central Branch Avenue Corridor*
28 *Revitalization Sector Plan* in accordance with Sections 27-3502 and 3503 of the Zoning
29 Ordinance, to provide a strong interrelationship between land use recommendations in approved
30 plans and the zoning of land; and

31 WHEREAS, the boundaries of the proposed Sectional Map Amendment shall be the same

1 boundaries of the 2013 *Approved Central Branch Avenue Corridor Revitalization Sector Plan*, as
2 illustrated in Attachment 1; and

3 WHEREAS, upon approval of this Resolution, and in accordance with applicable law, the
4 proposed minor amendment to the 2013 *Approved Central Branch Avenue Corridor*
5 *Revitalization Sector Plan* and its concurrent proposed Sectional Map Amendment shall be
6 subject to all applicable notice and public hearing requirements to seek public comment on the
7 minor amendment and proposed Sectional Map Amendment.

8 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
9 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
10 Regional District in Prince George's County, Maryland, that

11 BE IT FURTHER RESOLVED that in accordance with Sections 27-3502 and 3503 of the
12 Zoning Ordinance, the Prince George's County Planning Board of the Maryland-National
13 Capital Park and Planning Commission is hereby directed to initiate a minor amendment to the
14 2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan and the Prince
15 George's County Planning Director is hereby directed to prepare a concurrent Sectional Map
16 Amendment for that portion of Planning Area 66 subject to the proposed minor amendment, as
17 follows:

18 **MINOR AMENDMENT NUMBER ONE**

19 Amend the "Chapter 1: Introduction" text on p. 1:

20 [While included within the sector plan boundary, it is planned for transit-oriented
21 development as part of the Southern Green Line Sector Plan.]

22 **MINOR AMENDMENT NUMBER TWO**

23 Replace "Map 1. Sector Plan Boundary Focus Areas" on p. 3 with Revised Map 1. Sector
24 Plan Boundary and Focus Areas. (Attachment 1)

25 **MINOR AMENDMENT NUMBER THREE**

26 Replace "Map 2. General Plan" on p. 6 with Revised Map 2. General Plan. (Attachment 2)

27 **MINOR AMENDMENT NUMBER FOUR**

28 Replace "Map 3. Existing Land Use" on p. 21 with Revised Map 3. Existing Land Use.
29 (Attachment 3)

30 **MINOR AMENDMENT NUMBER FIVE**

31 Replace "Map 4. Industrial/Flex Space Submarkets" on p. 27 with Revised Map 4.

1 Industrial/Flex Space Submarkets. (Attachment 4)

2 **MINOR AMENDMENT NUMBER SIX**

3 Replace "Map 6. Watersheds" on p. 32 with Revised Map 6. Watersheds. (Attachment 5)

4 **MINOR AMENDMENT NUMBER SEVEN**

5 Replace "Map 7. Green Infrastructure Network" on p. 33 with Revised Map 7. Green
6 Infrastructure Network. (Attachment 6)

7 **MINOR AMENDMENT NUMBER EIGHT**

8 Replace "Map 8. Sector Plan Area Noise Zones" on p. 37 with Revised Map 8. Sector Plan
9 Area Noise Zones. (Attachment 7)

10 **MINOR AMENDMENT NUMBER NINE**

11 Replace "Map 9. Parks" on p. 38 with Revised Map 9. Parks. (Attachment 8)

12 **MINOR AMENDMENT NUMBER TEN**

13 Amend "Table 6. Existing Parks" on p. 39:

14 [Q47] [Michael J. Polley Neighborhood Park/School] [7.89] [6311 Randolph
15 Road, Suitland, MD 20746] [Lighted tennis courts, picnic and sitting area with
16 play equipment]

17 **MINOR AMENDMENT NUMBER ELEVEN**

18 Replace "Map 10. Schools" on p. 43 with Revised Map 10. Schools. (Attachment 9)

19 **MINOR AMENDMENT NUMBER TWELVE**

20 Amend "Table 7. Public School Information" on p. 43:

21 [Skyline E.S.] [1966] [37,225] [10] [n/a] [76 (poor)]

22 **MINOR AMENDMENT NUMBER THIRTEEN**

23 Replace "Map 12. Allentown Road-Suitland Road Focus Area" on p. 48 with Revised Map
24 12. Allentown Road-Suitland Road Focus Area. (Attachment 10)

25 **MINOR AMENDMENT NUMBER FOURTEEN**

26 Amend the "Suitland Road" text on p. 70:

27 [Designate property between Randolph and Johns Street as Residential Medium-
28 High to create an opportunity for diverse housing options along the corridor.]

29 **MINOR AMENDMENT NUMBER FIFTEEN**

30 Amend the "Suitland Road" text on p. 70:

31 [Designate all commercial properties on Suitland Road as Commercial-

1 Neighborhood.]

2 **MINOR AMENDMENT NUMBER SIXTEEN**

3 Amend the "Suitland Road" text on p. 70:

4 [Designate the developed portion of the Veterans of Foreign Wars (VFW)
5 property as institutional and the undeveloped frontage as open space to expand
6 green space along the roadway.]

7 **MINOR AMENDMENT NUMBER SEVENTEEN**

8 Remove "Map 19. Suitland Road Land Use" on p. 71.

9 **MINOR AMENDMENT NUMBER EIGHTEEN**

10 Amend "Map 20. Illustrative Development Concept - Suitland Road" by removing
11 [Suitland] and replacing it with Allentown. (p. 72)

12 **MINOR AMENDMENT NUMBER NINETEEN**

13 Remove "Map 21. Illustrative Development Concept" on p. 73.

14 **MINOR AMENDMENT NUMBER TWENTY**

15 Remove "Map 25. Suitland Road Redevelopment Concept" on p. 77.

16 **MINOR AMENDMENT NUMBER TWENTY-ONE**

17 Amend the "Future Land Use Corridorwide" text on p. 111:

18 [Land use policy at the Branch Avenue Metro Station is contained in the Southern
19 Green Line Station Area Sector Plan.]

20 **MINOR AMENDMENT NUMBER TWENTY- TWO**

21 Replace "Map 43. Corridorwide Future Land Use" on p. 112 with Revised Map 43.
22 Corridorwide Future Land Use. (Attachment 11)

23 **MINOR AMENDMENT NUMBER TWENTY- THREE**

24 Replace "Map 44. Bikeways and Trails" on p. 122 with Revised Map 44. Bikeways and
25 Trails. (Attachment 12)

26 **MINOR AMENDMENT NUMBER TWENTY- FOUR**

27 Replace "Map 45. Road Network Recommendations" on p. 123 with Revised Map 45. Road
28 Network Recommendations. (Attachment 13)

29 **MINOR AMENDMENT NUMBER TWENTY- FIVE**

30 Replace "Map 46. Stormwater Recommendations" on p. 129 with Revised Map 46.
31 Stormwater Recommendations. (Attachment 14)

MINOR AMENDMENT NUMBER TWENTY- SIX

Amend the “Historic Preservation” text on p. 132:

[Eugene Darcey House (76A-028) 5301 Auth Road.]

[Roland Darcey Houses (76A-032) 5905-5909 Auth Road.]

MINOR AMENDMENT NUMBER TWENTY- SEVEN

Amend the “Historic Preservation” text on p. 133:

[Soper House (76A-049) 5600 Auth Road.]

MINOR AMENDMENT NUMBER TWENTY- EIGHT

Amend the “Historic Preservation” text on p. 133:

[The following historic property has been determined to be eligible for historic site designation: Marescalco House (76A-021) This property was removed from the 2010 Approved Historic Sites and Districts Plan by District Council Action. Designation as a historic site could be pursued if the property is sold to a new owner.]

MINOR AMENDMENT NUMBER TWENTY-NINE

Replace "Map 47. Enterprise Zone" on p. 139 with Revised Map 47. Enterprise Zone.
(Attachment 15)

MINOR AMENDMENT NUMBER THIRTY

Replace "Map 48. BRAC Zone" on p. 140 with Revised Map 48. BRAC Zone.
(Attachment 16)

MINOR AMENDMENT NUMBER THIRTY-ONE

Replace "Map 49. Priority Funding Area" on p. 143 with Revised Map 49. Priority Funding Area. (Attachment 17)

MINOR AMENDMENT NUMBER THIRTY-TWO

Amend the “Land Use Recommendations and Zoning Implications” text on p. 108:

Designate the hospital center and associated properties as Institutional Mixed Use to [reflect the current use and] allow a range of accessory uses increasingly common at medical complexes such as hotels, residential uses, and limited retail.

MINOR AMENDMENT NUMBER THIRTY-THREE

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Tax ID 5524718

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MINOR AMENDMENT NUMBER THIRTY-FOUR

Amend the Future Land Use Map, reflecting the change of the future land use designation listed above for properties to be included in the Medical Innovation Campus Feasibility Study.

MINOR AMENDMENT NUMBER THIRTY-FIVE

Amend the “Land Use Recommendations and Zoning Implications” text on p. 108:

Rezone the area designated Institutional Mixed Use to the Commercial, General, and Office (CGO) [appropriate] zoning classification.

MINOR AMENDMENT NUMBER THIRTY-SIX

Amend the “Development Program” text on p. 109:

[The development program for the focus area increases retail square footage from 2,700 square feet to 34,400 square feet and adds 395,500 square feet of office and 253 residential units. The hospital expands by 208,200 square feet and 116 hotel rooms.]

The redevelopment program reflects plans to expand the area around the hospital complex into a medical innovation campus. This campus is planned to have three development areas: 1) the Innovation Core, 2) the North Village, and 3) the South Village. [building and build a new office building. It anticipates demand for new residential development and expansion of the existing hotel facility as a result of this growth. Planned transit, and a new interchange at the hospital entrance, improve access to the complex and increase its desirability as a place to work and live. Parking is provided in a garage and other uses are added to create a compact, mixed-use development center.]

The Innovation Core is the heart of the Medical Innovation Campus, roughly

1 defined as the area surrounding the existing MedStar Southern Maryland Hospital
2 Center and within a 10-minute walk of the proposed Southern Maryland Rapid
3 Transit (SMRT) station. It integrates medical innovation uses with retail,
4 amenities, and open spaces to create a vibrant mix of uses. The Innovation Core is
5 intended to have the greatest intensity and mix of uses and provide the driving
6 energy of the campus. A mixed-use “main street” extends from Surratts Road to
7 the SMRT station, with retail and other active ground-floor uses that energize the
8 street and enhance walkability.

9 The North Village is ideal for expanded senior housing. This area, to the north
10 and northeast of the Innovation Core, along Surratts Road and Dangerfield Road,
11 is envisioned to develop into senior housing that would allow for a continuum of
12 care, supporting seniors with varying needs and enabling them to remain within
13 the community as their requirements change over time. Integrating additional
14 senior housing would also help foster intergenerational connections and support
15 services tailored to older adults, enhancing the overall livability of the area. Non-
16 residential uses may be appropriate if they are designed and integrated well.

17 The South Village is envisioned for housing but also could be suitable for
18 innovation-supporting non-residential uses, like office space, laboratory space, or
19 educational and/or vocational space. This area, along and to the east of Branch
20 Avenue and north of the PEPCO transmission lines, offers significant
21 opportunities for open areas, recreation facilities, walking trails, and access to
22 nature.

23 The total conceptual [development] program represents over 5 million square feet
24 of development. This includes approximately 1.34 million square feet developed
25 for medical innovation uses like the existing MedStar Southern Maryland
26 Hospital Center and its further expansion, and space for laboratories, medical
27 education, and other medical uses. This also includes approximately 150,000
28 square feet for a hotel and restaurant and retail uses. Finally, this would also
29 include approximately 3.6 million square feet of residential development,
30 translating into 3,500 dwelling units across senior housing, skilled care,
31 multifamily, and single-family attached and detached.

MINOR AMENDMENT NUMBER THIRTY-SEVEN

Amend the “Connectivity and Circulation” text on p. 109:

- [Ensure that the final design of the Branch Avenue and Surratts Road interchange incorporates the future transit line and station.]
- Support the Branch Avenue–Surratts Road interchange/realignment and SMRT delivery. Locate the future transit stop where the benefit will be maximized for transit-supported development. This option addresses the topographic issues associated with locating the transit stop close to Branch Avenue.
- Provide a side path along Surratts Road and hard surface bike trail along Hospital Drive (See Map 45).
- Provide sidewalks throughout the medical innovation campus[.] and create a more connected internal street grid.
- Design complete streets with safe pedestrian and bicycle facilities. [Explore options to provide better connections across Branch Avenue for pedestrians and bicyclists.]
- Extend Hospital Drive to the south. Create a new intersection with MD 5 (Branch Avenue) at the southern end of the campus to increase visibility and access, reduce traffic congestion at the intersection of Hospital Drive and Surratts Road, and improve emergency access to MedStar SMHC.

MINOR AMENDMENT NUMBER THIRTY-EIGHT

Amend the “Open Space” text on p. 110:

- Preserve the floodplain and wetland associated with the stream system north of the hospital as a bioretention amenity
- [Ensure that civic space is strategically located near to the transit stop.]
- Create [Provide] a large central park and/or plaza in the Innovation Core that is [as] an identifying open space feature near the SMRT[transit] stop.[and] P[p]rovide pedestrian and bicycle amenities such as benches, water fountains, and trash receptacles at the park/plaza.

- 1 • Provide a variety of open spaces of varying sizes and purposes, including
2 commercial plazas, social nodes, active, passive, and natural forms of
3 recreation.
- 4 • Provide a perimeter sidewalk that connects the large central park and/or plaza
5 [civic open space] to the surrounding sidewalk and trail network, and
6 incorporate pavements of varied physical texture, color, and pattern to guide
7 movement and define functional areas.
- 8 • Design buildings with private courtyards and greenways in addition to the
9 publicly accessible open spaces in the campus.
- 10 • Create a network of off-street walking trails that link the Medical Innovation
11 Campus together and to surrounding neighborhoods

MINOR AMENDMENT NUMBER THIRTY-NINE

12 Amend the “Building and Site Design” text on p. 110:

13
14 The guiding principle is to create a cohesive, well-connected, and modern medical
15 innovation campus [hospital complex]. The Medical Innovation Campus should
16 be designed with a gradation of density and intensity, with the highest density at
17 the Innovation Core around the SMRT station and density stepping down toward
18 the Villages at the edges. It is important that all new buildings relate to one
19 another in terms of architecture and are built to create a compact, campus-like
20 feel.

- 21 • Ensure that new infill buildings are well designed and are compatible with the
22 existing buildings in materials, window treatment, and architecture to enhance
23 the built environment. Use high-quality building material during construction
24 such as brick, stone or masonry.
- 25 • Buildings in the Innovation Core should step down in height and should be
26 designed to present smaller facades where adjacent to existing single-family
27 homes, ensuring appropriate neighborhood compatibility.
- 28 • Buildings should face streets, define blocks, frame open spaces, and
29 contribute to a high-quality, walkable public realm. Place infill structures

1 along the established building line with the building front facing the street or a
2 public plaza.

- 3 • Ensure that parking garages are hidden from the street, designed and
4 articulated to promote visual interest and avoid long, traditional, horizontal
5 openings. Ensure that the ground floors of parking garages fronting public
6 streets are developed with retail or are articulated in a manner that they add
7 interest to the overall environment.
- 8 • Multifamily residential buildings in the Innovation Core should be at least
9 four to six stories, though there is potential for some buildings to be taller.
10 Multifamily residential buildings in the North Village should be three stories.
11 Single-family attached and detached buildings should be two to three stories.
12 [Maintain a building height range of 1 to 5 stories.]

13 **MINOR AMENDMENT NUMBER FORTY**

14 Amend the “Transportation” text on pp. 120-121:

15 All transit and roadway facilities shall be considered for right-of-way preservation
16 in accordance with the recommendations in this plan and consistent with County
17 statutes. The transit alignment recommended in the Southern Maryland Rapid
18 Transit (SMRT) Planning and Environment Linkages Study (PEL Study)
19 [*Southern Maryland Transit Corridor Preservation Study*] shall be considered for
20 right-of-way preservation consistent with the recommendations in that study, and
21 stations shall likewise be considered for right-of-way preservation once the station
22 location and a conceptual footprint of the extent of station facilities are known.

23 **MINOR AMENDMENT NUMBER FORTY-ONE**

24 Amend the “Transit” text on p. 121:

25 This plan endorses transit recommendations in the 2009 Approved Countywide
26 Master Plan of Transportation (MPOT) pertaining to this sector plan area, and
27 also endorses the Southern Maryland Transit Corridor Preservation Study
28 recommendation for light rail transit or bus rapid transit along Branch Avenue to
29 Charles County. In addition to the three recommended stops (Coventry,

1 BE IT FURTHER RESOLVED that, pursuant to Sections 27-3200 of the County Zoning
2 Ordinance, the Prince George's County Planning Board will review and make a recommendation
3 on the foregoing proposed minor amendment to the 2013 *Approved Central Branch Avenue*
4 *Corridor Revitalization Sector Plan* and on the concurrent proposed Sectional Map Amendment.

5 BE IT FURTHER RESOLVED that, pursuant to Section 27-3502 of the County Zoning
6 Ordinance, the County Council of Prince George's County, Maryland, sitting as the District
7 Council, and the Prince George's County Planning Board of the Maryland-National Capital Park
8 and Planning Commission shall conduct a joint public hearing to receive testimony and public
9 comments concerning the foregoing proposed minor amendment to the 2013 *Approved Central*
10 *Branch Avenue Corridor Revitalization Sector Plan* and concurrent proposed Sectional Map
11 Amendment, and said joint public hearing will be held on Monday, June 29, 2026, in accordance
12 with prescriptions of the County's Zoning Ordinance.

13 BE IT FURTHER RESOLVED that the Clerk of the Council shall transmit a copy of this
14 Resolution to the Prince George's County Planning Board of the Maryland-National Capital Park
15 and Planning Commission in accordance with the procedural requirements of Section 27-3502 of
16 the County Zoning Ordinance.

Adopted this 5th day of May, 2026

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

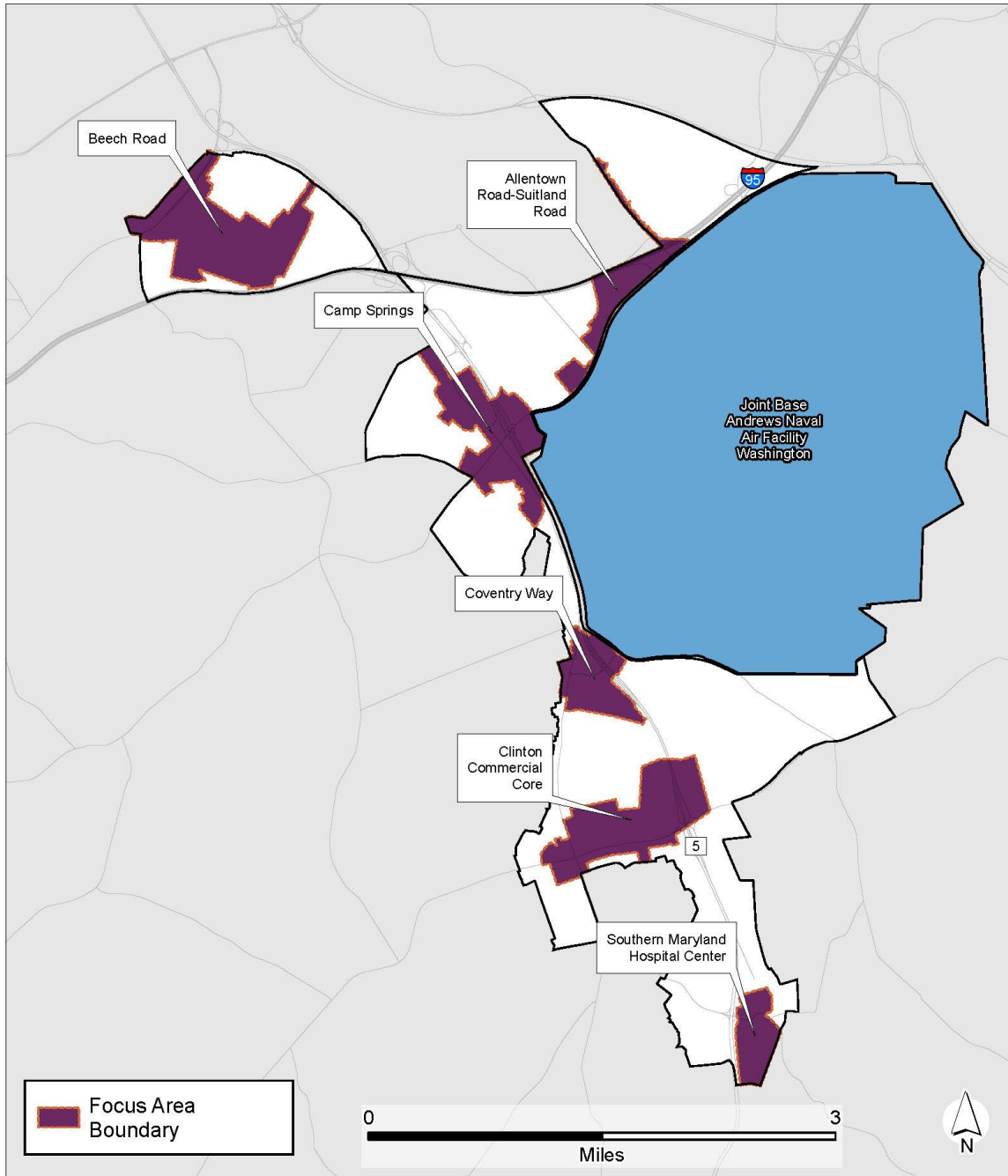
BY: _____
Krystal Oriadha
Chair

ATTEST:

Donna J. Brown
Clerk of the Council

ATTACHMENT 1

Revised Map 1. Sector Plan Boundary and Focus Areas



Sector Plan Boundary and Focus Areas Central Branch Avenue Corridor Revitalization

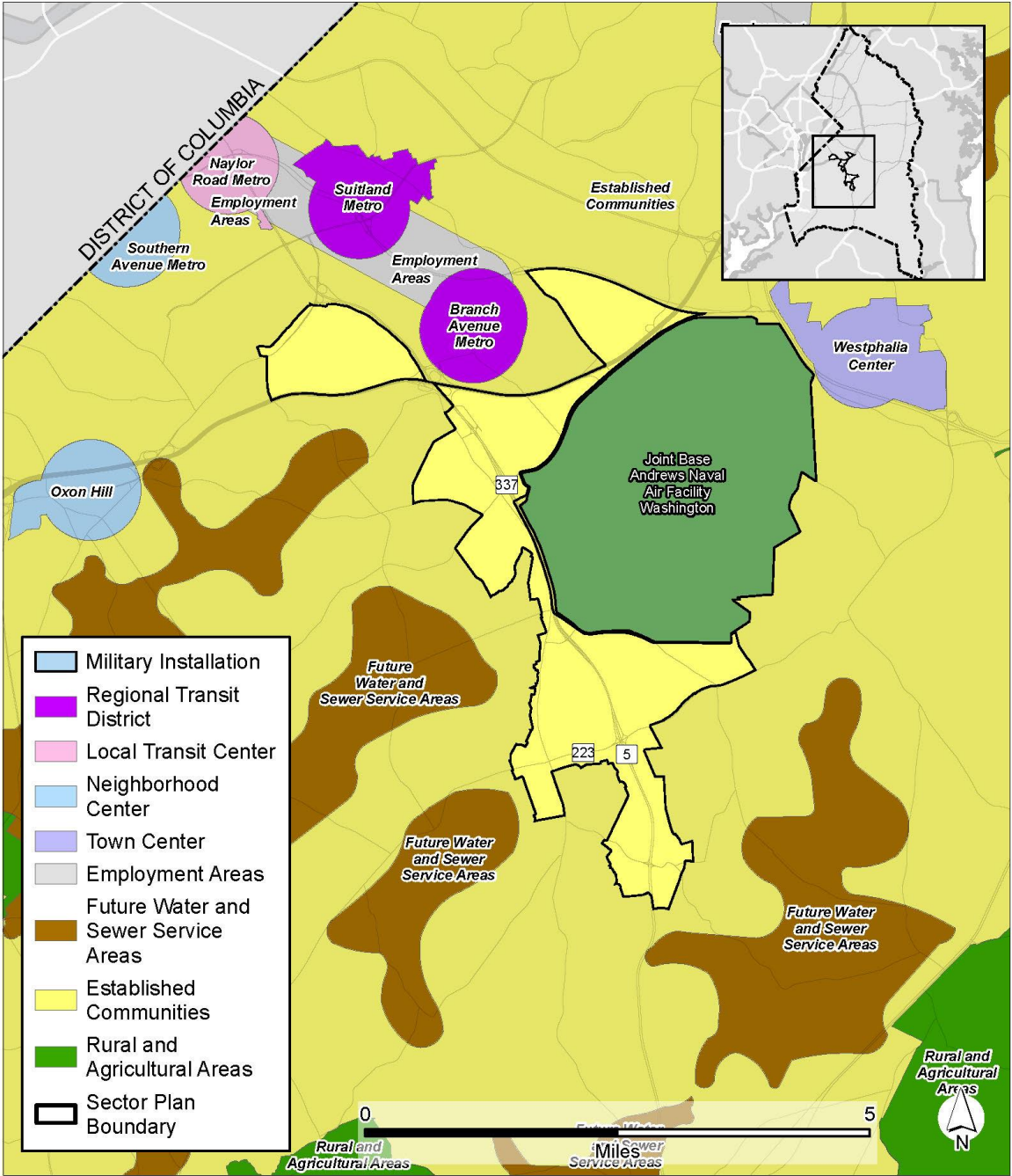
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Prince George's County
Planning Department
Job #4591

Summary: This map shows the boundary of the sector plan, as well as the six focus areas in the sector plan. This map provides the correct boundary of the sector plan.

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 2

Revised Map 2. General Plan



Plan 2035
Central Branch Avenue Corridor Revitalization

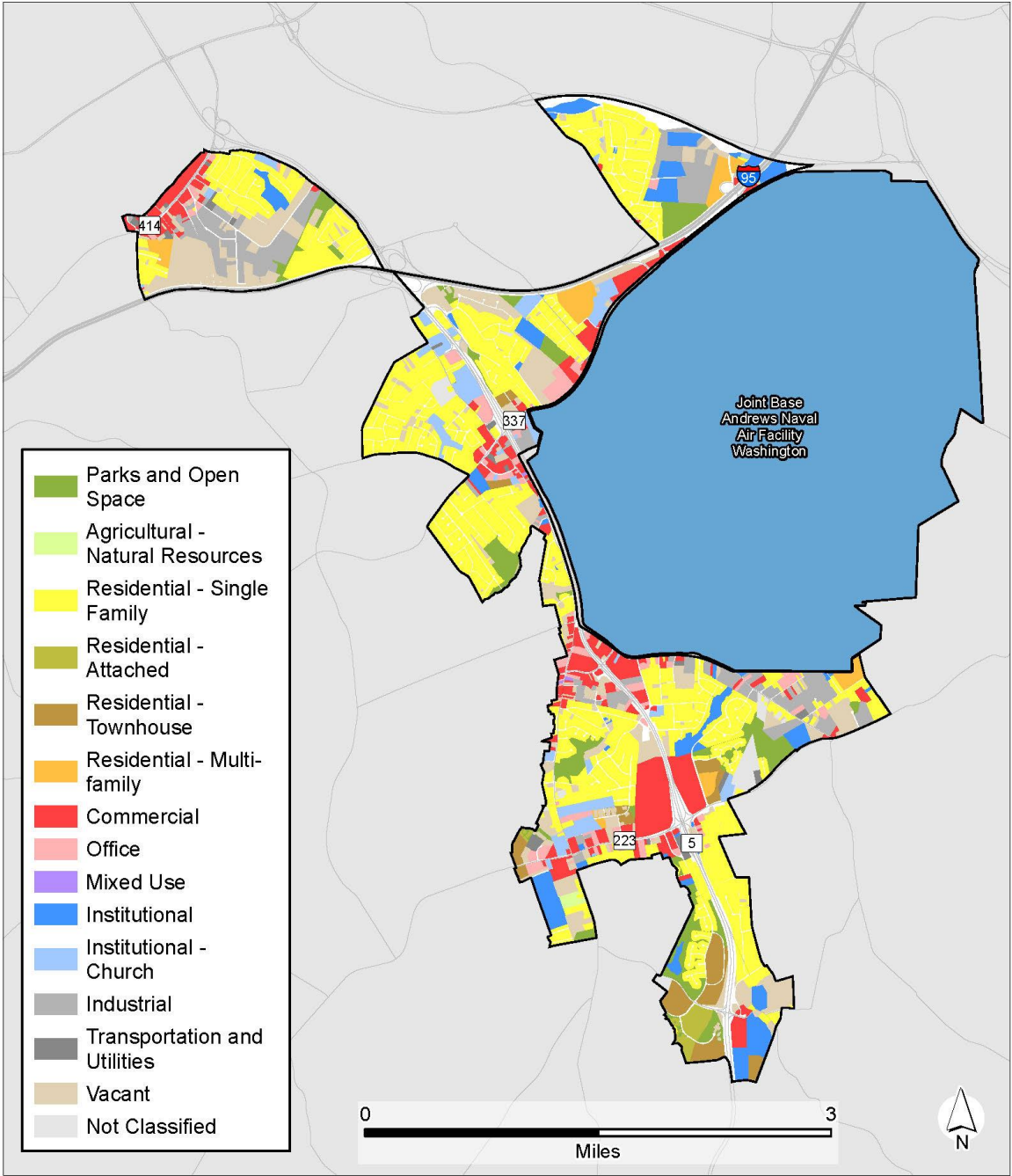
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Summary: This map shows the sector plan boundary and its geographic relation to the County.

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 3

Revised Map 3. Existing Land Use



**Existing Land Use
Central Branch Avenue Corridor Revitalization**

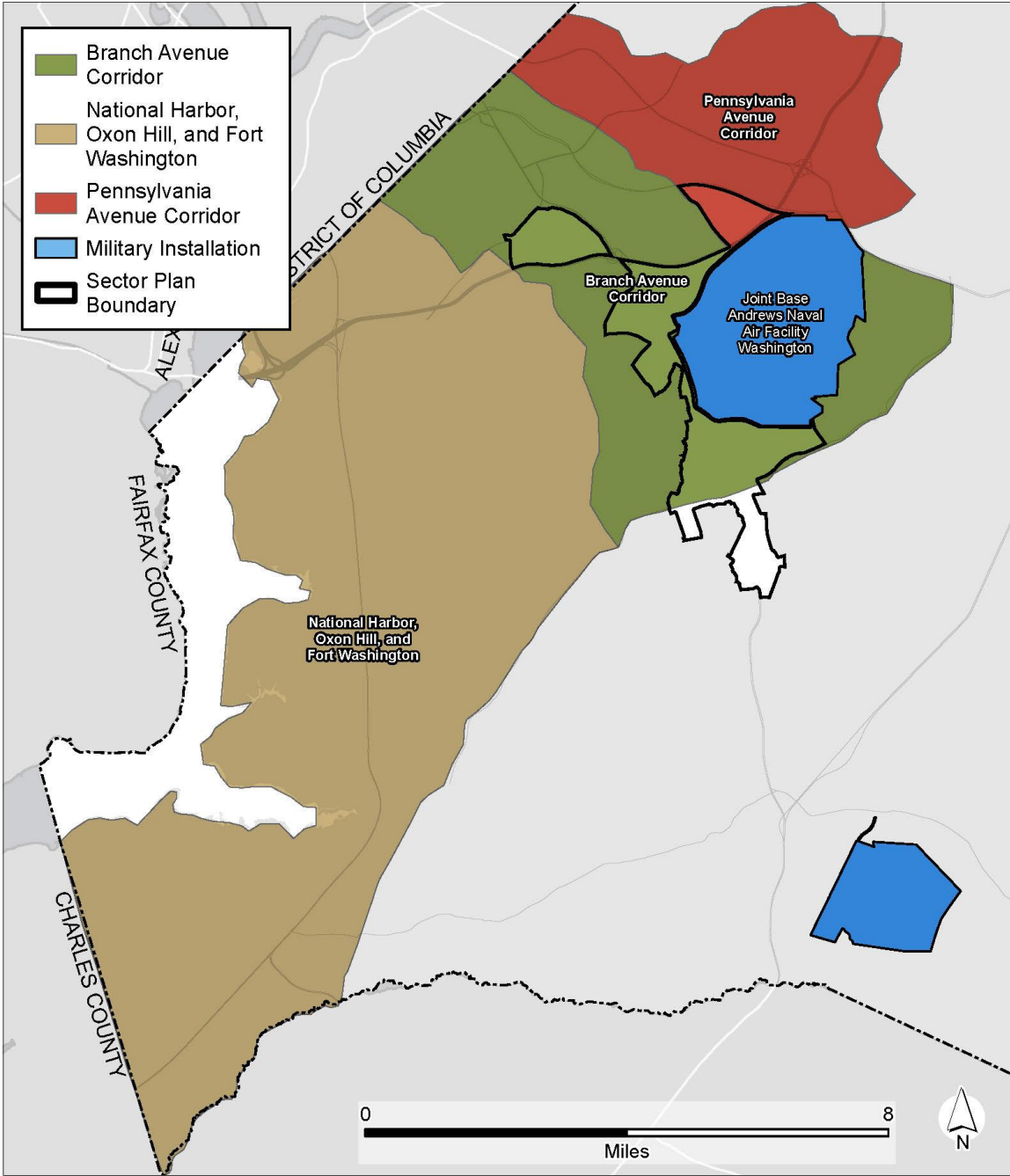
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Summary: This map shows the existing land uses for the sector plan area.

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 4

Revised Map 4. Industrial/Flex Space Submarkets



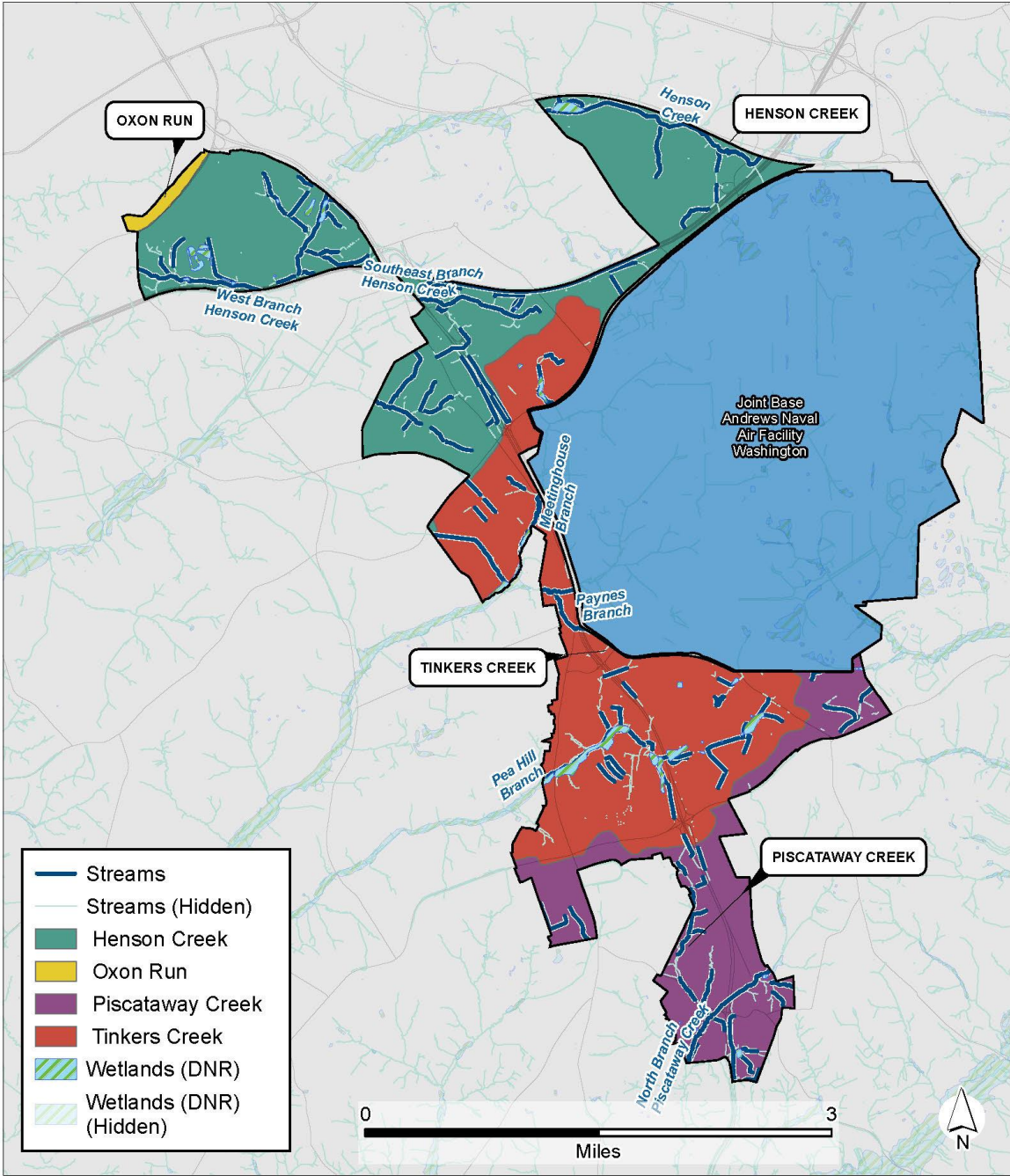
**Industrial/Flex Space Submarkets
Central Branch Avenue Corridor Revitalization**

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Prince George's County
Planning Department
Job #4591

Summary: This map shows the overlap of the sector plan boundary with real estate submarkets in industrial/flex space. Industrial facilities in these areas are smaller (18,000 - 35,000 square feet) than typical industrial uses, often resembling flex office space more than industrial or manufacturing facilities. The users of
For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 5

Revised Map 6. Watersheds



Watersheds
Central Branch Avenue Corridor Revitalization

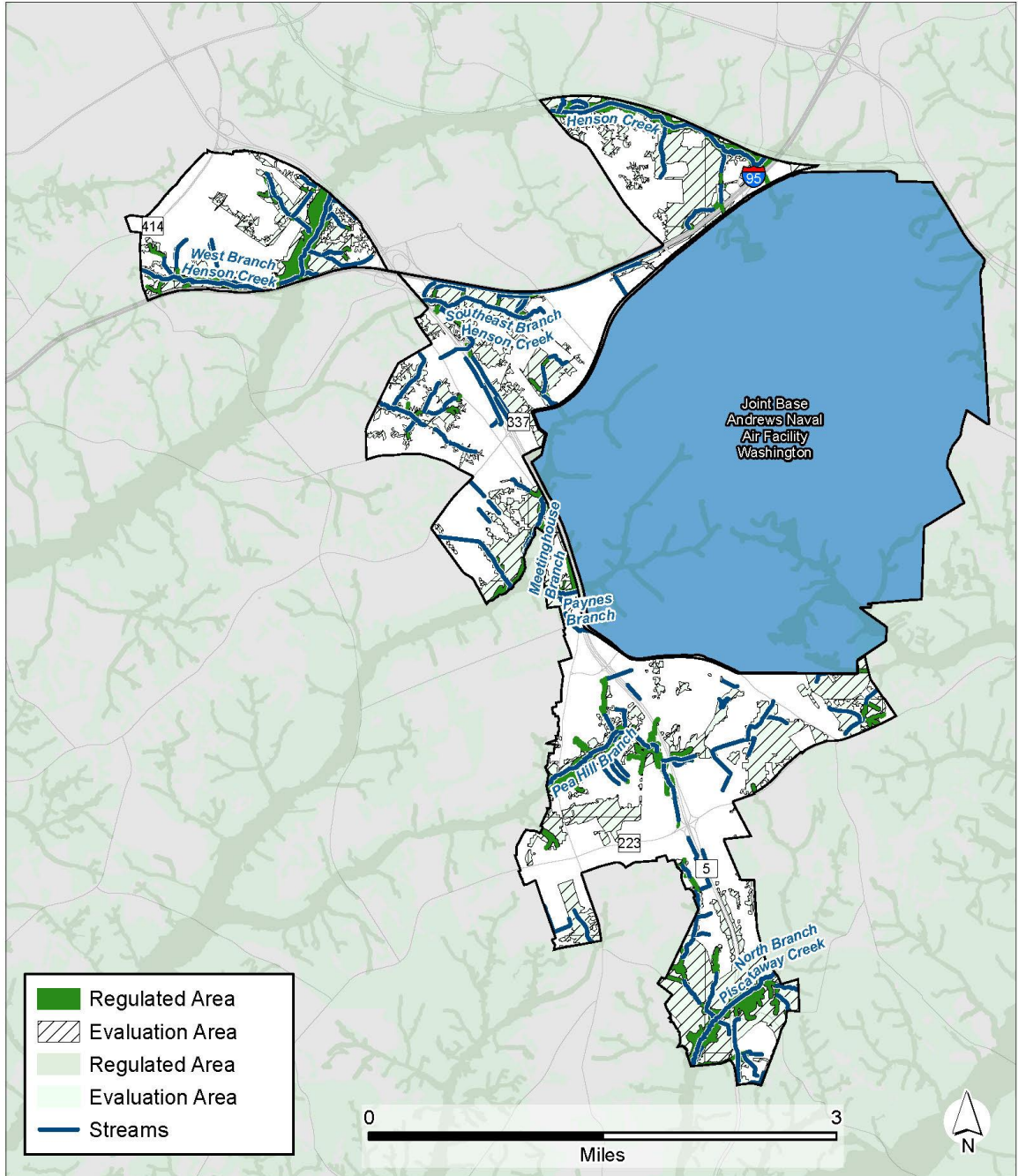
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 Prince George's County
 Planning Department
 Job #4591

Summary: This map shows the location of watersheds (Henson Creek, Tinkers Creek, Piscataway Creek, and Oxon Run) within the sector plan boundary.

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 6

Revised Map 7. Green Infrastructure Network



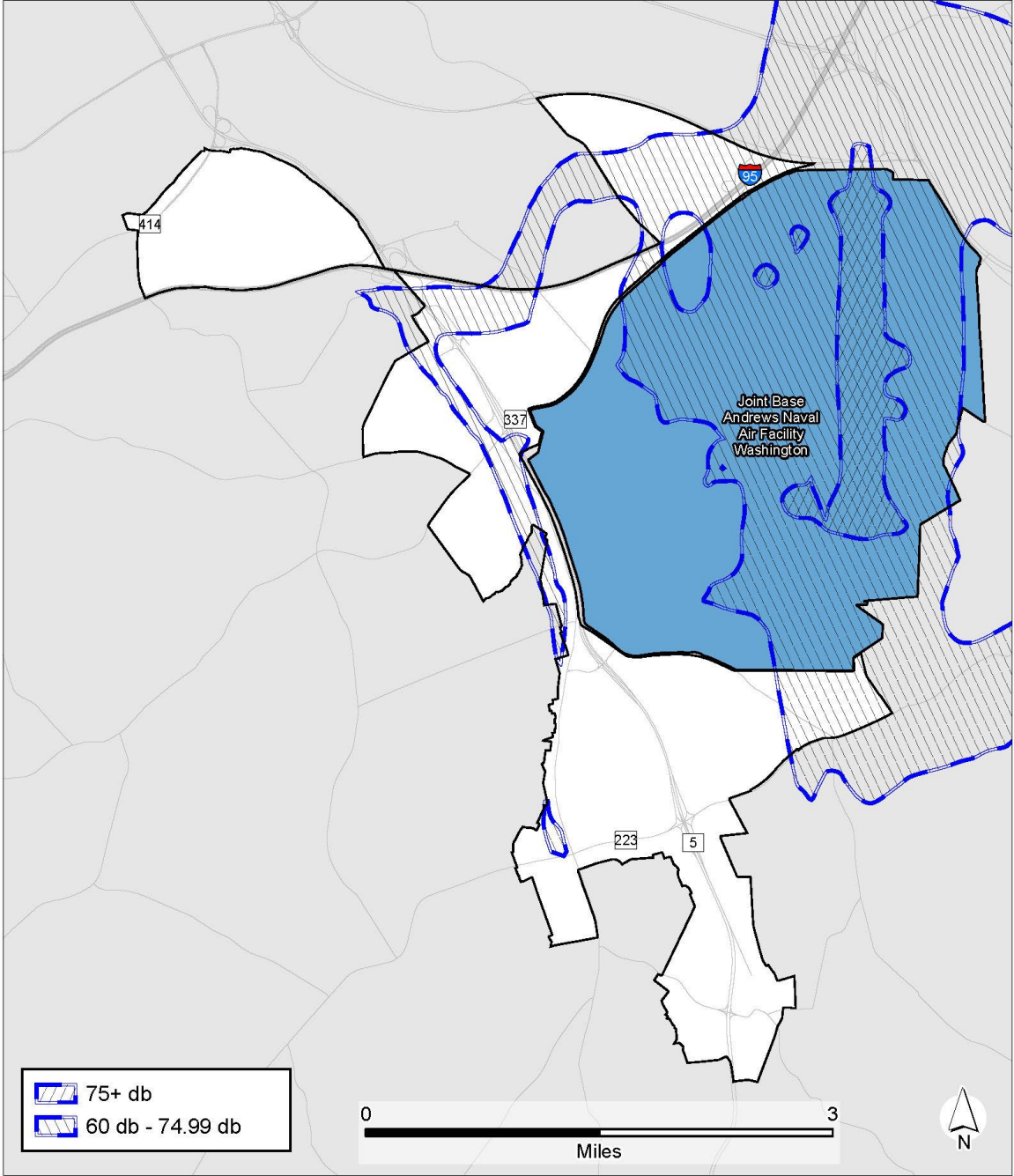
**Green Infrastructure Network
Central Branch Avenue Corridor Revitalization**

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Prince George's County
Planning Department
Job #4591

Summary: This map shows the sector plan area and its relation to the Green Infrastructure Network. The Countywide Green Infrastructure Plan identifies a network of waterways, wetlands, woodlands, wildlife habitats, and other natural areas of Countywide significance, and proposes conservation mechanisms to
For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 7

Revised Map 8. Sector Plan Area Noise Zones



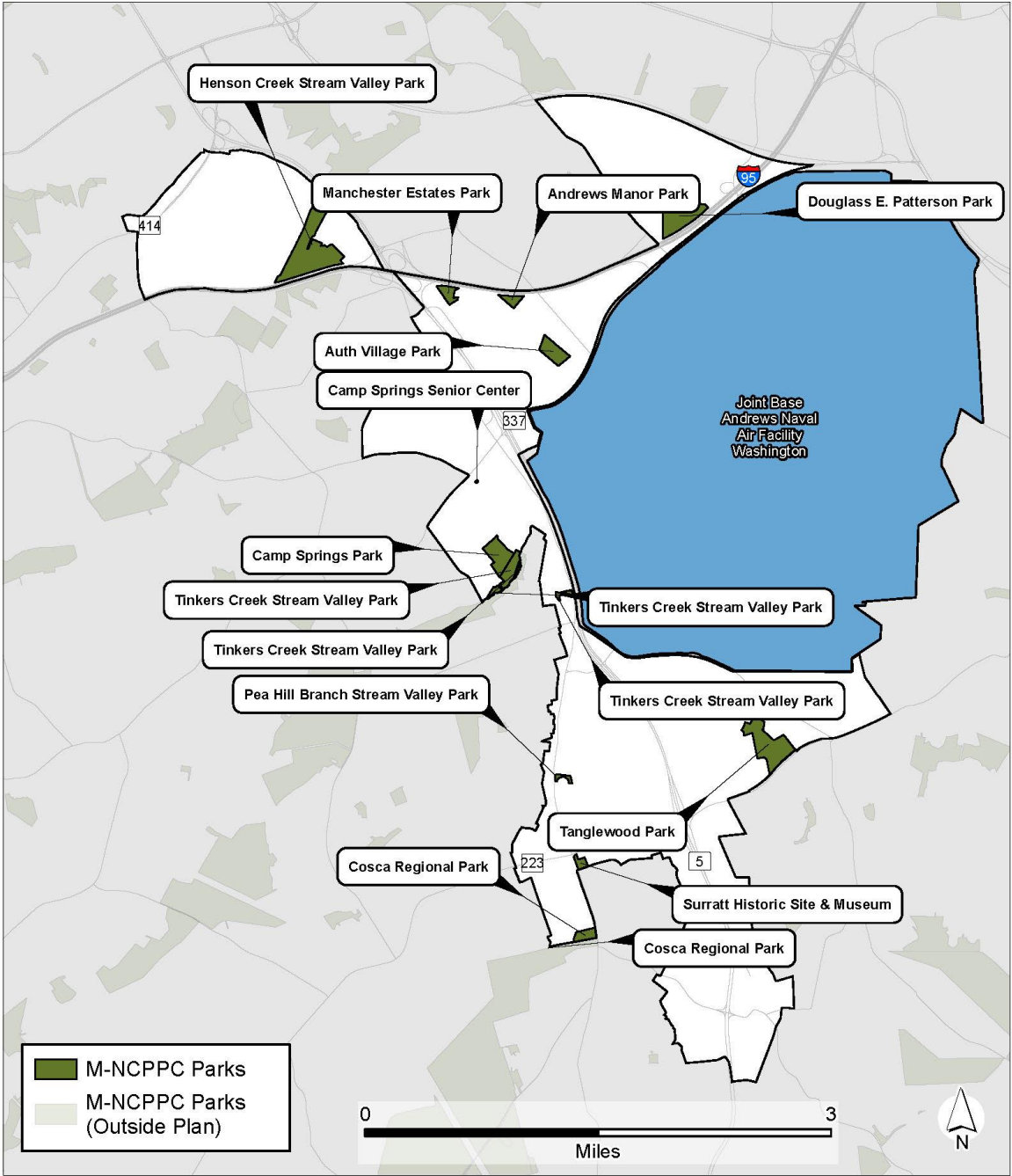
Sector Plan Area Noise Zones
Central Branch Avenue Corridor Revitalization

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 Prince George's County
 Planning Department
 Job #4591

Summary: This map shows the noise zones affecting the sector plan area. Noise issues related to transportation uses in the sector plan area are limited to roadways designated as arterial and greater, which produce enough noise to result in unsafe noise levels. Small portions of the sector plan area are subject to

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 8
Revised Map 9. Parks



Parks
Central Branch Avenue Corridor Revitalization

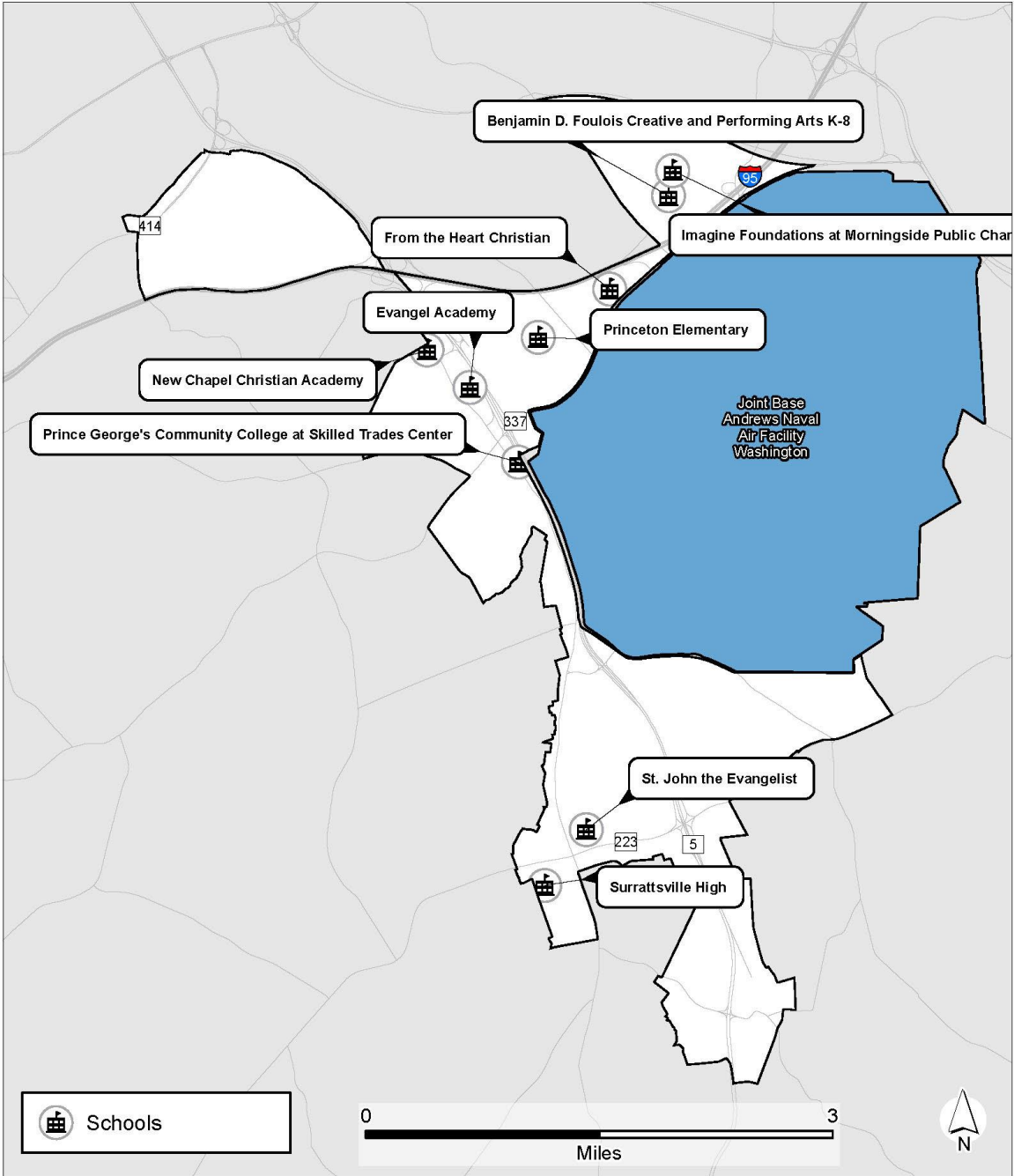
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Prince George's County
Planning Department
Job #4591

Summary: This map shows the parks and historic sites within the sector plan boundary owned and operated by the Prince George's County Department of Parks and Recreation (DPR).

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 9

Revised Map 10. Schools



Schools
Central Branch Avenue Corridor Revitalization

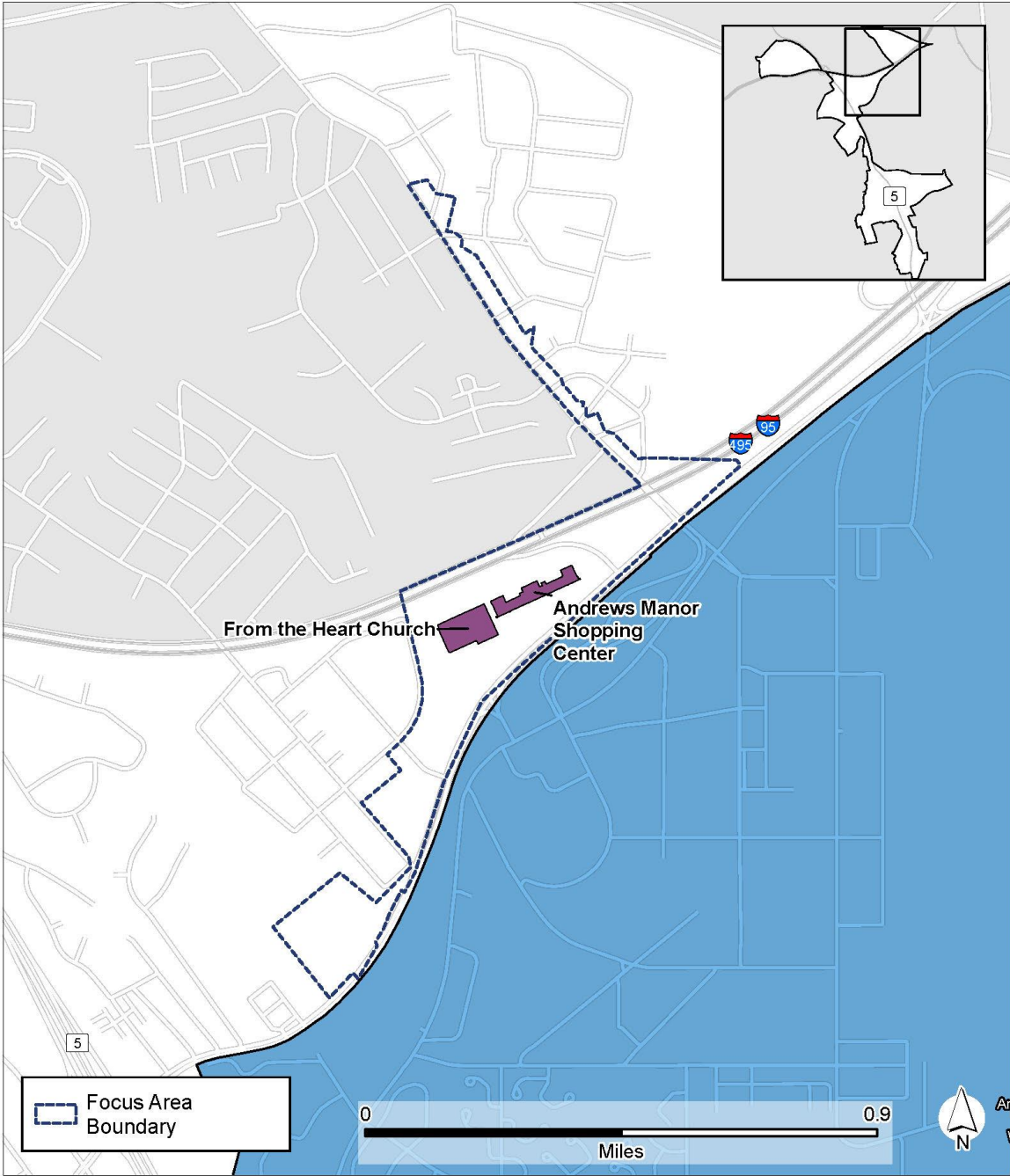
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Summary: This map shows the public and private schools within the sector plan boundary, collectively ranging from Kindergarten through 12th grade.

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 10

Revised Map 12. Allentown Road-Suitland Road Focus Area



**Allentown Road-Suitland Road Focus Area
Central Branch Avenue Corridor Revitalization**

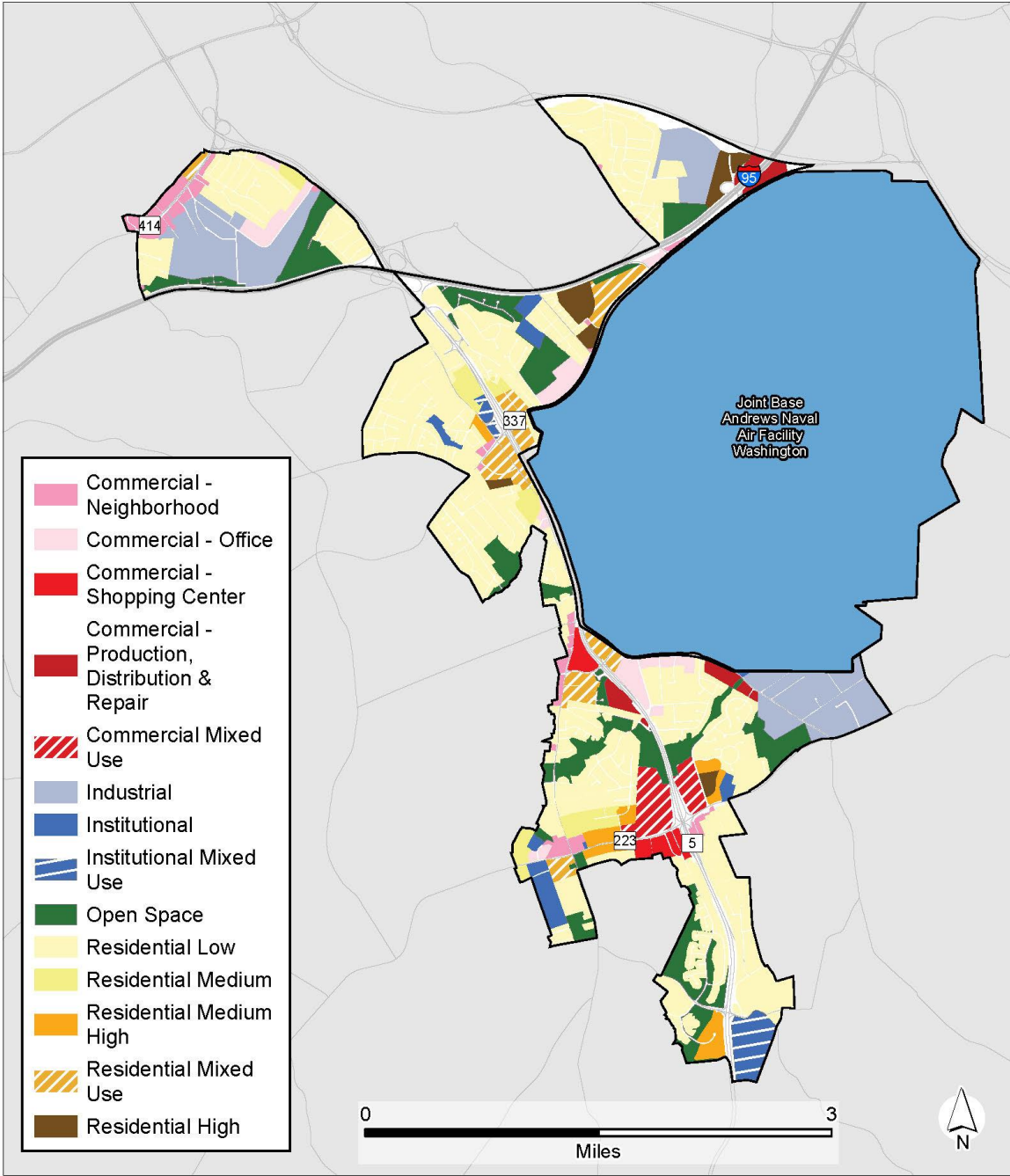
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Planning Department
Job #4591

Summary: This map shows the revised boundary of the Allentown Road-Suitland Road Focus Area. The boundary has been revised to accurately reflect the boundary between the Central Branch Avenue Corridor Revitalization Sector Plan and the Southern Green Line Station Area Sector Plan.

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 11

Revised Map 43. Corridorwide Future Land Use



**Corridorwide Future Land Use
Central Branch Avenue Corridor Revitalization**

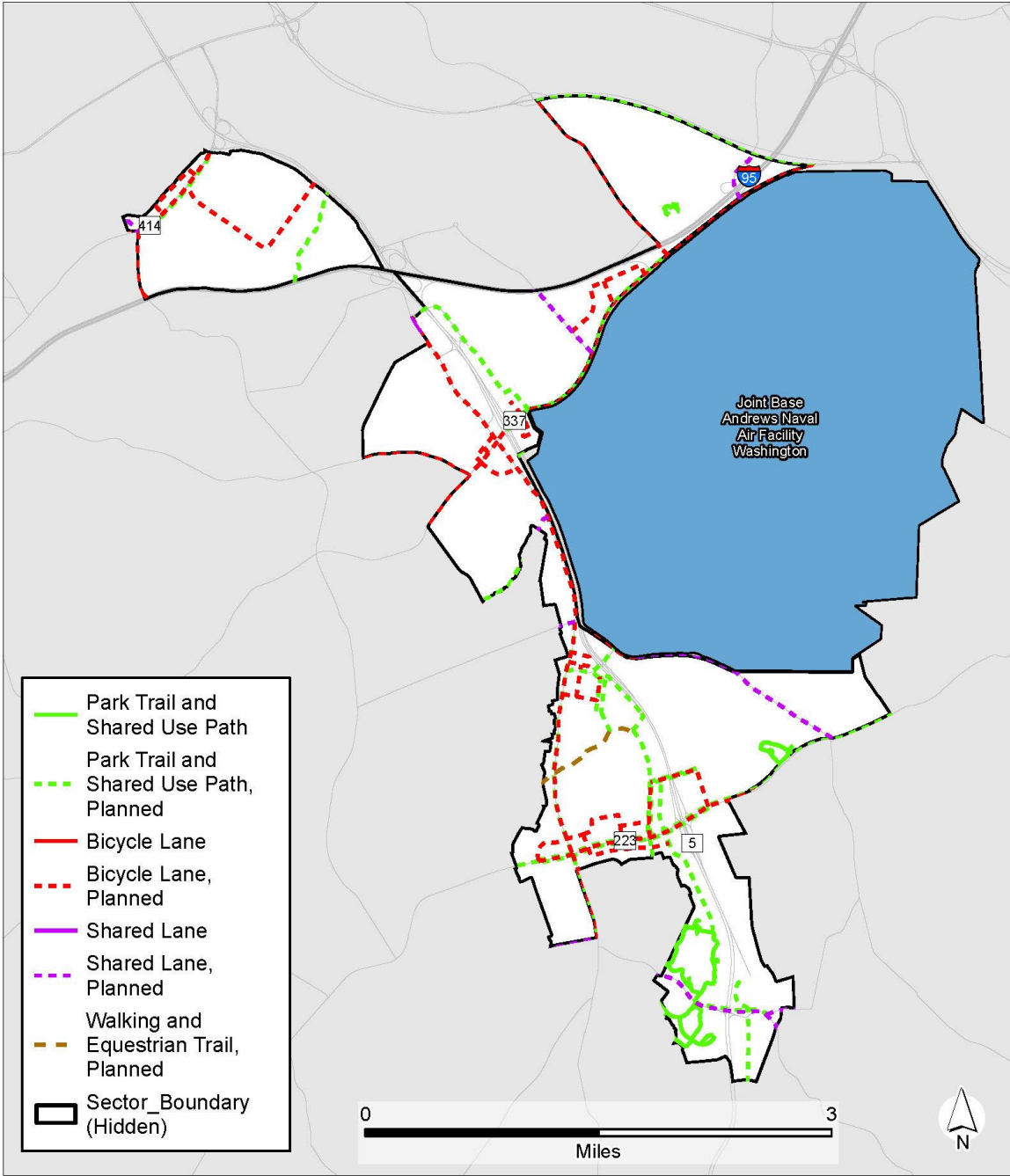
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Planning Department
Job #4591

Summary: This map is revised to accurately reflect the sector plan boundary. The map still reflects the future land use for the corridor.

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 12

Revised Map 44. Bikeways and Trails



Bikeways and Trails
Central Branch Avenue Corridor Revitalization

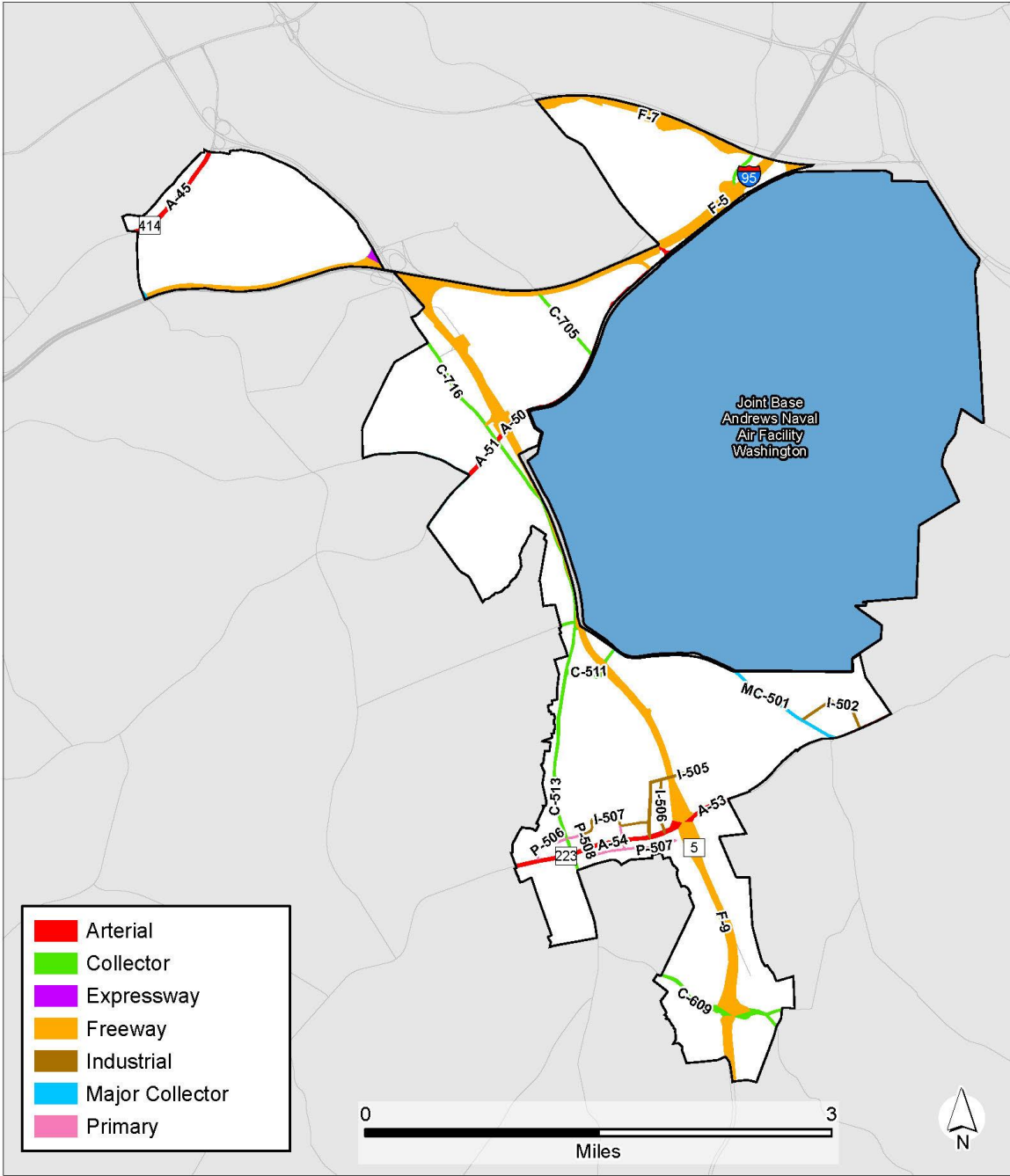
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 Job #4591

Summary: This map is revised to accurately reflect the sector plan boundary. The map still reflects bikeways and trails for the corridor.

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 13

Revised Map 45. Road Network Recommendations



**Road Network Recommendations
Central Branch Avenue Corridor Revitalization**

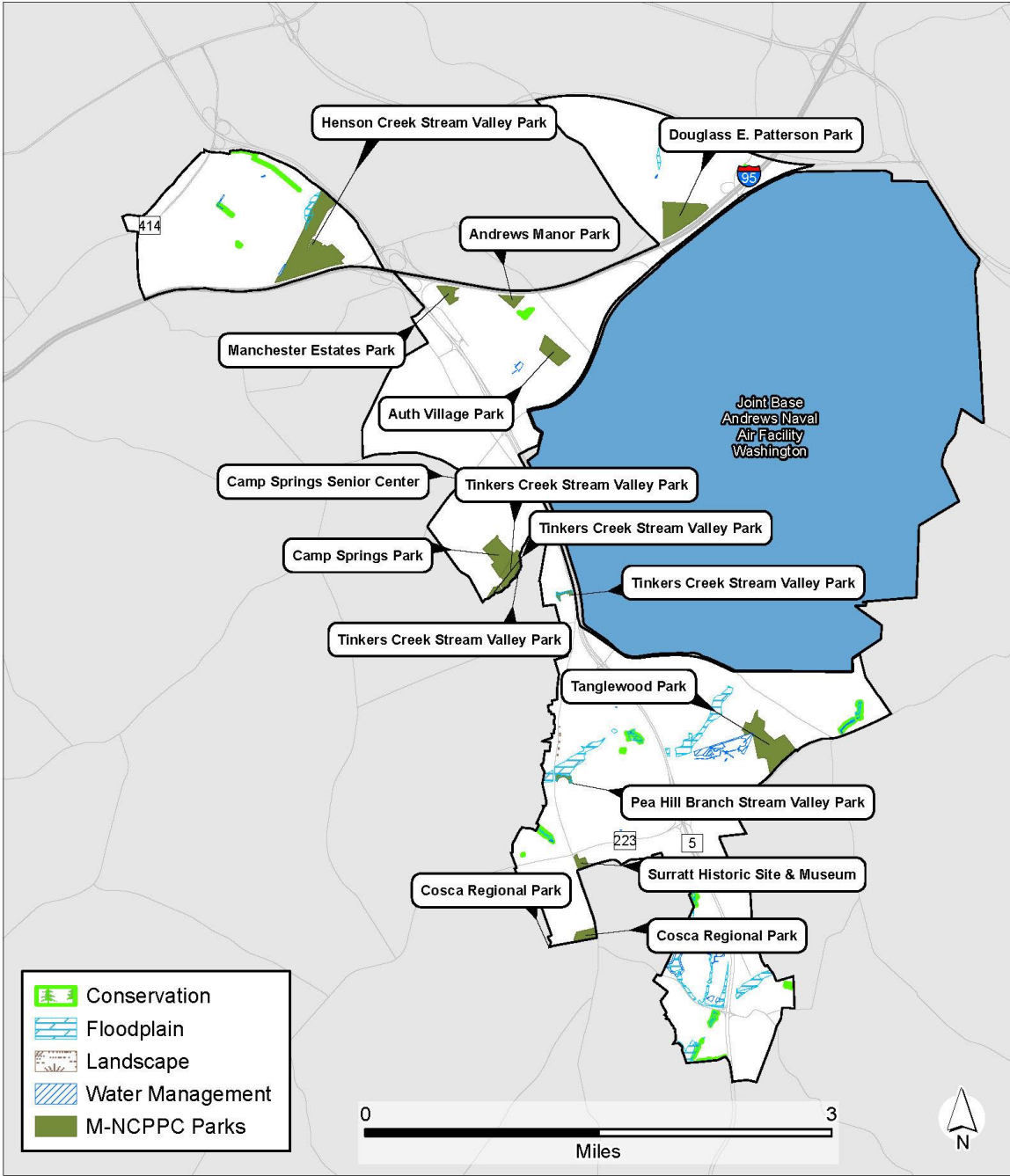
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Job #4591

Summary: This map is revised to accurately reflect the sector plan boundary. The map still reflects road network recommendations for the corridor.

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 14

Revised Map 46. Stormwater Recommendations



**Stormwater Recommendations
Central Branch Avenue Corridor Revitalization**

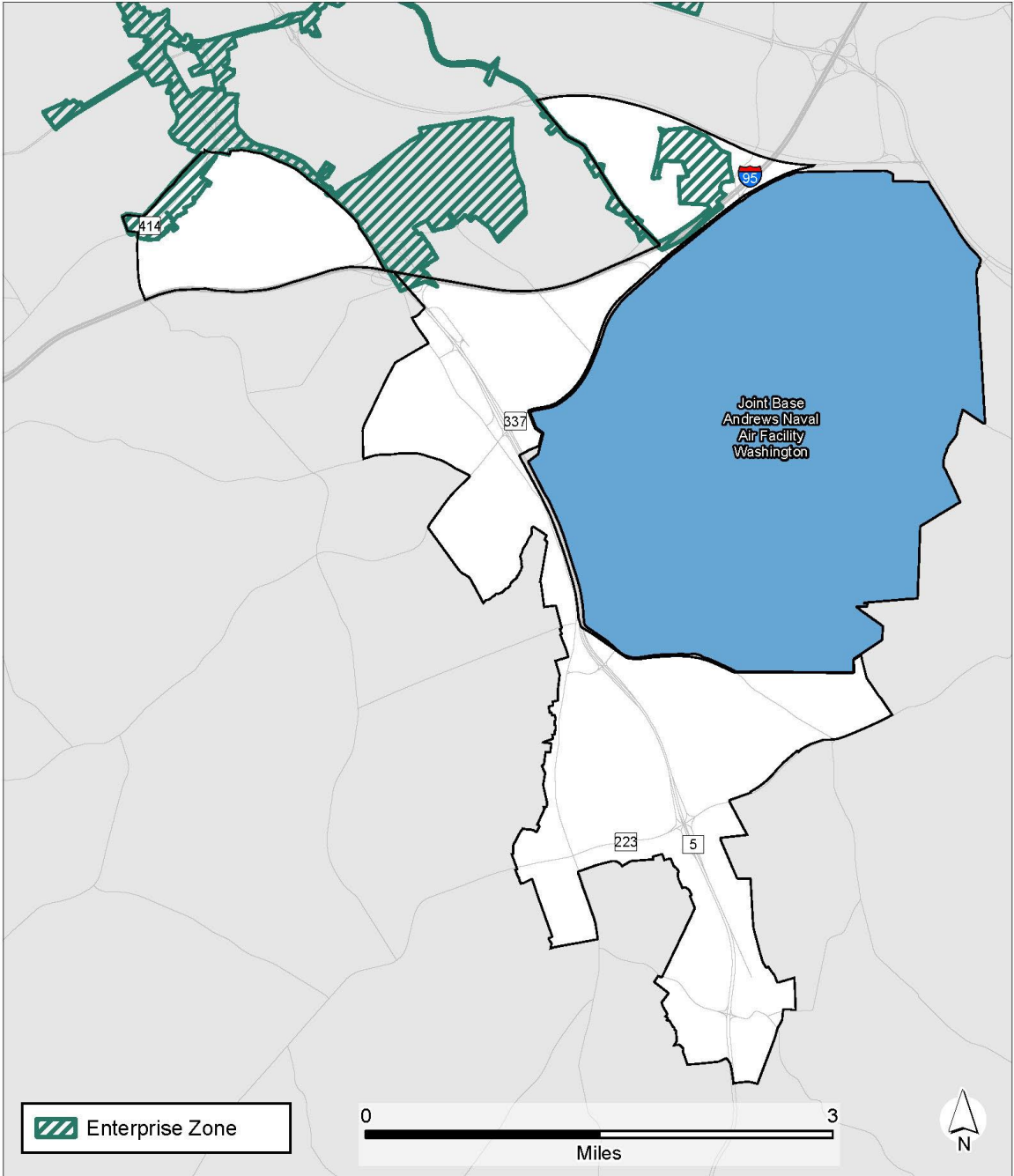
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Job #4591

Summary: This map is revised to accurately reflect the sector plan boundary. The map still reflects stormwater recommendations for the corridor.

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 15

Revised Map 47. Enterprise Zone



**Enterprise Zone
Central Branch Avenue Corridor Revitalization**

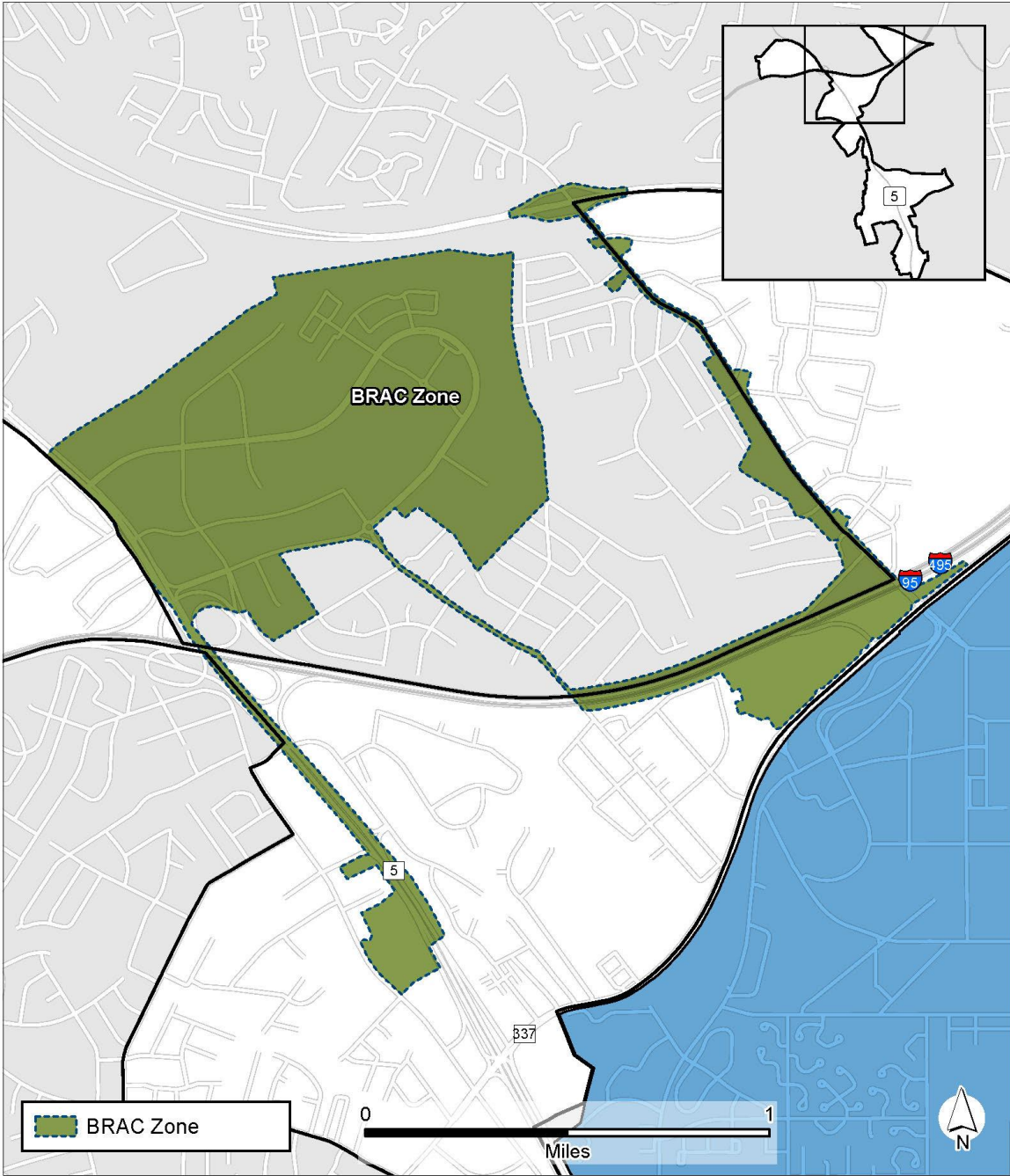
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Summary: This map is revised to accurately reflect the sector plan boundary. The map still reflects the location of Enterprise Zones in relation to the sector plan boundary.

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 16

Revised Map 48. BRAC Zone



BRAC Zone
Central Branch Avenue Corridor Revitalization

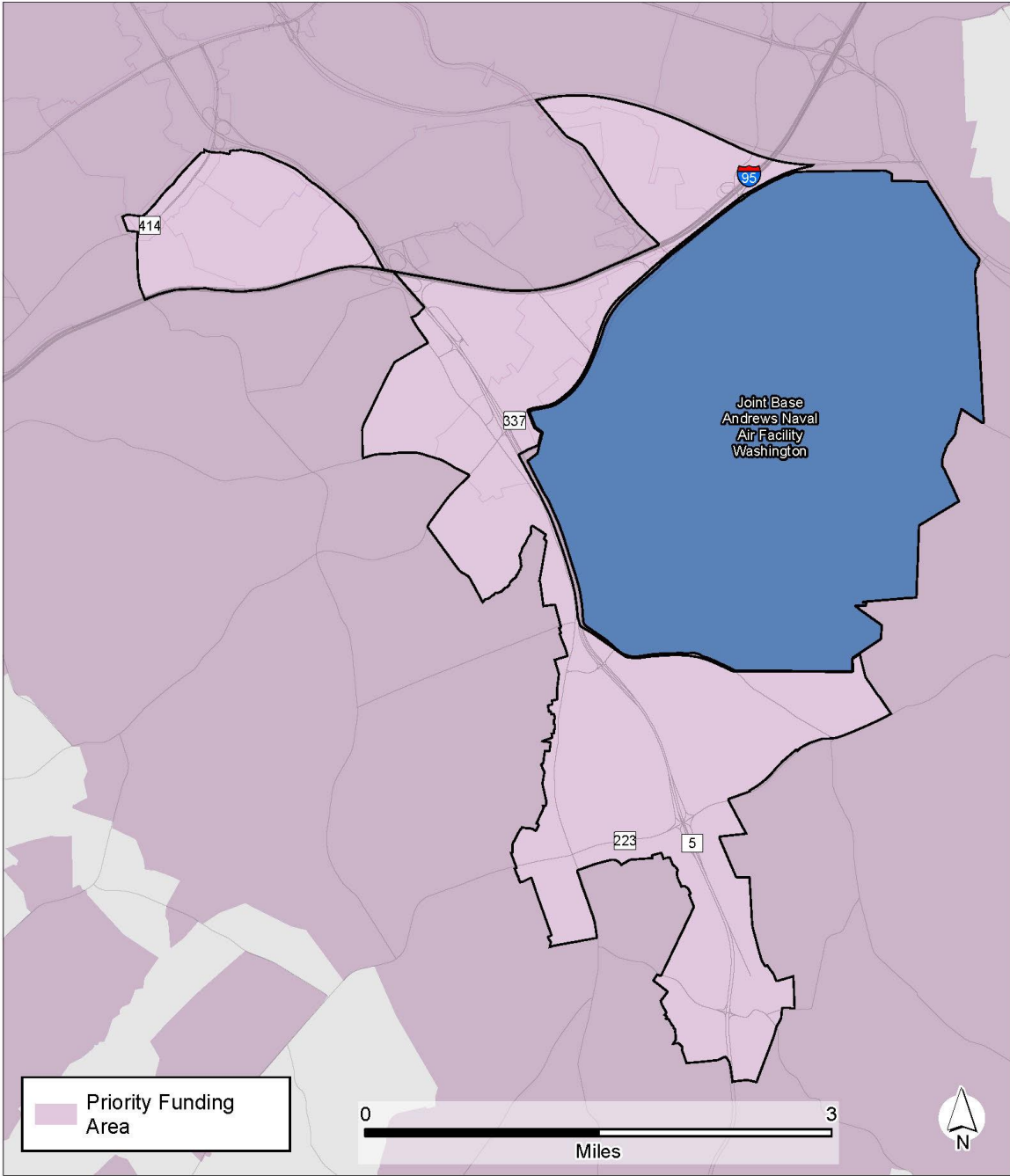
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Summary: This map is revised to accurately reflect the sector plan boundary. The map still reflects the location of the Base Realignment and Closure (BRAC) Zone in relation to the sector plan boundary.

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 17

Revised Map 49. Priority Funding Area



**Priority Funding Area
Central Branch Avenue Corridor Revitalization**

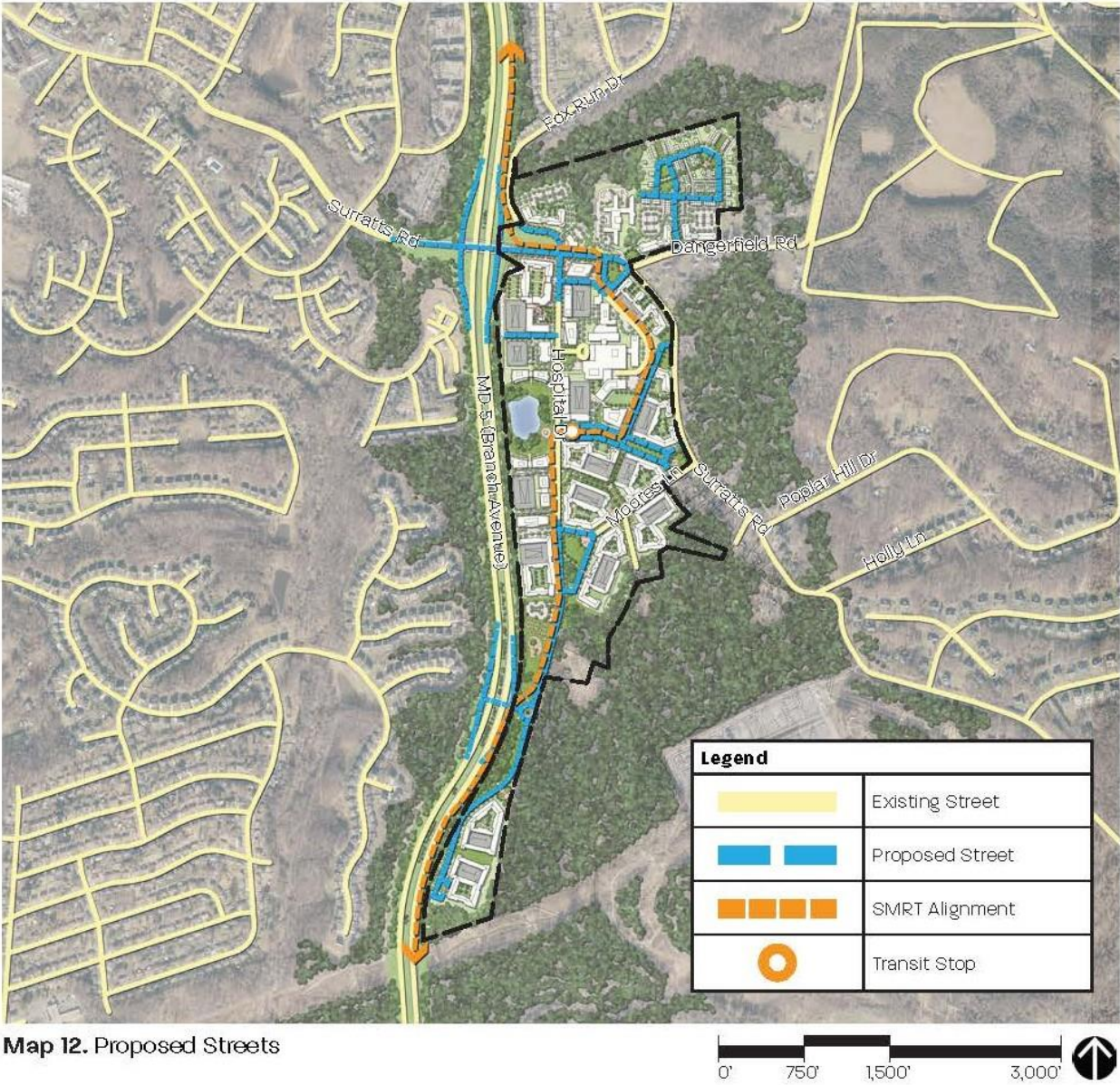
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Planning Department
Job #4591

Summary: This map is revised to accurately reflect the sector plan boundary. The map still shows the sector plan boundary in relation to the Priority Funding Area.

For any assistance with this map, please contact the Information Management Division at ppd-gis@ppd.mncppc.org or 301-952-3918.

ATTACHMENT 18

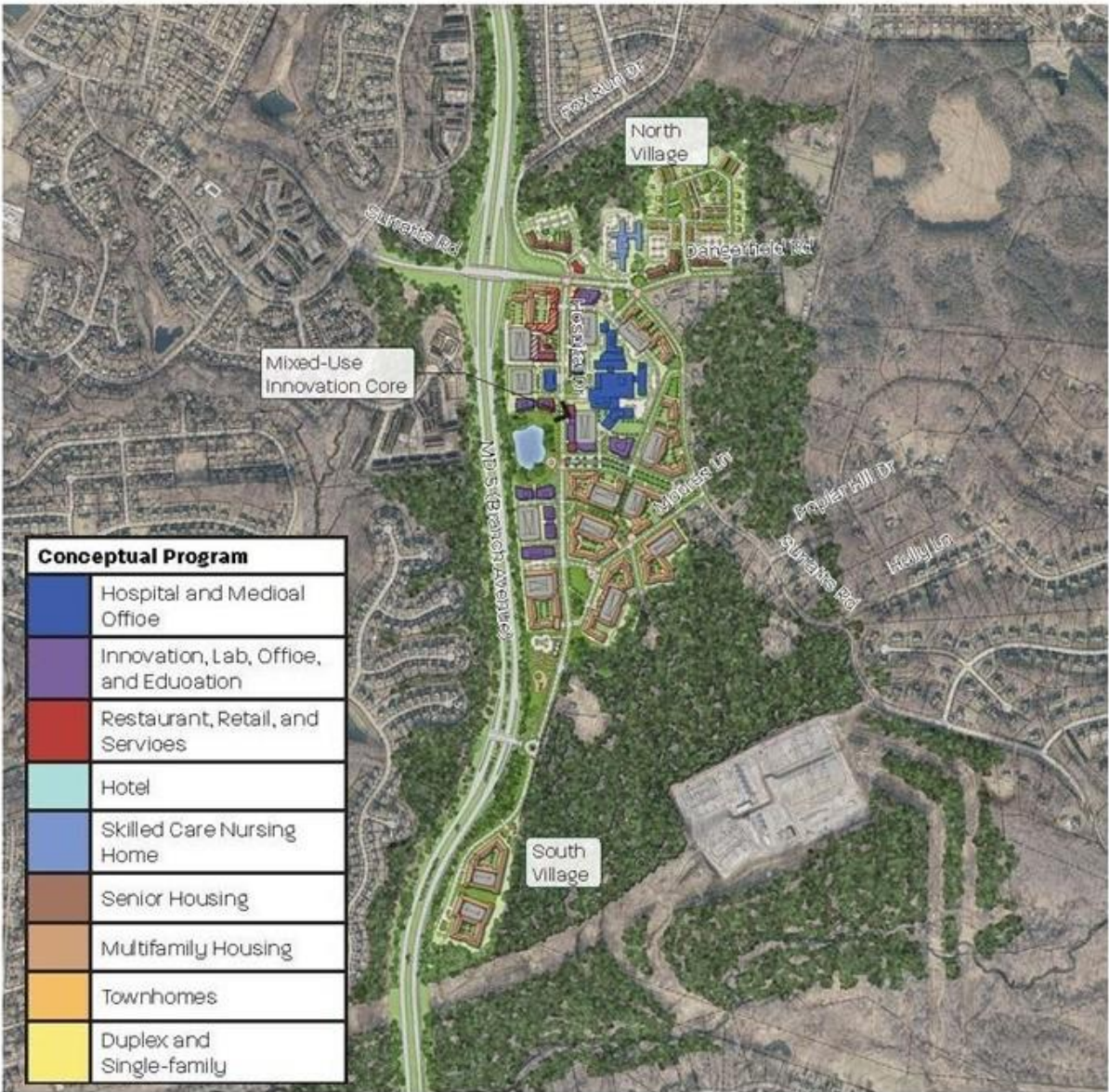
Map 12. Proposed Streets (Medical Innovation Campus Feasibility Study)



Map 12. Proposed Streets

ATTACHMENT 19

Map 13. Illustrative Plan (Medical Innovation Campus Feasibility Study)



Conceptual Program	
[Blue Box]	Hospital and Medical Office
[Purple Box]	Innovation, Lab, Office, and Education
[Red Box]	Restaurant, Retail, and Services
[Light Blue Box]	Hotel
[Dark Blue Box]	Skilled Care Nursing Home
[Brown Box]	Senior Housing
[Orange Box]	Multifamily Housing
[Yellow-Orange Box]	Townhomes
[Yellow Box]	Duplex and Single-family

Map 13. Illustrative Plan



ATTACHMENT 20

Overview Rendering (Medical Innovation Campus Feasibility Study)



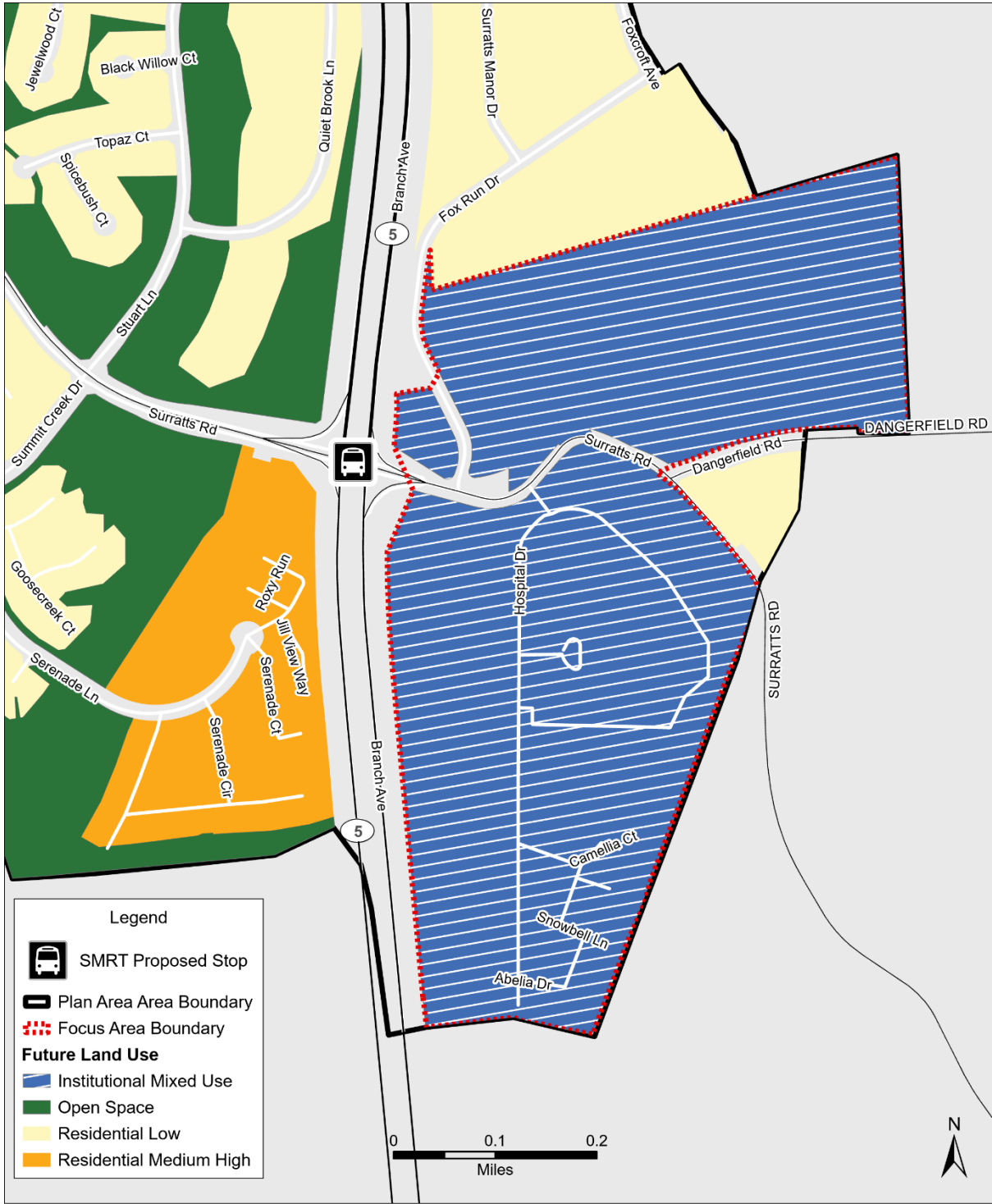
ATTACHMENT 21

Streetview Rendering (Medical Innovation Campus Feasibility Study)



ATTACHMENT 22

Revised Map 39. Southern Maryland Hospital Center Future Land Use



**Southern Maryland Hospital Center
Future Land Use**

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