

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2017 Legislative Session

Resolution No. CR-95-2017
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Davis, Lehman, Franklin and Taveras
Co-Sponsors _____
Date of Introduction November 14, 2017

RESOLUTION

1 A RESOLUTION concerning

2 The East Riverdale-Beacon Heights Sector Plan

3 For the purpose of approving, with certain non-substantive revisions set forth herein, as an Act of
4 the County Council of Prince George’s County, Maryland, sitting as the District Council for that
5 part of the Maryland-Washington Regional District in Prince George’s County, the 2017 *East*
6 *Riverdale-Beacon Heights Sector Plan*, approving therein certain new visions, goals, policies,
7 and strategies to guide land use and development policies for the future growth and
8 redevelopment within portions of Planning Areas 68 and 69, including part of the incorporated
9 municipal boundaries of the Town of Riverdale Park located to the east of the Northeast Branch
10 of the Anacostia River, the unincorporated residential communities of East Riverdale and
11 Beacon Heights, and the area generally bounded by Good Luck Road to the north; the Northeast
12 Branch of the Anacostia River to the west; Carters Lane, Greenvale Parkway, Furman Parkway,
13 and Freeport Street to the south; and Veterans Parkway (MD 410), Briers Mill Run, and the
14 Baltimore-Washington Parkway (U.S. Route 295) to the east.

15 WHEREAS, on October 13, 2015, the County Council of Prince George’s County,
16 Maryland, sitting as the District Council (“District Council”), adopted CR-63-2015, thereby
17 initiating preparation of a new sector plan to amend the 2014 General Plan for the physical
18 development of the County, *Plan Prince George’s 2035*, by defining the boundaries of the
19 Riverdale Park and Beacon Heights Neighborhood Centers and to replace the 1994 *Master Plan*
20 *for Planning Area 68* and the 1994 *Master Plan for Bladensburg-New Carrollton and Vicinity*

1 (*Planning Area 69*) for the portions of Planning Areas 68 and 69 within the Sector Plan
2 boundaries; and

3 WHEREAS, the 2017 *East Riverdale-Beacon Heights Sector Plan* will amend the 2001
4 *Anacostia Trails Heritage Area Management Plan: A Functional Master Plan for Heritage*
5 *Tourism*, the 2008 *Public Safety Facilities Master Plan*; the 2009 *Countywide Master Plan of*
6 *Transportation*; the 2014 *Formula 2040: Functional Master Plan for Parks, Recreation and*
7 *Open Space*; and the 2017 *Countywide Resource Conservation Functional Plan* for those
8 portions of Planning Areas 68 and 69 within the designated Sector Plan boundaries herein; and

9 WHEREAS, in the development of this sector plan in consultation, as supplemental
10 policy guidance, with the approved land use and development policies adopted by the District
11 Council within the 2008 *Central Kenilworth Avenue Revitalization Study* and the 2013 *Purple*
12 *Line Transit-Oriented Development Study*; and

13 WHEREAS, it is the finding of the District Council that the authority for adoption of this
14 legislative act to approve a comprehensive plan resides in the local zoning laws of the County
15 and the Regional District Act within the Land Use Article, Annotated Code of Maryland; and

16 WHEREAS, it is the further finding of the District Council that neither Part 13 of the
17 local zoning laws nor Title 21 of the RDA require concurrent approval of a sectional map
18 amendment; accordingly, zoning for properties within the sector remains the same; and

19 WHEREAS, in particular, the sector plan area includes two planned Maryland Mass
20 Transit Administration (“MTA”) Purple Line Stations that are intended to provide light rail
21 service with connections to employment centers in Prince George’s and Montgomery Counties,
22 as well as the broader Metrorail system serving the Washington, D.C., Metropolitan Region; and

23 WHEREAS, the District Council, via its adoption of CR-63-2015, also endorsed certain
24 specified Goals, Concepts, Guidelines, and a Public Participation Program for those areas of the
25 Regional District so designated within the sector plan boundaries, pursuant to the Land Use
26 Article and Sections 27-641 and 27-643 of the Zoning Ordinance; and

27 WHEREAS, as part of the Public Participation Program approved by the District Council
28 for this project, the staff of the Planning Department of the Maryland-National Capital Park and
29 Planning Commission held numerous community work sessions and informational meetings with
30 a broad spectrum of stakeholders, including community leaders and residents, business and

1 property owners, non-profit organizations, developers, as well as other municipal, County, State,
2 and regional agencies; and

3 WHEREAS, on May 4, 2017, the Prince George's County Planning Board of the
4 Maryland-National Capital Park and Planning Commission granted permission to print the 2017
5 *Preliminary East Riverdale-Beacon Heights Sector Plan* in accordance with the prescriptions of
6 Part 13 of the local zoning laws; and

7 WHEREAS, the District Council and the Planning Board held a duly-advertised joint
8 public hearing on the Preliminary East Riverdale-Beacon Heights Sector Plan on June 20, 2017;
9 and

10 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the County
11 Executive and the District Council reviewed the public facilities element of the *Preliminary East*
12 *Riverdale-Beacon Heights Sector Plan* in order to identify inconsistencies between the proposed
13 public facilities recommended within the preliminary sector plan and existing County or State
14 public facilities, as embodied in CR-61-2017; and

15 WHEREAS, on July 27, 2017, and September 14, 2017, respectively, the Planning Board
16 held public work sessions to consider the transcript analysis compiled from comments received
17 in the June 20, 2017 joint public hearing record and staff recommendations thereon; and

18 WHEREAS, on September 14, 2017, the Planning Board, based on the array of joint
19 public hearing testimony, adopted the Sector Plan in Prince George's County Planning Board
20 Resolution via adoption of PGCPB No. 17-118, and transmitted same to the District Council on
21 September 28, 2017, in accordance with procedures prescribed by County local zoning laws; and

22 WHEREAS, on October 17, and November 7, 2017, respectively, the District Council
23 convened in its capacity as the Committee of the Whole to examine the digest of joint public
24 hearing record testimony, to include the resolution adopted by Planning Board as to the subject
25 comprehensive plan; the analysis of testimony prepared by the technical staff; and the array of
26 exhibits and other testimony within the record of public hearing testimony for the proposed
27 minor amendment; and

28 WHEREAS, after respective procedural and substantive presentations by legal counsel to
29 the Council and Planning Board staff, as well as questions and other discussion regarding the
30 record of hearing testimony for the adopted sector plan by members of the District Council, the
31 Committee of the Whole voted favorably on November 7, 2017, to direct staff to prepare a

1 Resolution of Approval to the 2017 *East Riverdale-Beacon Heights Sector Plan*; and

2 WHEREAS, upon approval by District Council, this Sector Plan will amend the 2014
3 General Plan for the County, *Plan Prince George's 2035*, by defining the boundaries of the
4 Riverdale Park and Beacon Heights Neighborhood Centers and will replace the 1994 *Master*
5 *Plan for Planning Area 68* and the 1994 *Master Plan for Bladensburg-New Carrollton and*
6 *Vicinity (Planning Area 69)* for the portions of Planning Areas 68 and 69 within the Sector Plan
7 boundaries; and

8 WHEREAS, the East Riverdale-Beacon Heights Sector Plan will amend the 2001
9 *Anacostia Trails Heritage Area Management Plan: A Functional Master Plan for Heritage*
10 *Tourism*; the 2008 *Public Safety Facilities Master Plan*; the 2009 *Countywide Master Plan of*
11 *Transportation*; the 2014 *Formula 2040: Functional Master Plan for Parks, Recreation and*
12 *Open Space*; and the 2017 *Countywide Resource Conservation Plan* for the portions of Planning
13 Areas 68 and 69 within the Sector Plan boundaries.

14 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
15 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
16 Regional District in Prince George's County, Maryland, that the 2017 *East Riverdale-Beacon*
17 *Heights Sector Plan*, as adopted by Planning Board and embodied within the resolution adopted
18 on September 14, 2017, PGCPB No. 17-118, as set forth in Attachment A, attached hereto and
19 incorporated as if restated fully herein, be and the same is hereby APPROVED, subject to the
20 following, non-substantive revisions, in accordance with law:

21 **REVISION NUMBER 1:**

22 On Page 6, within "Section 1: A Blueprint for Tomorrow," add a new bullet point within
23 the "Celebrate" portion of the "Overall Goals" section of the adopted sector plan, as follows:
24 "Maintain the character of established single-family neighborhoods in order to ensure continued
25 neighborhood stability and to preserve homeownership."

26 **REVISION NUMBER 2:**

27 On Page 12, within "Section 2: Defining the Context," add a new text box that describes
28 the applicable Aviation Policy Areas and associated relevant regulations applicable thereto.

REVISION NUMBER 3:

On Page 38, within “Section 2: Defining the Context”, add language to the “Public Facilities: Public Schools” section of the adopted sector plan, as follows: “Addition of a new middle school adjacent to the sector plan area.”

REVISION NUMBER 4:

On Page 57, within “Section 2: Defining the Context”, add a new paragraph within the “Opportunities” section, as follows: “Public-private partnerships should assist with financing this infrastructure as redevelopment moves forward.”

REVISION NUMBER 5:

On Page 68, within “Section 3: Elements—Land Use” of the adopted Sector Plan, add a new Land Use Policy, “LU1.6,” as follows:
“Additional townhouses and single-family attached dwellings aligned with Strategy HN 4.1 within Section 3: ‘Elements—Housing and Neighborhoods’ of the adopted sector plan.”

REVISION NUMBER 6:

On Page 68, within “Section 3: Elements—Land Use,” replace verbiage within the text box entitled “Goals,” as follows:

“[Existing single-family neighborhoods that retain their character and are better connected to amenities within Neighborhood Centers.] Retain the character of single-family neighborhoods and strengthen the connection of these neighborhoods to amenities within Neighborhood Centers.”

REVISION NUMBER 7:

On Page 69, within “Section 3: Elements—Land Use” of the adopted plan, amend “Map 22. Future Land Use” to remove 6010 Carters Lane and 6110 Carters Lane within the designated Residential Medium—High land use area of the adopted sector plan. Revise Map 22 to place 6010 Carters Lane and 6110 Carters Lane instead within the designated Residential—Medium land use area of the adopted sector plan.

REVISION NUMBER 8:

On Page 79, within “Section 3: Elements—Land Use,” add the following verbiage to the text box entitled “Goal,” as follows: “, while at the same time preserving the quality of the nearby, established single-family residential neighborhood character”.

REVISION NUMBER 9:

On Page 73, in Table 7 within “Section 3, Elements—Land Use” of the adopted plan, remove the Parcel Assembly Area Nos. 5 and 6 for property consolidation, given that said properties are classified within the R-55 Zone of the County. Revise Map 24 on Page 73 in accordance with removal of Parcel Assembly Area Nos. 5 and 6, in accordance with the approval of the policy revisions stated herein.

REVISION NUMBER 10:

On Page 89, within “Section 3: Economic Prosperity”, add a new strategy, “EP1.5,” as follows:

“Explore opportunities for private sector support to incorporate identified public facilities and needs in the consideration of redevelopment projects within the sector plan area, including the incorporation of sidewalks, parks, schools, community spaces, and new roads for purposes of improving connectivity.”

REVISION NUMBER 11:

On Page 84, within “Section 3: Elements—Land Use,” revise the text of LU16, as follows: “[To p] Preserve affordable housing options [, retain and maintain existing multifamily housing] in this Character Area. See Also Policy HN3.

REVISION NUMBER 12:

Delete Strategy LU16.1 on Page 84, within “Section 3: Elements—Land Use.” Add a new Policy LU18 on Page 84, along with associated strategies for implementation, as follows: “Ensure that the revitalization and redevelopment of the Kenilworth South Character Area protects existing and future residents and businesses from stormwater impacts, while preserving a range of workforce housing, office, and retail options.”

“Strategy LU18.1: Further evaluate the impact of stormwater and flooding outside of the levee system on existing properties and buildings, in order to explore and identify potential solutions.”

“Strategy LU18.2: Conduct a property-by-property analysis of the existing multifamily complexes in this Character Area; identify property-specific renovation, revitalization, and/or redevelopment concepts; and work with property owners and other stakeholders to implement the resultant recommendations.”

REVISION NUMBER 13:

On Page 90, within “Section 3: Elements—Economic Prosperity,” add the “Riverdale Triangle” to Map 26, “Strategic Opportunities,” as a Redevelopment Opportunity site.

REVISION NUMBER 14:

On Page 110, within “Section 3: Elements—Transportation and Mobility,” revise the text of Policy TM10 as follows:

“Implement multiple bicycle, pedestrian, and transit connections to the Purple Line stations, schools, parks, the regional network, and connections between neighborhoods that are safe, are intuitive and easy to use, so as to provide opportunities for users of all skill levels to travel between destinations. Sidewalks and/or trails close gaps in the pedestrian network and provide safe routes to schools, parks, community institutions, and transit access. Prioritize the construction of segments that connect multiple activity points or travel groups and multimodal access to Purple Line transit stations. Create opportunities for pedestrians to easily and safely walk between neighborhoods and to stations, schools, parks, and shopping. Prioritization of proposed projects is recommended in Table 14 and in Section 4 of this sector plan.”

REVISION NUMBER 15:

On Page 121, within “Section 3: Elements—Transportation and Mobility,” revise Map 32 as to Recommended Sidewalk Improvements to include sidewalk improvements listed within Tables 9 and 11 of the adopted sector plan.

REVISION NUMBER 16:

On Page 147, within “Section 3: Elements—Housing and Neighborhoods,” revise the text of Policy HN1, as follows: “Encourage the formation of partnerships with private enterprises, institutions, nonprofits, and/or the Prince George’s County Department of Housing and Community Development to identify and seek funding for housing rehabilitation, lead abatement, energy efficiency and age-in-place retrofits, acquisition/demolition of vacant and substandard housing, and new construction of workforce housing. Support implementation of the Countywide Housing Strategy in the sector plan area, and align neighborhood housing priorities with those identified through the strategic planning process.”

REVISION NUMBER 17:

On Page 147, within “Section 3: Elements—Housing and Neighborhoods,” add a new Strategy HN1.9, as follows: “Following completion of the Countywide Housing Strategy, identify opportunity sites for the construction of new, affordable housing, including units affordable to the workforce, seniors, and families. Key opportunity sites may include, but are not limited to, the following: (1) Former Park Policy Headquarters; (2) Riverdale Plaza; (3) East Pines Shopping Center; and (4) Other sites identified via the strategy planning process.”

REVISION NUMBER 18:

On Page 131, within “Section 3: Elements—Natural Environment,” add a new policy NE3.3, as follows: “Utilize, where appropriate, public-private partnerships to address stormwater management needs within the sector plan area.”

REVISION NUMBER 19:

On Page 156, within “Section 3: Elements—Community Heritage and Culture,” replace the text of Policy CH4 as follows: “Preserve the parkway-like character of the Baltimore-Washington Parkway as an important segment of the Star-Spangled Banner Trail of the National Scenic Byways Program and as included within the Star-Spangled Banner Trail Comprehensive Management Plan.”

REVISION NUMBER 20:

On Page 177, within “Section 3: Elements—Public Facilities,” replace the text of Strategy PF1.3, as follows: “[Relocate] Explore moving the headquarters of the Maryland-National Capital Park and Planning Commission to a more centrally-located and transit-accessible location in the County. (CIP #EC001254)”

REVISION NUMBER 21:

On Page 171, within “Section 3: Elements—Healthy Communities,” add a new Strategy HC2.5, as follows: “Support existing community gardens at the Center for Educational Partnership and explore locations for new community gardens.”

REVISION NUMBER 22:

On Page 184, within “Section 3: Elements—Parks and Recreation,” add a new Strategy PR3.5, as follows: “Maintain Center for Educational Partnership as a community resource which provides space for public and private organizations to provide needed resources, programming, and activity space to the community.”

REVISION NUMBER 23:

On Page 193, within “Section 4: Implementation,” remove the reference to Strategy LU13.1, calling for proposed action steps to “Direct Class A office and large institutional development within this submarket to nearby Regional Transit Districts.” Remove Strategy LU113.1 on page 83 of the adopted sector plan.

REVISION NUMBER 24:

On Page 177, within “Section 3: Elements—Public Facilities,” substitute the text of PF1.2, as follows: “[Amend the 2008 *Approved Public Safety Facilities Master Plan* to relocate the Riverdale Heights Fire/Emergency Medical Services Station, Station 813, to a location MD 201 (Kenilworth Avenue) or MD 410.] Identify a central location for a fire station that support the Riverdale communities with career and volunteer staffing along the MD 201 or MD 410 Corridors of the sector plan area. (CIP #LK571123)”

REVISION NUMBER 25:

On Page 149, within “Section 3: Elements—Housing and Neighborhoods,” add a new bullet point to Strategy HN4.1, as follows: “Additional townhouse and/or single-family attached development aligned with Policy HN4 should also be considered at Carters Lane immediately across the street from Templeton Elementary.”

REVISION NUMBER 26:

Rename the “Beacon Heights Station” within the text of the adopted sector plan as the “Beacon Heights-East Pines Station,” *passim*.

REVISION NUMBER 27:

Rename “Brier Ditch” within the text of the adopted sector plan as “Brier’s Mill Run,” *passim*.

REVISION NUMBER 28:

On Page 131, within “Section 3: Elements—Natural Environment,” remove the final two paragraphs of verbiage within the text box entitled “Development in Floodplains.”

BE IT FURTHER RESOLVED that the staff of the Planning Department is hereby authorized to make certain appropriate textual and graphical revisions to the sector plan, for the purposes of correcting identified errors, reflecting updated information and revisions, and to otherwise incorporate the changes reflected within this Resolution.

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

Adopted this 14th day of November, 2017.

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: _____
Derrick Leon Davis
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council