

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2008 Legislative Session

Resolution No. CR-53-2008
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Olson, Turner and Harrison
Co-Sponsors _____
Date of Introduction May 27, 2008

RESOLUTION

1 A RESOLUTION concerning
2 Preparation of a New Sector Plan and Sectional Map Amendment (SMA) and approval of Goals,
3 Concepts, Guidelines, and Public Participation Program for the Glenn Dale-Seabrook-Lanham
4 and Vicinity (Portion of Planning Area 70).

5 FOR the purpose of initiating an amendment to the 1993 *Approved Glenn Dale-Seabrook-*
6 *Lanham and Vicinity Master Plan* (Planning Area 70) and approving the Goals, Concepts,
7 Guidelines, and Public Participation Program in order to develop a comprehensive approach to
8 implement the recommendations of the 2002 *Prince George's County Approved General Plan*,
9 to ensure that future development is consistent with County policies.

10 WHEREAS, the current Master Plan and Sectional Map Amendment (SMA) for the Glenn
11 Dale-Seabrook-Lanham and Vicinity (Portion of Planning Area 70), was approved in November
12 1993; and

13 WHEREAS, Sections 27-225.01 and 27-641 of the Zoning Ordinance establish procedures
14 whereby the Prince George's County Planning Board may initiate a Master Plan amendment and
15 a concurrent SMA with the approval of the District Council; and

16 WHEREAS, the approved Fiscal Year 2008 Planning Department Work Program requires
17 that a sector plan be prepared for Glenn Dale-Seabrook-Lanham and Vicinity; and

18 WHEREAS, the sector plan area being part of Planning Area 70 is generally comprised of
19 the properties bounded by Good Luck Road, Cipriano Road, and Greenbelt Road (MD 193) to
20 the north; Glenn Dale Boulevard (MD 193), Daisy Lane, Hillmeade Road, Annapolis Road (MD
21 450), and Enterprise Road (MD 193) to the east; John Hanson Highway (US 50) to the south; the

1 Capital Beltway (I-95/I-495) to the west, and also including the Prince George’s Sports Center
2 property located off of Good Luck Road (as shown in Attachment A); and

3 WHEREAS, the Goals, Concepts, Guidelines, and Public Participation Program
4 (Attachment B) establish the purpose, the issues to be addressed during the plan preparation, and
5 methodology for ensuring adequate community involvement in the planning process; and

6 WHEREAS, the Sector Plan will establish policies and strategies to guide the future growth
7 and development of the Glenn Dale-Seabrook-Lanham and Vicinity. The sector plan will
8 evaluate the existing land use and zoning and set development policy and guidelines to provide a
9 mix of uses at an intensity appropriate for the Developing Tier and designated Center and
10 Corridors, as articulated in the 2002 *Prince George’s County Approved General Plan*; and

11 WHEREAS, it is the desire of the District Council to process the Sector Plan and Sectional
12 Map Amendment concurrently, in accordance with Section 27-225.01.05 of the Zoning
13 Ordinance, to shorten the process and provide a strong interrelationship between the Sector Plan
14 and zoning of land as a tool to implement land use recommendations.

15 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George’s
16 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
17 Regional District in Prince George’s County, Maryland, that The Maryland-National Capital
18 Park and Planning Commission is hereby directed to prepare a Sector Plan and a concurrent
19 Sectional Map Amendment (SMA) for the Glenn Dale-Seabrook-Lanham and Vicinity in
20 accordance with the requirements of Parts 3 and 13 of the Zoning Ordinance.

21 BE IT FURTHER RESOLVED that the District Council has considered and hereby
22 approves the Goals, Concepts, Guidelines, and Public Participation Program (Attachment B).

BE IT FURTHER RESOLVED that this Resolution shall take effect upon its adoption.

Adopted this 27th day of May , 2008.

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

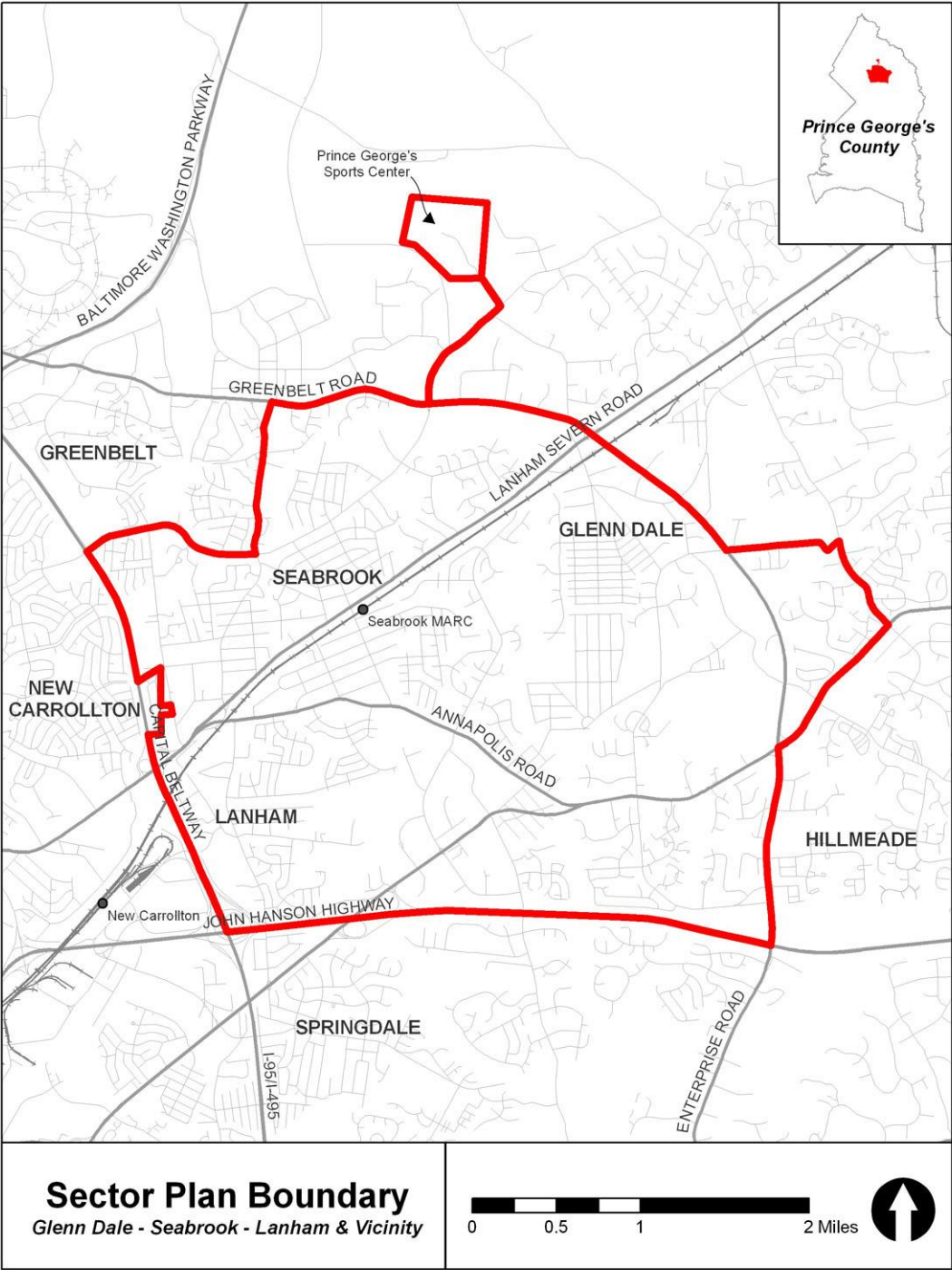
BY: _____
Samuel H. Dean
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

-- Attachment A --

SECTOR PLAN BOUNDARY MAP



-- Attachment B --

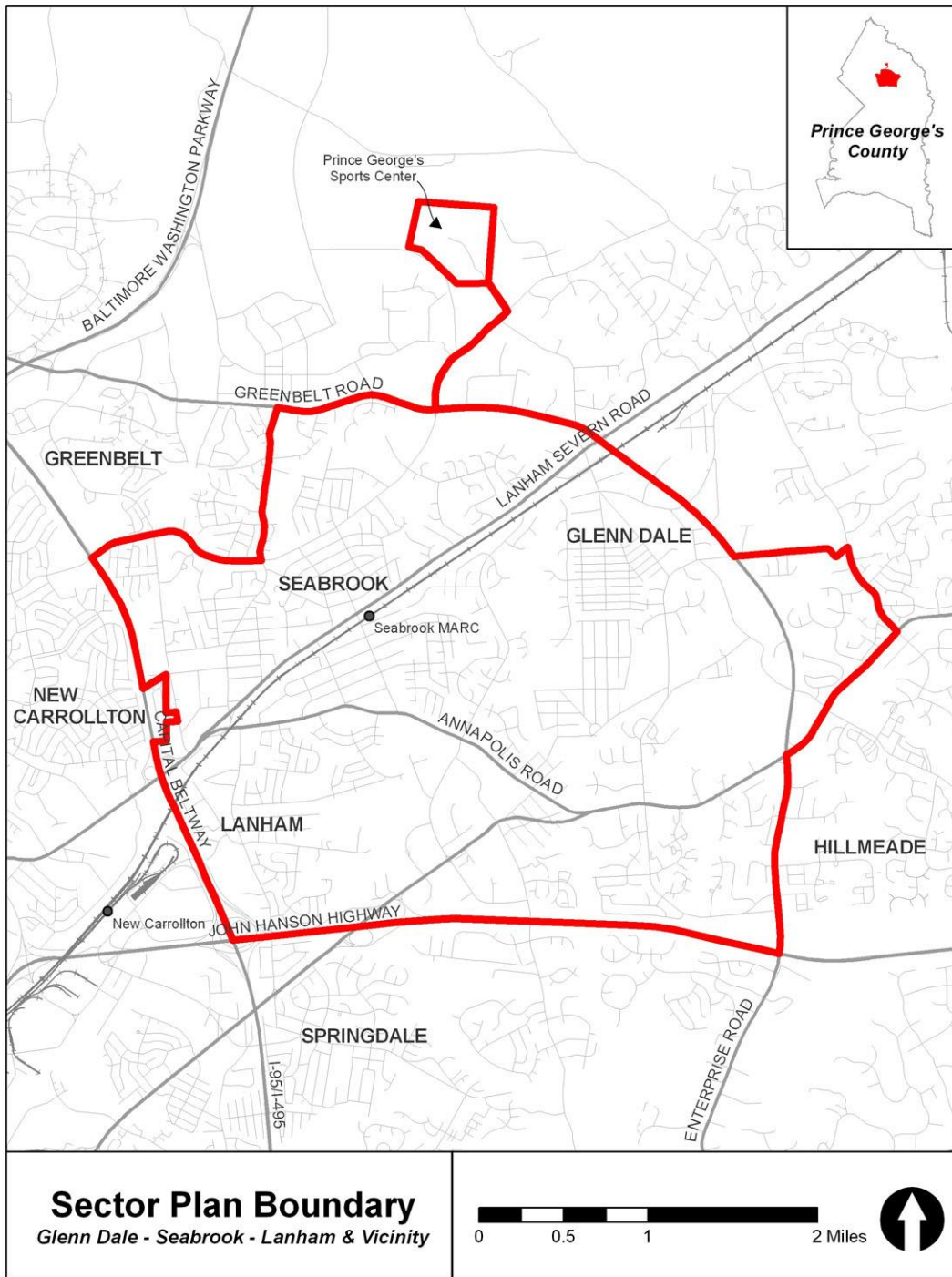
**GOALS, CONCEPTS AND GUIDELINES
AND
PUBLIC PARTICIPATION PROGRAM**

for the

**Glenn Dale-Seabrook-Lanham and Vicinity
Sector Plan and Sectional Map Amendment (SMA)**

May 2008

FIGURE 1: SECTOR PLAN BOUNDARY



INTRODUCTION

The Prince George's County Planning Department of The Maryland-National Capital Park and Planning Commission (M-NCPPC) has been directed by the Prince George's County Council to develop a sector plan and concurrent sectional map amendment (SMA) for portions of Planning Area 70 that include the Glenn Dale, Seabrook and Lanham area. This sector plan will contain policies, objectives and recommendations that will guide future growth and development for the plan area, and the SMA will implement the sector plan recommendations by amending the zoning map. The new sector plan and SMA will amend the 1993 *Approved Master Plan and Sectional Map Amendment for Glenn Dale-Seabrook-Lanham and Vicinity* (Planning Area 70) and implement the recommendations of the 2002 *Prince George's County Approved General Plan*.

The Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan area encompasses approximately 10.9 square miles (or 6,976 acres) of land located in the central portion of Prince George's County, Maryland. The sector plan area is generally bounded by Good Luck Road, Cipriano Road and Greenbelt Road (MD 193) to the north; John Hanson Highway (US 50) to the south; the Capital Beltway (I-95/I-495) to the west; and Glenn Dale Boulevard (MD 193), Daisy Lane, Hillmeade Road, Annapolis Road (MD 450), and Enterprise Road (MD 193) to the east. Additionally, the sector plan boundary includes the Prince George's Sports Center located off of Good Luck Road. (See Figure 1) The sector plan area is largely residential, but also contains a mix of other uses, including several shopping centers, employment areas, and significant open spaces. To the north of the sector plan area is the USDA Agricultural Research Center and NASA Goddard Space Flight Center, and to the east is Bowie. John Hanson Highway and the Capital Beltway separate the sector plan area from communities to the west and south.

The 2002 *Prince George's County Approved General Plan* contains policies and strategies to guide future growth and development. The General Plan designates three policy Tiers, each with unique characteristics and opportunities: the Developed Tier, the Developing Tier, and the Rural Tier. Within the Developed and Developing Tiers, a policy overlay for Centers and Corridors focuses on specific areas where more intense development is encouraged to take advantage of public investments in transportation facilities.

This sector plan area falls entirely within the **Developing Tier**. The goals of the Developing Tier are:

- Maintain low- to moderate-density land uses (except in Centers and Corridors).
- Develop compact, higher-intensity, mixed-uses in Center and Corridors.
- Reinforce existing suburban residential neighborhoods.
- Reinforce planned commercial centers as community focal points.
- Develop compact, planned employment areas.
- Increase utilization of transit.
- Balance the pace of development with the ability of the private sector to provide adequate transportation and public facilities.
- Encourage contiguous expansion of development where public facilities and services can be more efficiently provided.

The General Plan identifies one Center within the sector plan area. The Seabrook MARC Station and its vicinity are designated as a **Community Center**. This designation calls for a concentration of activities, services and land uses that serve the immediate community near these Centers. These typically include a variety of public facilities and services – integrated commercial, office and some residential development – and can include mixed-use and higher-intensity redevelopment in some communities.

Two General Plan designated **Corridors** – Annapolis Road and Greenbelt Road – also exist within the sector plan area. Corridors within the Developing Tier generally contain less intense residential and nonresidential land uses than the Developed Tier Corridors and they provide a mix of uses that are more community-oriented in scope. Such development should occur at designated Corridor nodes and be planned as transit-oriented development.

This document contains the proposed **Goals, Concepts and Guidelines, Public Participation Program, and Schedule** for the Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and SMA. The Goals, Concepts and Guidelines provide a framework for the development of this plan, while the Public Participation Program identifies a diverse array of community outreach strategies to reach all stakeholders. The proposed Schedule lists completion dates for the major project milestones encountered throughout the planning process.

GOALS, CONCEPTS AND GUIDELINES

The Goals, Concepts and Guidelines for the Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan summarize the issues and priorities identified during the preplanning phase of the project. These issues and priorities are derived from input received from community members, General Plan policies related to the sector plan area, other relevant master plans and sector plans, and the input of project staff. The categories of issues correspond to the various elements contained in the General Plan, including: development pattern, environmental infrastructure, green infrastructure, transportation systems, public facilities, housing, economic development, urban design, historic preservation, and implementation. The planning process will examine these categories of issues and other issues identified during the plan preparation stage, and recommend planning and zoning strategies to guide future growth and development.

Development Pattern

Goal: Promote a sustainable pattern of development that encourages economic vitality and the efficient use of existing and proposed public facilities, while enhancing the quality and character of communities and neighborhoods, and protecting environmentally sensitive lands.

Issues:

- What form should future development of the General Plan designated Community Center at the Seabrook MARC Station take?
- How to identify nodes where development should occur along the General Plan designated Corridors of Annapolis Road and Greenbelt Road? What form should development take?
- The Glenn Dale Hospital site is a significant feature within the sector plan area, however it remains vacant and underutilized. What is the desired future use for the site?

- How to balance the need to accommodate additional development and maintain the character of the community?

Environmental Infrastructure

Goal: Preserve, enhance, and restore the natural environment and its ecological functions as the basic component of a sustainable development pattern.

Issues:

- Stormwater management and flooding are issues in some areas. What can be done to manage stormwater and mitigate hazards to citizens and their property?
- How to protect valuable environmental amenities?
- How to minimize impacts of noise on residential uses?

Green Infrastructure

Goal: Preserve, enhance, and restore an interconnected network of significant countywide environmental features that retains ecological functions and maintain or improve water quality and supports the desired development pattern of the General Plan.

Issues:

- How to balance future development pressures in the Developing Tier with the need to maintain an interconnected network of environmental features?
- How to preserve, protect and enhance ground water features and restore lost ecological functions in the sector plan area?

Transportation Systems

Goal: Provide residents and workers with a safe, affordable, and accessible multimodal transportation system that effectively contributes to the timely achievement of county growth, development, community presentation, and revitalization goals.

Issues:

- How will the area's transportation systems interface with the ongoing countywide Master Plan of Transportation?
- How to improve the Capital Beltway/Annapolis Road interchange?
- How to improve access to the Seabrook MARC Station and Corridor nodes along Annapolis Road and Greenbelt Road?
- How can bicycle and pedestrian safety, access and circulation be improved for the area?

Public Facilities

Goal: Provide needed public facilities in locations that efficiently serve the area's population.

Issues:

- Is there a need for a new library facility within the sector plan area?
- Are the schools meeting current needs and will they provide sufficient capacity to accommodate future demand?
- Are the current park and recreation facilities sufficient to meet the needs of existing and future residents of the sector plan area?

Housing

Goal: Enhance the quality and character of residential neighborhoods through the planning and provision of a high-quality mix of residential development that provides a choice of housing types.

Issues:

- How to ensure a diversity of housing types?
- Is there sufficient “lifestyle” or adult community housing options for persons aged 55 and over?
- How to minimize commercial and industrial land use intrusions into existing residential areas?

Economic Development

Goal: Encourage quality economic development at appropriate locations to increase employment opportunities, income, and the tax base within the area.

Issues:

- How to support and improve the Washington Business Park and other employment areas?
- How to attract additional jobs to the sector plan area?

Urban Design

Goal: Use urban design principles to achieve quality development throughout the area.

Issues:

- Considering their shallow depth and other environmental factors, the properties between Lanham-Severn Road and the railroad tracks face significant constraints to development. How can these properties develop cohesively and what uses are most appropriate?
- How to use crime prevention through environmental design (CPTED) to address crime?
- How to emphasize and encourage the design of pedestrian-friendly environments?
- How to create a sense of place and strengthen connections to activity centers and destinations within the sector plan area?

Historic Preservation

Goal: Identify and evaluate all historic resources for designation as historic sites.

Issues:

- How to preserve and maintain historic resources while accommodating future growth and development?

Implementation

Goal: Achieve the community’s vision for this sector plan area.

Issues:

- What are the specific actions necessary to implement the sector plan?
- What are the priorities and phasing plan for development and redevelopment?
- How to achieve intergovernmental cooperation and public participation in implementation of the sector plan?

PUBLIC PARTICIPATION PROGRAM

The Public Participation Program (PPP) for the Glenn Dale-Seabrook-Lanham and Vicinity Sector Plan and SMA is structured to provide access to an open and transparent planning process that is guided by community input. A number of different community outreach strategies will be utilized to ensure that ample opportunities exist for public participation throughout the various stages of the project. The program is intended to facilitate broad public participation by citizens, community organizations, business owners, public agencies, and other stakeholders. It is recognized that a strong community outreach program will provide multiple project benefits, including: a better understanding of the issues and opportunities for the area, buy-in from residents and key stakeholders, community ownership of the plan, and improved opportunities for plan implementation. Therefore, the success of this project lies partially in the project team's ability to effectively communicate information to, and obtain input from the public. Proposed strategies for doing both are presented below.

Communicating Information to the Public

Throughout the planning process, it is necessary to communicate information to the public. This information should serve to educate the public on the planning process, inform them of upcoming events, and provide updates on the progress of the project. Proposed community outreach tools for communicating project information to the public include:

- *Community Organization Meetings:* Project staff will attend identified community organization meetings early in the process to introduce themselves to residents, inform them of the upcoming planning effort, establish a connection with the community, and listen to concerns that are being voiced in their community meetings.
- *Local Newspapers:* Produce news releases/media advisories to provide project updates and announce major project milestones, project meetings, and public hearings.
- *Community Organization Newsletters:* Utilize community newsletters to disseminate information to the public, similar to the approach for local newspapers.
- *Project Website:* The project website will include a project description, study area map, background planning information, project schedule, information on opportunities for public participation, materials presented at public meetings, and project team contact information.
- *Local Library:* The Oyer Memorial Library of The Washington Bible College has accepted copies of previous planning documents that are relevant to this project, allowing members of the community to view reserve copies or check-out documents using their Prince George's County Memorial Library card.
- *Required Public Notification:* Staff will send flyers to all property owners within one-half mile of Planning Area 70 advising them of the preliminary plan and joint public hearing.

Obtaining Information from the Public

Early feedback from members of the community indicates a strong preference for public participation strategies that facilitate meaningful discussion and guarantee community input is reflected in the plan. To achieve this, multiple strategies are required to obtain input from project stakeholders. Their input is essential to identifying and understanding the issues and formulating plan recommendations. Proposed community outreach tools for obtaining information from the public include:

- *Key Stakeholder Interviews:* Interview community leaders, business interests, elected officials, and other key stakeholders to identify areas of concern and the positions of various groups.
- *Community Advisory Group:* The Community Advisory Group (CAG) will represent a diverse cross section of the community, including members of various local community organizations and business interests. This group will meet on a regular basis throughout the planning process to help staff understand issues of community concern and provide guidance on plan formulation and recommendations. This group not only serves to inform staff in our planning efforts, but also to inform residents of their communities on the progress of the project.
- *Youth Advisory Group:* The Youth Advisory Group (YAG) will parallel the CAG, and be lead by members of Duvall High School's Student Government Association. Students from Duvall High School will participate in group discussion and exercises to communicate the youth perspective regarding strengths, issues, and areas of concern in the plan area. Additionally, one member of the YAG will participate in the CAG.
- *Logo/Image Design Competition:* In partnership with the Art Department of Duvall High School, this project will include a competition in which students submit either a logo or image of their own design for consideration as the logo/image that will represent the project to the community.
- *Community Conversations:* Staff will organize several public meetings that focus on key elements (transportation, housing, economic development, urban design), geographic areas (Seabrook MARC, Annapolis Road, Greenbelt Road, Glenn Dale Hospital Site) or demographic groups (senior citizens, youth).
- *Project Website:* The project website will include a forum for community members to respond to questions and post their own comments, as well as a citizen survey.
- *Suggestion Boxes:* Post suggestion boxes at multiple locations throughout the community.

SCHEDULE

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|-----|---|-------------------------|
| 1. | Pre-Planning | January 2008-April 2008 |
| 2. | Planning Board Initiation | May 8, 2008 |
| 3. | District Council Authorization | May 27, 2008 |
| 4. | Prepare Sector Plan/SMA | May 2008-January 2009 |
| 5. | Permission to Print | February 5, 2009 |
| 6. | First Joint Public Hearing | April 28, 2009 |
| 7. | Planning Board Adoption and Endorsement | July 23, 2009 |
| 8. | Plan Transmittal to District Council | August 21, 2009 |
| 9. | District Council Sets Second Public Hearing | September 22, 2009 |
| 10. | Second Joint Public Hearing | November 17, 2009 |
| 11. | District Council Approval | January 20, 2010 |