



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

PGCPB No. 17-83

RESOLUTION

WHEREAS, the *Greater Cheverly Sector Plan* was initiated by the Planning Board on September 10, 2015 and authorized by the District Council on September 29, 2015; and,

WHEREAS, the *Preliminary Greater Cheverly Sector Plan* was granted permission to print by the Planning Board on January 12, 2017; and,

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, in conjunction with the Prince George's County Council, pursuant to Section 27-644 of the Zoning Ordinance of Prince George's County, held a duly advertised public hearing on the *Preliminary Greater Cheverly Sector Plan* on March 28, 2017; and,

WHEREAS, the *Greater Cheverly Sector Plan* will amend the 2014 Prince George's 2035 Approved General Plan by defining the boundaries of the Cheverly Metro Local Transit Center and will replace the 2005 *Approved Sector Plan for the Tuxedo Road/Arbor Street/Cheverly Metro Area* in its entirety and replace the 1994 *Approved Master Plan for Bladensburg, New Carrollton, and Vicinity*, the 2009 *Approved Port Towns Sector Plan*, the 2010 *Approved Subregion 4 Master Plan*, and the 2014 *Approved Landover Metro Area and MD 202 Corridor Sector Plan* for the portions of Planning Areas 69 and 72 within the sector plan boundaries; and,

WHEREAS, the *Greater Cheverly Sector Plan* will amend the 2009 *Approved Countywide Master Plan of Transportation* and *Formula 20-40: Functional Master Plan for Parks, Recreation and Open Space* for the portions of Planning Areas 69 and 72 within the sector plan boundaries; and,

WHEREAS, additional policy guidance for this plan was derived from the 2015 *Kenilworth Avenue and Town of Cheverly Industrial Study*, and County functional master plans, including the 2008 *Approved Public Safety Facilities Master Plan*, 2010 *Water Resources Master Plan*, and 2017 *Approved Resource Master Plan: A Countywide Functional Master Plan*; and,

WHEREAS, this sector plan does not include a concurrent sectional map amendment; accordingly, zoning for properties within the sector remains the same, including the Tuxedo Road/Arbor Street/Cheverly Metro Area Development District Overlay Zone; and,

WHEREAS, the plan area is located in the northern part of Prince George's County, adjacent to the District of Columbia, centering largely around the confluence of US 50 and the Baltimore-Washington Parkway, and includes MD 201 (Kenilworth Avenue) and MD 202 (Landover Road), major arterials through the sector plan area; and,

WHEREAS, the plan area is served by the Metrorail Orange Line at Cheverly and Landover stations and is comprised of the Town of Cheverly and the unincorporated residential communities of Landover Knolls, Newton Village, Oaklyn, Radiant Valley, and Englewood; and,

WHEREAS, the plan area also includes industrial areas that are key employment centers in the County and the Washington, D.C. metropolitan region; and,

WHEREAS, the *Greater Cheverly Sector Plan* provides a new vision to guide future growth and redevelopment at the commercial properties along MD 202 (Landover Road), Tuxedo Road/Arbor Street and 52nd Avenue areas, the industrial areas near the US 50/Baltimore-Washington Parkway/Kenilworth Avenue interchange, east of the District of Columbia, and north of Sheriff Road. Additionally, it will focus on the Redevelopment Authority- and Town of Cheverly-owned properties (The Pointe at Cheverly) at the corner of 57th Avenue and MD 450 (Annapolis Road), the areas around the Cheverly Metro Station, the Prince George's Hospital Center property, and the Fairmont Heights High School site; and

WHEREAS, on June 1, 2017 the Planning Board held a public worksession on the *Preliminary Greater Cheverly Sector Plan* to examine the transcript analysis related to the Joint Public Hearing and all the exhibits received; and

WHEREAS, the Prince George's County Planning Board agrees to amend the *Preliminary Greater Cheverly Sector Plan* in response to staff recommendations and public testimony considered on June 1, 2017 and to adopt the sector plan and transmit the plan with amendments, deletions, and additions from the staff errata presented during the Joint Public Hearing on March 28, 2017 as Exhibit 2 (see Attachment A) and incorporate the recommended staff changes as follows:

Section 1: Elements-Blueprint for Tomorrow

On page 12 - Add the following text to bullet 9: To develop and maintain a multimodal transportation system that facilitates safe and accessible movement of people seamlessly between transit nodes, residential neighborhoods, shopping districts, recreational areas, employment centers and industrial zones. (Transportation and Mobility Element).

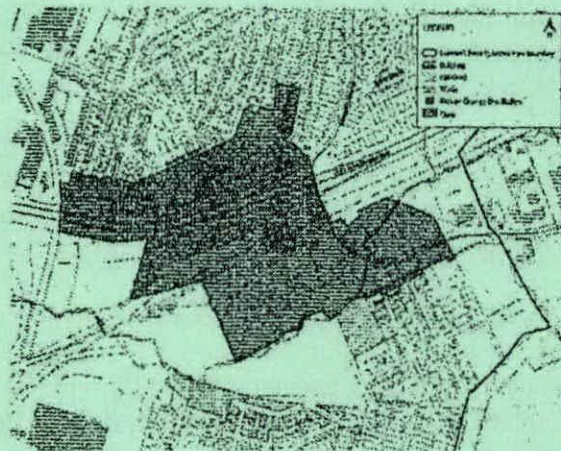
Section 2: Defining the Context

On page 25 - Add the following text the last paragraph: In addition, in light of various housing design improvements that have occurred in recent decades, including: fire/life safety, energy efficiency, structural improvements, and other design improvements, some property owners may elect to redevelop their properties in whole or in part.

Section 3: Elements-Land Use

On page 43 - Revise Policy 2 to read: Amend the Local Transit Center (LTC) boundary [as identified in the 2014 Plan Prince George's 2035 Approved General Plan (Plan 2035)] to focus redevelopment in the core [and edge areas] area around the Cheverly Metro Station and Arbor Street, and to limit development in the floodplain.

On page 43 - Revise Map 9 and change labels to read: Local Town Center Core [and Edge areas] area near the Cheverly Metro Station.



On page 49 - Add policy 10 and the following strategy:

Policy 10: Eliminate split-zoned properties.

Strategy 10.1 Ensure that each parcel is zoned to implement the future land use and development recommendations of this plan. Properties include the following:

- 60th Avenue (Tax ID 2062321): Currently zoned I-1 (light industrial) and R- (One-Family Detached Residential), this parcel should be zoned for single-family residential use.
- 6600 Old Landover Road (Tax ID 0092650): Currently zoned R-55 (One-Family Detached Residential) and C-S-C (Commercial Shopping Center), this parcel should be zoned for commercial use.
- 4601 Annapolis Road (Tax ID 0146241): This property is owned by the M-NCPPC. Currently zoned C-S-C (Commercial Shopping Center) and O-S (Open Space), this parcel should be zoned to support park and recreation uses.

On page 103 - Revise the second sentence to read: However, any new development or redevelopment will respond to the plan's vision and market demand. [will largely be determined by market needs and property owners]

Section 3: Elements-Transportation and Mobility

On page 59 - Add following text to the first paragraph: In particular, the Columbia Park Road bridge, which connects Arbor Street to the Cheverly Metro station over US 50 has insufficient right-of-way to safely accommodate pedestrian and cyclists.

Page 60 - Revise the strategy TM 1.3 to read: Promote improved and expanded bicycle parking for short- and long-term uses at the Cheverly Metro Station [and the], hospital site, Cheverly Town Hall, Cheverly Swim and Racquet Club, and parks.

On page 61 - Add the following strategy to Policy 3: TM 3.8: Collaborate with WMATA, DPW&T, and PGCPB to align student bus routes and stops with local bus routes, and offer free student ridership on public transit during non-peak after school hours.

On page 62 - Revise strategy TM 4.2 bullet for schools

- [High] All area schools

On page 64 - Add sidewalks to Table 1: Existing and Proposed Roadway and Trail Facilities, Multi-Modal Element for Marblewood Avenue and Tuxedo Road.

Section 3: Elements-Natural Environment

On page 67 - Add text to the first sentence, second paragraph to read: Spaces of special importance within the sector plan area include pockets of woodlands at Cheverly Euclid Park, Cheverly Nature Park, and portions of the Baltimore Washington Parkway right-of-way, as well as potential habitat for forest interior dwelling species (FIDS) that can be found in the Euclid Park Woods.

On page 69 - Revise strategy NE 2.4 to read: Protect, preserve, and enhance green infrastructure elements [of local significance], such as headwater streams with their associated buffers and wetlands.

Section 3: Elements-Housing and Neighborhoods

On page 74 - Add the following strategies to Policy 1: HN 1.3 Seek opportunities for the Prince George's County Department of Housing and Community Development to invest in new housing by providing financial incentives for the development of mixed-income housing, starter-homes and rental units.

On page 74 - Add the following strategies to Policy 1: HN 1.4 Implement a density bonus program to increase affordable housing options near the Cheverly Metro station.

Section 3: Elements-Healthy Communities

On page 78 - Add the following strategies to Policy 1: HC 1.7: Encourage DPW&T to subsidize student transit ridership costs in order to limit congestion and mitigate auto and school bus emissions.

On page 79 - Strategy HC 2.4, remove second bullet [The Cheverly parcel on Kilmer Street]

On page 79 - Revise strategy HC 2.5 to read: Promote [the installation and expansion of school community "kitchen gardens" to reinforce health and wellness curricula and augment school lunch programs] a pilot program to install greenhouses on high school property that can be used as "kitchen" gardens to reinforce health initiatives.

On page 79 - Add the following text strategy HC 3.3 to read: Encourage partnerships between County agencies and local medical centers to strengthen community-focused health programming in the sector plan area. Ensure that the health facilities remaining at the hospital site have adequate facilities to support the community.

On page 81 - Add the following strategy to Policy 5: HC 5.6: Develop signed fitness routes throughout the community.

On page 81 - Add the following strategy to Policy 6: HC 6.5 Encourage plans for school modernizations and new construction to include a health impact assessment and provide health and wellness amenities such as co-located wellness centers and walking trails as a part of the development process.

Section 3: Elements-Public Facilities

On page 84 - Revise the last sentence, first paragraph to read: [~~Three~~] Four of these schools are located within the Greater Cheverly Sector Plan boundary – Cooper Lane Elementary, Gladys Spellman Elementary, [~~and~~] Robert Gray Elementary and Fairmont Heights High School.

On page 84 - Revise Policy 1 to read: Ensure the number and mix of schools achieves a system that operates at [100] 80-95% percent [of] capacity [or less] at every school.

On page 84 - Revise strategy PF 1.2 to read: Consider reconfiguring attendance [boundaries] to achieve [100] 80-95% percent capacity [or less] at every school.

On page 84 – Add the following Policy and strategies for Public Schools:

Policy 4: Create a positive public school facility image in each neighborhood and community.

PF 4.1 Facilitate redevelopment and facade improvements to school properties.

PF 4.2 Incorporate streetscaping, parking lot improvements, landscaping, and public art on school properties to improve the area 's visual appeal.

PF 4.3 Develop a façade improvement program that assists local schools with dated building exteriors and improves school aesthetics and residential area attraction.

PF 4.4 Utilize stormwater funding sources to improve the appearance of parking lots and landscaping on school sites.

On page 85 - Delete Strategy [PF 2.1 Consider conducting a school facilities survey of all schools within the sector plan area to identify substandard physical conditions and mitigate adverse impacts on student learning.]

On page 85 - PF 2.2: Remove the following from the list of key renovations [~~Additional classrooms~~].

Section 4: Implementation

On page 129 - Revise Table 4. Transportation Mobility Element to read as follows:

On page 149 – Revise timeframe for strategies CH1.3, CH1.4, CH2.1 and CH2.2 to read: [~~Long~~] Short

Policy	New/ Existing	Project Category	Street	Location / Description	Timeframe		Coordinating Agencies
					Short (1- 5 yrs.)	Mid (5-10 yrs.)	
TM 1.1	New	Pedestrian and Bicyclist	Cheverly to Bladensburg Waterfront Park Trail	<p><u>"Evaluate the potential for a shared use path along Lloyd Street from the Bladensburg Waterfront Park to 52nd Avenue, a shared-use path along 52nd Avenue from Lloyd Street to Kenilworth Avenue, a shared use path along Kenilworth Avenue from 52nd Street to Lydell Road, and a shared use path from Craftsmans Drive to Crest Avenue.</u></p> <p><u>Evaluate the installation of bicycle lanes along Lydell Road from Kenilworth Avenue to Schuster Drive, bicycle lanes along Schuster Drive from Lydell Road to Craftsman Circle, shared lane markings (sharrows) on Crest Avenue from Lockwood Road to 59th Avenue, and shared lane markings (sharrows) on 59th Avenue from Crest Avenue to Arbor Street."</u></p>	Mid		DPW&T, SHA M-NCPPC, Town of Cheverly
TM 1.1	New	Pedestrian and Bicyclist	Old Landover Road	<u>Evaluate the construction of sidewalks from MD 202 to Gramby Street.</u>	Mid		DPW&T
TM 1.1	New	Pedestrian And Bicyclist	Sector Plan Area	<u>Evaluate the construction of sidewalks along all residential streets.</u>	Long		DPW&T, Town of Cheverly
TM 1.2	New	Road	Addison Road	<u>Evaluate the installation of high visibility crosswalks, ADA curb ramps, accessible pedestrian signals, and pedestrian scaled lighting. Evaluate and implement traffic calming elements.</u>	Mid		DPW&T

Policy	New/ Existing	Project Category	Street	Location / Description	Timeframe Short (1- 5 yrs.) Mid (5-10 yrs.) Long (10+ yrs.)	Coordinating Agencies
TM 2.1	New	Road	Cheverly Avenue	<u>Evaluate the installation of high visibility crosswalks, ADA curb ramps, accessible pedestrian signals, and pedestrian scaled lighting. Evaluate and implement traffic calming elements.</u>	Mid	[DPW&T,] Town of Cheverly
TM 1.2	Existing	Road	Cooper Lane	<u>Evaluate the installation of high visibility crosswalks, ADA curb ramps, and accessible pedestrian signals. Study and implement traffic calming elements.</u>	Mid	DPW&T
TM 1.2	New	Road	MD 459 (Arbor Street / Tuxedo Road)	<u>Evaluate the installation of high visibility crosswalks, ADA curb ramps, accessible pedestrian signals, and pedestrian scaled lighting. Evaluate and implement traffic calming elements.</u>	Mid	SHA
TM 1.2	New	Road	MD 769 (52nd Avenue)	<u>Evaluate the installation of high visibility crosswalks, ADA curb ramps, accessible pedestrian signals, and pedestrian scaled lighting. Evaluate and implement traffic calming elements.</u>	Mid	SHA
TM 1.2	New	Road	Old Landover Road	<u>Evaluate the installation of high visibility crosswalks, ADA curb ramps, accessible pedestrian signals, and pedestrian scaled lighting. Evaluate and implement traffic calming elements.</u>	Mid	DPW&T
TM 1.4	New	Pedestrian and Bicyclist	Columbia Park Road Bridge	<u>Evaluate the construction of a pedestrian bridge from Arbor Street to the Cheverly Metrorail Station, parallel to Columbia Park Road, crossing over US 50 and rail tracks.</u>	Long	SHA, WMATA
TM 2.1	New	Pedestrian and Bicyclist	Addison Road	<u>Evaluate the installation of buffered bicycle lanes from Eastern Avenue to North Englewood Drive.</u>	Mid	DPW&T
TM 2.1	New	Pedestrian and Bicyclist	Cooper Lane	<u>Evaluate the installation of bicycle lanes from MD 450 to Old Landover Road.</u>	[Short] Mid	DPW&T

Policy	New/ Existing	Project Category	Street	Location / Description	Timeframe Short (1- 5 yrs.) Mid (5-10 yrs.) Long (10+ yrs.)	Coordinating Agencies
TM 2.1	New	Pedestrian And Bicyclist	MD 202 (Landover Road)	<u>Evaluate construction of</u> protected bicycle lanes and buffered sidewalks from US 50 to the Baltimore Washington Parkway.	Mid	SHA
TM 2.1	New	Pedestrian and Bicyclist	North Englewood Drive	<u>Evaluate the installation of</u> shared Lane markings (sharrows) from Addison Road to Jesse J Warr Recreation Center.	Short	DPW&T
TM.2.2	Existing	Road	Columbia Park Road	<u>Evaluate the installation of</u> high visibility crosswalks, ADA curb ramps, and accessible pedestrian signals. Study and implement traffic calming elements.	Short	DPW&T, SHA
TM 3.3	New	Transit	Sector Plan Area	<u>Evaluate the installation of</u> ADA bus stop improvements, amenities, and bus shelters where feasible.	Mid	DPW&T, SHA WMATA
TM 4.2	New	Pedestrian and Bicyclist	Sector Plan Area	<u>Evaluate the installation of</u> wayfinding signage to create pedestrian and bicycle routes leading to Bladensburg Waterfront Park, Landover Hills Park, Landover Road shopping areas, and Metrorail Stations.	Short	DPW&T, M-NCPPC, SHA, WMATA
TM 5.1	New	Road	MD 202 (Landover Road)	<u>Evaluate the installation of</u> high visibility crosswalks, ADA curb ramps, accessible pedestrian signals, and pedestrian scaled lighting.	Short	SHA

Miscellaneous

Revise maps, text, road names, locations, and links to provide accurate, up-to-date information.

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 *Greater Cheverly Sector Plan*, incorporating therein amendments, deletions, and additions in response to the public hearing record; and

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 *Greater Cheverly Sector Plan*, amending the 2014 Prince George's 2035 Approved General Plan by defining the boundaries of the Cheverly Metro Local Transit Center; replacing the 2005 *Approved Sector Plan for the Tuxedo*

Road/Arbor Street/Cheverly Metro Area in its entirety and replacing the 1994 *Approved Master Plan for Bladensburg, New Carrollton, and Vicinity*, the 2009 *Approved Port Towns Sector Plan*, 2010 *Approved Subregion 4 Master Plan*, and the 2014 *Landover Road and MD 202 Corridor Approved Sector Plan*; and amending the 2009 *Approved Countywide Master Plan of Transportation and Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* for the portions of Planning Areas 69 and 72 within the sector plan boundaries; and,

BE IT FURTHER RESOLVED that the adopted sector plan comprises the *Preliminary Greater Cheverly Sector Plan* text as amended by this resolution; and

BE IT FURTHER RESOLVED that in accordance with Section 27-645(c)(2) of the Zoning Ordinance of Prince George's County, the adopted plan, consisting of this resolution to be used in conjunction with the *Preliminary Greater Cheverly Sector Plan*, shall be transmitted to the County Executive and each municipality whose territorial boundaries are in and within one-half mile of the sector plan area; 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 approval 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.

This is to certify that the foregoing is a true and correct copy of a resolution, as revised, adopted 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 Bailey, with Commissioners Geraldo, Bailey, Hewlett and Doerner voting in favor of the motion, and with Commissioner Washington absent, at its regular meeting held on Thursday, June 22, 2017.

Adopted by the Prince George's County Planning Board this 22nd day of June 2017.

Patricia Colihan Barney
Executive Director

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPAC Legal Department
Date 6/22/17

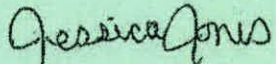

By Jessica Jones
Planning Board Administrator

EXHIBIT 2: JOINT PUBLIC HEARING
Preliminary Greater Cheverly Sector Plan
Errata Sheet
March 28, 2017

Correction No.	Correction:	Page No.
1	Revise text to reflect Derrick L. Davis, District Six, Council Chair and Dannielle M. Glaros, District Three, Council Vice Chair.	v
2	Map 1 is the Greater Cheverly Sector Plan Boundary. Revise all numbers of maps as needed to reflect change.	vii
3	Divide list to separate Tables from Implementation Matrices and relist accordingly.	vii
4	The 2009 Smart and Sustainable Growth Act should be bold with spacing consistent with similar headers.	8
5	Adjust Town of Cheverly neighborhood boundary to match municipal boundary.	25
6	Add reference citations.	26
7	"... ADA-accessible landing pads."	28
8	Add subheading: Police Department	31
9	Add text: "Police District III serves the areas south of US 50, and is located at 7600 Barlowe Road, which is also the Prince George's County Police Headquarters. District III borders the District of Columbia to the northwest and southwest."	31
10	Add subheading: Fire Department	32
11	Revise text: " the jointly-owned property" to "properties owned by"	36
12	Add key street names to map to improve clarity and legibility.	43
13	Revise Text: "LU 5.1 Consider rezoning properties located in the 1% Annual Chance (100-year) Floodplain (see Map 3: Floodplain) in order to limit further development and maintain the primary use of the land for the preservation and protection of significant environmental features and functions."	45
14	Revise text: "LU 5.3 Ensure any new development is designed to be compatible with ecological preservation and protection efforts."	45
15	Adjust Proposed Industrial Business District area to remove residential properties.	50

16	Revise text: "EP 1.4 Support ongoing coordination between businesses, residents, and public agencies regarding issues relating to streetscaping, capital, and public space improvements."	52
17	Revise caption: "Vigilante Coffee in Hyattsville is located in a building formerly used for auto servicing."	57
18	Revise text: "... integrate active transportation improvements which meet Americans with Disabilities Act (ADA) standards into the street design."	60
19	Revise Table Title. Existing and Proposed Roadway and Trail Facilities	64
20	Revise and add correction "candidate" to the legend.	66
21	Revise text: "The Maryland Department of Natural Resources (DNR) has determined that it contains potential habitat for forest interior dwelling species."	67
22	Revise text: "The Maryland Department of Natural Resources (DNR) has determined that it contains potential habitat for forest interior dwelling species."	67
23	Add citation reference and link.	69
24	Revise text: "Records show that the sector plan area's forest and tree canopy coverage has..."	69
25	Adjust Town of Cheverly neighborhood boundary to match municipal boundary and adjust legend to reflect municipality vs. neighborhood	72
26	Revise text: "HN 2.1 Encourage and support the designation of a County and/or National Register Historic District for the Town of Cheverly to encourage the preservation of its distinctive character."	74
27	Revise caption: "Neighborhood pedestrian-scale lighting increases security and safety."	75
28	Revise caption: "... ensuring that new residential..."	81
29	Revise caption: "Cheverly's neighborhood book-sharing kiosk..."	86
30	Revise text: "Policy 7: Provide community-based policing in order to address localized public safety concerns within Police Districts I and III."	87
31	Revise caption: "Historic District designation can preserve Cheverly's important architectural heritage and historic fabric."	92

32	Revise text: "CH 1.1 Nominate the historic core of Cheverly to the National Register of Historic Places to achieve recognition of its historic significance, enabling state and federal tax incentives for the preservation and rehabilitation of contributing properties."	92
33	Revise text: "CH 1.2 Consider designation of the historic core of Cheverly as a Prince George's County Historic District to ensure preservation of its historic fabric and character, and enable local funding incentives for preservation and rehabilitation of contributing properties."	92
34	Revise caption: "The Edwin Ball House is an example of a Modern Movement dwelling."	93
35	Revise caption: "Expanding public understanding of historic resources - such as the Mt. Hope Slave Quarter Ruin - supports preservation."	93
36	Revise text: "Identify and pursue economically viable opportunities to reuse the school structure to avoid potential blight and vandalism resulting from its potential vacancy."	94
37	Revise text: "CH 4.3 Identify and pursue economically viable opportunities to reuse the school structure to avoid potential blight and vandalism resulting from vacancy."	94
38	Revise caption: "Interpretive signage connects areas historic assets to broader wayfinding and placemaking initiatives."	97
39	Revise text: "CH 6.2 Link historic resources and assets with the County's trails and sidewalk system, where appropriate."	97
40	Add symbol to show location of the "Pointe" property	98
41	Revise text: "... and the strengthening of the sector plan area's distinct neighborhoods and placemaking efforts."	99
42	Revise caption: "...on the existing parking lot."	101
43	Revise text: "...contribute to walkable development along the MD 202 corridor, and improve access to the hospital site."	103
44	Revise text: "... The new entrance to the hospital site branches off Cheverly Avenue."	103

45	Revise text: "Scenario 3: Redevelop and create a public space on MD 202 (Landover Road) with a new entrance to the Prince George's Hospital Center site. This scenario includes approximately 40,000 square feet of retail along both MD 202 and Cheverly Avenue, as well as a large plaza. The new entrance to the hospital site branches off Cheverly Avenue."	103
46	Revise text: "UD 5.2 Encourage and facilitate undergrounding of utilities in conjunction with roadway improvement or redevelopment projects to create a more attractive environment."	104
47	Revise text: "Encourage pedestrian-scale, mixed-use development to include multifamily housing and retail at the corner of Belleview Avenue and Arbor Street."	104
48	Revise text: "Primarily Mixed-Use. In this scenario, vacated buildings will be demolished and replaced with a variety of medium-density housing types, including duplexes, townhouses, and multifamily residential buildings. Approximately 870 multifamily residential units, 80 duplexes and townhouses, and 5,000-10,000 square feet of retail can be developed as part of this concept."	107
49	Revise text: "Primarily Mixed-Use with a Senior Living Facility. In this scenario, the hospital tower is adaptively reused as a 100-room hotel and the remaining vacated buildings are redeveloped for mixed-use development and facilities for a continuing-care retirement community. Approximately 150 continuing-care units, 520 multifamily residential units, 92 duplexes and townhouses, and 10,000 square feet of retail can be developed as part of the concept. This proposal includes roadway connections into Cheverly via Lockwood Road and Inwood Street, with a pedestrian connection onto Jason Street."	109
50	Revise text in the second paragraph " Plan" to "The plan"	114
51	Revise text: "LU 5.1 Consider rezoning properties located in the 1% Annual Chance (100-year) Floodplain (see Map 3: Floodplain) in order to limit further development and maintain the primary use of the land for the preservation and protection of significant environmental features and functions."	118
52	Revise text to be consistent " Landover Road (MD 202)" to "MD 202 (Landover Road)"	119

53	Revise text: "EP 1.4 Support ongoing coordination between businesses, residents, and public agencies regarding issues relating to streetscaping, capital, and public space improvements."	122
54	Revise text "Hoyer Elementary School" to "Judith P. Hoyer Early Childhood Center"	123
55	Add bullets to list.	148
56	Revise text: "CH 1.1 Nominate the historic core of Cheverly to the National Register of Historic Places to achieve recognition of its historic significance, enabling state and federal tax incentives for the preservation and rehabilitation of contributing properties."	149
57	Revise text: "CH 1.2 Consider designation of the historic core of Cheverly as a Prince George's County Historic District to ensure preservation of its historic fabric and character, and enable local funding incentives for preservation and rehabilitation of contributing properties."	149
58	Revise text: "CH 4.3 Identify and pursue economically viable opportunities to reuse the school structure to avoid potential blight and vandalism resulting from vacancy."	150
59	Revise text: "CH 6.2 Link historic resources and assets with the County's trails and sidewalk system, where appropriate."	151
60	Replace column heading to read: "Coordinating Partners"	116-155
61	Add Technical and Administrative Assistance Member * Tiaa B. Rutherford, Management Analyst II, Department of Parks and Recreation	Acknowledgements