



CENTRAL AVENUE – BLUE/SILVER LINE SECTOR PLAN AND SECTIONAL MAP AMENDMENT

Project Manager:

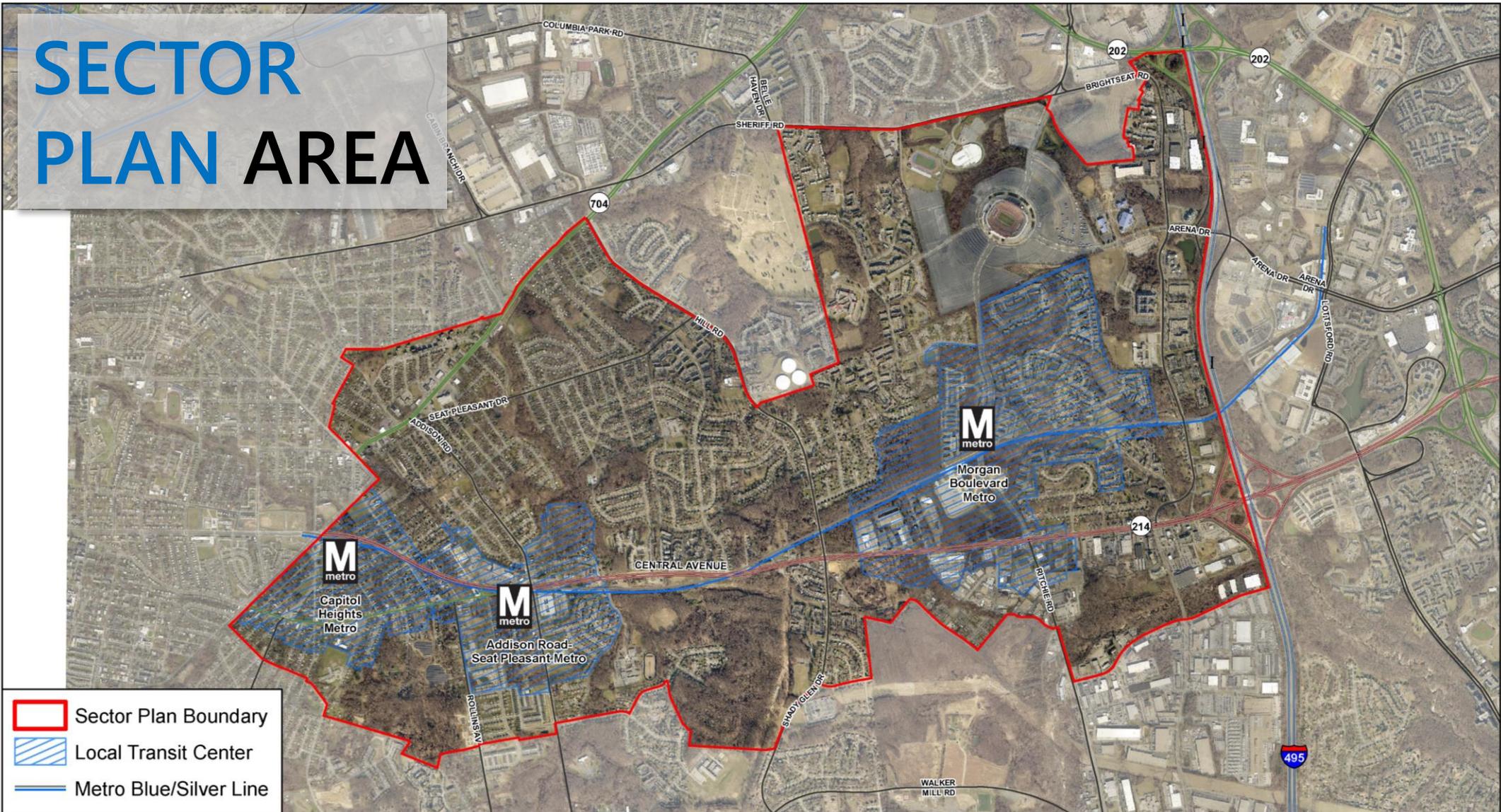
Bill Skibinski

Planner III

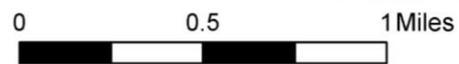
Long-Range Planning Section

Agenda Item #:
DC Date: 5/30/2023

SECTOR PLAN AREA



-  Sector Plan Boundary
-  Local Transit Center
-  Metro Blue/Silver Line



The Maryland-National Capital Park and Planning Commission

Central Avenue-Blue/Silver Line Sector Plan and Sectional Map Amendment (Preliminary Project Boundary)



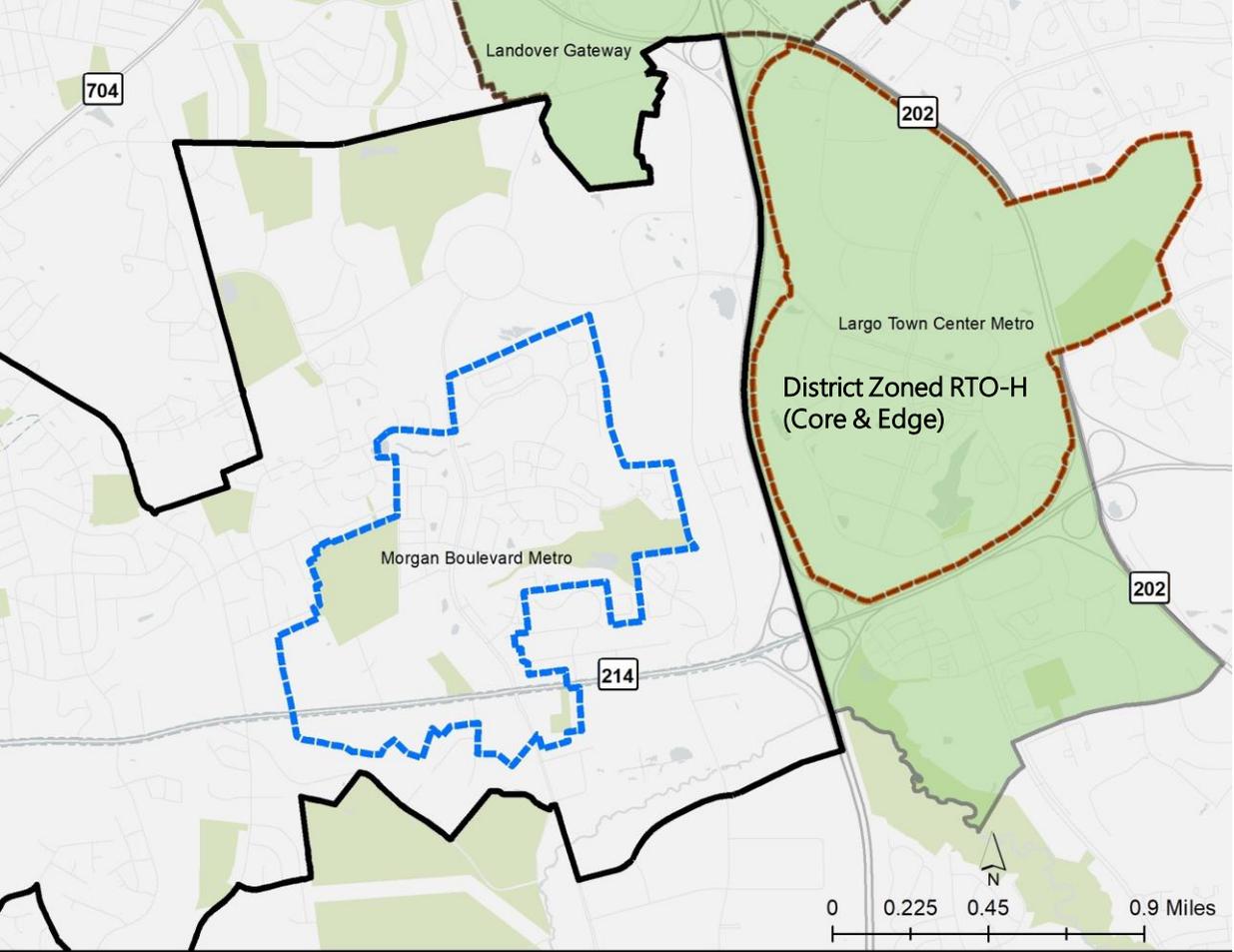
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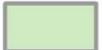
Date Created: 3/8/2023

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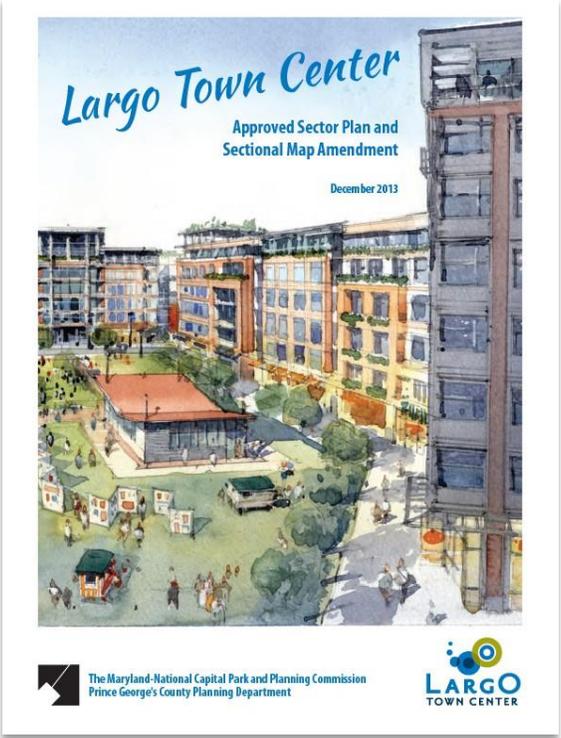


LARGO TOWN CENTER (Downtown Largo)



-  Central Avenue - Blue/Silver Line Sector Plan
-  Active Sector Plan
-  Local Transit Center
-  Regional Transit District
-  Town Center

-  2013 *Approved Largo Town Center Sector Plan and Sectional Map Amendment*
-  Rezoning is not needed to implement the Largo Town Center Sector Plan
-  Central Avenue – Blue/Silver Line Sector Plan and SMA will complement Largo’s plan



PROJECT OBJECTIVE & GOALS



Produce a Draft Sector Plan through an inclusive participation process by August 2024



- Identify and analyze existing conditions
- Develop goals and a unifying vision in collaboration with the community
- Provide policies and strategies
- Advance Plan 2035
- Provide rezoning recommendations where appropriate

KEY QUESTIONS

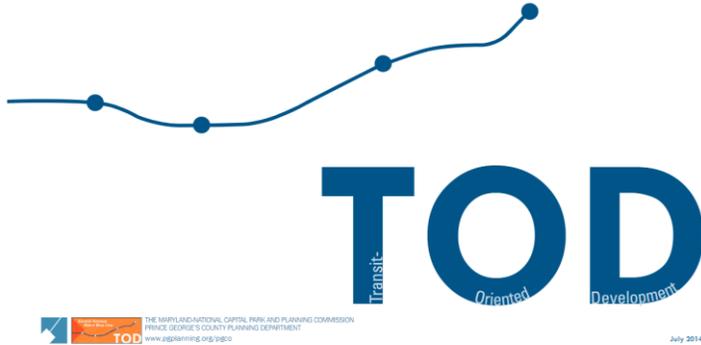


- What are the feasible and complementary opportunities to transit-oriented development at the area's Local Centers?
- How does Prince George's County and partner agencies improve transportation safety and connectivity, and identify targeted opportunities to enhance accessibility to non-automotive travel modes?
- What strategies can be implemented to address the need for healthy food access, placemaking, and targeted revitalization within the sector plan area?
- How can the plan encourage market rate housing while implementing policies that support affordable housing that can also support aging in place?
- How can development occur in the plan area to support safe multi-modal transportation, while preserving the area's parks and open space?
- How does the community envision the future use of the FedExField property?
- What are the appropriate recommendations for the rezoning of properties within the sector plan boundary?

COMMUNITY ENGAGEMENT



Subregion 4 (Central Avenue-Metro Blue Line Corridor) Transit-Oriented Development Implementation Project
Market and Transit-Oriented Development Potential, Priorities, and Strategies Study
PART II: Market and TOD Potential



- Recognize and build off the wealth of knowledge from prior plans, studies, and community input efforts.
- Collaborate with public/private agency staff and a consultant to implement the Public Participation Program.
 - Transparent and inclusive
 - Meet people where they are
 - Build trust in the community
 - Engage the Spanish-speaking community
 - Build interactive, accessible, and safe input mechanisms
 - On-going and open communication
- Inform, Consult, Involve, Collaborate, and Empower



PROJECT SCHEDULE SUMMARY



April 2023 – September 2025



NEXT STEPS



- Planning Board Approval
 - Planning Board transmittal of the
- Goals, Concepts, Guidelines and Public Participation Program
- District Council Initiation
 - Council approval of the Goals,
- Concepts, Guidelines and Public Participation Program



QUESTIONS?



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