

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL
2014 Legislative Session

Resolution No. CR-9-2014
Proposed by The Chairman (by request – Planning Board)
Introduced by Council Members Toles, Franklin and Patterson
Co-Sponsors _____
Date of Introduction February 25, 2014

RESOLUTION

1 A RESOLUTION concerning

2 The Southern Green Line Station Area Sector Plan

3 For the purpose of approving, with revisions, as an Act of the County Council of Prince George's
4 County, sitting as the District Council for that part of the Maryland-Washington Regional
5 District in Prince George's County, the Southern Green Line Station Area Sector Plan, thereby
6 defining long-range land use and development policies for the land area that follows and
7 surrounds the alignment of the southern portion of the Metrorail Green Line in Prince George's
8 County and that is generally bound by Southern Avenue as a western boundary; Suitland Road
9 and the boundary of the Suitland M-U-TC as a northern and eastern boundary; Interstate 495
10 (Capital Beltway) and Branch Avenue, including properties fronting on the south side of Branch
11 Avenue from St. Barnabas Road to Curtis Drive, and continuing along 28th Parkway, Oxon Run
12 Drive, 23rd Parkway, Chatwick Street to the north side of Barnaby Run stream, and Wheeler
13 Road as the southern boundary.

14 WHEREAS, on March 20, 2012, the County Council of Prince George's County,
15 Maryland, sitting as the District Council, adopted CR-10-2012, thereby initiating preparation of a
16 new sector plan and sectional map amendment for the four (4) metro stations along the Metro
17 Green Line and adjacent communities in southern Prince George's County to implement and/or
18 update the recommendations of the *Master Plan and Sectional Map Amendment for the Heights*
19 *and Vicinity* (Planning Area 76A) (2000); *Suitland Mixed-Use Town Center Development Plan*
20 *(2006)*; *Branch Avenue Corridor Sector Plan and Sectional Map Amendment* (2008); and the
21 *Subregion 4 Master Plan and Sectional Map Amendment* (2010) to ensure that future

1 development is consistent with County policies; and

2 WHEREAS, the District Council, by way of CR-10-2012, also endorsed the Goals,
3 Concepts, Guidelines and Public Participation Program and established the Plan boundaries as
4 recommended by the Planning Board for the Southern Green Line Station Area Sector Plan and
5 SMA pursuant to Sections 27-641 and 27-643 of the Zoning Ordinance; and

6 WHEREAS, as part of the Public Participation Program, Planning staff held numerous
7 community work sessions and informational meetings, with a broad spectrum of stakeholders,
8 including community leaders and residents, business and property owners, non-profit
9 organizations, developers, as well as other municipal, county, state, and regional agencies; and

10 WHEREAS, as part of the Public Participation Program, Planning staff held numerous
11 community work sessions and informational meetings, with a broad spectrum of stakeholders,
12 including community leaders and residents, business and property owners, non-profit
13 organizations, developers, as well as other municipal, county, state, and regional agencies; and

14 WHEREAS, on May 9, 2013, the Planning Board granted permission to print the
15 Preliminary Southern Green Line Station Area Sector Plan and Proposed Sectional Map
16 Amendment; and

17 WHEREAS, the District Council and the Planning Board held a duly-advertised joint public
18 hearing on the Preliminary Southern Green Line Station Area Sector Plan and Proposed
19 Sectional Map Amendment on July 2, 2013; and

20 WHEREAS, pursuant to Section 27-645(b) of the Zoning Ordinance, the County Executive
21 and the District Council reviewed the public facilities element of the Preliminary Southern Green
22 Line Station Area Sector Plan and Proposed Sectional Map Amendment in order to identify
23 inconsistencies between the proposed public facilities recommended within the preliminary
24 sector plan and proposed sectional map amendment and existing County or State public facilities,
25 as embodied in CR-77-2013; and

26 WHEREAS, on September 12, 2013, the Planning Board held a public work session to
27 consider the digest of testimony compiled from comments received in the July 2013 joint public
28 hearing record and staff recommendations thereon; and

29 WHEREAS, on September 26, 2013, the Planning Board, in response to the public hearing
30 testimony, adopted the Sector Plan in Prince George's County Planning Board Resolution
31

1 PGCPB No. 13-98, and transmitted the Sectional Map Amendment to the District Council on
2 October 1, 2013; and

3 WHEREAS, on October 15, 2013, the District Council held a work session to consider the
4 record o public hearing testimony and the Planning Board’s recommendations embodied in
5 PGCPB No. 13-98 and, after discussion, directed staff a to prepare a resolution proposing
6 amendments to the adopted sector plan and sectional map amendment, and that a second joint
7 public hearing be held to seek public testimony on the proposed amendments; and

8 WHEREAS, on January 14, 2014, the District Council and the Planning Board held a
9 second joint public hearing to collect public testimony on the proposed amendments to the
10 adopted sector plan and sectional map amendment; and

11 WHEREAS, on February 6, 2014, the Planning Board held an additional public work
12 session to review the digest of testimony compiled from comments received in the January 14,
13 2014, joint public hearing record and provided comments to the District Council pursuant to
14 Sections 27-226 and 27-646 of the Zoning Ordinance; and

15 WHEREAS, on February 18 and February 25, 2014, the District Council held work
16 sessions to consider the record of public hearing testimony and the Planning Board’s
17 recommendations embodied in PGCPB No. 13-98, as well as comments within its letter to the
18 Council dated February 6, 2014, and, after discussion, directed Technical Staff to prepare a
19 Resolution of Approval for the Southern Green Line Station Area Sectional Map Amendment
20 and incorporating certain revisions; and

21 WHEREAS, upon approval this Sector Plan will update the recommendations of the *Master Plan*
22 *and Sectional Map Amendment for the Heights and Vicinity* (Planning Area 76A) (2000);
23 *Suitland Mixed-Use Town Center Development Plan* (2006); *Branch Avenue Corridor Sector*
24 *Plan and Sectional Map Amendment* (2008); and the *Subregion 4 Master Plan and Sectional*
25 *Map Amendment* (2010) to ensure that future development is consistent with County policies.

26 NOW, THEREFORE, BE IT RESOLVED by the County Council of Prince George's
27 County, Maryland, sitting as the District Council for that part of the Maryland-Washington
28 Regional District in Prince George's County, Maryland, that the Southern Green Line Station
29

1 Area Sector Plan as adopted on October 1, 2013, by the Planning Board in Resolution PGCPB
2 No. 13-98, be and the same is hereby approved, with the following revisions:

REVISION ONE:

Revise the text of the ‘Roadway / Access Consolidation at Silver Hill Road and Navy Day Drive’ subsection within the “Major Transportation System Projects” section on Page 50 of Chapter 2: Project Area, as follows:

“This project would consolidate the three closely spaced intersections on the south side of Silver Hill Road at Pearl Drive, Navy Day Drive, and Randall Road into one signalized intersection. [This would involve re-routing Pearl Drive to intersect Navy Day Drive to the south of Silver Hill Road]. Randall Road would be terminated as a cul-de-sac south of Silver Hill Road or at the southern edge of a parking lot on the back side of a reconfigured retail area along the south side of Silver Hill Road. This project will remove redundant roadway facilities, better manage turning movements, and open up redevelopment opportunities near the Metro station.”

REVISION TWO:

Revise the second paragraph within ‘Paragraph F - Navy Day Corners’ on Page 104 of Chapter 4 - Suitland Metro Station as follows:

“The intersection of Navy Day Drive and Silver Hill road is a main entrance to the Metro station and also a pedestrian route onto the federal campus. A ready-made opportunity for immediate implementation is the construction of a new casual restaurant [with sports bar] or coffee shop, delicatessen, and/or open fresh food market next to the WMATA garage at the Navy Day Drive entrance to the station. This building is located only 200 yards from the front entrance to the Census Bureau where 6,000 employees work every day.”

REVISION THREE:

Delete the third, fourth, and fifth paragraphs of the ‘Streets and Blocks’ subsection and the associated illustration within the “Urban Design” section on Page 106 of Chapter 4: Suitland Metro Station. Insert the following text on Page 106 in lieu thereof:

“While the efficient circulation of traffic is a priority for future development, the importance of citizens’ quality of life and protection of the established residential communities around the Suitland Federal campus and Metro Station cannot be overstated. Rather than perpetuating an obsolete, car-dependent paradigm of transportation, future development projects should involve coordination with public-private partnerships to

ensure a development pattern at the street and block level that emphasizes adequate pedestrian and bikeway facilities, including the installation of walkways and / or sidewalks, adequate street lighting and furniture, and reflective pedestrian crosswalks and bike lanes and signage to encourage a safe, health-based model that is environmentally sustainable. Further, consideration should be given during implementation to develop transportation facilities consistent with the upcoming transportation study planned for FY 2015 in collaboration with SHA, WMATA, M-NCPPC, DPW&T and local government officials.”

REVISION FOUR:

Add the following text within the ‘Urban Parks and Trails’ subsection within the “Urban Design” section on Page 106 of Chapter 4: Suitland Metro Station as follows:

“Conservation and preservation of existing green space, including forests, specimen trees, and established tree canopy between the established residential communities and Swann Road is essential to maintaining the character of the communities surrounding the Suitland federal campus.”

REVISION FIVE:

Delete the last sentence of the second paragraph in the ‘Boulevards and Streetscapes’ subsection within the “Urban Design” section on Page 107 of Chapter 4: Suitland Metro Station. Delete Recommendations 2, 4, and 5 entirely within the ‘Boulevards and Streetscapes’ subsection on Page 107 of the “Urban Design” Section within Chapter 4: Suitland Metro Station. Delete the first sentence of Recommendation 3 within the ‘Boulevards and Streetscapes’ subsection on Page 107 of the “Urban Design” Section within Chapter 4: Suitland Metro Station. Renumber the remaining text of the ‘Boulevards and Streetscapes’ subsection within the “Urban Design” section on Page 107 of Chapter 4: Suitland Metro Station.

REVISION SIX:

Delete the last sentence of the ‘Commercial Shopping Center and Retail Nodes’ subsection of the “Future Land Use Plan” section on Page 108 of Chapter 4: Suitland Metro Station. Delete the third bullet of the ‘Residential’ subsection of the “Future Land Use Plan” section on Page 108 of Chapter 4: Suitland Metro Station.

REVISION SEVEN:

Delete the subsection ‘Navy Day Drive Roadway Consolidation’ and all associated text within the “Multi-modal Mobility Plan” section on Page 112 of Chapter 4: Suitland Metro Station.

1 BE IT FURTHER RESOLVED that the planning staff is authorized to make appropriate
2 textual and graphical revisions to the sector plan to correct identified errors, reflect updated
3 information and revisions, and otherwise incorporate the change reflected in this Resolution.

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

Adopted this 25th day of February, 2014.

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: _____
Mel Franklin
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council