

The Maryland-National Capital Park and Planning Commission (M-NCPPC)

Greenbelt Metro Area and MD 193 Corridor Sector Plan

www.pgplanning.org/greenbelt.htm

¿NECESITA INFORMACIÓN?

Por favor vea la página 4.

INSIDE THIS ISSUE

Planning Lingo	2
Get Involved!	3
Youth Program	3
FAQs	3
Resource Corner	4

UPCOMING EVENTS

Info Booth at Beltway Plaza

August 19, 2011
Giant at Beltway Plaza
10:00 a.m.–2:00 p.m.

Info Booth at Labor Day Festival

September 3, 2011
Roosevelt Center
10:30 a.m.–4:00 p.m.

Info Booth at Farmers Market

September 18, 2011
Franklin Park at Greenbelt Station
10:00 a.m.–1:00 p.m.

Community Workshop 3

September 22, 2011
Greenbelt Middle School
8950 Edmonston Road
Greenbelt, MD
6:30–9:00 p.m.

Community Workshop 4

October 13, 2011
Greenbelt Middle School
8950 Edmonston Road
Greenbelt, MD
6:30–9:00 p.m.

STAY TUNED FOR MORE EVENTS!

PLANNING PROJECT LAUNCHES IN MAY

A new planning project—the **Greenbelt Metro Area and MD 193 Corridor Sector Plan and Sectional Map Amendment (SMA)** has kicked off in your community!

The Prince George's County Planning Department of The Maryland-National Capital Park and Planning Commission (M-NCPPC), working closely with the Greenbelt Planning Department, is guiding a team effort involving you, your neighbors, local business and property owners, and municipal leaders in Greenbelt, Berwyn Heights, and College Park.

Why Plan Now?

Completed over a decade ago, the previous sector plan for the Greenbelt Metro Area was published

prior to the 2002 *Prince George's County Approved General Plan* and a series of important functional master plans, including the 2005 *Approved Countywide Green Infrastructure Plan* and the 2009 *Approved Countywide Master Plan of Transportation*. Other portions of the sector plan area were last planned and zoned in 1989 and 1990.

The age and timing of the prevailing plans for the

area, however, are not the only reasons the **Greenbelt Metro Area and MD 193 Corridor Sector Plan** is timely. The county's increased emphasis on TOD, "complete streets" (see the Planning Lingo sidebar), and revitalization of office and non-residential development make this sector plan relevant to and important for the future growth and development of Greenbelt and Berwyn Heights.



The sector plan provides an opportunity to make Greenbelt Road safer for pedestrians, cyclists, and drivers.

CONTINUED ON PAGE 2

SAFETY, NEIGHBORHOOD PRESERVATION, AND SUSTAINABILITY EMERGE AS COMMON THEMES

Starting with our information-gathering meeting on March 2 and followed by our first two community workshops on June 14 and July 21, participants have begun to identify a series of important themes—improving pedestrian safety and



Residents join Council Chair Ingrid Turner and Bridget Warren, of Council Member Mary Lehman's office, to raise sector-wide concerns.

connectivity, creating destinations, preserving stable residential neighborhoods, revitalizing and re-imagining existing shopping centers, improving transit service, and enhancing the natural environment.

CONTINUED ON PAGE 4

PLANNING EFFORT LAUNCHES (CONTINUED)

PLANNING LINGO

“Transit-Oriented Development”, commonly referred to as TOD, is a pedestrian-friendly, mixed-use neighborhood, located typically within ¼–½ mile of a transit station, that encourages transit use, provides a variety of housing, retail, and employment options to residents and visitors, and generates tax revenue for the county while capitalizing on existing infrastructure.

“Complete streets” is a transportation and urban design concept that strives to accommodate all modes of transportation along roadways. Following “complete streets” principles helps reduce automobile use, promote connectivity between transportation modes, and improve pedestrian and cyclist safety and comfort. Ivy Lane incorporates features of a complete street.

What’s the Plan’s Purpose?

The purpose of the sector plan is to guide sustainable, transit-oriented development (TOD) around the Greenbelt Metro Station and commercial revitalization and pedestrian-oriented improvements along the MD 193 corridor. The sector plan is examining:

- Transportation issues.
- The environment.
- Public facilities.
- Land use and urban design.
- Historic preservation.
- The economic/business market.
- Implementation.

The SMA will address zoning.

When Will the Sector Plan be Completed?

The sector plan will follow the 18-month planning process established by the County Council in 2005. The calendar below highlights the anticipated timing of key milestones.

Task	Estimated Completion*
Plan Initiation	May 2011
Draft Plan Released to Public	January–February 2012
Joint Public Hearing	March 2012
Planning Board Adoption	May–June 2012
District Council Approval	June–September 2012

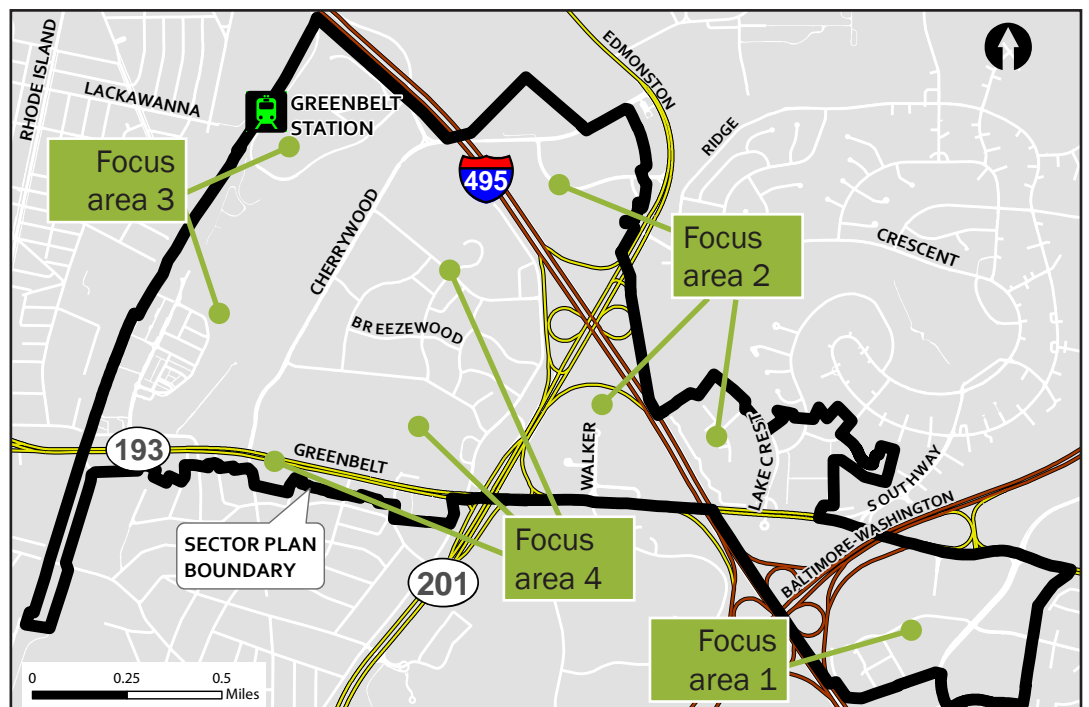
**Please note these dates are subject to change.*

What Areas Are Part of the Sector Plan?

Input received from over 45 Greenbelt, Berwyn Heights, and College Park participants in March helped shape the boundaries of the sector plan. The plan area is divided into four focus areas, which include properties fronting

Greenbelt Road from 55th Avenue to just past Hanover Parkway, Franklin Park at Greenbelt Station, Capital Office Park, the Golden Triangle, Greenway Center, University Square, Belle Point, Charlestowne, the Maryland Trade Center, Greenbelt Metro Station (north and south core), and industrial properties off Ballew Avenue.

The sector plan area



MEETING TO FEATURE YOUTH PROGRAM

Have middle-school aged children? Please invite them to join us at our fourth meeting—planned for an upcoming evening in October! The meeting will feature a fun and interactive set of activities. The program, which will be held at the same time and in the same room as the community

workshop, will give our younger stakeholders an opportunity to voice *their* opinions on what is important to them in their communities.

To receive more information or to sign-up your child (between the age of 10 and 13) to participate in this program, **please RSVP** to Jeanette

Silor at 301-952-4992 or jeanette.silor@ppd.mncppc.org.

During the meeting, adult participants will focus on the MD 193 corridor, including the businesses within and across from Beltway Plaza and the industrial properties off Ballew Avenue in Berwyn Heights. We look forward to your participation!

OWN OR OPERATE A BUSINESS IN THE GREENBELT METRO AREA OR ALONG THE MD 193 CORRIDOR?

Complete our online business survey!

www.surveymonkey.com/s/KZ9X6HF

All responses are anonymous and will help shape plan recommendations.

FREQUENTLY ASKED QUESTIONS

1. What is a sector plan?

A sector plan is a policy guide approved by the County Council (sitting as the District Council) that establishes how the county would like land in a designated area to develop in the future. A sector plan conducts a comprehensive analysis of current conditions, including economic, environmental, design, transportation, and public facility issues, as well as the area's opportunities and challenges. The result is an action plan that guides the revitalization or redevelopment of the area to encourage economic development and improve the safety, quality of life, and appearance of the affected community.

2. What is an SMA?

SMA stands for sectional map amendment. It is a process that establishes

the zoning of properties. An SMA may change the existing zoning in an area to support proposed land use recommendations in a sector plan.

3. Why create four focus areas?

Sections of the plan area facing common issues and opportunities were grouped to facilitate outreach and meaningful community input (see the sector plan area map on the facing page). The project team will schedule two meetings in the late fall or early winter to coordinate, refine, and finalize concepts for the entire plan area.

4. How do approved development plans affect this project?

Approved conceptual site plans (CSPs) are valid indefinitely in the county. The validity of approved detailed site plans (DSPs) was recently extended by the District Council to December 31, 2012. While the sector plan recognizes and respects the vested rights associated with the two approved CSPs and two approved DSPs in the plan area, it may propose longer-term development alternatives and/or new strategies and design standards for those sites.

GET INVOLVED!

- Visit our website (www.pgplanning.org/greenbelt.htm) to access completed background research, view reference maps, and sign up for news updates.
- Participate in an upcoming workshop.
- Invite us to attend your next civic or business association or HOA meeting.
- Complete our business survey online at www.surveymonkey.com/s/KZ9X6HF.

THEMES EMERGE (CONTINUED)

On June 14, participants brainstormed how the Greenway Center, Maryland Trade Center, and the office properties along Hanover Parkway could be enhanced in the shorter-term as well as how these areas might change in the longer-term. The July 21 meeting addressed similar questions with an emphasis on the Capital Office Park, Golden Triangle, Belle Point, Charlestowne, and University Square.

1. Safety and Connectivity

Many participants raised concerns over pedestrian safety and the lack of connectivity between neighborhoods and shopping areas. Crossing Greenbelt Road was described as being undertaken “only as a last resort.” Missing sidewalks and crosswalks create hazards for pedestrians.



Greenbelt Mayor Judith Davis discusses the Capital Office Park with project manager Chad Williams.

2. Neighborhood Preservation

Homeowners underscored the importance of preserving existing stable residential neighborhoods.

3. Revitalization

Infill development, such as new residential uses, anchor stores, and restaurants may help revitalize and enhance the Greenway Center/Maryland Trade Center which is now perceived to be “confusing,” “desolate,” and “isolated.” The area also provides an opportunity for business incubators, a transit hub, or a 24-hour environment.

HAVE A QUESTION OR COMMENT? CONTACT US!

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¿NECESITA INFORMACIÓN EN ESPAÑOL?

Por favor comuníquese con Daisy Avelar llamando al 301-952-4535 o envíe un correo electrónico a: daisy.avelar@ppd.mncppc.org



Participants discuss public facilities and parks with the planning team and Tomeka Bumbry of Council Chair Ingrid Turner’s office.

4. Create a Destination

Residents urged the planning team to help distinguish these focus areas and create a “there there” by adding parks, plazas, and daytime

and weekend activities to activate the areas. Some advocated for improvements and new development to build upon local history. Others proposed creating a “medical mile” to leverage existing medical offices.

5. Improve Transit

Consensus was that weekend transit service is poor in the area. Some residents suggested Greenbelt Road might be appropriate for bus rapid transit or a shuttle service. A new transit hub might be suitable in the Greenway Center.

6. Enhance the Natural Environment

Many participants noted the large amount of surface parking in the shopping centers and recommended increased landscaping, public spaces, trails, and incentives to address stormwater runoff. Light and noise pollution were also concerns.

For a more detailed summary of our past meetings, please visit our website.

RESOURCE CORNER—Check out these websites!

M-NCPPC

www.pgplanning.org/Projects/Prince_George_s_County_Approved_General_Plan.htm
www.pgplanning.org/Resources/Citizen_s_Handbook.htm
www.pgatlas.com

URBAN DESIGN

www.usgbc.org/DisplayPage.aspx?CMSPageID=148
www.lincolnst.edu/subcenters/visualizing-density/
www.epa.gov/dced/case.htm

TRANSPORTATION

www.pgplanning.org/Projects/Ongoing_Plans_and_Projects/Transportation.htm
www.completestreets.org/
www.fhwa.dot.gov/livability/