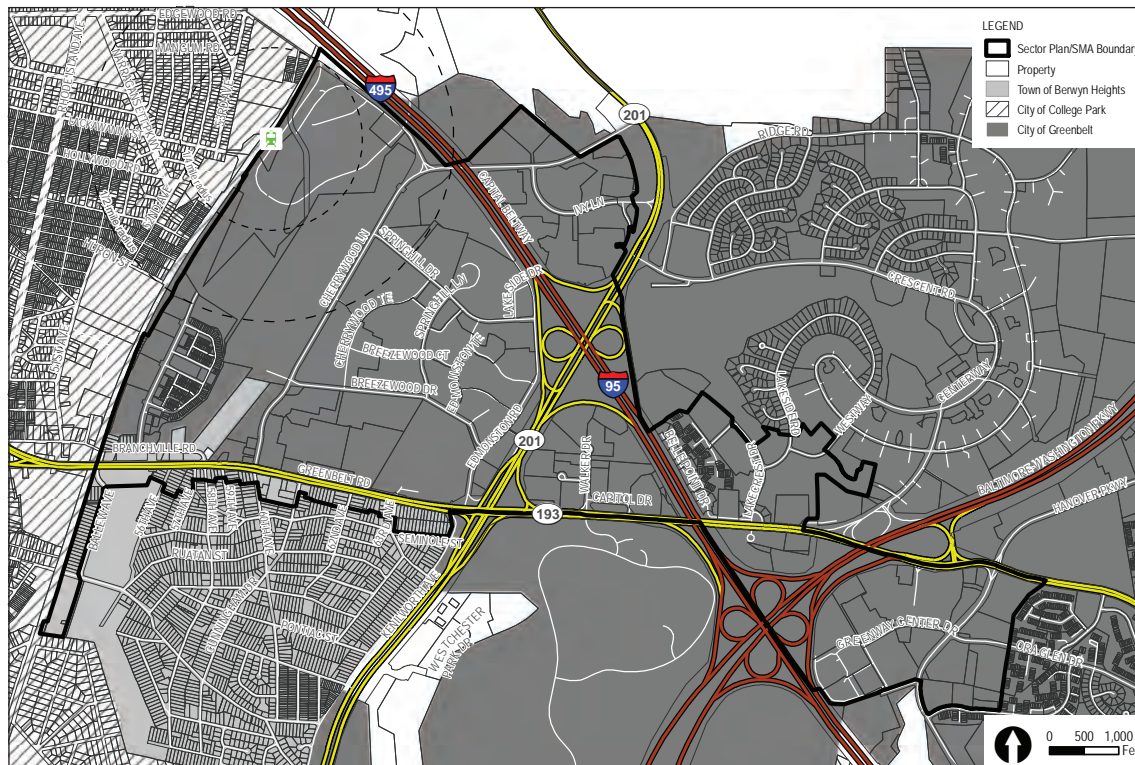


Sector Plan Area

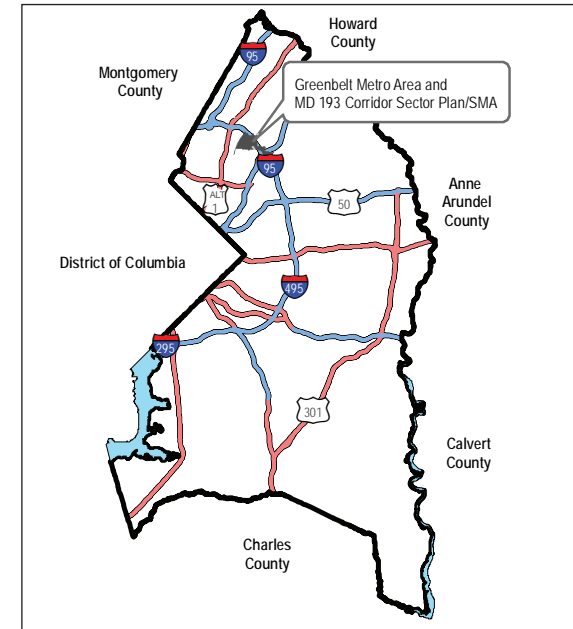
The Greenbelt Metro Area and MD 193 Corridor Sector Plan area encompasses approximately 1.79 square miles (1,144 acres) of land located in the northwestern portion of Prince George's County, Maryland. The sector plan area is bounded by the Capital

Beltway (I-95/495), Henry A. Wallace Beltsville Agricultural Research Center, and the historic center of Greenbelt to the north; the city boundaries of College Park to the west; the residential portion of the Town of Berwyn Heights, Greenbelt National Park, and the

MAP 1: Sector Plan and Municipal Boundaries

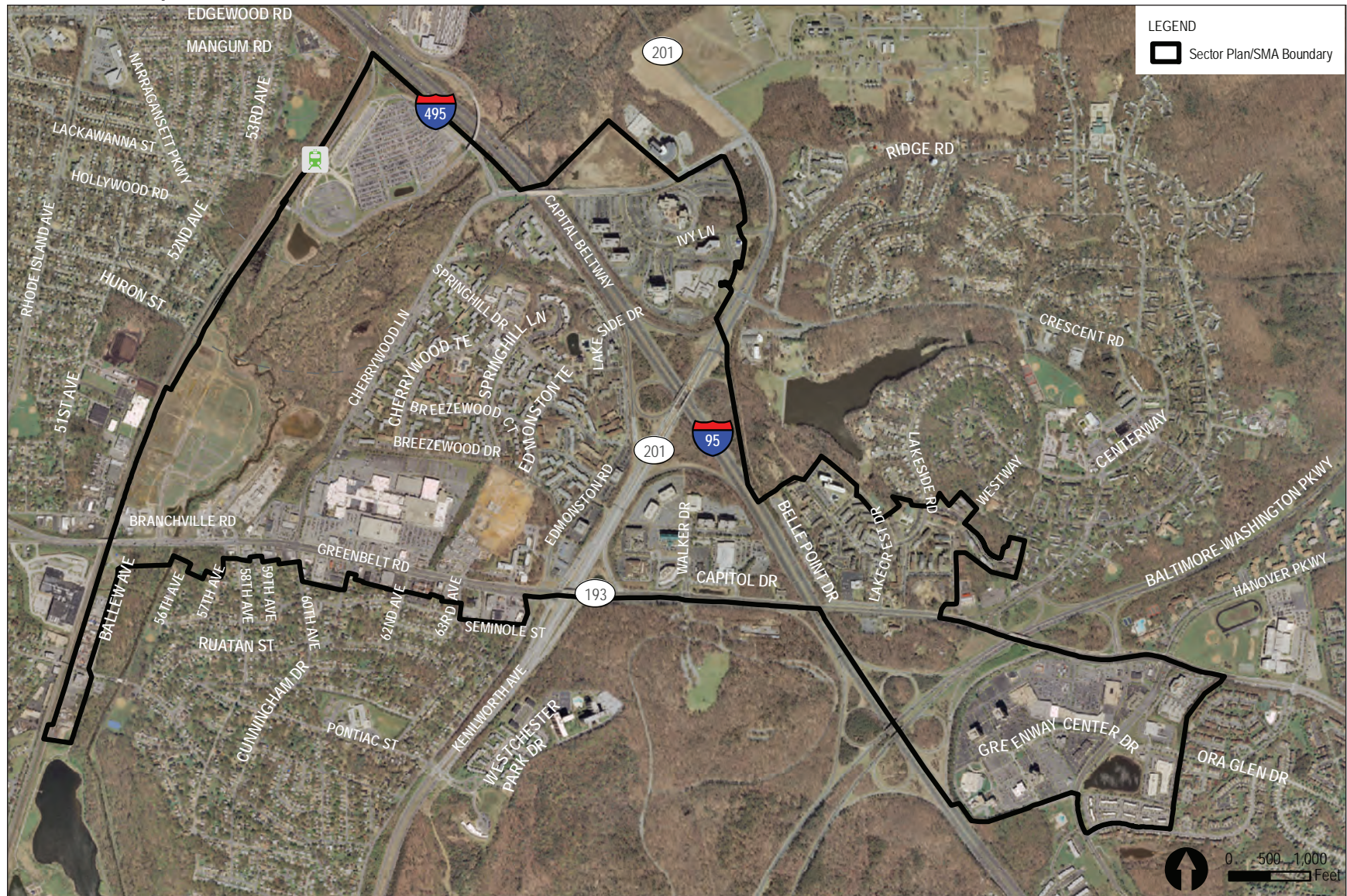


MAP 2: Regional Context

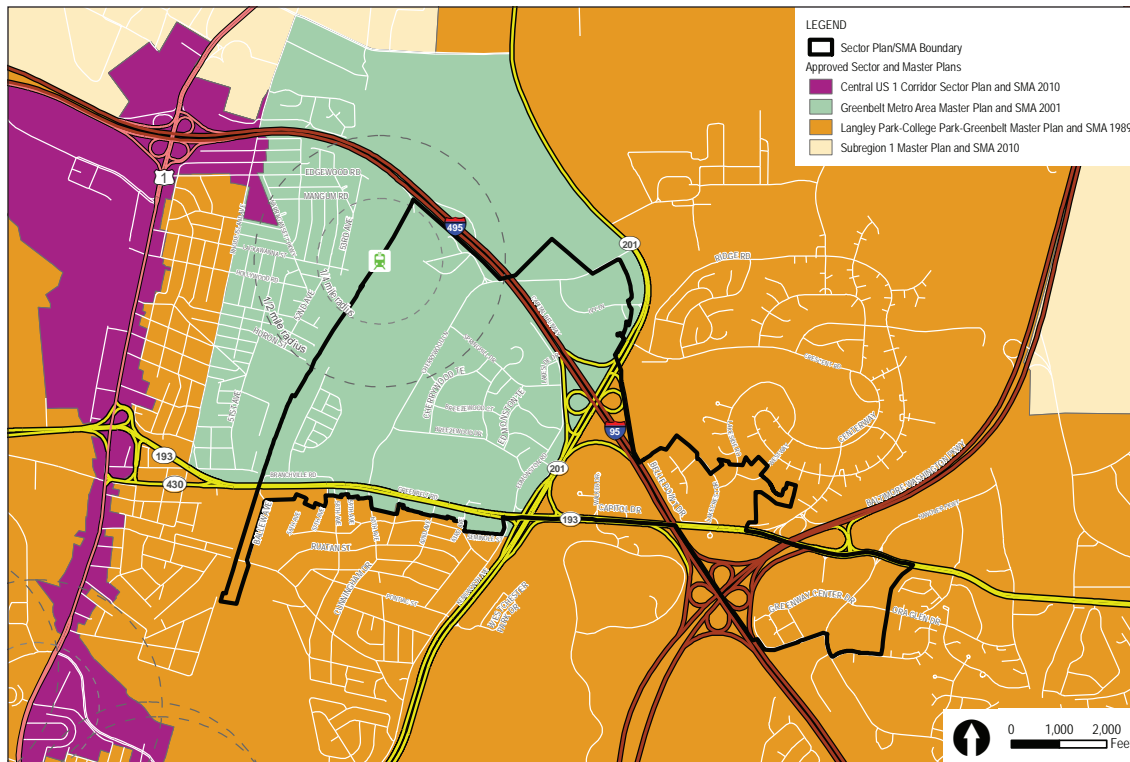


The Greenbelt Metro Station North Core Area, referred to as North Core in this sector plan, is the portion of the Greenbelt Station development located north of Narragansett Run, east of the CSX/Metro Green Line tracks, south of the Capital Beltway (I-95/495), and west of the state preservation parcel containing Indian Creek, west of Cherrywood Lane. The Greenbelt Metro Station South Core Area, referred to as South Core in this plan, is located south of Narragansett Run, east of the CSX/Metro Green Line tracks, north of Branchville Road, and west of Indian Creek. See Map 5 on page 7.

MAP 3: Aerial Map of Sector Plan Area (2011)



MAP 4: Plan Context



Hunting Ridge apartment complex to the south; and the Windsor Green and Greenbrook residential communities to the east.

The sector plan area features a mix of commercial, multifamily residential, light industrial, and civic uses anchored by the Greenbelt Green Line Metro Station, Beltway Plaza Mall, and Greenway Center shopping center. The Berwyn Heights industrial area

and three large office parks are also within the sector plan boundaries: Capital Office Park, Golden Triangle Office Park, and Maryland Trade Center. In addition, smaller office concentrations can be found along Hanover Parkway in the Commerce Center, in the Belle Point Office Park, and along Edmonston Road. Greenbelt National Park adjoins the sector plan area to the south, and the historic mixed-use

MAP 5: Aerial Map of North and South Core



core of Greenbelt is approximately one-quarter mile to the east.

The sector plan will amend portions of the 1989 *Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity* and 1990 *Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67* and the 2001 *Approved Sector Plan and Sectional Map Amendment for the Greenbelt Metro Area*.

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