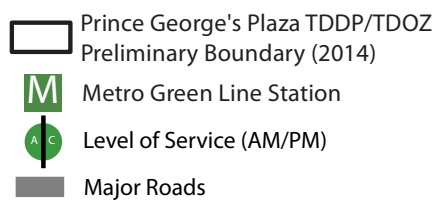


CHAPTER 8

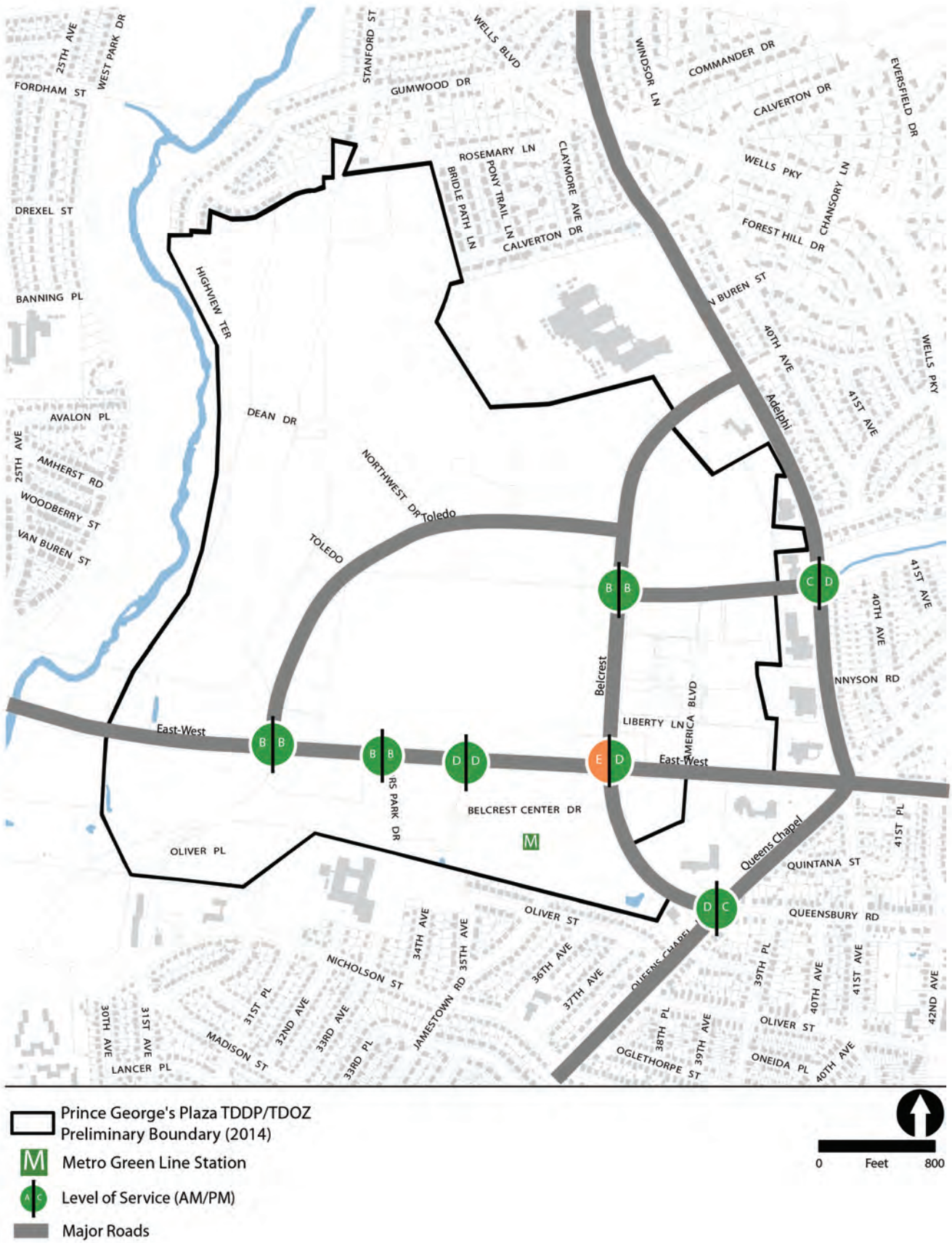
Appendices

APPENDIX 1

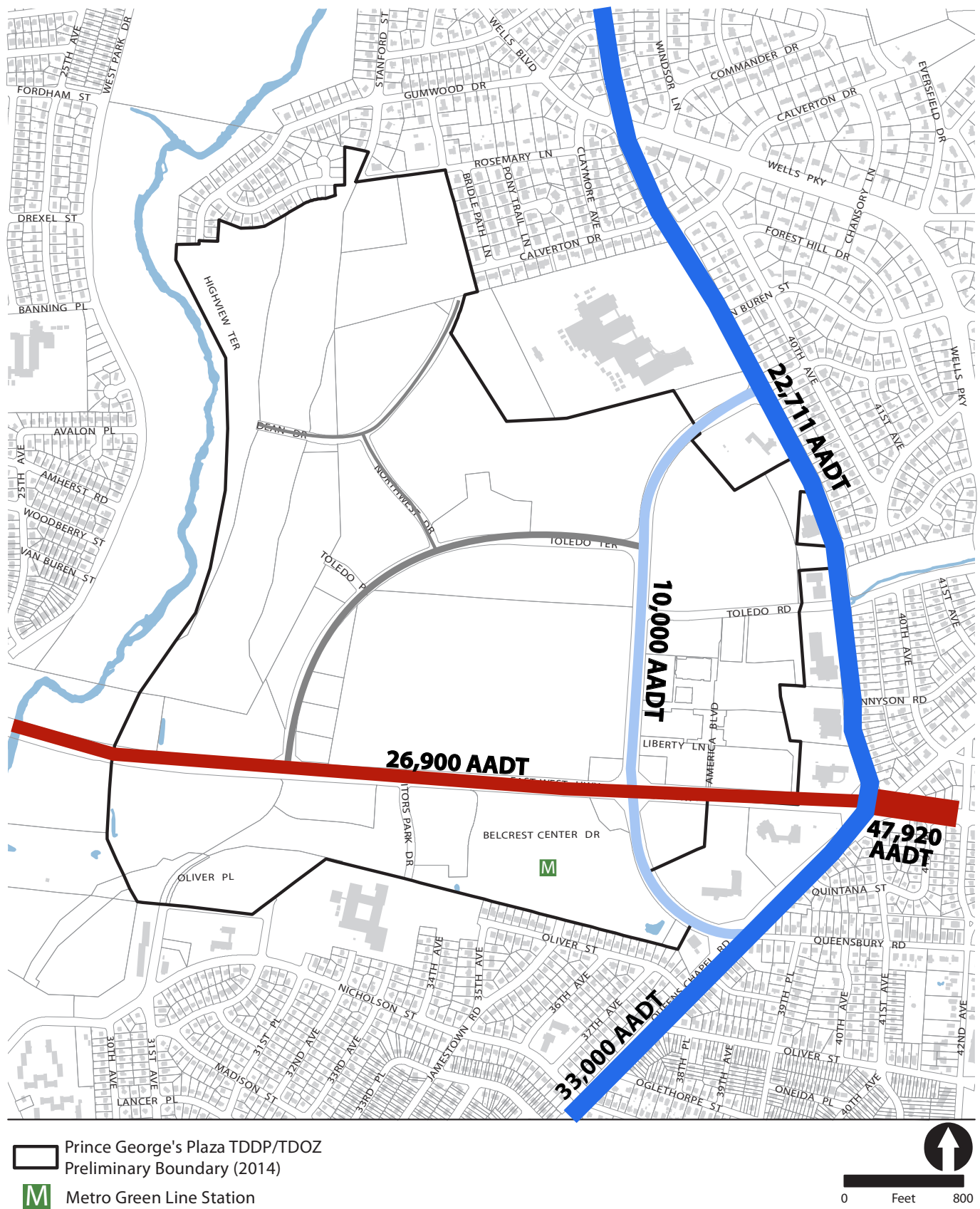
Maps



Map 37. Future Intersection Level of Service (2035)



Map 38. Annual Average Daily Traffic (2014)



APPENDIX 2

Additional Content

Figure 32. Plan 2035: Regional Transit Districts


REGIONAL TRANSIT DISTRICTS (REGIONAL)	
	<p>Moderate- to high-density and intensity regional-serving centers. Destinations for regional workers and residents that contain a mix of office, retail, entertainment, public and quasi-public, flex, and medical uses; the balance of uses will vary depending on the center's predominant character and function. Walkable, bikeable, and well-connected to a regional transportation network via a range of transit options. Density and intensity are often noticeably greater within a quarter mile of Metro and light rail stations.</p>
	<p>The recommended jobs-to-household ratio ranges from three jobs to one household (3:1) to six jobs to one household (6:1) for more mixed-use centers and six jobs to one household or greater (> 6:1) for larger employment centers. In employment centers, housing and retail uses are secondary, but essential to creating competitive and vibrant environments attractive to employers and employees.</p>
<ul style="list-style-type: none"> • Branch Avenue Metro • College Park/UM Metro/M Square Purple Line • Greenbelt Metro • Largo Town Center Metro • National Harbor • New Carrollton Metro • Prince George's Plaza Metro • Suitland Metro 	
<p>New Housing Mix:</p>	<p>Predominantly high-rise and mid-rise apartments and condos, townhouses</p>
<p>Average Net Housing Density for New Development:</p>	<p>40+ Dwelling Units/Acre</p>
<p>FAR for New Commercial Development:</p>	<p>3+</p>
<p>Transportation Characteristics:</p>	<p>Metrorail with frequent local feeder connections (bus and shuttle service) and intermodal facilities—commuter rail (Amtrak and MARC service), fixed guideway (light rail and bus rapid transit), and interstate highways and arterials.</p>

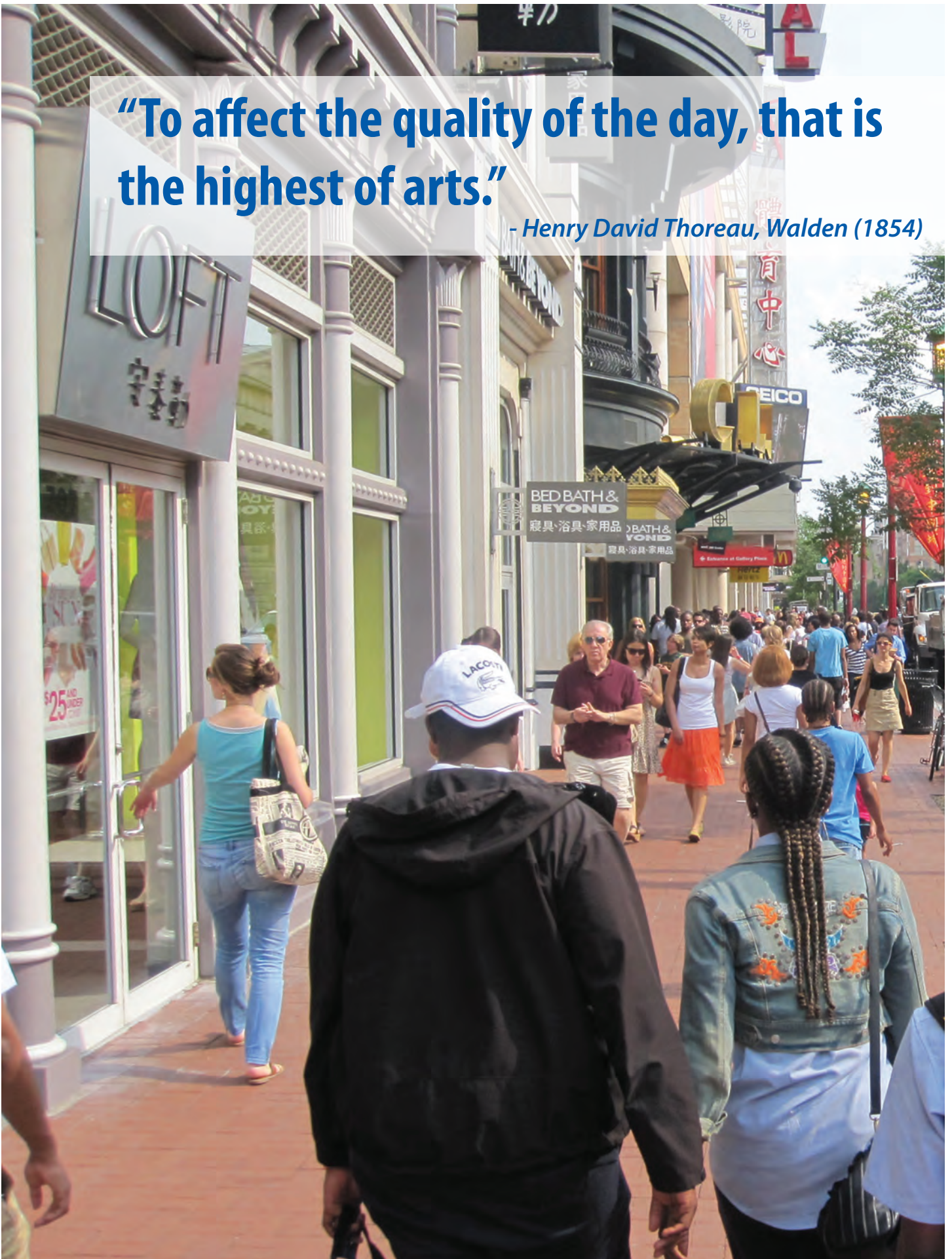
Figure 33: Plan 2035 Generalized Future Land Use Categories

Plan 2035 established the following land use categories to help monitor and evaluate changes in land use patterns throughout the County.

Color	Designation	Description	Density Per Acre
	Mixed-Use	Areas of various residential, commercial, employment, and institutional uses. Residential uses may include a range of unit types. Mixed-use areas may vary with respect to their dominant land uses, i.e. commercial uses may dominate in one mixed-use area, whereas residential uses may dominate in another.	See Center Classification Table in Plan 2035.
	Commercial	Retail and business areas, including employment uses such as office and service uses. A range of services are provided at the neighborhood to regional level. New commercial areas have access to multimodal transportation options.	N/A
	Industrial/ Employment	Manufacturing and industrial parks, warehouses and distribution. May include other employment, such as office and service uses.	N/A
	Institutional	Uses such as military installations, hospitals, sewage treatment plants, and schools.	N/A
	Residential High	Residential areas exceeding 20 dwelling units per acre. Mix of dwelling unit types, including apartments.	(>20)
	Residential Medium-High	Residential areas between eight and 20 dwelling units per acre. Mix of dwelling unit types, including apartments.	(>8 and <=20)
	Residential Medium	Residential areas between 3.5 and 8 dwelling units per acre. Primarily single-family dwellings (detached and attached).	(>3.5 and <=8)
	Residential Low	Residential areas up to 3.5 dwelling units per acre. Primarily single-family detached dwellings.	(>.5 and <=3.5)
	Rural and Agricultural	Low-density residential uses with areas of agricultural and forestry production. Agricultural land (cropland, pasture, farm fields), forest, and very low-density residential.	(<=.5)
	Parks and Open Space	Parks and recreation areas, publicly-owned open space (federal, state, county, municipal, and M-NCPPC), and privately-owned open space.	N/A

**“To affect the quality of the day, that is
the highest of arts.”**

- Henry David Thoreau, Walden (1854)





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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M-MNCPPC No. 16-20

RESOLUTION

WHEREAS, The Maryland-National Capital Park and Planning Commission, by virtue of the Land Use Article of the Annotated Code of Maryland, is authorized and empowered, from time to time, to make and adopt, amend, extend and add to a General Plan for Physical Development of the Maryland-Washington Regional District; and

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission held a duly advertised public hearing on October 22, 2015 to consider the *Preliminary Prince George's Plaza Transit District Development Plan and Proposed Transit District Overlay Zoning Map Amendment*, being intended to replace the 1998 *Prince George's Plaza Approved Transit District Development Plan for the Transit District Overlay Zone* (Planning Area 68) and amend the 2014 *Plan Prince George's 2035 Approved General Plan*; the 2014 *Formula 2040: Functional Master Plan for Parks, Recreation, and Open Space*; the 2009 *Approved Countywide Master Plan of Transportation*; the 1994 *Planning Area 68 Approved Master Plan*; and the 1983 *Adopted and Approved Functional Master Plan for Public School Sites*; and

WHEREAS, the Prince George's County Planning Board held a work session on November 19, 2015 to consider public hearing testimony on the preliminary transit district development plan and proposed transit district overlay zoning map amendment; and

WHEREAS, the Planning Board on December 3, 2015, after due deliberation and consideration of the public hearing testimony, adopted the transit district development plan and endorsed the transit district overlay zoning map amendment with revisions, as described in Prince George's County Planning Board Resolution PGCPB No. 15-126, and transmitted the plan to the District Council on December 30, 2015; and

WHEREAS, the Prince George's County Council, sitting as the District Council for the portion of the Maryland-Washington Regional District lying within Prince George's County, held a duly advertised public hearing on February 16, 2016 to receive public testimony on the adopted transit district development plan and endorsed transit district overlay zoning map amendment; and

WHEREAS, the Prince George's District Council held a work session on March 22, 2016, to consider hearing testimony and the Planning Board's resolution; and

WHEREAS, upon consideration of the testimony received through the hearing process, the District Council, on April 12, 2016, adopted CR-25-2016, a proposed resolution of amendments to the adopted transit district development plan and endorsed transit district overlay zoning map amendment and scheduled a public hearing on the proposed resolution of amendments to be held on May 31, 2016; and

WHEREAS, the District Council held a duly advertised public hearing on May 31, 2016 to receive public testimony on the proposed resolution of amendments; and

M-NCPPC No. 16-20

WHEREAS, the District Council held a work session on July 5, 2016 to consider public testimony on the proposed resolution of amendments and directed staff to prepare a resolution of approval for the adopted transit district development plan and endorsed transit district overlay zoning map amendment as amended; and

WHEREAS, the District Council, on July 19, 2016, determined that the adopted plan and endorsed overlay zoning map amendment should be approved as the transit district development plan and transit district overlay zoning map amendment for Prince George's Plaza (Planning Area 68), for Prince George's County, Maryland, subject to the modifications and revisions set forth in Resolution CR-56-2016.

NOW, THEREFORE, BE IT RESOLVED, that The Maryland-National Capital Park and Planning Commission does hereby certify said transit district development plan and transit district overlay zoning map amendment for Prince George's Plaza, as an amendment to the General Plan for physical development of the Maryland-Washington Regional District within Prince George's County as approved by the Prince George's County District Council in CR-56-2016; and

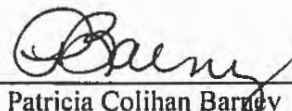
BE IT FURTHER RESOLVED, that the Recitals are hereby incorporated into this Resolution by reference; and

BE IT FURTHER RESOLVED, that copies of said amendment shall be certified by The Maryland-National Capital Park and Planning Commission and filed with the Clerk of the Circuit Court of Prince George's and Montgomery Counties, as required by law.

* * * * *

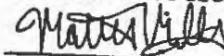
CERTIFICATION

This is to certify that the foregoing is a true and correct copy of Resolution No. 16-20, adopted by The Maryland-National Capital Park and Planning Commission on motion of Commissioner Hewlett, seconded by Commissioner Wells-Harley, with Commissioners Anderson, Bailey, Cichy, Fani-Gonzalez, and Geraldo voting in favor of the motion, and Commissioners Dreyfuss and Washington absent during the vote at its regular meeting held on Wednesday, September 21, 2016, in Riverdale, Maryland.



Patricia Colihan Barndy
Executive Director

APPROVED AS TO LEGAL SUFFICIENCY.




M-NCPPC Legal Department

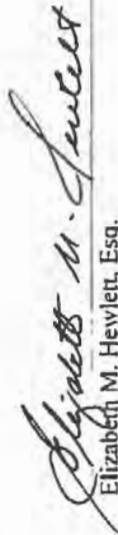
Date 8/15/16


CERTIFICATE OF ADOPTION AND APPROVAL

This Prince George's Plaza Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment replaces the 1998 Prince George's Plaza Approved Transit District Development Plan for the Transit District Overlay Zone and amends the 2014 Plan Prince George's 2035 Approved General Plan; the 2014 Formula 2040: Functional Master Plan for Parks, Recreation, and Open Space; the 2009 Approved Countywide Master Plan of Transportation; the 1994 Planning Area 68 Approved Master Plan; and the 1983 Adopted and Approved Functional Master Plan for Public School Sites. The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission adopted the transit district development plan and endorsed the transit district overlay zoning map amendment by Resolution No. 15-126 on December 3, 2015. The Prince George's County Council approved the adopted transit district development plan and endorsed transit district overlay zoning map amendment by Resolution No. CR-56-2016 (DR-1) on July 19, 2016, after duly advertised public hearings held on February 16, 2016 and May 31, 2016.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION


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Chairman


Elizabeth M. Hewlett, Esq.
Vice Chairman


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Secretary-Treasurer

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The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
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