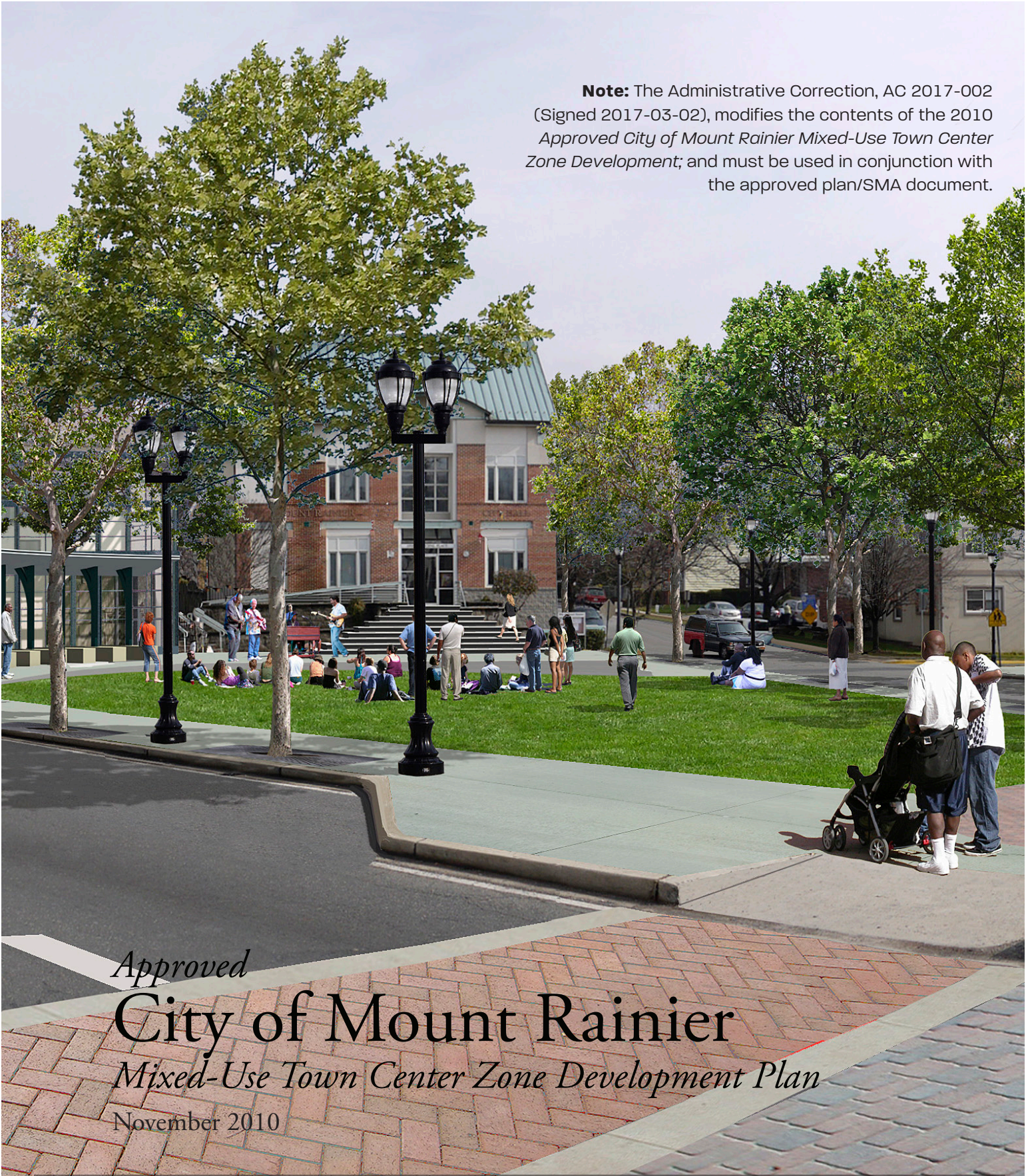




Note: The Administrative Correction, AC 2017-002 (Signed 2017-03-02), modifies the contents of the 2010 *Approved City of Mount Rainier Mixed-Use Town Center Zone Development*; and must be used in conjunction with the approved plan/SMA document.

Approved
City of Mount Rainier
Mixed-Use Town Center Zone Development Plan
November 2010

The Maryland-National Capital Park and Planning Commission
www.mncppc.org



Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Abstract

Project:	Approved City of Mount Rainier Mixed-Use Town Center Zone Development Plan
Author:	The Maryland-National Capital Park and Planning Commission (M-NCPPC)
Subject:	Approved City of Mount Rainier Mixed-Use Town Center Zone Development Plan
Date:	November 2010
Source of Copies:	The Maryland-National Capital Park and Planning Commission 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772
Series Number:	2112102306
Number of Pages:	212
Abstract:	The mixed-use town center (M-U-TC) zone district was created in 1994 to promote reinvestment and development in the county's older, more established mixed-use areas. This document updates the July 1994 Mount Rainier Town Center Development Plan and revises the development policies and design standards and guidelines that will support a pedestrian-friendly, vibrant mixed-use town center for the City of Mount Rainier. This plan was developed by M-NCPPC during an extensive 18-month public participation process that involved the input of many residents and public officials. The plan, which takes into account current market and economic conditions, consists of five sections: the Introduction, which defines the project area and outlines the public participation process; the Existing Conditions Analysis, which includes a historical overview and current economic and marketing considerations; the Plan Vision, which describes the envisioned future for the M-U-TC area; the Design Standards and Guidelines, which promote high-quality urban and architectural design; and the Implementation, which provides information on funding resources to encourage, promote, and facilitate near, medium, and long-term project goals. Note: The Administrative Correction, AC 2017-002 (Signed 2017-03-02), modifies the contents of the 2010 <i>Approved City of Mount Rainier Mixed-Use Town Center Zone Development</i>; and must be used in conjunction with the approved plan/SMA document.

Note: The Administrative Correction, AC 2017-002 (Signed 2017-03-02), modifies the contents of the 2010 *Approved City of Mount Rainier Mixed-Use Town Center Zone Development*; and must be used in conjunction with the approved plan/SMA document.

A photograph of a park-like urban setting. In the background, a two-story brick building with a green roof and large windows stands behind a grassy area. Several trees with green leaves are scattered throughout the scene. In the foreground, a paved sidewalk runs along a road, with two black lampposts. A group of people is sitting on the grass, and others are walking. A man is pushing a stroller in the lower right. The overall atmosphere is bright and sunny.

Approved
City of Mount Rainier
Mixed-Use Town Center Zone Development Plan
November 2010

The Maryland-National Capital Park and Planning Commission
www.mncppc.org



Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

The Maryland-National Capital Park and Planning Commission

Samuel J. Parker, Jr., AICP, Chairman

Françoise Carrier, Vice Chairman

Officers

Patricia Colihan Barney, Executive Director

Joseph Zimmerman, Secretary-Treasurer

Adrian R. Gardner, Esq., General Counsel

The Maryland-National Capital Park and Planning Commission is a bicounty agency, created by the General Assembly of Maryland in 1927. The Commission's geographic authority extends to the great majority of Montgomery and Prince George's Counties: the Maryland-Washington Regional District (M-NCPPC planning jurisdiction) comprises 1,001 square miles, while the Metropolitan District (parks) comprises 919 square miles, in the two counties.

The Commission has three major functions:

- The preparation, adoption, and, from time to time, amendment or extension of the General Plan for the physical development of the Maryland-Washington Regional District.
- The acquisition, development, operation, and maintenance of a public park system.
- In Prince George's County only, the operation of the entire county public recreation program.

The Commission operates in each county through a Planning Board appointed by and responsible to the county government. All local plans, recommendations on zoning amendments, administration of subdivision regulations, and general administration of parks are responsibilities of the Planning Boards.

The Prince George's County Department of Planning (M-NCPPC):

- Our mission is to help preserve, protect, and manage the county's resources by providing the highest quality planning services and growth management guidance and by facilitating effective intergovernmental and citizen involvement through education and technical assistance.
- Our vision is to be a model planning department of responsive and respected staff who provide superior planning and technical services and work cooperatively with decision-makers, citizens, and other agencies to continuously improve development quality and the environment and act as a catalyst for positive change.

Prince George's County Planning Board

Samuel J. Parker, Jr., AICP, Chairman

Sylvester J. Vaughns, Vice Chairman

Sarah A. Cavitt

Jesse Clark

John H. Squire

Montgomery County Planning Board

Françoise Carrier, Chairman

Joseph Alfandre

Amy Presley

Marye Wells-Harley

Norman Dreyfuss

CONTENTS

Executive Summary	1
Introduction	5
Plan Purpose	6
Study Area Description	6
Public Outreach Process	7
Existing Conditions	11
Context	12
Historical Analysis	14
Property Analysis	15
Transportation Analysis	16
Market Analysis	18
Market Analysis: Existing Land Uses	20
Vision	23
Plan Principles	24
Urban Design Plan	25
Illustrative Plan	26
District Recommendations	27
Land Use Recommendations	45
Historic Preservation/Adaptive Reuse Recommendations	47
Environmental/Sustainability Recommendations	49
Transportation Recommendations	50
Arts and Arts Community Recommendations	53
Design Guidelines	55
Design Review Process	56
Plan Vision Overview	62
Mount Rainier M-U-TC Design Standards and Guidelines	65
Public Space Standards and Guidelines	66
Site Design Standards and Guidelines	78
Architectural Elements Standards and Guidelines	88
Implementation	103
Implementation	104
Implementation Area Recommendations and Charts	106
Implementation Tools and Programs	123
Specific Property or Building Recommendations	129
Appendices	157
Gateway Arts District Uses Permitted	158
The Secretary of the Interior's Standards for Preservation Restoration, and Rehabilitation	179
Historic Preservation Definitions	181
M-U-TC Building and Property Inventory	184
Acknowledgments	Inside back cover

FIGURES

FIGURE 1: An illustrative showing the sub-plan areas	1
FIGURE 2: Implementation map—Civic Core	3
FIGURE 3: Regional context map	12
FIGURE 4: M-U-TC development plan area	13
FIGURE 5: Scale comparison—8th Street SE, Washington, D.C.	13
FIGURE 6: Existing property map	15
FIGURE 7: Bus lines serving the study area	17
FIGURE 8: Primary trade area	18
FIGURE 9: Diagram of the initial districts concept	24
FIGURE 10: The urban design plan	25
FIGURE 11: Illustrative plan for the M-U-TC area	26
FIGURE 12: Recommendations for the three districts	27
FIGURE 13: Existing conditions—34th Street, looking south	29
FIGURE 14: Proposed conditions—34th Street south of Bunker Hill Road, looking south	29
FIGURE 15: Recommendations for Upper 34th Street	32
FIGURE 16: Existing street section: Rhode Island Avenue, west of traffic circle, looking west	34
FIGURE 17: Proposed short-term street section—Rhode Island Avenue, west of traffic circle, looking west	34
FIGURE 18: Proposed mid-term street section—Rhode Island Avenue, west of traffic circle, looking west	35
FIGURE 19: Proposed long-term street section—Rhode Island Avenue, west of traffic circle, looking west	35
FIGURE 20: Schematic site plan	38
FIGURE 21: Building solar study: May 21st	38
FIGURE 22: Recommendations for Rhode Island Avenue	39
FIGURE 23: Recommendations for the Civic Core/City Center	44
FIGURE 24: Primary and secondary retail focus areas	45
FIGURE 25: Protected and unprotected historic properties	47
FIGURE 26: M-U-TC, Mount Rainier, and historic district boundaries	48
FIGURE 27: Location of permeable parking areas and rain gardens/Green Streets prototype	49
FIGURE 28: City of Mount Rainier	62
FIGURE 29: Proposed street section: 34th Street, south of Bunker Hill Road, looking south	66
FIGURE 30: Proposed street plan: 34th Street, south of Bunker Hill Road	66
FIGURE 31: Proposed street section: 34th Street, North of Bunker Hill Road, looking south	67
FIGURE 32: Proposed street section: Rhode Island Avenue, west of the traffic circle, looking west	68
FIGURE 33: Proposed conditions: North side of Rhode Island Avenue, looking west	69
FIGURE 34: Proposed conditions: South side of Rhode Island Avenue, looking west	69
FIGURE 35: Proposed street plan: Rhode Island Avenue, north side	70
FIGURE 36: M-U-TC pedestrian zones and crosswalks	71
FIGURE 37: Potential shared parking locations	73
FIGURE 38: Primary and secondary retail focus areas	78
FIGURE 39: Orientation of new buildings	80
FIGURE 40: Maximum building heights within the M-U-TC boundary area	81
FIGURE 41: Proposed street section at Rhode Island Avenue adjacent to new infill residential, looking west	82
FIGURE 42: Proposed site plan at the Rhode Island Avenue new infill residential site	83
FIGURE 43: Diagram showing fence height	84
FIGURE 44: Proposed outdoor seating in front of buildings with a setback	85
FIGURE 45: Proposed front yard improvements	92
FIGURE 46: Diagram showing awning height dimensions	102