



Landover Metro Area and MD 202 Corridor

Approved Sector Plan and Sectional Map Amendment

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT



www.pgplanning.org

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Elizabeth M. Hewlett, *Chairman*
Françoise Carrier, *Vice Chairman*

Officers

Patricia Colihan Barney, Executive Director
Joseph Zimmerman, Secretary-Treasurer
Adrian R. Gardner, 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 Prince George's County for the physical development of the Maryland Washington Regional District;
- The acquisition, development, operation, and maintenance of a public park system; and
- 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 promote economic vitality, environmental sustainability, design excellence, and quality development in Prince George's County.
- Our vision is to be a model planning department composed of responsive 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

Elizabeth M. Hewlett, **Chairman**

Dorothy F. Bailey

Manuel R. Geraldo

John P. Shoaff

A. Shuanise Washington

Montgomery County Planning Board

Françoise Carrier, **Chairman**

Casey Anderson

Norman Dreyfuss

Amy Presley

Marye Wells-Harley

PRINCE GEORGE'S COUNTY

Rushern L. Baker III, *County Executive*

COUNTY COUNCIL

The County Council has three main responsibilities in the planning process: (1) setting policy, (2) plan approval, and (3) plan implementation. Applicable policies are incorporated into area plans, functional plans, and the *Prince George's County Approved General Plan*. The County Council, after holding a hearing on the plan adopted by the Planning Board, may approve the plan as adopted, approve the plan with amendments based on the public record, or disapprove the plan and return it to the Planning Board for revision. Implementation is primarily through adoption of the annual Capital Improvement Program, the annual budget, the water and sewer plan, and adoption of zoning map amendments.

COUNCIL MEMBERS

Mary A. Lehman, *1st District*

Will Campos, *2nd District, Council Vice Chair*

Eric Olson, *3rd District*

Ingrid M. Turner, *4th District*

Andrea Harrison, *5th District*

Derrick Leon Davis, *6th District*

Karen R. Toles, *7th District*

Obie Patterson, *8th District*

Mel R. Franklin, *9th District, Council Chair*

CLERK OF THE COUNCIL

Redis C. Floyd

CONTENTS

Chapter 1:	Introduction	1
	Plan Purpose	1
Chapter 2:	Background	9
	Development Patterns	9
	Existing Land Use	11
	Existing Zoning	13
	Market Area Analysis	14
	Transportation	15
	Pedestrian Network	18
	Public Transportation	20
	Environmental Resources	22
	Public Facilities	27
	Challenges and Opportunities	29
Chapter 3:	Revitalization Plan	33
	Metro Focus Area Vision	35
	Dodge Park Focus Area Vision	43
	South Landover Road Focus Area Vision	52
	Transportation Network Vision	55
	Environmental Features Vision	67
Chapter 4:	Implementation	69
Chapter 5:	Sectional Map Amendment	75
Appendix A:	Procedural Sequence Chart	91
Appendix B:	Certificate of Adoption and Approval	93

LIST OF MAPS

Map 1.1:	Sector Plan Boundary	2
Map 1.2:	Kentland/Palmer Park Transforming Neighborhoods Initiative Area	4
Map 2.1:	1938 Aerial	9
Map 2.2:	1965 Aerial	10
Map 2.3:	1980 Aerial	10
Map 2.4:	2006 Aerial	11
Map 2.5:	Existing Land Use	12
Map 2.6:	Existing Zoning	13
Map 2.7:	Actual Walking Distance to the Landover Metro Station from Key Locations	18
Map 2.8:	Bike Paths and Trails	19
Map 2.9:	Watersheds	23
Map 2.10:	Location of Floodplain and Known Water Bodies, Wetlands, and Streams	24
Map 2.11:	Countywide Green Infrastructure Plan	25
Map 2.12:	65 dBA Noise Contours	26
Map 2.13:	Public Facilities	28
Map 3.1:	Components of the Revitalization Plan	34
Map 3.2:	Illustrative Concept for the Long-Term for the Metro Area	36
Map 3.3:	Conceptual Street Network in the Metro Focus Area	38
Map 3.4:	Proposed Future Land Uses for the Metro Focus Area	42
Map 3.5:	Illustrative Long-Term Concept for the Dodge Park Area	44
Map 3.6:	Concept for Short-Term Enhancements to the Dodge Plaza Shopping Center	46
Map 3.7:	Concept for Long-Term Enhancements to the Dodge Plaza Shopping Center	50
Map 3.8:	Proposed Future Land Uses for the Dodge Park Focus Area	51

Map 3.9:	Proposed Future Land Uses for the South Landover Road Focus Area	54
Map 3.10:	Proposed Improvements to US 50 at Westbound Landover Road	57
Map 3.11:	Proposed Extension of Pennsy Drive onto Landover Road	58
Map 3.12:	Proposed Improvements to Landover Road at the Former Stratford Woods Apartment Site	59
Map 3.13:	Proposed Improvements to the Intersection of 75Th Avenue and Landover Road	60
Map 3.14:	Proposed Improvements to the Intersection of Dodge Park Road and Landover Road	61
Map 3.15:	Proposed Improvements to the Intersection of Firehouse Road and Landover Road	62
Map 3.16:	Proposed Improvements to the Intersection of Kenmoor Drive and Landover Road	63
Map 3.17:	Conceptual Tight Urban Diamond Configuration at US 50 Interchange	65
Map 3.18A:	Concept A—Conceptual Roundabout at the Intersection of MD 704 and Landover Road	66
Map 3.18B:	Concept B—Illustrative Conceptual of Roundabout at the Intersection of MD 704 and Landover Road	66
Map 5.0:	Approved Zoning Map	79
Map 5.1:	Approved SMA Zoning Changes	80
Map 5.2:	SMA Change Number 1 (I-1 To C-O)	81
Map 5.3:	SMA Change Number 2 (R-55, C-M, C-S-C to R-18)	83
Map 5.4:	SMA Change Number 3 (R-T to R-O-S)	85
Map 5.5:	SMA Change Number 4 (R-55 to R-O-S)	87
Map 5.6:	SMA Change Number 5 (R-T to R-O-S)	88

LIST OF TABLES

Table 1:	Land Use by Acreage	13
Table 2:	2013 Demographic Profile Estimate	14
Table 3:	Number of Multifamily Units and Rental Rates as of October 2012	15
Table 4:	Annual Average Daily Traffic (AADT)	16
Table 5:	Landover Road Signalized Intersections Capacity Analysis	17
Table 6:	Bus Ridership by Route	21
Table 7:	Forest Canopy Comparison: 1938 and 2009	22
Table 8:	Watershed Statistics	23
Table 9:	Known Wetlands and Waterways	23
Table 10:	2011 School Enrollment and Capacity	28
Table 11:	Focus Area Implementation Actions	70
Table 12:	Transportation and Environmental Implementation Actions	71
Table 13:	Acreage of Existing and Approved Zoned Land in the Sector Plan	78

LIST OF FIGURES

Figure 1:	Arrivals at Landover Metro Station by Mode	20
-----------	--	----

FOREWORD

The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission is pleased to make available the *Landover Metro Area and MD 202 Corridor Approved Sector Plan and Sectional Map Amendment*. This sector plan provides a new vision for the Landover Metro area and the MD 202 Corridor between Barlowe Road and the Baltimore-Washington Parkway that will transform Landover from an auto-oriented community to one that is a vibrant pedestrian- and bicyclist-friendly community where people wish to live, work, and play.

The MD 202 Corridor through Landover currently encourages drive-through traffic rather than promoting a sense of community or providing for the needs of the surrounding neighborhoods. In order to make a difference to the area, the connections, the public spaces, and the land uses within the sector plan area need to be modified and improved. This plan provides for short-, mid-, and long-term improvements that will make the corridor safer and easier to use for pedestrians, bicyclists, and motorists; promote better connectivity to, and visibility and ridership at, the Landover Metro Station; and promote upgraded development and long-term redevelopment that will provide vibrant places for gathering, shopping, and working. It makes specific recommendations for corridorwide improvements to the transportation and environmental network, as well as for physical enhancements and land use changes to three focus areas: Metro, Dodge Park, and South Landover Road.

Policy guidance for this plan came from the 2002 *Approved Prince George's County General Plan*, the 2014 *Plan Prince George's 2035 Approved General Plan*, the 2010 *Approved Subregion 4 Master Plan and Sectional Map Amendment*, the 1994 *Approved Master Plan and Sectional Map Amendment for Bladensburg-New Carrollton and Vicinity (Planning Area 69)*, and county functional master plans including the 2005 *Countywide Green Infrastructure Functional Master Plan*, 2008 *Approved Public Safety Facilities Master Plan*, 2009 *Countywide Master Plan of Transportation*, and 2010 *Water Resources Master Plan*.

The 2002 General Plan designates the Landover Metro station as a regional center in the Developed Tier. The vision for the Developed Tier is a network of sustainable, transit-supporting, mixed-use, pedestrian-oriented, medium-to-high-density neighborhoods. Regional centers are ideal locations for regionally marketed commercial and retail hubs, office and employment areas, some higher educational facilities, and possibly sports and recreation complexes primarily serving Prince George's County. High-density residential development may be an option at these centers if the needed public facilities and services, particularly schools and transit, can be provided.

The Prince George's 2035 Plan updates the 2002 Adopted and Approved General Plan and will change the regional center designation for the Landover Metro area to a local transit center. These centers are smaller in scale, mixed use, and are primarily residential areas that are well connected by transit. They are also well connected to a street grid and offer local-serving retail and limited office uses.

Beginning in December 2011, staff conducted numerous stakeholder briefings and interviews with residents, businesses and property owners, management companies, and government officials and agencies to begin to pinpoint issues and concerns that needed to be addressed in preparation of the sector plan. A series of community workshops were held to present, discuss, and refine short-, mid-, and long-term concepts for the sector plan. Based on the community engagement process, the Landover Metro Area/MD 202 Corridor Approved Sector

LANDOVER METRO AREA AND MD 202 CORRIDOR

Plan establishes a vision for the area and contains recommendations for land use, the transportation network, and environmental features that will improve conditions in the area and will set the stage for long-term redevelopment. The Approved Sectional Map Amendment includes zoning changes to facilitate the implementation of portions of the sector plan vision and land use concepts. The plan recognizes that most recommended land use changes are long-term in nature and will require new zoning tools that should be developed as part of the ongoing Zoning Ordinance rewrite project.

The Planning Board appreciates the contributions and involvement of the community and stakeholders in this innovative planning effort. We look forward to continued collaboration to implement the plan's recommendations and achieve the vision for the three focus areas and the MD 202 Corridor. Thank you for your consideration and review of this very important plan.

Sincerely,

A handwritten signature in black ink that reads "Elizabeth M. Hewlett". The signature is written in a cursive, flowing style.

Elizabeth M. Hewlett
Chairman
Prince George's County Planning Board