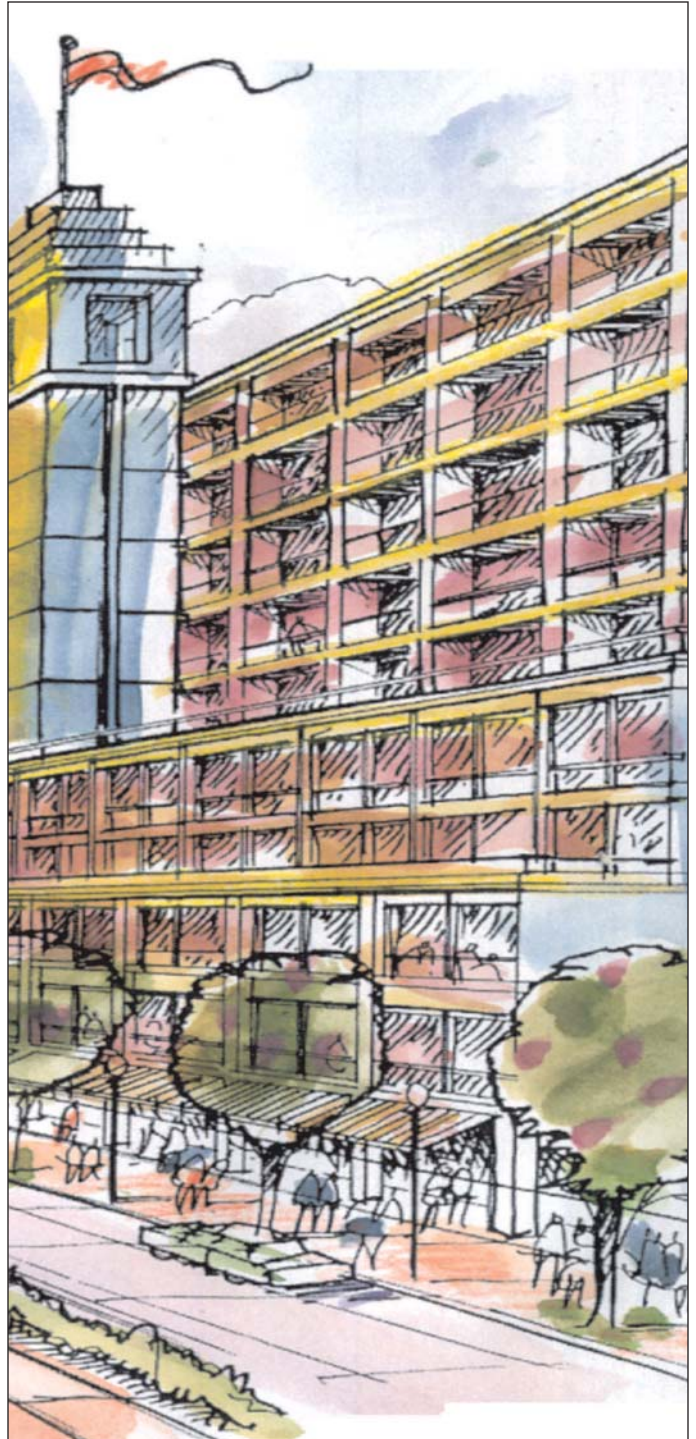
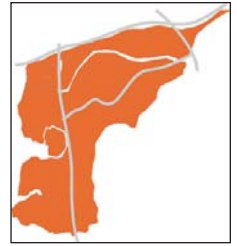


Economic Development, Housing, and Community Character Elements





Economic Development

Vision

Quality jobs, goods and services are available for area residents at designated centers that bolster employment opportunities, per capita income, average wages per job, property values, and the assessable tax base of the county.

Background

The Henson Creek-South Potomac planning areas contain a variety of commercial activity centers/nodes scattered throughout the area, ranging in size from small (two- to three-acre convenience centers) to large (the Oxon Hill business area). These centers exhibit a range of stability and tenancy with some shopping centers showing signs of recent investment and others showing varying signs of retail disinvestments, poor upkeep and maintenance, and high vacancies.

Economic development challenges identified in the 1981 Subregion VII Master Plan for the Henson Creek-South Potomac planning areas persist today. The most prominent continuing issues include the local desire for higher quality shopping and restaurants within the area and the corresponding desire to improve the shopping centers that exhibit high vacancy rates.

Economic studies conducted as part of this master plan reveal a significant amount of local retail expenditures being made outside the planning area. The primary cause is that the planning area is both “over-stored” and “underserved.” The area is over-stored because there are too many local retail locations competing for the same customers. At the same time, the area is underserved because it does not have the proper mix of retail to serve the desires and demands of area residents. The result has been higher than normal vacancy rates and significant retail leakage to surrounding commercial areas.

Two other prominent issues raised by residents are the design of commercial centers that favor vehicular access and parking over pedestrian and transit orientation, and second, the dispersion of commercial activity throughout

the planning area, thereby reducing opportunities to create a sense of place or community identity through retail clustering.

The planning area is experiencing significant residential development that has been of increasingly high quality. The expectation is that new commercial development or redevelopment should follow. The proposed National Harbor development, a regional retail and entertainment complex featuring a 1,500-room Gaylord Hotel and a 400,000-square-foot convention center, represents the quality of commercial development desired by area residents. With the increasing demand for residential and the opportunity for retail establishments to capture additional disposable income that is leaving the area, the outlook for future retail growth is positive.

Regional retail activity in the area is currently concentrated at Oxon Hill. The adjacent National Harbor development will provide another outlet for metropolitan and regional, as well as local, demand. The regional and metropolitan concentrations at Oxon Hill and National Harbor, respectively coupled with the excess development of smaller retail centers along MD 210 have significantly increased the level of market competition for the area’s existing commercial centers and will hopefully reorient existing markets to focus on providing more services that are in demand by area residents. The level of market competition is recognized in the plan by deemphasizing some of the under-performing retail nodes along MD 210 in favor of consolidating retail development efforts at the two successful activity centers known as the Broad Creek and Henson Creek Transit Villages.

In comparison to the county, the area’s labor force per capita earnings and household median incomes are high and increasing. Given its proximity to the major employment centers in the metropolitan area and its access to the region’s transportation network, the area’s resident population is also expected to continue to increase at a steady rate. New residential activity is expected to be of increasing value in relation to activity in the remainder of the county.

The economic development and continuing vitality of the existing commercial centers are constrained by a number of market factors. Like many older commercial centers across the nation, commercial centers identified in the master plan (Andrews Manor, Broad Creek Transit Village, Camp Springs Town Center, Henson Creek Transit Village, Oxon Hill Regional Center, and Padgett's Corner) are challenged by deteriorating infrastructure, underutilized land parcels, inappropriate uses, new and larger format retail competition, and poor connections to adjacent neighborhoods.

These mature commercial areas have an opportunity to reposition themselves to attract quality development, retain and upgrade existing businesses, capitalize on transportation access, and provide opportunities for attractive mixed-use development. Strong future retail competition in the secondary marketplace will demand that the centers increase their attractiveness within their primary markets. One way to increase attractiveness to potential employers and increase sales activity is to increase the size of the primary or local population and provide alternative land uses for excess commercial land. Unlike suburban retail environments, mixed-use neighborhoods possess a critical mass of at-place residents directly above or within easy walking distance of employment and retail opportunities. Residential activity proximate to or within existing centers would help build a more appealing critical mass of potential employees and patrons for existing and new business establishments.

Goals

- ❑ Create viable commercial centers with a sense of place.
- ❑ Encourage quality development at designated centers to increase employment opportunities, per capita income, average wages per job, property values, and the assessable tax base per capita.
- ❑ Approve a land use plan that diversifies and mixes land uses to help meet economic development goals in existing retail centers.

Policy: Target economic development efforts to existing commercial centers.

STRATEGIES

- ❑ In the Oxon Hill Regional Center and in each of the local activity center areas (Andrews Manor, Broad Creek and Henson Creek Transit Villages, Camp Springs Town Center, and Padgett's Corner), acknowledge development opportunities and constraints and reflect these realities in the land use concept for each area.

Andrews Manor/Andrews Air Force Base Gateway

Andrews Manor is located along Allentown Road across from Andrews Air Force Base. Presently the area is home to a number of older garden-style apartments that are showing their age and deteriorated, underutilized, commercial strip centers. Allowing for a variety of alternative land uses as part of mixed-use development will provide an opportunity to redevelop the area with newer, more economically viable businesses or supporting residential projects.

Broad Creek Transit Village

The Broad Creek Transit Village has a number of strengths including high visibility from Indian Head Highway, Fort Washington Hospital, and the potential for commercial establishments to improve upon their capture of locally generated disposable income. Since Broad Creek cannot compete directly with the Oxon Hill Regional Center or National Harbor, it must establish its own identity or market niche. Retailers need to supply the goods demanded by area residents in a more acceptable setting. Efforts should be made to accommodate potential expansion of the hospital and encourage additional medical-related uses in the immediate area. Easier access to the existing residential areas will be accomplished by the proposed interchange improvements along Indian Head Highway. The provision of improved public transportation along the Indian Head Highway corridor, with a transit stop located at Broad Creek, should help boost local residents' patronage of commercial establishments. Residential land use alternatives, such as a senior housing complex, on excess commercial or industrial land could strengthen the local market to support businesses.

Camp Springs Town Center

Camp Springs Town Center is envisioned as a mixed-use activity center with an arts or cultural theme, providing a diverse and integrated mix of opportunities to live, work, shop, and play. The Camp Springs community consists of an older, stable residential area with a mix of strong to struggling commercial areas. Despite evidence of underutilized or deteriorated commercial strips in the area, Camp Springs' commercial establishments appear to capture 100 percent of the disposable incomes of residents within a three- to five-minute drive time and another 80 percent from outside of the area. The ability to capture disposable income streams from outside of the area bode well for the creation of a cultural arts

center that will require a more regional draw to be successful. If the desire is to improve connectivity to existing residential areas by supporting light or heavy rail to the area with connections to Oxon Hill and the Branch Avenue Metro Station, there are opportunities for transit-oriented development (including new construction and redevelopment) whose design and orientation facilitate transit use. Sufficient parking for additional development will be a challenge.

Henson Creek Transit Village

The Henson Creek Transit Village has a number of strengths, including high visibility and access from Indian Head Highway, and the potential for commercial establishments to improve upon their capture of locally generated disposable income. Since Henson Creek cannot compete directly with the Oxon Hill Regional Center or National Harbor, it must establish its own identity or market niche. Existing retailers need to understand what is currently not being provided since the area experiences a significant outflow of disposable income. Improving connectivity to existing residential areas by providing a link to the Henson Creek Trail, incorporating a pedestrian-friendly street grid in the area, capitalizing on the proposed interchange improvements along Indian Head Highway, and providing for public transportation along the Indian Head Highway corridor with a transit stop located at Henson Creek should help boost local residents' patronage of commercial establishments. Modest increases in residential density can strengthen the local market by providing additional population to support local businesses.

National Harbor Center

The proposed National Harbor Center development has potential as a premier commercial destination for the metropolitan area. Currently in the planning stages, the commercial component of this mixed-use development is anticipated as a retail, dining, and entertainment complex that should help create a sense of place. The planned Gaylord Hotel and Convention Center, combined with the proximity to I-95/495 and Washington, D.C., and the possible construction of the Metro Purple Line will enhance the marketability of the

National Harbor. A certain amount of positive spin-off should be experienced in the surrounding area. Potential to include some high-density residential land use at an appropriate location within National Harbor could reinforce the mixed-use pattern to the development. The expected success of upscale retail at National Harbor should encourage other retailers throughout the area to follow suit.

Oxon Hill Regional Center

The Oxon Hill Regional Center is the largest concentration of commercial land uses in the planning area. It is envisioned as a pedestrian-friendly, transit-oriented area providing a diverse and integrated mix of opportunities to live, work, shop, and play. This center is served by two interchanges to the Capital Beltway. The proposed connection to the Metro system through either heavy or light rail will ensure that the center becomes a major transit hub for the southern part of the county. It is important to note that the character of both the Oxon Hill Regional Center and National Harbor should be complementary in nature. Land use concepts for the area need to contain a certain amount of flexibility in order to adjust to the market for new development at National Harbor and redevelopment at Oxon Hill. Varying proportions of retail, office, residential, and hotel uses are possible depending on the future market and what takes place at National Harbor. The complete redevelopment of areas designated for the possible future transit hub will not happen in the short-term, the next 10 to 15 years.

Padgett's Corner Activity Center

Padgett's Corner Activity Center consists of the Padgett's Corner Shopping Center, Woodberry Square Shopping Center and the immediate surrounding neighborhood. Both of these centers are currently performing well, with vacancy rates of zero percent and two percent, respectively. The two centers contain stores that primarily offer neighborhood goods and services desired by the surrounding community. The local retail orientation of this center is anticipated to remain strong.

Housing

Vision

Enhance the quality and character of the residential neighborhoods in the Henson Creek-South Potomac master plan area through the planning and provision of a high-quality mix of residential development that provides a choice of housing types.

Background

This element addresses the existing and future housing characteristics of this planning area. The Henson Creek-South Potomac planning areas provide diverse housing options, including higher density townhouses, apartments and condominium developments, older and newer single-family neighborhoods, and enclaves of luxury homes.

According to the M-NCPPC dwelling unit inventory, there were 28,484 dwelling units in 2005 in the planning area. Of these, approximately 6,618 were rental units, many in the form of garden apartments built in the 1960s and 1970s in the northern portions of the planning area. There are two high-rise apartment buildings, one in the midst of other apartments along Brinkley Road, the other in a predominantly single-family neighborhood south of Henson Creek and Rosecroft Raceway. Although there are several condominium townhouse and apartment projects, the majority of ownership units are single-family homes in subdivisions that have been developed over the past 50 years. In the last decade, residential development has been almost exclusively in the form of single-family homes of increasing quality and value, reflecting housing costs and trends throughout the metropolitan area. Some of the highest value housing in the county has been built along the Potomac River.

In response to the strong housing market, most of the undeveloped land has been approved for more single-family residential subdivisions, and very little uncommitted land remains. As such, the impetus for new housing development in the future will be primarily as infill on the relatively small remaining parcels, or redevelopment of higher-density housing at appropriate locations. (See Table 3.) The strengthening of existing neighborhoods is also of key importance, as the rehabilitation and redevelopment of existing housing stock provides opportunities for revitalization, enhanced character and sense of community, and starter housing options for young couples and other first-time home owners.

The General Plan has four objectives for housing that apply to this area: First, increase the average value of homes; second, increase opportunities for higher-value multifamily dwellings in centers and corridors; third, reduce concentrations of distressed, low-income housing; and fourth, increase the percentage of mixed-use development that incorporates housing. These objectives aim to create economically sustainable centers and corridors that may support a thriving mix of transit options, retail, and other quality of life services, while relieving development pressure on rural and scenic areas.

Goals

- Strengthen existing neighborhoods.
- Encourage high-end value housing.
- Provide a mix of housing choices to meet the needs of a wide range of citizens.
- Concentrate new housing in balanced, pedestrian-friendly, mixed-use communities close to and serviceable by transit.

Table 3: Projected Residential Development Capacity

2005 Residential Development	28,484 dwelling units
Residential Capacity per Zoning Prior to April 25, 2006	32,600 dwelling units
Residential Capacity per Approved Master Plan	36,000 dwelling units

Policy 1: Provide opportunities for medium- to high-density housing within centers, the Oxon Hill Transit Corridor and the Branch Avenue (MD 5)/Allentown Road Corridor Node, mixed-use activity centers, and other designated high-density areas.

STRATEGIES

- ❑ Redevelop the Oxon Hill Regional Center with a mix of moderate- to high-density dwellings as an integral component of future development.
- ❑ Evaluate the appropriateness of a high-density residential component at an appropriate location within the National Harbor Metropolitan Center as a potential high value addition to the mix of approved commercial and entertainment uses.
- ❑ Consider a suburban village including a variety of housing types for the undeveloped properties north of (and perhaps including) Rosecroft Raceway. The density and intensity of development should be determined at the time of rezoning application on the basis of transportation accessibility and compatibility with adjoining neighborhoods.
- ❑ Include well designed, moderate-density housing in the revitalization or redevelopment of the mixed-use activity centers designated at:
 - Camp Springs Town Center (MD 5 Corridor Node) at Allentown Road and Branch Avenue.
 - Henson Creek Transit Village at Livingston and Palmer Roads.
 - Broad Creek Transit Village at Livingston and Swan Creek Road.
 - Padgett’s Corner Activity Center at Allentown and Temple Hill Roads.
- ❑ Include housing designed for senior citizens and those with disabilities as an integral component of center, corridor node, and mixed-use activity center development.

- ❑ Consider revising the Zoning Ordinance to more efficiently provide a specific zoning category for active adult housing, pursuant to the “Report of the Senior Living Market Study, Prince George’s County, Maryland,” which was transmitted to the District Council on March 13, 2006, by M-NCPPC and finds that Prince George’s County is underserved and sufficient demand exists for active adult housing.

Policy 2: Provide opportunities for low- to moderate-density, high-quality, high-value housing outside of centers and designated high-density areas.

STRATEGIES

- ❑ Capitalize on the strategic location of undeveloped and underdeveloped properties close to the Potomac River, and I-95 and to proposed transit routes for high-value housing development.
- ❑ Develop comprehensive, well-designed neighborhoods and communities, not just individual housing units, to enhance their value to the owners and to the county.
- ❑ Target education and financing programs to encourage ongoing maintenance and rehabilitation of aging single-family subdivisions and multifamily apartment buildings to strengthen existing neighborhoods.
- ❑ Target distressed and low-value rental housing for revitalization or redevelopment. Encourage public/private partnerships for acquisition, rehabilitation or demolition through county housing programs and private sector redevelopment efforts. Offer residents of distressed housing alternative housing in existing and newly rehabilitated properties.
- ❑ Encourage the development of active retirement housing, the incorporation of Americans with Disabilities Act design features to meet the needs of those with disabilities, and safe, affordable housing options for low- and moderate-income families.

COMMUNITY CHARACTER:

Revitalization

Vision

Underutilized or declining residential and commercial areas are restored to physical, social and economic vitality that contributes to neighborhood stability and promotes economic development.

Background

The Henson Creek and South Potomac planning areas are generally characterized by a stable mix of housing stock, both older and newer. However, there are a few older multifamily developments that citizens consider problematic and may be associated with the decline of adjoining commercial areas. In some cases, struggling commercial areas negatively impact the adjoining residential development. Negative factors that contribute to residential and commercial blight/deterioration include:

- Lack of maintenance and upkeep.
- High vacancy rates in commercial shopping centers.
- Poor management of commercial and multifamily development.
- High rates of crime.

To ensure residential and commercial stability, these factors need to be addressed through a combination of physical improvements, social, business, and economic programs, and revisions to the regulatory process to facilitate revitalization efforts.

Goal

- Ensure a healthy climate for private sector investment and improved quality of life for residents in the older communities within the Henson Creek-South Potomac master plan area.

Policy 1: Designate county revitalization overlay areas to direct revitalization assistance and efforts to small, targeted locations where they would be most effective.

STRATEGIES

- Coordinate with the Prince George's County Redevelopment Authority to identify suitable locations for designation.
- Establish specific criteria and procedures that place emphasis on:
 - Areas with substantial obsolescent or vacant commercial, industrial or office space.
 - Residential areas with concentrations of substandard or abandoned dwellings, high vacancy rates, and/or high foreclosures.
 - Areas designated by the county, state or federal government as needing revitalization assistance.

Policy 2: Provide financial and other assistance to revitalization projects within designated revitalization overlay areas and other suitable locations including centers, corridor nodes, mixed-use activity centers, and multifamily areas.

STRATEGIES

- Explore public and private partnerships, funding sources, and incentive programs to encourage mixed-use development at appropriate locations and intensities.
- Facilitate infrastructure improvements through financial incentives such as the implementation of a parking district, Special Tax Districts, tax increment financing districts, and through state and county private infrastructure investment.
- Evaluate the feasibility of expanding the Prince George's County Enterprise Zone to provide economic incentives and facilitate reinvestment and economic growth.
 - Consider expanding the existing Southern Area Sub-Zone to include the Branch Avenue/Allentown Road Corridor Node.
 - Consider designation of the Oxon Hill Regional Center as a new sub-zone.

- ❑ Pursue the use of federal, state and county tax credits and grant and financing programs to foster revitalization and redevelopment efforts and assist with the rehabilitation of historic properties.
- ❑ Use condemnation authority, if necessary, to consolidate property for redevelopment.
- ❑ Explore innovative new zoning tools and review procedures designed to facilitate development in targeted locations.
- ❑ Expedite the development review and permitting process. Encourage developers to meet with both the Prince George’s County Planning Department and Department of Environmental Resources before the design phase begins to ensure projects meet the minimum standards of the Zoning Ordinance and other applicable requirements.

Policy 3: Streamline the development process for projects within designated revitalization overlay areas and other suitable locations.

STRATEGIES

- ❑ Recommend and support future rezoning to a comprehensive design zone or a suitable mixed-use zone at the time of development and/or redevelopment.

COMMUNITY CHARACTER: Urban Design

Vision

The Henson Creek-South Potomac master plan area consists of high-quality, attractive, and safe residential communities providing a diverse selection of housing types. These residential communities are integrated with conveniently located centers, corridors, and mixed-use activity centers that feature exemplary urban design, pedestrian- and transit-friendly environments, and civic gathering spaces such as plazas, parks, and community facilities which create a unique sense of place and contribute to a livable environment.

Background

The Henson Creek and South Potomac planning areas have largely developed as automobile-dependent residential enclaves lacking convenient access and connectivity to the suburban shopping strips and recreational areas scattered throughout the larger community. Unique circumstances such as the presence of several Class III landfills, two large stream valley park systems (Henson Creek and Piscataway Creek), and major roadways including the Capital Beltway, Indian Head Highway, and Branch Avenue have contributed to the physical separation of portions of the master planning area from one another and resulted in a somewhat

fragmentary pattern of development that lacks a unified design theme. Major issues identified for the master plan area during the public participation process include:

- ❑ Lack of walkable and “livable” communities, retail centers, and roadways.
- ❑ Unattractive and unfriendly to pedestrians roadways and retail strip shopping centers.
- ❑ Poor connections between communities and retail centers, recreation opportunities, other neighborhoods, and the Potomac River.
- ❑ Insufficient mass transit coverage and poor access to existing transit options.
- ❑ A street pattern that discourages connections and walkability, and inadequate street and parking area lighting that lead to increased opportunities for crime.
- ❑ Insufficient street trees, landscaping, and access to open space.

Urban design principles play a major role in achieving the vision for livable, pedestrian-friendly communities with a sense of place that focuses on the unique aspects of the master plan area and its activity centers. These principles are



Auto-oriented environment.



Main street.

key to the creation of successful development that maintains or enhances the character of the existing community. The policies and strategies of this section and the design recommendations of the land use pattern element of this master plan are based on concepts that represent the best practices for urban design. These best practices include Pedestrian- and Transit-Oriented Development, Traditional Neighborhood Development, Crime Prevention Through Environmental Design (CPTED), and Place Making.

Goals

- ❑ Promote compact, compatible, high-quality design, particularly for mixed-use, transit-oriented, and supportive development in centers, corridors, and mixed-use activity centers.
- ❑ Ensure that development is consistent with urban design best practices to create a sense of place and community identity.
- ❑ Improve pedestrian safety, connectivity, and walkability to foster a safe, pedestrian-friendly environment.
- ❑ Encourage design for development within and surrounding the Rural Tier that is compatible with the rural and historic character of the area.

Policy 1: Promote pedestrian- and transit-oriented design principles in moderate- to high-density centers, corridors, and mixed-use activity centers.



Vertical mixed-use building.



Open space with pedestrian amenities encourages socializing and public gathering.

STRATEGIES

- ❑ Develop compact centers with interconnected street-grid patterns that promote efficient automobile and foot traffic circulation.
- ❑ Provide a continuous street wall formed by adjoining buildings and set along a consistent build-to line from the street to create a comfortable sense of enclosure along major streets and in mixed-use centers and other areas of high pedestrian activity.
- ❑ Utilize high-quality materials and encourage human-scale architectural detailing, pedestrian amenities such as benches, pedestrian-scaled street light fixtures, trash receptacles, bus shelters, and bicycle racks, interesting signage, and attractive landscaping.
- ❑ Provide open space and plazas with pedestrian amenities to encourage socialization and gathering.
- ❑ Ensure that sidewalks are of sufficient width to allow for café seating, pedestrian amenities, and a continuous flow of pedestrian traffic
- ❑ Provide attractive landscaping, street trees, and planting strips between the street and sidewalk to enhance the development and streetscape and to increase pedestrian safety by providing a buffer from traffic.
- ❑ Locate parking areas to the sides and rear of buildings (never in the front, between the street and the building), and provide innovative circulation and landscaping design for parking areas to reduce conflicts between cars and pedestrians and reduce the amount of impervious surfaces. Consolidate curb cuts whenever possible.



Mixed housing types provide a diverse population of residents.

Traditional Neighborhood Design (TND) Development: A mixed-use residential development that is comprehensively designed as a whole similar to the type of residential communities built in the early twentieth century. In addition to the residential component, TND includes a mixture of supporting neighborhood commercial, recreational, and public uses and open spaces that are typically located in the center of the development or at the intersection of important roadways.

Policy 2: Encourage traditional neighborhood design.

STRATEGIES

- ❑ Ensure that the design of infill and new development is attractive and maintains or enhances the character of the existing communities.
- ❑ Protect the rural and historic character of the Rural Tier. Ensure that new and infill development within the Rural Tier respects the existing pattern of development and does not adversely impact the environment or the scenic nature of Livingston Road.



Compact single-family residential development.

- ❑ Provide a variety of housing types, including single-family detached, single-family attached, high-quality multifamily and mixed-income housing, and senior housing opportunities. A mix of housing types provides a diverse population of residents and increases potential foot traffic for local-serving stores and services.
- ❑ Develop compact single-family neighborhoods with connected street patterns rather than disconnected networks of culs-de-sac to enhance connectivity with activity centers, recreation and open space opportunities, and other neighborhoods.
- ❑ Provide a comprehensive network of well-lit (where appropriate) sidewalks, trails, bikeways, and paths that encourage walking and biking and contribute to the walkability of the master planning area.
- ❑ Ensure that sufficient public and private open spaces are provided to serve the needs of both current and future residents. If possible, locate homes within one-quarter mile (a five-minute walk) of open space and/or recreation facilities to increase accessibility to such amenities.

Policy 3: Ensure that development is safe and comfortable for residents and visitors through the application of Crime Prevention Through Environmental Design (CPTED) principles.



Low fence establishes boundary.

STRATEGIES

- ❑ **Territoriality.** Encourage low walls, fences, visually permeable screening methods, and elevated ground floors of residential dwellings to establish a clear delineation between public and private space and to foster a sense of ownership and territoriality that results in more oversight and maintenance of public areas.

- ❑ *Natural Surveillance.* Design structures and physical features to maximize visibility to enhance natural surveillance by keeping potential intruders under observation. Provide windows, storefronts, clearly visible entrances, balconies, porches, outdoor activity areas, and benches. Ensure that windows, especially storefront windows, are not obscured and may allow people to see and be seen. Maintain a low, even level of lighting to illuminate parking lots, walkways, entrances, and related areas to enhance safety while limiting light pollution.



Vertical mixed-use building. Balconies provide an area for relaxation and surveillance.

- ❑ *Natural Access Control.* Utilize well-designed sidewalk pathways, special materials and landscaping, attractive gates, and distinctive architectural elements to clearly guide people to and from building entrances. Provide attractive, high-quality gates, fences, and walls integrated with the design of new development to contribute to natural access control. Minimize use of unattractive materials such as chain-link fencing, concrete or cinder block walls, and barbed wire as access control methods in favor of durable, attractive materials.
- ❑ *Activity Programming.* Locate open spaces, recreation amenities, and gathering areas in central locations that allow for natural surveillance and access control. Encourage natural activity programming by arranging uses and amenities so that people using areas in legitimate ways protect public space.
- ❑ *Maintenance.* Ensure proper maintenance of public and private open spaces, sidewalks, alleys, streets, landscaping, and lighting fixtures. Well-maintained,

litter-free, and high-quality landscaped public spaces send the message that illegitimate activity is not tolerated.

Policy 4: Create a sense of place by integrating urban design concepts with elements of place making.

- ❑ Provide gateway features, unique architecture (such as towers, cupolas and colonnades, for example), terminated views, sweeping vistas, and community focal points.
- ❑ Encourage civic and community activity through both good urban design and by working together with all stakeholders to develop special events, themed activities, and unique design themes for centers, corridor nodes, and mixed-use activity centers.
- ❑ Incorporate public art and civic amenities into gateways, wayfinding systems (including signage), street furniture, and other structures.



An example of a public gathering space that provides amenities to encourage safety, relaxation, and comfort.

- ❑ Place public art, fountains, and other special visual elements at prominent locations such as major intersections, traffic circles, and in public areas.
- ❑ Encourage unique design on prominent and important sites, such as at transit stops, sites on high ground, at the visual termini of major streets, and at locations in proximity to the Rural Tier and to historic structures. Protect landmark buildings and properties of historic or civic significance and the views of these properties whenever possible.

COMMUNITY CHARACTER: Historic Preservation

Vision

An area where historic properties are appreciated and valued as important elements of the county's cultural heritage; historic sites and resources are protected and preserved during the development review process through consistent application of the Historic Preservation Ordinance.

Background

Historic preservation has been recognized as a strength and an asset in the planning area. There are eight historic properties of national significance, nine properties of state/local significance, and the Broad Creek Historic District (see Map 32). In 1981, the *Historic Sites and Districts Plan* (a functional master plan for historic preservation) was approved, and a historic preservation ordinance was enacted. Since that time, historic preservation has been recognized as a key factor in the revitalization of existing communities as well as in the protection of rural areas. The *Historic Sites and Districts Plan* was amended in 1992 to reflect changes in the status of historic properties. The plan also recommends that historic resources be evaluated to determine whether they meet the criteria for designation as individual historic sites or as contributing to historic districts.

The Broad Creek Historic District was designated in 1985 by action of the Prince George's County Council. It was the first historic district created under the county's historic preservation ordinance and it establishes financial benefits to owners who restore or maintain their properties consistent with its guidelines. The district has an advisory committee that reviews proposed alterations, additions, or new construction within the district and makes recommendations to the Historic Preservation Commission. The boundaries of the historic district have not changed since 1985. However, one of the goals identified in a planning study conducted for the historic district (the 2002 *Broad Creek Historic District Preservation Planning Study*) is to expand the boundaries of the historic district after other objectives for the district are accomplished.



National Historic Register: St. Ignatius Catholic Church on Brinkley Road.

Cemeteries and archeological sites have recently been identified as being in need of further protection. The master plan will build on those efforts by evaluating historic resources identified in the area and listed in the Inventory of Historic Resources. Incorporating historical and cultural sites within the Henson Creek-South Potomac master plan area into a broader South County Heritage Area would also help protect and enhance the historical heritage of the area.

Goals

- ❑ To protect and preserve historic resources in the Henson Creek-South Potomac Area.
- ❑ To identify, evaluate and designate historic resources and historic survey properties that meet the criteria of the Historic Preservation Ordinance.
- ❑ To recognize historic properties for their historical, archeological and architectural significance to the community and county.
- ❑ To promote public awareness and appreciation of historic sites, resources, and the Broad Creek Historic District.

Policy 1: Protect historic resources and districts by ensuring provisions of the Historic Preservation Ordinance are uniformly implemented, ensuring zoning regulations encourage retention of historic resource settings and protection from adverse effects of incompatible land uses, and ensuring building codes are interpreted with sensitivity through close coordination with Historic Preservation staff and owners of historic resources throughout the historic area work permit process.

STRATEGIES

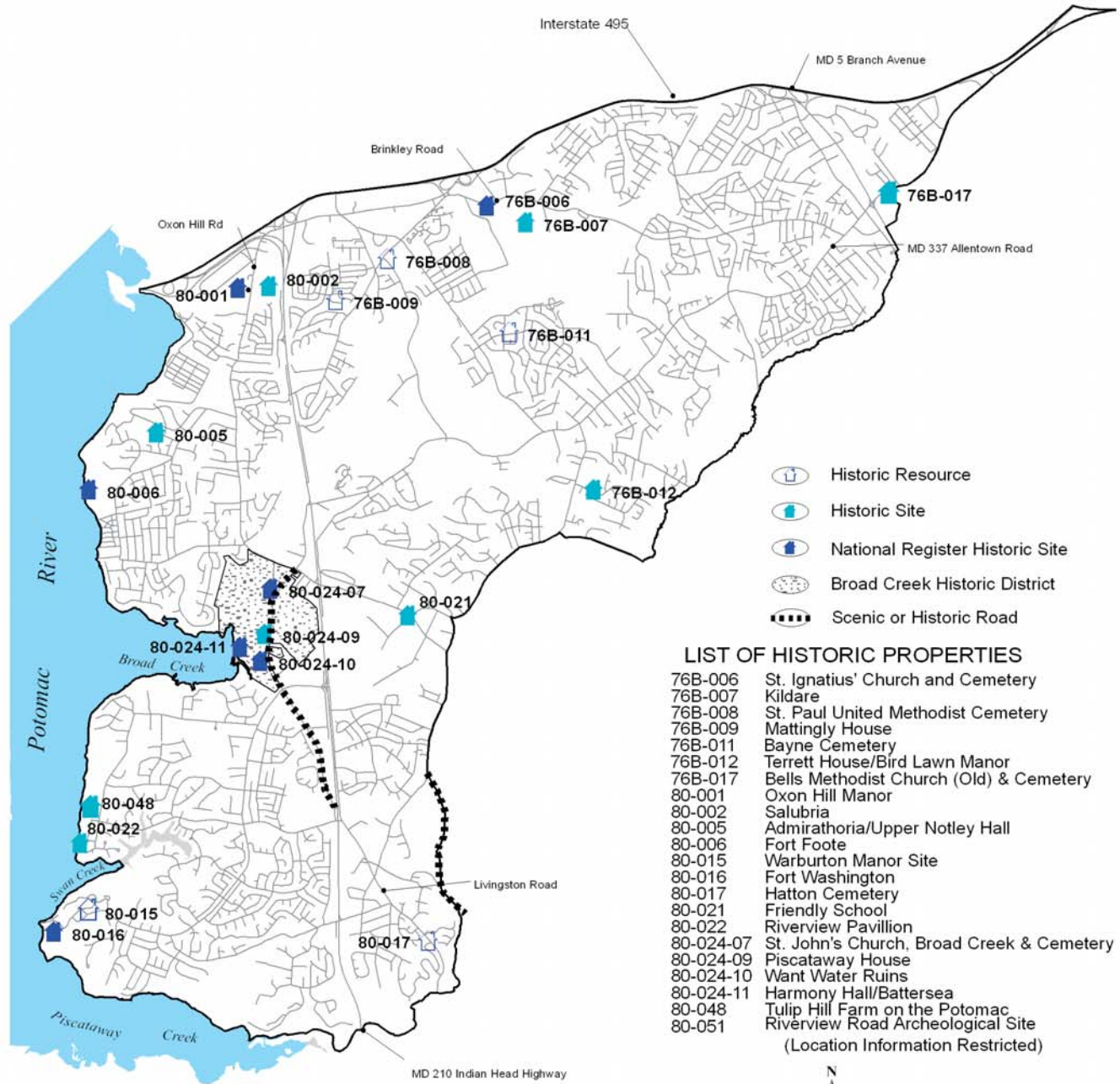
- ❑ Integrate historic sites and historic districts into the fabric of the Henson Creek-South Potomac area.
 - ❑ Encourage stewardship, compatible adaptive reuse and use of historic sites, historic resources, and properties within the Broad Creek Historic District.
 - ❑ Encourage superior quality design of infill development to complement existing site patterns and architectural styles within the Broad Creek Historic District.
 - ❑ Encourage the preservation and restoration of three historic sites: 80-024-11: Harmony Hall; 80-001: Oxon Hill Manor; and 80-005: Admirathoria (Upper Notley Hall).
 - ❑ Incorporate the recommendation from the Broad Creek Historic District Preservation Planning Study, which states that the Broad Creek Historic District design guidelines be amended and expanded to address new legal requirements for building codes, intensified development pressures, and the protection of archeological resources.
- ❑ Ensure that new development adjoining historic sites or historic districts is well buffered.
 - ❑ Detailed site plan review should be required for development of property adjacent to the Broad Creek Historic District to ensure appropriate development techniques and buffering are utilized to help maintain the character of the historic district.

Policy 2: Provide an updated Inventory of Historic Resources for the Henson Creek-South Potomac Area.

STRATEGIES

- ❑ Update the *Historic Sites and Districts Plan* to designate the following properties as historic sites:
 - 80-048 Tulip Hill Farm on the Potomac
 - 80-051 Riverview Road Archeological Site
- ❑ Evaluate the following historic resources for possible listing as historic sites:
 - 76B-8: St. Paul’s United Methodist Cemetery
 - 76B-9: Mattingly House
 - 76B-11: Bayne Cemetery
 - 80-17: Hatton Cemetery
- ❑ Evaluate the documented Mt. Hope AME Church Site for designation as a historic resource or possibly as a historic site.
- ❑ Document the history and boundaries of the Silesia Historic Community (80-49) and propose that it be included in the Appendix of Historic Communities and Survey Areas, Appendix B, of the *Historic Sites and Districts Plan* at the time that plan is next amended.
- ❑ Document the following properties for possible future consideration as historic resources: Properties associated with “Scientists Village” could include Ferguson, Easton, Depach, and Tousey houses.
- ❑ Continue with survey work, as funding permits, of historical and archeological resources.

Map 32: List of Historic Resources and Sites



Policy 3: Increase opportunities for heritage tourism and promote public awareness and appreciation of the area’s historic sites and resources and the Broad Creek Historic District.

STRATEGIES

- ❑ Build on the framework created by the Potomac Heritage Trail, encourage the development of a South County Heritage Area as a mechanism for promoting heritage tourism in the Henson Creek-South Potomac Area.
- ❑ Expand educational programming at the M-NCPPC and federally owned historic sites to emphasize the importance of preserving historic resources:
 - Diversity programming should appeal to wider audiences and increase the use of these properties as educational and recreational resources.
 - Increase access to publicly owned historic sites.
- ❑ Encourage the appropriate development of pedestrian and equestrian trail connections in the Broad Creek Historic District.
- ❑ Develop adequate interpretive signage within the Broad Creek Historic District and along the district’s northern and southern access points.

Policy 4: Protect and preserve cemeteries and archeological sites. Appropriate guidelines should be created to assist property owners and developers in the identification, preservation, and maintenance of these resources.

STRATEGIES

- ❑ Develop legislation and guidelines for the protection of archeological sites during the development review process.
- ❑ Amend the county’s Subdivision Regulations (Section 24-135.02) to protect historic cemeteries from further development intrusion by requiring minimum bufferyards for graveyards and their settings, protective fencing during all phases of development, and guidelines for submitting appropriate cemetery inventories.
- ❑ Encourage the preservation and restoration of two historic cemeteries: 76B-11: Bayne Cemetery, and 80-50: Addison Family Cemetery.
- ❑ Provide funding for archeological investigation on parklands, and encourage archeological investigation on other properties in the Broad Creek Historic District.