



Foreword

The Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission (M-NCPPC) is pleased to make available the approved Town of Riverdale Park Mixed-Use Town Center (M-U-TC) Zone Development Plan. This community-based and community-driven development plan is an important step in the effort to revitalize Riverdale Park's town center areas along US 1 and in the older core along Queensbury Road around the MARC station. The M-U-TC Zone was originally recommended for Riverdale Park's older commercial areas in the 1994 Planning Area 68 master plan. The M-U-TC Zone was created during the master plan process to promote the revitalization and redevelopment of the county's older commercial centers and to allow for a mix of uses and locally established design standards and guidelines. The intent of the zone is to provide more design flexibility, while promoting more compatible development for older communities.

The M-NCPPC Prince George's County Planning Department staff initiated the Riverdale Park project in April 2002, in coordination with staff from the Town of Riverdale Park. The plan contains recommendations for future development within the town center and locally tailored design standards for new and infill development. These standards replace the existing development standards contained in the Prince George's County Zoning Ordinance. In drafting the plan, staff worked closely with a Town Center Committee composed of residents, business and property owners, and elected officials. Numerous meetings were held beginning in June 2002 with a community-wide workshop focusing on development along US 1. The committee was invaluable in providing guidance and support to staff in the creation of the overall development and design concepts, the determination of boundaries, and the creation of design standards and guidelines.

The preliminary development plan and zoning map amendment (ZMA) were released in August 2003. The Planning Board and the Prince George's County Council held a joint public hearing on the document on September 29, 2003. The Planning Board approved with modifications the development plan on November 13, 2003 per Resolution PGCPB 03-233. The modified development plan and ZMA were approved by the Council on January 20, 2004 (CR-5-2004).

The public hearing was advertised in newspapers of record and all owners of property proposed for rezoning were mailed notification of this action. All comments and recommendations presented at the public hearings became a matter of public record and were summarized and reviewed by the Planning Board and/or the District Council in their deliberations prior to their actions on the development plan and zoning map amendment.

The Commission is honored to have had the opportunity to partner with citizens, residents, property and business owners, and elected officials in developing the approved Riverdale Park Mixed-Use Town Center Development Plan—a plan of which we can all be proud.

Sincerely,

Elizabeth M. Hewlett
Chairman



Introduction

The Mixed-Use Town Center (M-U-TC) Zone was created in 1994 to promote reinvestment and redevelopment in the county's older, more established mixed-use areas. The M-U-TC Zone utilizes a local development plan to create design standards and a concept plan to manage future development in designated town center areas. The zone was developed in conjunction with the Planning Area 68 master plan, which recommended use of the M-U-TC Zone in the Town of Riverdale Park.

In 2000, the Riverdale Park mayor and town council passed a motion requesting the county to apply the M-U-TC Zone to the designated area in the master plan and any other areas recommended by The Maryland-National Capital Park and Planning Commission (M-NCPPC). On April 16, 2002, the District Council directed M-NCPPC to prepare an M-U-TC zoning map amendment for the Town of Riverdale Park in accordance with the requirements of the Zoning Ordinance. (See Appendix A: Mixed-Use Town Center Zone Legislation.)

Key zone requirements to be contained in this development plan include:

- A description of the area within the town center, including a location map showing the boundaries of the zone (See Map 1) and a description of the existing improvements within those boundaries.
- Standards and guidelines to manage the physical development and use of land in the M-U-TC Zone.





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- Minimum and maximum development standards and guidelines, as necessary, to regulate parking and loading schedules, and design standards for signs, landscaping, parking lots and screening.
- Written explanations and graphic presentations of development standards and design guidelines, as necessary.
- Specific findings and criteria for certain uses allowed by a special permit in the use table in Appendix A. Such findings shall generally be limited to site planning issues in the development plan.
- The creation of a Local Design Review Committee to advise the Planning Board and District Council during review of development applications, particularly special permits. The committee membership, minimum and maximum review timeframes, and the extent of the committee's review responsibilities are defined.

Riverdale Park's Town Center

The Town of Riverdale Park has designated two town centers: one along the US 1 corridor and the other along the B&O Railroad line. Different design standards have been created for parts of these centers because of their common characteristics and different opportunities for development. Along US 1 and in the older industrial area north of the town's historic core, larger scale redevelopment projects are recommended. Design standards for new development for these parts of the town center will promote pedestrian-scale development by requiring, in part, an enhanced streetscape and improved architectural design. In the historic core,

standards emphasize compatibility with the existing historic character and promote preserving existing buildings and/or smaller scale infill projects. The areas are highlighted on Map 2: Town Center Development Intent Areas.

Throughout the town center, the Riverdale Park M-U-TC Zone design standards seek to create an attractive and consistent streetscape and an overall environment that is inviting and accessible to pedestrians through the design and placement of new buildings. The development plan illustrates proposals for redevelopment and infill, as well as numerous public improvements. The blend of public and private investment will be the key to creating successful mixed-use centers.

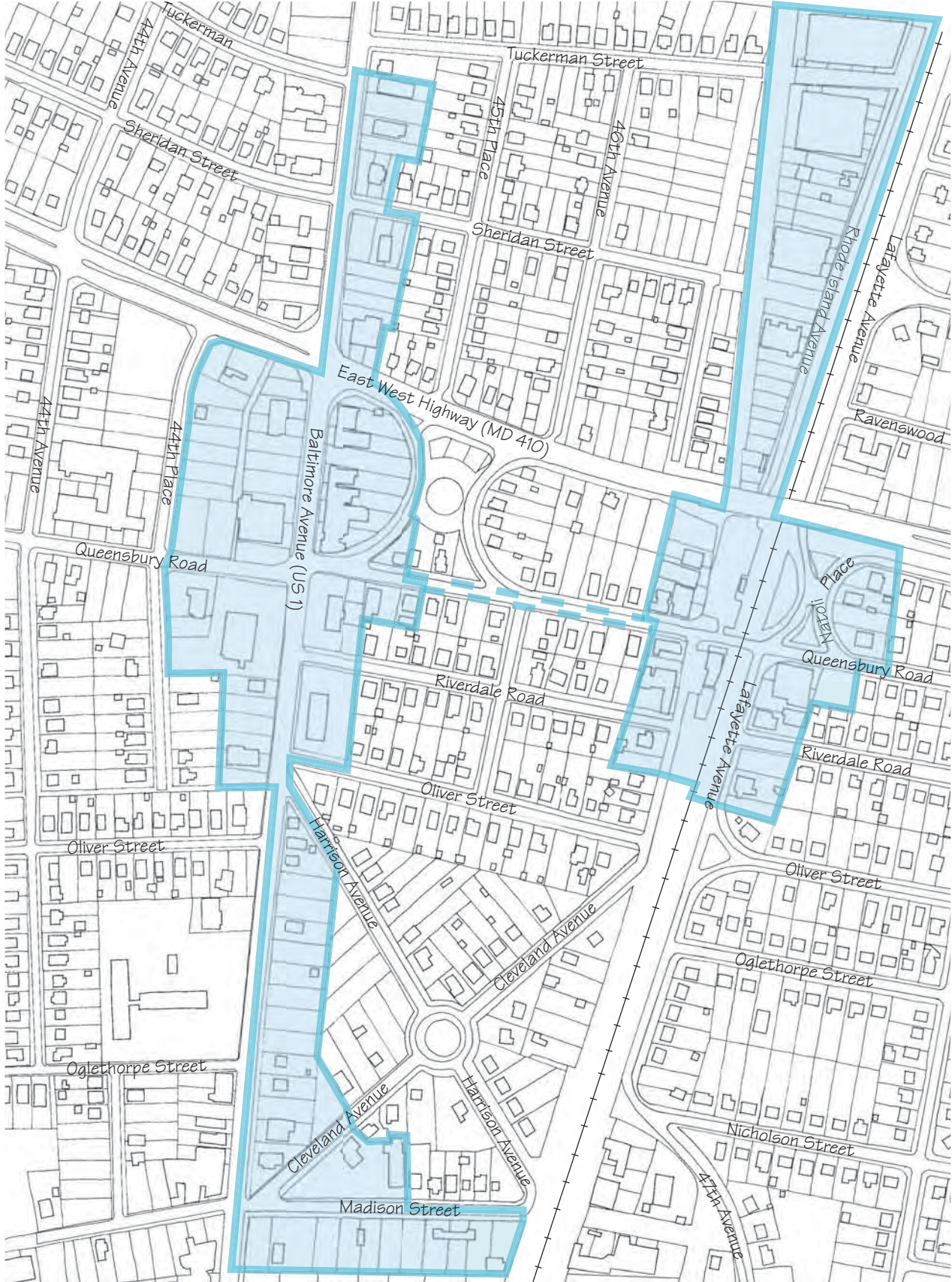
The M-U-TC zoning map amendment process builds on the strong foundation that has been created by the Riverdale Park community, which has continued to work to revitalize its town center since the Planning Area 68 master plan was completed. The Riverdale Park Town Center Redevelopment Committee was formed to recommend a strategy for redeveloping and revitalizing the town's historic core. The recommendations contained in their final report formed the basis of the design guidelines contained in this document.

To undertake this project, a Town Center Committee was formed from a group of volunteers representing residents, business and property owners, and town officials. Numerous meetings were held beginning in June 2002 with a community-wide workshop, which focused on development along US 1. The committee was invaluable in providing guidance and support to staff in the development of design standards, determination of boundaries, and the creation of the development plan.



US 1 design workshop.

Map 1: Riverdale Park M-U-TC Zone Boundary



Map 2: Town Center Development Intent Areas

