



# Central Avenue Blue/Silver Line

Sector Plan and SMA

**Virtual Public Kickoff  
will begin shortly**

Para escuchar en español:

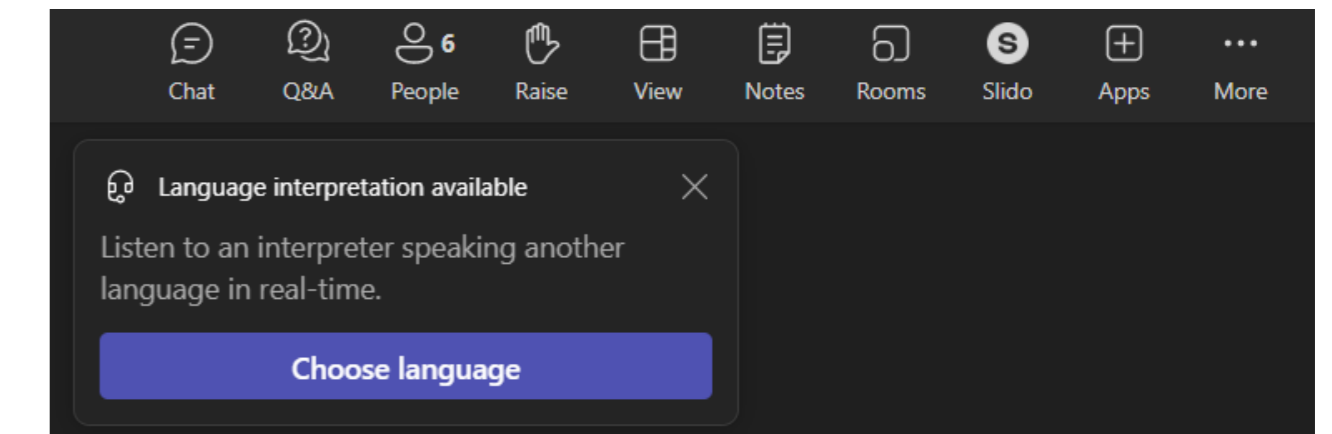
Haga clic en la opción "choose language" y seleccione Español

Si no ve esta opción, seleccione "More..." en el menú de controles de la reunión, luego elija "Language and speech", luego "Language interpretation" y seleccione Español

# How to Participate? – Teams Webinar

- Speakers will present in this channel in English (Spanish in the other channel)
- This meeting will be recorded and shared on the project website
- All attendees will be MUTED with your video OFF for the duration of the event
- If you have a comment or question, please type it in the Q&A box
- Please be polite and respectful in your comments and questions

Para escuchar en español:

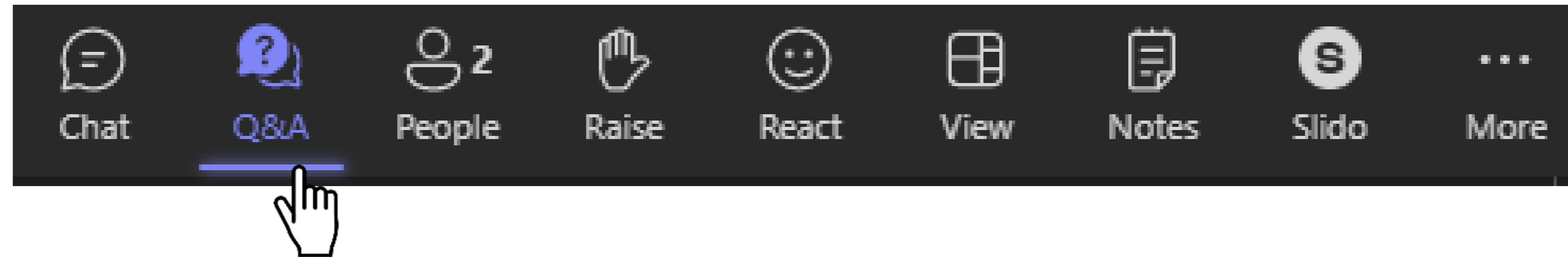


Haga clic en la opción "choose language" y seleccione Español

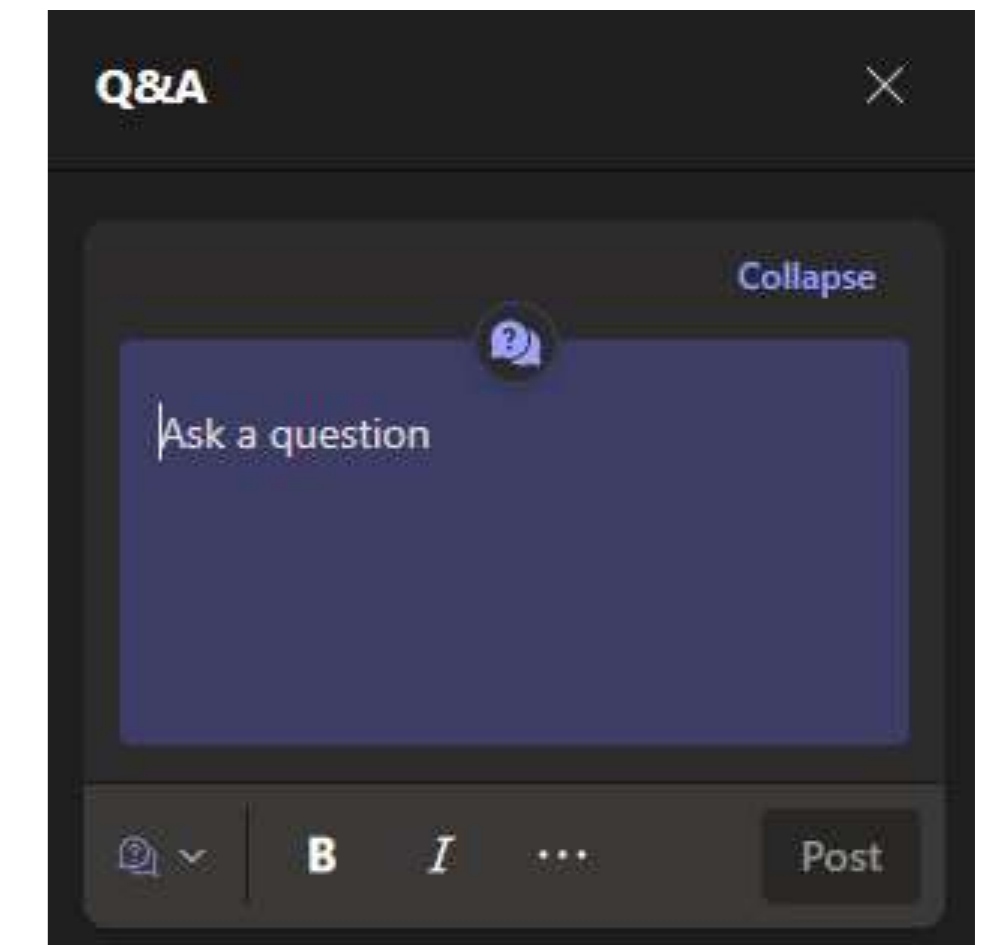
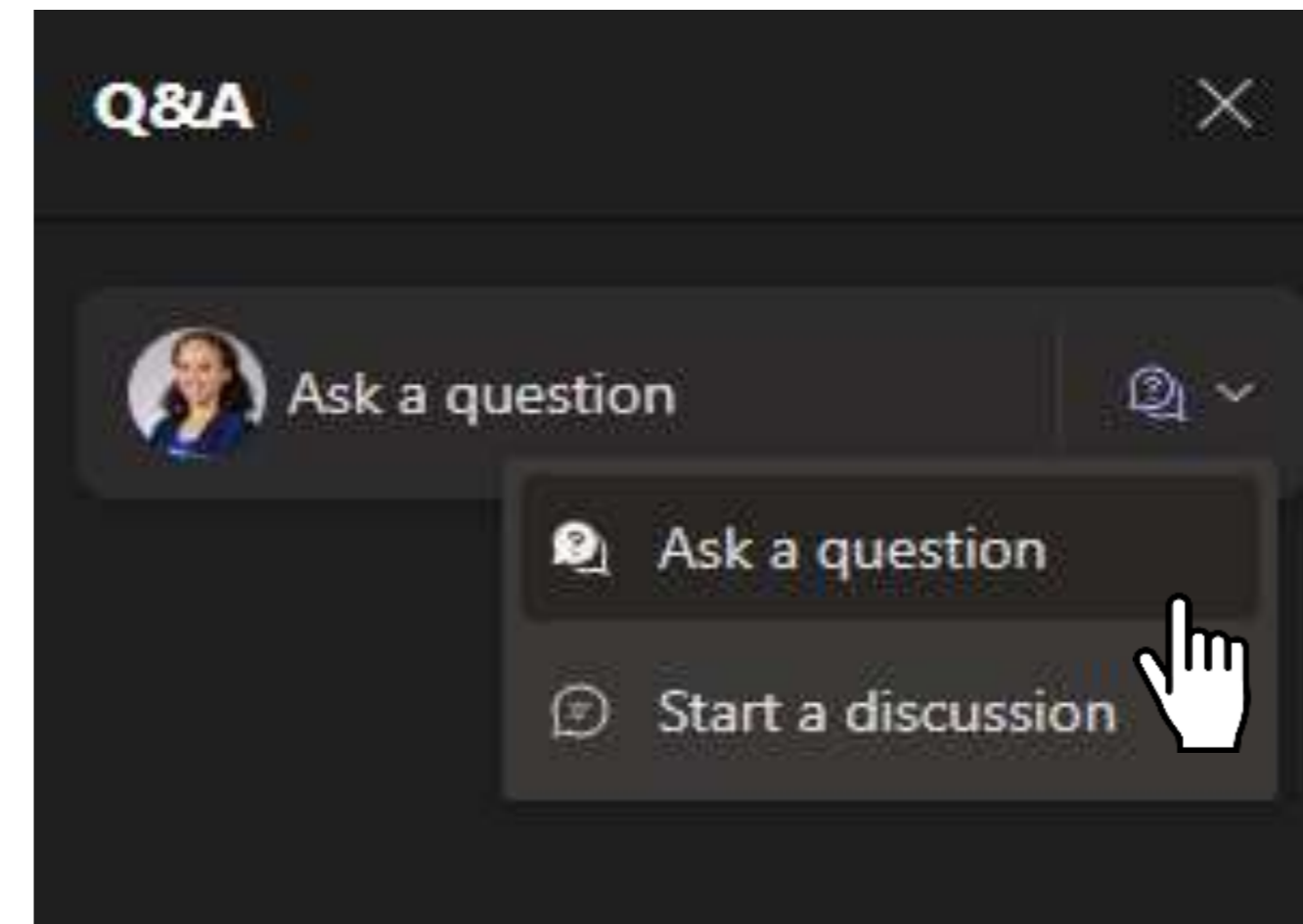
Si no ve esta opción, seleccione "More..." en el menú de controles de la reunión, luego elija "Language and speech", luego "Language interpretation" y seleccione Español

- Esta reunión será grabada y compartida en el sitio de internet del proyecto
- Todos los asistentes tendrán su video y micrófono APAGADO durante la duración del evento
- Si usted tiene un comentario o una pregunta, por favor, escríbalo en el chat de preguntas y respuestas
- Por favor, sea cortés y respetuoso en sus comentarios y preguntas

# How to Participate? – Teams Webinar



- Locate the Q&A option in the menu bar at the top of your screen
- In the Q&A panel that opens on the right side of the screen, change the option from “Start a discussion” to “Ask a question”
- Enter your question into the text box and click post



# SLIDO



1. Go to **Slido.com** on tablet or smartphone or snap a photo of the QR code with your smartphone
2. Type in code **#BlueKickOff**
3. Survey questions will appear throughout the presentation

1. Vaya a **Slido.com** en una computadora portátil, tableta o teléfono inteligente o tome una foto del código QR con su teléfono inteligente
2. Ingrese el código **#BlueKickOff**
3. Las preguntas de la encuesta aparecerán a lo largo de la presentación

# CENTRAL AVENUE- BLUE/SILVER LINE SECTOR PLAN & SECTIONAL MAP AMENDMENT

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Prince George's County Planning Department

Virtual Public Kickoff Meeting  
September 27, 2023



# AGENDA

**01** Project Team & Elected  
Official Introductions

**02** Sector Plan Overview

**03** Zoning & Sectional Map  
Amendment Overview

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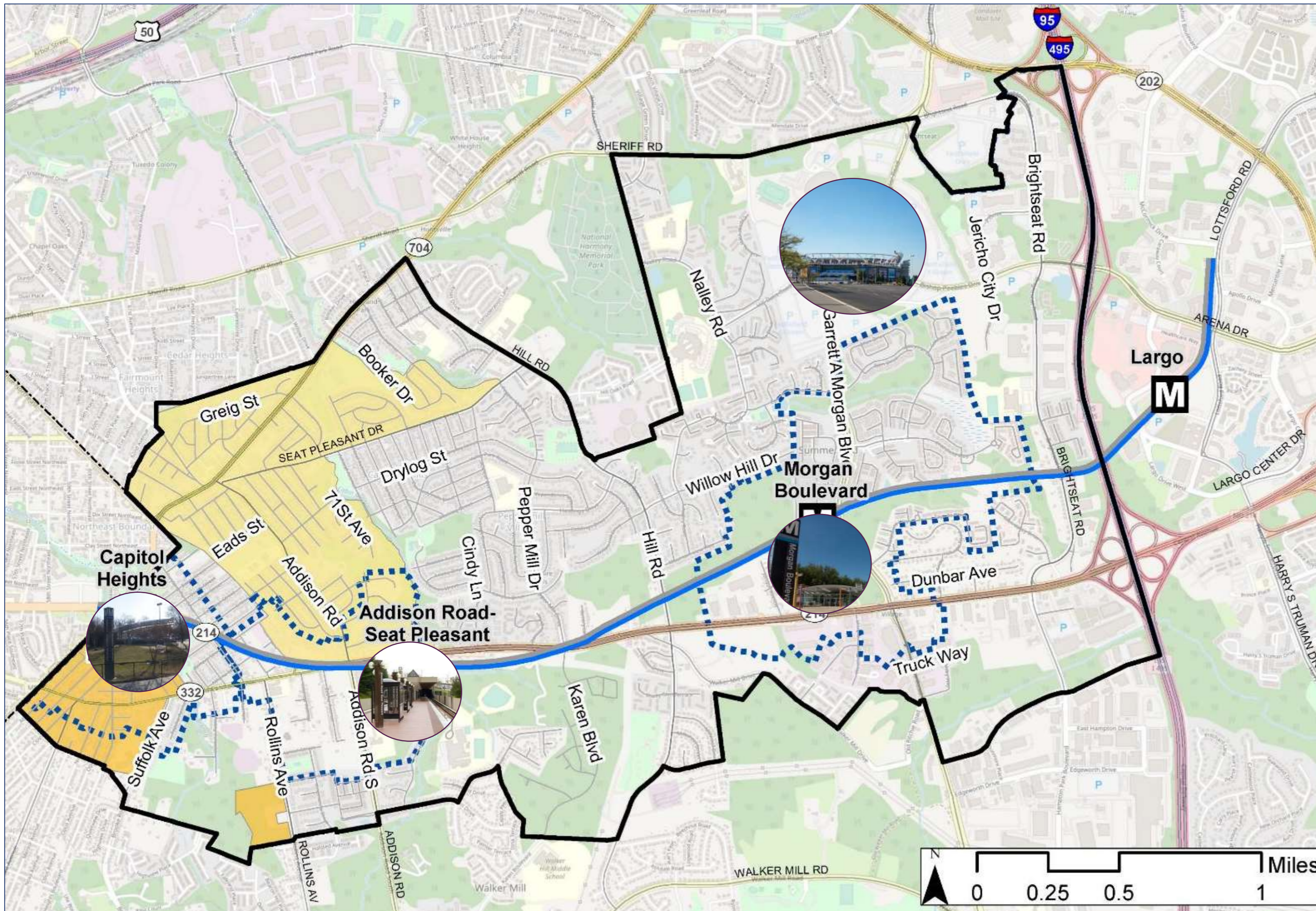
**04** Key Questions

**05** Existing Conditions

**06** Next Steps

# SECTOR PLAN AREA

- City of Seat Pleasant
- Town of Capitol Heights
- Metro Stations
- FedExField
- Western Boundary: Washington, D.C.
- Eastern Boundary: Capital Beltway



# INTRODUCTIONS



# MEET THE TEAM

Central Avenue-Blue/Silver Line  
Sector Plan & SMA



**Bill Skibinski**  
Project Manager



**Elena Perry**  
Deputy Project Manager



**Kierre McCune**  
Project Facilitator



**Lynda Ramirez-Blust**  
Team Member



**Korey Arsenault**  
Team Member



**Mussie Tewolde**  
Team Member

# MEET THE TEAM

Central Avenue-Blue/Silver Line  
Sector Plan & SMA



**Jess Alexander**  
Stantec  
Project Manager



**John Bachmann**  
Stantec  
Planning & Urban Design Lead



**Mary Burkolder**  
BAE Urban Economics  
Market Analysis Lead

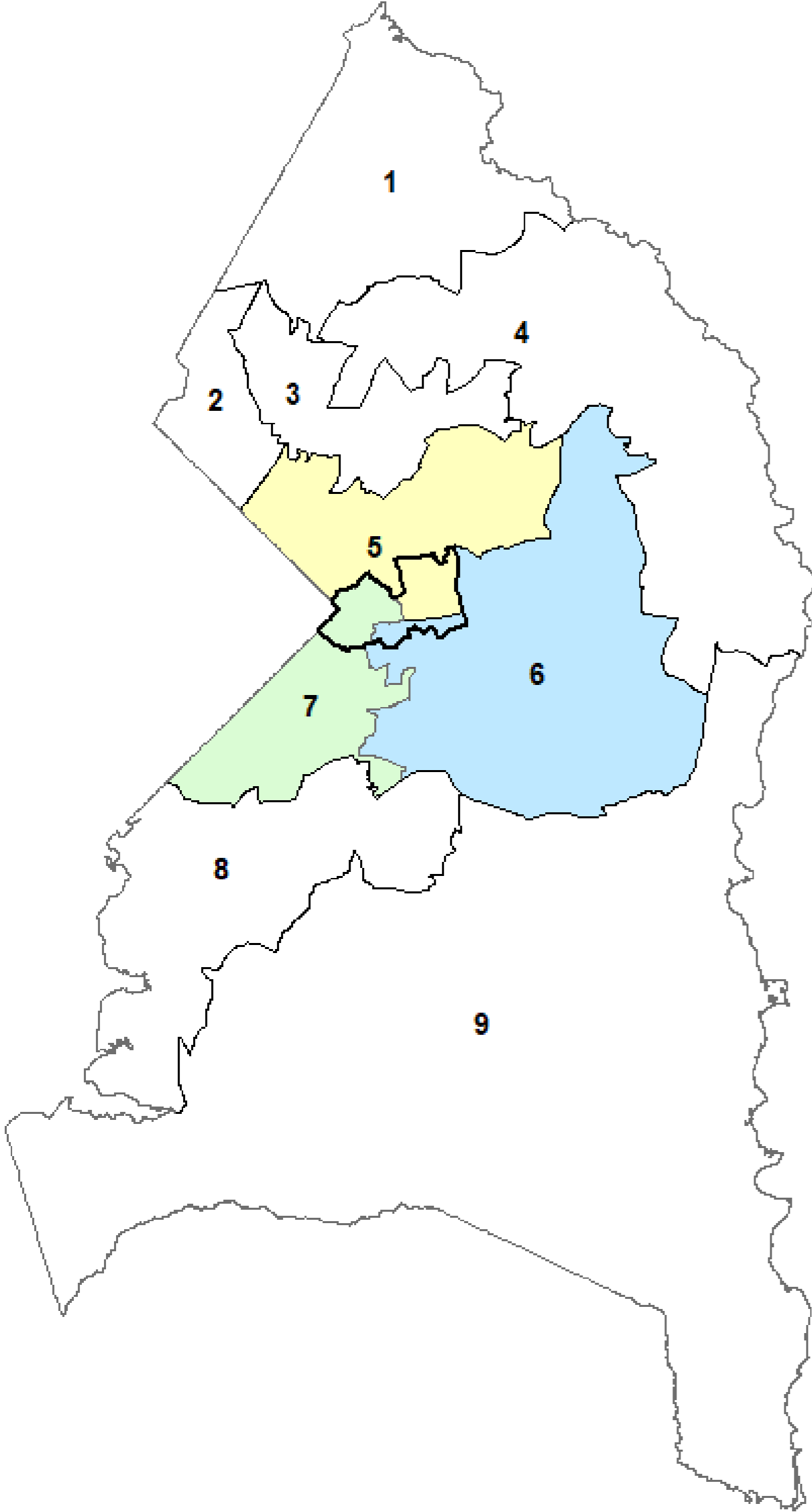


**Astrid Mayak**  
Stantec  
Spanish Translation Lead



**Andrew McCray**  
Stantec  
Urban Planner

# COUNTY COUCIL



**The Honorable  
Jolene Ivey**

District 5



**The Honorable  
Wala Blegay**

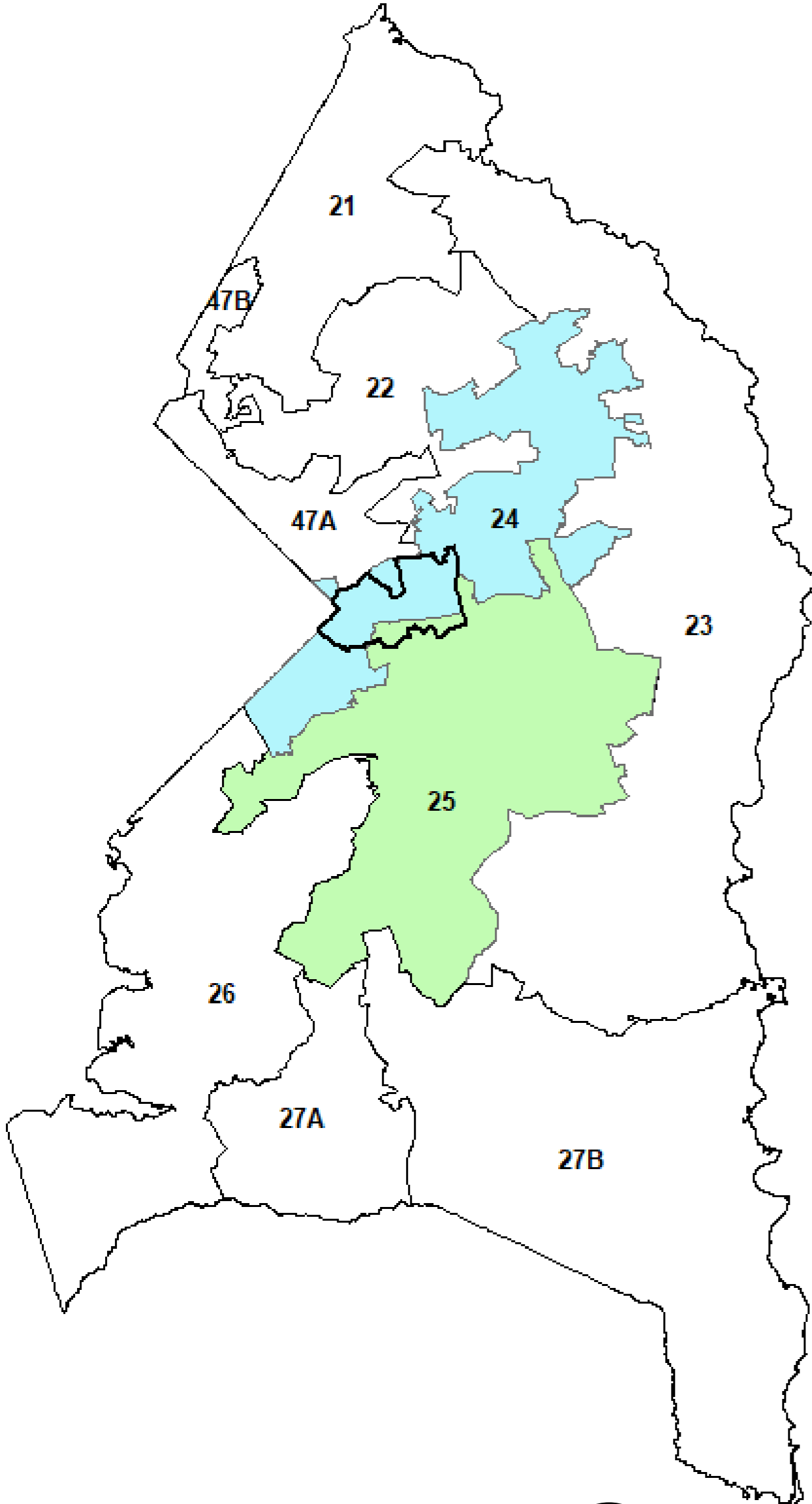
District 6, Council Vice Chair



**The Honorable  
Krystal Oriadha**

District 7

# STATE OFFICIALS

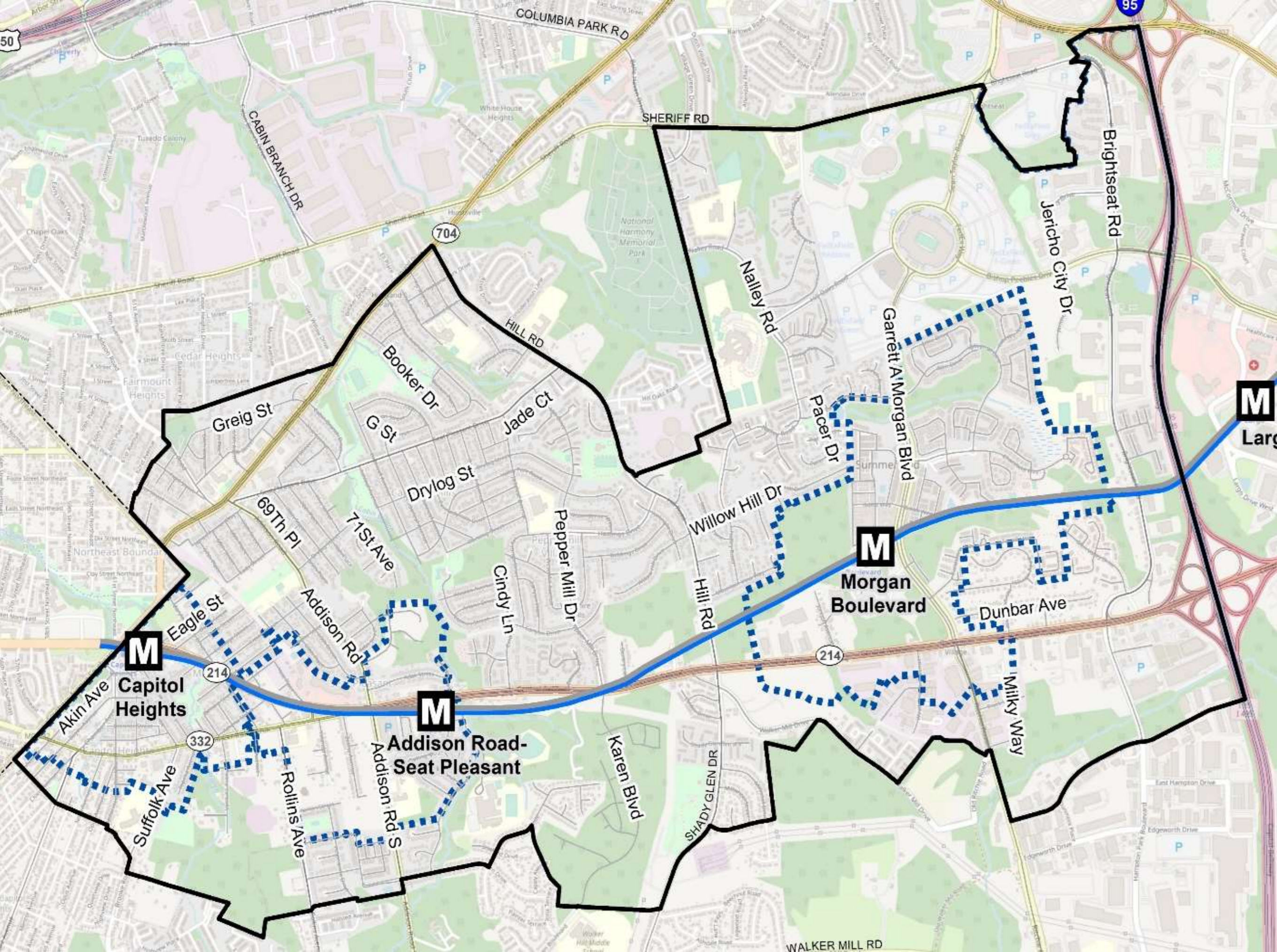


Maryland House of Delegates  
**Jazz Lewis**  
District 24



Maryland Senator  
**Joanne Benson**  
District 24

# SECTOR PLAN OVERVIEW



- Community-driven
- Small area vision
- Considers tradeoffs
- Short and long-term goals

# WHAT IS A SECTOR PLAN?

# A SECTOR PLAN...

## CAN

Contain strategies to attract and retain a **variety** of businesses

Contain strategies that may make the area more attractive for investment

Recommend zoning changes

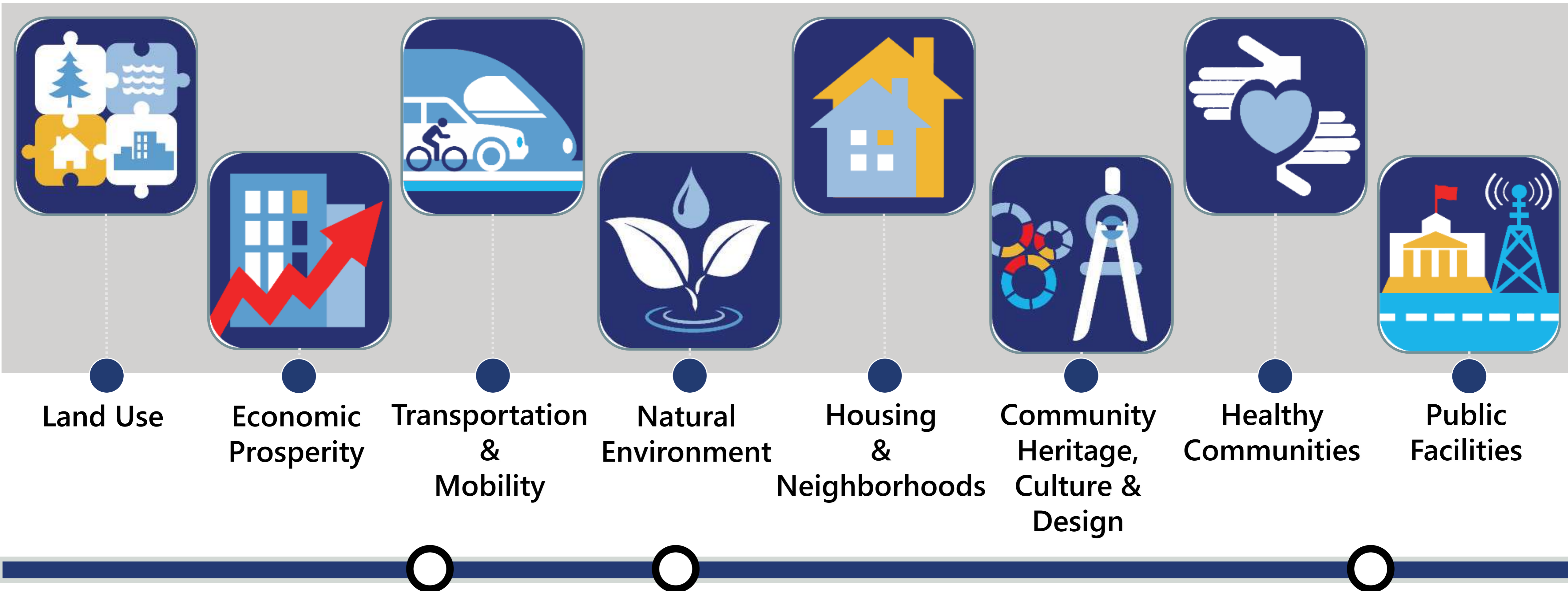
## CANNOT

Bring a **specific** business to an area

Raise or lower property taxes

Lead to specific projects being funded or constructed by implementing agencies

# PLAN ELEMENTS

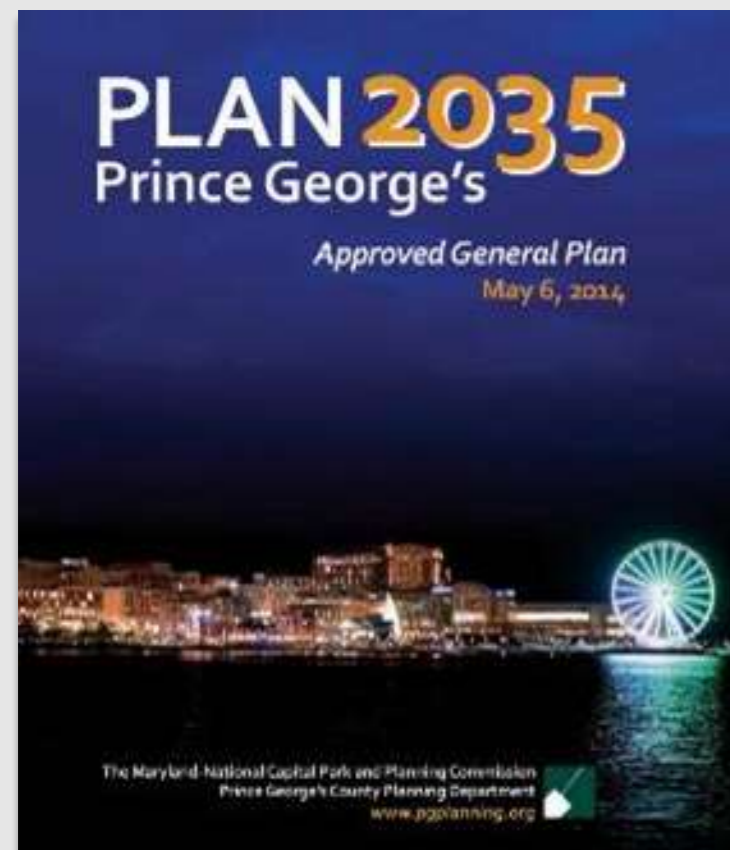




# PLAN RELATIONSHIPS

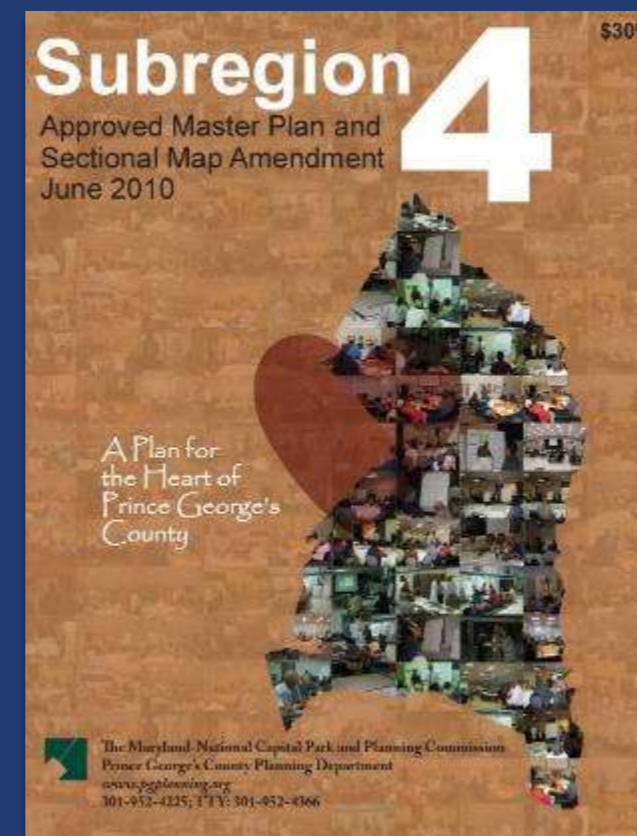
The Central Avenue-Blue/Silver Line Sector Plan and SMA will amend or replace approved plans and build upon previous planning efforts.

01



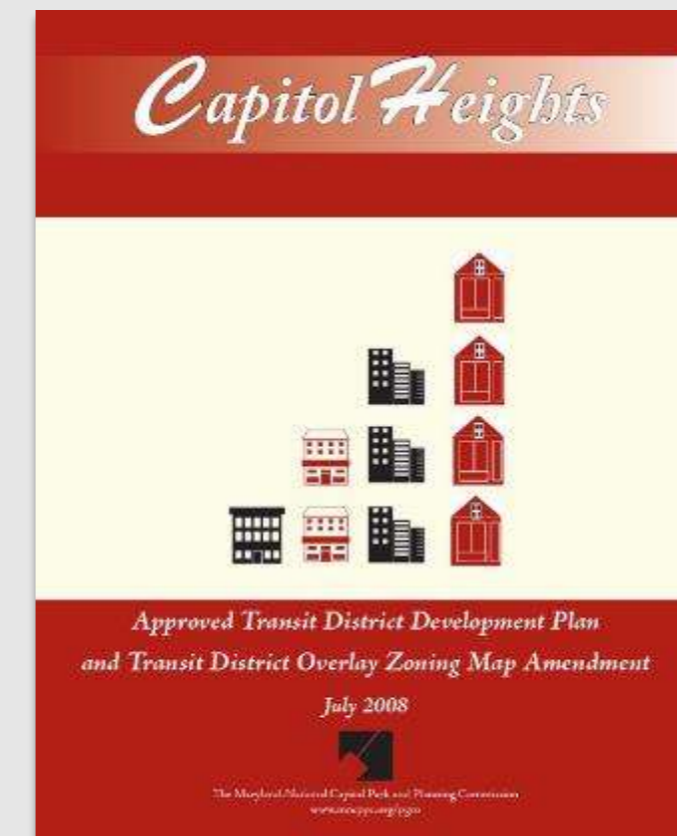
Amends Plan 2035 & County Functional Plans

02



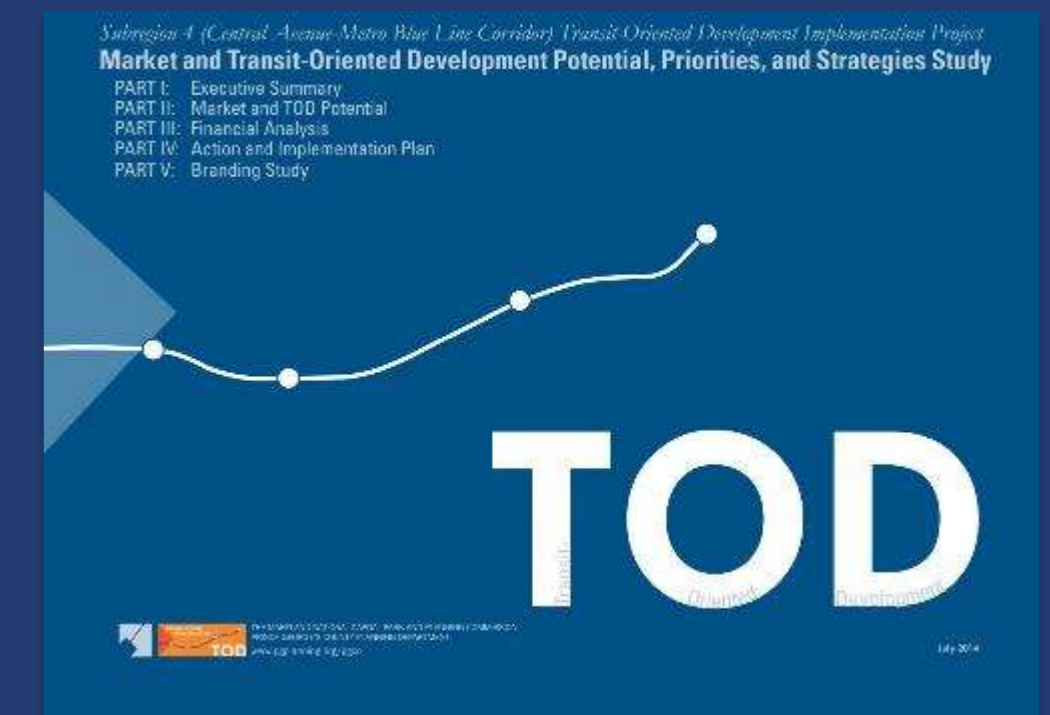
Amends 2010 Subregion 4 Master Plan & SMA

03

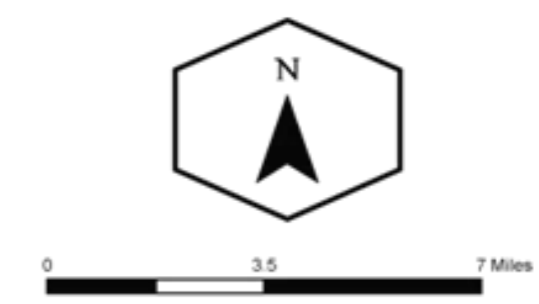


Replaces 2008 Transit District Development Plan for Capitol Heights

04



Builds from previous studies, reports, & action plans



**REGIONAL TRANSIT DISTRICTS**

- BA - Branch Avenue Metro
- CP - College Park/UM Metro/M Square Purple Line
- G - Greenbelt Metro
- LTC - Largo Town Center Metro
- NC - New Carrollton Metro
- NH - National Harbor
- PGP - Prince George's Plaza Metro
- S - Suitland Metro

Blue Line

Green Line

Orange Line

Purple Line

Plan 2035 Growth Boundary

Employment Areas

Future Water and Sewer Service Areas

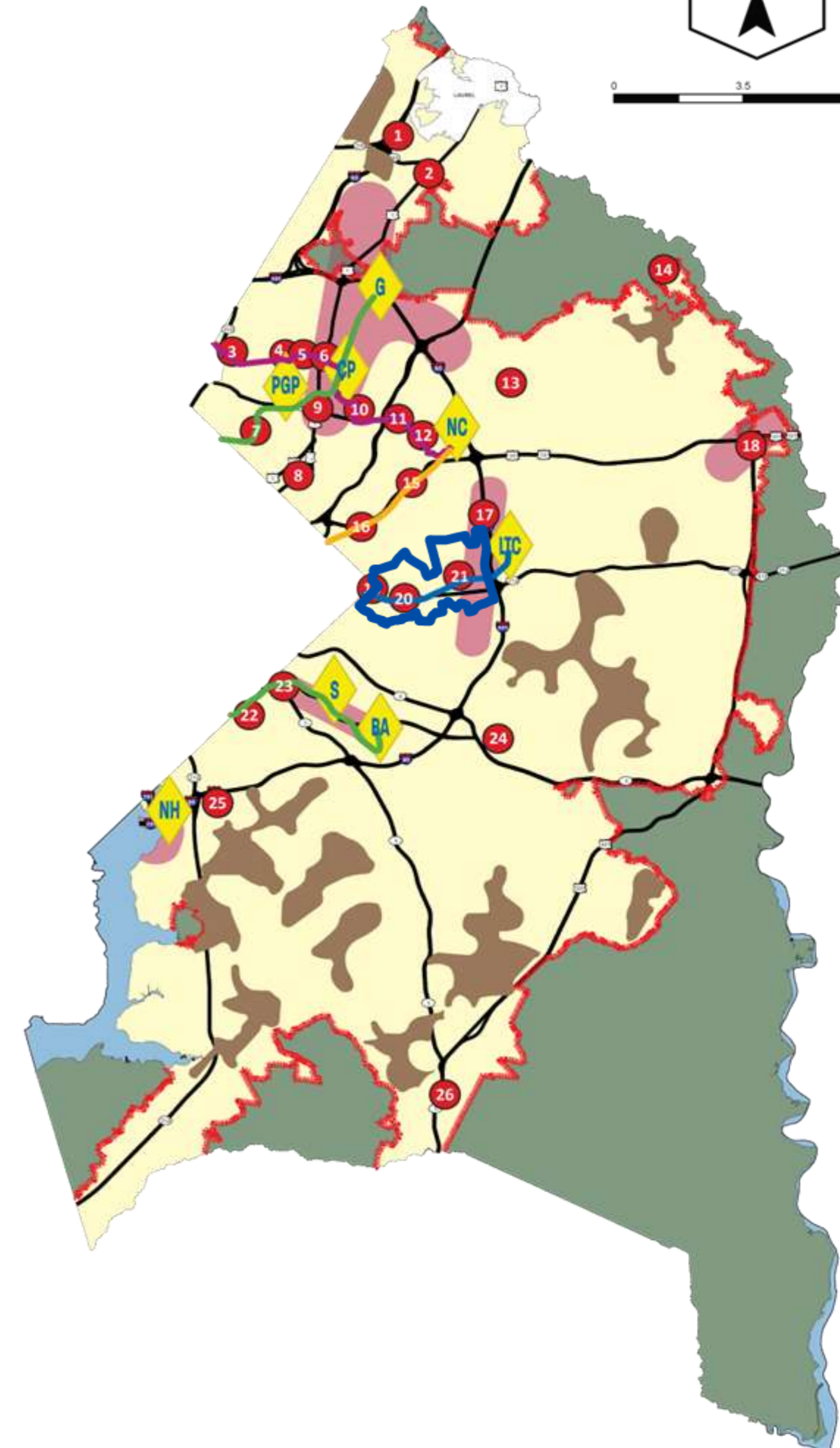
Established Communities

Rural and Agricultural Areas

**LOCAL CENTERS**

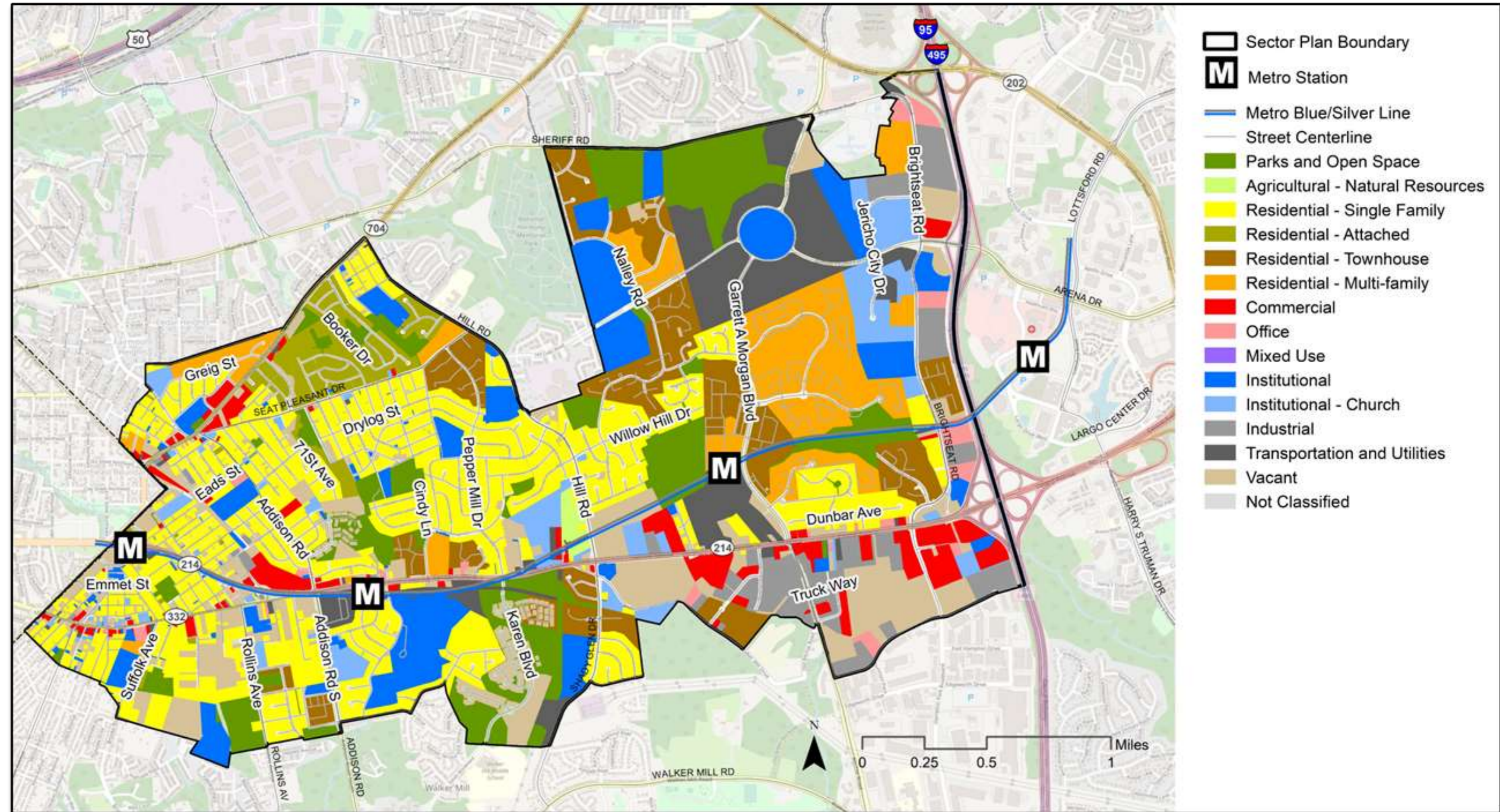
1. Konterra
2. Muirkirk MARC
3. Takoma/Langley Crossroads
4. UMD West\*
5. UMD Center\*
6. UMD East \*
7. West Hyattsville
8. Port Towns
9. Riverdale MARC
10. Riverdale Park\*
11. Beacon Heights\*
12. Annapolis Road/Glenridge\*
13. Seabrook MARC
14. Bowie MARC
15. Landover Metro
16. Cheverly Metro
17. Landover Gateway
18. Bowie
19. Capitol Heights
20. Addison Road
21. Morgan Boulevard
22. Southern Avenue Metro
23. Naylor Road Metro
24. Westphalia
25. Oxon Hill
26. Brandywine

\*Future Purple Line Centers

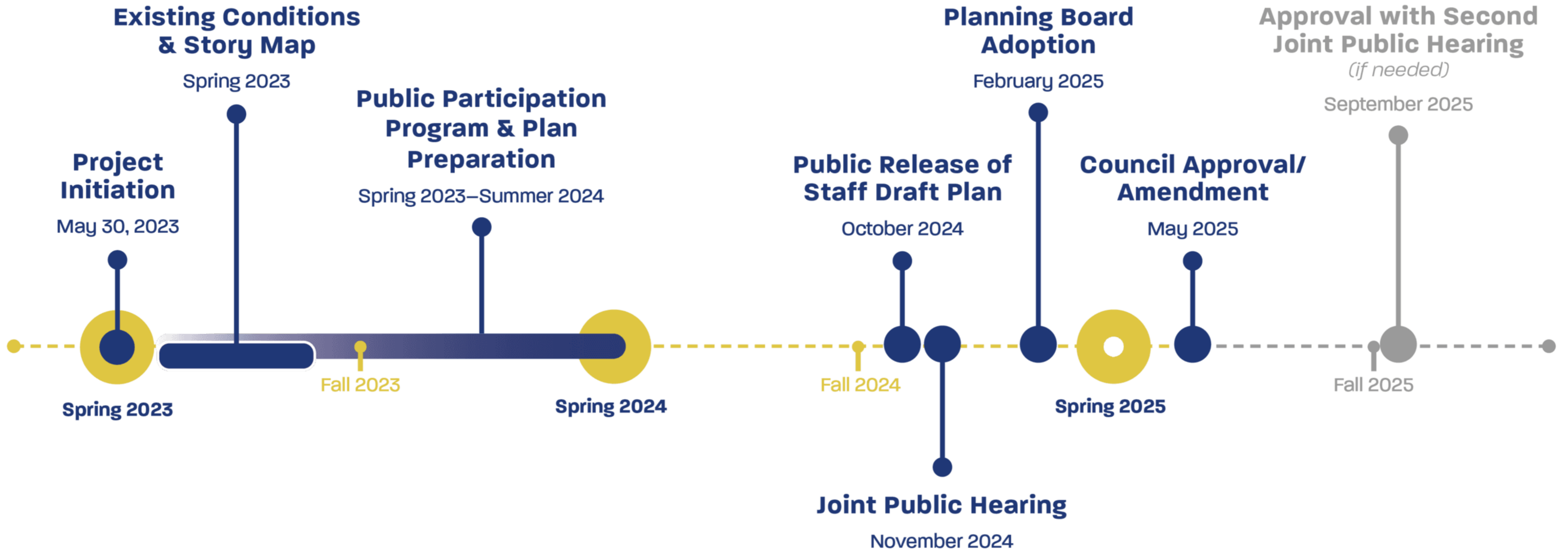


# WHY THIS SECTOR PLAN?

Previous plans are outdated or not focused on the entire corridor. A unified and complementary vision is needed to guide future development.



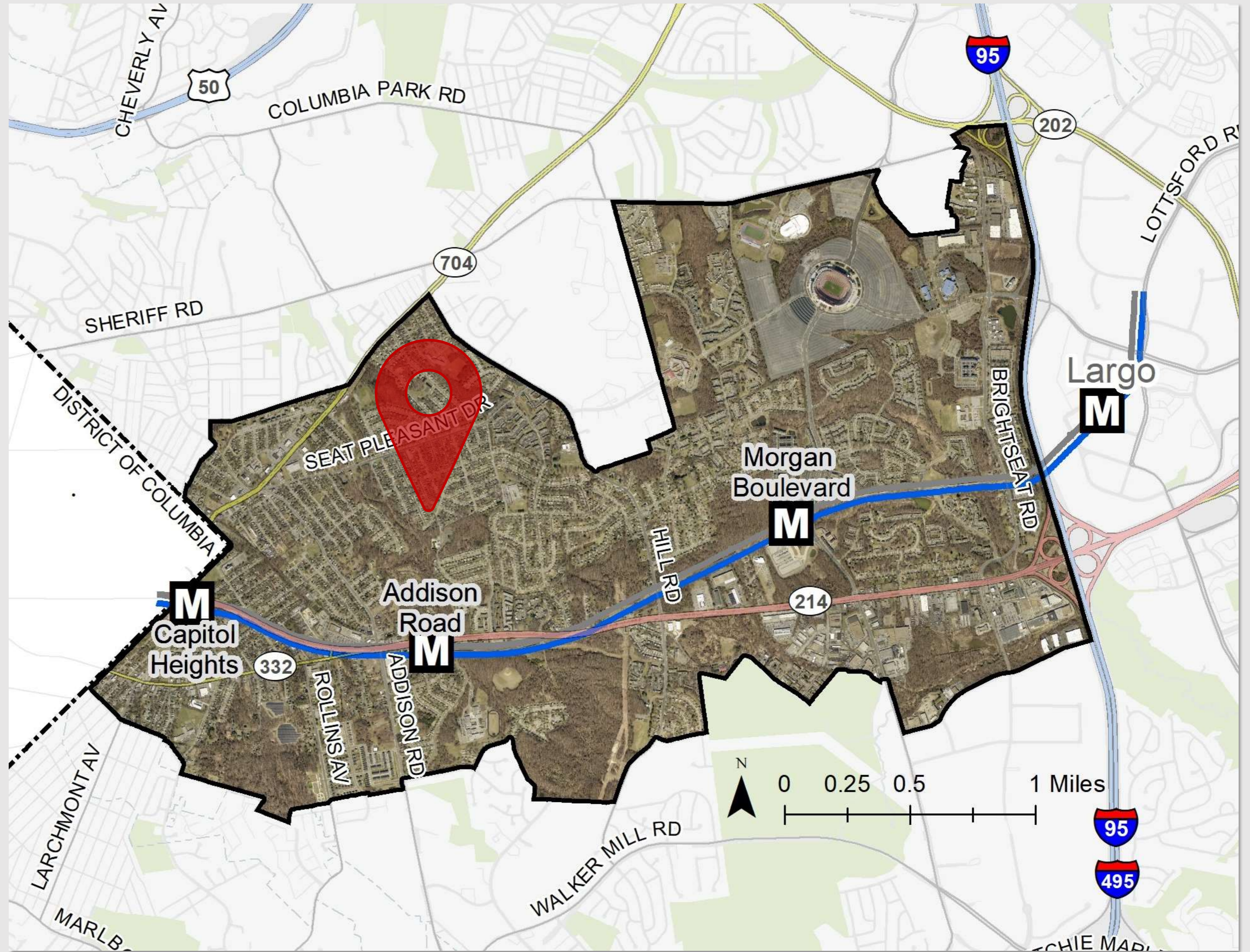
# PROJECT TIMELINE



# SURVEY QUESTION

What area do you live in?

¿En qué área vives?



# slido



What area do you live in? // ¿En qué área vives?

# SURVEY QUESTION

What do you like most  
about living here?

¿Qué es lo que más te  
gusta de vivir aquí?





What do you like most about living here? // ¿Qué es lo que más te gusta de vivir aquí?



# SURVEY QUESTION

What is the biggest  
challenge for this area?

¿Cuál es el mayor desafío  
para esta área?





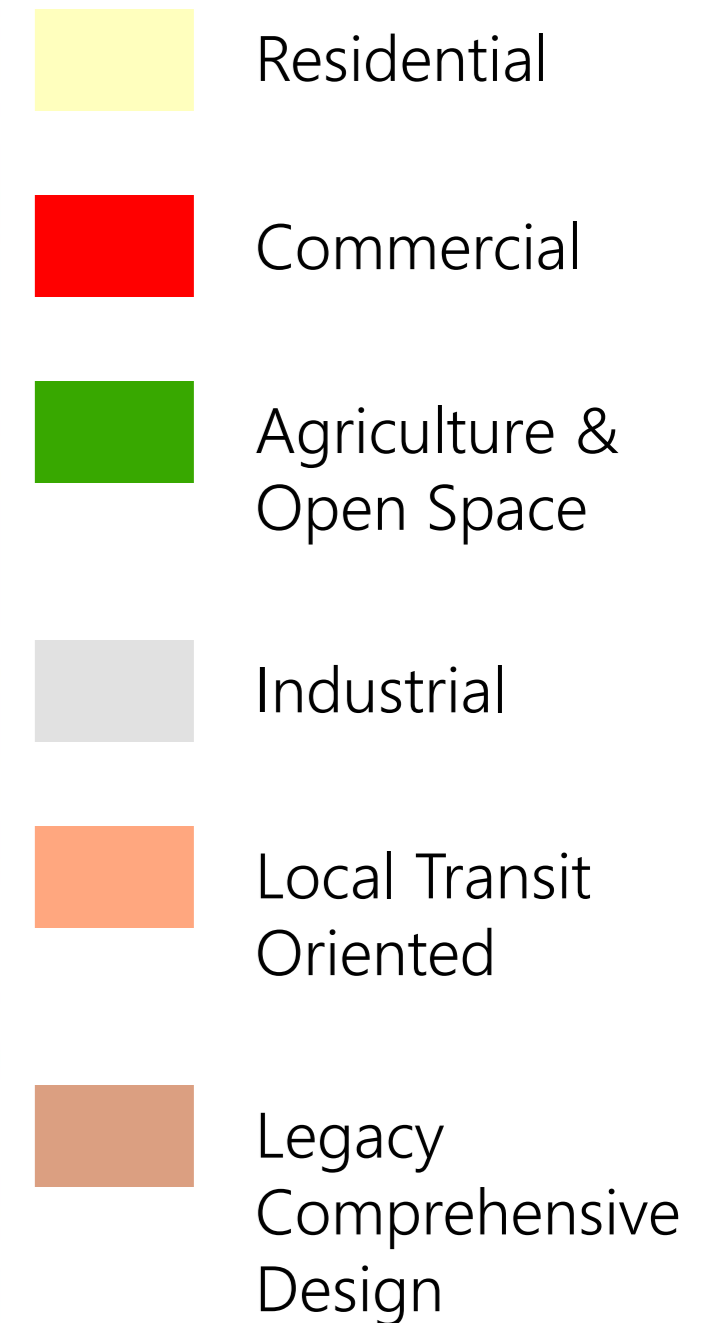
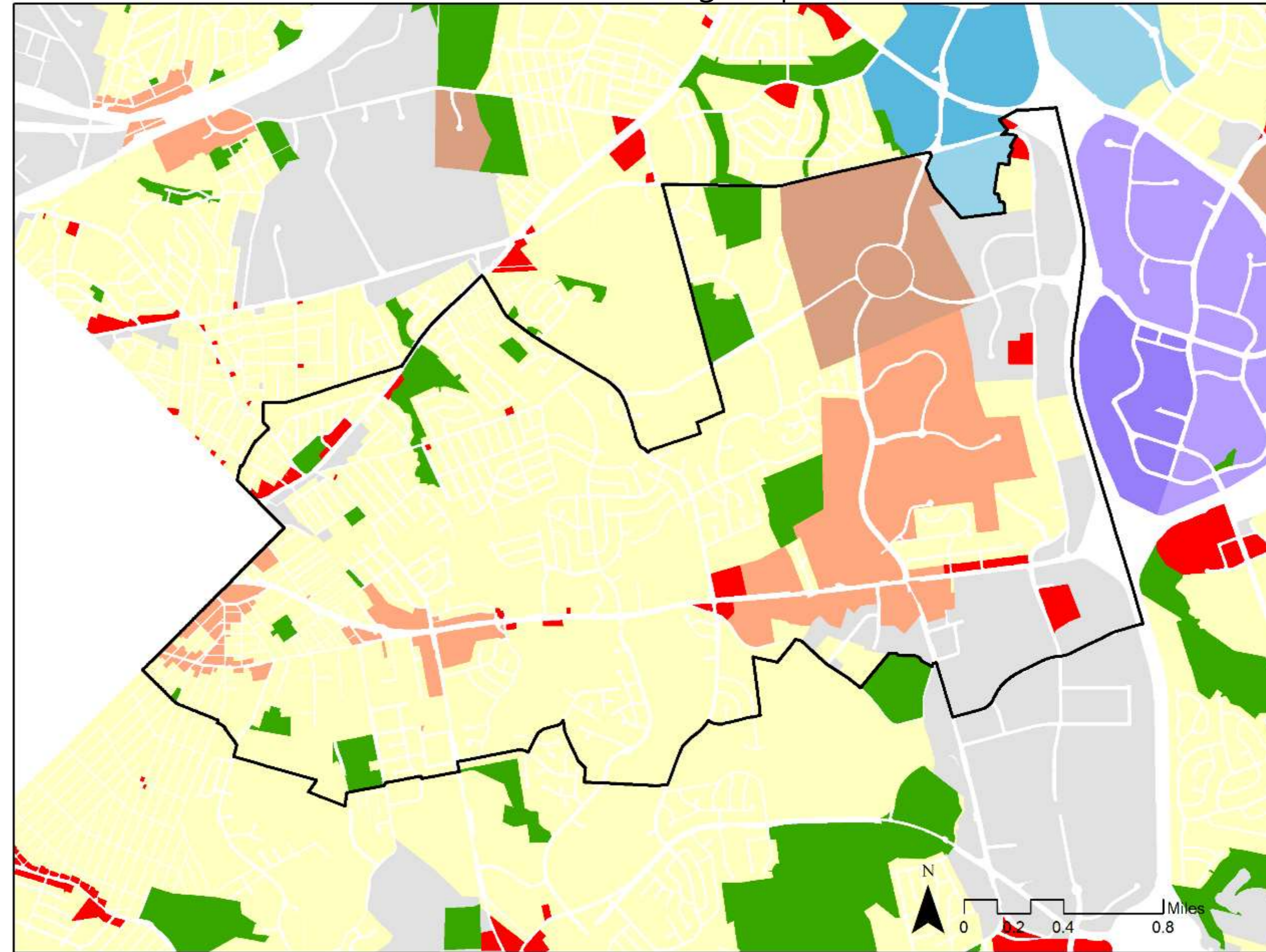
What is the biggest challenge for this area? // ¿Cuál es el mayor desafío para esta área?

# ZONING OVERVIEW

# ZONING AND THE SMA

- Zoning determines what kind of development is permitted and how that land can be used
- SMA can rezone properties to conform to recommendations of the sector plan
- Does not physically change a property unless the owner initiates a change (sale or redevelopment)
- The primary zoning classification in the area is single-family residential
  - Rezoning potential?

Generalized Zoning Map



# KEY QUESTIONS

# SECTOR PLAN KEY QUESTIONS



How can (re)development occur along Central Avenue (MD 214) to **support safe walkability, bicycling, and transit use?**

How can the pedestrian and bicycle infrastructure in the plan area improve to **facilitate access to the Metro?**

What are the **opportunities for mixed-use/transit-oriented development** around the transit centers?

What can and should be rezoned in the sector plan boundary?

What is the **future use(s) of the FedExField property?**

What types of businesses can the sector plan area support? How can the retail mix be diversified to meet residents' needs while preserving local and startup businesses?

What strategies can be implemented to **address the need for healthy food** access within the sector plan area?

How can established, Inner Beltway communities balance density and redevelopment opportunities with open space equity and the impacts of climate change?

# SURVEY QUESTION

What's something you're thinking about that's not on the key questions list?

¿En qué estás pensando que no está en la lista de preguntas clave?



# slido



What's something you're thinking about that's not on the key questions list? // ¿En qué estás pensando que no está en la lista de preguntas clave?





# HALF-TIME Q&A



# EXISTING CONDITIONS

# STORY MAP & EXISTING CONDITIONS REPORT



## Central Avenue Blue/Silver Line Sector Plan and SMA

### Central Avenue-Blue/Silver Line Sector Plan and SMA

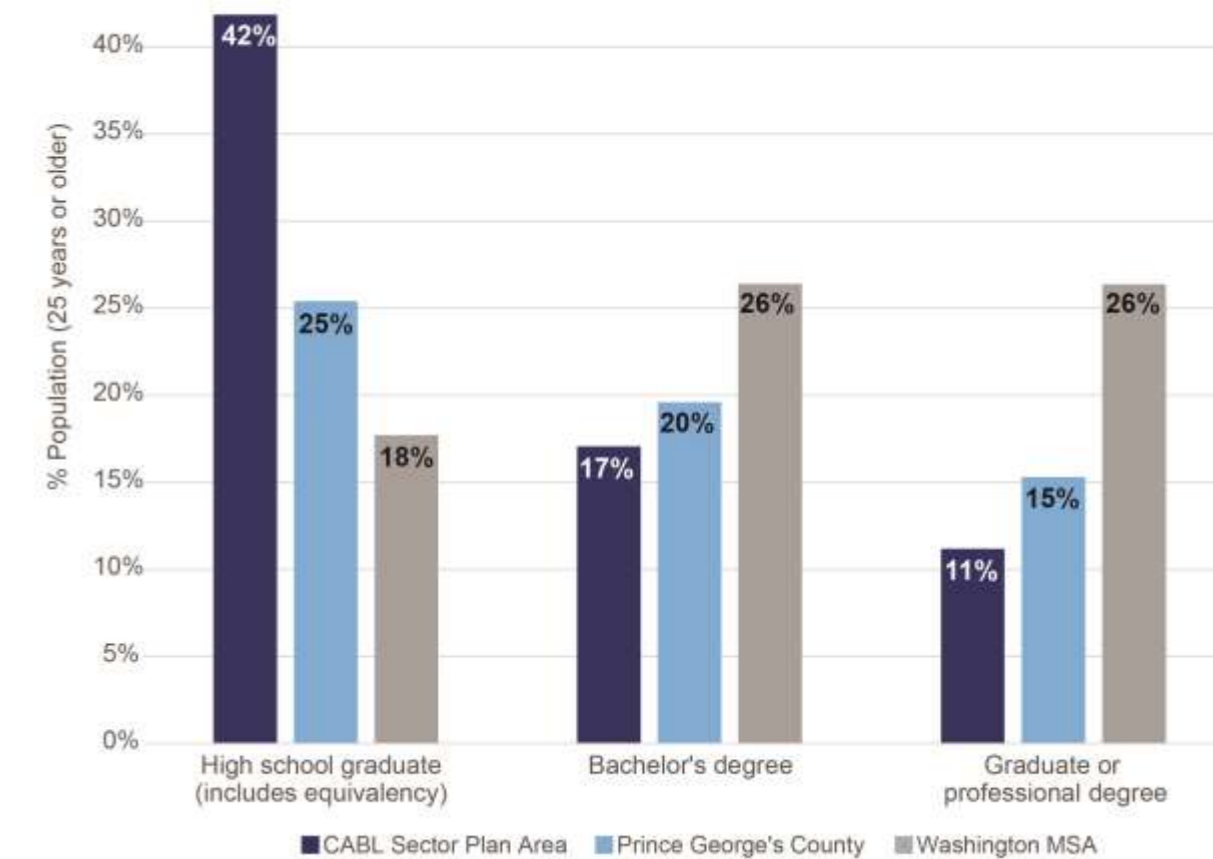
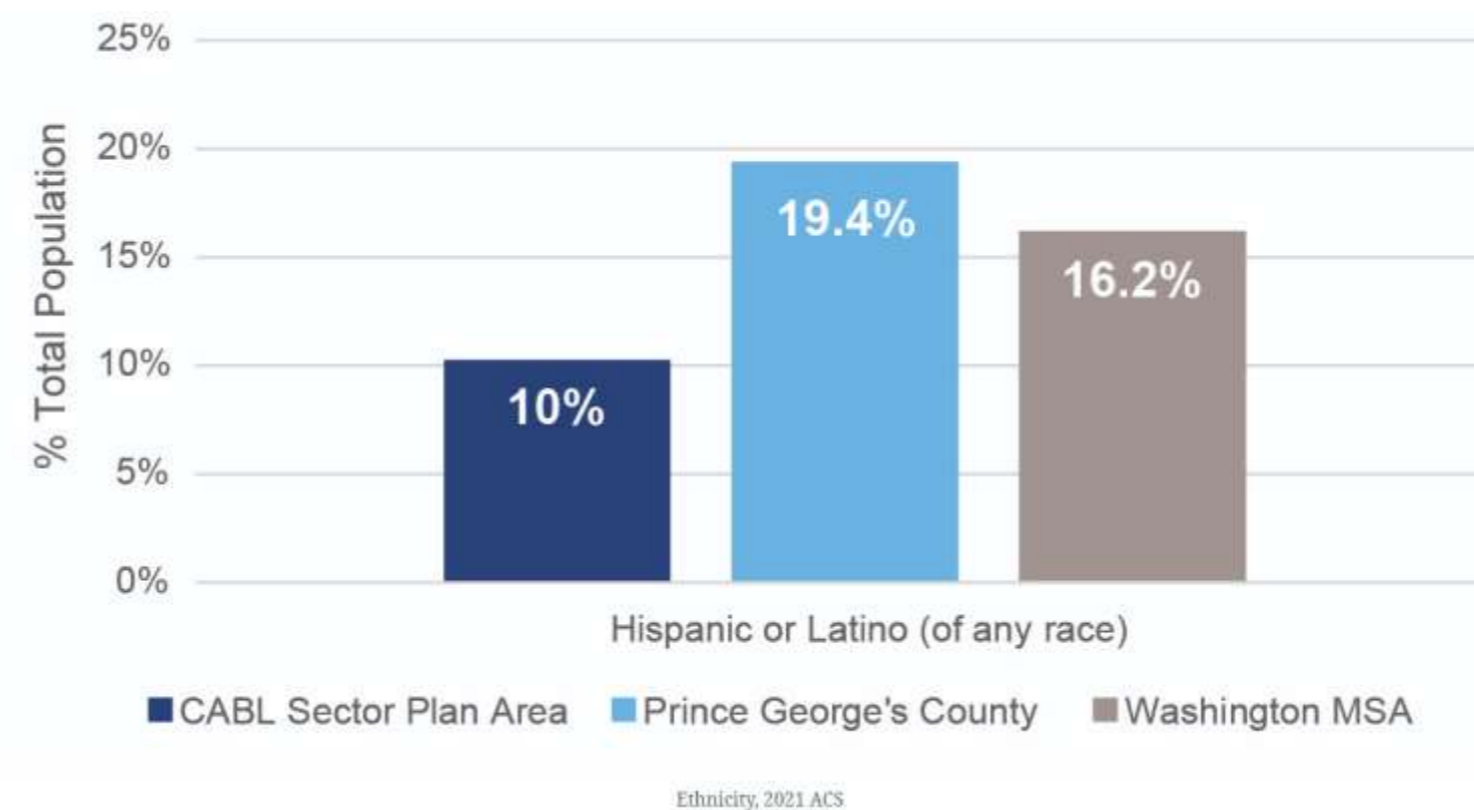
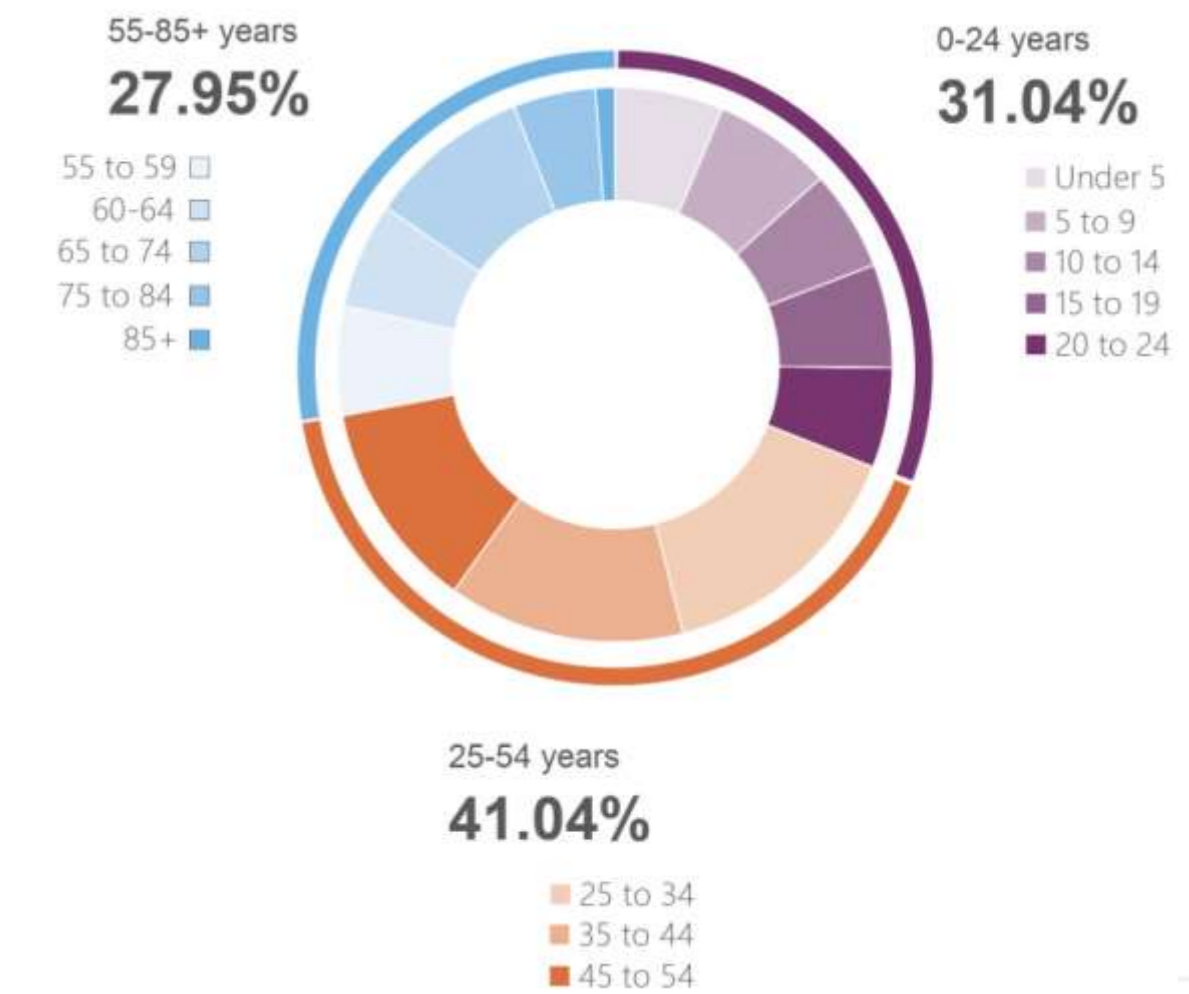
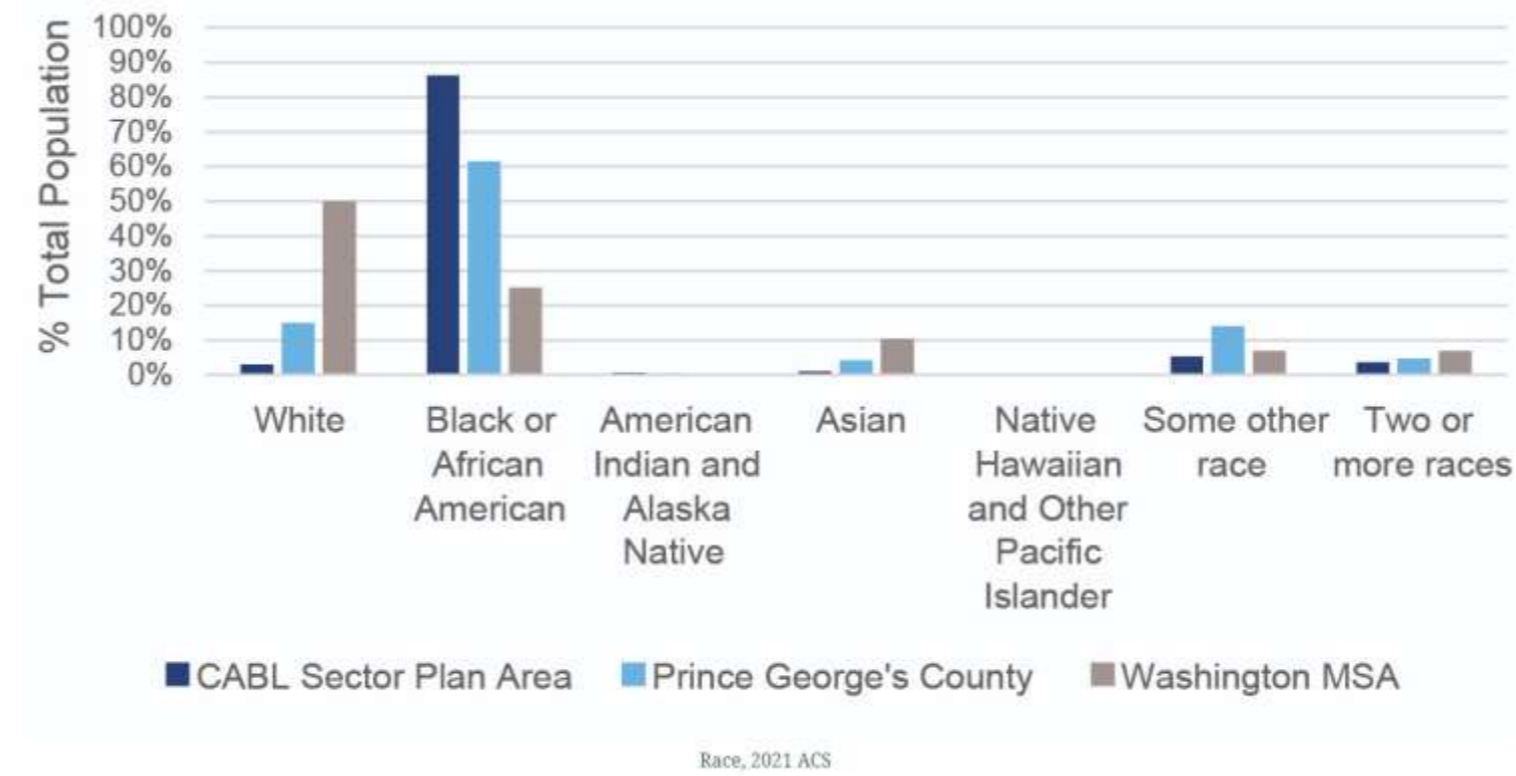
Existing Conditions Report

Prince George's County Planning Department, Community Planning Division  
June 12, 2023



# Population Demographics

- ~26,000 people live in the sector plan area
- Most residents in the plan area identify as **Black or African-American**
- Increasing population that identify as **Hispanic or Latino**
- 15% of sector plan area population are **retirees (65+)**
- One quarter of the population at or over 25 years old has a **bachelor's degree or higher**





## LAND USE

Direct future growth into centers to expand tax base, utilize existing and planned infrastructure investments, and preserve natural areas.



Dominance of residential land uses and vacant land

Lack of vertical mixed-use development

Commercial uses centered around and catered to automobiles



## ECONOMIC PROSPERITY

Create a competitive economy, variety of jobs, and grow the tax base



11.37% of residents are unemployed vs 4.8% in the whole County

Lower median household income

No new retail or office space constructed in the last two decades



## TRANSPORTATION & MOBILITY

Improve all modes of transportation while maintaining safety, equity, and convenience

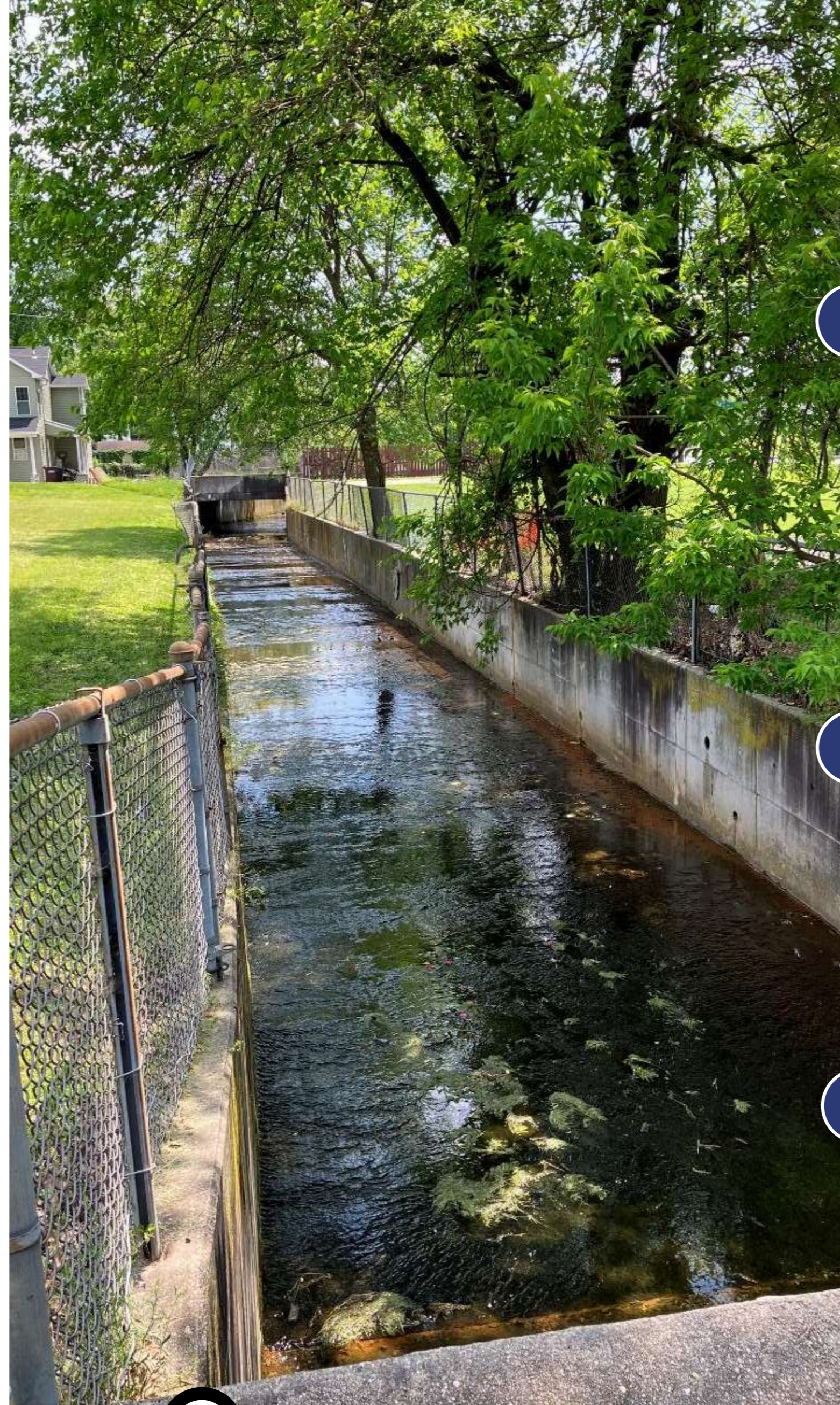


- Almost 20% of population uses public transit to commute
- Low bus route and sidewalk network connectivity
- 2 one-mile road segments are in the high injury network



## NATURAL ENVIRONMENT

Preserve, enhance, and restore the natural and built environment



Much of the area was developed before stormwater management regulations

Tree canopy loss in Inner Beltway neighborhoods

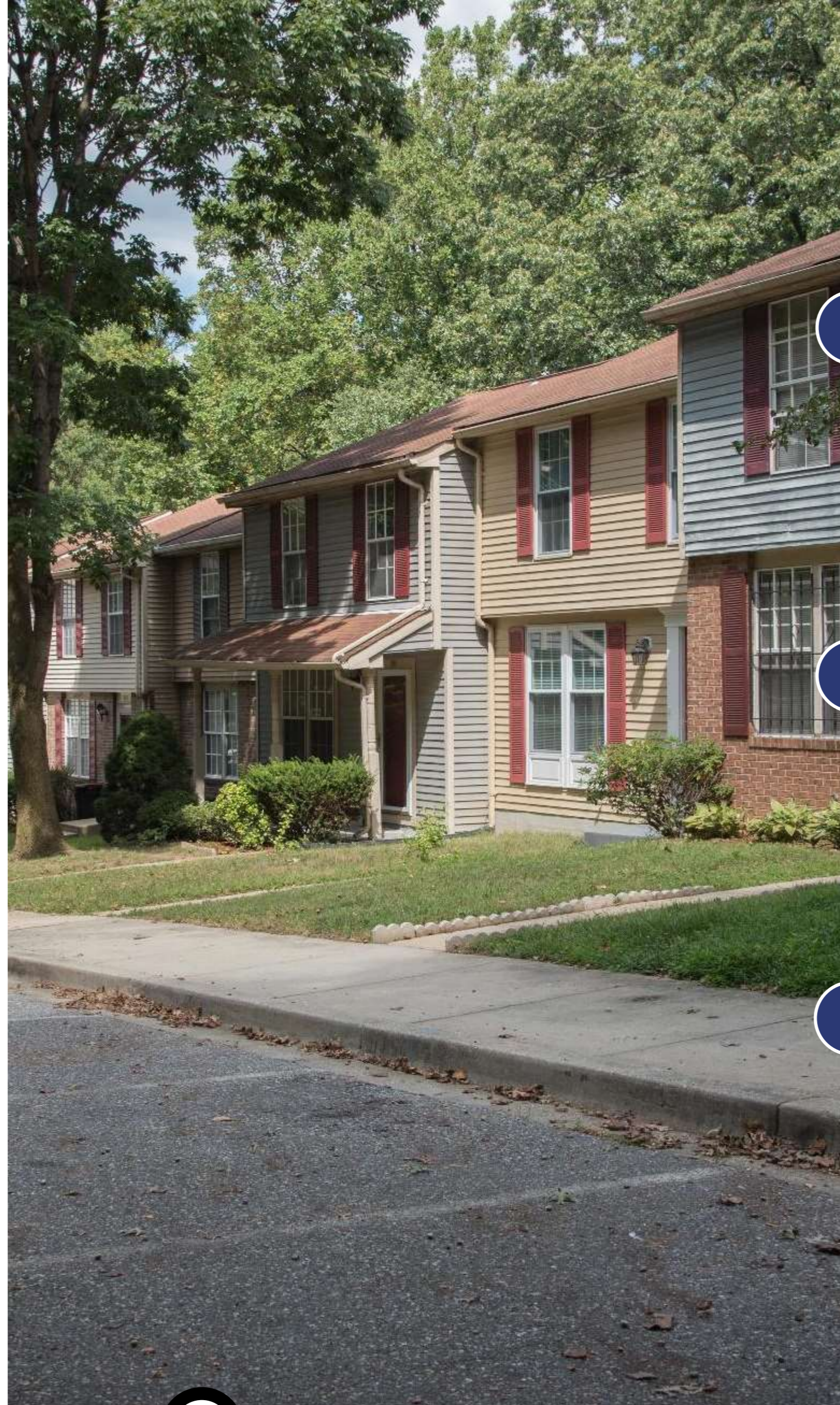
Location of floodplain and risk it poses to the area





## HOUSING & NEIGHBORHOODS

Provide diverse housing options, to attract and retain residents and strengthen neighborhoods.



Single-family housing is the dominant type

60% of housing units were built before 1990

55% of renters are rent-burdened



## COMMUNITY, HERITAGE, CULTURE & DESIGN

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Celebrate, preserve, and promote history and culture and create places that reflect community character



100-year history of incorporated municipalities

History of transportation driving development pattern and makeup of communities

The Ridgley family influence



## HEALTHY COMMUNITIES

Promote safe communities, healthy food access, and active lifestyles



23 parks with 372 acres of open space

Lack of healthy food retailers

Insufficient capacity to support aging in place



## PUBLIC FACILITIES

Improve access and quality of Fire/EMS/Police, Schools & Libraries, Water & Sewer, and Parks/Recreation/Community Centers services and facilities



Existing public facilities serving the area

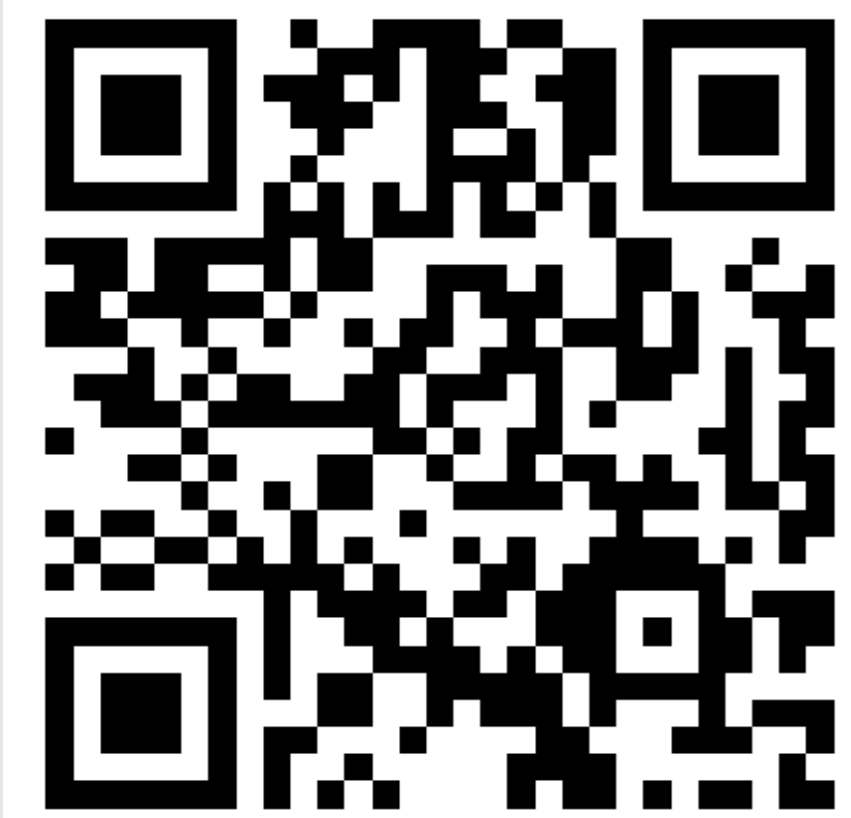
Crime is on the rise

Concern of school overutilization and aging facilities

# SURVEY QUESTION

Is there an important  
existing condition we  
missed?

¿Hay alguna condición  
importante existente que  
hayamos pasado por  
alto?



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Is there an important existing condition we missed? // ¿Hay alguna condición importante existente que hayamos pasado por alto?



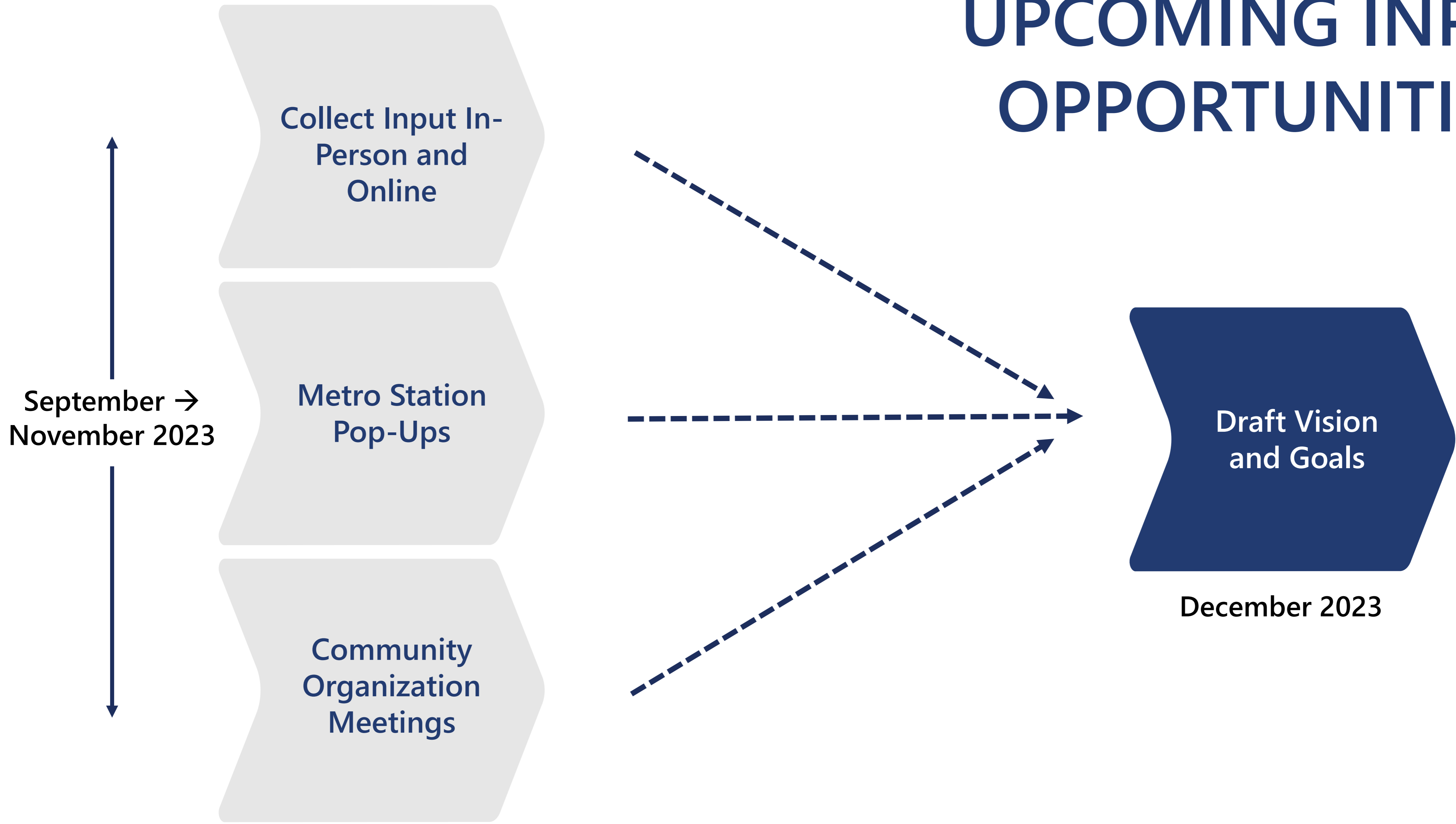
# FINAL Q&A



# NEXT STEPS



# UPCOMING INPUT OPPORTUNITIES



September →  
November 2023

Collect Input In-Person and Online

Metro Station Pop-Ups

Community Organization Meetings

Draft Vision and Goals

December 2023

# SURVEY QUESTION

What 1-3 words describe  
the sector plan area in  
2040?

¿Qué 1 a 3 palabras  
describen el área del  
plan sectorial en 2040?





What 1-3 words describe the sector plan area in 2040? // ¿Qué 1 a 3 palabras describen el área del plan sectorial en 2040?

# UPCOMING EVENTS & MEETINGS

Metro Station Pop-Ups	Name	Location	Date	Time
	Capitol Heights Metro	Capitol Heights Metro Station	Wednesday, September 20 <sup>th</sup>	3pm to 7pm
	Addison Road-Seat Pleasant Metro	Addison Road-Seat Pleasant Metro Station	Thursday, September 28 <sup>th</sup>	3pm to 7pm
	Morgan Boulevard Metro	Morgan Boulevard Metro Station	Wednesday, October 4 <sup>th</sup>	3pm to 7pm

Community Organization Meetings	Name	Location	Date	Time
	Coalition of Central Prince George's County Community Organizations	Peppermill Community Center	Saturday, September 23 <sup>rd</sup>	9am to 11am
	Millwood-Waterford Citizens Association	Millwood Recreation Center	Monday, October 9 <sup>th</sup>	7:30pm to 8:30pm
	Peppermill Village Civic Association	Peppermill Community Center	Thursday, October 12 <sup>th</sup>	7:30pm to 8:30pm

# PROJECT WEBSITE: [pgplan.org/blueline](http://pgplan.org/blueline)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

PRINCE GEORGE'S COUNTY: PARKS AND RECREATION | PLANNING | PLANNING BOARD  
MONTGOMERY COUNTY: PARKS | PLANNING | PLANNING BOARD



PRINCE GEORGE'S COUNTY, MD  
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CABL SMA FAQ

Home › Our Departments › Prince George's County Operations › Planning Department › Planning › Community Planning › Long-Range Planning Section › Central Ave-Blue/Silver Line Sector Plan and SMA

## CENTRAL AVENUE-BLUE/SILVER LINE SECTOR PLAN AND SMA

News /  
Noticias

Description /  
Descripción

Maps /  
Mapas

Resources /  
Recursos

Contact Us /  
Contáctenos

### You're invited to the Virtual Public Kickoff Meeting! // ¡Estás invitado/a a la Reunión Virtual de Lanzamiento Público!

Hosted by the project team, this Microsoft Teams Live event is scheduled for **Wednesday, September 27th, from 6 p.m. to 8 p.m.** Join in learning about the sector plan's benefits, current conditions, input opportunities, and next steps in the planning process. [Click here to register for the meeting or visit CABSL.eventbrite.com](#)

Organizado por el equipo del proyecto, este evento en vivo de Microsoft Teams está programado para el **miércoles 27 de septiembre de 6 p.m. a 8 p.m.** Únete para aprender sobre los beneficios del plan sectorial, las condiciones actuales, las oportunidades de participación y los próximos pasos en el proceso de planificación. [Haz clic aquí para registrarte en la reunión o visita CABSL.eventbrite.com.](#)

### We want to hear from you! Online Community Input Mapping Exercise Survey & Wordcloud Weeks // ¡Queremos saber de ti! Encuesta y ejercicio de mapeo de aportes de la comunidad en línea y semanas de nube de palabras.

Complete these two online exercises to help in the development of the sector plan's vision, goals, and priorities. // Completa estos dos ejercicios en línea para ayudar en el desarrollo de la visión, metas y prioridades del plan sectorial.

# COMMUNITY INPUT MAPPING EXERCISE

## Community Input Mapping Exercise Survey

### Central Avenue-Blue/Silver Line Sector Plan and Sectional Map Amendment (SMA)

Welcome to the interactive community input mapping exercise for the new [Central Avenue-Blue/Silver Line Sector Plan](#). The Prince George's County Planning Department is soliciting community input for this new Sector Plan.

We would like to know:

**Strengths** - What are the area's strengths and what positive characteristics separate it from other areas?

**Weaknesses** - In what ways does the area need to improve, or what is lacking?

**Opportunities** - What could create an advantage for the area?

**Threats** - What could negatively affect the area's success?

We encourage you to think broadly about the sector plan area and these questions in terms of each of the Plan 2035 elements (as described below). All responses will help determine the vision and priorities for the new sector plan.

Thank you for taking the time to comment! This survey will be open for comments through **October 27, 2023**.

#### Drop a Pin\*

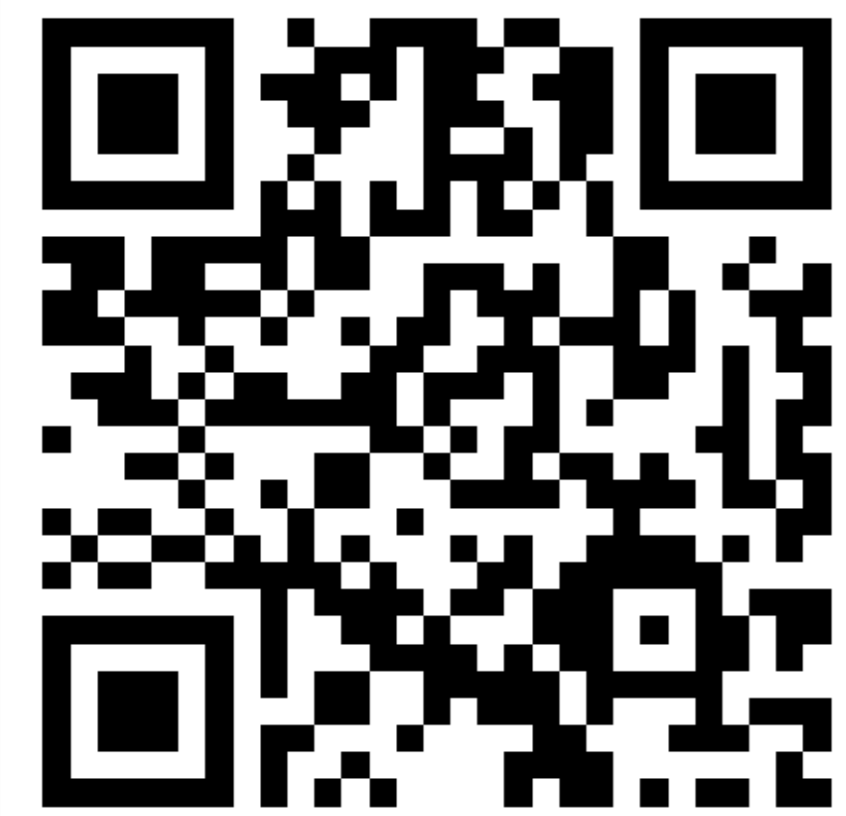
Please drop a pin within the plan boundary.



# SURVEY QUESTION

What else can we do to keep you engaged in the planning process?

¿Qué más podemos hacer para mantener tu participación activa en el proceso de planificación?





What else can we do to keep you engaged in the planning process? // ¿Qué más podemos hacer para mantener tu participación activa en el proceso de planificación?



# THANK YOU!

Please visit our website:  
[pgplan.org/blueline](http://pgplan.org/blueline)

Stay informed at:  
[pgplan.org/blueemail](http://pgplan.org/blueemail)

Contact us at:  
[CABL@ppd.mncppc.org](mailto:CABL@ppd.mncppc.org)  
301-780-9610



## The future of your community

Join our mailing list to stay up to date on the Prince George's County Planning Department's project, provide your valuable input, and learn more about your community.

\* Email

First Name

Last Name

Postal Code

Sign Up

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