

THE PRELIMINARY EAST RIVERDALE-BEACON HEIGHTS SECTOR PLAN



The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
www.pgplanning.org

2017



ABSTRACT

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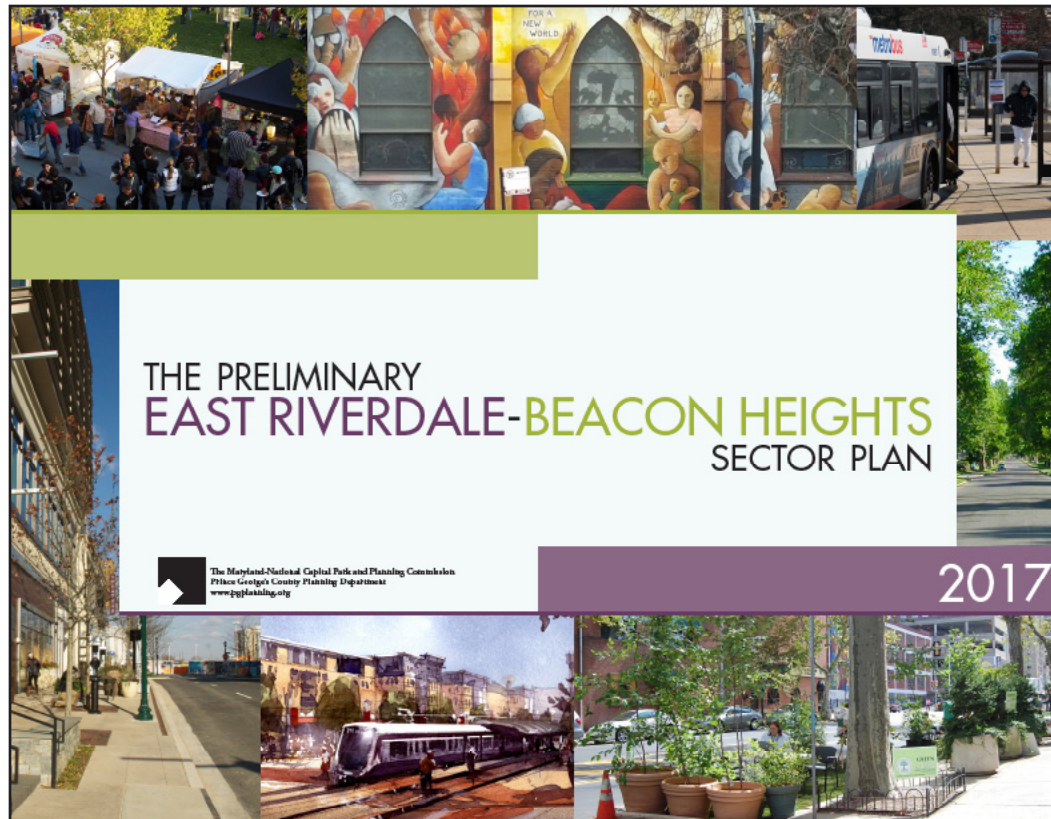
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The East Riverdale-Beacon Heights Sector Plan amends the 2014 *Plan Prince George's 2035 Approved General Plan* by defining the Beacon Heights and Riverdale Park Neighborhood Centers. This Sector Plan will replace the 1994 *Approved Master Plan for Planning Area 68* and the 1994 *Approved Master Plan for Bladensburg-New Carrollton and Vicinity (Planning Area 69)* for the portions of Planning Areas 68 and 69 within the Sector Plan boundaries. In addition, this Sector Plan will amend the 2001 *Approved Anacostia Trails Heritage Area Management Plan: A Functional Master Plan for Heritage Tourism*, the 2008 *Approved Public Safety Facilities Master Plan*, 2009 *Approved Countywide Master Plan of Transportation*, the 2014 *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space*, and the 2017 *Approved Resource Conservation Plan*. This plan carries forward key recommendations from the 2008 *Central Kenilworth Avenue Revitalization Study* and the 2013 *Purple Line Transit-Oriented Development Study*.



*The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
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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; 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: Thriving communities—now and into the future.

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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 general plan. The 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.

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FOREWORD

The Prince George's County Planning Board is pleased to make available the Preliminary East Riverdale-Beacon Heights Sector Plan for review and comment. The sector plan provides a new vision to guide future growth and redevelopment in the areas surrounding the Riverdale Park and Beacon Heights Purple Line stations and neighboring communities.

The East Riverdale-Beacon Heights Sector Plan amends the 2014 *Plan Prince George's 2035 Approved General Plan* by defining the Beacon Heights and Riverdale Park Neighborhood Centers. This sector plan will replace the 1994 *Approved Master Plan for Planning Area 68* and the 1994 *Approved Master Plan for Bladensburg-New Carrollton and Vicinity (Planning Area 69)* for the portions of Planning Areas 68 and 69 within the sector plan boundaries. In addition, this sector plan will amend the 2001 *Approved Anacostia Trails Heritage Area Management Plan: A Functional Master Plan for Heritage Tourism*, the 2008 *Approved Public Safety Facilities Master Plan*, 2009 *Approved Countywide Master Plan of Transportation, Formula 2040: Functional Master Plan for Parks, Recreation and Open Space* (2014), and the 2017 *Approved Resource Conservation Plan*. This plan carries forward key recommendations from the 2008 *Central Kenilworth Avenue Revitalization Study* and the 2013 *Purple Line Transit-Oriented Development Study*.

The plan was developed through an extensive planning effort with assistance from area residents, the East Riverdale-Beacon Heights Sector Plan Citizen Advisory Committee, the Town of Riverdale Park, civic associations, business and property owners, government officials and agencies, and other stakeholders. This sector plan contains Prince George's County's goals, policies, and strategies for the next 20 years of growth

and redevelopment at the Riverdale Park and Beacon Heights Purple Line stations and preservation of neighboring communities.

The Planning Board appreciates the contributions and involvement of the community and stakeholders in this innovative planning effort. We, along with the District Council, look forward to seeing you and receiving your input on the preliminary sector plan during the Joint Public Hearing that has been scheduled for 7:00 p.m. on June 20, 2017, at the County Administration Building, 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772.

Sincerely,



Elizabeth Hewlett
Chairman
Prince George's County Planning Board

