



PGCPB No. 14-61

## RESOLUTION

WHEREAS, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, pursuant to Sections 27-213.02 and 27-213.04 of the Zoning Ordinance of Prince George's County, held a duly advertised public hearing on the *Preliminary College Park-Riverdale Park Transit District Development Plan* on May 29, 2014; and

WHEREAS, the *Preliminary College Park-Riverdale Park Transit District Development Plan* is proposed to supersede the 1997 *Approved Transit District Development Plan for the College Park-Riverdale Transit District Overlay Zone* and amend portions of the 1989/1990 *Langley Park-College Park-Greenbelt Approved Master Plan and Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67*; 1994 *Planning Area 68 Approved Master Plan and Sectional Map Amendment*; the 1983 *Functional Master Plan for Public School Sites*; the 2005 *Countywide Green Infrastructure Functional Master Plan*; the 2008 *Approved Public Safety Facilities Master Plan*; the 2009 *Approved Countywide Master Plan of Transportation*; the 2010 *Approved Historic Sites and Districts Plan*; and the 2010 *Approved Water Resources Functional Master Plan*; and

WHEREAS, the planning area of the *Preliminary College Park-Riverdale Park Transit District Development Plan* is generally bounded by the College Park Airport to the north; the Metrorail/MARC/CSX tracks to the west; the residential portion of the Town of Riverdale Park to the south; and the Northeast Branch Stream Valley Park to the east; and

WHEREAS, the purpose of the *Preliminary College Park-Riverdale Park Transit District Development Plan* is to develop a comprehensive plan that sets policies and strategies to build on the policy guidance of the 2014 *Plan Prince George's 2035 Approved General Plan* for regional transit districts and the innovation corridor by establishing a refined vision and realistic approach to implementing the county and community vision to promote transit-oriented, mixed-use development to realize the countywide and municipal economic benefits of a major Metro station and two proposed Purple Line stations; recognize the historical importance of the natural environment and the College Park Airport and incorporate best planning and development practices to ensure a comprehensive and sensitive approach to environmental stewardship, floodplain and stormwater management, future growth, pedestrian and bicycle connectivity, transportation management strategies, and economic and community development; and incorporate the county's first health impact assessment conducted for a comprehensive planning effort to create a healthier community; and

WHEREAS, the *Preliminary College Park-Riverdale Park Transit District Development Plan* contains a comprehensive rezoning element known as the Proposed Transit District Overlay Zoning Map Amendment intended to implement the land use recommendations of the transit district development plan for the foreseeable future; and

WHEREAS, on June 26, 2014, the Planning Board held a public worksession on the *Preliminary College Park-Riverdale Park Transit District Development Plan* to examine the transcript analysis of testimony presented at the May 29, 2014 public hearing and exhibits received before the close of the record on June 13, 2014; and

