

**THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
AND  
THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT  
COUNCIL**

**NOTICE OF INITIATION FOR THE CENTRAL AVENUE – BLUE/SILVER LINE  
SECTOR PLAN AND SECTIONAL MAP AMENDMENT**

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On May 30, 2023, the Prince George's County Council, sitting as the District Council, approved Council Resolution CR-053-2023, authorizing The Maryland-National Capital Park and Planning Commission to prepare a sector plan and concurrent sectional map amendment (SMA) for the Central Avenue – Blue/Silver Line area, which includes a portion of the Town of Capitol Heights and the City of Seat Pleasant. The Council simultaneously approved the goals, concepts, and guidelines and a public participation program for this comprehensive planning project within portions of Planning Areas 72, 75A, and 75B.

The sector plan area is located along the MD 214 (Central Avenue) corridor between Washington, D.C., and I-495 (Capital Beltway). It will focus on the areas in/around the Capitol Heights, Addison Road-Seat Pleasant, and Morgan Boulevard Metro stations as well as FedExField.

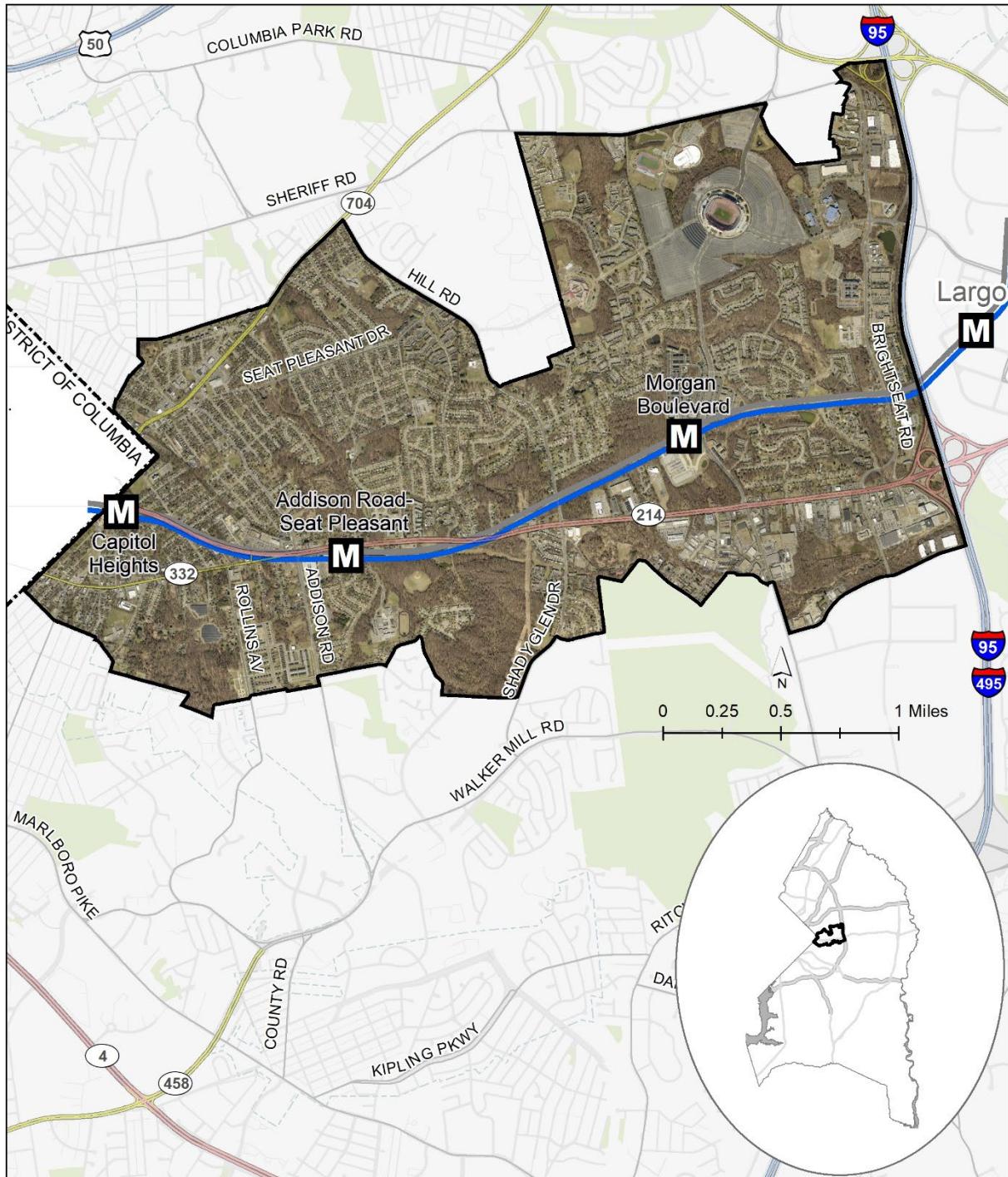
The area's three Metro stations and select properties surrounding them are designated Local Transit Centers by Plan Prince George's 2035 Approved General Plan (Plan 2035). Local Transit Centers are defined by Plan 2035 as mixed-use areas that are well connected by transit, offering local-serving retail, limited office uses with a mixture of medium density housing options. The new sector plan will reflect the vision and goals contained in Plan 2035, including focusing new development in designated centers and preserving existing neighborhoods, and will amend applicable countywide functional master plans.

The purpose of this notice is to inform citizens and property owners that a planning process is now underway in this area and, to facilitate implementation of that sector plan upon its approval. In addition, the District Council has also authorized the preparation of a concurrent SMA. The SMA will provide recommendations for the rezoning of properties where appropriate.

Later this year in Fall 2023, there will be a virtual public open house to inform and educate the public about the SMA process. The exact date and time of this open house will be advertised on the Prince George's County Planning Department's website this Summer 2023. The SMA will be prepared by the Planning Department and released for public review and comment in Fall 2024. Following the public release of the Preliminary Sector Plan and Proposed SMA in Fall 2024, an additional open house will be held to present the highlights of the plan and SMA.

**IMPORTANT NOTICE TO RESIDENTS AND BUSINESS AND PROPERTY OWNERS:** The public participation program will culminate in a joint public hearing of the Prince George's County Council, sitting as the District Council, and the Prince George's County Planning Board in late Fall 2024 to receive formal public testimony on the Preliminary Sector Plan and Proposed SMA.

Interested citizens are encouraged to participate in the planning process. Public input meetings and events will be scheduled both in-person and online throughout Summer and early Fall 2023. For more information about this ongoing project and how you may get involved, please email the project team at [CABL@ppd.mncppc.org](mailto:CABL@ppd.mncppc.org) or visit the project's website at [pgplan.org/blueline](http://pgplan.org/blueline).



## Sector Plan and SMA Boundary

**IF YOUR PROPERTY IS LOCATED WITHIN THE SECTOR PLAN BOUNDARY, APPROVAL OF A NEW SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.**

If you intend to provide in-person testimony at the Joint Public Hearing on the SMA and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. As required by law, the completed affidavit must be received by the Clerk of the Council at least thirty (30) days prior to the joint public hearing on the SMA. Please note, affidavits will be accepted in electronic format rather than by U.S. mail. Kindly submit completed affidavits to the Council's eComment portal, as follows: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

Failure to file a timely affidavit before the date of the joint public hearing on the SMA may prohibit consideration of an intensification of zoning by the District Council. Affidavit forms are available online and may be downloaded at the following website:

Individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>

Entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>

Agent: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process **is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland)**. An Ex Parte

form **must** be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available online at the following website:

<https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

For information on State Public Ethics Law requirements concerning affidavits and *ex parte* disclosure form filings, please see the Special Ethics Law Memo here: <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf>

For additional information, contact

The Central Avenue – Blue/Silver Line Planning Team  
M-NCPPC, Prince George's County Planning Department, Community Planning Division  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772  
[CABL@ppd.mncppc.org](mailto:CABL@ppd.mncppc.org)

**BY ORDER OF THE COUNTY COUNCIL,  
SITTING AS THE DISTRICT COUNCIL,  
PRINCE GEORGE'S COUNTY, MARYLAND**  
Thomas E. Dernoga, Chair

**ATTEST:**

Donna J. Brown  
Clerk of the County Council

**THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION**  
By: Asuntha Chiang-Smith  
Executive Director

**ATTEST:**

Gavin Cohen  
Secretary-Treasurer

**NOTE:**

Please send your certification of publication, in duplicate, covering the legal notice as well as an invoice for payment to:

**Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772  
Attention: Judith Franklin, Community Planning Division (240-573-2450)**