APPENDIX B
PLANNING INITIATIVES IN THE STUDY AREA

While developing a plan for a future transitway investment, it is important to take into consideration other planning efforts underway in the study area, and where possible coordinate with them. Throughout the Southern Maryland Transit Corridor Preservation Study the MTA coordinated with members of the Interagency Project Management Team (IPMT) to ensure that the planned or proposed initiatives in the study area were taken into account when developing the Preferred Alternative. Discussions with the IPMT members revealed the following planned or proposed initiatives in the study area (see Figure A-1 for locations the projects).

Charles County

The Waldorf Activity Center

Location: South of Leonardtown Road to north of Acton Lane between Pope's Creek Railroad and US 301.
Project/Plan Description: Charles County is completing an Urban Design Study to transform the central core of Waldorf into a vibrant urban center for the broader Waldorf area and Charles County. This area, known as Downtown Waldorf, is envisioned to be developed as a cohesive, attractive and walkable urban environment that serves as a hub for public transit. The new pattern of downtown development includes transit oriented development with higher density mixed-use development around future transit stations and the area will be pedestrian and cyclist-friendly.
Timeframe: This study is currently in the planning stages and is anticipated to be adopted by the Charles County Commissioners in early 2010.

Chaney Development – Acton Lane

Location: Located on the north and south sides of Acton Lane and the east side of Pope's Creek Railroad. It is adjacent to the Waldorf Activity Center.
Project/Plan Description: The planned development at this location will include a mix of retail, office and residential development as well as open space.
Timeframe: Chaney has not yet submitted an official application for the developments.

Chaney Development – Waldorf Gateway

Location: On the both the east and west sides of US 301 and the Pope's Creek Railroad between Sub Station Road and Mattawoman Beantown Road.
Project/Plan Description: The east side of US 301 is planned for mixed residential and retail development. The west side of US 301 is planned for retail shops, offices, and apartments.
Timeframe: This development has received master plan approval and is currently undergoing further approval process.

US 301 Improvements

Location: US 301/Washington Avenue/Turkey Hill Road intersection in Charles County to the US 301/MD 5 interchange in Prince George's County.
Project/Plan Description: The purpose of this project is to: examine all alternatives to upgrade and widen US 301 through Waldorf and/or construct an access controlled bypass of Waldorf to improve local traffic operation along US 301 in the Waldorf area; facilitate the safe and efficient flow of through traffic and commuter traffic between the Waldorf area and the Washington metropolitan area while providing a cost-effective and environmentally sensitive multi-modal transportation system to support existing and future travel demand, land use, and development efforts that are consistent with smart growth planning policies; and promote and secure environmental stewardship.

Timeframe: This project is currently in the planning phase and has not been funded for construction.

Prince George's County

Subregion 5 Master Plan and SMA

Location: Southern Prince George's County, including the communities of Clinton, Brandywine and Accokeek.
Plan Description: The purpose of this project was to evaluate the existing land use plan and zoning, and identify comprehensive updates to recommended land use, functional elements and zoning in conjunction with planning consultants and strong citizen participation. The project goals are to: recommend land use and implementation strategies that are consistent with the 2002 Prince George's County Approved General Plan; enhance the quality and character of existing communities; make efficient use of existing and proposed infrastructure and investment; protect environmentally sensitive areas; and promote a multimodal transportation network including use of public transit and increased pedestrian-oriented development.
Timeframe: On September 9, 2009 the District Council adopted CR-62-2009, thereby approving the Subregion 5 Master Plan and Sectional Map Amendment.

(Old) Brandywine Revitalization and Preservation Study

Location: In the vicinity of the TB Interchange
Plan Description: The purpose of the Old Brandywine Revitalization and Preservation Study is to develop a blueprint for community action that includes a vision and specific redevelopment recommendations. The community will use this planning document to chart their course toward achieving a vital community that eveolves alongside the planned Brandywine community center
Timeframe: The old (historic) Brandywine village along the Pope's Creek railroad at the Brandywine Road (MD 381) crossing is recommended for revitalization in both the approved Subregion 5 and Subregion 6 master plans. A follow-up program researching and coordinating revitalization, historic preservation, and community development efforts with businesses, landowners and implementing agencies will be initiated.

Brandywine Interchange

Location: Intersection of Brandywine Road (MD 381) and Branch Avenue (MD 5).
Project/Plan Description: The purpose of this project is to provide relief to the public from the congestion along Branch Avenue (MD 5) at the intersections of Brandywine Road (MD 381) and Accokeek Road (MD 373) in Prince George's County. The project will replace two existing intersections with a grade-separated interchange at a location approximately 1,600 feet north of the existing Accokeek Road intersection. In order to achieve the goal of a new interchange, this project will be divided into multiple phases. Phase I entails widening MD 5 to three lanes. Phases II and III entail construction of the interchange and a park and ride lot, respectively. Additional phases, which would include connections to the local road network, may be completed in coordination with Prince George's County. Bicycle and pedestrian access will be included as part of this project where appropriate.
Timeframe: Phase I is now in construction. Phases II and III are currently being designed.

MD 5 Corridor Transportation Study

Location: Branch Avenue (MD 5) from the TB interchange to Auth Road (north of the Capital Beltway (I-495/I-95)).

Project/Plan Description: The purpose of this project is to study the MD 5 corridor to facilitate safe and efficient traffic flow while providing cost-effective transportation infrastructure to serve and support existing and future traffic demand, land use planning, and development efforts, while enhancing and facilitating transit services. Currently eight alternatives are under study, as well as interchange options.

Timeframe: The Public Hearing on the project is anticipated to be in the winter of 2010.

Clinton Sector Plan/SMA

Location: Clinton, Maryland.

Plan Description: This program will involve preparation of a sector plan and sectional map amendment for the Clinton community. The vision for the sector plan includes: commercial shopping centers along MD 5 redeveloped into vital mixed-use areas served by transit; residents have more transportation options; residential, commercial and recreational area connected by sidewalks and bikepaths; new development uses environmentally sensitive design techniques; and new development increases opportunity for employment, shopping and recreation.

Timeframe: This study is currently in the planning stages, with completion anticipated in early 2012.

Morningside-Andrews-Camp Springs Sector Plan/SMA

Location: In the vicinity of Branch Avenue (MD 5), Allentown Road, Suitland Road and Suitland Parkway.

Plan Description: This program will be a sector plan to develop a vision, design guidelines, and economic development strategies and action plan for the Allentown/Suitland Road corridors, Auth Road and the Branch Avenue Metro station area, and Camp Springs. The plan will build upon recommendations in the *Joint Base Andrews Naval Air Facility Washington Joint Land Use Study* (JLUS), focusing primarily on commercial and neighborhood revitalization, streetscape improvements, and design-based codes/zoning recommendations. The sector plan also will evaluate the opportunity to utilize possible BRAC monies and other funding for the area on the western side of Joint Base Andrews. The project will involve extensive collaboration with area stakeholders, including the Town of Morningside, Joint Base Andrews, Camp Springs, and existing business associations, as well as county and state agencies.

Timeframe: This study will be initiated in October 2010, with completion anticipated in late 2001/early 2012.

Branch Avenue Station Vision Plan

Location: Branch Avenue Metrorail Station.

Project/Plan Description: The goal of the Branch Avenue station improvements are "to provide for appropriate development opportunities at this major gateway center location of the Metro Green Line, including varying intensities of residential, commercial and employment land uses for a diverse workforce in an environment that is attractive, well-designed, interactive, and conducive to maximum use of Metro." The short-term plan highlights actions that are recommended to improve access to and through the station until joint development occurs. The long-term plan includes joint development partnerships, as well as parking structures with retail at the base, surface lots, mixed use developments, and open space.

Timeframe: This study is currently in the planning stages.

DeMarr
Smallwood
Leonardtown
Acton
Mattawoman
Timothy Branch

DemarrRd
Billingsley Rd
Smallwood Dr
Grain Hwy
Popes Creek Railroad
Old Washington Rd
Berry Rd
Leonardtown Rd
Acton Ln
Sub Station Rd
Mattawoman Beantown Rd
Cedarville Rd
Prince George's County
Charles County
Accokeek Rd
See Sheet 2
Short Cut Rd
Brandywine Rd
Dyson Rd

MARYLAND 227
MARYLAND 228
301
MARYLAND 925
BUSINESS 5
MARYLAND 5
MARYLAND 381

WALDORF ACTIVITY CENTER

CHANEY DEVELOPMENT-ACTON LANE

CHANEY DEVELOPMENT-WALDORF GATEWAY

US 301 IMPROVEMENTS

SUB-REGION 5 MASTER PLAN

BRANDYWINE INTERCHANGE

OLD BRANDYWINE REVITALIZATION AND PRESERVATION

Southern Maryland Transit Corridor Preservation Study

Planning Initiatives in the Study Area

1000' 0 2000'

LEGEND

- Preferred Alternative
- WMATA Metrorail
- Proposed Station Locations
- Potential Future Station Loactions
- WMATA Metro Transfer Stations

BRANCH AVENUE METRORAIL STATION

CLINTON SECTOR PLAN

MORNINGSIDE-ANDREWS - CAMP SPRINGS SECTOR PLAN

MD 5 CORRIDOR TRANSPORTATION STUDY

BRANDYWINE INTERCHANGE

Branch Avenue Metro

Coventry

Woodyard

Surratts

Brandywine

Andrews Air Force Base

Auth Rd

Allentown Rd

BranchAve

Capital Beltway

Old Branch Ave

Coventry Way

Old Alexandria Ferry Rd

Woodyard Rd

Surratts Rd

Brandywine Rd

Meek Rd

Dyson Rd

Crain Hwy

See Sheet 1

MARYLAND 5

MARYLAND 223

US 301

I-495

Southern Maryland Transit Corridor Preservation Study

Planning Initiatives in the Study Area

1000' 0 2000'

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- Proposed Station Locations
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