

# WEST HYATTSVILLE – QUEENS CHAPEL SECTOR PLAN AND SECTIONAL MAP AMENDMENT



STAFF DRAFT  
**WEST HYATTSVILLE  
QUEENS CHAPEL**

JULY 2022

SECTOR PLAN

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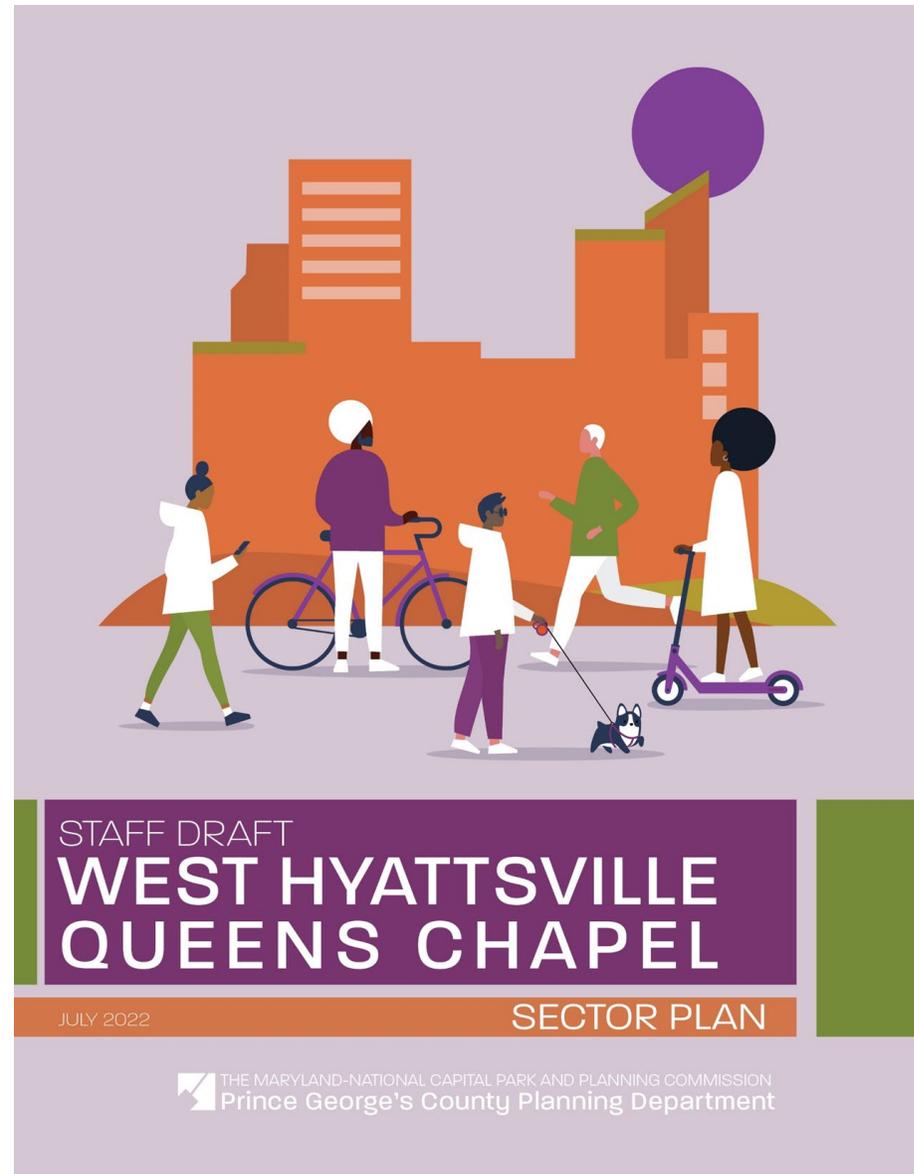
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Planner IV,  
Master Plans and Studies

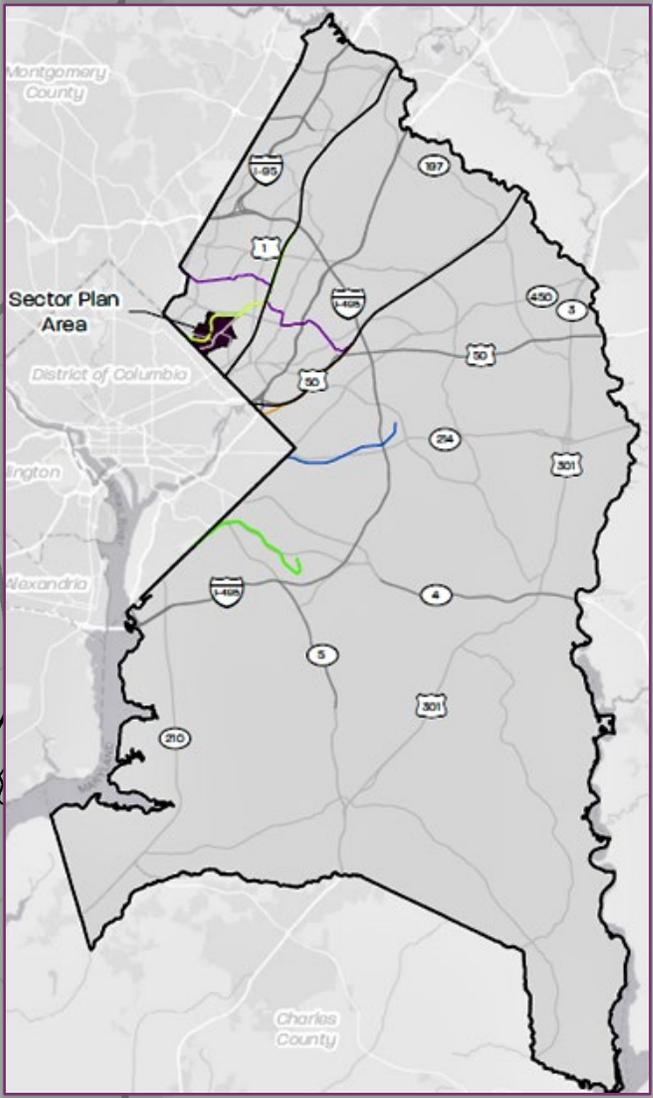
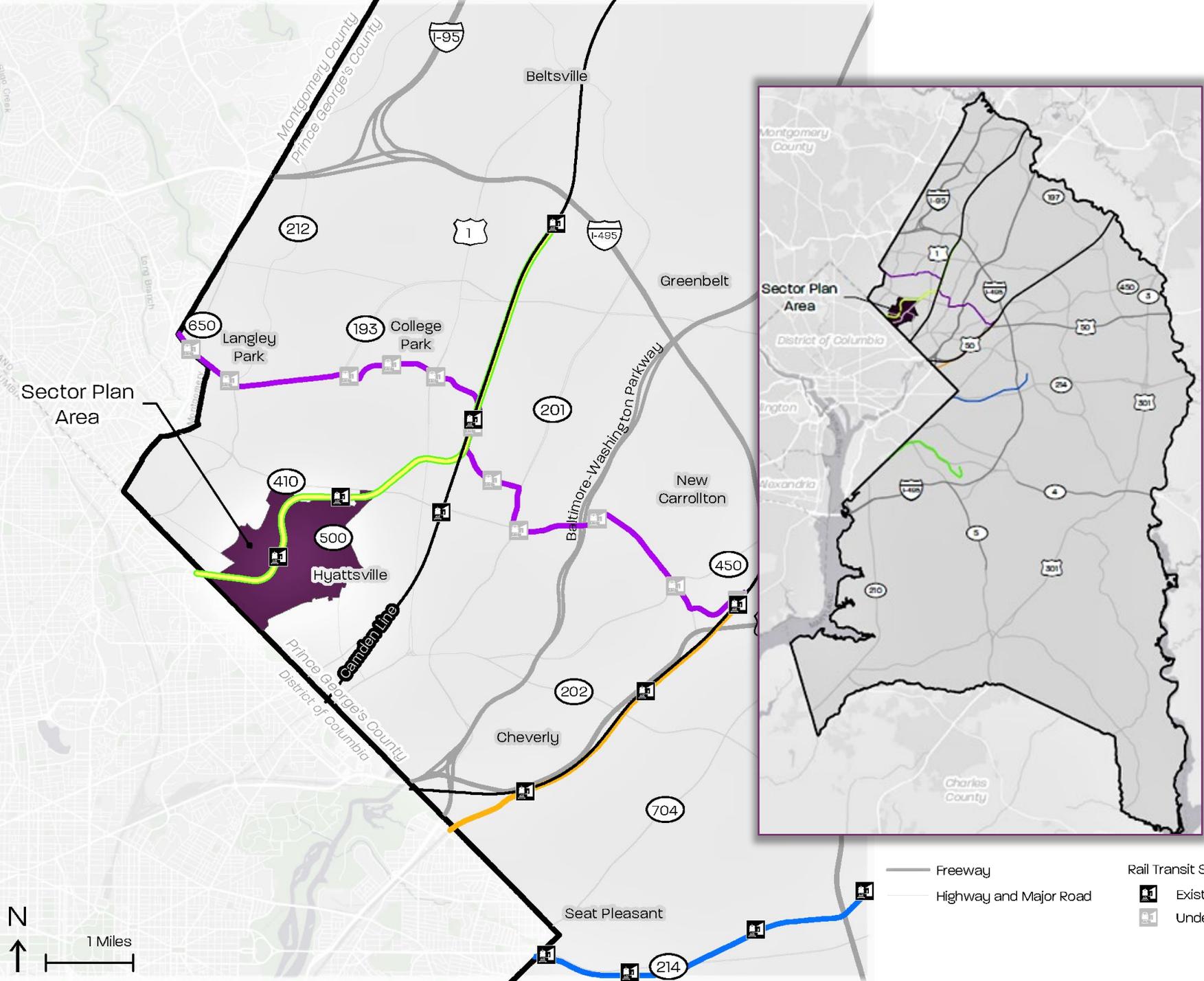
Community Planning Division



# SUMMARY

- Plan Area Overview
- Community/Stakeholder Engagement
- Plan Elements
- Major Issues
- Key Recommendations
- Plan Implementation
- Plan Timeline

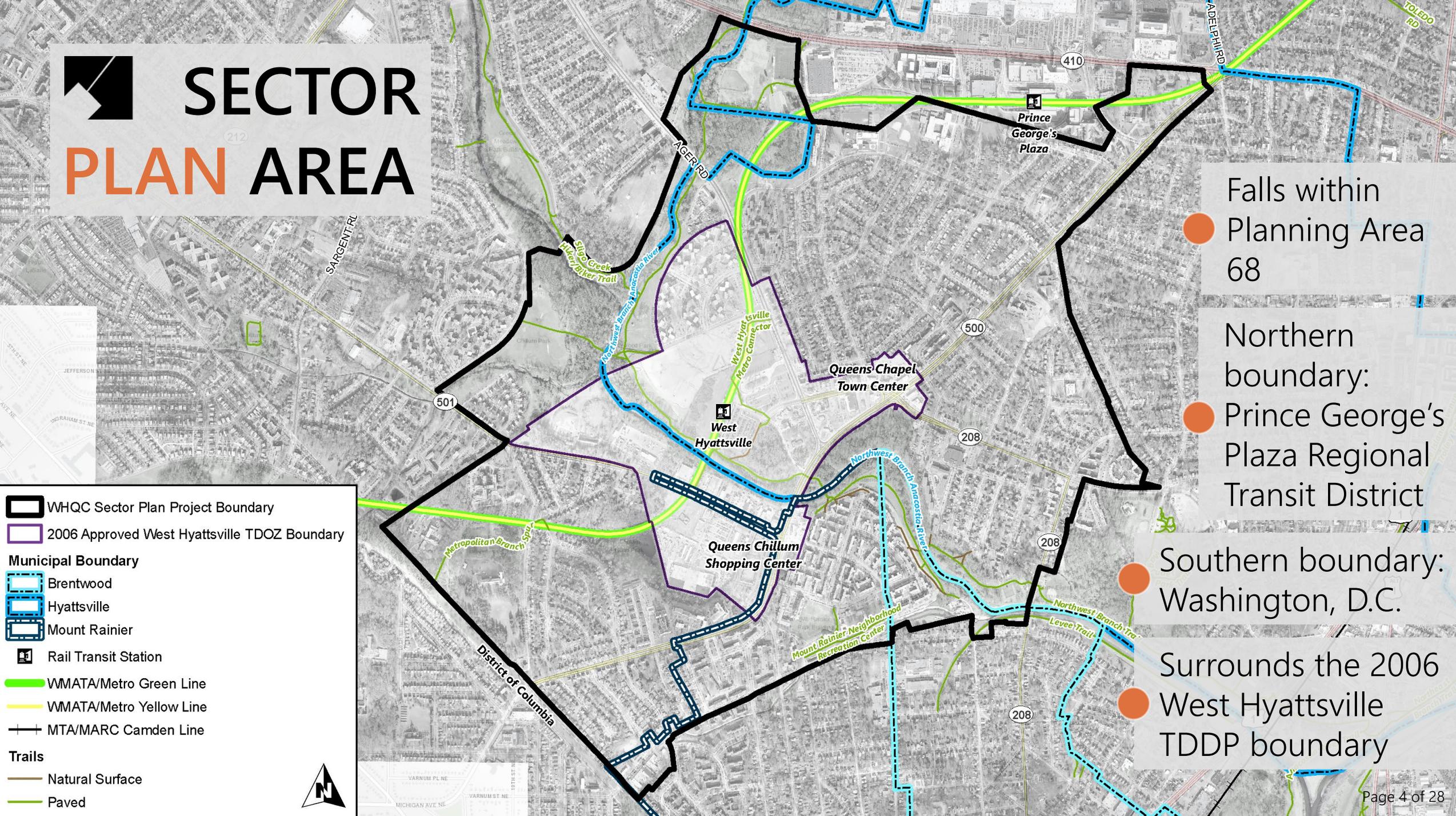




# REGIONAL CONTEXT

- Freeway
- Highway and Major Road
- Rail Transit Station
- Existing
- Under Construction
- Rail Transit Line
- Blue Line
- Green Line
- Orange Line
- Purple Line (Under construction)
- Yellow Line
- Camden and Penn Line

# SECTOR PLAN AREA



- WHQC Sector Plan Project Boundary
- 2006 Approved West Hyattsville TDOZ Boundary
- Municipal Boundary**
- Brentwood
- Hyattsville
- Mount Rainier
- Rail Transit Station
- WMATA/Metro Green Line
- WMATA/Metro Yellow Line
- MTA/MARC Camden Line
- Trails**
- Natural Surface
- Paved

Falls within  
 Planning Area 68

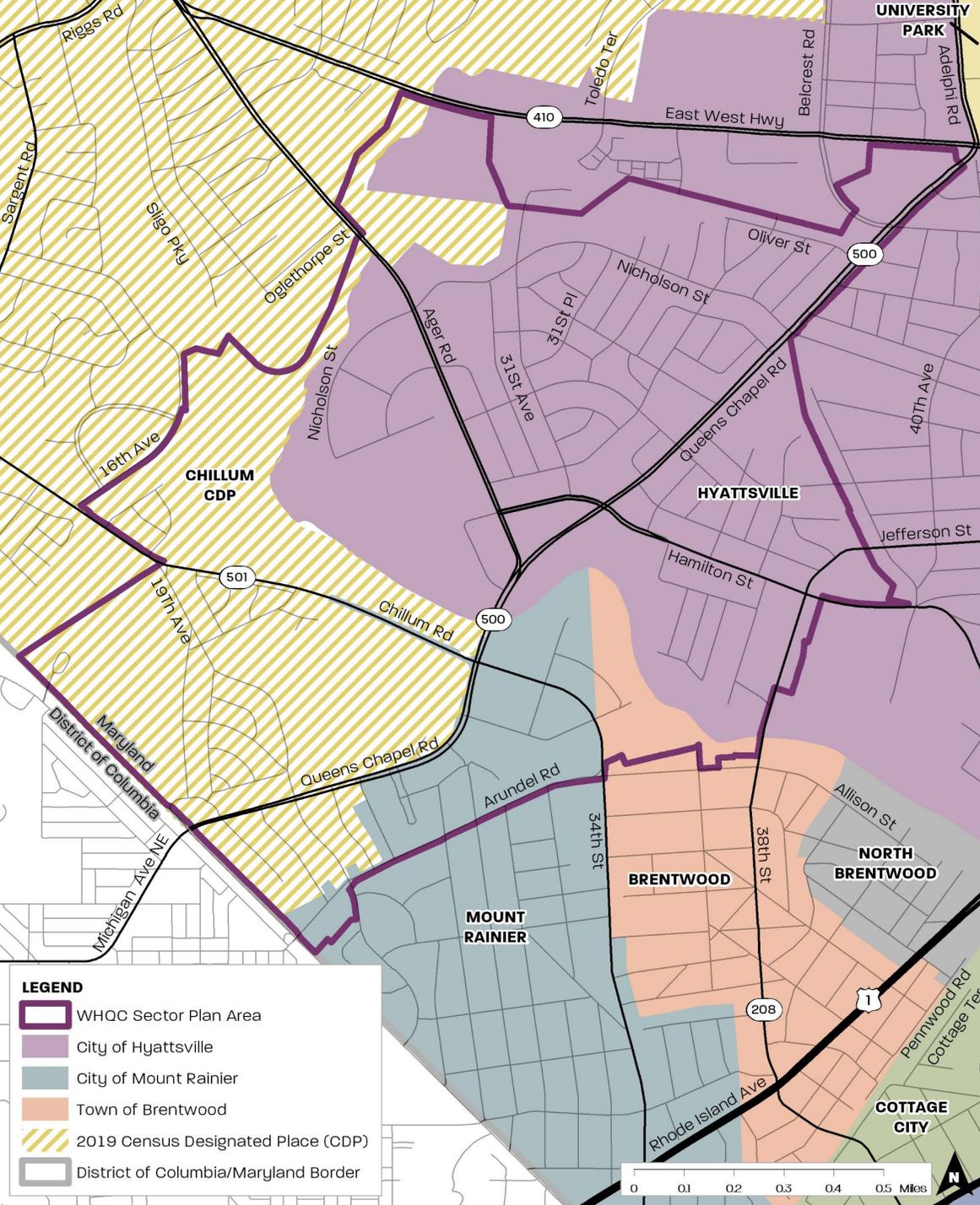
Northern boundary:  
 Prince George's Plaza Regional Transit District

Southern boundary: Washington, D.C.

Surrounds the 2006 West Hyattsville TDDP boundary



# MUNICIPAL BOUNDARIES



# ENGAGEMENT



## FOCUS GROUPS

- ✓ Seven groups discussed existing conditions and growth scenarios



## INTERVIEWS

- ✓ 39+ stakeholder interviews
- ✓ 30+ key developers, property owners, and organizations
- ✓ State, county, and municipal agencies



## BILINGUAL VIRTUAL COMMUNITY ENGAGEMENT EVENTS

- ✓ Community kickoff
- ✓ Open house
- ✓ Visioning workshops
- ✓ Online



## ONLINE ENGAGEMENT TOOLS

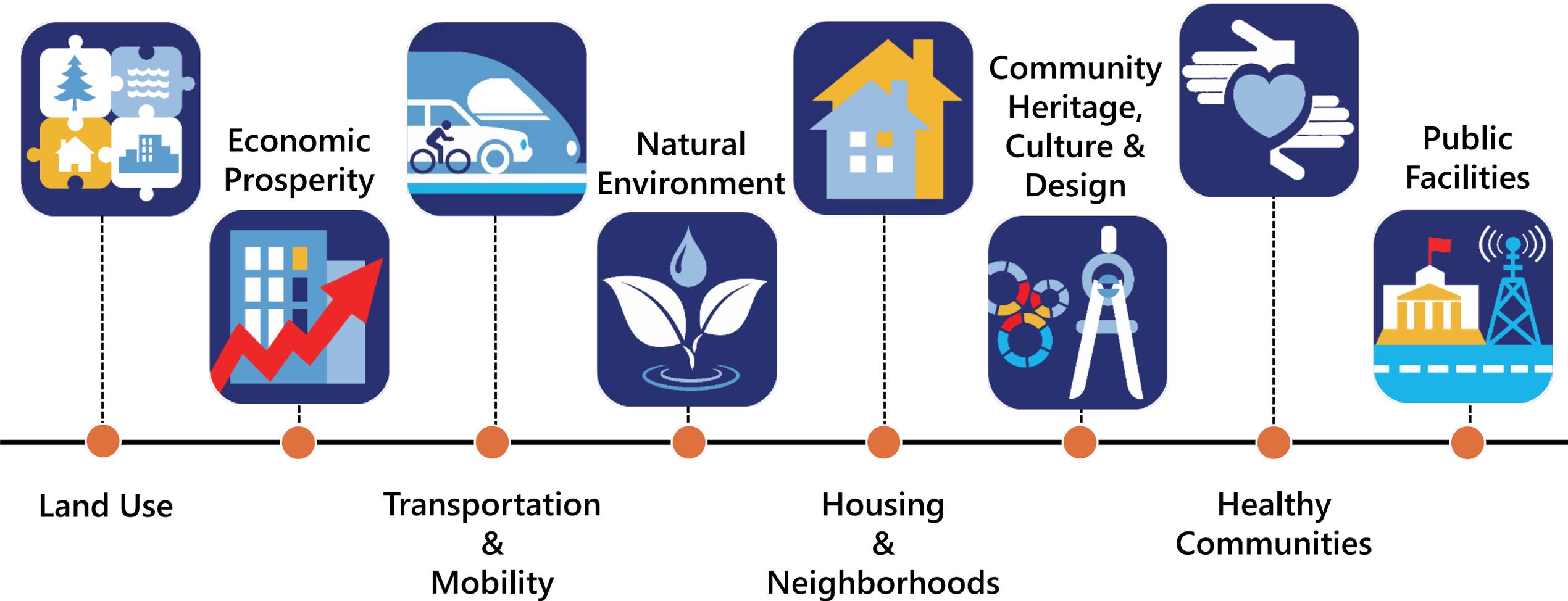
- ✓ Social media
- ✓ 24/7 virtual town hall
- ✓ Interactive maps
- ✓ Konveio site
- ✓ MURAL



## DOCUMENTS

- ✓ SWOT analysis
- ✓ Existing conditions summary
- ✓ Draft vision statement and goals

# SECTOR PLAN ELEMENTS



# MAJOR ISSUES



- Minimal past development activity
- Auto-oriented development patterns



- Flood risk
- Impervious surfaces
- Stormwater challenges



- Area connectivity, walkability, and safety



- Aging building inventory
- Surplus retail



- Aging housing stock
- Lack of housing immediately around Metro station
- Varying rental costs



- Lack of community gathering spaces



- Pedestrian access and safety
- Metrorail lacks visibility and connectivity



- Auto-centric commercial
- No strong sense of place

# KEY RECOMMENDATIONS



- Redevelop with mixed-use TOD
- Retain and expand Reserved Open Space Zones
- Hamilton “Main Street”
- Expand Prince George’s Plaza RTD



- Incentivize/support local and minority-owned businesses
- Concentrate retail in the Transit District and Local Transit Center



- Implement Urban Street Design Standards on new/existing streets to focus on pedestrian/bicyclist facilities and public transit
- Construct Complete & Green Streets, and multi-modal connections
- Provide traffic calming
- Connect trail and shared-use path networks with on-street pedestrian/bicycle facilities
- Expand transit services and amenities



- Develop a comprehensive stormwater management and flood mitigation solution
- Maximize tree canopies and pervious surfaces
- Amend the Green Infrastructure Network

# KEY RECOMMENDATIONS



- Implement *Housing Opportunities for All* policies
- Connect homeowners to improvement incentives and funding programs
- Construct a variety of multifamily housing types at a range of price points
- Retain opportunities for naturally occurring affordable housing



- Incorporate public art that reflects the community's cultural diversity and history into new (re)development and public spaces
- Develop and implement a cohesive branding and wayfinding strategy
- Celebrate the Anacostia River through design of facilities and signage/branding



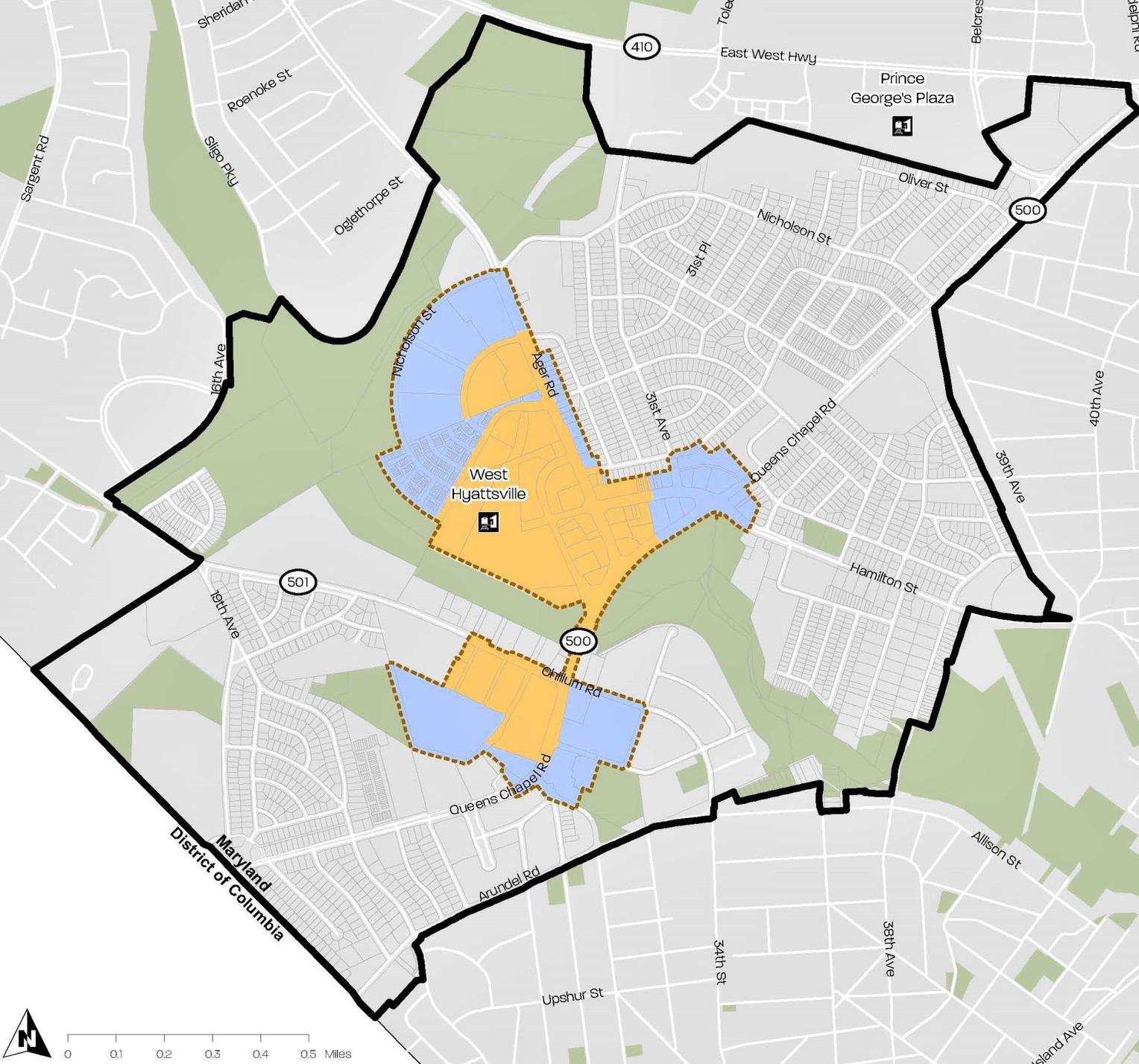
- Implement pedestrian/bicycle infrastructure improvements
- Create a food network that is beneficial to the health of residents and local economy
- Provide or expand equitable access to recreation facilities, community spaces, and healthcare services
- Support aging in place and senior housing/assisted living



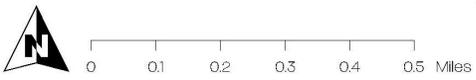
- Construct/expand parks, recreation, and public open space facilities
- Incorporate stormwater management and compensatory flood storage on parkland
- Construct a small multipurpose community resource center in the Center
- Increase the visibility of existing and proposed park facilities through wayfinding



# RECOMMENDED WEST HYATTSVILLE LOCAL TRANSIT CENTER BOUNDARY

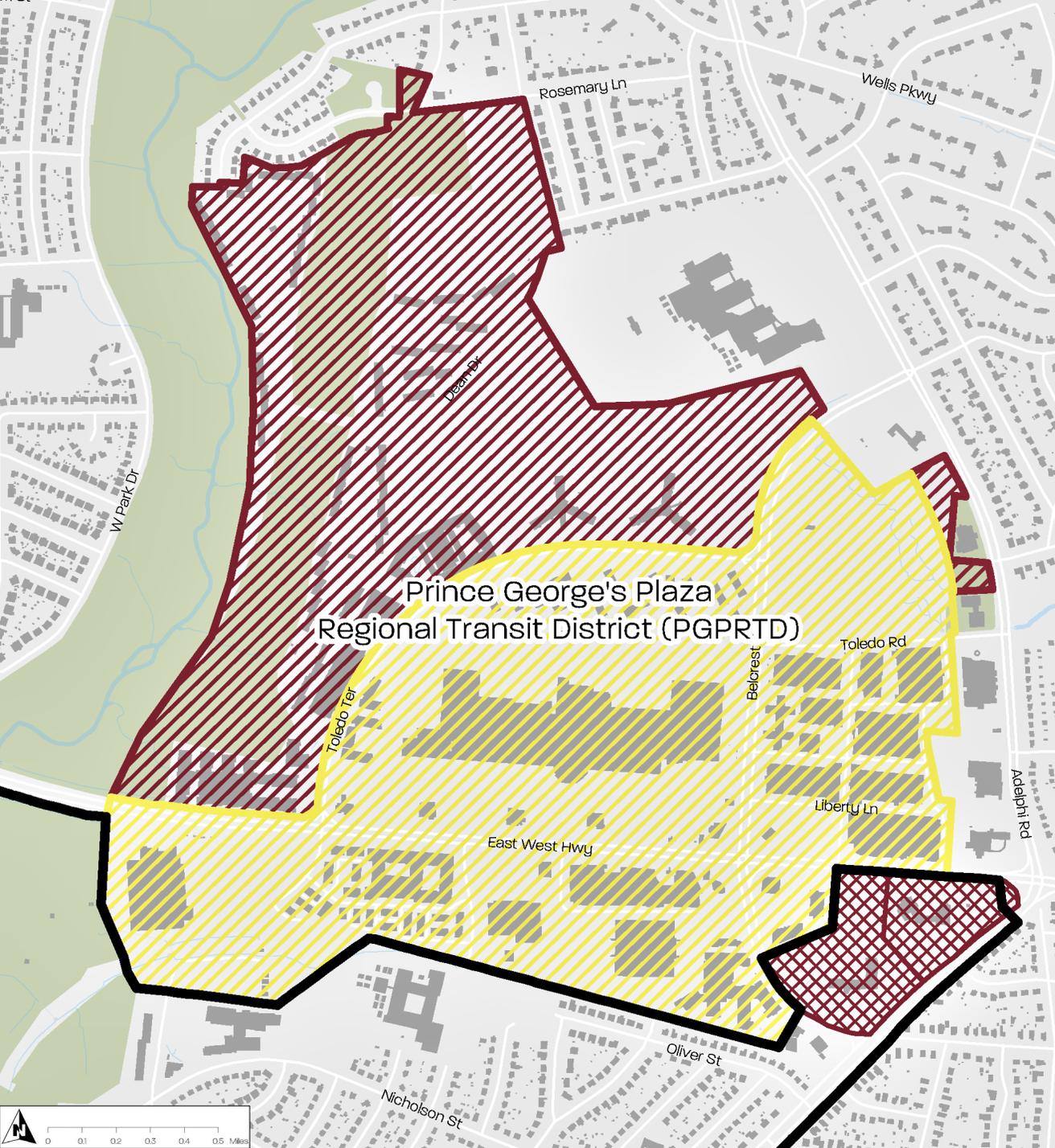


- WHQC Sector Plan Area
- Property
- Existing Station
- West Hyattsville Local Transit Center Boundary
- West Hyattsville Local Transit Center Core
- West Hyattsville Local Transit Center Edge

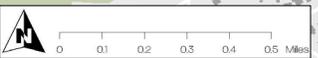




# RECOMMENDED PRINCE GEORGE'S PLAZA REGIONAL TRANSIT DISTRICT BOUNDARY

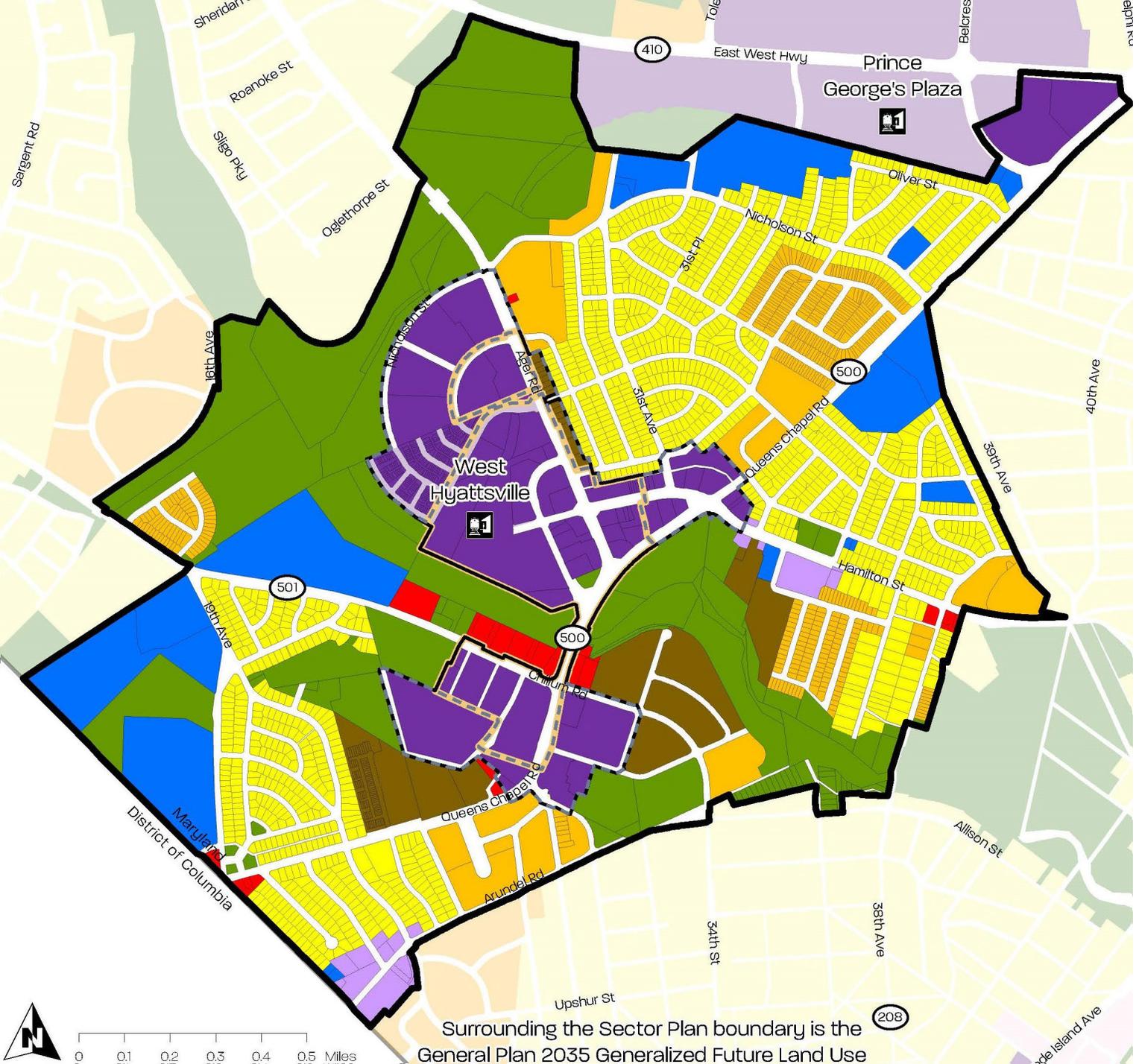


-  WHQC Sector Plan Area
-  PGPRTD Downtown Core
-  PGPRTD Neighborhood Edge
-  Properties to be added to the PGPRTD Edge
-  Building





# FUTURE LAND USE MAP



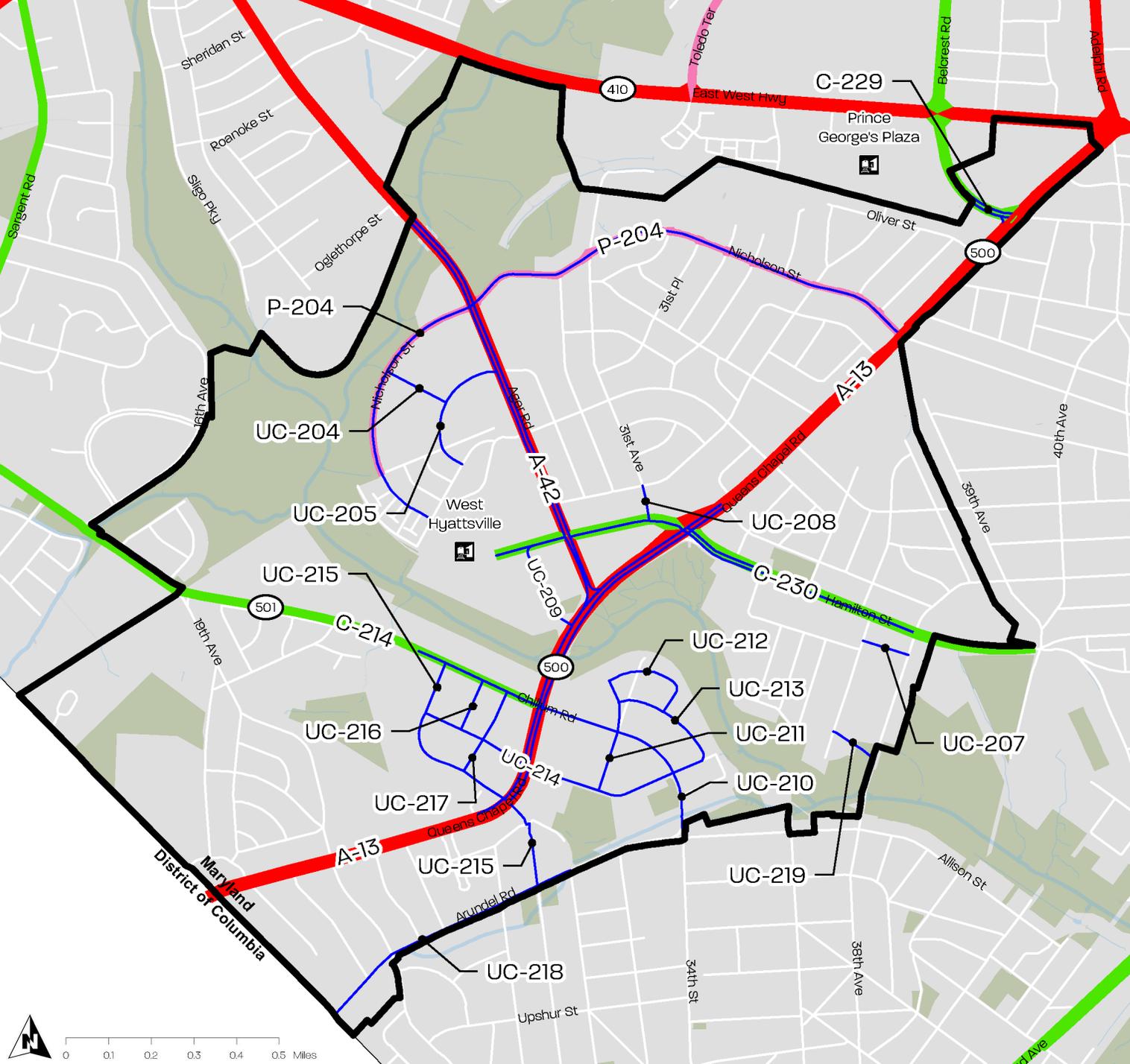
### LEGEND

- WHQC Sector Plan Area
- West Hyattsville Local Transit Center Boundary
- West Hyattsville Local Transit Center Core
- West Hyattsville Local Transit Center Edge
- Property
- Existing Station
- Future Land Use**
- Commercial

- Institutional
- Mixed-Use
- Neighborhood Mixed Use
- Parks and Open Space
- Residential Medium
- Residential Medium-High
- Residential-High



Surrounding the Sector Plan boundary is the General Plan 2035 Generalized Future Land Use



# RECOMMENDED STREETS

 WHOC Sector Plan Area

 Existing Station

Existing Street Types

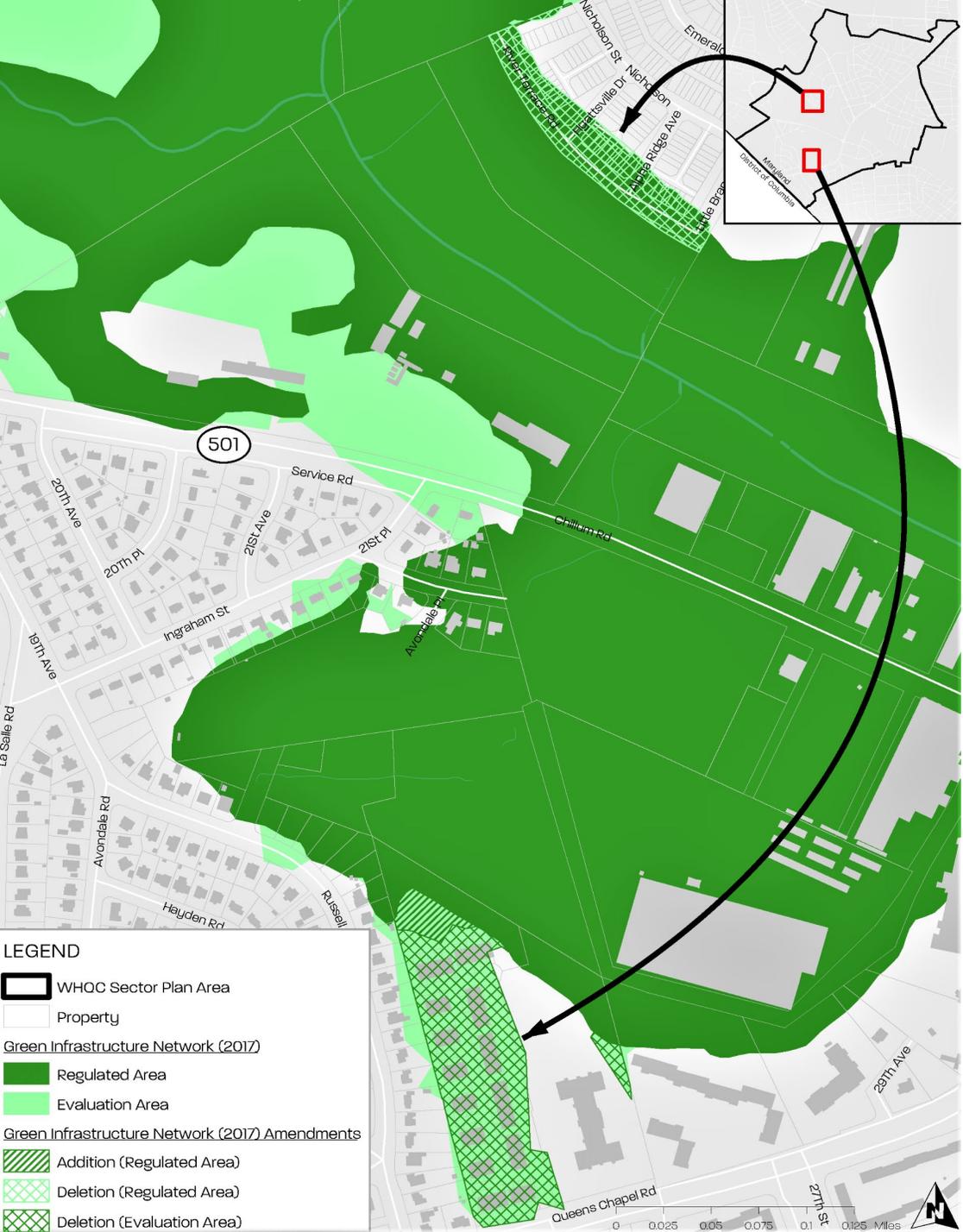
-  Arterial
-  Collector
-  Primary

Recommended Street Types

-  Arterial (A)
-  Collector (C)
-  Primary (P)
-  Urban Center (UC)



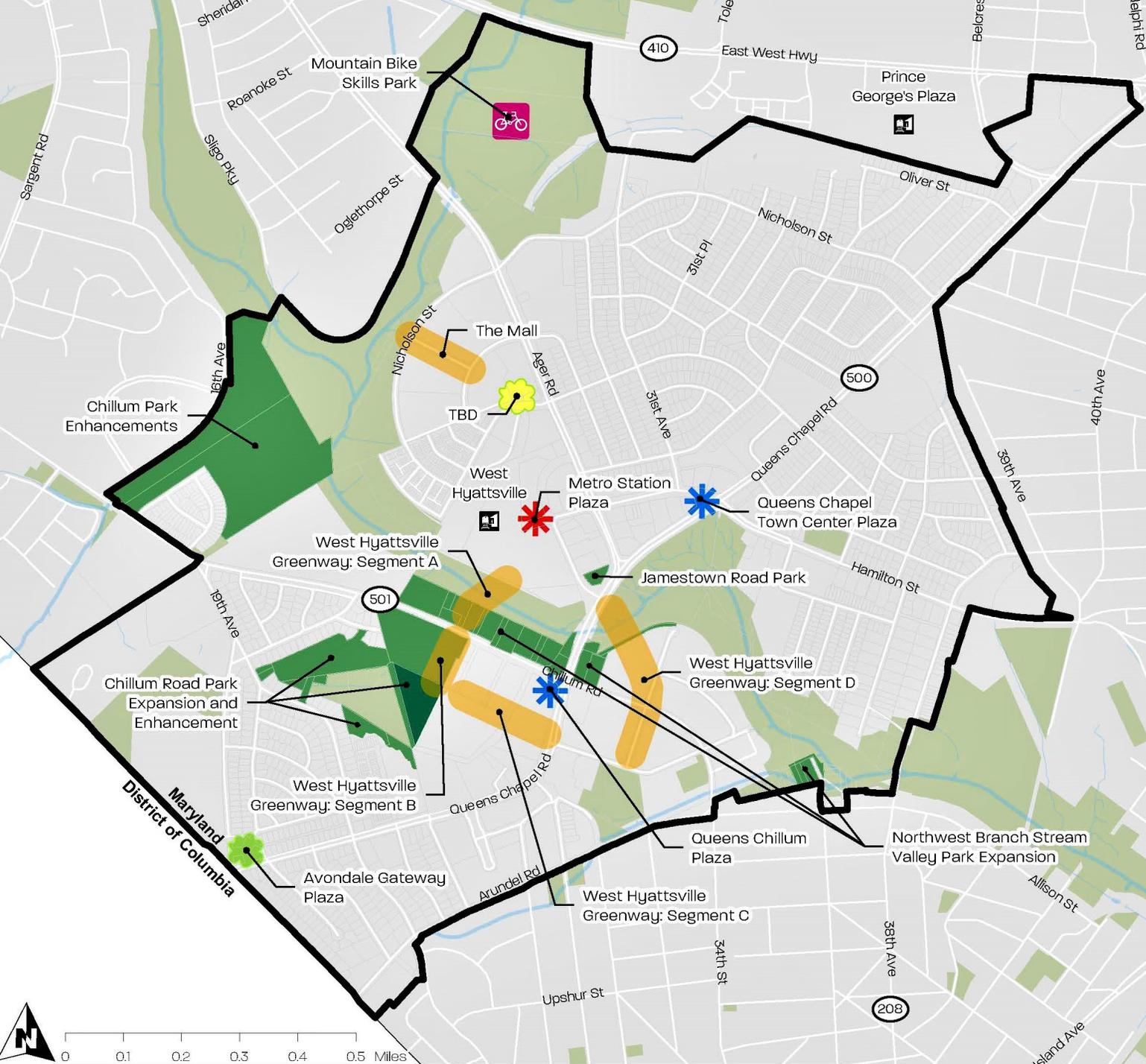




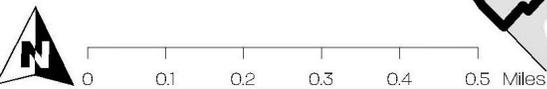
# RECOMMENDED AMENDMENTS TO THE GREEN INFRASTRUCTURE NETWORK



# RECOMMENDED NEW PARKS, RECREATION, AND PUBLIC OPEN SPACE FACILITIES



- WHQC Sector Plan Area
- Property
- Resource Park (Fixed)
- Resource Park (Floating)
- Greenway/Linear Park (Floating)
- Special Facility (Floating)
- Green (Fixed)
- Green (Floating)
- Plaza (Fixed)
- Plaza (Floating)



# CONCEPT: BUCHANAN STREET EXTENSION

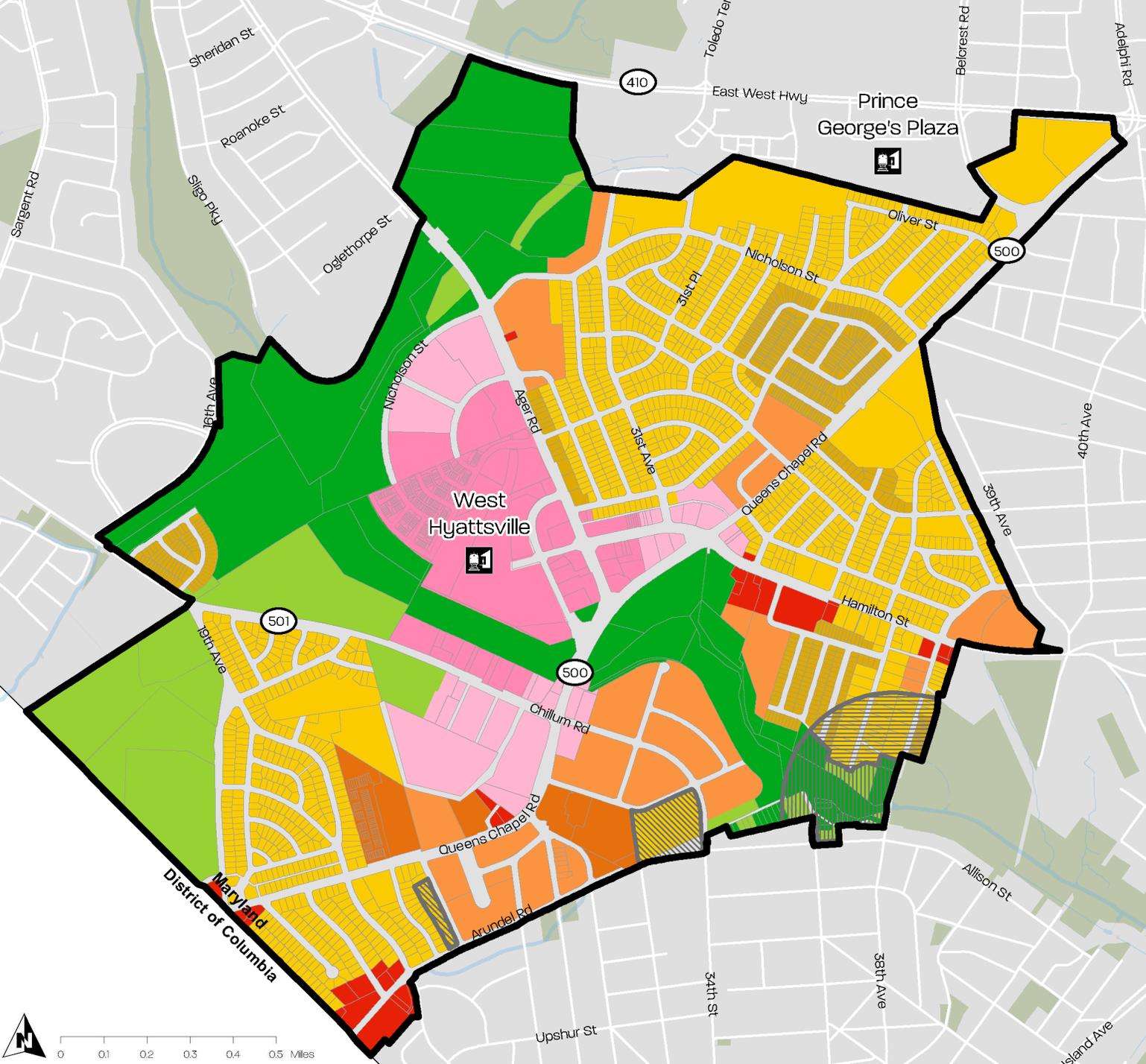




# CONCEPT: METRO STATION PLAZA

# CONCEPT: PROPOSED TRAIL CROSSING QUEENSTOWN DRIVE (REALIGNED) TO JAMESTOWN ROAD



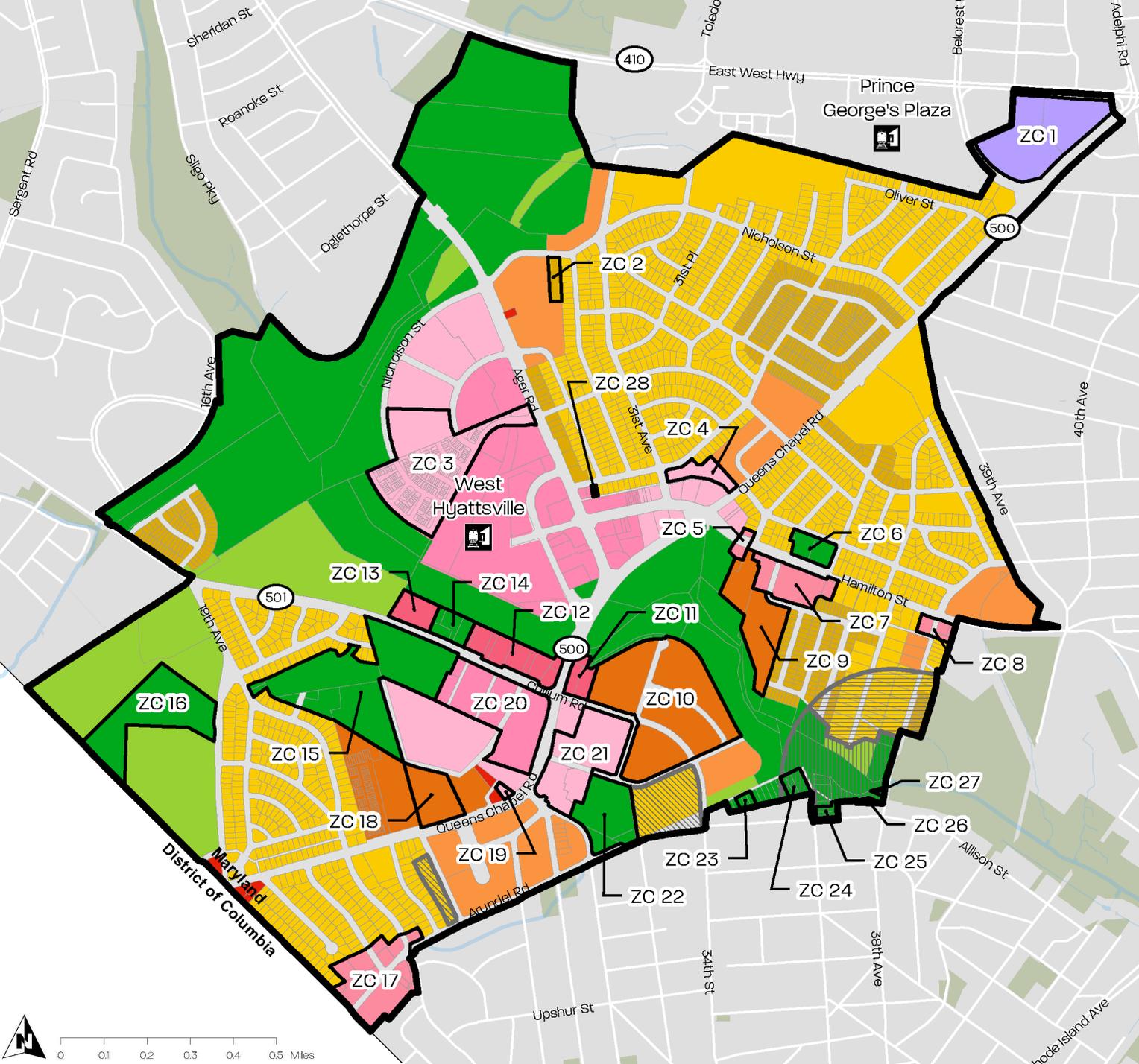


# EXISTING ZONING

- WHQC Sector Plan Area
- Property
- Existing Station
- Neighborhood Conservation (NCO)
- Chesapeake Bay Critical Area
- Intense Development (IDO)
- Resource Conservation (RCO)
- Existing Zoning**
- Rural and Agricultural
  - ROS
  - AG
- Residential
  - RSF-65
  - RSF-A
  - RMF-20
  - RMF-48
  - CGO
- Nonresidential
  - LTO-C
  - LTO-E
- Transit-Oriented/Activity Center



# PROPOSED ZONING



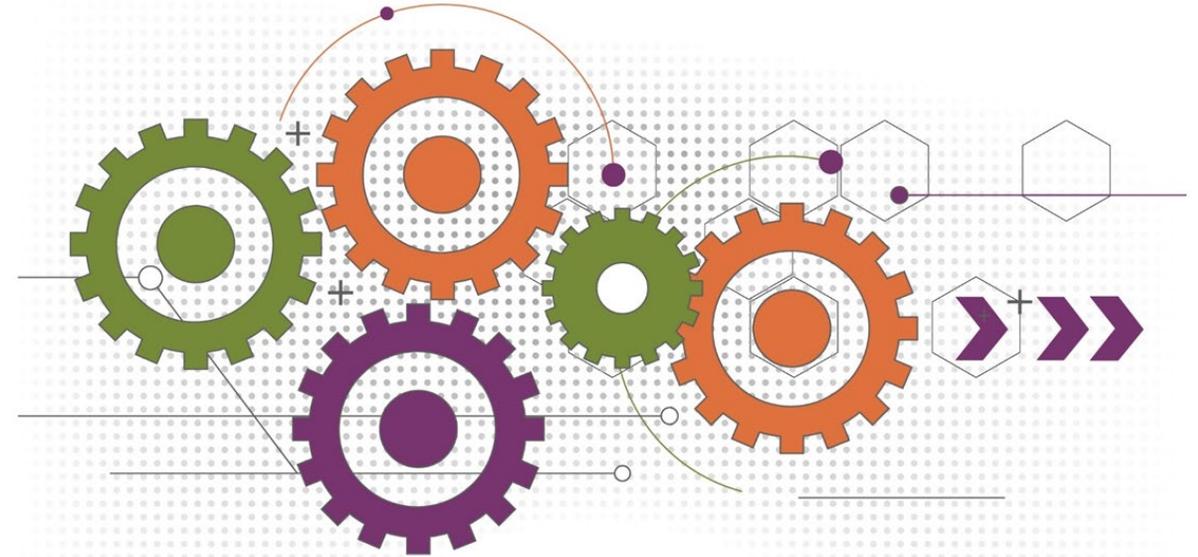
Change	Zoning Change	Acreage
1	RSF-65 to RTO-H-e	13.21
2	RSF-65 to RSF-A	0.98
3	LTO-c to LTO-e	18.41
4	RSF-65/LTO-e to LTO-e	2.00
5	CGO to CN	0.81
6	RSF-65 to ROS	2.03
7	CGO to CN	4.97
8	CGO to CN	1.26
9	CGO/RMF-20 and RMF-20 to RMF-48	8.08
10	RMF-20 to RMF-48	24.75
11	LTO-e to CS	1.80
12	LTO-c/LTO-e to CS	5.50
13	LTO-c to CS	2.32
14	LTO-c to ROS	2.05
15	AG, LTO-e, and RSF-65 to ROS	22.31
16	AG to ROS	11.84
17	CGO/RSF-65 to CN	10.17
18	RMF-20 to RMF-48	4.38
19	CGO to LTO-e	0.29
20	LTO-e to LTO-c	12.77
21	RMF-20/RMF-48 to LTO-e	10.68
22	RMF-48 to ROS	6.62
23	AG to ROS	0.47
24	RCO/AG to RCO/ROS	1.06
25	RCO/AG to RCO/ROS	0.49
26	RCO/AG to RCO/ROS	0.16
27	RCO/AG to RCO/ROS	0.13
28	RSF-65 to RSF-A	0.11



# IMPLEMENTATION



1. **Short-term (<5 years):** Intended to be implemented by 2028
2. **Mid-term (5-10 years):** Intended to be implemented between 2028 and 2033
3. **Long-term (10-25 years):** Intended to be implemented after 2033



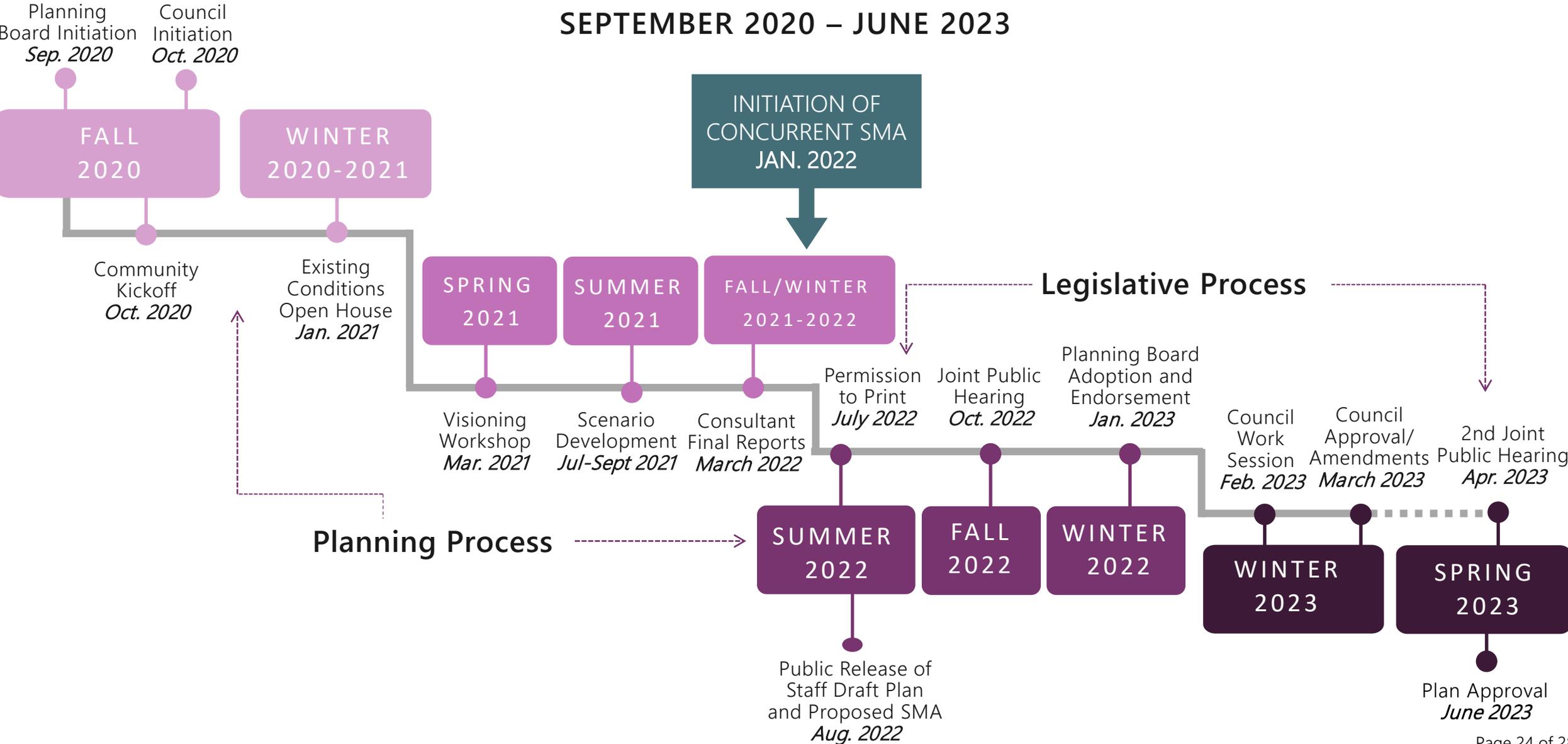
## This plan will require:

- The action of agencies and stakeholders, including changes to ordinances, capital improvement program commitments, and operating budget initiatives
- Approval of the concurrent Sectional Map Amendment to rezone properties in the sector plan area to implement the land use vision
- County or state agencies, or M-NCPPC, to construct capital improvement projects
- Property owners and developers to invest in this community
- The efforts of all stakeholders - government, the private sector, nonprofit organizations, property owners, and residents

# ANTICIPATED SCHEDULE



SEPTEMBER 2020 – JUNE 2023



# SUBMIT TESTIMONY

All public comments are due by close of business on **Wednesday, October 26, 2022**, when the record of public hearing testimony will close.

Written comments may be emailed to [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

Please note that **written testimony or comments will be accepted in electronic format only.**

# NEXT STEPS

- Close of record for the Joint Public Hearing (JPH) testimony (**October 26, 2022**)
- Planning Board (PB) review of the digest of testimony and submission of the adopted Plan and SMA to the District Council (**January 2023**)
- District Council review and adoption of the Plan and SMA (**March-June 2023**)

# FIND OUT MORE

[\*\*http://pgplan.org/WHQC\*\*](http://pgplan.org/WHQC)

Staff Draft Sector Plan

Existing Conditions Summary

Proposed Sectional Map Amendment

Recordings of past community meetings

FAQs



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# THANK YOU!



**Project Facilitator:**  
**Sarah Benton, AICP**  
Supervisor, Long-Range Planning Section  
Community Planning Division

# QUESTIONS?



**Project Manager:**  
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Planner IV, Master Plans and Studies Section  
Community Planning Division