



STAFF DRAFT II
**WEST HYATTSVILLE
QUEENS CHAPEL**

MAY 2024

SECTOR PLAN

WEST HYATTSVILLE – QUEENS CHAPEL SECTOR PLAN AND SECTIONAL MAP AMENDMENT

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Planner IV

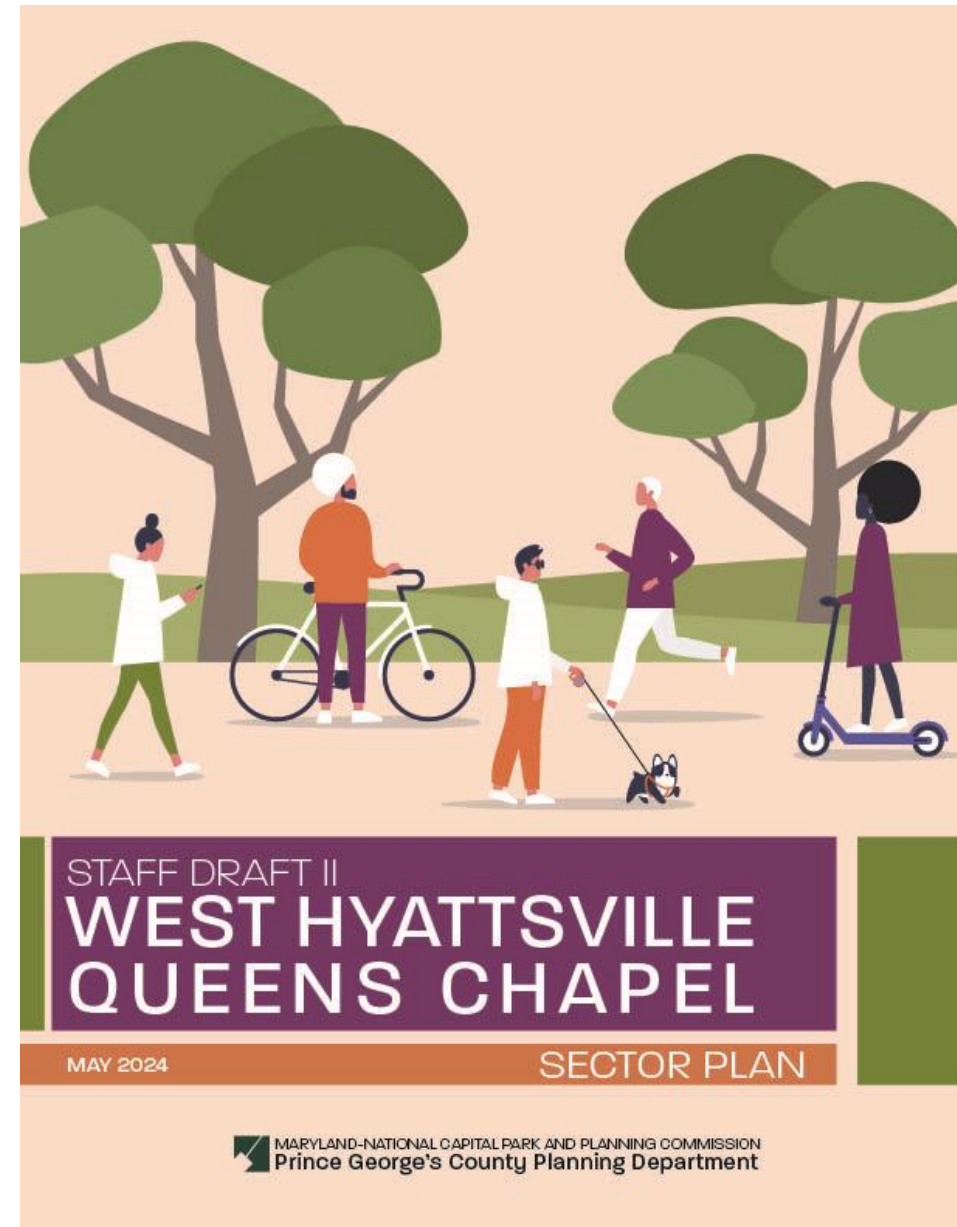
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Community Planning Division



SUMMARY

- Background
- Plan Area Overview
- Community/Stakeholder Engagement
- Sector Plan Elements
- Major Issues
- Key Recommendations
- Implementation
- Timeline
- Upcoming Events



BACKGROUND



Date	Event
October 13, 2020	Sector plan initiated by County Council
January 18, 2022	SMA initiated by County Council
July 28, 2022	Initial Staff Draft Sector Plan and Proposed SMA released to public
October 11, 2022	First Joint Public Hearing
October 25, 2022	County Council enacted two Zoning Bills that permitted development incompatible with the Staff Draft Sector Plan.

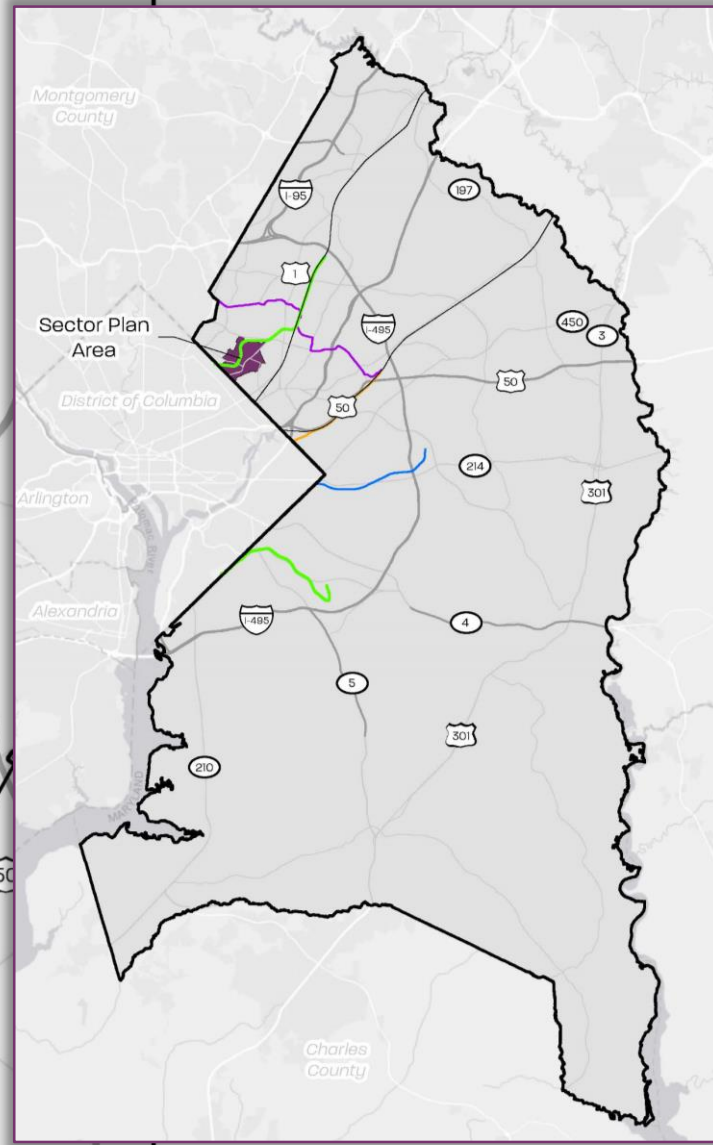
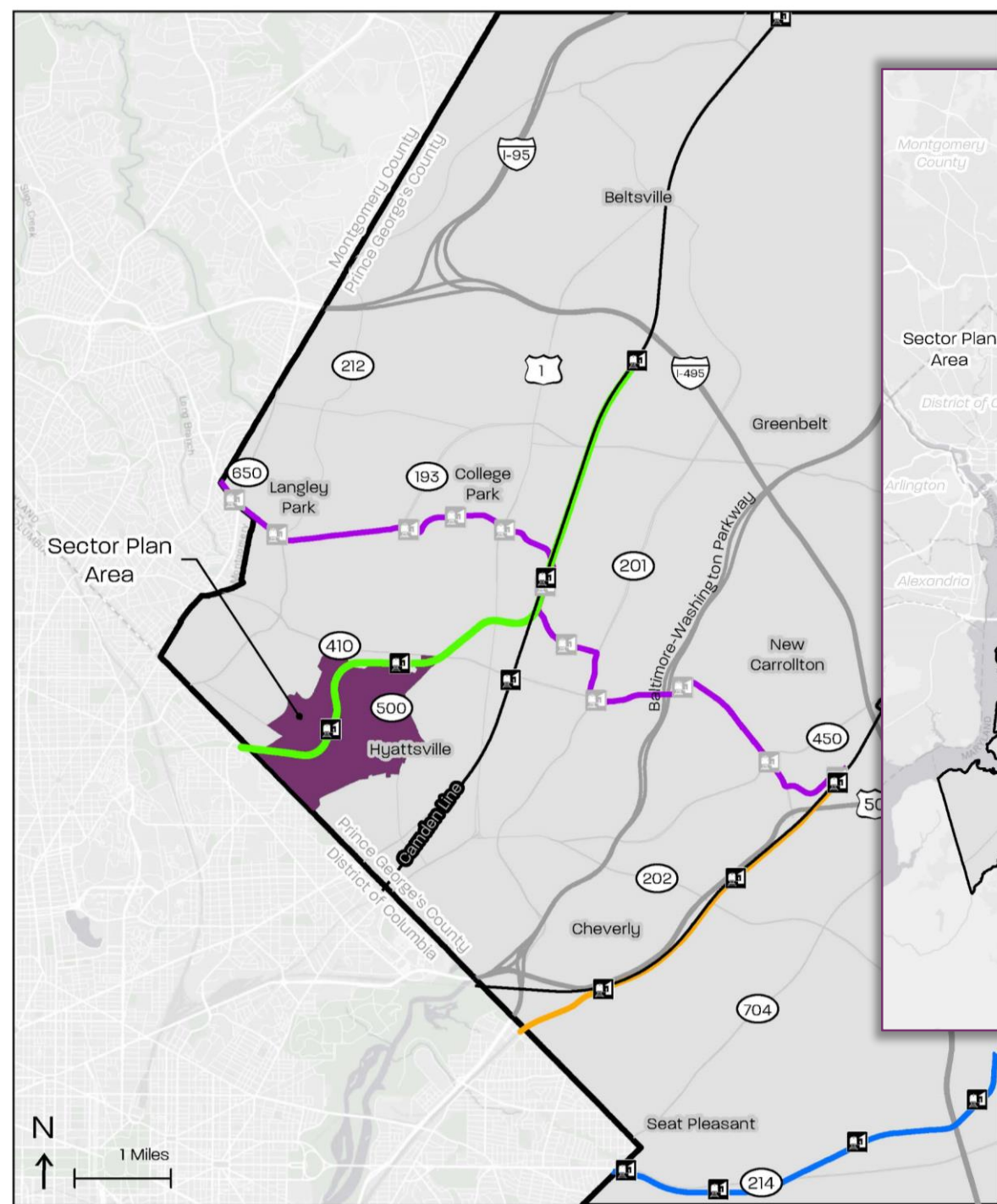
BACKGROUND



Date	Event
November 4, 2022	PGC DoE sends letter identifying inconsistencies with the 2022 Climate Action Plan
December 15, 2022	Planning Board remanded Staff Draft Plan and Proposed SMA back to staff to “evaluate the impact of” the October 25, 2022 legislation.
January 17, 2023	County Council repeals Zoning Bills incompatible with Staff Draft Sector Plan
January 2023 to May 2024	Revising Staff Draft Sector Plan and Proposed SMA
May 2, 2024	Permission to print Staff Draft Sector Plan and Proposed SMA: https://pgplan.org/WHQCStaffDraft

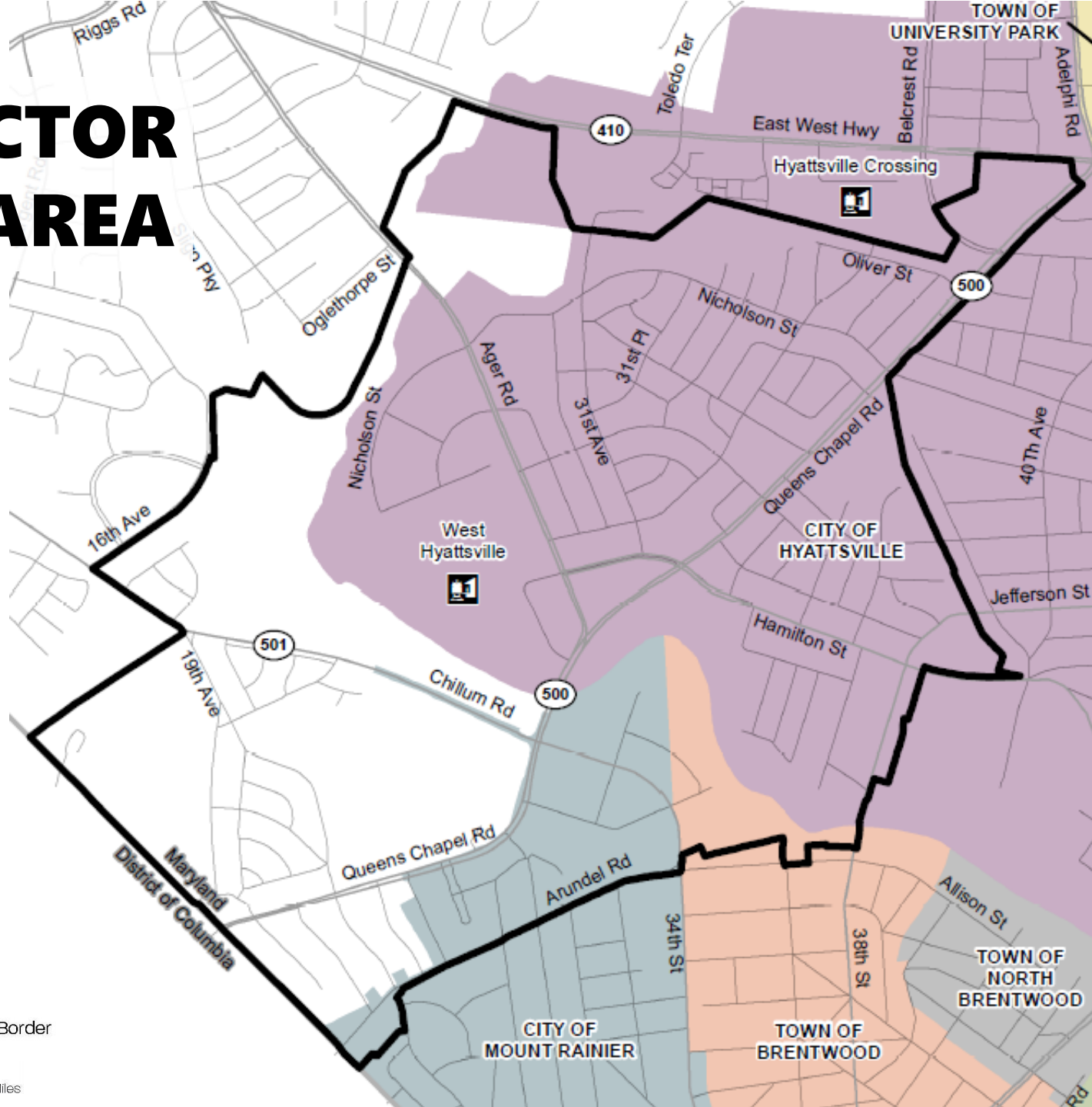


REGIONAL CONTEXT



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

SECTOR PLAN AREA



- Falls mostly 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

LEGEND

- ▭ WHQC Sector Plan Area
- ▭ City of Hyattsville
- ▭ City of Mount Rainier
- ▭ Town of Brentwood
- ▭ District of Columbia/Maryland Border

0 0.1 0.2 0.3 0.4 0.5 Miles

ENGAGEMENT



FOCUS GROUPS

- ✓ Seven groups discussed existing conditions and growth scenarios



INTERVIEWS

- ✓ 40+ stakeholder interviews, incl. key developers, property owners, and organizations
- ✓ State, county, and municipal agencies



BILINGUAL COMMUNITY ENGAGEMENT EVENTS

- ✓ Community kickoff
- ✓ Open house
- ✓ Visioning workshops
- ✓ Community engagement session
- ✓ Online and in person



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



Economic Prosperity



Natural Environment



Community Heritage, Culture & Design



Public Facilities



Land Use

Transportation & Mobility

Housing & Neighborhoods

Healthy Communities

MAJOR ISSUES



- Minimal development activity
- Auto-oriented development patterns
- Townhouses at Metro



- Flood risk
- Cut/fill infeasible
- Impervious surfaces
- Stormwater challenges



- Area connectivity, walkability, and safety



- No new commercial development since 1960s.
- Aging building inventory
- Surplus retail



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



- Lack of community gathering spaces



- Existing congestion
- Pedestrian access and safety
- Metrorail lacks visibility and connectivity



- Auto-centric commercial
- No strong sense of place

KEY RECOMMENDATIONS



- Redevelop with mixed-use transit-oriented development
- Hamilton Street “Main Street”
- Rezone Queens Chapel Manor neighborhood to allow for context-sensitive one-, two- and three-family dwelling units



- Improve the pedestrian and bicycle infrastructure network
- Connect new and improved pedestrian and bicycle facilities with trails and shared-use paths
- Construct complete and green streets



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



- Discourage development within the floodplain
- Preserve and increase tree canopies and reduce stormwater runoff
- Amend the Green Infrastructure Network

KEY RECOMMENDATIONS



- Construct a variety of housing types at a range of price points
- Connect homeowners to home improvement and renovation funding programs
- Retain naturally occurring affordable housing



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



- Incorporate public art that reflects the community's diversity and history
- Develop wayfinding and branding strategies throughout the sector plan area and for portions of the Anacostia River within the sector plan area



- Construct and expand parks, recreation, and public open space facilities
- Construct a small multipurpose community resource center

CITY OF HYATTSVILLE KEY ISSUES RAISED IN TESTIMONY **OCTOBER 2022**



Support for missing middle housing and ADUs



Support for improving floodplain management and their relation to athletic fields



Replace “bilingual” with “multilingual”



Improve trail crossing at Queens Chapel Road



Improve pedestrian and bicycle access to schools



Support for pedestrian and bicycle infrastructure, safety, and accessibility improvements



Improve lighting on bicycle trails



Conduct signal warrant analysis at key intersections



Add pet waste stations and trash cans



Study feasibility of creating business development organization for heart of plan area



Study potential new street grid at MD 410 and Belcrest Road



Remove invasive species

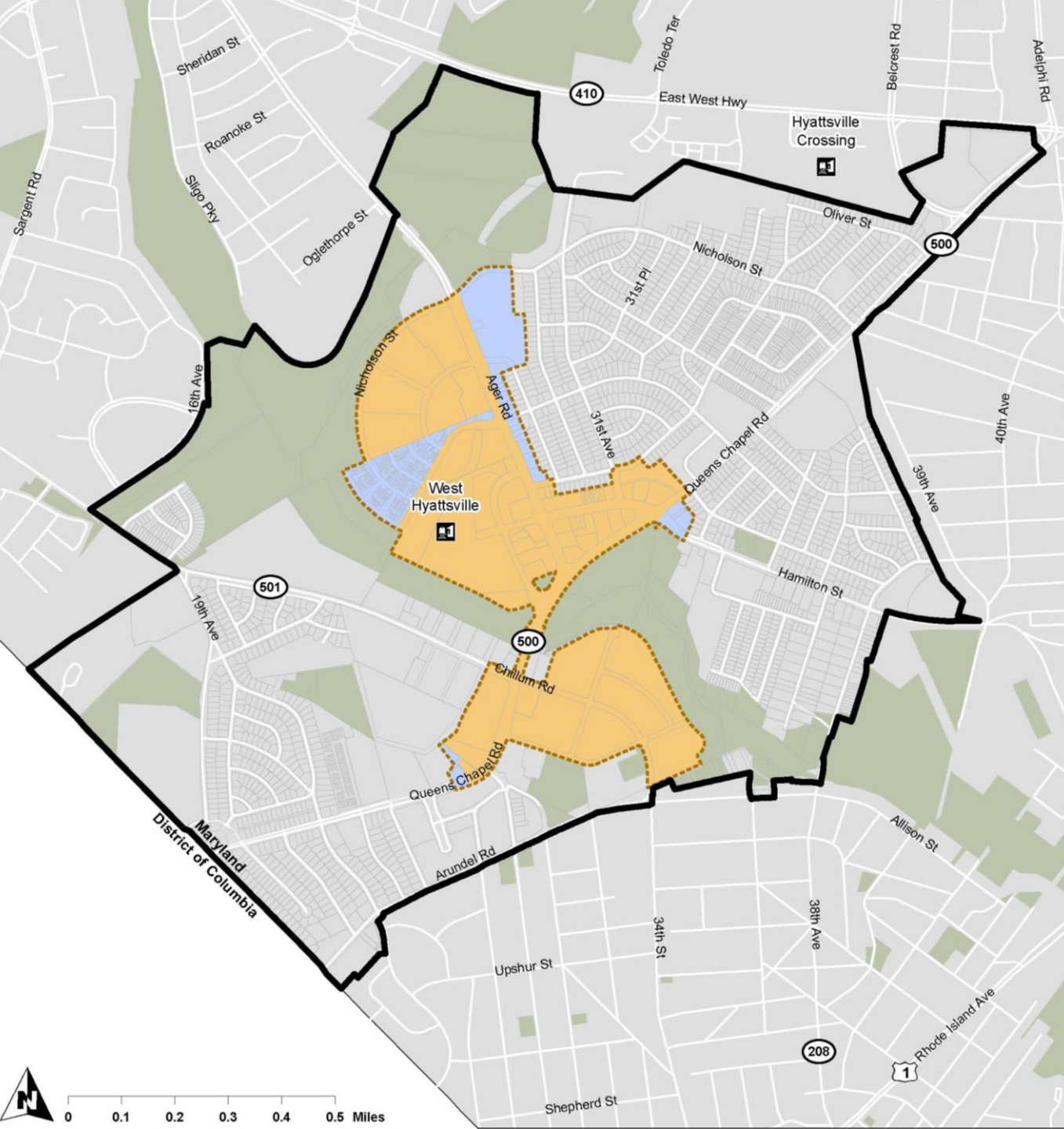
MAJOR CHANGES FROM 2022 DRAFT SECTOR PLAN



- Plan no longer recommends development in the floodplain except where previously approved
- Comprehensive floodplain mitigation program is eliminated
 - Too expensive
 - Too much impact to parkland
 - Effectiveness uncertain due to rapidly changing precipitation intensity/frequency
 - Areas outside the floodplain can absorb growth
- Recommends allowing a variety of one-, two-, and three-family housing types in Queens Chapel Manor to increase choices and opportunities
- Recommends elimination of traffic level-of-service standards within the Local Transit Center
- Recommends redevelopment of North Pointe Apartment Homes



RECOMMENDED WEST HYATTSVILLE LOCAL TRANSIT CENTER BOUNDARY

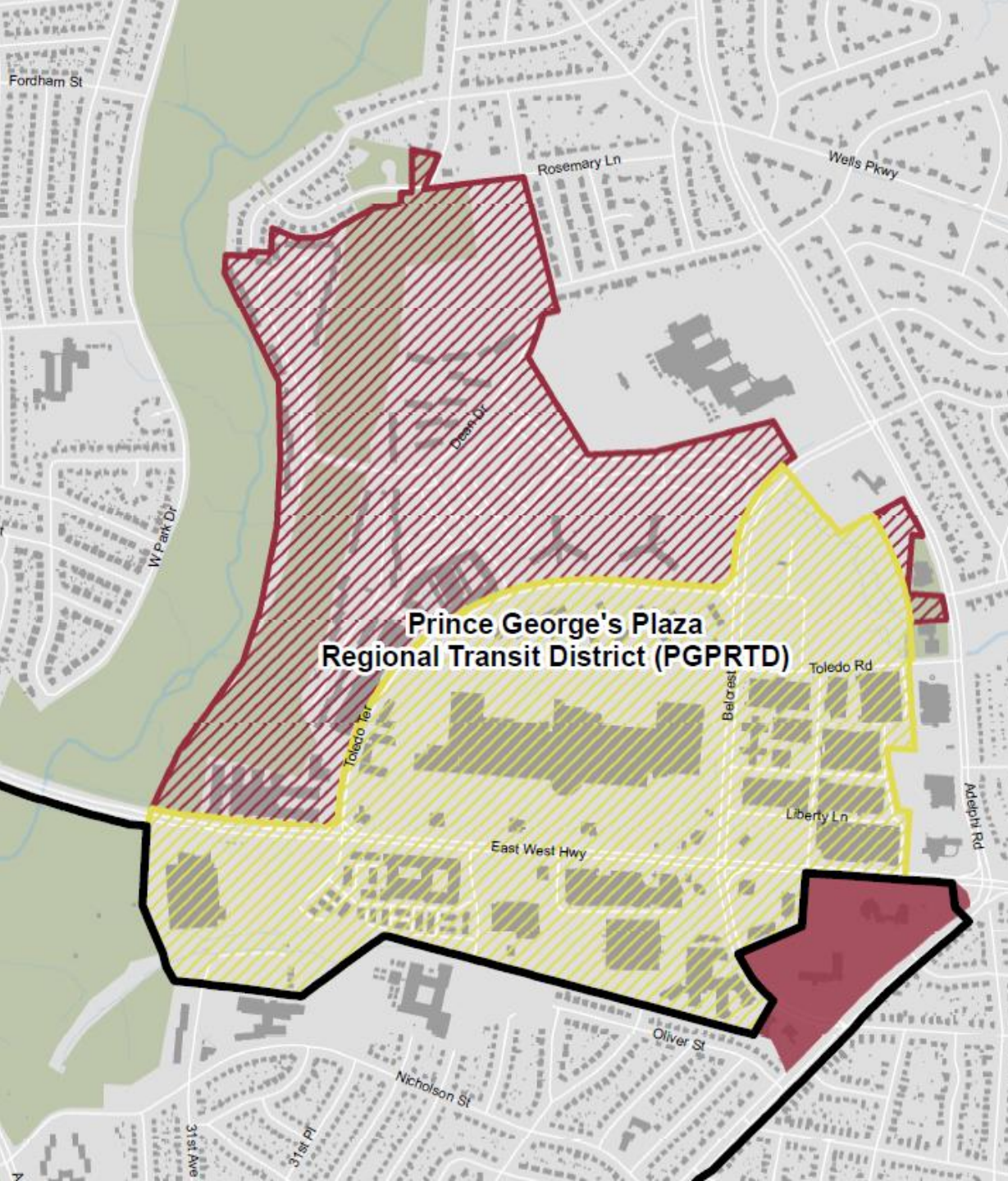







- WHQC Sector Plan Area
- Property
- Existing Station
- West Hyattsville Local Transit Center Boundary
- West Hyattsville Local Transit Center Core
- West Hyattsville Local Transit Center Edge

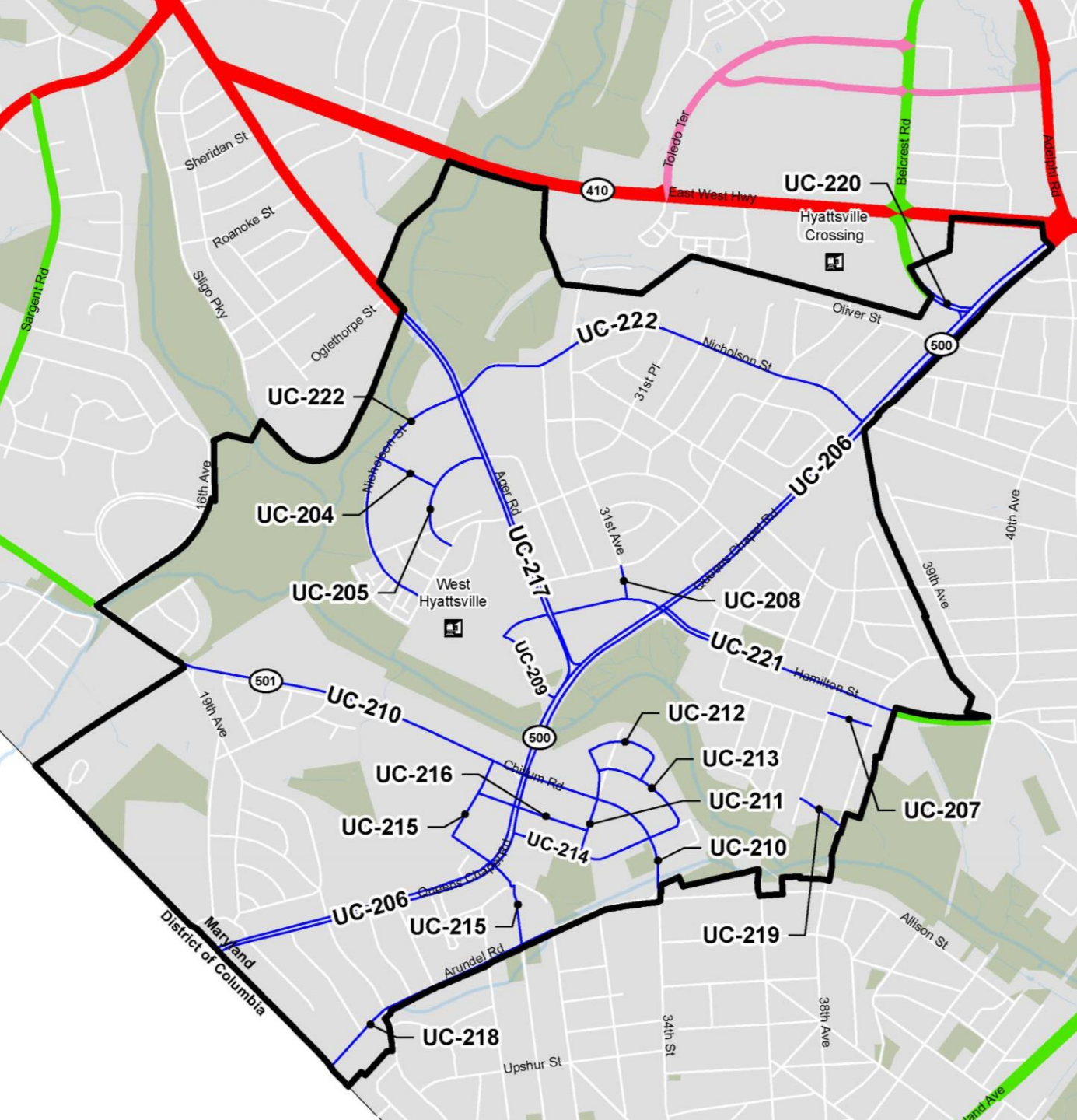




RECOMMENDED PRINCE GEORGE'S PLAZA REGIONAL TRANSIT DISTRICT BOUNDARY



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

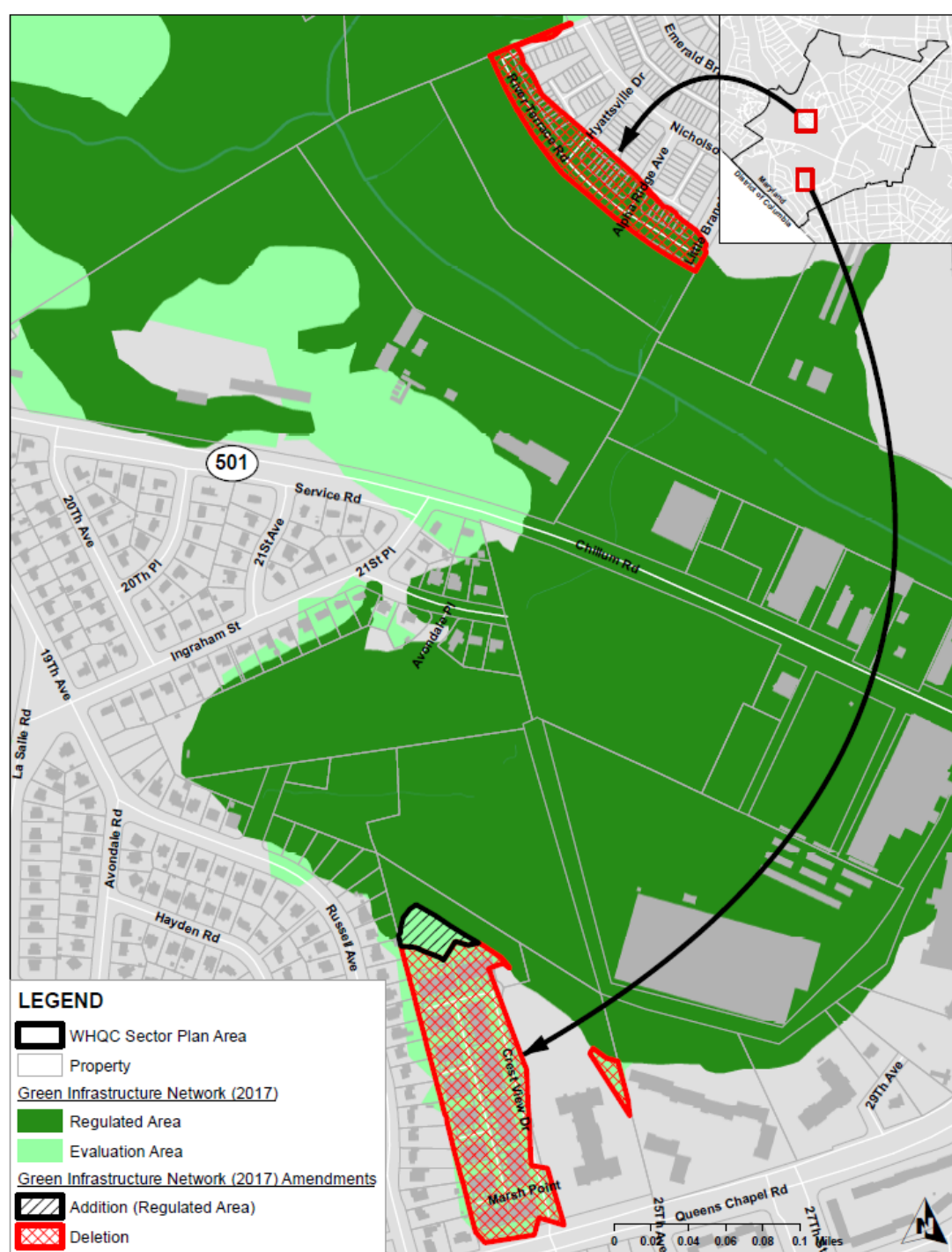


RECOMMENDED STREETS



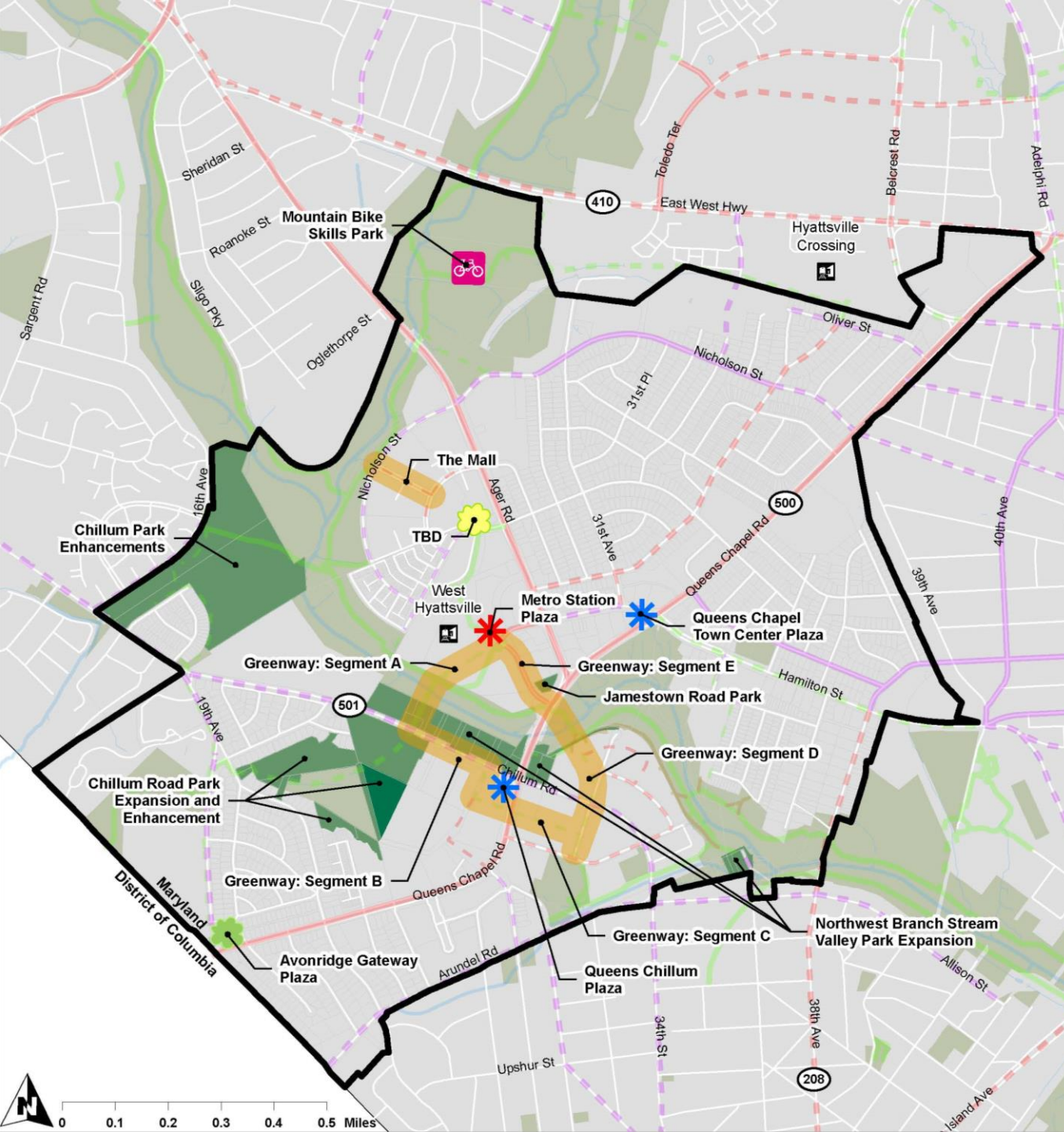


RECOMMENDED AMENDMENTS TO THE GREEN INFRASTRUCTURE NETWORK





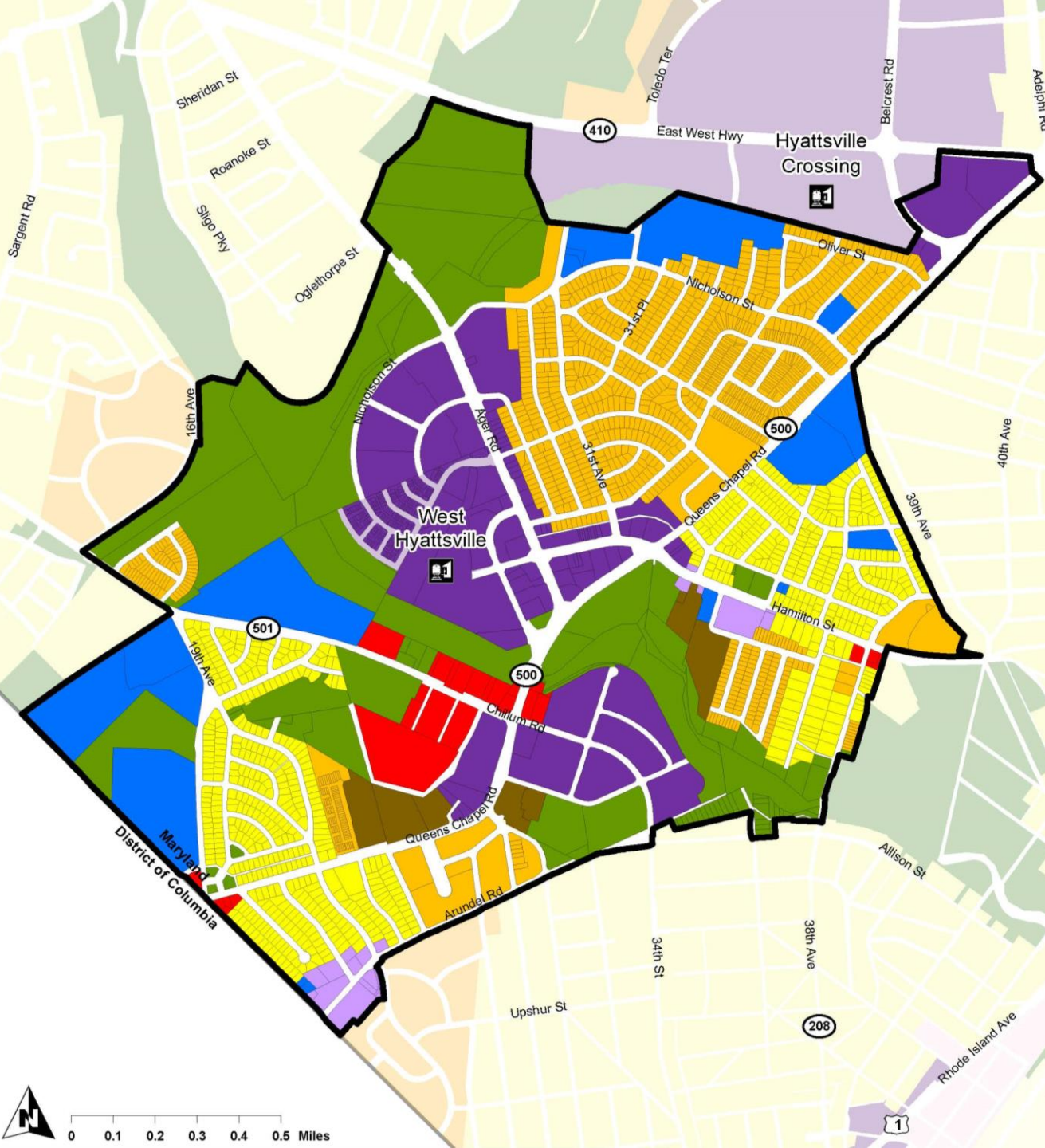
RECOMMENDED NEW PARKS, RECREATION, AND PUBLIC OPEN SPACE FACILITIES



- 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)



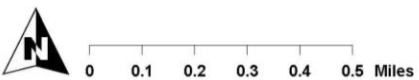
FUTURE LAND USE MAP

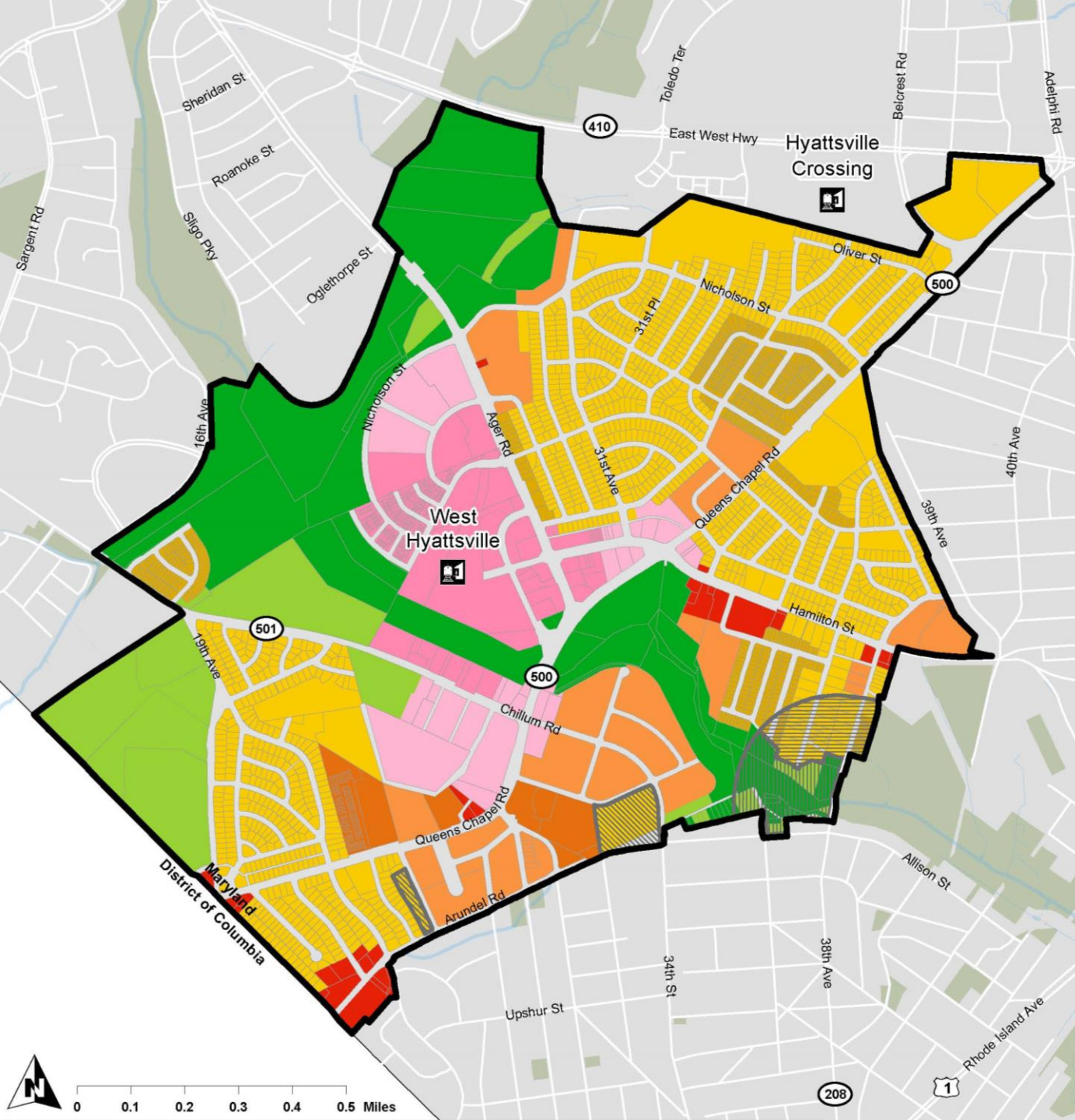


LEGEND

- 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

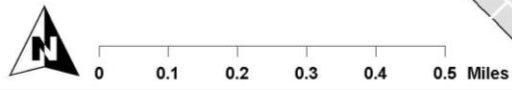
- Institutional
- Mixed-Use
- Neighborhood Mixed Use
- Parks and Open Space
- Residential Medium
- Residential Medium-High
- Residential-High



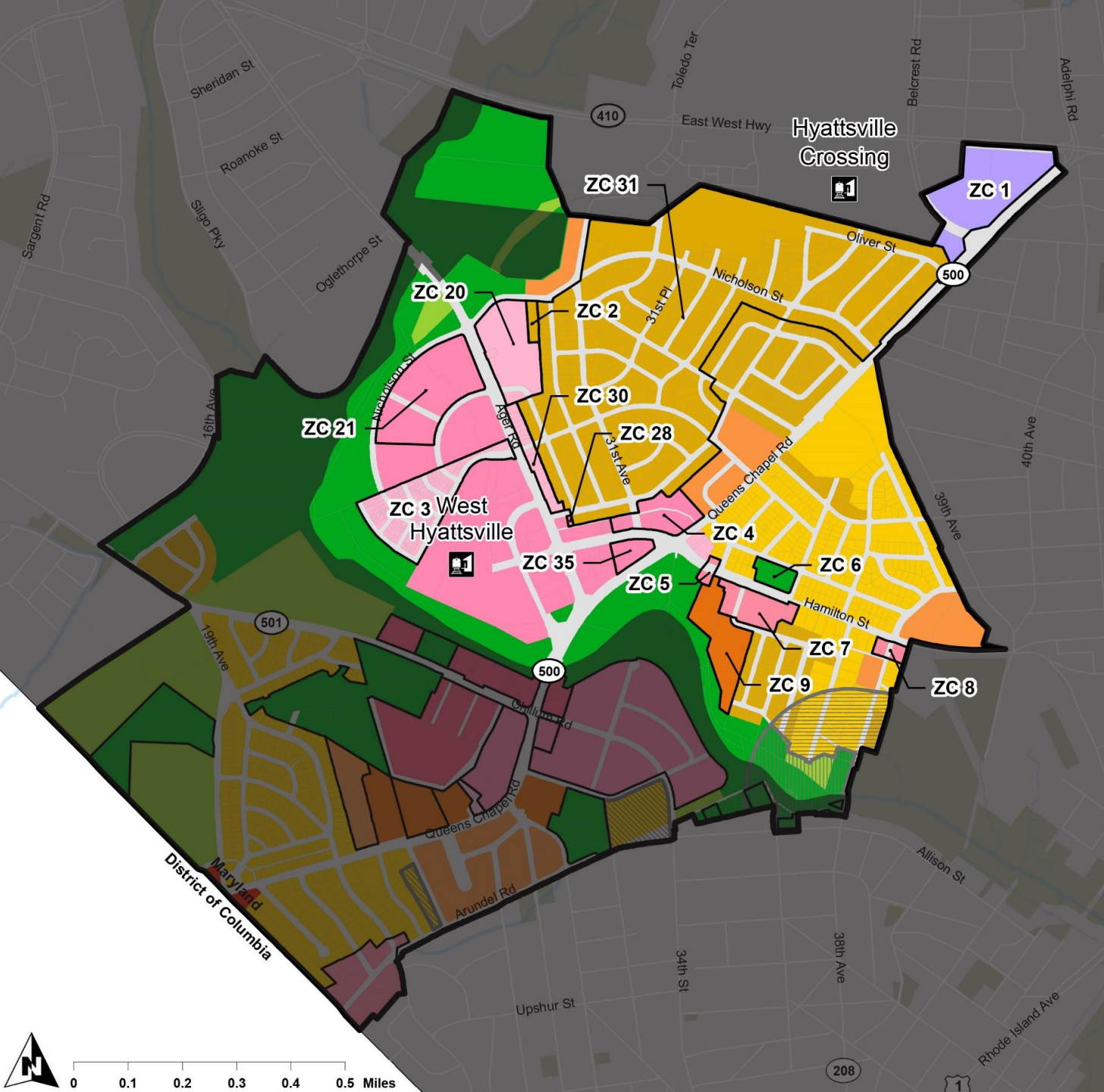


EXISTING ZONING

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



PROPOSED ZONING

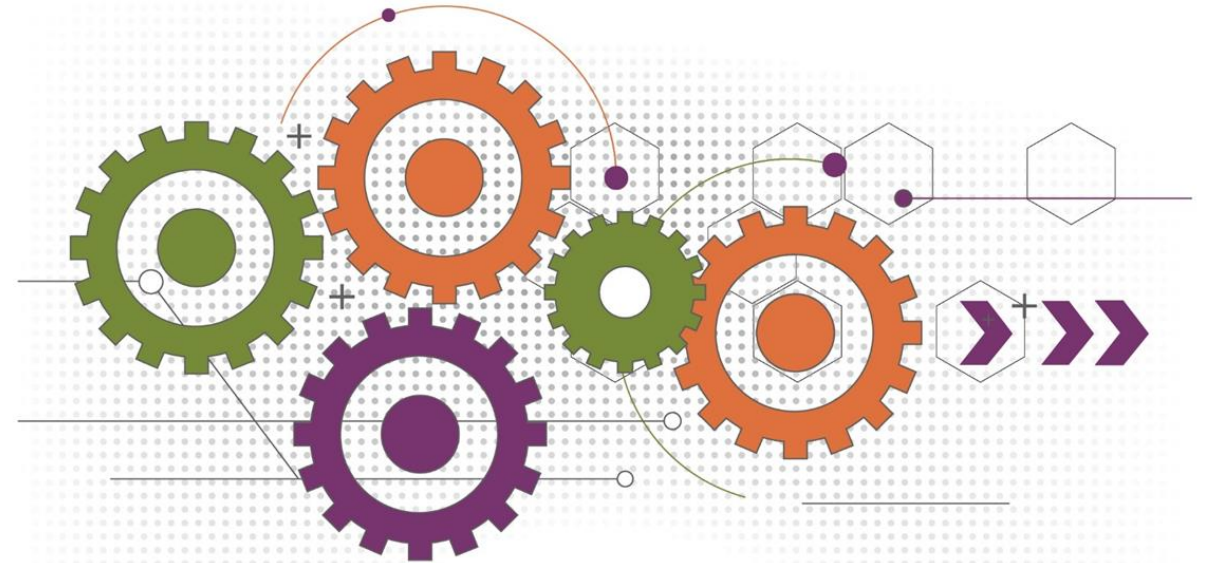


Change	Zoning Change	Acreage
1	RSF-65 to RTO-H-E	14.57
2	RSF-65 to RSF-A	0.98
3	LTO-C to LTO-E	8.09
4	RSF-65/LTO-E to LTO-C	4.68
5	CGO to CN	0.52
6	RSF-65 to ROS	2.03
7	CGO to CN	4.56
8	CGO to CN	1.06
9	CGO/RMF-20 and RMF-20 to RMF-48	8.08
20	RMF-20/CGO to LTO-E	9.64
21	LTO-C to LTO-E	13.95
28	RSF-65 to LTO-C	0.11
30	RSF-A to LTO-E	3.00
31	RSF-65 to RSF-A	121.96
35	LTO-E to LTO-C	2.00

IMPLEMENTATION



1. **Short-term (<5 years):** Intended to be implemented by 2030
2. **Mid-term (5-10 years):** Intended to be implemented between 2030 and 2035
3. **Long-term (10-25 years):** Intended to be implemented after 2035



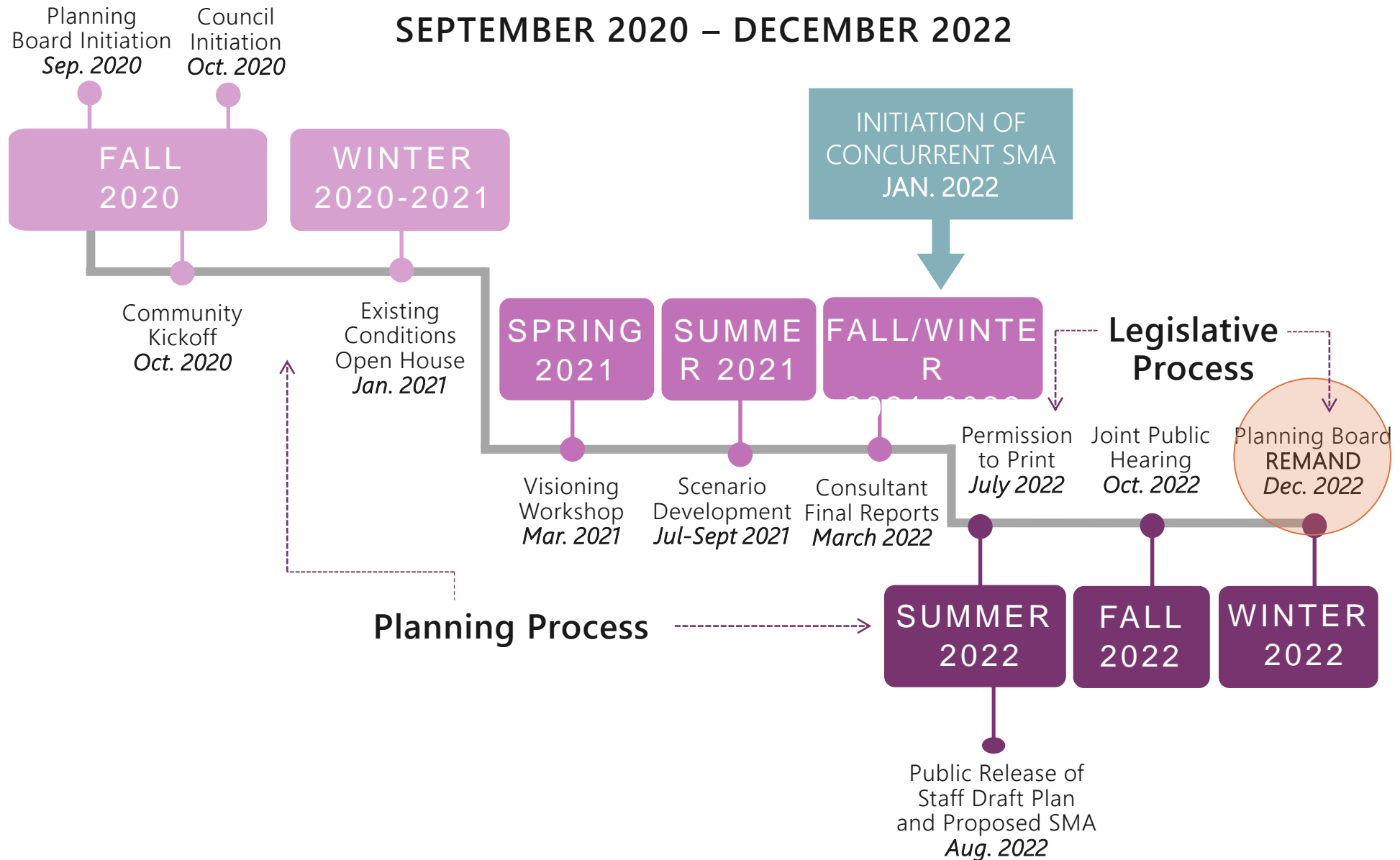
This plan will require:

- 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

TIMELINE



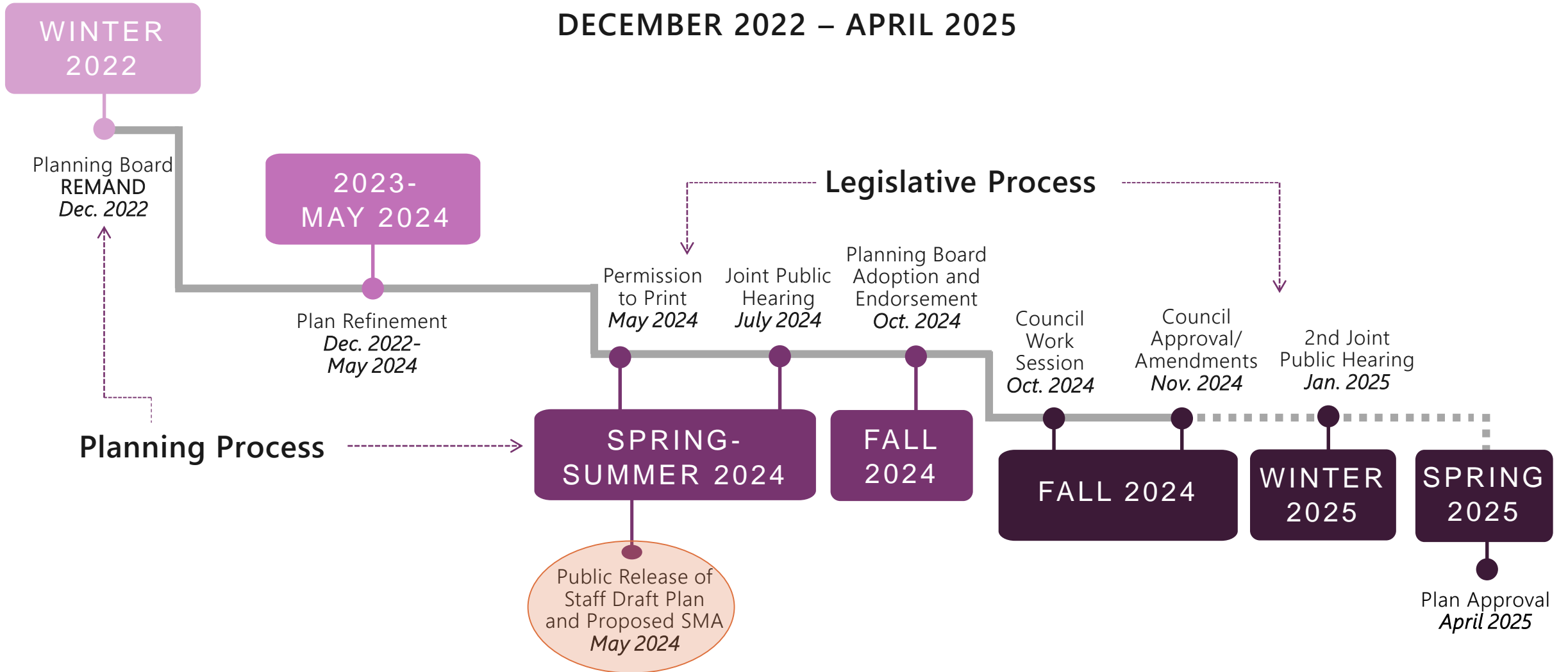
SEPTEMBER 2020 – DECEMBER 2022



CURRENT SCHEDULE



DECEMBER 2022 – APRIL 2025



UPCOMING EVENTS



- Public Open Houses:
 - June 11 – St. Matthew’s Episcopal Church (5901 36th Drive, Hyattsville), 6-8 pm
 - June 25 – Mount Rainier Nature Center (4710 31st Place, Mount Rainier), 6-8 pm
- Joint Public Hearing
 - July 8 – Wayne K. Curry Administration Building (1301 McCormick Drive, Largo), 6 pm



**THANK
YOU!**

QUESTIONS?



Project Facilitator:
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Community Planning Division



Project Manager:
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Master Planner
Community Planning Division



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