

Memo

To: Mayor and City Council

From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development
Taylor Robey, City Planner

Date: September 7, 2022

Re: West Hyattsville-Queens Chapel Sector Draft Plan and SMA

Attachments: WHQC_Hyattsville_091922 (MNCPPC Presentation)
[Staff Draft West Hyattsville-Queens Chapel Sector Plan and SMA](#)

The purpose of this memorandum is to provide staff recommendations to Council for review on the Staff Draft West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment (SMA).

City Council Action to Date and Overview

On October 20, 2020 and November 2, 2020, MNCPPC staff provided a presentation to the Hyattsville Planning Committee and City Council to detail the development of the West Hyattsville-Queens Chapel Sector Plan and to provide an opportunity for initial comments.

Community Engagement events were conducted throughout December 2020 – March 2021. Opportunities for engagement included focus groups, stakeholder interviews, bilingual virtual engagement events, as well as on demand engagement tools such as social media, virtual town halls, and interactive maps.

On July 28, 2022, the Prince George's County Planning Board released [the Staff Draft West Hyattsville-Queens Chapel Sector Plan and the Proposed Sectional Map Amendment \(SMA\)](#) for public review.

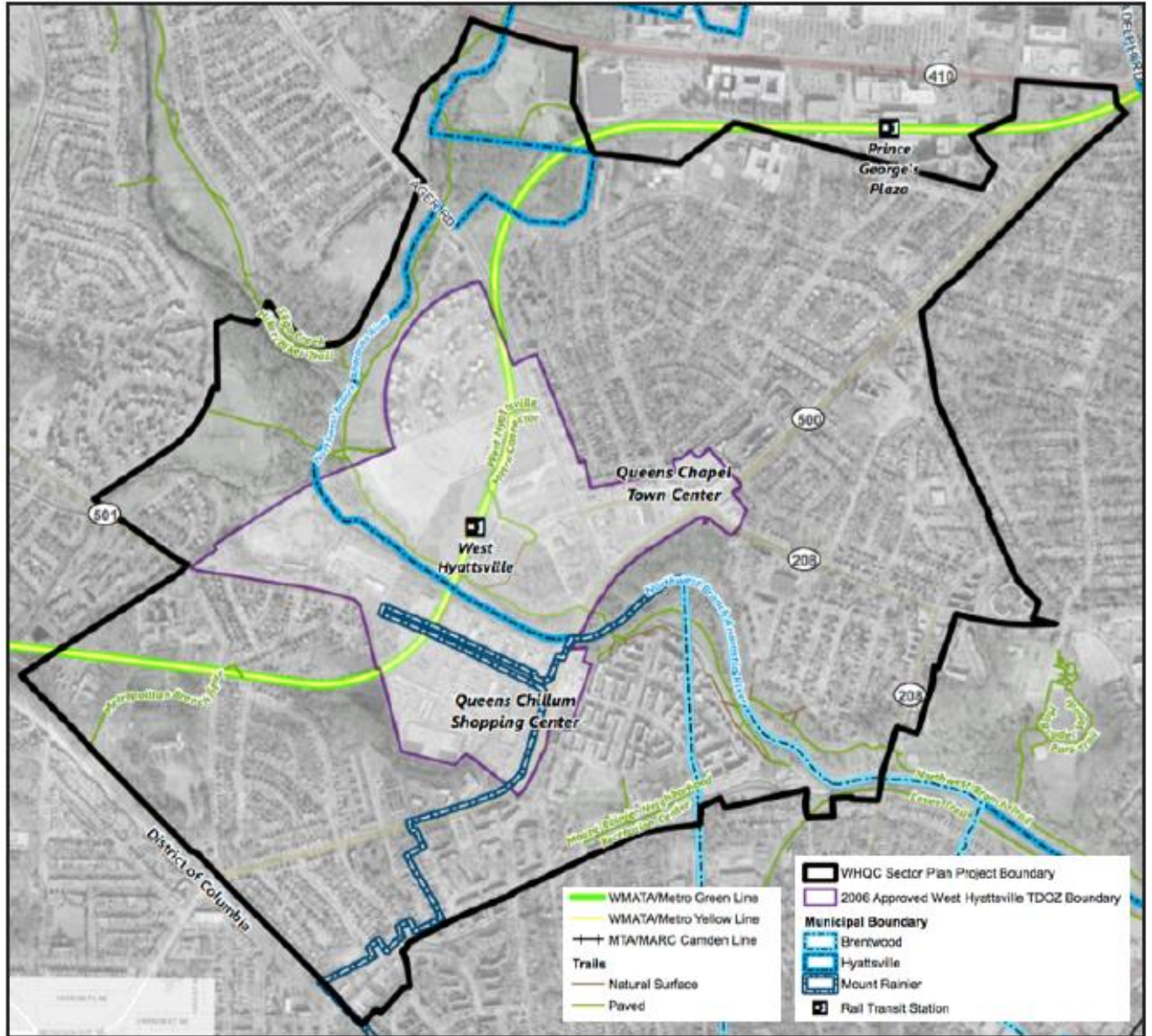
On September 19, 2022, MNCPPC staff presented the Staff Draft plan and City staff provided initial recommendations for review.

Sector Plan Background and Boundary

This document provides guidance for future development including design guidelines and land use recommendations. Sector Plan standards ensure development outcomes are supportive of the community's goals in and around the West Hyattsville Metro Station, a Local Transit Center designated in Plan Prince George's 2035.

The West Hyattsville-Queens Chapel Sector Plan replaces the 2006 Approved Transit District Development Plan for the West Hyattsville Transit District Overlap Zone and supersedes (within the project boundaries) the 1994 Approved Master Plan for Planning Area 68 and the 2004 Approved Sector Plan for the Prince George’s County Gateway Arts District as shown in Exhibit A below.

Exhibit A. West Hyattsville-Queens Chapel Sector Plan



The contents of the West Hyattsville-Queens Chapel Sector Plan reflect the vision and goals contained in Plan 2035, including focusing new development in designated centers and preserving existing neighborhoods. The area’s existing conditions, issues and opportunities identified by community members and other stakeholders, and market potential were explored during engagement sessions.

In January 2022, the District Council initiated a sectional map amendment to be conducted concurrently with the Sector Plan. A [sectional map amendment \(SMA\)](#) is a comprehensive rezoning process that

implements sector plan recommendations culminating in a new zoning map for the sector plan area. Concurrent SMA facilitates efficient implementation of the rezoning recommendations outlined in the sector plan at the same time as plan approval.

Sector Plan Elements

The Sector Plan aligns with Plan 2035’s guiding principles, Work, Live, and Sustain, reasserting the importance of a multi-pronged approach when creating land use policy. Key elements of this sector plan are organized thematically by the following subject areas: Land Use, Economic Prosperity, Transportation and Mobility, Natural Environment, Housing and Neighborhoods, Community Heritage, Culture, and Design, Healthy Communities, and Public Facilities.

Each Policy Element identifies major issues and key recommendations. Major issues analysis identified include topic areas such as minimal transit-oriented development and overemphasis on auto-oriented development, connectivity challenges for pedestrians and cyclists, aging housing stock, and stormwater management and flooding challenges. Recommendations seek to address the issues identified above across policy elements. Recommendations outlined in the Sector Plan are included for specific policy elements, zoning, street network, bicycle and pedestrian facilities, green infrastructure network, and public open space facilities. For more information, please refer to the presentation in supporting materials.

Staff Recommendations

Based on review of the Draft Sector Plan and SMA, City staff sees the vision described in the West Hyattsville-Queens Chapel Sector Plan and SMA as a welcome addition to the community. While portions of the sector plan fall outside the City of Hyattsville municipal boundaries, the strategies outlined within the plan are intended to enhance quality of life for City residents, especially residents in Ward 4 and Ward 5. The land use and development style envisioned in this plan that mixes uses is in line with many of the City’s Action Ready Plans and initiatives such as the Community Sustainability Plan and the Transportation Study. Specific city staff recommendations are outlined the Table 1 below by Policy Element.

Table 1. Summary of Staff Recommendations by Policy Element

Key Policy Element	Policies and Strategies Reference (page)	Staff Recommendation
Economic Prosperity	Existing Conditions Summary (71, 150)	New Kaiser Permanente facility and the Riverfront at West Hyattsville development were not included in existing conditions. Given the progress on both projects, they should be included.
Housing and Neighborhoods	HN (137-139)	The City recommends the Sector Plan incorporate specific land-use and zoning policies such as allowing Accessory Dwelling Units (ADUs) byright on RSF properties within the subject area to provide additional opportunities for missing middle housing within the sector plan area.
Transportation and Mobility	Map 16 (78)	Additional transportation recommendations were documented as part of the Hyattsville Transportation Study such as a bike boulevard on Oglethorpe between 40th Avenue and Queens Chapel (page 45 of the Hyattsville Transportation Study). Where applicable, these recommendations should be implemented into the Sector Plan recommendations

	TM 1.4 (81), Map 19 (95)	The Hyattsville Transportation Study recommends new street connections between Queens Chapel and 38th Avenue, Queens Chapel and 39th Avenue, and surrounding the Riverfront Development (page 45 of the Hyattsville Transportation Study).
	TM 1.9 (82)	The City is in support of a road diet along Hamilton Street from Ager Road to MD 500 (Queens Chapel Road). It is consistent with the Hyattsville Transportation Study which recommends the reconstruction of Hamilton as a Complete Street between Jamestown Road and 40th Avenue (Strategy 2, page 32 of Hyattsville Transportation Study).
	Policy TM 4 (100)	The City supports formalizing the informal connection to the NW Branch Trail/Anacostia Tributary Trail system at Farragut Street between 36th Place and 37th Avenue. There is a clear desire line at this location that should be paved and formalized.
	Map 20 (103)	The Hyattsville Transportation Study recommends a bike boulevard on Nicholson Street between Ager Rd and Queens Chapel Road (page 45 of the Hyattsville Transportation Study).
Community Heritage, Culture, and Design	Policy HD 1 (143)	The City recommends the following edit: "Establish community branding and <i>multilingual</i> wayfinding that highlights and celebrates the sector plan area's cultural diversity and history and creates a character-defining place."
	HD 1.4 (143)	The City recommends coordination with Prince George's County Department of Parks and Recreation's Wayfinding Sign System Project and its effort to improve wayfinding within the Anacostia Tributary Trail System. Coordination between stakeholders and plans is necessary to ensure connectivity and consistency of design with other trails and infrastructure inside and outside of the sector plan area.
	Policy HD 5 (146)	See recommendation for TM 1.9 above. The City is in support of a road diet along Hamilton Street from Ager Road to MD 500 (Queens Chapel Road). It is consistent with the Hyattsville Transportation Study which recommends the reconstruction of Hamilton as a Complete Street between Jamestown Road and 40th Avenue (Strategy 2, page 32 of Hyattsville Transportation Study).
Public Facilities	Policy PF 4 (205)	Significant development in this area and the surrounding community is a concern for existing school capacity. The City recommends additional coordination with PGCPs to minimize and mitigate the effects on public schools.

Timeline and Next Steps

A joint public hearing is scheduled for October 11, 2022. The public comment period will close on October 26, 2022.

Planning Board review and submission of the adopted Plan and SMA to District Council is expected in January 2023. District Council review and adoption is expected March – June 2023.