

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
Prince George's County Planning Department

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

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Community Planning Division



STAFF DRAFT  
**WEST HYATTSVILLE  
QUEENS CHAPEL**

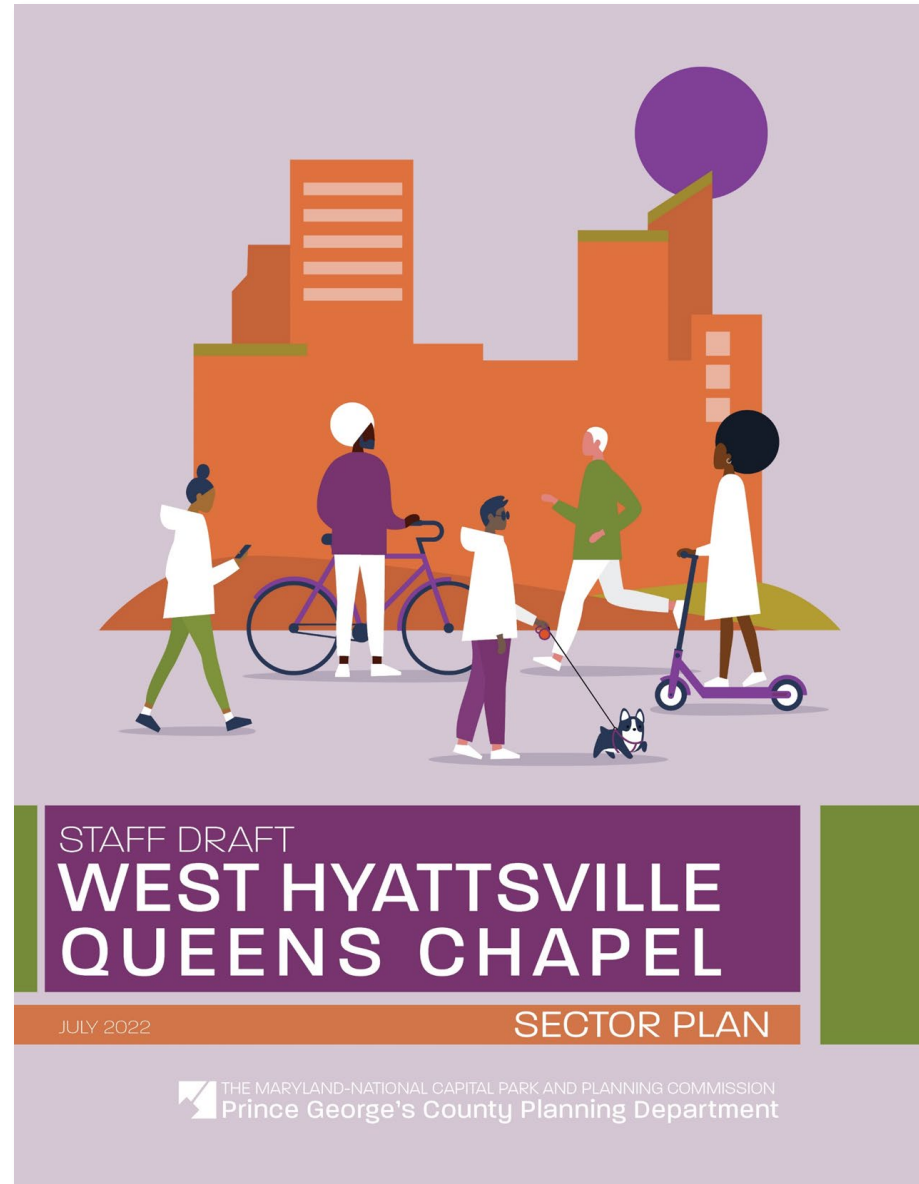
JULY 2022

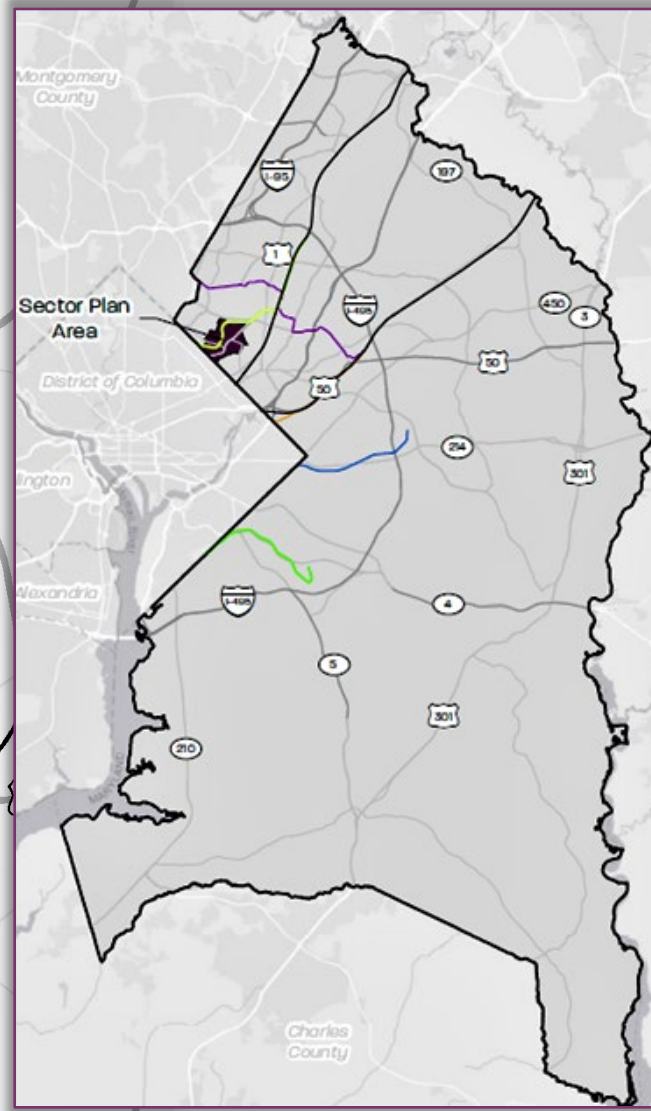
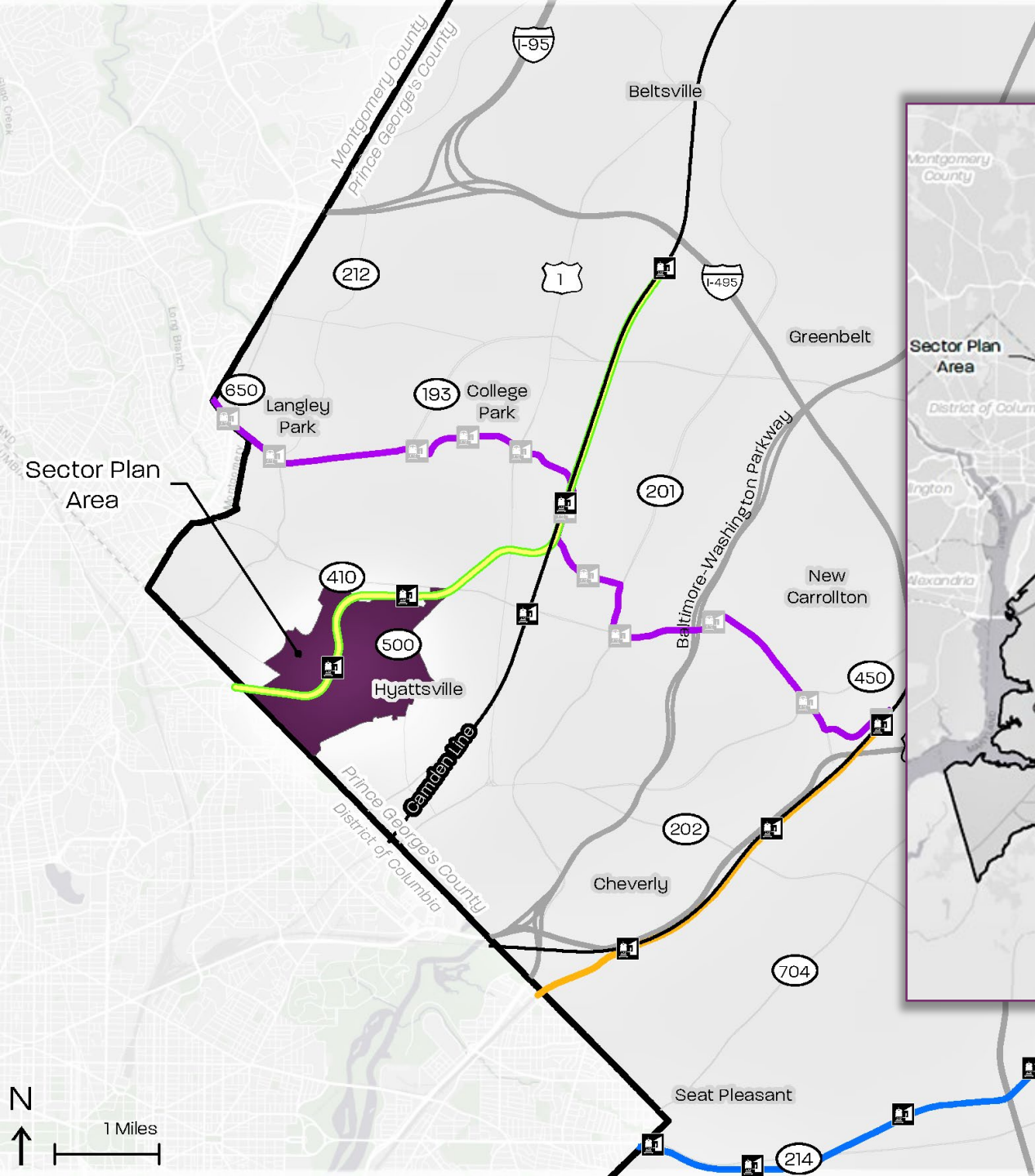
SECTOR PLAN

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
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# SUMMARY

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





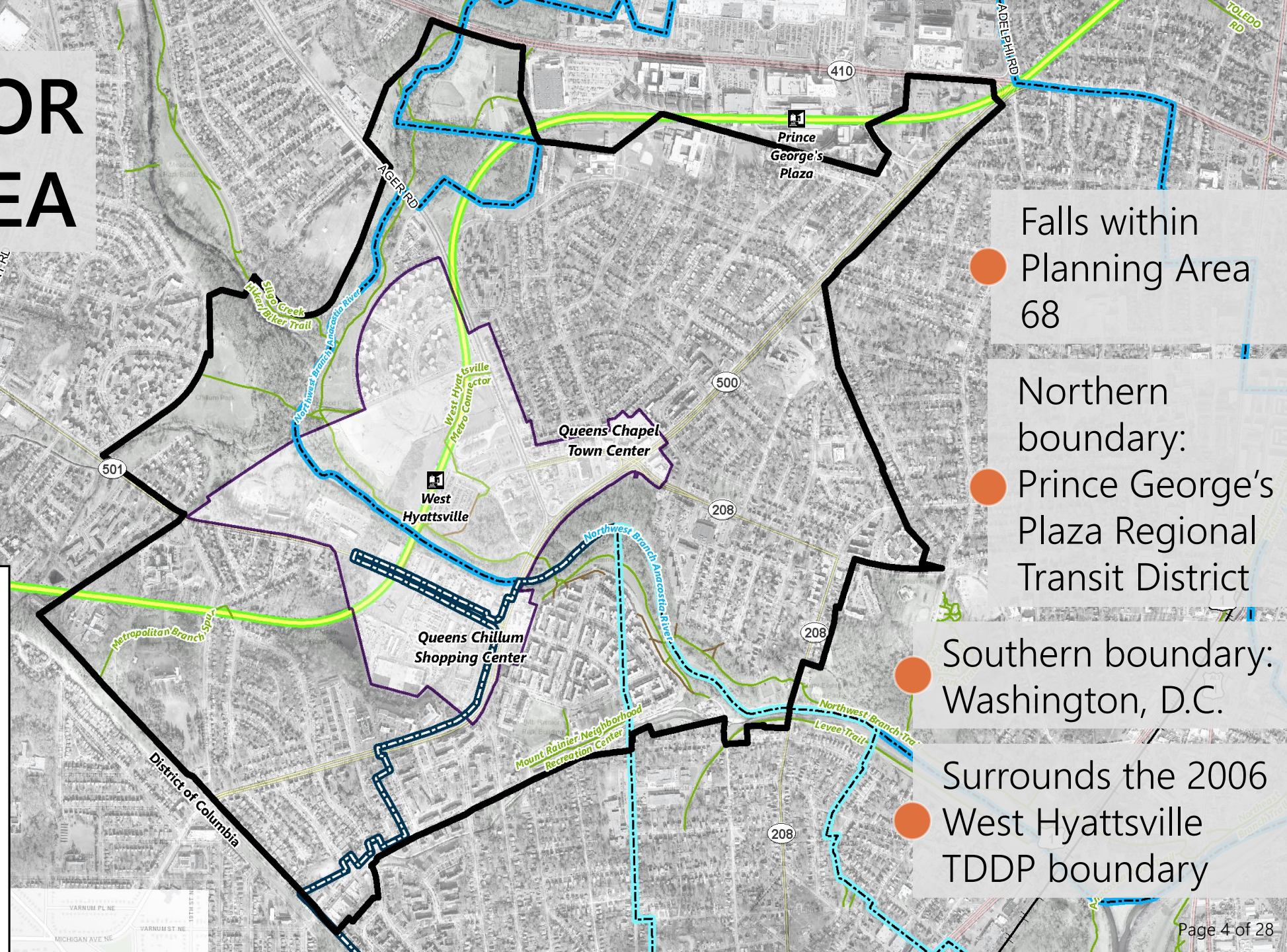
# REGIONAL CONTEXT

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

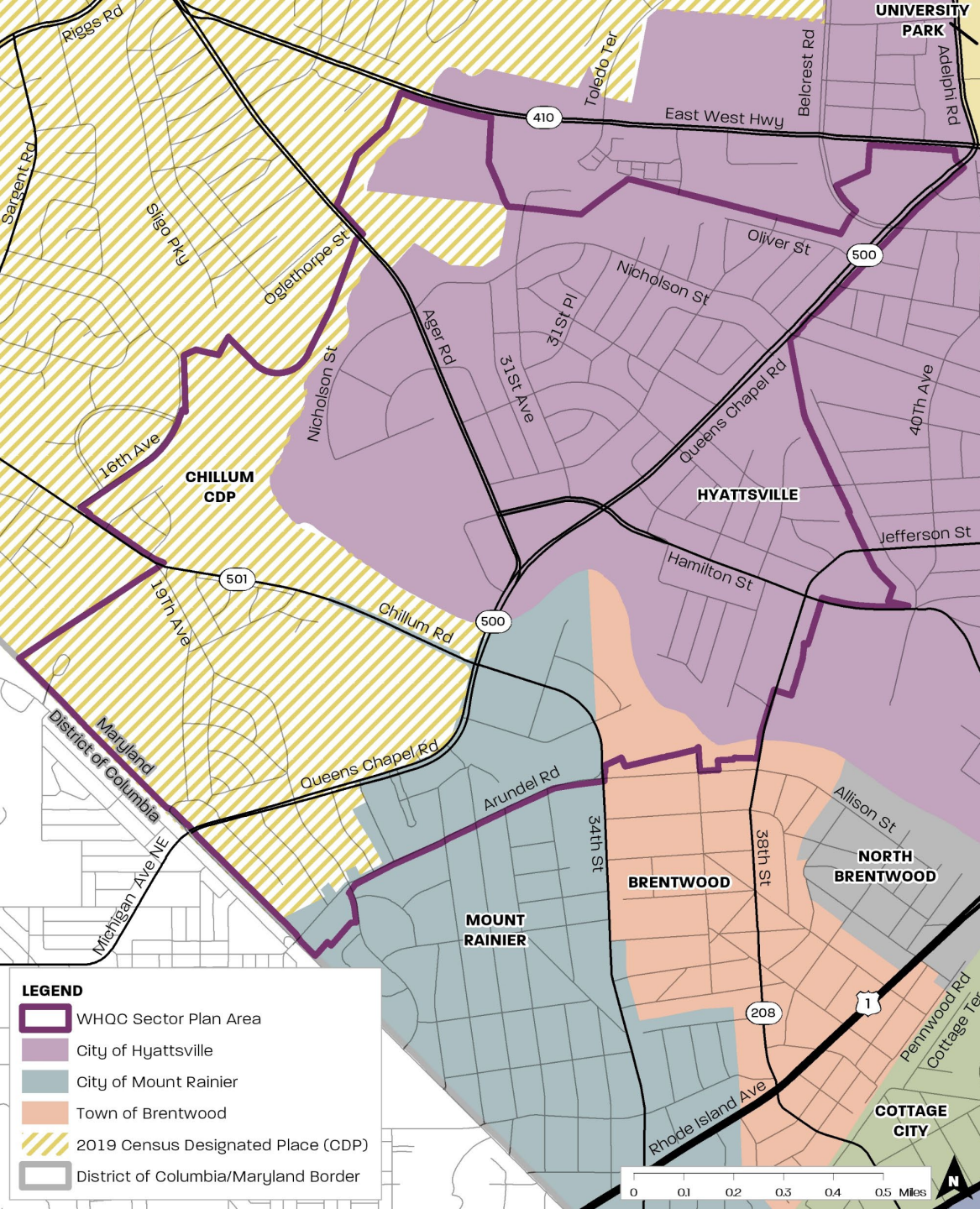
Southern boundary:  
Washington, D.C.

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



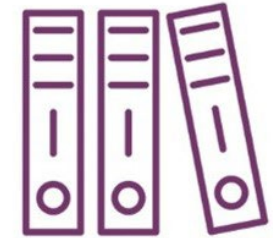
## BILINGUAL VIRTUAL COMMUNITY ENGAGEMENT EVENTS

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



## ONLINE ENGAGEMENT TOOLS

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

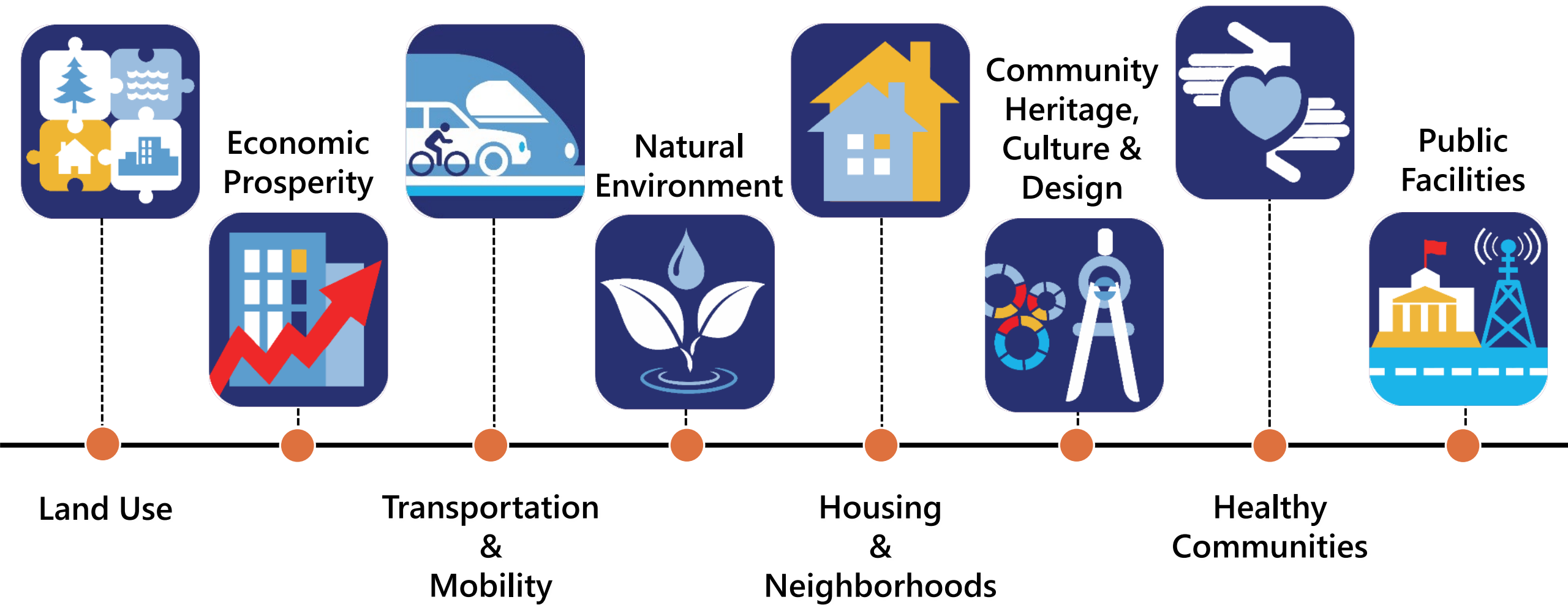


## DOCUMENTS

- ✓ 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

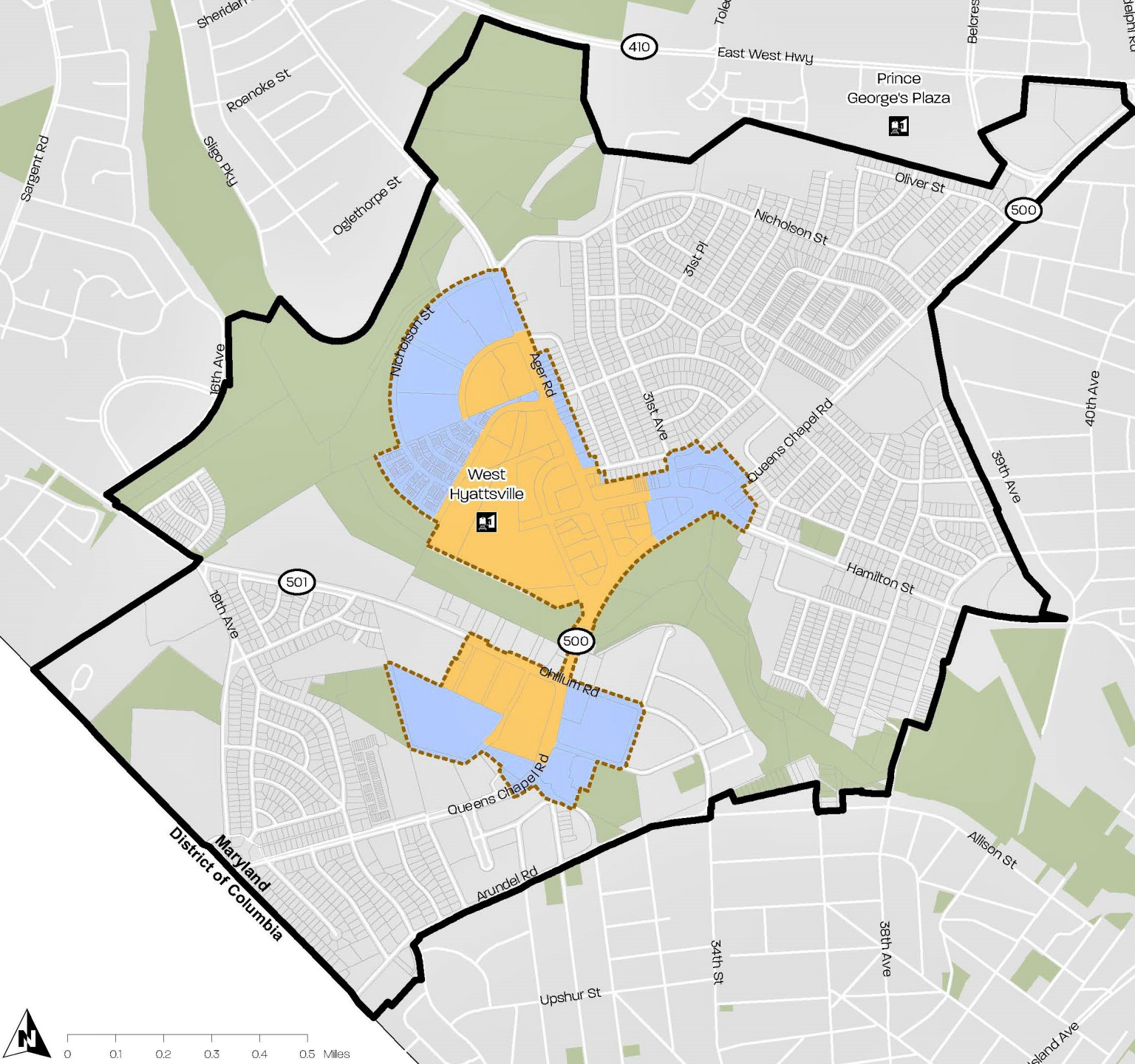


- Construct/expand parks, recreation, and public open space facilities
- Incorporate stormwater management and compensatory flood storage on parkland
- Construct a small multipurpose community resource center in the Center
- Increase the visibility of existing and proposed park facilities through wayfinding

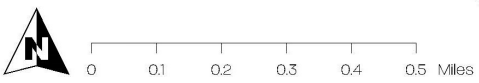




# RECOMMENDED WEST HYATTSVILLE LOCAL TRANSIT CENTER BOUNDARY

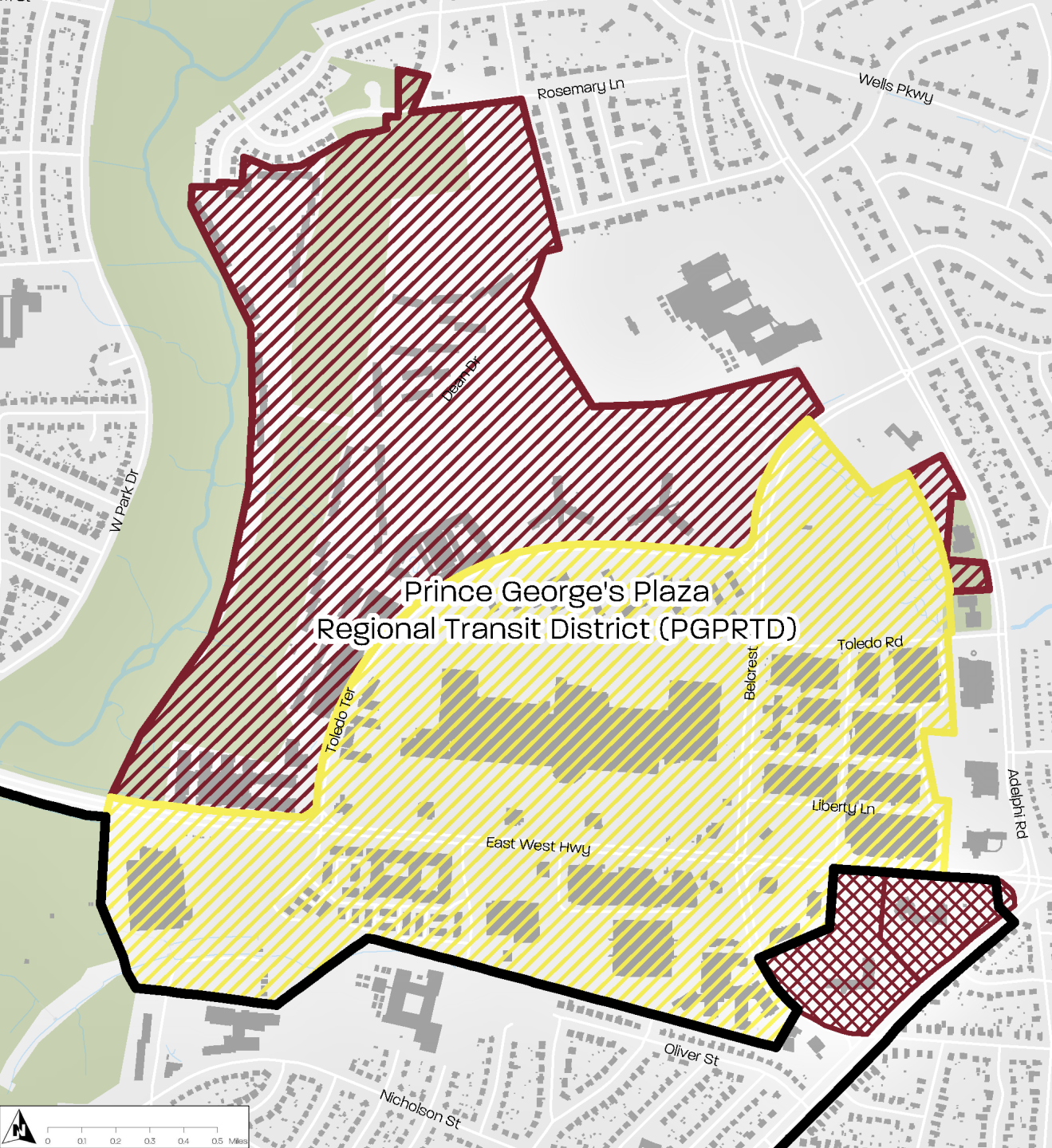


- WHQC Sector Plan Area
- Property
- Existing Station
- West Hyattsville Local Transit Center Boundary
- West Hyattsville Local Transit Center Core
- West Hyattsville Local Transit Center Edge



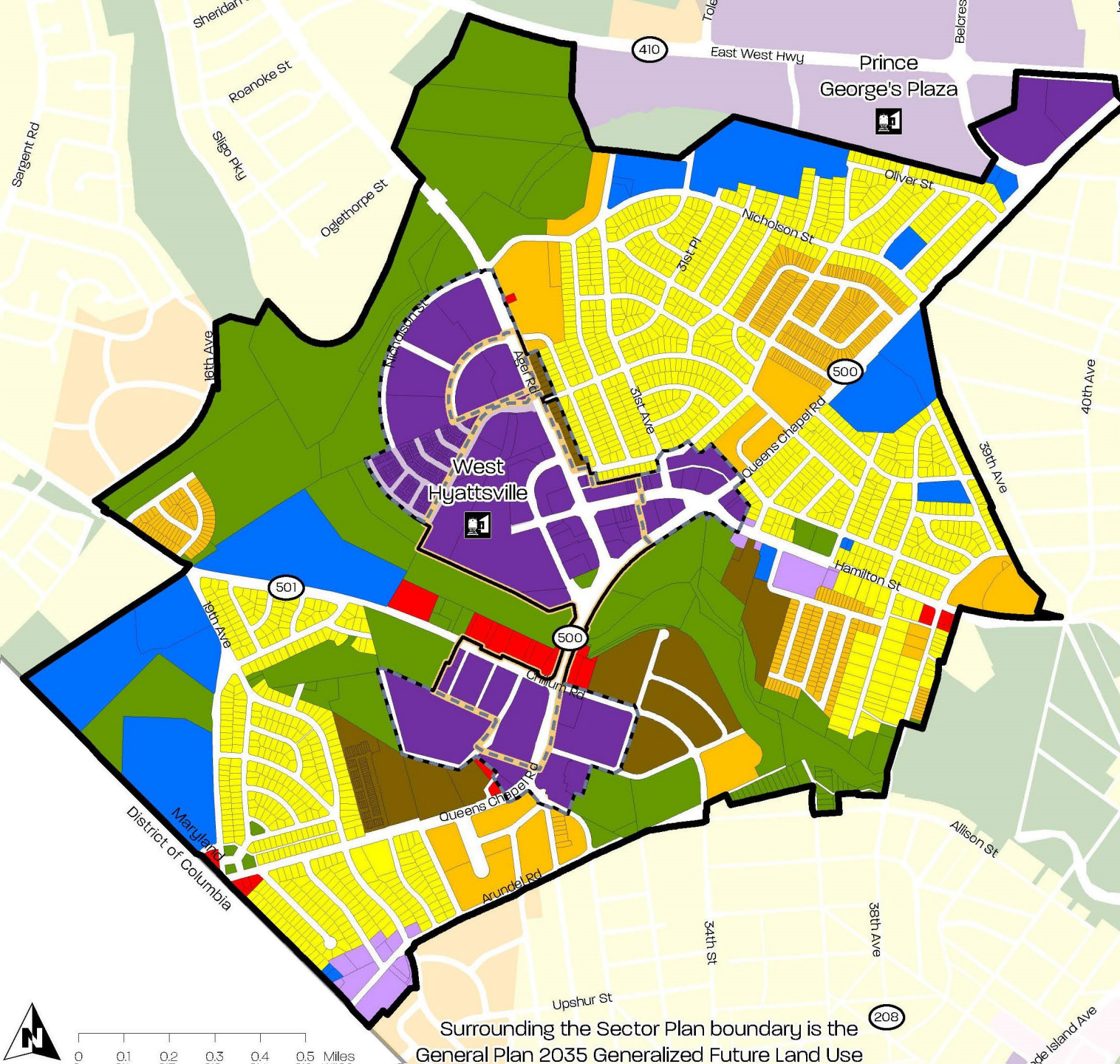


# RECOMMENDED PRINCE GEORGE'S PLAZA REGIONAL TRANSIT DISTRICT BOUNDARY



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





# FUTURE LAND USE MAP

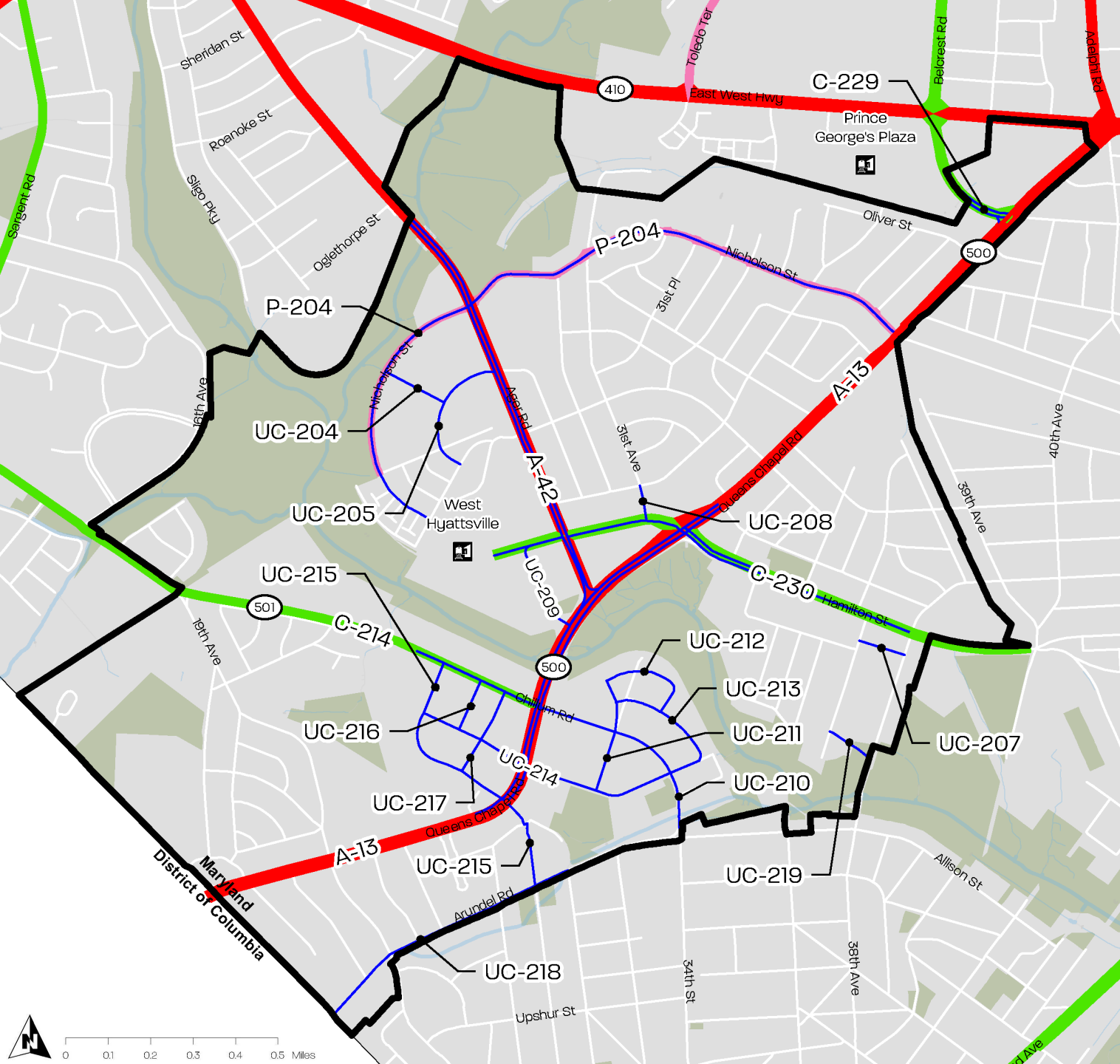
## LEGEND


- 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



# RECOMMENDED STREETS







 WHOC Sector Plan Area

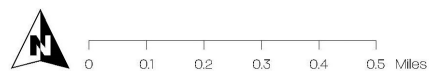
 Existing Station

Existing Street Types

 Arterial  
 Collector  
 Primary

Recommended Street Types

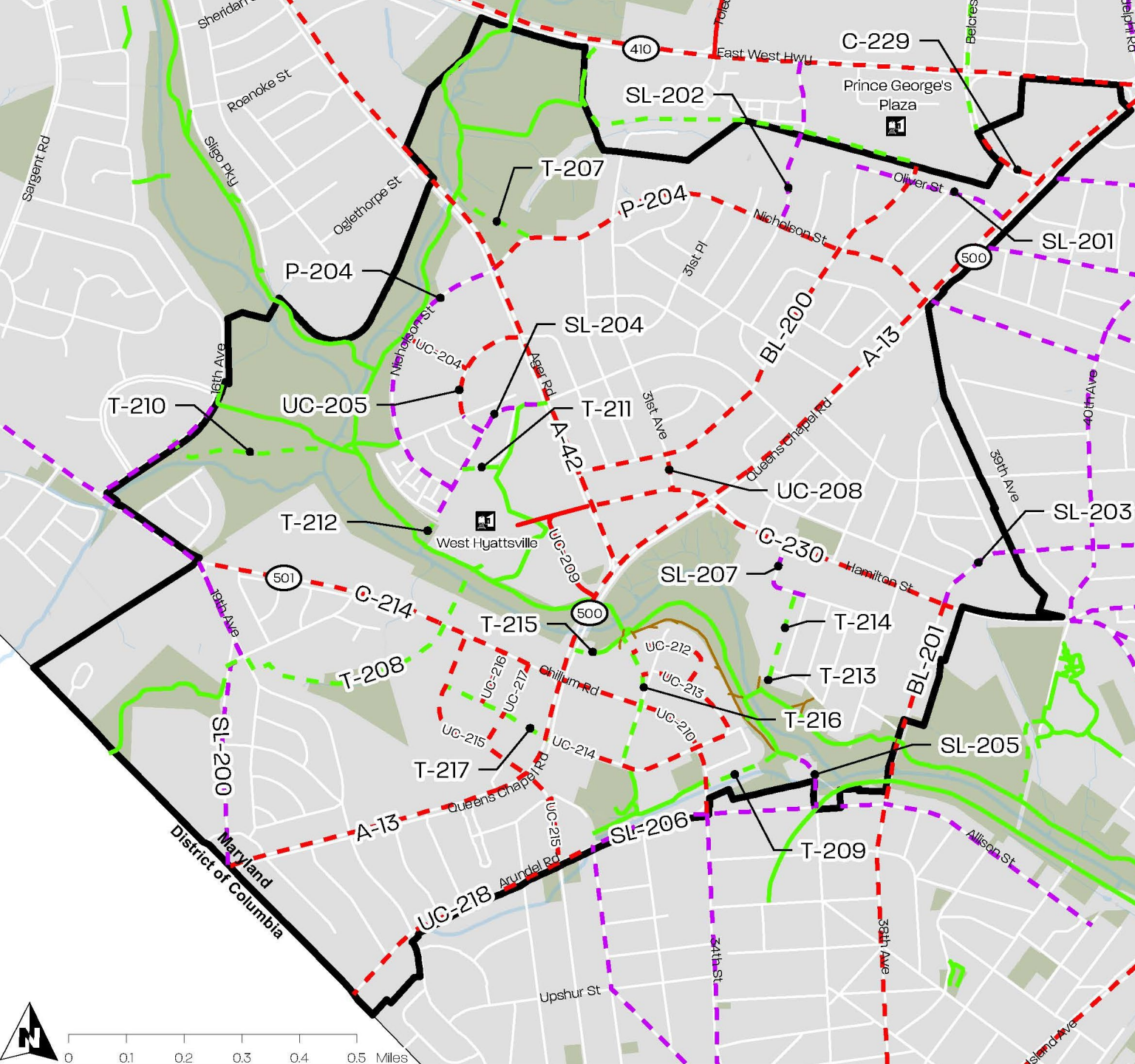
 Arterial (A)  
 Collector (C)  
 Primary (P)  
 Urban Center (UC)







# RECOMMENDED BICYCLE & PEDESTRIAN FACILITIES



WHOC Sector Plan Area

Existing Station

Existing Bicycle and Pedestrian Facilities

Park Trail and Shared Use Path

Bicycle Lane

Shared Lane

Walking and Equestrian Trail

Recommended Bicycle and Pedestrian Facilities

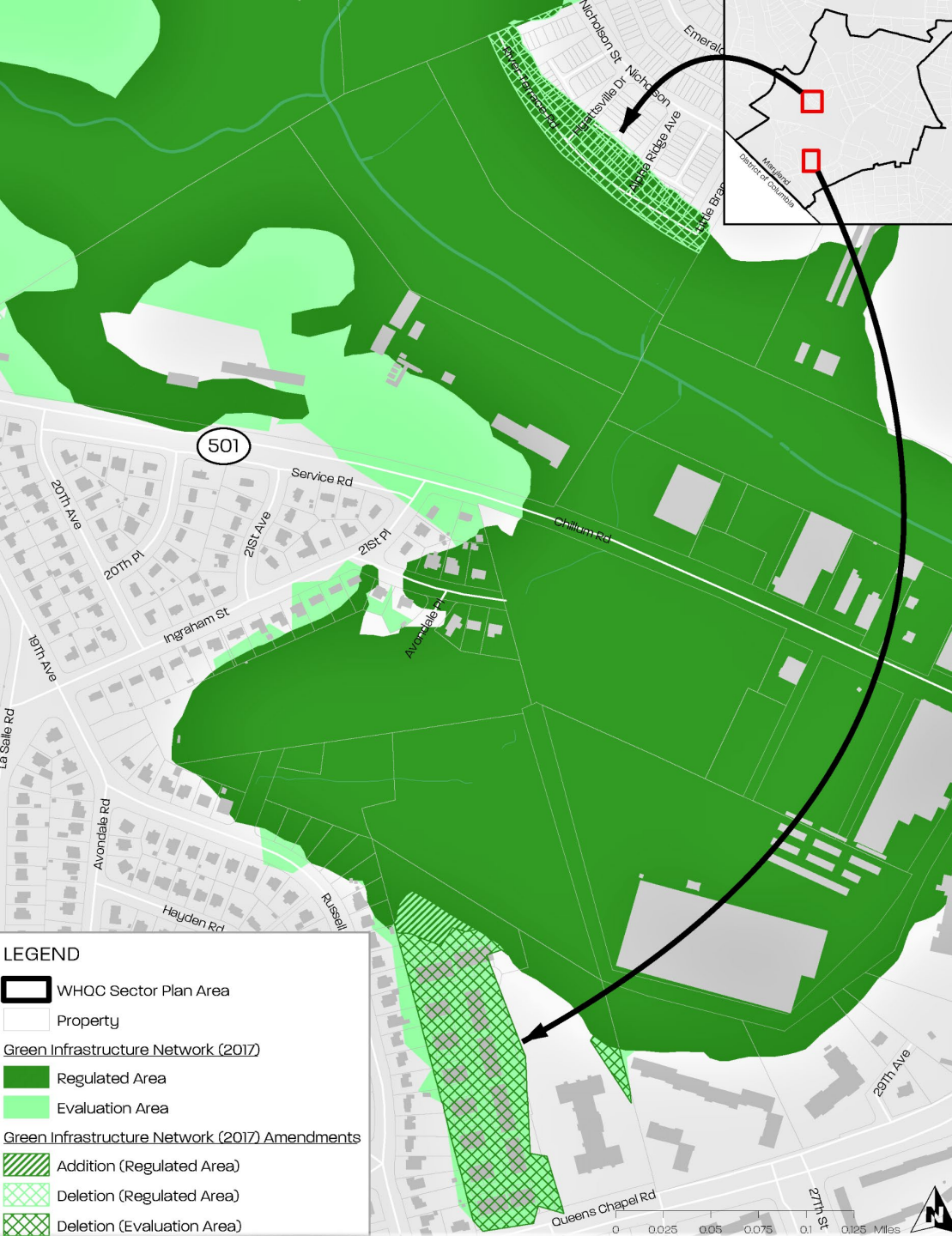
Park Trail and Shared Use Path

Bicycle Lane

Shared Lane



0 0.1 0.2 0.3 0.4 0.5 Miles

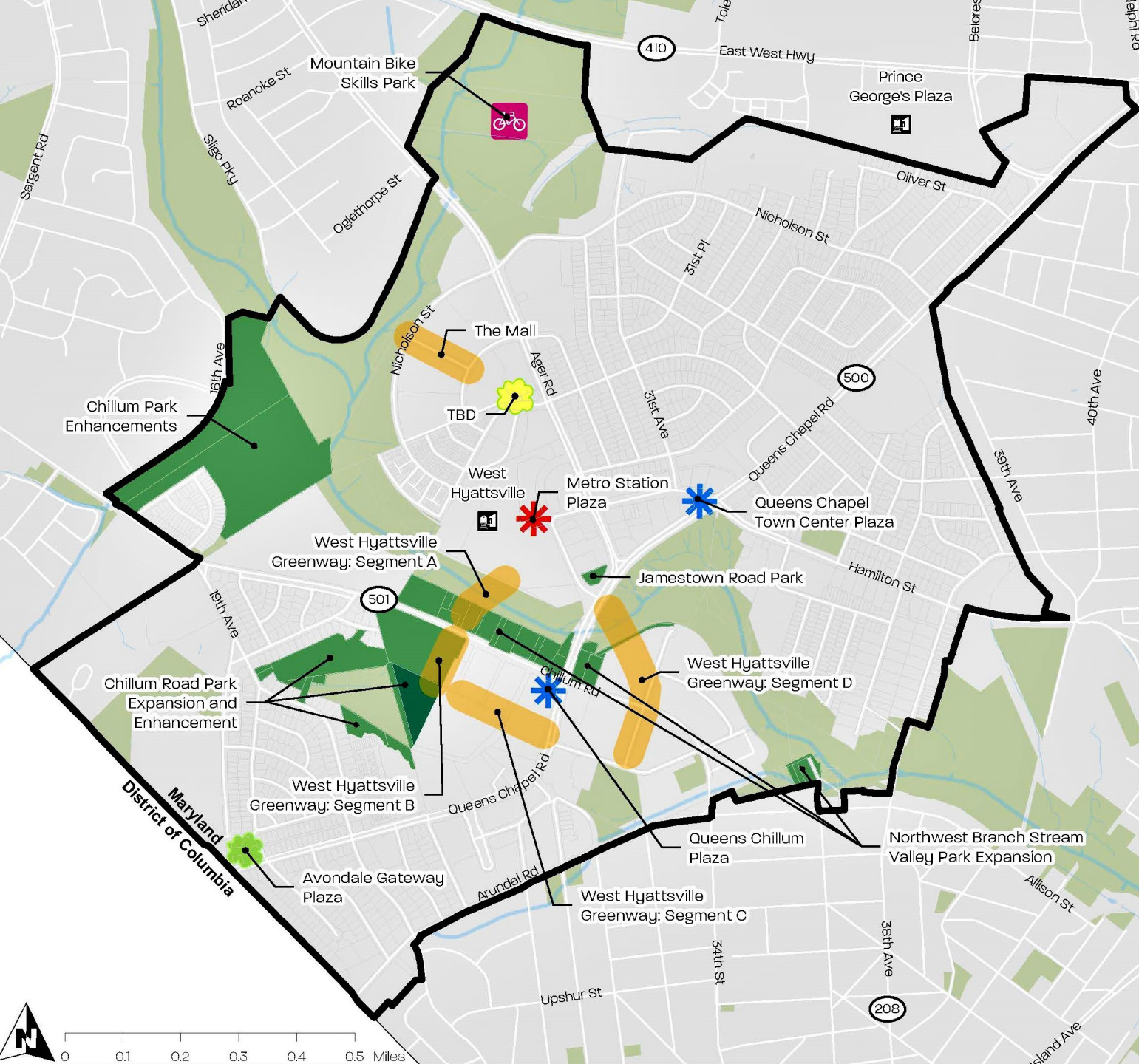


# RECOMMENDED AMENDMENTS TO THE GREEN INFRASTRUCTURE NETWORK

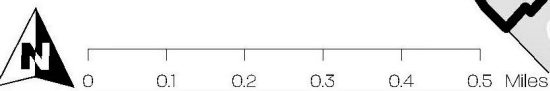




# RECOMMENDED NEW PARKS, RECREATION, AND PUBLIC OPEN SPACE FACILITIES



- 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







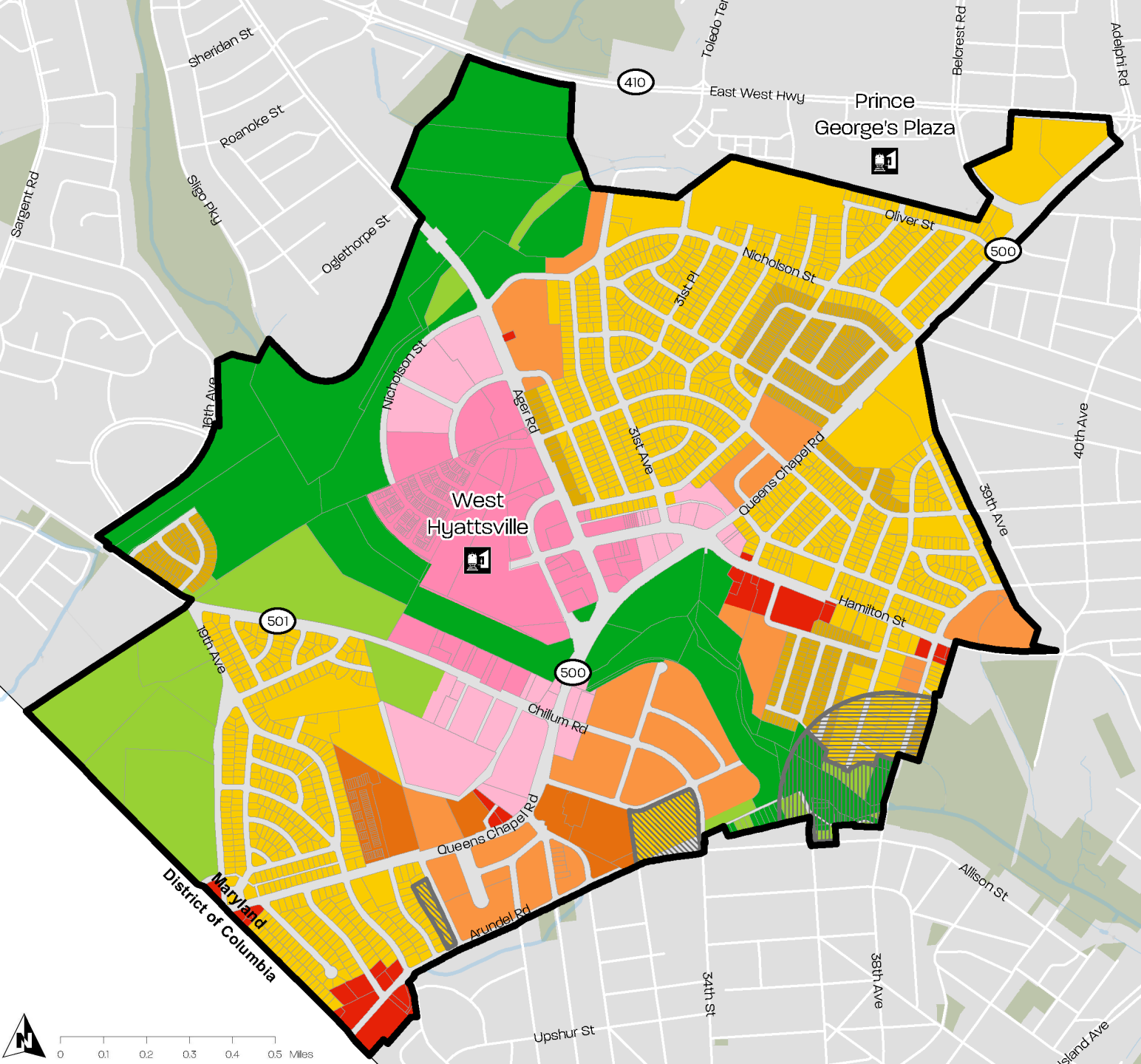
# CONCEPT: METRO STATION PLAZA



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

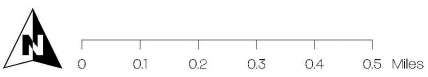




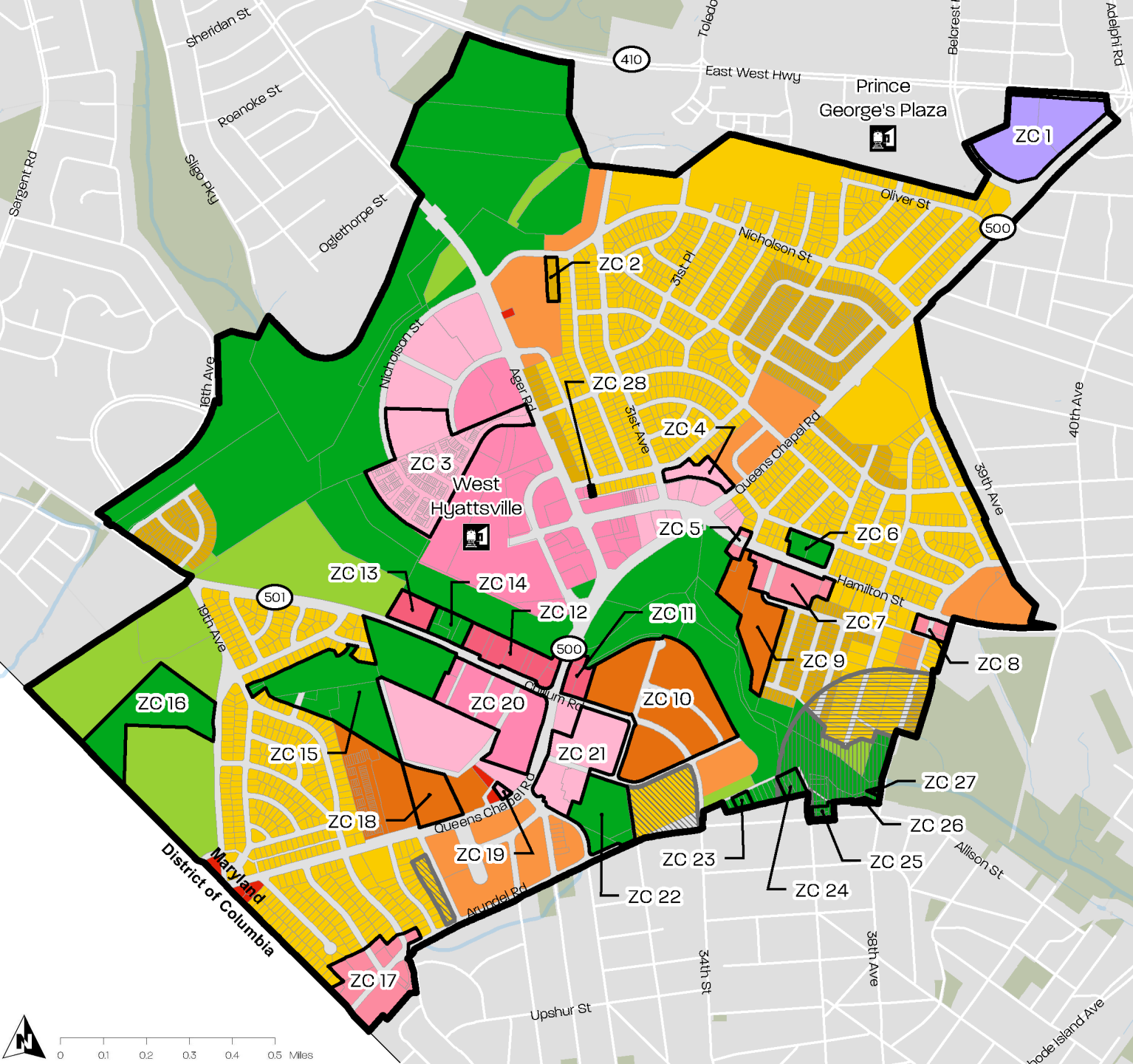


# EXISTING ZONING

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



# PROPOSED ZONING



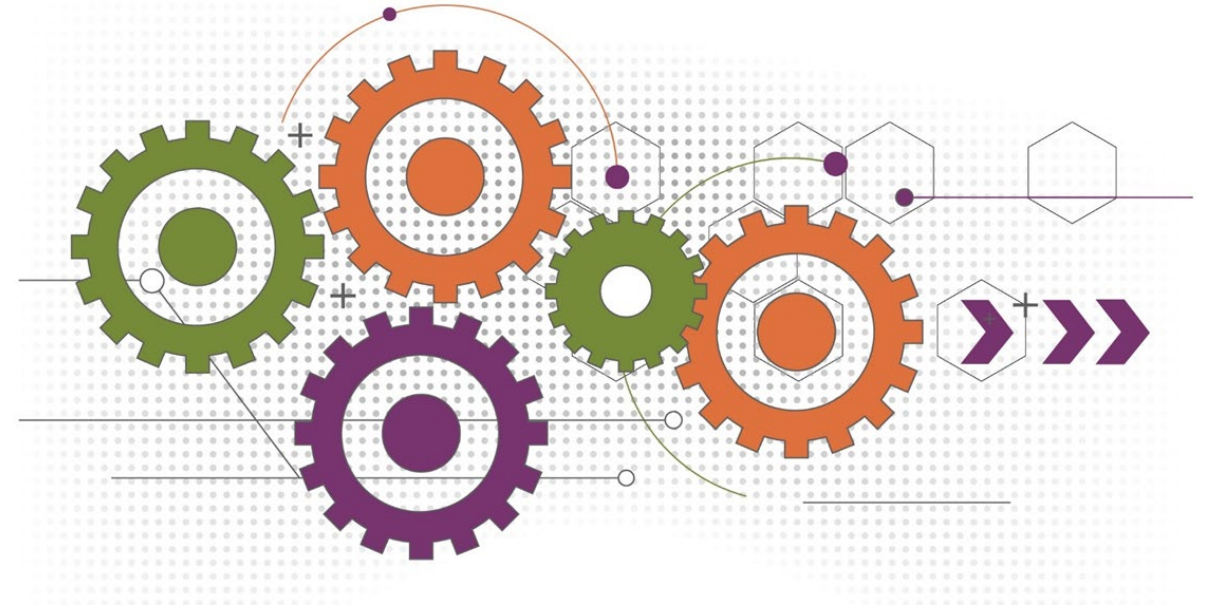
Change	Zoning Change	Acreage
1	RSF-65 to RTO-H-e	13.21
2	RSF-65 to RSF-A	0.98
3	LTO-c to LTO-e	18.41
4	RSF-65/LTO-e to LTO-e	2.00
5	CGO to CN	0.81
6	RSF-65 to ROS	2.03
7	CGO to CN	4.97
8	CGO to CN	1.26
9	CGO/RMF-20 and RMF-20 to RMF-48	8.08
10	RMF-20 to RMF-48	24.75
11	LTO-e to CS	1.80
12	LTO-c/LTO-e 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



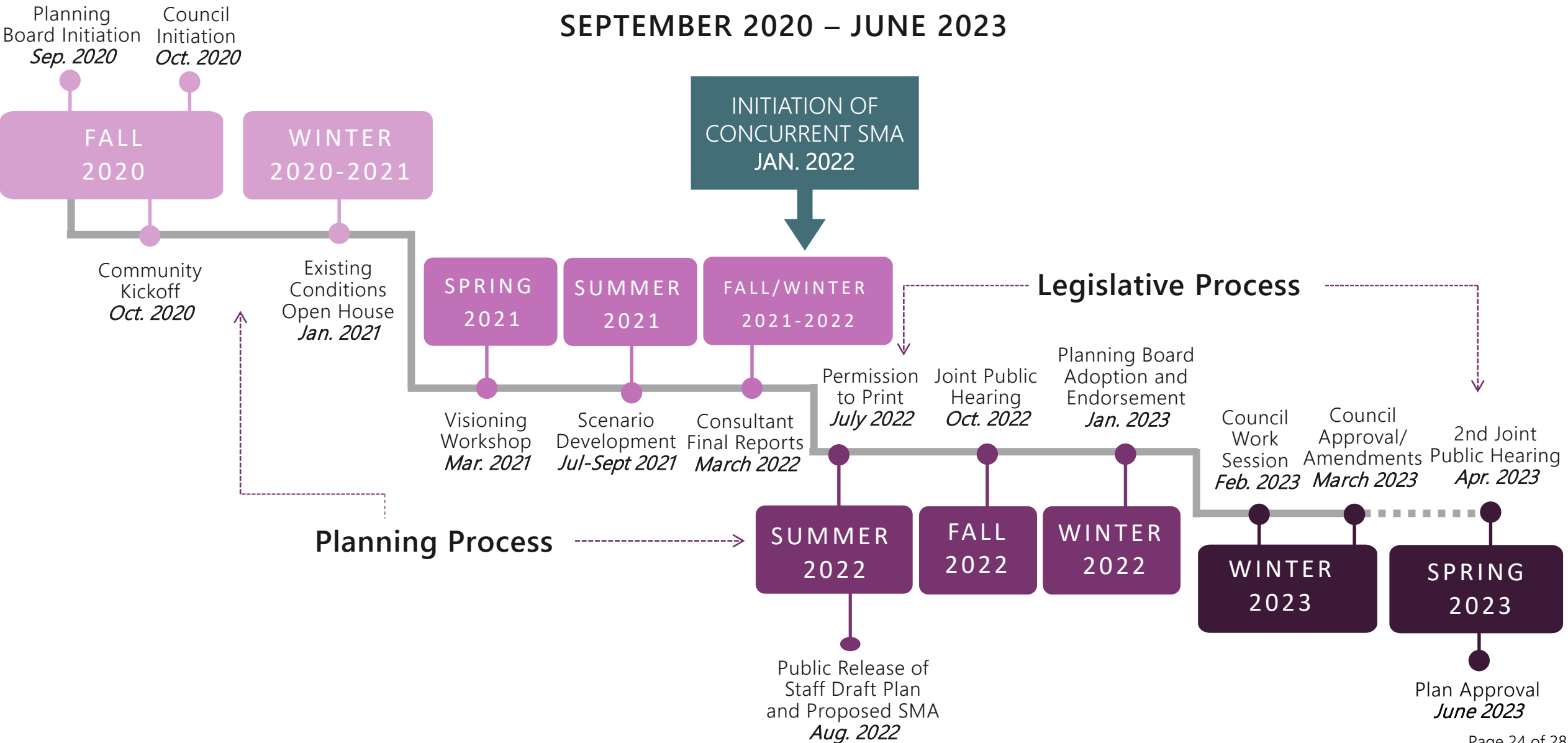
## This plan will require:

- 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>**

Staff Draft Sector Plan

Existing Conditions Summary

Proposed Sectional Map Amendment

Recordings of past community meetings

FAQs



Follow #WHQC on social  
@PGPlanningMD



# THANK YOU!



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

# QUESTIONS?



**Project Manager:**  
**Scott Rowe, AICP, CNU-A**  
Planner IV, Master Plans and Studies Section  
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