



Memo

To: Mayor and City Council

From: Jim Chandler, Assistant City Administrator and Director, Community & Economic Development
Kate Powers, City Planner

Date: October 28, 2020

Re: West Hyattsville-Queens Chapel Sector Plan Presentation

The purpose of this memorandum is to provide the City Council with background information on the West Hyattsville-Queens Chapel Sector Plan. The M-NCPPC project team will be conducting a presentation to the City Council on this topic at their November 2, 2020 meeting.

Project Summary

- In September and October 2020, M-NCPPC initiated the development of the West Hyattsville-Queens Chapel Sector Plan.
- The project boundary will include the entirety of the West Hyattsville Transit District Overlay Zone (2006 Approved Transit District Development Plan) and extend north to the border of the Prince George's Plaza TDDP, as well as extend east through parts of the current Gateway Arts District.
- Additionally, the project boundary will include portions of Brentwood and Mount Rainer, extending to the D.C. border.
- Starting this winter, the project team will begin developing an existing conditions report of the area.

Project Background

Through a multi-year process of public engagement, M-NCPPC will be developing the West Hyattsville – Queens Chapel Sector Plan. This document will provide guidance for future development including design guidelines and land use recommendations. Sector Plan standards will be established to 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 will replace in its entirety the 2006 Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone, and it will supersede

(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.

The contents of the West Hyattsville-Queens Chapel Sector Plan will 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 will be explored within this new sector plan. The sector plan will also outline a vision and goals for future growth and preservation, along with specific and focused policies and strategies to achieve those goals.

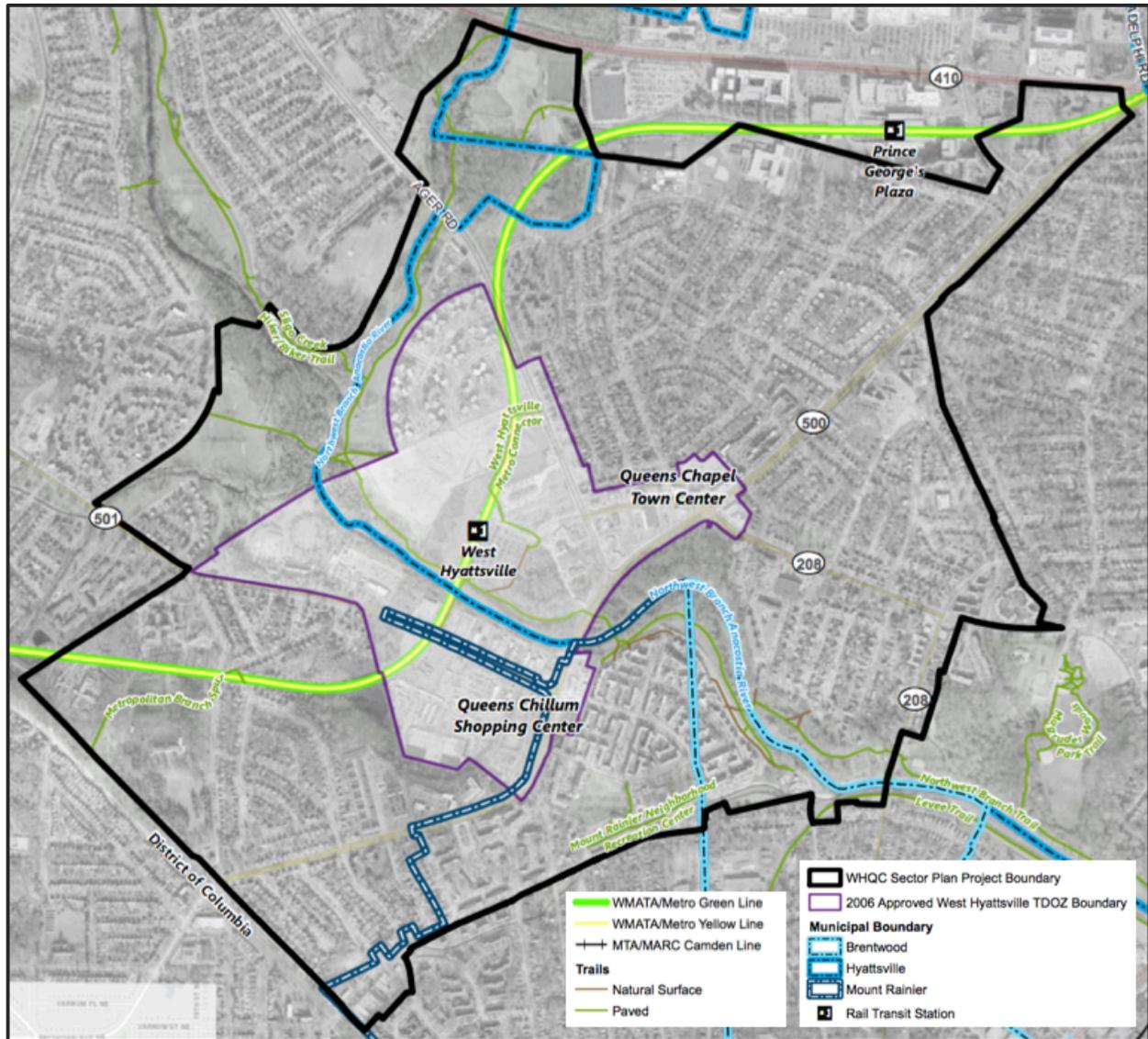


Figure 1. West Hyattsville-Queens Chapel Sector Plan Project Boundary Map (Full map can be accessed [here](#))

Project Team

- Sarah Benton, AICP, *Project Manager/Planner Coordinator*
- Kendra Hyson, *Deputy Project Manager/Senior Planner*
- Scott Rowe, AICP, CNU-A, *Project Facilitator/Supervisor, Long-Range Planning*

Recent Activity

September 17, 2020

- *Planning Board Project Initiation*
- The Prince George's County Planning Board approved the initiation of the West Hyattsville-Queens Chapel Sector Plan.

October 13, 2020

- *County Council Initiation*
- The County Council approved the initiation of the West Hyattsville-Queens Chapel Sector Plan as well as the project's Recommended Goals, Concepts, and Guidelines and the Public Participation Program.

October 17, 2020

- *Kickoff Meeting*
- The Prince George's County Planning Department held the virtual kickoff meeting for the West Hyattsville-Queens Chapel Sector Plan.
- The October 17 presentation can be accessed [here](#).

October 20, 2020

- *Presentation to Planning Committee*
- The project team conducted a presentation to the Hyattsville Planning Committee and received initial feedback from Committee members.

Next Steps

<i>Project Schedule Summary</i>	
Anticipated Date	Project Task
Winter 2020	Existing Conditions Report
Fall/Winter 2021	Preparation of Staff Draft Plan
June 2022	Public Release of Staff Draft Plan
September 2022	Joint Public Hearing
December 2022	Planning Board Adoption
March 2023	Council Approval/Amendment
June 2023	Approval with 2 nd Joint Public Hearing