



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

# WEST HYATTSVILLE – QUEENS CHAPEL SECTOR PLAN

Project Manager:  
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Planner Coordinator  
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# M-NCPPC PROJECT TEAM

West Hyattsville – Queens Chapel Sector Plan



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# CONSULTANT TEAM

West Hyattsville – Queens Chapel Sector Plan

## AECOM



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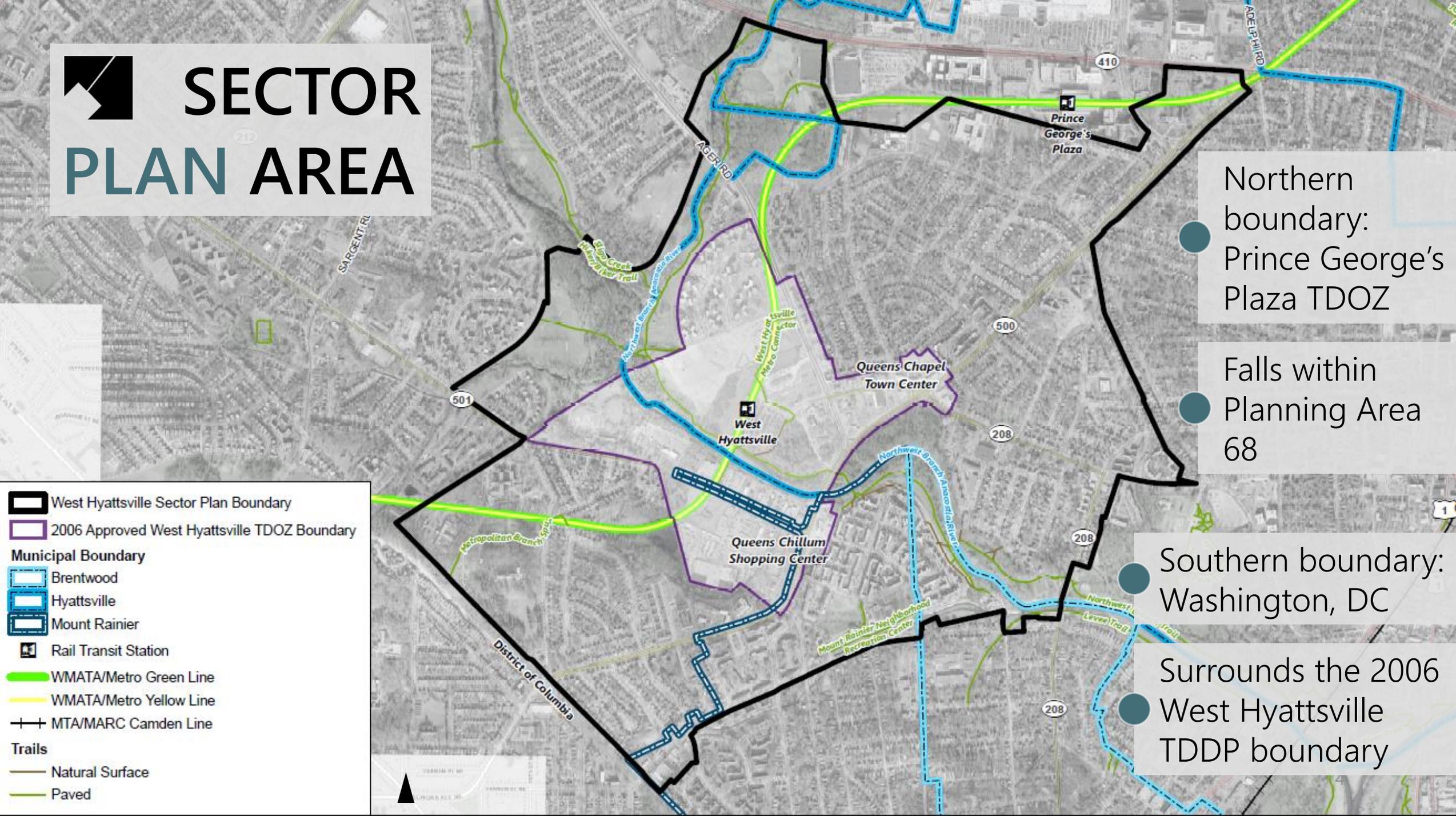
Malcolm Mossman  
Assedo Consulting, LLC



Elsa Arias  
Assedo Consulting, LLC



# SECTOR PLAN AREA



Northern boundary: Prince George's Plaza TDOZ

Falls within Planning Area 68

Southern boundary: Washington, DC

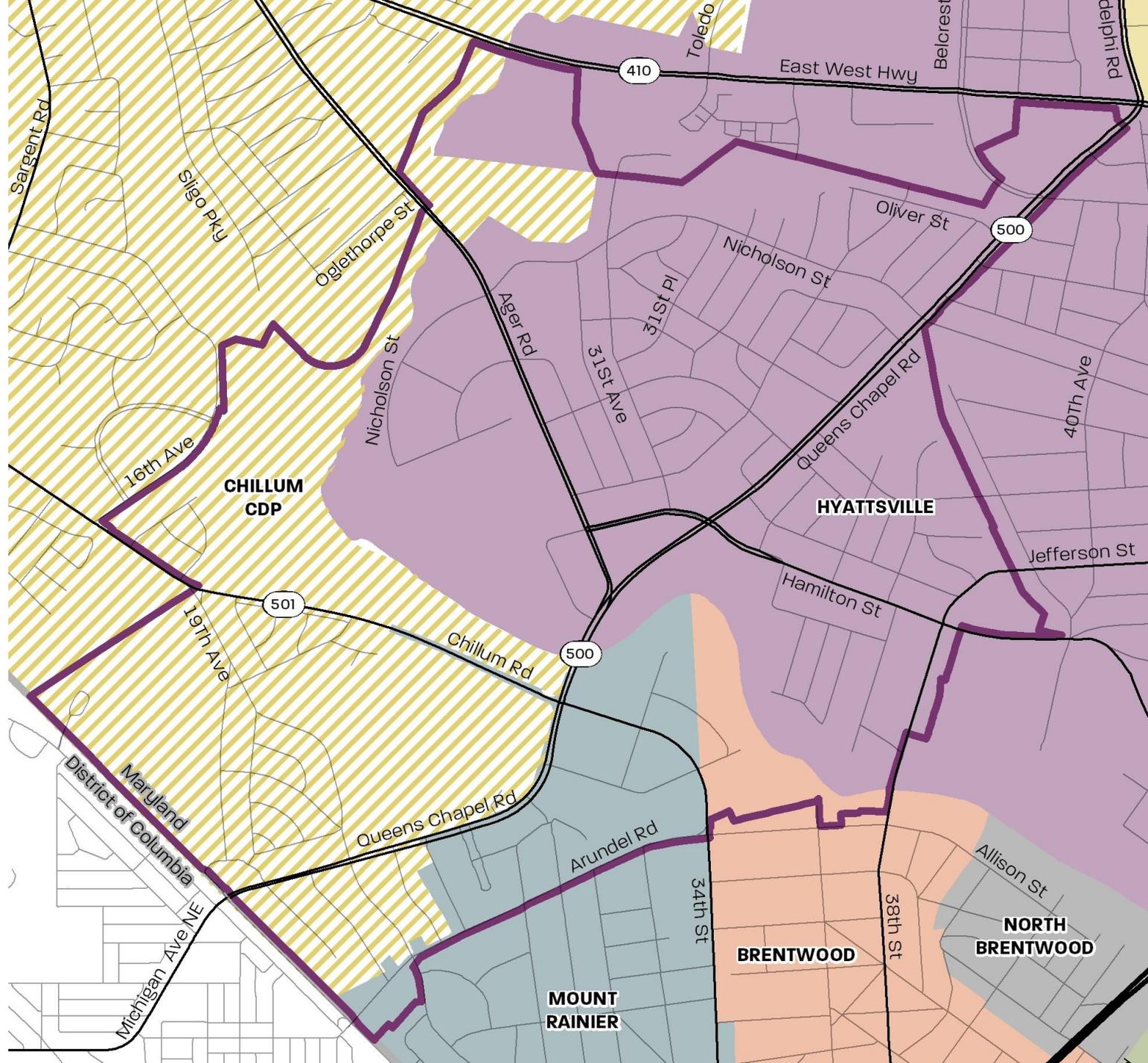
Surrounds the 2006 West Hyattsville TDDP boundary

-  West Hyattsville Sector Plan 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

# WEST HYATTSVILLE- QUEENS CHAPEL JURISDICTIONAL BOUNDARIES

**LEGEND**

-  West Hyattsville - Queens Chapel Sector Plan Boundary
-  Municipality
-  2019 Census Designated Place (CDP)
-  District of Columbia/Maryland Border





# WHY THIS PLAN?

- Replace the 2006 Transit District Development Plan (TDDP)
- Times have changed
  - New zoning ordinance
  - New general plan
  - Evolving economic conditions
- Implement *Plan Prince George's 2035 Approved General Plan*



# PROJECT OBJECTIVE & GOALS

Produce a draft  
sector plan through  
a participatory  
process.



- Identify and analyze existing conditions

- Define new and realistic vision and goals for the area in collaboration with the community

- Provide policies and strategies for implementation

- Advance Plan 2035

# SECTOR PLAN ELEMENTS



Economic Prosperity



Natural Environment



Community Heritage, Culture & Design



Public Facilities



Land Use

Transportation  
&  
Mobility

Housing  
&  
Neighborhoods

Healthy  
Communities





# SECTOR PLAN METHODOLOGY

Multistage planning process that incorporates topic-specific analysis and community engagement

● Initial Project Planning

● Existing Conditions

Community Focus Groups, Stakeholder Interviews, Kick-Off, and Community Open House

● Visioning

Community Visioning

● Land Use Scenarios

Community Scenario Refinement

● Preferred Land Use Scenario

Community Focus Groups

● Sector Plan Report

Final Community Open House Review



# SECTOR PLAN CHALLENGES

## Outreach

How to conduct meaningful virtual engagement during COVID-19 social gathering restrictions?  
What is the best way to undertake bilingual outreach in an engaging way?

## Economics

What type of development is most feasible in West Hyattsville?  
What role does West Hyattsville play in the County/Metro area?  
How to increase housing choice while retaining the existing affordability?

## Transportation

How to keep momentum with transit-oriented development, building on Riverfront at Hyattsville?  
How to move from car dependency to more walking, cycling, and transit use?

## Environment

How to redevelop when significant portion of project is located within floodplain?  
Where can we reduce flood risks and/or mitigate risks through provision of open space and recreation opportunities?



# SECTOR PLAN DETAILED **TIMELINE**





# SECTOR PLAN SCHEDULE SUMMARY





# QUESTIONS?

- Visit project website for updates:  
[www.mncppc.org/4931/West-Hyattsville-Queens-Chapel-Sector-Pl](http://www.mncppc.org/4931/West-Hyattsville-Queens-Chapel-Sector-Pl)
- Email us: [WHQC@ppd.mncppc.org](mailto:WHQC@ppd.mncppc.org)



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