



STAFF DRAFT II
**WEST HYATTSVILLE
QUEENS CHAPEL**

MAY 2024

SECTOR PLAN

WEST HYATTSVILLE – QUEENS CHAPEL SECTOR PLAN AND SECTIONAL MAP AMENDMENT

Joint Public Hearing October 1, 2024

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Long-Range Planning

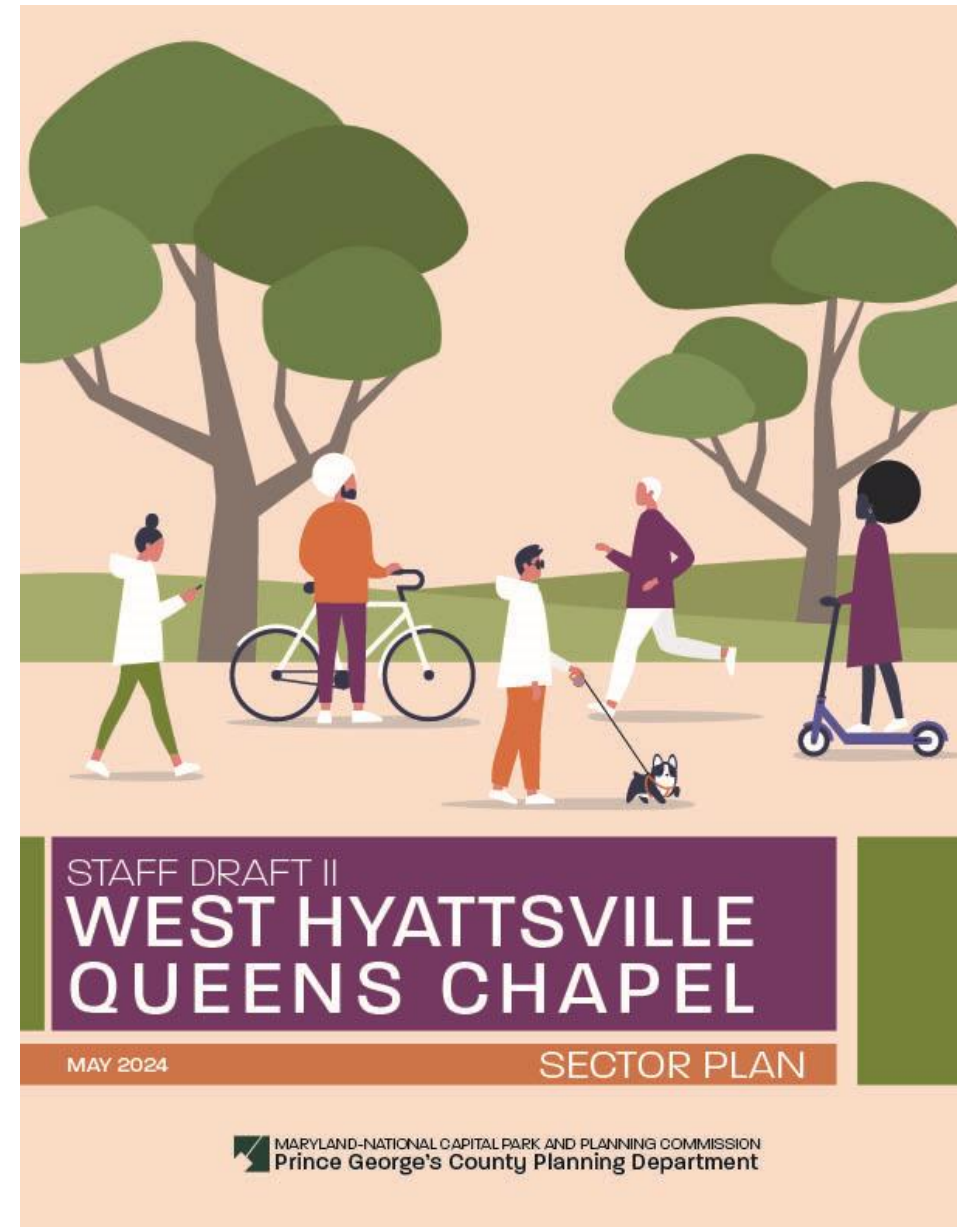
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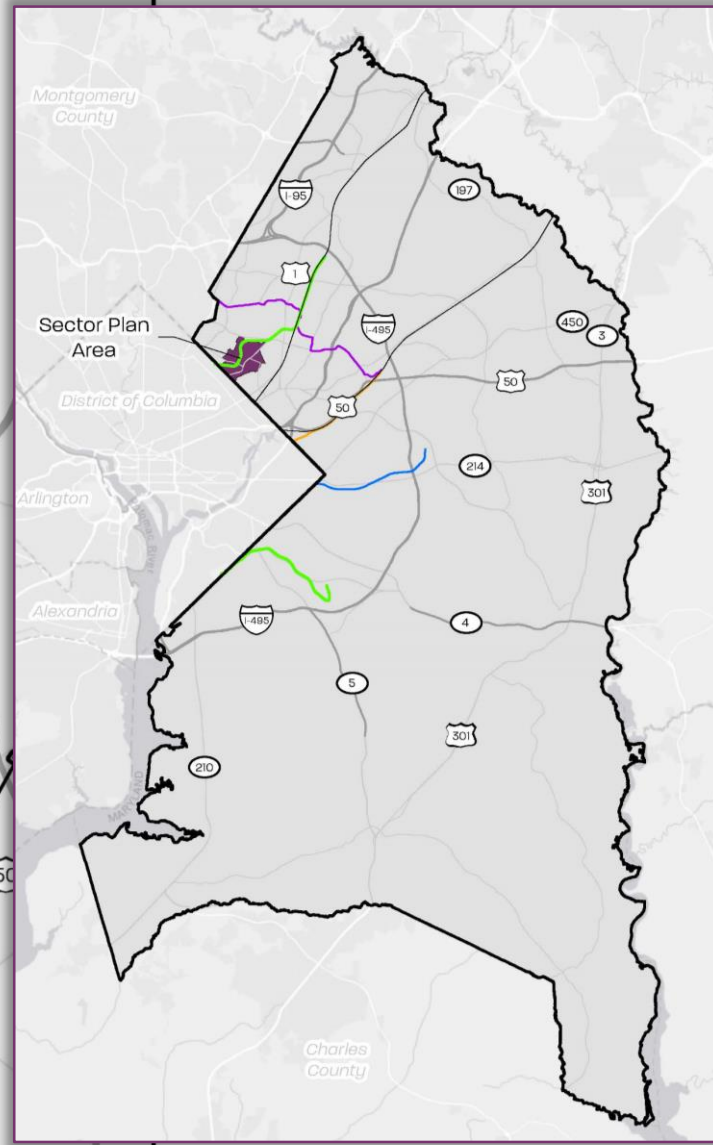
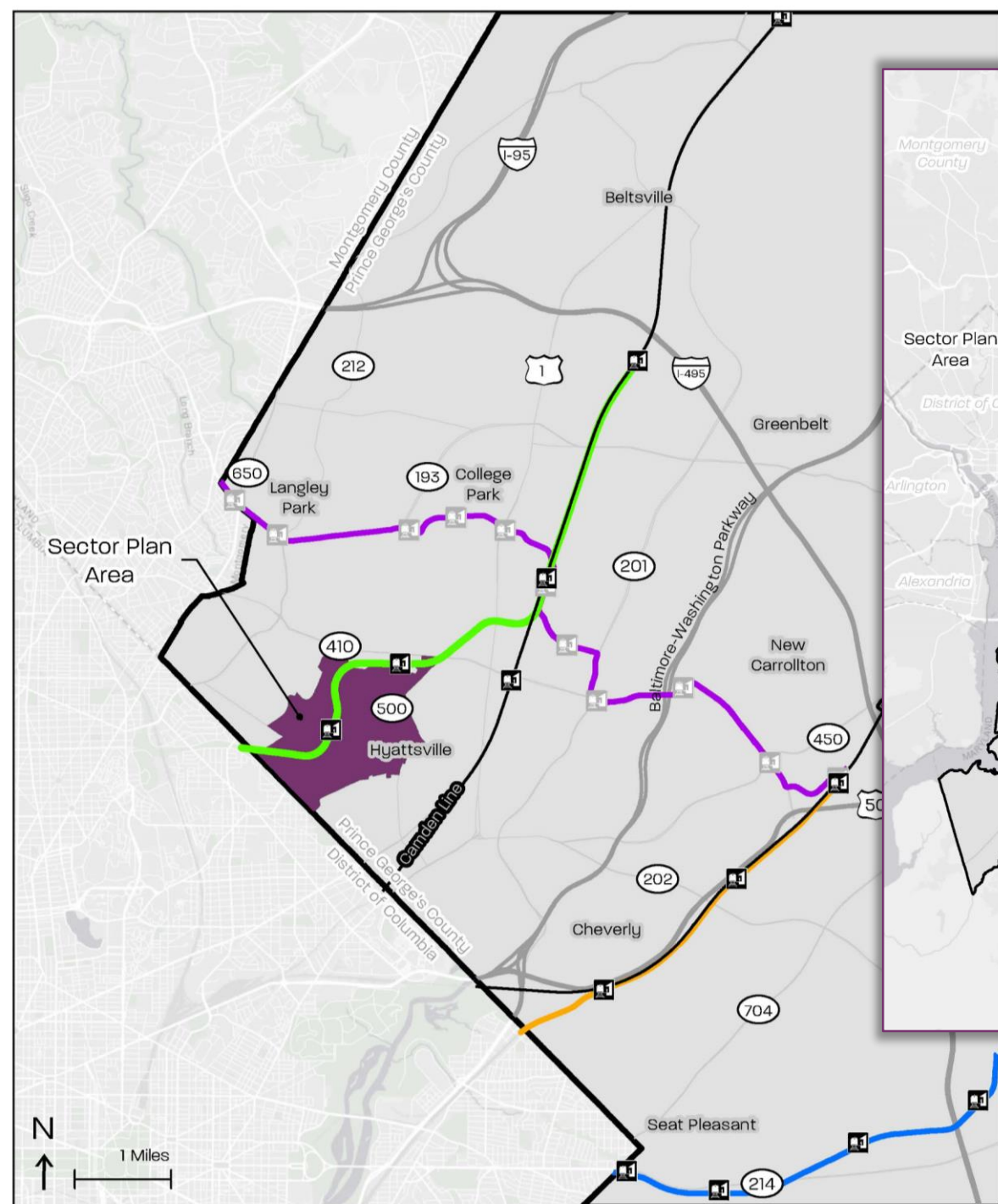
SUMMARY

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



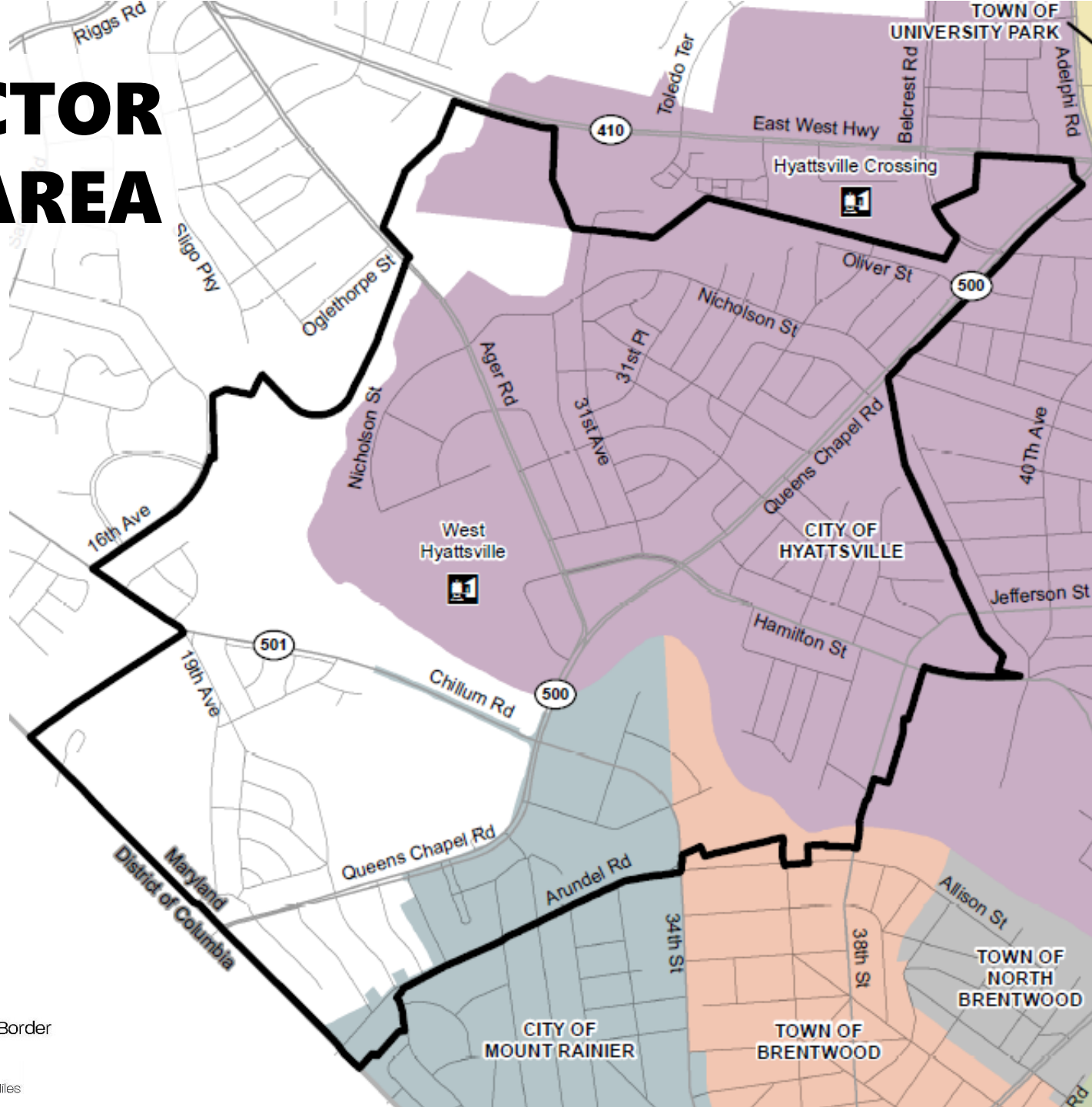


REGIONAL CONTEXT



- 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 houses
- ✓ Visioning workshops
- ✓ Community engagement session
- ✓ Online and in person



ONLINE ENGAGEMENT TOOLS

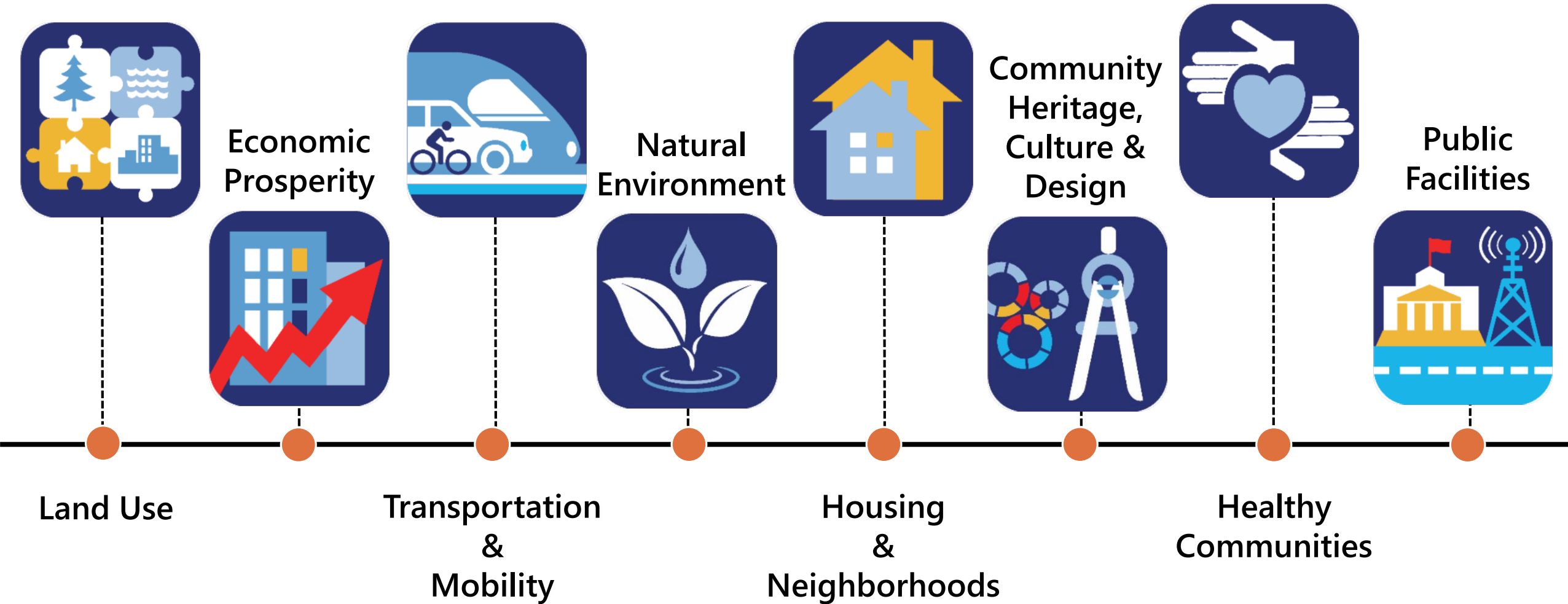
- ✓ Social media
- ✓ 24/7 virtual town hall
- ✓ Interactive maps
- ✓ Konveio site
- ✓ MURAL



DOCUMENTS

- ✓ SWOT analysis
- ✓ Existing conditions summary
- ✓ Draft vision statement and goals

SECTOR PLAN ELEMENTS



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



- Review sustainable development options in floodplain areas
- 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

MAJOR CHANGES SINCE JULY 2022



- Plan considers sustainable development options in floodplain areas.
- 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, with multimodal transportation options as an alternative.
- Recommends multi-agency coordination to acquire various properties in the floodplain, where feasible.
- Recommends redevelopment of North Pointe Apartment Homes.
- Recommends preservation of Queens Park Plaza and Rainier Manor.

RECOMMENDATION:

QUEENS CHAPEL MANOR REZONING



- Provides opportunities for more affordable duplex and triplex housing and increased density in walking distance to the West Hyattsville and Hyattsville Crossing Metro stations
- Duplexes and triplexes already present in portion of Queens Chapel Manor located proximate to Jamestown Road, Madison Street, 36th Avenue, and Manorwood Drive



RECOMMENDATION:

QUEENS CHAPEL MANOR REZONING



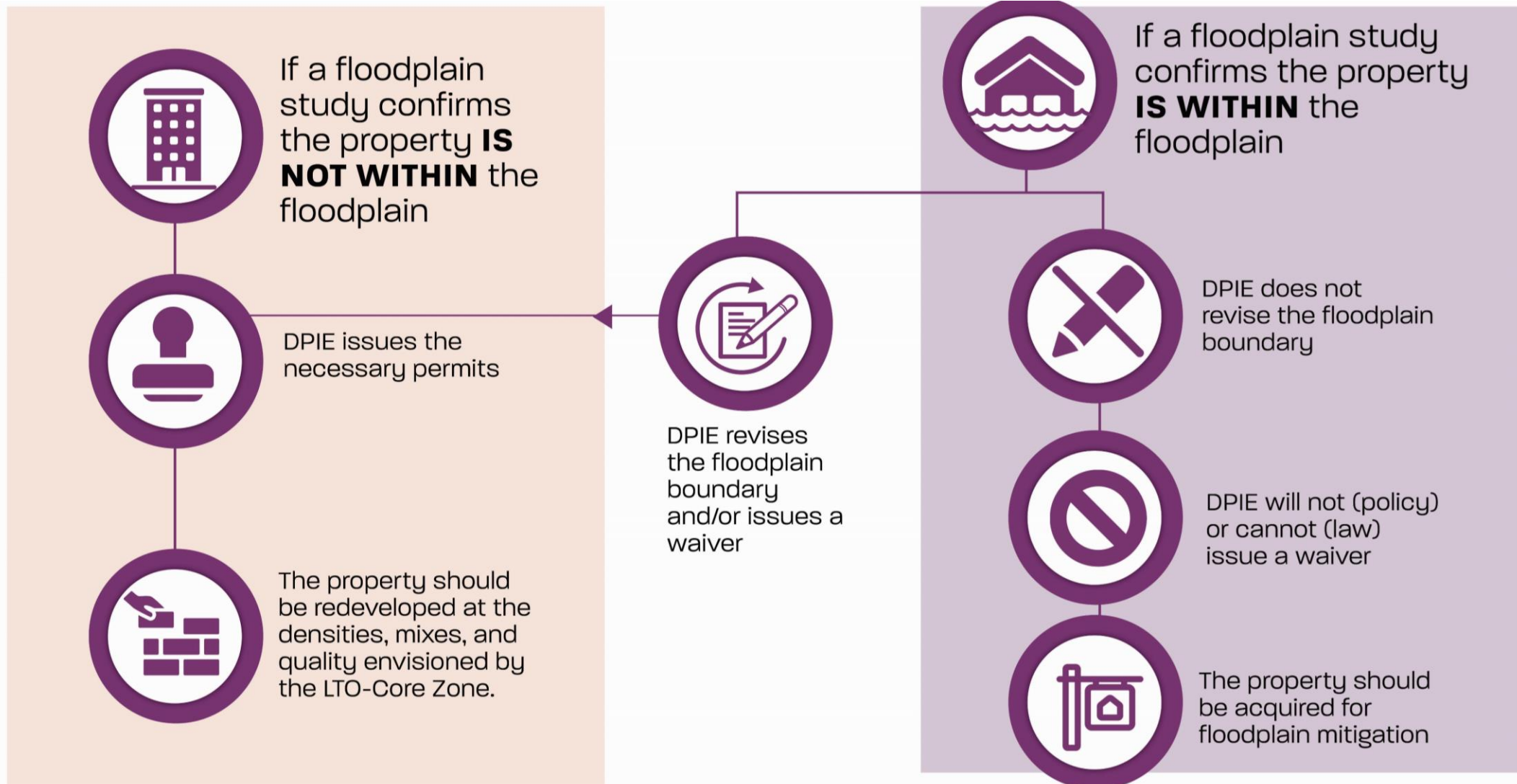
- What this recommendation does:
 - Allows for a greater variety of housing options proximate to two Metro stations and multiple bus routes
 - Allows for housing options that are more affordable for middle-income workers
 - Encourages reinvestment in older properties
- What this recommendation does not do:
 - Compels property owners to make unwanted changes to their property
 - Creates shortcuts for approvals or exempts redevelopment from meeting permit requirements

CHANGES TO FLOODPLAIN DEVELOPMENT RECOMMENDATION SINCE 2022 DRAFT



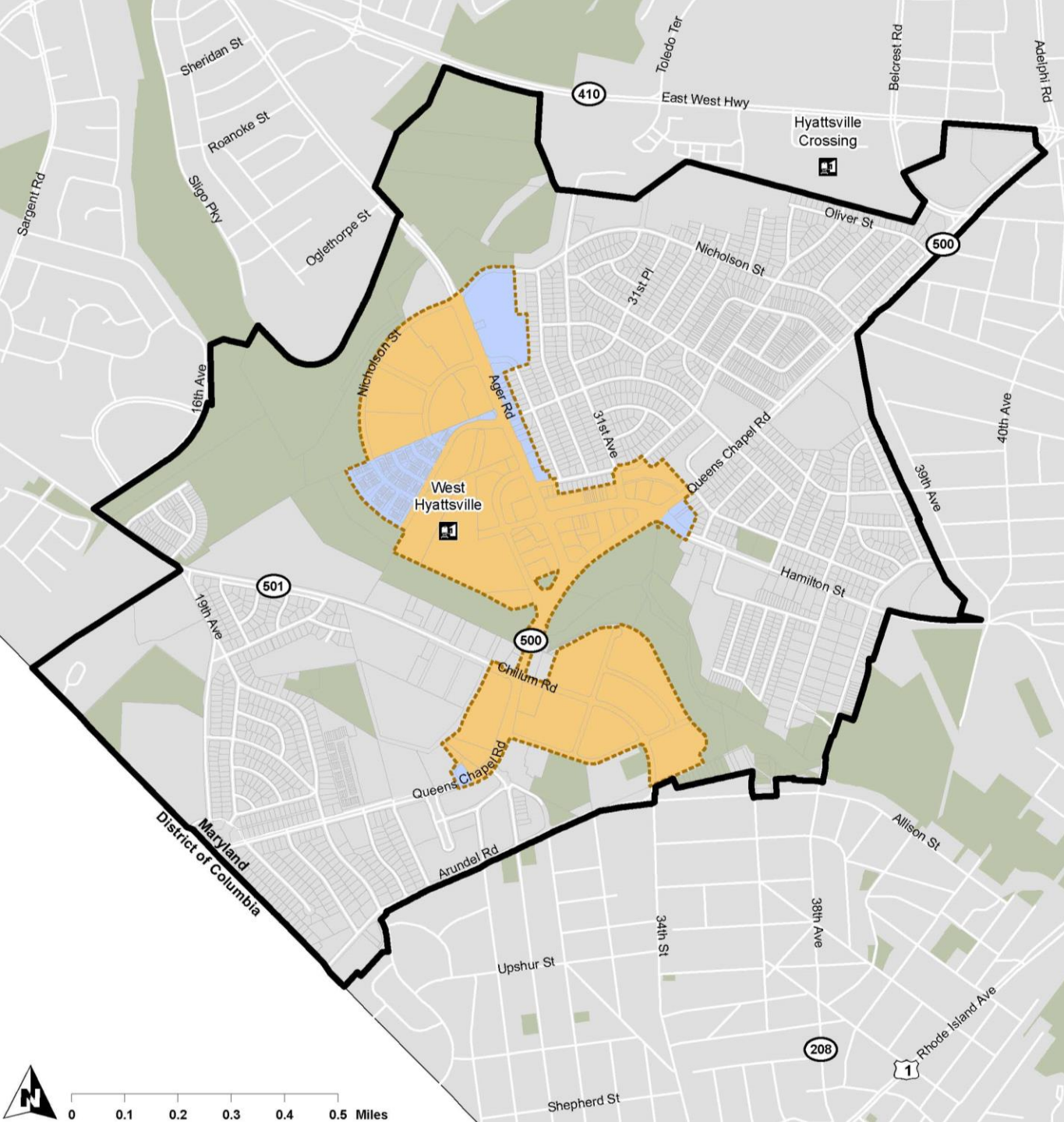
- Department of the Environment submitted comments about floodplain development included in the 2022 Draft
- Draft Plan recommends several commercial properties on Queens Chapel Road and Chillum Road south of the Northwest Branch are rezoned to CS to discourage redevelopment until such time as they can be acquired for flood mitigation
- 2022 Draft Plan floodplain mitigation program eliminated
- Planning continues to review best practices in sustainable development, green infrastructure and environmental planning for future success of this sector plan area

RECOMMENDATION: QUEENSTOWN APARTMENTS

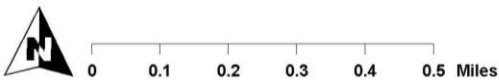




RECOMMENDED WEST HYATTSVILLE LOCAL TRANSIT CENTER BOUNDARY

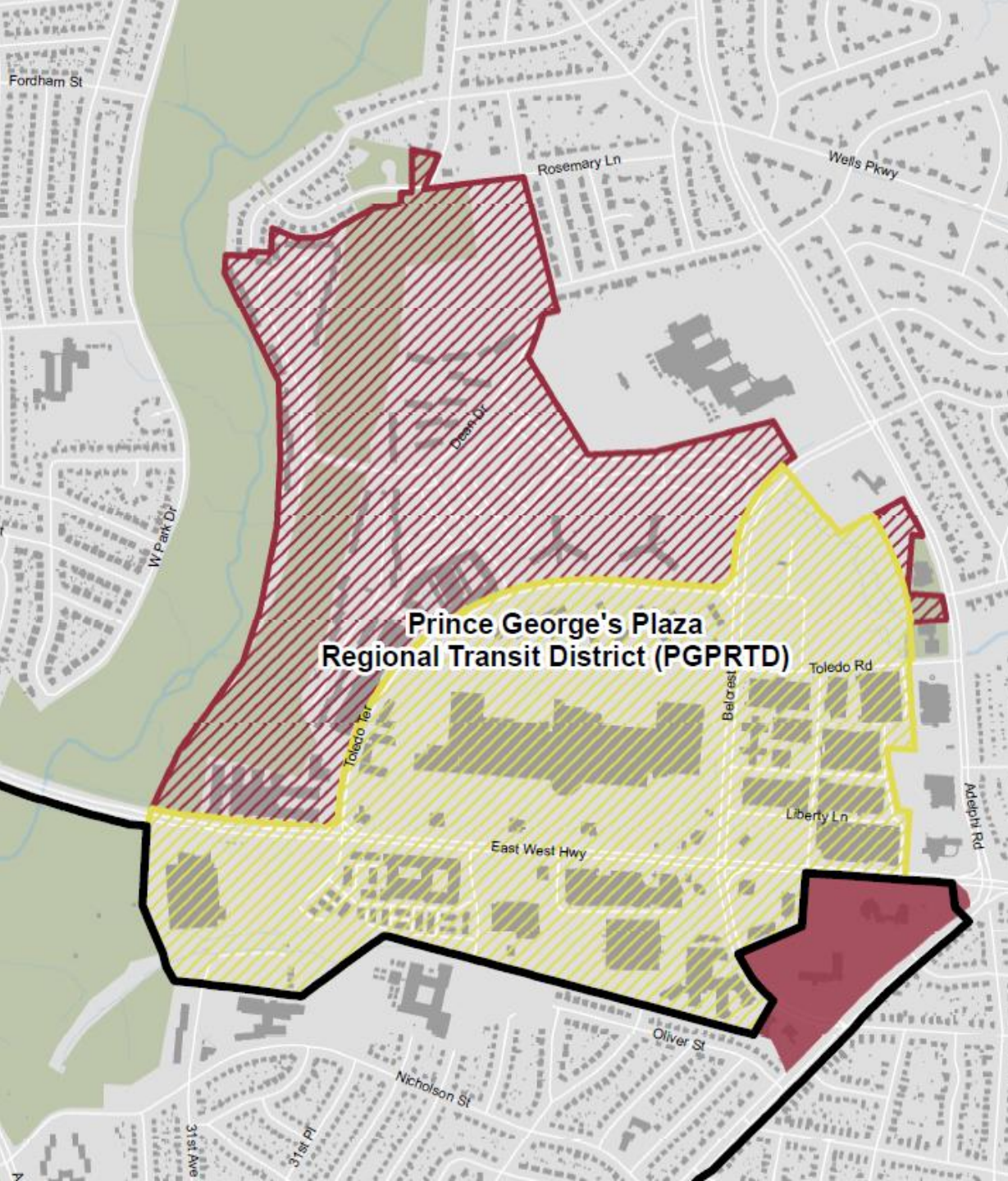







- WHQC Sector Plan Area
- West Hyattsville Local Transit Center Boundary
- West Hyattsville Local Transit Center Core
- West Hyattsville Local Transit Center Edge
- Existing Station
- Property

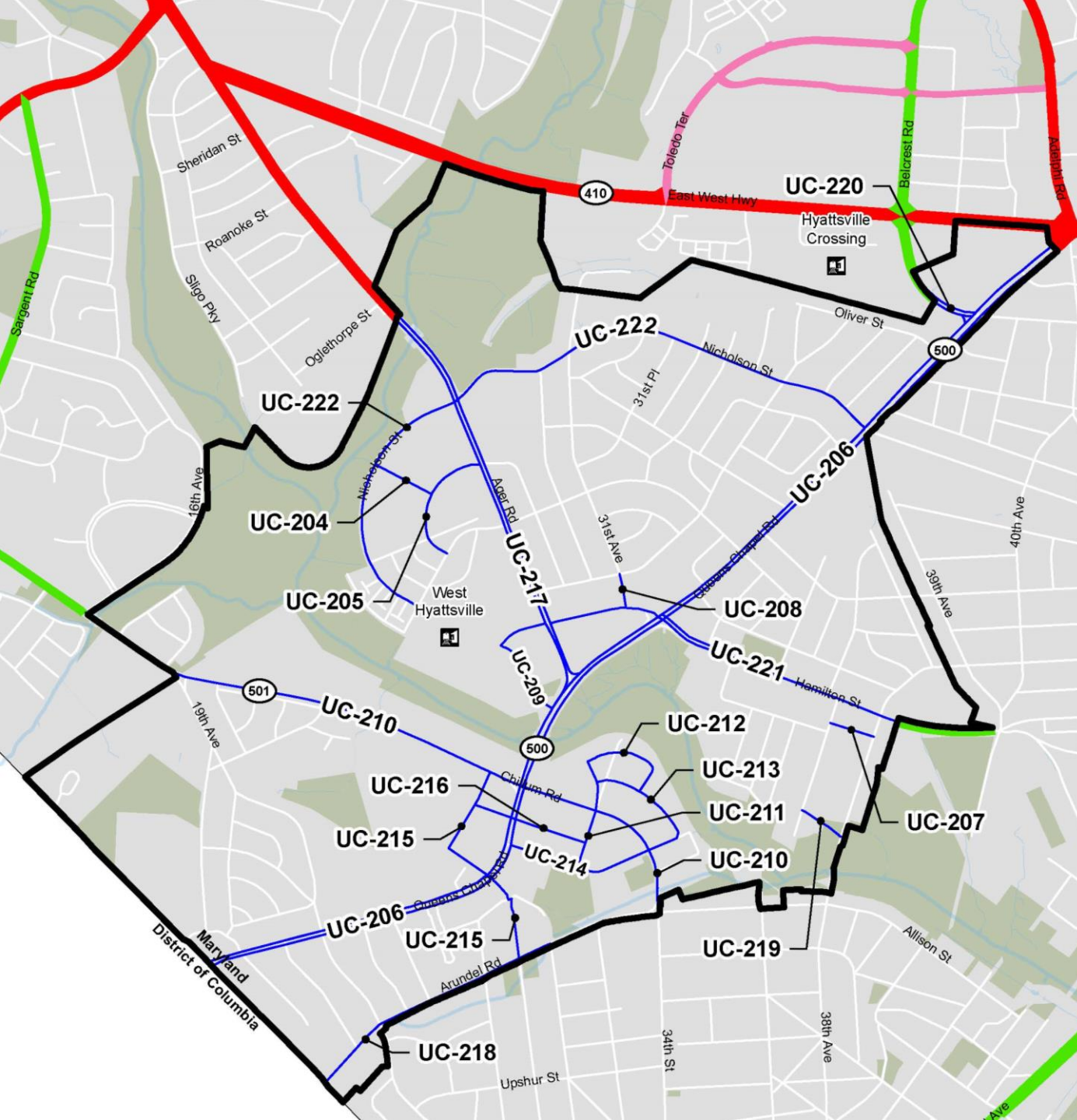





RECOMMENDED PRINCE GEORGE'S PLAZA REGIONAL TRANSIT DISTRICT BOUNDARY



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



RECOMMENDED STREETS




 WHQC Sector Plan Area

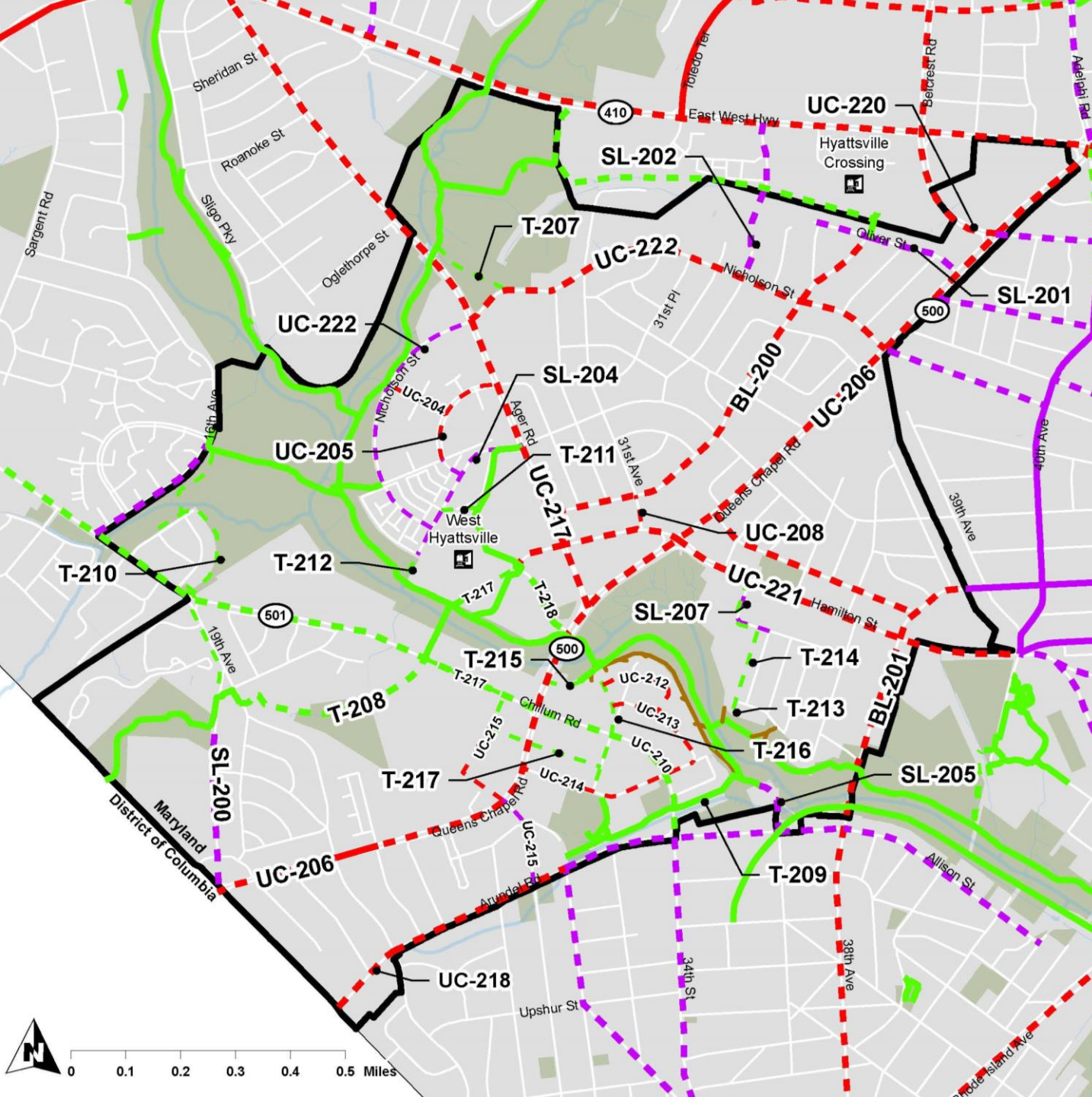
 Existing Station

Existing Street Types

-  Arterial
-  Collector
-  Primary

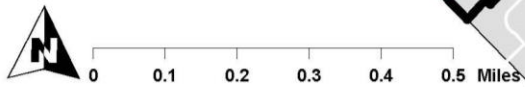
Recommended Street Types

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



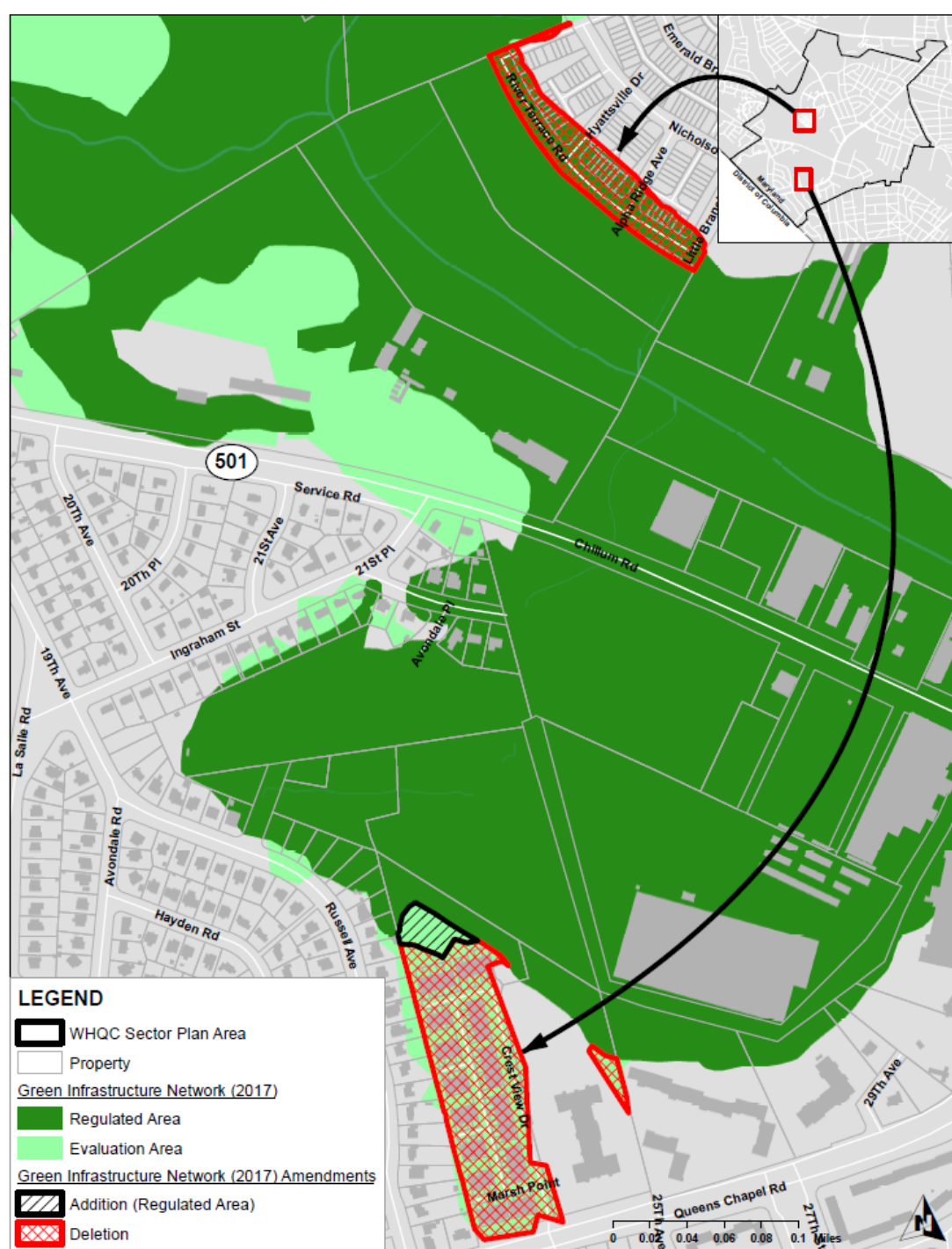
RECOMMENDED BICYCLE & PEDESTRIAN FACILITIES

- WHQC Sector Plan Area
- Existing Station
- Existing Bicycle and Pedestrian Facilities
 - Park Trail and Shared Use Path
 - Bicycle Lane
 - Shared Lane
 - Walkways and Equestrian Trail
- Recommended Bicycle and Pedestrian Facilities
 - Park Trail and Shared Use Path
 - Bicycle Lane
 - Shared Lane



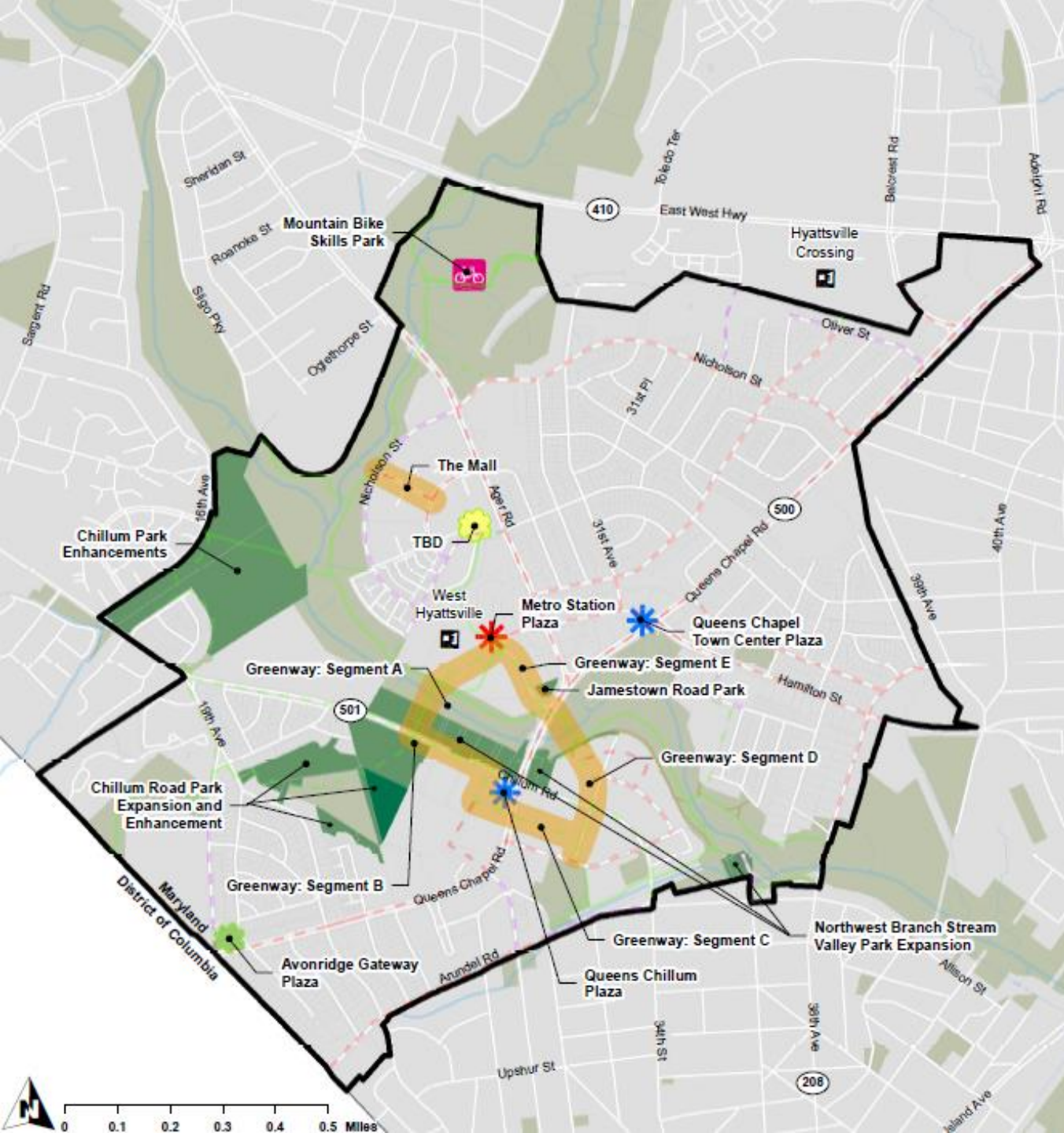


RECOMMENDED AMENDMENTS TO THE GREEN INFRASTRUCTURE NETWORK





RECOMMENDED NEW PARKS, RECREATION, AND PUBLIC OPEN SPACE FACILITIES

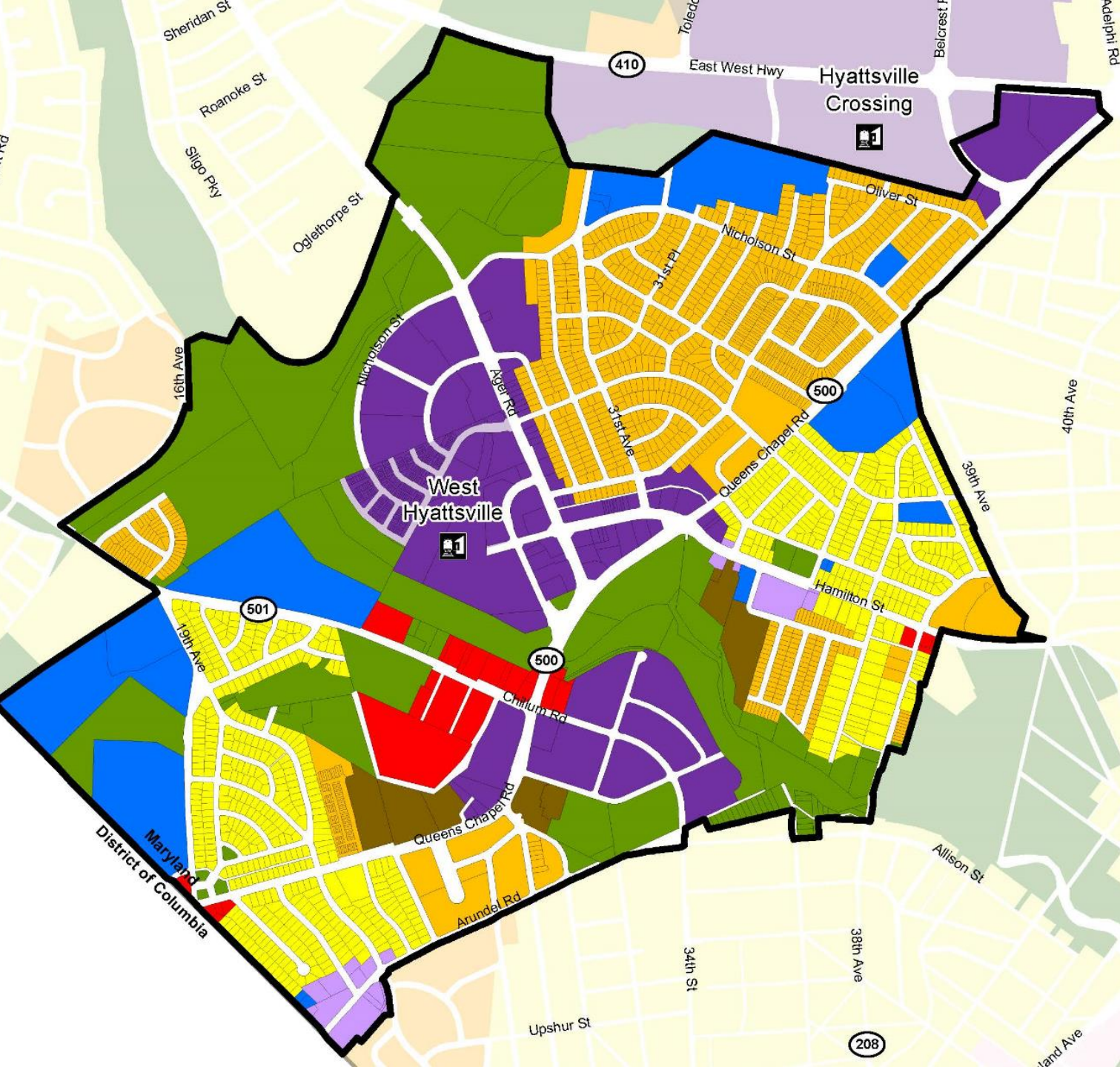


- WHQC Sector Plan Area
- Property
- Resource Park (Fixed)
- Resource Park (Floating)
- Greenway/Linear Park (Floating)
- Special Facility (Floating)
- Green (Fixed)
- Green (Floating)
- Plaza (Fixed)
- Plaza (Floating)



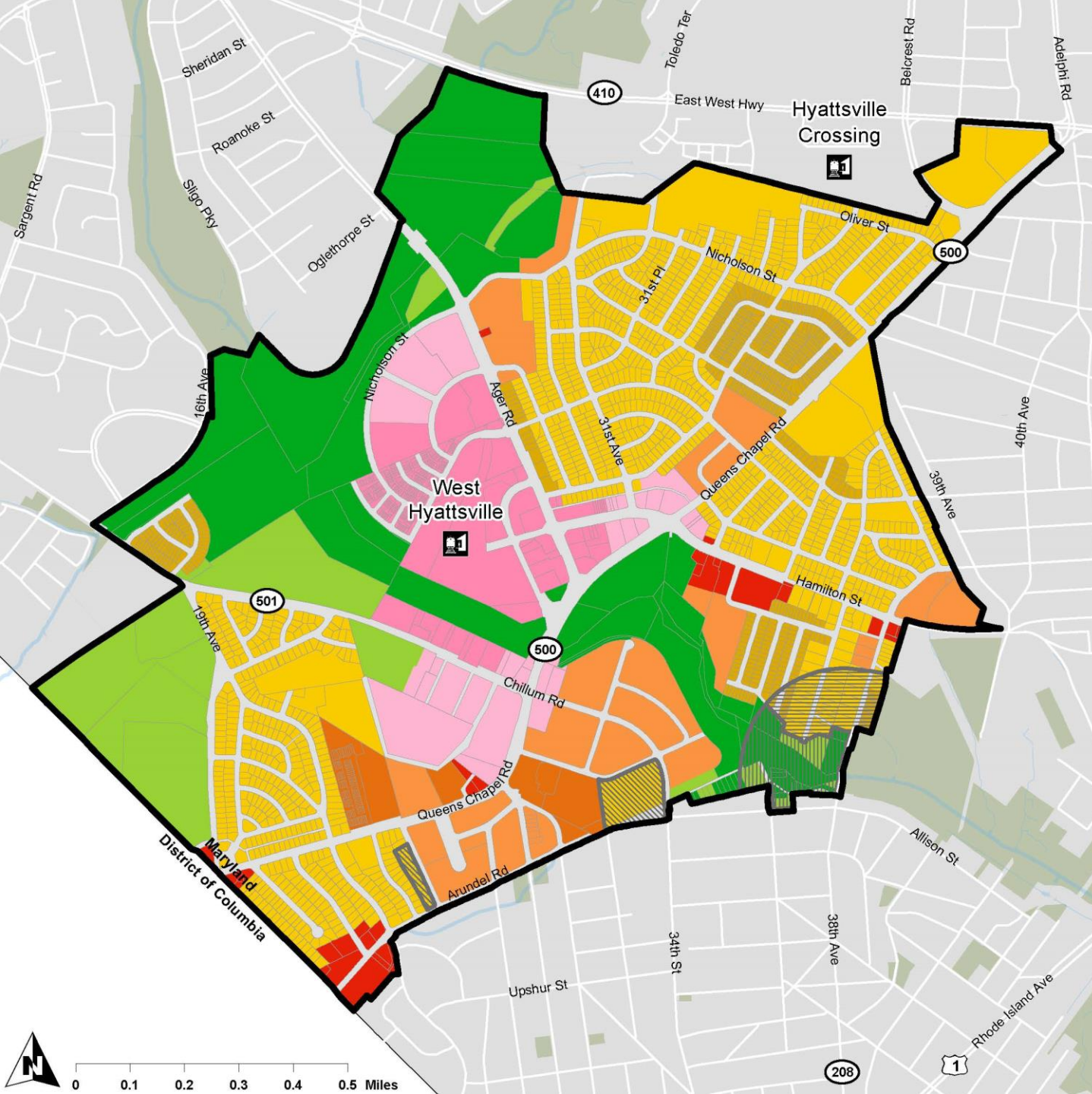


FUTURE LAND USE MAP



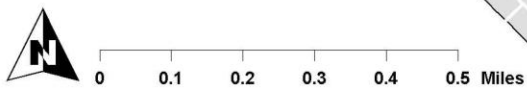
- WHQC Sector Plan Area
- Property
- Existing Station
- Future Land Use
- Commercial
- Institutional

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



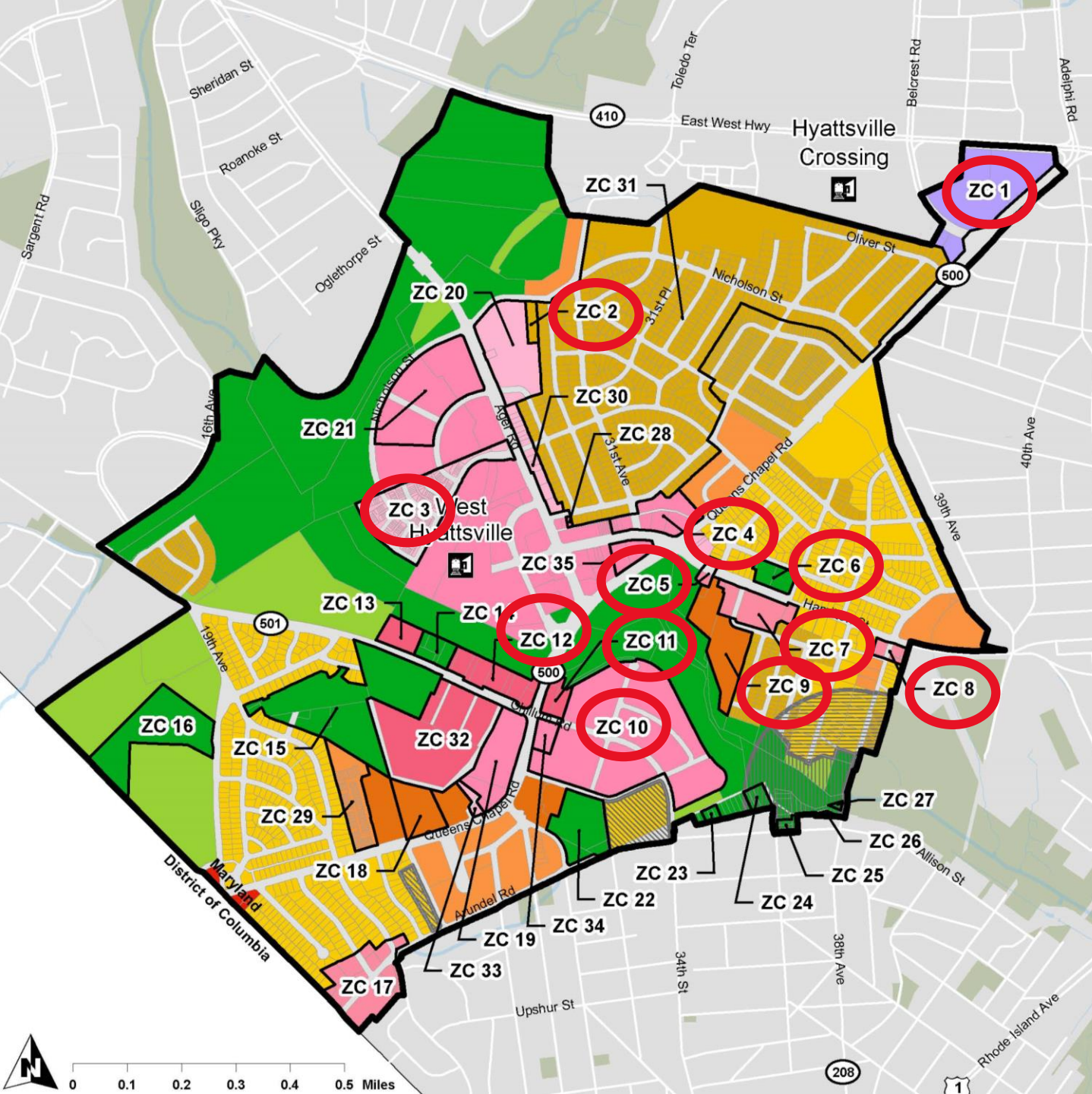
EXISTING ZONING

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

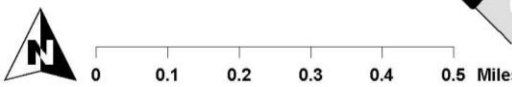




PROPOSED ZONING

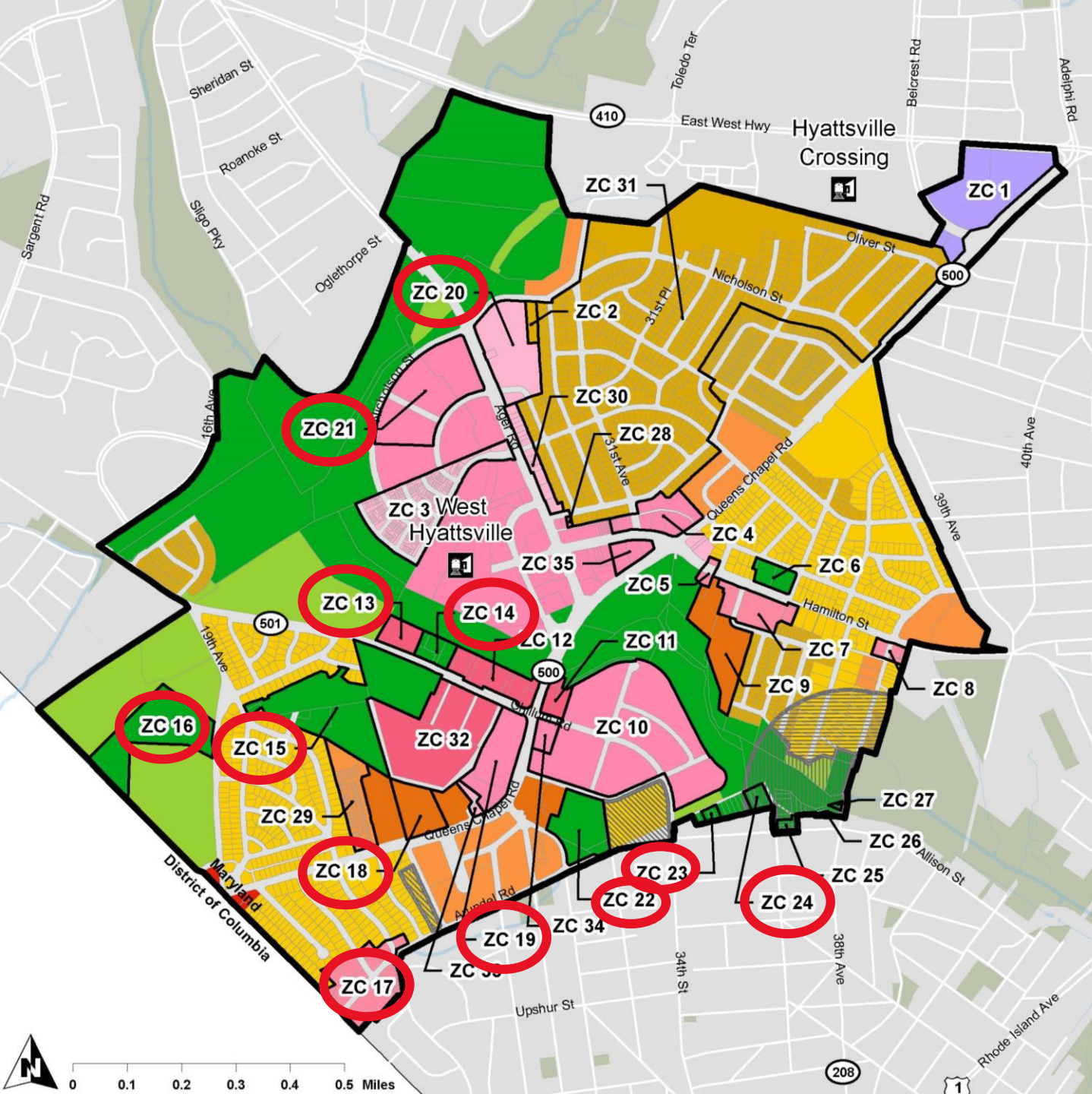


Change	Zoning Change	Acreage
1	RSF-65 to RTO-H-E	14.57
2	RSF-65 to RSF-A	0.98
3	LTO-C to LTO-E	8.09
4	RSF-65/LTO-E to LTO-C	4.68
5	CGO to CN	0.52
6	RSF-65 to ROS	2.03
7	CGO to CN	4.56
8	CGO to CN	1.06
9	CGO/RMF-20 and RMF-20 to RMF-48	8.08
10	RMF-20 to LTO-C	32.25
11	LTO-E to CS	1.80
12	LTO-C/LTO-E to CS	5.50





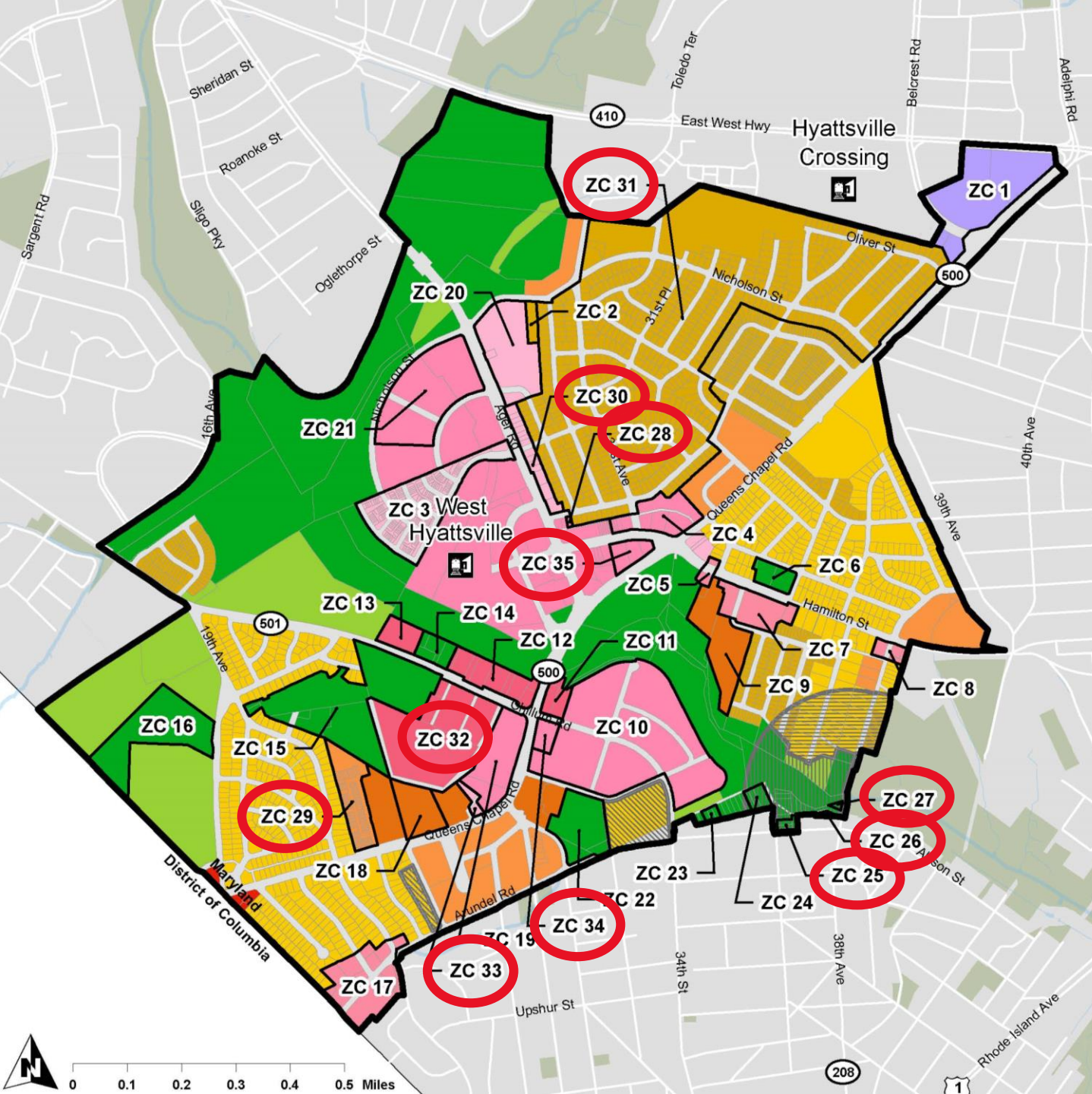
PROPOSED ZONING



Change	Zoning Change	Acreage
13	LTO-C to CS	2.32
14	LTO-C to ROS	2.05
15	AG, LTO-E, and RSF-65 to ROS	22.10
16	AG to ROS	11.84
17	CGO/RSF-65 to CN	8.51
18	RMF-20 to RMF-48	4.38
19	LTO-E/CGO to LTO-C	7.49
20	RMF-20/CGO to LTO-E	9.64
21	LTO-C to LTO-E	13.95
22	RMF-48 to ROS	6.62
23	AG to ROS	0.47
24	RCO/AG to RCO/ROS	1.06



PROPOSED ZONING



Change	Zoning Change	Acreage
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 LTO-C	0.11
29	RMF-48 to RMF-20	5.81
30	RSF-A to LTO-E	3.00
31	RSF-65 to RSF-A	121.96
32	LTO-E to CS	16.49
33	CGO to LTO-E	0.61
34	LTO-E to LTO-C	1.37
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



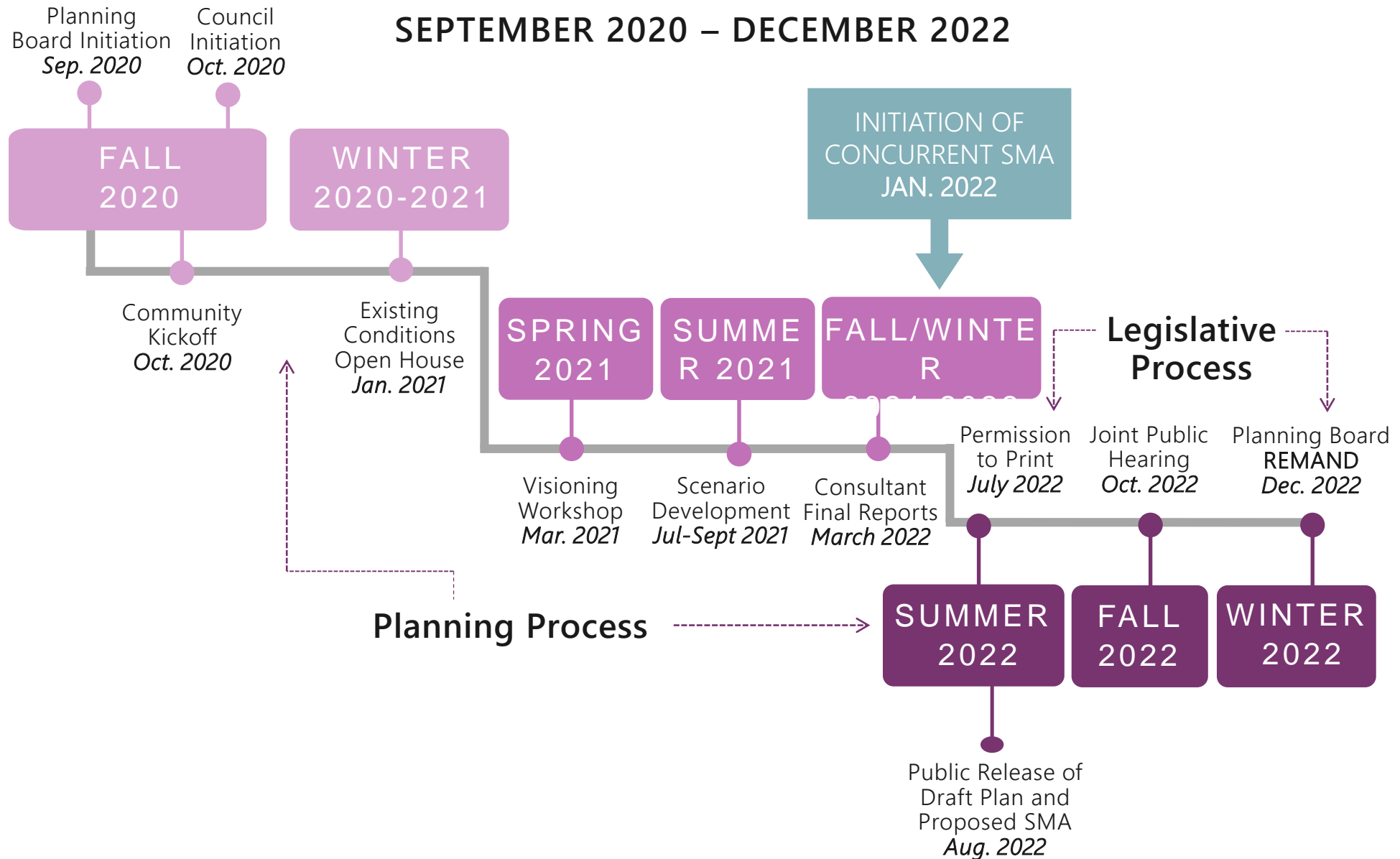
This plan will require:

- 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



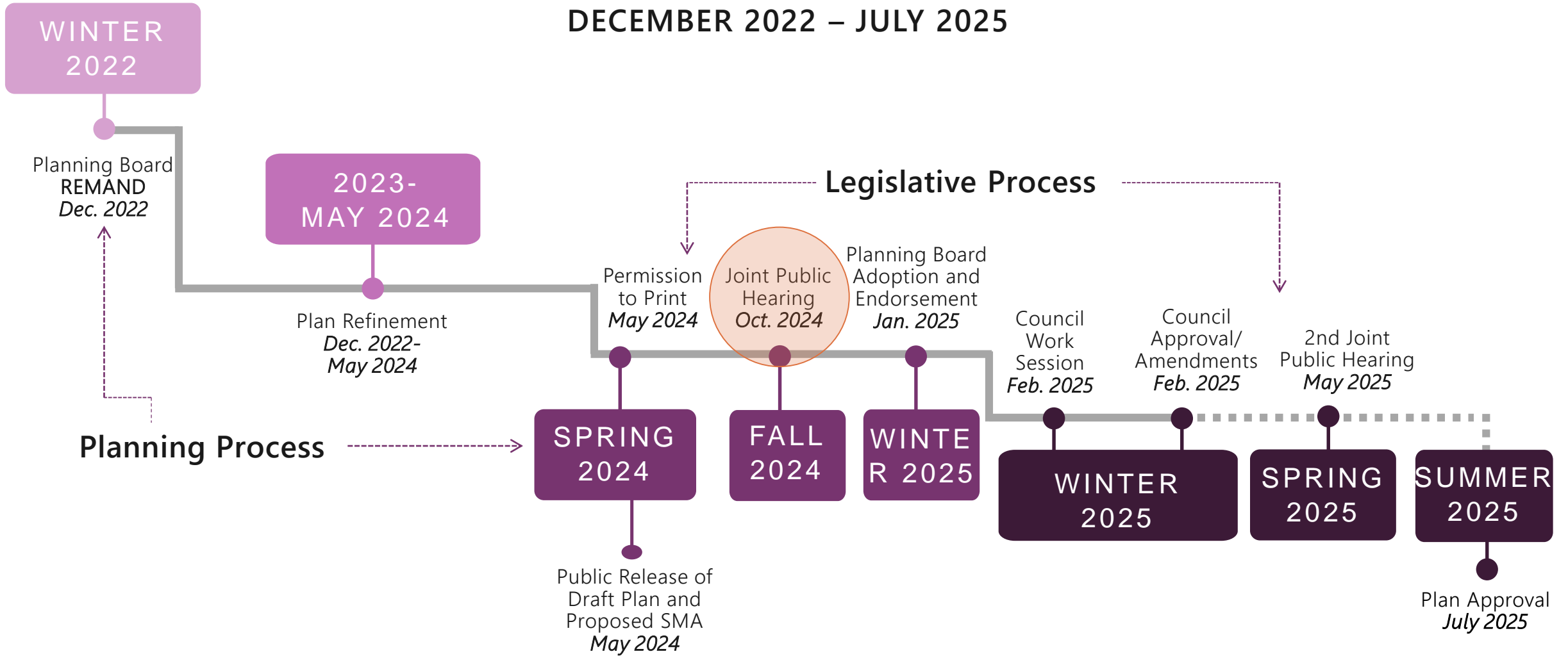
SEPTEMBER 2020 – DECEMBER 2022



CURRENT SCHEDULE



DECEMBER 2022 – JULY 2025





THANK YOU!



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