

## JOINT PUBLIC HEARING

Staff Draft West Hyattsville Queens Chapel Sector Plan and Proposed Sectional Map Amendment  
October 11, 2022, October 1, 2024, and July 1, 2025

EXHIBIT LIST (October 11, 2022 Hearing)			
Exhibit No.	Item Description	Received From	Date
1.	Staff Draft West Hyattsville Queens Chapel Sector Plan	M-NCPPC	9/27/2022
2.	Planning Board Resolution – Proposed Sectional Map Amendment (SMA)	M-NCPPC	9/27/2022
3.	Errata Sheet for the Staff Draft Plan	M-NCPPC	9/27/2022
4.	Errata Sheet for the Proposed SMA	M-NCPPC	9/27/2022
5.	<a href="#">2006 Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone</a> (By reference: available online)	M-NCPPC	9/27/2022
6.	<a href="#">2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District</a> (By reference: available online)	M-NCPPC	9/27/2022
7.	<a href="#">1994 Approved Master Plan and Sectional Map Amendment for Planning Area 68</a> (By reference: available online)	M-NCPPC	9/27/2022
8.	<a href="#">1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67</a> (By reference: available online)	M-NCPPC	9/27/2022
9.	eComment regarding traffic concerns certain intersections. 2018 Hyattsville Transportation Study attached.	Danny Schnaible	9/21/2022
10.	eComment in support of the plan	Adnan Barazi	10/6/2022
11.	eComment and email regarding maps 22, 23 and 27	Melissa Schweisguth	10/7/2022 and 10/10/2022

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<b>Exhibit No.</b>	<b>Item Description</b>	<b>Received From</b>	<b>Date</b>
12.	Email regarding street design and transportation infrastructure	Dan Behrend	10/11/2022
13.	Email and letter dated October 11, 2022, containing the City's comments	Taylor Robey City Planner City of Hyattsville	10/14/2022
14.	Email and letter in support of the plan and outlining policy recommendations	Matthew Butner	10/25/2022
15.	Letter dated October 25, 2022, outlining feedback regarding traffic, infrastructure and other issues	Annelies M. Goger	10/25/2022
16.	Email and letter regarding community concerns	Avondale/ North Woodridge Citizens' Association	10/26/2022
17.	Email, letter and chart containing 32 comments and requests	Imani Kazana Avonridge Community Development Corporation	10/26/2022
18.	Email and photo of concerns about pedestrian safety at the intersection of Ager Road and Lancer Drive	Peta-Gay Irving Brown	10/26/2022
19.	Email and letter dated October 25, 2022, recommending certain improvements and stronger alignment with the Climate Action Plan	Janet Gingold, Chair Prince George's County Sierra Club	10/26/2022
20.	Email and letter requesting a zoning change for the Washington Gas Chillum Site	Midgett S. Parker Law Office of Midgett S. Parker, P.A.	10/26/2022
21.	<a href="#">Second Staff Draft West Hyattsville-Queens Chapel Sector Plan</a>	M-NCPPC	7/08/2024



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<b>Exhibit No.</b>	<b>Item Description</b>	<b>Received From</b>	<b>Date</b>
22.	<a href="#">Resolution – Proposed Sectional Map Amendment (SMA)</a>	M-NCPPC	7/08/2024
23.	<a href="#">2015 Greater Chillum Community Study</a>	M-NCPPC	7/08/2024
24.	Email and letter in support of the plan	Connie Kaufman, Casey L. Cirner, Esq. and Phillip A. Hummel, Esq.	07/27/2024
25.	Email in support of the plan with recommendations	Christopher Higham	07/03/2024
26.	Email request to speak and comment on this sector plan	Alexi Boado	07/05/2024
27.	Email concerns on plan with recommendations	Melissa Schweisguth	08/04/2024
28.	Email and Agent Affidavit	Midgett S. Parker, Jr., Esquire Law Office of Midgett S. Parker, P.A.	08/30/2024
29.	E-comment request to speak on behalf of Washington Gas' facility located 2130 Chillum Road, Hyattsville	Midgett S. Parker, Jr., Esquire Law Office of Midgett S. Parker, P.A.	08/30/2024
30.	Errata Sheet for the West Hyattsville-Queens Chapel Sector Plan Sectional Map Amendment (as of October 1, 2024)	M-NCPPC	09/17/2024
31.	E-comment in support of the plan	Mrs. Harris	09/22/2024
32.	Email and letter in support of the plan with recommendations	Jeff Ulysse City Planner City of Hyattsville	09/23/2024
33.	Email in support of the plan with recommendations	Pat Doyen	09/25/2024
34.	Email in support of the plan with recommendations	Henry Renze	09/25/2024
35.	Email in support of the plan with recommendations	Yohannes Bennehoff	09/25/2024
36.	Email in support of the plan with recommendations	Moira McCauley	09/25/2024

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<b>Exhibit No.</b>	<b>Item Description</b>	<b>Received From</b>	<b>Date</b>
37.	Email and letter in support of the plan with recommendations	John Smith	09/25/2024
38.	E-comment & support letter in support of the plan	Cheryl Cort Policy Director Coalition for Smarter Growth (CSG)	09/25/2024
39.	Email in support of the plan with recommendations	Laura Ehle	09/26/2024
40.	Email in support of the plan with recommendations	Danny Schaible	09/26/2024
41.	Email in support of the plan with recommendations	Daniel Walter Rowlands	09/26/2024
42.	E-comment with concerns about the plan	Alan Socha	09/27/2024
43.	Email in support of the plan with recommendations	Lisa Frank	09/28/2024
44.	Email in support of the plan with recommendations	Dan Behrend	09/29/2024
45.	Email in support of the plan with recommendations	Thomas Zeller	09/29/2024
46.	Email in support of the plan with recommendations	Bernard Holloway	09/30/2024
47.	Email in support of the plan with recommendations	Jessica McBirney	09/30/2024
48.	Email in support of the plan with recommendations	Steven Hartig	09/30/2024
49.	Email in support of the plan with recommendations	Joseph Kane	09/30/2024
50.	Email in support of the plan with recommendations	Gannon Sprinkle	09/30/2024
51.	E-Comment	Enrique Zurita	09/30/2024
52.	E-comment in support of the plan	Dan Behrend	09/30/2024
53.	E-comment and letter in support of the plan with recommendations	Zak Elyasi	09/30/2024
54.	E-comment and letter in support of the plan with recommendations	Steven Hartig	09/30/2024
55.	E-comment in support of the plan	Joseph Kane	09/30/2024

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<b>Exhibit No.</b>	<b>Item Description</b>	<b>Received From</b>	<b>Date</b>
56.	E-comment and support in support of the plan	Peter Stockus	09/30/2024
57.	Email in support of the plan	Melissa Schweisguth	09/30/2024
58.	Email in support of the plan	Jacob Goldberg	10/01/2024
59.	Email and letter in support of the plan with recommendations along with affidavit	Amanda Huron	10/01/2024
60.	Email in support of the plan with recommendations	Elissa Woodbury	10/01/2024
61.	Email and letter in opposition of the plan	Alan Socha	10/04/2024
62.	Email in support of the plan with recommendations	Brendan Wray	10/12/2024
63.	Email and letter in support of the plan with recommendations	Joseph Jakuta, Prince George's Sierra Club	10/12/2024
64.	Email in support of the plan with recommendations	Daniel Broder	10/13/2024
65.	Email and letter in opposition of the plan	Shea Winsett	10/13/2024
66.	Email in support of the plan with recommendations	Lindsey Mendelson	10/15/2024
67.	Email in opposition of the plan	Jenny Wesberry	10/15/2024
68.	Email in opposition of the plan	Marcus Shappirio	10/15/2024
69.	Email in opposition of the plan	Alexi Boado Queens Chapel Manor	10/16/2024
70.	Email in support of the plan	Will Koper	10/16/2024
71.	Email in opposition of the plan	Jennifer Kubit	10/16/2024
72.	Email and letter in opposition of the plan	Leonard Lazarus	10/16/2024
73.	Email and letter in opposition of the plan with recommendations	Sally Gifford	10/16/2024
74.	Rezoning Request Form: <b>Washington Gas Light Company</b> Property Address: <b>2130 Chillum Road, Hyattsville, MD 20782</b> Current: <b>AG Zone</b> Request: <b>IE Zone</b>	Midgett S. Parker, Law Office of Midgett Parker, P.A.	10/16/2024

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<b>Exhibit No.</b>	<b>Item Description</b>	<b>Received From</b>	<b>Date</b>
75.	<a href="#">Preliminary West Hyattsville-Queens Chapel Sector Plan</a> (DRAFT III)	M-NCPPC	4/24/2025
76.	<a href="#">Proposed West Hyattsville-Queens Chapel Sectional Map Amendment</a> (DRAFT III)	M-NCPPC	4/24/2025
77.	Individual Applicant Affidavit	Melissa Schweisguth	5/01/2025
78.	Email and letter in opposition of the plan for Avondale/North Woodridge Community	Rachiel P. Durant	5/28/2025
79.	Email and letter in support of the transportation and mobility sections of the plan with recommendations	Gavin Baker	5/30/2025
80.	E-comment in opposition of the plan with concerns related to increases in taxes	Dorothy Hamilton	5/30/2025
81.	Email and letter in opposition of the plan for Avondale/North Woodridge Community	Pat Padua, President Avondale-North Woodridge Citizens' Association's	6/03/2025
82.	Email and letter in opposition of the plan for Avondale/North Woodridge Community	Jo-Anne Butty Avondale/North Woodridge Citizens' Association	6/16/2025
83.	E-comment in opposition of the plan, opposing the change, concerns with townhouse developments	Yohne Shambourger	6/23/2025
84.	Email in opposition of the plan for Avondale/North Woodridge Community	Rosemary & John Latney	6/24/2025
85.	E-comment in opposition of the plan for Avondale/North Woodridge Community	Katherine Goldberg	6/24/2025
86.	Email in opposition of the plan, proposed change in zoning regulations for Jefferson Street and Queens Chapel Road.	Andrea Ganesh	6/25/2025
87.	E-comment & Letter in support of the plan and the expansion of the missing middle rezoning	Cheryl Cort	6/25/2025
88.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations.	Stanford Fraser	6/26/2025

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<b>Exhibit No.</b>	<b>Item Description</b>	<b>Received From</b>	<b>Date</b>
89.	Email in support of the plan and the addition of housing density and walk/bike infrastructure	Bradley Kennedy	6/26/2025
90.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations.	Douglas Stallworth	6/26/2025
91.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations.	Thomas G Zeller	6/26/2025
92.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations.	Judy Allen-Leventhal	6/26/2025
93.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations.	Laurence Aurbach	6/26/2025
94.	Email in support of the plan with recommendations	Mayor Celina R. Benitez City of Mount Rainier	6/26/2025
95.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations.	Steve Bringham	6/26/2025
96.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations.	Ryan Burgess	6/26/2025
97.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations.	Alexander Campbell	6/26/2025
98.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations.	Barry Fargo	6/26/2025
99.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations.	Stanford Fraser	6/26/2025
100.	Letter, email, and e-comment in opposition of the plan for Avondale/North Woodridge Community	Nancy Gaskins	6/26/2025
101.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations	Moir McCauley	6/26/2025

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102.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations	Lindsey Mendelson	6/26/2025
103.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations	Tom Taylor	6/26/2025
104.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations	Thomas G Zeller	6/26/2025
105.	E-comment in opposition of the plan the plan for Avondale/North Woodridge Community	Jewel Smith	6/26/2025
106.	E-mail in opposition of the plan the plan for Avondale/North Woodridge Community	R. Ikard	6/27/2025
107.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations	Matthew Girardi	6/27/2025
108.	E-comment in support of the plan within favor of the transition to a residential single family attached	Nora Doyle	6/27/2025
109.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Veronica Ebert /Veronica Padua	6/29/2025
110.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Elvira Ebert	6/29/2025
111.	E-mail in opposition of the plan with recommendations	Daniel Broder	6/29/2025
112.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Antoinette H. Brown, PhD	6/30/2025
113.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Jewel Smith	6/30/2025
114.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations	Bernard Holloway	6/30/2025
115.	Email in support of the plan & Individual Applicant Affidavit. Supports the upzoning reclassifying much of the neighborhood to RSF-A allowing townhouses.	Amanda Huron	6/30/2025

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116.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Eric Newberry	6/30/2025
117.	E-comment in with concern of the plan and recommendation.	Alexi Boado	6/30/2025
118.	E-comment in with concern and recommendation.	Donna Owens	6/30/2025
119.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations.	Jacob Barker	7/01/2025
120.	E-mail in opposition of the plan with recommendation	Alan Socha	7/01/2025
121.	Errata Sheet	M-NCPPC	7/01/2025
122.	<a href="#">Staff Draft West Hyattsville-Queens Chapel Sector Plan (Draft II)</a>	M-NCPPC	7/01/2025
123.	<a href="#">Resolution – Proposed Sectional Map Amendment (SMA) (Draft II)</a>	M-NCPPC	7/01/2025
124.	<a href="#">First Staff Draft West Hyattsville Queens Chapel Sector Plan</a>	M-NCPPC	7/01/2025
125.	<a href="#">Resolution – Proposed Sectional Map Amendment (SMA) (Draft I)</a>	M-NCPPC	7/01/2025
126.	<a href="#">2015 Greater Chillum Community Study</a>	M-NCPPC	7/01/2025
127.	<a href="#">2006 Approved Transit District Development Plan and Transit District Overlay Zoning Map Amendment for the West Hyattsville Transit District Overlay Zone</a>	M-NCPPC	7/01/2025
128.	<a href="#">2004 Approved Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District</a>	M-NCPPC	7/01/2025
129.	<a href="#">1994 Approved Master Plan and Sectional Map Amendment for Planning Area 68</a>	M-NCPPC	7/01/2025
130.	<a href="#">1989 Approved Master Plan for Langley Park- College Park-Greenbelt and Vicinity and Adopted Sectional Map Amendment for Planning Areas 65, 66, and 67</a>	M-NCPPC	7/01/2025

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<b>Exhibit No.</b>	<b>Item Description</b>	<b>Received From</b>	<b>Date</b>
131.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations	Peter Zorc	7/01/2025
132.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Avondale North Woodbridge	7/01/2025
133.	E-mail in opposition of the plan	Pat Padua, President, Avondale/North Woodridge Community	7/01/2025
134.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations	Elissa Woodbury	7/04/2025
135.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations	Gregory Pitman	7/05/2025
136.	Email in support of the plan to foster a more inclusive and walkable community around two Metro stations	Brian Wivell	7/08/2025
137.	Email and letter regarding Queenstown Apartments	Connie Kaufman / Casey L. Cirner, Esquire, Miles & Stockbridge	7/09/2025
138.	E-mail in opposition of the plan for Avondale/North Woodridge Community with 12-page Petition	Avondale North Woodridge	7/10/2025
139.	Email and Letter in support of the plan with comments	Thomasina (Tina) Saxon / Nate Evans, Assistant Chief, Regional and Intermodal Planning Division, MDOT	7/10/2025
140.	E-mail in opposition of the plan	Avondale North Woodridge/ Pat Padua	7/11/2025
141.	E-mail & Letter in opposition of the plan with comments	Shea A. Winsett, PhD	7/15/2025
142.	E-mail in opposition of the plan with concern regarding property taxes	Jacquelyn & Denny Henry	7/17/2025
143.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Crystal Arthur	7/21/2025
144.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Marcia Iceton	7/21/2025



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<b>Exhibit No.</b>	<b>Item Description</b>	<b>Received From</b>	<b>Date</b>
145.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Regina Ikard	7/21/2025
146.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Antoine Smith	7/21/2025
147.	E-mail in opposition of the plan for Avondale/North Woodridge Community	N Carter	7/21/2025
148.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Avondale North Woodbridge Workshop	7/21/2025
149.	E-mail in opposition of the plan for Avondale/North Woodridge Community with 2-page Petition	Avondale North Woodridge/ Pat Padua	7/21/2025
150.	Email in support of the plan with recommendations	Dan Behrend	7/21/2025
151.	E-mail with concerns about upzoning in a small neighborhood	Jennifer Kubit	7/21/2025
152.	Email with recommendations and concerns	Melissa Schweisguth	7/21/2025
153.	Email with recommendations and concerns	Greg Smith	7/21/2025
154.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Jewel B Smith	7/21/2025
155.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Anne Weeks	7/20/2025
156.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Award Lidia	7/21/2025
157.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Bigelow Vilma	7/21/2025
158.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Sarah Gallagher	7/21/2025
159.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Bertha Jackson	7/21/2025
160.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Maria Ramm	7/21/2025

<b>ITEMS RECEIVED AFTER THE CLOSE OF THE RECORD</b>			
<b>Exhibit No.</b>	<b>Item Description</b>	<b>Received From</b>	<b>Date</b>
T-1.	Email and Letter in support of the plan with recommendations	Jeff Ulysse, City Planner for the City of Hyattsville	7/25/2025

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ITEMS RECEIVED AFTER THE CLOSE OF THE RECORD			
Exhibit No.	Item Description	Received From	Date
T-2.	E-mail in opposition of the plan for Avondale/North Woodridge Community with 2-page Petition	Avondale North Woodridge/ Pat Padua	8/05/2025
T-3.	E-mail in opposition of the plan for Avondale/North Woodridge Community	Anne Powell	8/06/2025
T-4.	Letter in support of some initiatives with comments and recommendations	Adebola Adepoju, Environmental Health Specialist, Health Department	8/18/2025
T-5.	Letter with comments and recommendations	Kevin Stephen, DCAO, GITE, Office of the County Executive	8/08/2025

STATE ETHICS COMMISSION  
45 CALVERT STREET, 3<sup>RD</sup> FLOOR  
ANNAPOLIS, MD 21401  
410-260-7770  
1-877-669-6085

This Form Is To Be Filed With:  
CLERK OF THE COUNTY COUNCIL  
COUNTY ADMINISTRATION BUILDING  
ROOM 2198  
UPPER MARLBORO, MD 20772  
301-952-3600

## **Individual Applicant Affidavit**

(Form PG 1)

### General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires applicants to file this affidavit with applications filed with the District Council. This form should be submitted only by an individual who is: (i) a title owner or contract purchaser of land that is the subject of an application; (ii) a trustee who holds an interest in land that is the subject of an application, excluding a trustee described in a mortgage or deed of trust; or (iii) a holder of at least a 5% interest in a business entity that has an interest in the land that is the subject of an application, provided the individual has substantive involvement in directing the affairs of the business entity regarding the disposition of the land, or is engaged in substantive activities specifically pertaining to land development in Prince George's County as a regular part of the business entity's business activities. **In short, this form should be used whenever an individual, rather than a business entity<sup>1</sup>, is required to file an affidavit as part of an application. All other applicants should file the Business Entity Applicant Affidavit (Form PG 2).**

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Business Entity Applicant Affidavit. You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf> that contains additional filing information, including timing requirements.

### Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to the Council's consideration. Please note that under §5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

### Identifying Information

Name of Applicant Melissa Schweisguth

Case No. (where applicable) N/A:

West Hyattsville-Queens Chapel Sector Plan and SMA

Address of Applicant 5020 38th Ave, Hyattsville, MD 20782

Identity of the Property/  
Subject of Application Property currently zoned RSF-65

Type of Application Zoning /Map Amendment  
(see §5-833(d)) proposed zoning  
intensification

<sup>1</sup>Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.

Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? \_\_\_\_ Yes X No

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____
_____	_____

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

_____	_____
_____	_____

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? \_\_\_\_ Yes X No

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? \_\_\_\_ Yes X No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

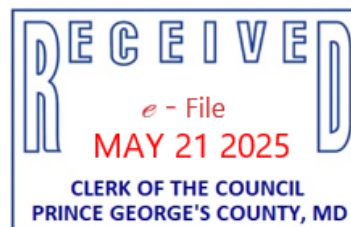
I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

Melissa A. Schweisguth  
Signature (original to be filed with the Clerk)

Melissa A Schweisguth  
Printed Name of Signer

\_\_\_\_\_  
Title of Signer (if applicable)

5/21/2025  
Date



**Butler, Tina T.**

---



**From:** rachieldurant@verizon.net  
**Sent:** Wednesday, May 28, 2025 1:28 PM  
**To:** onlinesignup  
**Subject:** Response to Sector Plan for Rezoning of West Hyattsville-Queens Chapel Area  
**Attachments:** rezoning.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Hello,

Attached is my response to the Rezoning Plan for West Hyattsville-Queens Chapel based on the Sector Plan.

Thank you,

Rachiel P. Durant  
5416 20th Ave.  
Hyattsville, MD 20782

May 28, 2025

Ms. Rachiel P. Durant  
5416 20<sup>th</sup> Avenue  
Hyattsville, MD 20782

Greetings County Council Person Wanika Fisher & County Planning Board,

I am submitting written comments in reference to the proposed **Residential, Single-Family-Attached (RSF-A)** for the West Hyattsville-Queens Chapel Sector Plan which involves potential rezoning for properties of the Avondale/North Woodridge Community.

I am against a change in the zoning classification. I oppose this change for the following reasons:

- A rise in property taxes.
- Parking of additional cars and commercial vehicles in the community.
- Rental of additional attachment, stories, garage housing and buildings to existing homes.
- Decrease in water pressure and an increase of utilities for existing homes.
- The effect of additional piping for the current infrastructure for water, gas, and electricity.
- An increase in animals, trash, and debris for existing homes.
- A loss of a sense of a residential community.
- This could also increase crime; carjacking, burglaries, robberies, thefts, dumping of stolen cars and assaults.

Thank you for making my written opposition a part of record to the rezoning.

Concerned Prince Georges County Resident,



Ms. Rachiel P. Durant

**Butler, Tina T.**



**From:** Butler, Tina T.  
**Sent:** Friday, May 30, 2025 1:49 PM  
**To:** onlinesignup  
**Subject:** FW: New eComment for PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** noreply@granicusideas.com <noreply@granicusideas.com>  
**Sent:** Thursday, May 29, 2025 3:24 PM  
**To:** onlinesignup <onlinesignup@co.pg.md.us>; Moses, Leonard D. <LDMoses@co.pg.md.us>  
**Subject:** New eComment for PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

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New eComment for PUBLIC HEARING NOTICE -  
Joint Public Hearing - The Preliminary West  
Hyattsville-Queens Chapel Sector Plan and  
Proposed Sectional Map Amendment (SMA)  
(Draft III)

Gavin Baker submitted a new eComment.

Meeting: PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Item: JT 07012025 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON THE PRELIMINARY WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT (SMA) (DRAFT III) (CR-002-2022)

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: Please see attachment

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Testimony of

Gavin Baker

Before the Prince George's County Planning Board and County Council

On the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional  
Map Amendment, Third Draft

May 29, 2025

I am writing to provide testimony regarding the third draft of the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment.

**Overall comments on Transportation and Mobility Section**

**Support:** I broadly support the Transportation and Mobility Section, which includes many elements that will make it safer and easier to walk and bike in the plan area.

**Complete the Prince George's Connector Trail**

**Support:** I strongly support completing the Prince George's Connector Trail (labeled T-210 in this plan), as described in strategies TM 4.1, TM 4.6, TM 8.3, and TM 1.14. The Prince George's Connector Trail is a key regional trail project which is included in the National Capital Trail Network plan. Constructing it will significantly advance transportation options between Prince George's County and the District of Columbia.

**Safer trail crossings**

**Support:** I support improving the safety of trail crossings at wide/high-volume roadways, as described in strategy TM 8.3. I support prioritizing these locations, as described in strategy TM 8.3:

- MD 500 (Queens Chapel Road) and the Northwest Branch Trail
- T-210 (Anacostia Gateway/Prince George's Connector Trail), 16th Avenue, and MD 501 (Chillum Road)
- MD 501 (Chillum Road) and T-217

**Recommended change:** The plan should prioritize the existing trail crossing of MD 501 (Chillum Road), east of the Green Line overpass. This location should be added to the list in strategy TM 8.3.

**Recommended change outside the scope of the Sector Plan:** Crossing safety improvements are urgently needed at Sligo Creek Trail's crossing of MD 212 (Riggs Road).

### **Other key bike and trail projects**

**Support:** I support providing protected or off-street bike facilities, as described in strategy TM 1.18, particularly the following projects:

- UM-207: MD 500 (Queens Chapel Road) from Eastern Avenue NE to 24th Avenue: Bike lanes – however, these should be barrier-separated
- UM-207: MD 500 (Queens Chapel Road) from 24th Avenue to MD 410 (East West Highway): Barrier-separated (protected) bike lanes
- UM-227: MD 501 (Chillum Road) from 16th Avenue to MD 500 (Queens Chapel Road): Barrier-separated (protected) bike lanes, a shared-use sidepath (T-217), maximum 25 mph speed limit
- UC-227: MD 501 (Chillum Road) from MD 500 (Queens Chapel Road) to Arundel Road: Barrier-separated (protected) bike lanes
- P-223: LaSalle Road from 19th Avenue to Eastern Avenue NE, and 19th Avenue from LaSalle Road to MD 501 (Chillum Road): Shared-use path

**Recommended change:** Table 13 under strategy TM 1.18 should specify barrier-separated (protected) bike lanes on UM-207: MD 500 (Queens Chapel Road) from Eastern Avenue NE to 24th Avenue.

**Support:** I support the recommended trail and bike facilities in strategy TM 4.1, particularly:

- T-207 between the Northwest Branch Trail and Heurich Dog Park.
- T-210: Anacostia Gateway/Prince George's Connector Trail between Chillum Park and the Metropolitan Branch Trail in Washington, D.C. (as discussed above)
- T-217: West Hyattsville Greenway, particularly the portion along MD 501.

**Support:** I support the recommendation in strategy TM 1.7 to coordinate with the District of Columbia to upgrade Eastern Avenue NE between MD 500 (Queens Chapel Road) and US 1 Alternate (Bladensburg Road) to add a sidepath or protected bike lanes. This is consistent with the planned Eastern Ave. Trail in the National Capital Trail Network.

### **Trail connections**

**Support:** I support strategy TM 4.7 to increase the number of direct trail connections to the Northwest Branch Trail.

**Recommended change outside the scope of the Sector Plan:** Explore the feasibility of a future trail segment from Michigan Park Hills Park (at the intersection of T-210, 16th Avenue, and Chillum Road) to the west, roughly paralleling the channelized Northwest Branch, to Chillum Hills Park, and continuing to Eastern Ave. NE near Kennedy St. NE.

### **Traffic calming**

**Support:** I support strategy TM 8.1 to implement traffic calming strategies, particularly on MD 501 (Chillum Road) and MD 500 (Queens Chapel Road).

**Support:** I support strategy TM 1.10 to institute a road diet on MD 501 (Chillum Road, UM-227) from 16th Avenue to MD 500 (Queens Chapel Road).

**Support:** I support the recommendation in strategy TM 1.18 to reduce the speed limit to 25 mph on MD 501 (Chillum Road, UM-227) from 16th Avenue to MD 500 (Queens Chapel Road).

### **Wayfinding**

**Support:** I support wayfinding signage to and from trails, as described in strategies HD 1.4 and TM 5.19.

### **Park enhancements**

**Support:** I support the park enhancements recommended in strategy PF 1.1, particularly Chillum Park Enhancements and Avonridge Gateway Plaza.

**Recommended change:** The plan should recommend improving the existing playground in Avondale Park. See strategy HC 4.3 (“Renovate and revitalize existing recreation and community facilities that serve the sector plan area”).

**Butler, Tina T.**



**From:** noreply@granicusideas.com  
**Sent:** Friday, May 30, 2025 6:21 PM  
**To:** onlinesignup; Moses, Leonard D.  
**Subject:** New eComment for PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

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## New eComment for PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Dorothy Hamilton submitted a new eComment.

Meeting: PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Item: JT 07012025 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON THE PRELIMINARY WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN

West Hyattsville Queen Chapel (SMA)  
**EXHIBIT 80**

AND PROPOSED SECTIONAL MAP AMENDMENT (SMA) (DRAFT III) (CR-002-2022)  
Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: I oppose the rezoning of West Hyattsville, because it will displace senior citizens by constructively increasing taxes. Senior citizens have fixed incomes, increased healthcare costs,( doctors and prescription) , limited funds and resources. Many are struggling to pay inflated costs of basic bill (electric, heating and cooling, various insurances, home auto, Medicare, and life. Many are unable to provide adequate meals, for themselves. Many are unable to maintain basic up keep of the exterior, yet add an addition. over crowding areas leads to crime, and congestion. police never like to respond to domestic violence of any kind. crowding leads to violence between people. The Neighborhood is poorly lighted and potential mugging can happen. the pedestrian bridge leading to the subway is dangerous to walk. many stores have been robbed and have closed.(seven eleven, international market, price rite, queens beauty) safety has to be addressed. taxation is important, twenty-five years of taxes

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**Butler, Tina T.**

**From:** Clerk of the Council  
**Sent:** Tuesday, June 3, 2025 10:36 AM  
**To:** onlinesignup  
**Subject:** FW: Avondale-North Woodridge Citizens' Association's Opposition to the W HVL-QC sector plan/SMA

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Donna J. Brown, Clerk of the Council**

Prince George's County Council

1301 McCormick Drive + Largo, MD 20774

O: 301-952-3600 F: 301-952-5178 C: 240-351-9777 E: [ClerkoftheCouncil@co.pg.md.us](mailto:ClerkoftheCouncil@co.pg.md.us)

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**From:** Pat Padua <pat.padua@gmail.com>  
**Sent:** Tuesday, June 3, 2025 10:07 AM  
**To:** Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>  
**Subject:** Avondale-North Woodridge Citizens' Association's Opposition to the W HVL-QC sector plan/SMA

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Good morning,

I am writing on behalf of myself and my neighbors with great concern. As President of the Avondale North Woodridge Citizen's Association, we are concerned that the third draft of the West Hyattsville/Queens Chapel Sector Plan and SMA, which proposes rezoning from RSF-65 to RSF-A, will irreparably alter the character of our community, and not for the better.

Our reasons for opposing the rezoning fall into multiple categories, each crucial to the quality of life of our neighbors, and the continued health of the community.

**Jurisdiction:** First, the rezoning proposal was made **without any input from the community**. At all. Avondale Grove/North Woodridge was indeed part of the scope of previous drafts of the sector plan, but previously, no policies were proposed that would dramatically affect the community. However, the third draft, introducing the rezoning of the area from RSF-65 to RSF-A, is a major policy change, and by the planning board's schedule aiming for approval by Fall of 2025, there is not nearly enough time to study the negative impact on the area.

**Safety:** While the Lidl supermarket is a welcome upgrade to area shopping, the strip of establishments on Chillum Rd cater to vice: the strip club Mustangs, the Story dispensary, and the recently opened 24-

hour convenience store where one can purchase brass knuckles at all hours. In this climate, crime is already a concern for the current population density; **encouraging infill will only increase the criminal activity, in a neighborhood with significant populations of elderly residents and young families, in a police district that is already short staffed.**

**Environmental:** A more densely populated neighborhood would be a greater strain on the already limited green space and parkland in the area. Note that the most prominent new development in the last decade, the townhouses built on the West side of Queens Chapel Rd just north of Russell Ave, devastated the ravine behind Russell Ave. that provided a haven for all sorts of animal life that was crucial to a healthy environment. It was only recently brought to my attention that the area's bat population, which previously helped keep invasive insects under control, was devastated by the loss of the ravine. **Additional vehicle traffic caused by greater density would further reduce air quality and the quality of life for area residents.**

**Infrastructure:** Traffic on Queens Chapel Rd at rush hour is increasingly impassable, and **added density would make traffic and parking much worse.** County services, including police, are already a challenge to access in this neighborhood, and an increase in population density without the resources to support that population would reduce the quality of living.

**Economic:** the planning group concedes that "rezoning can impact property value, which in turn may impact property tax obligations." These points suggest a potential future where our community could become significantly more densely populated, as property owners might be incentivized to redevelop their properties into duplexes or triplexes. This **increased density could lead to higher property taxes, without a corresponding improvement in county services** to support a larger population.

**Historical:** Avondale Grove was the last community developed by legendary Washington architect Henry Wardman. In fact, his last residence was on LaSalle Rd. Wardman envisioned a community like that in his native England, a hamlet of single-family homes where residents could walk to the corner bakery amid a modest commercial strip of local services. That commercial strip is inadequately served as it is by Avondale Shops, whose most recent additions include a vape shop. Avondale Grove has survived since the 1940s mostly true to Wardman's vision, with very little infill. **Rezoning to encourage developers to infill the neighborhood would ruin a charming, historically significant neighborhood.**

These factors and more will measurably reduce the quality of life of residents in Avondale Grove and surrounding neighborhoods and will make it a far less appealing place to live. During a meeting with planning representative Thomas Lester, when asked for an example of the kind of development this rezoning would lead to, Mr. Lester showed us photos of a neighborhood near the West Hyattsville Metro station that's lined with duplexes and triplexes, an area where parking is at a premium and neighborhood charm is at a minimum. We do not want that for our neighborhood, and I don't believe anyone on the Planning board or the council would find such a neighborhood desirable for themselves or for their families.

I and my neighbors plan to attend the public hearing on July 1<sup>st</sup> to make our voices heard. We will do anything we can to maintain the integrity of our community.

Sincerely,

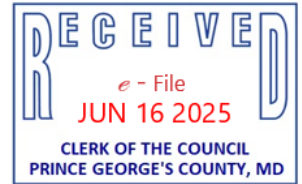
Pat Padua

President, Avondale/North Woodridge Citizens' Association



**Butler, Tina T.**

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**From:** Jo-Anne Butty <jmbutty@gmail.com>  
**Sent:** Monday, June 16, 2025 12:29 PM  
**To:** onlinesignup  
**Cc:** James Butty  
**Subject:** Written Statement - Preliminary W Hyattsville-QC Sector Plan & Proposed SMA(Draft III)  
**Attachments:** Written Statement-Preliminary W Hyattsville-QC Sector Plan Proposed SMA (Draft III)-James and Jo-Anne Butty 6-16-25.pdf

**Follow Up Flag:** Follow up  
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Hello,

Please find attached the written statement, for the record, regarding the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (Draft III).

Regards,

James and Jo-Anne Butty  
4831 Russell Ave  
Hyattsville, MD 20782  
[jmbutty@gmail.com](mailto:jmbutty@gmail.com)

James & Jo-Anne Butty  
4831 Russell Ave  
Hyattsville, MD 20782

June 16, 2025

Lakisha Hull  
Planning Director  
M-NCPPC  
Prince George's County Planning Department  
1616 McCormick Drive  
Largo, MD 20774

Dear District Council and Prince George's County Planning Board:

We, James Butty and Jo-Anne Butty, are writing to express our strong opposition to the proposed rezoning of our property at 4831 Russell Ave, Hyattsville, MD 20782. As long-time residents and active members of the Avondale/North Woodridge Community, we are deeply concerned about the potential impact of this change on our neighborhood.

The correspondence received from Ms. Lakisha Hull, Planning Director, on May 12, 2025 indicated that our property located at 4831 Russell Ave, Hyattsville, MD 20782 is currently under consideration to be rezoned from Residential, Single-Family-65 (RSF-65) to Residential, Single-Family-Attached (RSF-A) as recommended by the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (Draft III). We believe that the zoning classification change would pose a significant threat to the character, safety, and quality of life to our community:

- **Loss of Community Character:** The proposed change with zoning intensification that includes the addition of duplexes and triplexes would alter the established residential character of our community, reduce green space and impact the peaceful, family-friendly environment that we as residents value. We love the simplicity and charm of our 1930's/1940's single family homes and believe that adding duplexes and triplexes to our community would negatively change its beauty and character.
- **Increased Traffic and Safety Hazards:** The proposed rezoning would lead to a substantial increase in traffic volume and parking on streets not designed for high capacity, creating serious safety concerns for residents, especially children, elders, and pedestrians. For example, the recent increase in traffic on Russell Avenue has already led to several near-miss incidents involving cars backing out from driveways and the struggle to find parking on the street in the evenings.
- **Strain on Local Infrastructure and Services:** Our community's infrastructure—including roads, water, sewage, and public services such as schools and emergency response—is not equipped to manage the density that the rezoning would bring. As

an unincorporated community we struggle with code enforcement issues that would be exacerbated with a denser community.

- **Negative Environmental Impact:** Development under the new zoning could result in increased runoff, reduced air quality, increased noise pollution, and the loss of mature trees and natural habitats for birds, deer, racoons, and foxes.

For these reasons, we respectfully request to vote **against** the proposed rezoning of the Avondale/North Woodridge community.

In conclusion, we urge the District Council and Prince George's Planning Board to consider the significant negative impact the proposed rezoning would have on the Avondale/North Woodridge community. We believe that growth should be managed responsibly and in line with the long-term vision and needs of our unincorporated suburban community.

Thank you for your consideration.

Sincerely,

*James Butty*

*Jo-Anne Butty*

James and Jo-Anne Butty  
Avondale/North Woodridge Citizens' Association Members

**Butler, Tina T.**

**From:** noreply@granicusideas.com  
**Sent:** Monday, June 23, 2025 11:12 AM  
**To:** onlinesignup; Moses, Leonard D.  
**Subject:** New eComment for PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

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## New eComment for PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Yohne Shambourger submitted a new eComment.

Meeting: PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Item: JT 07012025 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON THE PRELIMINARY WEST HYATTSTVILLE-QUEENS CHAPEL SECTOR PLAN

West Hyattsville Queen Chapel (SMA)

AND PROPOSED SECTIONAL MAP AMENDMENT (SMA) (DRAFT III) (CR-002-2022)  
Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: I oppose this change. There are too many town home developments being built and not enough new single family homes. This change will make it denser where parking is already an issue. The zoning should remain the same.

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**Butler, Tina T.**

**From:** Clerk of the Council  
**Sent:** Thursday, July 24, 2025 11:19 AM  
**To:** onlinesignup  
**Subject:** FW: Opposition to the rezoning of Avondale/North Woodridge in the W-HVL Sector Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Donna J. Brown, Clerk of the Council**

Prince George's County Council

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**From:** Rosemary Latney <latneyr@verizon.net>  
**Sent:** Tuesday, June 24, 2025 2:12 PM  
**To:** Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>  
**Cc:** Augustine Malcolm Senator (District) <senator.m.augustine@senate.state.md.us>; Esq Councilmember Wanika B. Fisher <wanika@wanikafisher.com>; At-Large Member Hawkins <atlargehawkins@pgccouncil.us>  
**Subject:** Opposition to the rezoning of Avondale/North Woodridge in the W-HVL Sector Plan

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Greetings: Councilmembers Hawkins, Olson, Oriadha, Harrison and Dernoga  
It is with strong opposition that appeal to you to remove Avondale from your proposal to rezone. My big question is WHY? who will benefit from this change? Certainly not the residents of Avondale.

There are so many other viable proposals that would benefit the community other than rezoning. I don't have to list them because you already know this. My greatest concerns with the rezoning is there will be increase in traffic population that could strain the existing infrastructure; potential decrease in property value; continued loss of green space; change in the character of our neighborhoods and sadly, possible displacement of our existing residents

My husband and I have lived in Avondale for 43 years. We have seen the changes that have impacted traffic and the safety factor of walkability. I hope those who are considering this proposal has a positive vested interest in Avondale. My question to you is: Do you think this type of proposal would work in College Park Estates or University Park? You know the answer, so lets leave Avondale as is.

With Respect and Gratitude,  
Rosemary and John Latney  
4800 Russell Avenue  
Hyattsville, MD 20782

West Hyattsville Queen Chapel (SMA)

301.927.1758

**Butler, Tina T.**



**From:** noreply@granicusideas.com  
**Sent:** Tuesday, June 24, 2025 5:26 PM  
**To:** onlinesignup; Moses, Leonard D.  
**Subject:** New eComment for PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

**Follow Up Flag:** Follow up  
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## New eComment for PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Katherine Goldberg submitted a new eComment.

Meeting: PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Item: JT 07012025 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON THE PRELIMINARY WEST HYATTSSVILLE-QUEENS CHAPEL SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT (SMA) (DRAFT III) (CR-002-2022)

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: As a resident of Avondale, I oppose rezoning Avondale Grove/North Woodridge from RSF-65 to RSF-A, and demand you remove Avondale from this rezoning plan. I am particularly concerned about the impact this proposal will have on parking and roadways. Our roads are narrow, and dense parking on both sides effectively renders the roads one-way, with



no room for two cars to pass. Increased housing density will dramatically challenge residents living on these narrow roads. Avondale is a beautiful, historic neighborhood, and the neighbors are engaged in their community. During last winter's big snow storm, we joined our neighbors in clearing the snow together, stepping in to support older residents, clearing parking spots and driveways for each other. Our neighbors, many of whom have lived here for 25+ years, put on music and worked together. That is the spirit of this neighborhood. These neighbors have had no input, and will only be negatively impacted by these policy changes.

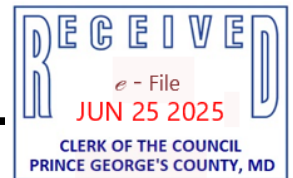
[View and Analyze eComments](#)

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**Butler, Tina T.**

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**From:** Andrea Ganesh <andrea.ganesh@gmail.com>  
**Sent:** Wednesday, June 25, 2025 2:31 PM  
**To:** onlinesignup  
**Subject:** Speaking at hearing

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

To whom it may concern.

I'm Andrea Ganesh. I own two properties on Jefferson Street and Queens Chapel Road. I would like to speak at the zoning hearing on July 1, 2025. I have lived in the neighborhood since 1982. I object to the change in zoning that is being proposed. I would also like to speak on behalf of my daughter Nisha Ganesh who owns 3402 Jefferson Street and my son Andrew Ganesh who owns 3400 Jefferson Street. I own 5403 Queens Chapel Road and 3406 Jefferson street.

We object to the zoning being changed for this neighborhood.

See you at the meeting.

Thank you,

Andrea Ganesh.

**Butler, Tina T.**



**From:** noreply@granicusideas.com  
**Sent:** Wednesday, June 25, 2025 2:40 PM  
**To:** onlinesignup; Moses, Leonard D.  
**Subject:** New eComment for PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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## New eComment for PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Cheryl Cort submitted a new eComment.

Meeting: PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Item: JT 07012025 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON THE PRELIMINARY WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT (SMA) (DRAFT III) (CR-002-2022)

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: Please see attached testimony in support. I apologize for not testifying in person, but I have a vacation schedule conflict.

[View and Analyze eComments](#)

West Hyattsville Queen Chapel (SMA)  
**EXHIBIT 87**

June 25, 2025

The Hon. Ed Burroughs  
Chair, Prince George's County District Council

Mr. Peter Shapiro  
Chairman of the Prince George's County Planning Board  
Maryland National Capital Park and Planning Commission  
Wayne K. Curry Administration Building  
1301 McCormick Drive, Largo MD

Via Email: [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us), [onlinesignup@co.pg.md.us](https://onlinesignup.co.pg.md.us)

RE: **Support** for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (April 2025), ) (CR-002-2022)

Dear County Council Chair Burroughs and Planning Board Chair Shapiro:

Thank you for the opportunity to provide testimony in support of the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III). We commend the expansion of the missing middle rezonings to allow more flexibility for additional smaller homes within walking distance to Metro.

The Coalition for Smarter Growth (CSG), advocates for walkable, bikeable, inclusive, transit-oriented communities as the most sustainable and equitable way for the Washington, DC region to grow and provide opportunities for all. We also support and work closely with RISE Prince George's, a group of county residents and allies advocating for policies and practices that build shared, sustainable prosperity in Prince George's County by creating safe, walkable, inclusive and transit-oriented communities. The following testimony reflects the views of the Coalition for Smarter Growth. We would have liked to testify in person as we did last time, but had a vacation scheduling conflict.

We are pleased to again express our support for the plan -- draft III -- which will do more to enhance housing choices, improve walk and bicycle access, and better connect the community to two Metrorail stations - West Hyattsville and Hyattsville Crossing. This plan would provide increased access to jobs, services and homes, in a way that minimizes automobile trips and reduces greenhouse gas emissions. This plan is comprehensive and extensive. Below, we highlight a few key comments and recommendations.

## Housing

We support the rezonings to foster a wider range of homes close to Metro, especially by expanding the LTO and RSF-A zones. The LTO zone is a mixed use transit-oriented zone that

fosters a mix of apartments or condos, and other uses to enable more people to live near and have access to transit.

We support the proposed change from RSF-65 to RSF-A, or single family *detached* to single family *attached*, up to 3 dwellings. We concur this will facilitate modest infill and missing middle housing development, helping more families and individuals find homes they can afford to buy or rent, close to Metro. The rezoning would diversify the types of homes within close access to two Metro stations, and help support more nearby services and stores.

We note again that the affidavit required for a homeowner living in the proposed rezoning area is a burden only borne by homeowners who want to express support for this proposed change. If a homeowner in the rezoning area opposes it, they do not face this barrier. We recommend revising this uneven burden for homeowners to participate in these land use decisions.

**Accessory dwelling units** - We support the allowance of accessory units, and urge the Planning Board to accelerate work on setting new zoning rules to permit this important flexible housing type. This is especially relevant now that a new state law requires local jurisdictions to adopt ADU regulations.

**Preventing displacement** - We appreciate the plan addressing this issue, but recommend that it also emphasize the success and importance of the county's [Right of First Refusal law](#). The county has effectively exercised the authority of this law, in collaboration with qualified housing providers to preserve 1,887 units since 2021. This should be highlighted so that the new administration will also act decisively using this tool to preserve at risk naturally occurring affordable housing.

## Transportation

**Support removal of Vehicle LOS as a metric in TOD areas** - We strongly support the plan's proposed elimination of vehicle Level of Service (LOS) as a performance metric in urban, transit-oriented areas. We recommend this change be included in [Go Prince George's](#) to enhance all TOD areas in the county. LOS's vehicle-first approach is not appropriate for transit station areas where walking, biking and riding transit are important features of the community and transportation system. We support the use of alternative approaches to improving multimodal transportation, with a focus on safety for vulnerable users. All the roadway designs in the plan area should be retrofitted to support low-speed, multimodal access.

We reiterate our support for the **removal of free right turns/slip lanes** throughout the plan area. We appreciate that this recommendation has been strengthened in version III of the draft

document, but we urge the plan to push for expedited evaluation and quick build retrofits. The plan should recognize MDOT's adoption of quick build solutions to address traffic safety issues. [Local and national experience](#) converting slip lanes with temporary measures is an effective quick build solution in Metro station and high-pedestrian activity areas.

**Reduced turning radii** - We support corner reducing turning radii, and ask the county to ensure that all corners of intersections are designed with tight, 15-foot effective turning radii, or no greater than 25' effective turning radii for bus and truck routes. Tighter turns help slow vehicle speeds, protecting people walking and biking, and reducing crossing distances. Slower speeds also are safer for people in motor vehicles.

We applaud the proposed revision of speed limits to better match the context -- with **20-25 mph speed limits**. These speed limits are appropriate for urban areas and consistent with the county's adopted Urban Street Design Standards. Higher speeds are not appropriate for TOD and urban areas.

We support recommended **street retrofits, protected bike lanes, shared use paths, trail connections, sidewalk expansions, sidewalk gap connections, and other improved pedestrian facilities**. We also want to see improved bike and walk access to the Hyattsville Crossing Metro station, including bike ramps along stair wells.

Ager Road and Belcrest Road should be on the list for road diets, retrofitting from 4 to 2 travel lanes. We would like to see evidence that traffic volumes justify 4 travel lanes on these roadways. Turn pockets can be provided to manage turning movements. Overly wide roadways generate higher speeds by vehicles which increases crash risk, and act as barriers dividing the community, reducing access to Metro and other destinations.

**Parking management** - We support on-street parking management to address concerns as we make room for safer walking and bicycling in the public right of way. Parking management should be used to especially address walk and bike safety around schools. We recommend managing vehicle parking supply on-street and off through pricing, permitting, and other tools, to encourage availability, while minimizing new parking supply, and improving alternatives to driving.

*RE: TM 10.5. Permit and encourage a 50 percent parking reduction within one-quarter mile of the West Hyattsville Metro Station*

We support parking reductions, and TM 10.5, but ask that the change clarify TOD reductions as a matter of right, not subject to the Director's approval. Overall, we recommend elimination of

parking minimums within a half mile of Metro stations. Right-sizing parking by removing mandates will help bring down barriers to quality, less costly transit-oriented development.

**Green streets implementation** - We ask the Council to support the recommendations for green street improvements. Green streets have many benefits -- pedestrian comfort from shade, reduced stormwater runoff and flooding, and slowed vehicular traffic.

## **Conclusion**

We reiterate our support for this plan which will foster more diverse housing opportunities for residents to buy or rent, in close proximity to Metro and services. These land use changes and transportation improvements will enhance the safety, accessibility, affordability, and quality of life for surrounding communities and our region.

Thank you for your consideration.

Sincerely,



Cheryl Cort  
Policy Director



**Butler, Tina T.**

**From:** dvok25@everyactioncustom.com on behalf of Stanford Fraser <dvok25@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 8:53 AM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This bold plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

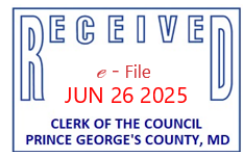
- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Stanford Fraser  
7815 Michele Dr Hyattsville, MD 20785-4503 dvok25@gmail.com





**Butler, Tina T.**

**From:** bradley.c.kennedy@everyactioncustom.com on behalf of Bradley Kennedy  
<bradley.c.kennedy@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 8:40 AM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

I have lived in the neighborhood and used West Hyattsville as my primary metro station for nearly 20 years. I drive, bike, and walk in the neighborhood, and I strongly support additional housing density and walk/bike infrastructure here.

This bold plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

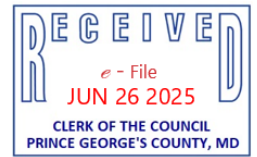
- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Ms. Bradley Kennedy  
3810 32nd St Mount Rainier, MD 20712-2015 bradley.c.kennedy@gmail.com

**Butler, Tina T.**



**From:** dcastallworth@everyactioncustom.com on behalf of Douglas Stallworth  
<dcastallworth@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 2:13 PM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This bold plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

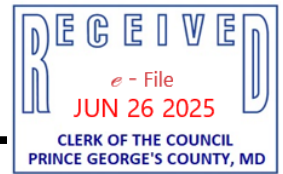
- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Douglas Stallworth  
1125 Kalmia Rd NW Washington, DC 20012-1423 dcastallworth@aol.com

**Butler, Tina T.**



**From:** tom\_g\_zeller@everyactioncustom.com on behalf of Thomas G Zeller  
<tom\_g\_zeller@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 9:10 AM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This bold plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Thomas G Zeller  
116 Julian Ct Greenbelt, MD 20770-1613  
tom\_g\_zeller@yahoo.com

**Butler, Tina T.**



**From:** j.allenleventhal@everyactioncustom.com on behalf of Judy Allen-Leventhal  
<j.allenleventhal@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 9:44 AM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I am writing to support the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This thoughtful plan will foster a more inclusive and walkable community easily accessible two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce driving time, expense, and associated automobile pollution. The plan benefits the community, the County economy, and the environment.

More specifically, I support these important plan recommendations:

- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised proposed plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. Please support this plan which will foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Ms. Judy Allen-Leventhal  
1130 Apple Valley Rd Accokeek, MD 20607-9605 j.allenleventhal@gmail.com

**Butler, Tina T.**



**From:** mcc4rtodz@everyactioncustom.com on behalf of Laurence Aurbach  
<mcc4rtodz@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 12:33 PM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This bold plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. The more flexible one, two and three family dwellings zone can give families more affordable options to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and transit stops are high-priority features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Laurence Aurbach  
9220 Edwards Way Hyattsville, MD 20783-3431 [mcc4rtodz@mozmail.com](mailto:mcc4rtodz@mozmail.com)



**Butler, Tina T.**

---

**From:** Admin Assistant <adminassistant@mountrainiermd.org>  
**Sent:** Thursday, June 26, 2025 2:30 PM  
**To:** onlinesignup  
**Subject:** Third Staff Draft of the West Hyattsville-Queen Chapel Sector Plan and Sectional Map Amendment  
**Attachments:** WHVL-QC Sector Plan 3 Final 6-20-2025 (1).docx  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Good afternoon,

Please find the attached document for your review.

Thank you for your attention to this matter.

Best regards,



## *City of Mount Rainier*

*3503 Perry Street, Mount Rainier, MD 20712*

*Phone: (301) 985-6585 Website: [www.mountrainiermd.org](http://www.mountrainiermd.org)*

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*Incorporated 1910*

June 20, 2025

Dear Prince George's County Council (sitting as the District Council) and the M-NCPPC Prince George's County Planning Board:

Thank you for the opportunity to comment on the Maryland National Capital Park and Planning Commission (M-NCPPC)'s third Staff Draft of the West Hyattsville-Queen Chapel Sector Plan and Sectional Map Amendment.

M-NCPPC plays a critical role in Prince George's County, presiding over planning and zoning functions, maintaining parks and recreational spaces, and offering significant cultural and recreational activities within the County.

M-NCPPC's engagement has been critical for our City, as it has led efforts presiding over the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment, a plan for the region surrounding the West Hyattsville Metro station, a major transit station directly adjacent to our City that will bring greater pedestrian and bicycle access and more vitality to our immediate neighborhood. The Mayor and Council of Mount Rainier appreciate the years of effort that have gone into this study, as well as the extensive public engagement, both with the city itself as well as outreach to various populations in the community.

M-NCPPC's plan will set the framework by which long-term development is contemplated for the area covered by the Sector Plan, which encompasses not only unincorporated County land and Hyattsville, but also part of the northern portion of Mount Rainier. This framework recommends maximizing the potential for transit-adjacent and pedestrian-friendly residential development while embracing a sensitive natural environment.

As noted in the Sector Plan, this framework will:

- Increase access to transit and the region's trail network;
- Prevent further degradation of the Northwest Branch of the Anacostia River;
- Reduce flood risks to residents; and
- Provide much-needed housing options that allow a broad range of families, households, and individuals to live in a thriving, vibrant, and sustainable community.

While the land area in Mount Rainier included in this sector plan is small, the impacts are significant, as the plan encompasses large multi-unit apartment complexes (Queenstown, Queens Manor, and Rainier Manor apartments) where the majority of Mount Rainier's population (who are renters) live. The focus on increasing a pedestrian and transit-friendly environment is especially critical as a significant portion of the households in Mount Rainier are no-car households and are transit-dependent.

The Mayor and Council of Mount Rainier would like to offer the following feedback on the plan as laid out:

### **Continue a Focus on Improving Walkability and Bikeability in the Sector Plan**

The Mount Rainier households in the sector plan are generally low and moderate-income and very transit-dependent. The most recent Census shows a high number of zero-car households and users of transit for work commute in the census tract in Mount Rainier that falls within the sector plan. The plan contemplates an improved and safer street network both within Mount Rainier, but also within the adjacent areas of unincorporated Prince George's County, where our residents walk and bike to access retail and other institutions. This area is currently bisected by a state highway (Queens Chapel Road) with a large number of daily auto trips (24,000+) as well as commercial areas that are designed for car traffic only. The Sector Plan contemplates narrower streets, slower speed limits, shorter blocks, more public space, and traffic calming features. All of these changes will drastically improve the pedestrian and bicyclist experience as well as safety.

In more specific detail, as a minor addition on map 29, please add the need for completion of the path behind the Nature Center to UC-214 since it currently stops about three feet short of the roadway (and thus the planned bike lane).

We are supportive of recommendation, TM 4.13, which will allow for improved crossing of the Arundel Road Levee trail, which is an important access point to the Anacostia Trail Network for residents of Mount Rainier.

Relatedly, the East Coast Greenway is a project to develop a continuous bike trail network from Maine to Florida. This network runs through the sector plan area, with the Washington, DC border at Varnum Street being the western point and the Anacostia Trail Network the eastern point. We recommend highlighting UC-254 as such and changing the portion of 32nd Street east to a bike lane in the plan from a shared lane to support this important connection. This also comports with our next comment.

Finally, we do believe it is important that the original plans for the reconstruction of Arundel Road (UC-254) should continue to be done as a complete green street, as was described by DPW&T during the 34<sup>th</sup> Street bridge replacement project community meetings, should be maintained and clarified in this plan. In addition, this work should take into consideration the work that Mount Rainier will be completing on Varnum as part of its Safe Streets For All (SS4A) grant. Beyond that, we are supportive of recommendation TM 1.5.



### **Support Preservation of Affordable Housing in Mount Rainier in the Sector Plan**

One of the things that makes the community of Mount Rainier so vibrant is our diversity. We cannot maintain that diversity without access to affordable housing. Residents of all income levels should be able to make cities like ours home. We are supportive of the preservation of affordable housing and believe this plan will do that.

In particular, the third version of the Sector Plan changes the recommendations for what should be done with Queenstown Apartments, given their location in the floodplain. The new recommendations, LU 5.6, act to better balance the need for the existing affordable housing that is currently in place and the importance of these apartments for residents who live there, while giving care to the need to mitigate floodplain concerns if the properties are to be redeveloped.

Another aspect of this preservation is continuing to be supportive of our mixed housing stock in Mount Rainier, and we are supportive of the addition of recommendation LU 10.3 to preserve the Neighborhood Conservation Overlay (NCO) Zone in Mount Rainier.

### **Support Increasing Affordable Housing and Commercial Stock with Zoning Improvements**

On the other side of the equation, when it comes to affordable housing for residents to live in and affordable commercial spaces for small businesses, increasing the stock of those types of assets is key. We are supportive of allowing for smart infill growth and believe this plan helps there as well.

Recommendation LU 3.1 and LU 10.4 are particularly important for improving zoning in our community to allow for the increase in affordable housing stock, especially in light of the recent passage of SB 891/HB 1466 that requires counties to adopt the authorization of accessory dwelling units, which are found to be an empowering way for small home owners to provide small additions to housing supply and allow for a more diverse community. While the section of Mount Rainier that was changed in Map 8 was minimal, we are grateful to see such forward thinking.

Also, the recommendation LU 9.1 to place the properties along Varnum Road in the CN zone will be beneficial to activating the Kaywood shopping center (as is the recommendation HD 6.5 to preserve it as a unique architectural asset) and we are supportive.

### **Supportive of Improvements to the Mount Rainier Nature Center**

The Mount Rainier Nature Center is a vital asset for our community. It provides an excellent educational opportunity for young people in the City and acts as a congregating space for events that bring the all persons in the community together. Making the Nature Center more accessible and sustainable is a high priority.

We are supportive of recommendations TM4.9 that would increase sidewalk access to the Nature Center at 31<sup>st</sup> place, NE 4.2 that would prioritize green infrastructure projects as part of a Nature Center renovation, and PF 2.3 that would expand services and programming at the Nature Center.

**Adjust Sector Plan to Align with Mount Rainier's Vision Zero Plan and Safe Streets for All (SS4A) Projects**

Mount Rainier Mayor and Council passed legislation on March 22, 2023, that will create the Vision Zero Task Force to adopt a goal of eliminating traffic deaths and serious injuries in the City by 2040. The City completed a Vision Zero study that contemplated the redesign of the entire city's street network to ensure a safe experience for all residents. In December 2023, Mount Rainier was the winner of a \$9.7 million Safe Streets for All implementation grant from the US Department of Transportation, and the City is embarking on a 5-year program of projects to build safer pedestrian and bicycle corridors throughout the City. Finally, as part of these efforts, the City also passed an ordinance to lower its speed limits citywide to 20 miles per hour.

The Sector Plan does call out this work in Mount Rainier, but in Map 29 appears to rely on historic county-wide bike network plans and other older documents. If M-NCPPC can align its Sector Plan with Mount Rainier's contemporary Vision Zero study and pending infrastructure investment (which in turn is aligned with the DC Department of Transportation), it would ensure a more continuous experience for all residents and travelers through the community. This plan is attached as part of this submission, and we encourage continual engagement with the City of Mount Rainier as we implement our 5-year program of projects.

Thank you for the opportunity again to provide input. Your support has enabled Mount Rainier to thrive as a vibrant and welcoming place to live, work, and play. We look forward to the continued partnership between our community and M-NCPPC. We are grateful for your support.

Sincerely

Mayor Celina R. Benitez  
on behalf of Mayor and Council of Mount Rainier.



**Butler, Tina T.**

**From:** stevebrigham4208@everyactioncustom.com on behalf of Steve Brigham  
<stevebrigham4208@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 9:28 AM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This bold plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Steve Brigham  
12740 Gladys Retreat Cir Bowie, MD 20720-3350 stevebrigham4208@gmail.com



**Butler, Tina T.**

**From:** rlbουργess23@everyactioncustom.com on behalf of Ryan Burgess <rlburgess23@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 6:33 PM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

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Thank you for your consideration.

Sincerely,  
Mr. Ryan Burgess  
1300 Army Navy Dr Apt 327 Arlington, VA 22202-2040 rlbουργess23@gmail.com

**Butler, Tina T.**



**From:** 6215agc@everyactioncustom.com on behalf of Alexander Campbell  
<6215agc@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 8:30 AM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

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I specifically support these important plan recommendations:

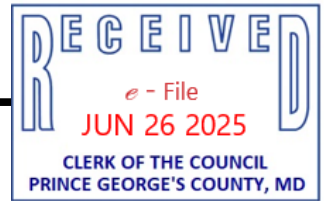
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- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Alexander Campbell  
6215 Redwing Ct Bethesda, MD 20817-5914 6215agc@gmail.com

**Butler, Tina T.**



**From:** blfargo@everyactioncustom.com on behalf of Barry Fargo  
<blfargo@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 9:12 AM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

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- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Barry Fargo  
16 Phoenix Dr Largo, MD 20774-1076  
blfargo@gmail.com

**Butler, Tina T.**



**From:** dvok25@everyactioncustom.com on behalf of Stanford Fraser <dvok25@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 8:53 AM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

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I specifically support these important plan recommendations:

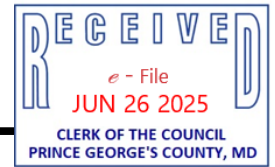
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Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Stanford Fraser  
7815 Michele Dr Hyattsville, MD 20785-4503 dvok25@gmail.com

**Butler, Tina T.**



**From:** Nancy Gaskins <ngand3rgs@yahoo.com>  
**Sent:** Thursday, June 26, 2025 3:02 PM  
**To:** onlinesignup  
**Subject:** Testimony in Opposition to The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)  
**Attachments:** AVONDALE Public Hearing Statement on Rezoning Brief- NGaskins.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Greetings:

My name is Nancy Gaskins. I have been a proud resident of Prince George's County for over 40 years and a homeowner in Avondale, Maryland for nearly 15. I successfully raised three children here and now continue to help raise my grandchildren in this same community. Avondale has remained a stable, safe, and welcoming neighborhood over the years—qualities that drew me here and continue to make it a wonderful place for families of all generations.

I have known about Avondale since I was a child growing up in nearby Woodridge, Northeast D.C. What has always made Avondale special is its unique combination of small-town charm, architectural continuity, diversity, and a deeply rooted history. I am writing not only as a resident but as a board member of the Avondale North Woodridge Community Association to voice my strong opposition to the proposed rezoning of Avondale from SFA-65 to SFA-A.

This proposed change threatens the very fabric of our neighborhood. Below, I outline the major reasons why I—and the majority of my neighbors—oppose this plan:

---

**Historical Significance:** Avondale Grove holds historical value as the final community developed by renowned Washington architect Henry Wardman. Wardman envisioned a walkable neighborhood of single-family homes with limited, local commercial offerings. Rezoning to allow denser housing undermines this vision. The current Avondale Shops already struggle to meet community needs and now include a vape shop—hardly aligned with the family-oriented vision Wardman once had.

---

**Jurisdictional Overreach:** We were surprised to learn that Avondale Grove was added to the proposed plan, especially since it was not included in earlier drafts. At a planning meeting, a county representative even acknowledged they did not know how Avondale was included. According to testimony shared in previous hearings that we were not aware of nor privy to in the 512 page plan, Section II. B1, starting on page 263: Queens Chapel Manor Rezoning it appears that Avondale was added in response to residents in Queens Chapel Manor complaining that the plan was not equitable. Queens Chapel Manor is located in an incorporated area in Hyattsville with a local government. Avondale is in an unincorporated area. Any decisions regarding adding Avondale should not be influenced based on the concerns of Queens Chapel Manor residents. This jurisdictional confusion raises serious concerns about process and transparency.



---

**Infrastructure Limitations:** Traffic congestion on Queens Chapel Road during peak hours is already a daily challenge. Adding higher-density housing will only worsen these conditions. County services such as police response and road maintenance are already stretched thin. Without significant investments in infrastructure, any increase in population density will degrade the quality of life for all residents.

---

**Safety Concerns:** While recent improvements like the new supermarket are welcome, certain businesses along Chillum Road cater to activities that invite criminal behavior. Establishments such as the Mustangs strip club, the Story dispensary, and a 24-hour convenience store selling brass knuckles already contribute to safety concerns. Introducing more residents without addressing these existing issues is irresponsible and potentially dangerous—especially for the many elderly residents and young families living here.

---

**Economic Impact:** Even the planning staff acknowledges that rezoning can affect property values and tax obligations. Encouraging infill development could incentivize property owners to build duplexes or triplexes, leading to greater density, higher taxes, and increased pressure on public services. Residents could bear the financial burden without receiving better services in return.

---

**Lack of Proper Notification:** We were only made aware of this proposal in March 2025, though the plan was developed in 2020. While the Planning Board claims notices were sent out, many of us never received them. Inadequate notification undermines public trust and mirrors a situation where, if a check were lost in the mail, the sender would investigate rather than simply claim it was delivered. We deserve that same consideration and transparency.

---

**Future Implications:** Avondale is a close-knit, unincorporated, and well-informed community. We are diverse, engaged, and invested in maintaining the character and safety of our neighborhood. It is unacceptable for an unrelated municipality—or any outside interest—to include Avondale in a rezoning proposal that offers us no benefits and poses substantial harm. If this rezoning plan proceeds as written, it would fundamentally and irreparably alter Avondale's character. I want to continue to welcome my grandchildren to a safe, quiet, and historic community—not one overwhelmed by unchecked development and disconnected newcomers.

---

**Our Request:** I respectfully urge the Planning Board to amend the proposal and remove Avondale from the SFA-A rezoning designation before it moves forward to the District Council. If that is not possible, this letter also serves as a formal request to the Chairman and the District Council to make this amendment prior to any final vote.

Please know that my community is engaged and connected. We have strong ties and influence throughout Prince George's County and the State of Maryland, and we are prepared to use those networks to ensure that Avondale is protected.

In conclusion, Avondale strongly opposes the proposed rezoning to SFA-A. Our small but vibrant and well-informed community deserves a planning process that listens, respects, and responds to its residents.

Thank you for your serious consideration.

Sincerely,

Nancy Gaskins, ngand3rgs@yahoo.com

Avondale Resident & Board Member, Avondale North Woodridge Community Association

Note: A copy of the less than 1000 character brief submitted via the online portal is attached.

# Public Hearing Statement on Avondale Rezoning

My name is Nancy Gaskins and I've lived in Prince George's County for over 40 years, raising children and grandchildren in Avondale. I'm here as a resident and community board member to strongly oppose rezoning Avondale from SFA-65 to SFA-A. This change would undermine our neighborhood's historic character, worsen already strained infrastructure and traffic, increase safety concerns, and possibly raise property taxes without improving services. Avondale was added to this plan late, without proper notice or transparency, and our community's needs were not considered. Please remove Avondale from the rezoning proposal. Preserving the integrity and safety of our neighborhood matters deeply to all of us. Thank you.

**Butler, Tina T.**

---

**From:** noreply@granicusideas.com  
**Sent:** Thursday, June 26, 2025 2:52 PM  
**To:** onlinesignup; Moses, Leonard D.  
**Subject:** New eComment for PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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## New eComment for PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Nancy Gaskins submitted a new eComment.

Meeting: PUBLIC HEARING NOTICE - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Item: JT 07012025 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON THE PRELIMINARY WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT (SMA) (DRAFT III) (CR-002-2022)

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: See pdf for full details. Greetings, My name is Nancy Gaskins and I've lived in Prince George's County for over 40 years, raising children and grandchildren in Avondale. I'm here as a resident and community board member to strongly oppose rezoning Avondale from SFA-65 to SFA-A. This change would undermine our neighborhood's historic character, worsen

already strained infrastructure and traffic, increase safety concerns, and possibly raise property taxes without improving services. Avondale was added to this plan late, without proper notice or transparency, and our community's needs were not considered. Please remove Avondale from the rezoning proposal. Preserving the integrity and safety of our neighborhood matters deeply to all of us. Thank you.

[View and Analyze eComments](#)

This email was sent from <https://princegeorgescountymd.granicusideas.com>.

[Unsubscribe](#) from future mailings

Greetings:

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**Infrastructure Limitations:** Traffic congestion on Queens Chapel Road during peak hours is already a daily challenge. Adding higher-density housing will only worsen these conditions. County services such as police response and road maintenance are already stretched thin. Without significant investments in infrastructure, any increase in population density will degrade the quality of life for all residents.

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**Economic Impact:** Even the planning staff acknowledges that rezoning can affect property values and tax obligations. Encouraging infill development could incentivize property owners to build duplexes or triplexes, leading to greater density, higher taxes, and increased pressure on public services. Residents could bear the financial burden without receiving better services in return.

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**Future Implications:** Avondale is a close-knit, unincorporated, and well-informed community. We are diverse, engaged, and invested in maintaining the character and safety of our neighborhood. It is unacceptable for an unrelated municipality—or any outside interest—to include Avondale in a rezoning proposal that offers us no benefits and poses substantial harm. If this rezoning plan proceeds as written, it would fundamentally and irreparably alter Avondale’s character. I want to continue to welcome my grandchildren to a safe, quiet, and historic community—not one overwhelmed by unchecked development and disconnected newcomers.

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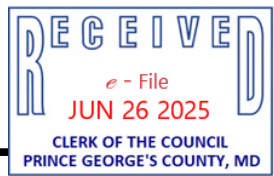
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In conclusion, Avondale strongly opposes the proposed rezoning to SFA-A. Our small but vibrant and well-informed community deserves a planning process that listens, respects, and responds to its residents.

Thank you for your serious consideration.

Sincerely,

Nancy Gaskins, ngand3rgs@yahoo.com  
Avondale Resident & Board Member, Avondale North Woodridge Community Association



**Butler, Tina T.**

**From:** moiramc@everyactioncustom.com on behalf of Moira McCauley  
<moiramc@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 1:09 PM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I am writing to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This bold plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning. My own family has benefited from an accessory apartment where my in-laws live. My 7-year-old benefits from his grandparents' presence, my husband and I have an easy in-house childcare option and get to keep an eye on his aging parents, including one with dementia, and they get their own space while also getting to enjoy plenty of time with their grandson.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Ms. Moira McCauley

West Hyattsville Queen Chapel (SMA)  
**EXHIBIT 101**



4116 29th St Mount Rainier, MD 20712-1820 moiramc@gmail.com

**Butler, Tina T.**

**From:** lsommer24@everyactioncustom.com on behalf of Lindsey Mendelson <lsommer24@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 8:55 AM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

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Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This bold plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Ms. Lindsey Mendelson  
4555 Longfellow St Hyattsville, MD 20781-1928 lsommer24@gmail.com

West Hyattsville Queen Chapel (SMA)



**Butler, Tina T.**

**From:** tomtaylor0401@everyactioncustom.com on behalf of Tom Taylor <tomtaylor0401@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 4:10 PM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

I appreciate the increased housing options, the increased safety for walking and biking, and the incentives for increased use of public transit that the plan offers. The plan also will be environmentally beneficial.

This plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,

Mr. Tom Taylor

11 Laurel Hill Rd Unit G Greenbelt, MD 20770-7769 tomtaylor0401@gmail.com

West Hyattsville Queen Chapel (SMA)  
**EXHIBIT 103**



**Butler, Tina T.**

**From:** tom\_g\_zeller@everyactioncustom.com on behalf of Thomas G Zeller  
<tom\_g\_zeller@everyactioncustom.com>  
**Sent:** Thursday, June 26, 2025 9:10 AM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This bold plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

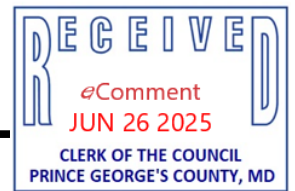
- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Thomas G Zeller  
116 Julian Ct Greenbelt, MD 20770-1613  
tom\_g\_zeller@yahoo.com

**Butler, Tina T.**



**From:** noreply@granicusideas.com  
**Sent:** Thursday, June 26, 2025 11:22 PM  
**To:** onlinesignup; Moses, Leonard D.  
**Subject:** New eComment for County Council - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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## New eComment for County Council - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

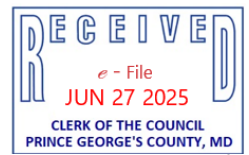
Jewel Smith submitted a new eComment.

Meeting: County Council - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Item: JT 07012025 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON THE PRELIMINARY WEST HYATTSTVILLE-QUEENS CHAPEL SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT (SMA) (DRAFT III) (CR-002-2022)  
Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: I vehemently oppose the inclusion of Avondale North Woodridge Neighborhood in the rezoning changes outlined in the Hyattsville-Queens Chapel Sector Plan.

[View and Analyze eComments](#)



**Butler, Tina T.**

**From:** rfi7@aol.com  
**Sent:** Friday, June 27, 2025 2:27 PM  
**To:** onlinesignup  
**Subject:** Avondale/North Woodridge Community Opposition to West Hyattsville Sector Plan SMA

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Councilmembers and Planning Board,

I am a concerned resident and former board member of the Avondale/North Woodridge Citizens' Association. I am writing to express my dissatisfaction with the rezoning of our community from RSF-65 to RSF-A. Firstly, we were not made aware of the rezone in regard to Avondale, until March, when we received a letter in the mail. Understanding that this is the third iteration of the plan, why were we not informed much earlier? It sounds like we were added to the rezone changes as an afterthought or based on outsider's testimony.

How could a plan of this size and scope, be devised without input from the affected community?! From what I am hearing, no one from Avondale was privy in the decision-making process nor gave testimonies. We still have unanswered questions and have not yet spoken to our council member to understand the full impact to our community.

What public benefit features will this rezone bring to an already dense community? District 2 is the densest area in the county. So, how will adding duplexes and triplexes increase the residents' quality of life? Will schools, libraries, community centers, and playgrounds be added to handle the influx of people? Will parking be added? Are other communities, that are metro accessible, scheduled for the RSF-A rezone? Such as Greenbelt, College Park, Largo, University Park, New Carrollton and Bowie. I am just wondering if it is the demographics in District 2, that makes this rezone so attractive. And with close proximity to DC, I'm sure the developers and LLCs are circling!

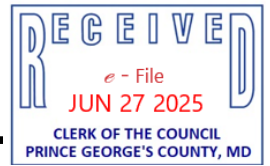
We are an unincorporated community, which relies solely on the county and state to provide our services, i.e., mowing, trash collection, police services, etc. We do not have the luxury of a city or town to provide services to us. So, with the county already stretched thin, does the budget provide for extra services to accommodate more people in Avondale?

If the goal is to increase tax revenue, I would suggest bringing more quality commercial businesses to the county, like other surrounding jurisdictions.

For these reasons and more, we are requesting to be removed from the W-HVL Sector Plan rezone change.

Regards,  
R. Ikard

West Hyattsville Queen Chapel (SMA)  
**EXHIBIT 106**



**Butler, Tina T.**

---

**From:** mgirardi@everyactioncustom.com on behalf of Matthew Girardi  
<mgirardi@everyactioncustom.com>  
**Sent:** Friday, June 27, 2025 12:50 PM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This bold plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
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- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Matthew Girardi  
2701 Whitney Pl Forestville, MD 20747-3457 mgirardi@atu689.org

**Butler, Tina T.**



**From:** noreply@granicusideas.com  
**Sent:** Friday, June 27, 2025 11:01 AM  
**To:** onlinesignup; Moses, Leonard D.  
**Subject:** New eComment for County Council - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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## New eComment for County Council - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Nora Doyle submitted a new eComment.

Meeting: County Council - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Item: JT 07012025 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON THE PRELIMINARY WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT (SMA) (DRAFT III) (CR-002-2022)  
Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: As a homeowner in the neighborhood, I'm strongly in favor of the transition to a residential single family attached (RSF-A) zone. We need to make transit stations accessible to more people in order to meet our climate goals, and this is a reasonable measure to meet that goal.

[View and Analyze eComments](#)

West Hyattsville Queen Chapel (SMA)





**Butler, Tina T.**

**From:** Clerk of the Council  
**Sent:** Thursday, July 24, 2025 11:09 AM  
**To:** onlinesignup  
**Subject:** FW: WHVL Sector Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Donna J. Brown, Clerk of the Council

Prince George's County Council

1301 McCormick Drive Largo, MD 20774

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-----Original Message-----

From: elvira ebert <eberte@bellsouth.net>

Sent: Sunday, June 29, 2025 9:04 PM

To: Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>

Subject: WHVL Sector Plan

West Hyattsville Queen Chapel (SMA)

**EXHIBIT 109**

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

The Avondale Community should be removed from the sector plan.

The increase in the density of the population is already affecting the quality of life of our established, historic 80 year old community. The increase in crime is already a concern. Traffic and parking present a challenge. We do not have the resources to take on the increase in population that rezoning would bring.

It would also affect negatively the flora and fauna of the area. Not to mention the property value of the homes which are a lifetime investment for the future of the residents.

Elvira Ebert  
2027 Woodreeve Road  
Hyattsville, MD 20782

Sent from my iPhone

**Butler, Tina T.**



**From:** Clerk of the Council  
**Sent:** Thursday, July 24, 2025 11:09 AM  
**To:** onlinesignup  
**Subject:** FW: WHVL Sector Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Donna J. Brown, Clerk of the Council

Prince George's County Council

1301 McCormick Drive Largo, MD 20774

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District Council Hearings:

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpgccouncil.us%2F312%2FDistrict-Council&data=05%7C02%7Conlinesignup%40co.pg.md.us%7C3d3cb80d6157446b632b08ddcac40607%7C4146bddaddc14d2aa1b21a64cc3c837b%7C0%7C0%7C638889665437714814%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiLwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbCIsIlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=ZSuhxIQpT%2BSLWyYf4%2BIADnvBqjY91iW5NE6bNYaZaNs%3D&reserved=0>

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<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fpgccouncil.us%2FLIVE&data=05%7C02%7Conlinesignup%40co.pg.md.us%7C3d3cb80d6157446b632b08ddcac40607%7C4146bddaddc14d2aa1b21a64cc3c837b%7C0%7C0%7C638889665437728693%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiLwLjAuMDAwMCIslIAiOiJXaW4zMilslkFOljoiTWFpbCIsIlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=PSYT7tjoltDNHtfoqHTYgTiIByyQESz4OSZps6TaFUA%3D&reserved=0>

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-----Original Message-----

From: elvira ebert <eberte@bellsouth.net>

Sent: Sunday, June 29, 2025 9:04 PM

To: Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>

Subject: WHVL Sector Plan

West Hyattsville Queen Chapel (SMA)

**EXHIBIT 110**

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

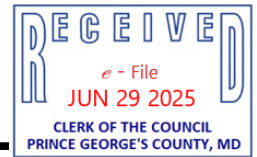
The Avondale Community should be removed from the sector plan.

The increase in the density of the population is already affecting the quality of life of our established, historic 80 year old community. The increase in crime is already a concern. Traffic and parking present a challenge. We do not have the resources to take on the increase in population that rezoning would bring.

It would also affect negatively the flora and fauna of the area. Not to mention the property value of the homes which are a lifetime investment for the future of the residents.

Elvira Ebert  
2027 Woodreeve Road  
Hyattsville, MD 20782

Sent from my iPhone



**Butler, Tina T.**

**From:** Daniel Broder <dnbroder@gmail.com>  
**Sent:** Sunday, June 29, 2025 12:56 PM  
**To:** onlinesignup  
**Subject:** West Hyattsville Sector Plan Comments

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

To Whom It May Concern,

Please see my written comments submitted below for the West Hyattsville Sector Plan draft. Please add them to the record and confirm receipt. Please let me know if you have any questions or need additional information.

Best,

Daniel Broder  
3929 Madison Street  
Hyattsville, MD 20781

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I am concerned that there is not a solid plan for implementation: how will planning engage governments, WMATA, organizations, etc., to implement the plans and recommendations? Same goes for Master Plan of Transportation (which serves as the basis for rec's about road redesign). Much of the 2009 plan was not implemented because the city of Hyattsville, Prince George's County, state opted not to implement recommend changes. Planning needs to promote, encourage advocacy, engage counterparts etc.

The recommendations for affordable housing rely on other parties such as county and muni's and nonprofits passing laws and getting funding, very idealistic. The Planning Board asked staff to outline a more detailed implementation strategy including identifying relevant nonprofits. The rent stabilization. measure the county passed is an area of improvement.

Multiple entities control the roads - city, county and state. Some of the plan area is in a transit-oriented district that falls under the Walkable Urban Streets Act, which calls for 5% of county roads in these areas to be retrofitted to meet the 2023 or 2024 Urban Design Guidelines. I have yet to see explicit funding for this in the county budget.

The second draft called for a prohibition on development or redevelopment in floodplains and recommended that M-NCPPC acquire some private property in the floodplain along NW Branch to be open space/green space. The Planning Board asked to revisit the floodplain development ban and staff completely removed it in Draft III. Draft III also omits recommendations to acquire floodplain, citing cost and time (legal processes). I would like to see a reasonable middle ground such as prohibiting

re/development along the stream bank/floodplain along Chillum, with support for businesses to relocate (small strip mall, storage, auto repair/tires)

Queens Chapel Manor residents have stated that there are increased runoff problems from development that is currently allowed, and it is not being mitigated or addressed. The plan needs stronger recommendations to avoid these issues with the proposed zoning intensification now spanning the entire sector plan area.

Do not upzone RSF-65 properties that are in a floodplain or Chesapeake Bay critical area, including some on 38th Ave (in HVL, 4900 and 5000 block - the floodplain boundary is a few houses down the road from me - and some across the stream in Brentwood. I am not sure a more impervious surface is a good idea in this area. Granted, a property owner could build a stacked duplex or triplex, or a side-by-side duplex, with the same footprint as the current home.

**Butler, Tina T.**



**From:** Brownguru24 <abrown190@gmail.com>  
**Sent:** Monday, June 30, 2025 9:26 PM  
**To:** onlinesignup  
**Subject:** RE: OPPOSITION TO PROPOSED ZONING CHANGES IN THE WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN AND SECTIONAL MAP AMENDMENT (SMA)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Councilmembers,

As a resident of the Avondale community and a member of the Avondale North Woodbridge Citizens Association, I am writing to express my strong opposition to the proposed rezoning of our neighborhood from RSF-65 (Residential Single Family) to RSF-A (Residential Single Family – Attached) as outlined in the draft of the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment (SMA).

This proposal would fundamentally and negatively alter the character of our community. I offer the following objections and urge the Council to consider these serious concerns before taking action.

1. Loss of Neighborhood Identity and Cohesion – The current RSF-65 zoning reflects the established character of Avondale as a community of detached, single-family homes, historically. Shifting to RSF-A would allow for the construction of attached housing that is out of step with our existing streetscapes, architecture, and community layout. This change threatens to dismantle the very qualities that make our neighborhood livable and desirable.
2. Increased Traffic and Parking Congestion – Attached housing increases population density, which would lead to heavier traffic on already burdened local streets such as Queens Chapel Road, Chillum Road, Eastern Avenue, LaSalle Road, and Riggs Road. Our infrastructure is not equipped to handle such a dramatic increase in vehicular flow. Moreover, the proposed zoning would exacerbate existing parking shortages, especially in areas already lacking off-street parking options.
3. Negatively Impact on Property Values and Taxes – Rezoning from RSF-65 to RSF-A has the potential to decrease property values in the long term by introducing overdevelopment and reducing lot sizes. Lower property values directly translate into reduced property tax revenue for the County, undermining the economic base that supports public services like education, sanitation, and policing.
4. Environmental and Stormwater Management Concerns – Higher density residential development brings an increase in impervious surfaces, which strains stormwater systems and increases the risk of flooding in areas that are already prone to drainage issues. Any shift in zoning must consider the environmental consequences to both Avondale and downstream communities.
5. Historic and Social Injustice Echoes – This proposal evokes painful parallels to redlining practices of the 1960's and 70's, when communities of color – particularly African Americans – were subjected to unfair housing policies that

devalued their neighborhoods and eroded generational wealth. This rezoning plan, though perhaps well-intentioned in principle, may similarly result in the marginalization of long-term residents who have invested decades into maintaining this community. We cannot allow history to repeat itself under the guise of “revitalization”.

6. Lack of Genuine Community Input – The planning process has not adequately involved those who will be most impacted by this zoning change – residents of Avondale. We call on the Council to slow down this process and conduct genuine, well-publicized community meetings that reflect the voices of residents, not just developers and planning officials.

We respectfully urge the Prince George’s County Council to reject the proposed rezoning of Avondale from RSF-65 to RSF-A as outlined in the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment. Specifically, we have expressed our concerns about draft 3 of the W-HVL Sector Plan/SMA in several letters to the County Council. This plan is not in the best interests of our neighbors and threatens to undermine the legacy, stability, and cohesion of the Avondale community.

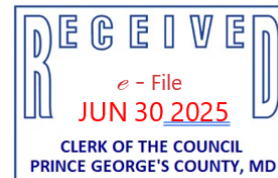
We remain committed to working collaboratively with the County on smart, inclusive planning that respects both the history and the lived experience of its current residents.

Sincerely,

Antoinette H. Brown PhD

Avondale Resident and Member of the Avondale north woodbridge citizens association





**Butler, Tina T.**

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**From:** Clerk of the Council  
**Sent:** Tuesday, July 1, 2025 10:11 AM  
**To:** Butler, Tina T.  
**Subject:** Opposition to the Rezoning of Avondale/North Woodridge in the W-HVL Sector Plan  
**Attachments:** Letter of Opposition to ReZoning of the Avondale North Woodridge Neighborhood Boundaries - July 1 2025 Sector Plan Meeting .pdf

FYI

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**From:** Jewel Smith <smith.jewelb@gmail.com>  
**Sent:** Monday, June 30, 2025 7:23 PM  
**To:** Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>  
**Cc:** Avondale/North Woodridge Community <ancassociation@yahoo.com>  
**Subject:** Opposition to the Rezoning of Avondale/North Woodridge in the W-HVL Sector Plan

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear County Clerk's Office,

Please see the attached written testimony in preparation for the July 1st Prince George's County Planning Board and County Council.

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Regards,

*Jewel B Smith*  
W: 202.834.2869

West Hyattsville Queen Chapel (SMA)  
**EXHIBIT 113**

4812 Avondale Road  
Hyattsville, MD 20782

Sunday, June 29, 2025

Prince George's County Planning Department  
Community Planning Division  
Councilmembers Hawkins, Olson, Oriadha, Harrison & Dernoga

Dear PG Planning Committee & Councilmembers,

As Vice-President of the Avondale North Woodridge Community Association, I and my neighbors are concerned that the proposed rezoning from SFA-65 to SFA-A will irreparably alter the character of our community, and not for the better.

Our reasons for opposing the rezoning for Avondale Grove fall into several categories:

**Safety:** While the Lidl supermarket is a welcome upgrade to area shopping, the strip of establishments on Chillum Rd cater to vice: the strip club Mustangs, the Story dispensary, and the recently opened 24-hour convenience store where one can purchase brass knuckles at all hours. In this climate, crime is already a concern for the current population density; encouraging infill will only increase the criminal activity, in a neighborhood with significant populations of elderly residents and young families.

**Historical:** Avondale Grove was the last community developed by legendary Washington architect Henry Wardman. In fact, his last residence was on LaSalle Rd. Wardman envisioned a community like that in his native England, a hamlet of single-family homes where residents could walk to the corner bakery amid a modest commercial strip of local services. That commercial strip is inadequately served as it is by Avondale Shops, whose most recent additions include a vape shop. Avondale Grove has survived since the 1940s mostly true to Wardman's vision, with very little infill. Rezoning to encourage developers to infill the neighborhood would ruin a charming, historically significant neighborhood.

**Infrastructure:** Traffic on Queens Chapel Rd at rush hour is increasingly impassable, and added density would make traffic jams, and parking, much worse. County services, including police, are already a challenge in this neighborhood, and an increase in population density without the resources to support that population would reduce the quality of living.

**Economic:** the planning group concedes that "rezoning can impact property value, which in turn may impact property tax obligations." These points suggest a potential future where our community could become significantly more densely populated, as property owners might be incentivized to redevelop their properties into duplexes or triplexes. This increased density could conceivably lead to higher property taxes, while we may not necessarily see a corresponding improvement in county services to support a larger population.

**Environmental:** A more densely populated neighborhood would be a greater strain on the already limited green space and parkland in the area. Note that the most prominent new development in the last decade, the townhouses built on the West side of Queens Chapel

Rd just north of Russell Ave, devastated the ravine behind Russell Ave. that provided a haven for all sorts of animal life that was crucial to a healthy environment. It was only recently brought to me attention that the area's bat population, which previously helped keep invasive insects under control, was devastated by the loss of the ravine. Additional vehicle traffic caused by greater density would further reduce air quality and the quality of life for area residents.

**Jurisdiction:** It is my understanding that the previous draft of the rezoning plan did not include Avondale Grove/North Woodridge. At the planning meeting county representative Thomas Lester admitted that he didn't know how the community became part of the plan, and suggested the decision was made by the City of Hyattsville. Avondale Grove is an unincorporated neighborhood, and we wonder how it is that the City of Hyattsville can make such decisions for an area that is not in its jurisdiction.

These factors and more will measurably reduce the quality of life of residents in Avondale Grove and surrounding neighborhoods and will make it a far less appealing place to live. During the planning meeting, Mr. Lester, when asked for an example of the kind of development this rezoning would lead to, showed us photos of a neighborhood near the West Hyattsville Metro station that's lined with duplexes and triplexes, an area where parking is at a premium and neighborhood charm is at a minimum.

Thank you for your time and attention to this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jewel B Smith". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jewel B Smith

ANWCA Homeowner since 2017



**Butler, Tina T.**

**From:** bernard.holloway@everyactioncustom.com on behalf of Bernard Holloway  
<bernard.holloway@everyactioncustom.com>  
**Sent:** Monday, June 30, 2025 12:52 PM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This bold plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Bernard Holloway  
8801 Lottsford Rd Apt 152 Largo, MD 20774-4883 bernard.holloway@yahoo.com



**Butler, Tina T.**

---

**From:** Amanda Huron <amanda.huron@gmail.com>  
**Sent:** Monday, June 30, 2025 5:14 PM  
**To:** onlinesignup  
**Subject:** WHVL-QC Sector Plan and SMA comments & affidavit  
**Attachments:** WH-QC plan testimony 6.30.25.pdf; Affidavit Huron 6.30.25.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Greetings!

I am hereby submitting my comments on the revised West Hyattsville-Queens Chapel Sector Plan and SMA. I am also submitting an affidavit, as I am commenting in support of increasing density in the sector.

Thank you!

Amanda Huron  
3003 Lancer Dr.  
Hyattsville, MD

--

[amandahuron.net](http://amandahuron.net)

## **Testimony on the third Staff Draft of the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment**

Amanda Huron  
June 30, 2025

My name is Amanda Huron, and I live in a single-family house in the Queens Chapel Manor neighborhood, within the boundary of the West Hyattsville-Queens Chapel Sector, in a part of the sector that is currently zoned to only allow single-family dwellings. I was born and raised in Washington, DC, and lived there most of my life. My partner and I moved to the Queens Chapel Manor neighborhood four years ago because we wanted to buy a house and could afford to do so here, and the neighborhood's proximity to the Metro meant we did not need to buy a car in order to make the move. We also appreciated the neighborhood's income and racial/ethnic diversity and its down-to-earth vibe. I am in strong support of this revised draft plan, and think implementing it would go a long way towards creating a more affordable, walkable, sustainable community. Kudos to the Prince George's County Planning Department for creating such a visionary plan, based on what I understand were many hours of community engagement. I have seven main points I want to make in my comments here.

First, I strongly support the upzoning that the plan proposes: that is, reclassifying much of the neighborhood to RSF-A, thus allowing for townhouses. (Of course, some chunks of the area are already classified this way.) We are in the midst of a massive housing crisis across the United States, and it's particularly bad here in the DMV. One of the prime causes of the crisis is the lack of sufficient housing. We need to build more housing in areas that are convenient to public transit — and most of our sector is within a ten-minute walk of a Metro station. If we do not significantly increase the supply of housing in this neighborhood, then home prices will continue to climb out of reach of moderate-income people — and more homes will be built further out from the urban core, which will increase the numbers of cars on roads, destroy remaining habitat, and contribute to climate change. I am particularly pleased that this new version of the plan extends the upzoning several blocks east, past Queens Chapel Road, to 38th Ave., so that more housing units can be built in this transit-rich area. I am also strongly supportive of building higher-density housing — i.e. apartment buildings — in the areas immediately surrounding the West Hyattsville Metro station.

Second, I'm glad that the plan addresses matters of housing affordability and the potential for displacement of low-income tenants as rents rise. We need to preserve the "naturally occurring" affordable housing that already exists in the neighborhood. The plan specifically discusses the redevelopment of the Queenstown apartment complex in Mt. Rainier, as well as the Kirkwood Apartments in Hyattsville; in these complexes, we need to ensure that any redevelopment is done in consultation with tenants. I'm also excited that the plan calls for the development of a community land trust to ensure long-term affordability and stability of homeownership. And I'm glad that this plan recommends the use of Accessory Dwelling Units, should they be legalized in this area in the future, as ADUs can be a good source of modestly-sized affordable housing.

Third, I support creating more mixed-use development along Hamilton St., so that we can increase walkable retail options, as well as job opportunities, for the neighborhood. The vision of having taller, mixed-use buildings along Hamilton St., with retail on the ground floor, is an excellent one.

Fourth, I support the traffic calming and pedestrian-oriented measures contained within the plan. Specifically, the vision for the "road diet" on Hamilton between Ager and Queens Chapel is a very good idea, as is the idea to try to slow Queens Chapel to 25 miles per hour.

I'm glad the plan recognizes the need to analyze whether a light should be put in at Lancer and Ager, since many people cross Ager at that corner. I think the idea to create "mixed-use boulevards" along Queens Chapel, Ager, and Chillum Rds., as well as part of Hamilton St., is fantastic. But I think the plan could do more. For instance, the stretch of Queens Chapel between Nicholson and Hamilton is an intense barrier slicing through the sector. One way to help connect the two sides of the neighborhood would be to install a traffic light at the corner of Queens Chapel and Lancer Drive. I was sorry to see that this revised version of the plan did not include a recommendation to study placing a light at that intersection.

Fifth, I'm very supportive of the plans to create new "third spaces" for the sector. The recently renovated Hyattsville Public Library is beautiful, but it is not particularly walkable from most of the sector. The proposed new indoor public space could serve some of the functions of a neighborhood library. I also hope the plan will encourage the development of an outdoor weekly farmers market within the sector, which could be created in partnership with FreshFarm, which works throughout the DMV to ensure that farmers markets are affordable to lower-income residents. This would help achieve the plan's goal of creating a healthier community.

Sixth, I'm thrilled at the idea of remaking the intersection of Queens Chapel and Chillum Rds., along with the surrounding area. The renderings on pp. 212-15 are beautiful, if a bit vague. Anything that can be done to bring more density, more green, and less pavement to that intersection and the surrounding blocks would be terrific.

Finally, I'm excited about the environmental aspects of the plan. Specifically, I support the idea to increase the forest buffer around the Northwest Branch, and to work with WMATA to "shift parking demand to Hyattsville Crossing Metro Station through reduced and/or shared parking at the West Hyattsville Metro Station." Ultimately I hope one of the goals of the plan is to reduce the size of the West Hyattsville Metro Station parking lot, which is huge and underutilized — and, since it's in the floodplain, should be converted to green space. In general, I am in strong support of measures to reduce or eliminate parking requirements for new residential and commercial development. In addition to the Metro parking lot, there is a massive underused parking lot behind the Hamilton Street businesses. We need less space for storing cars, and more space for housing people and ecological restoration. The plan specifically seeks to support food forests and urban agriculture. Can we remake the massive lawn adjacent to the Metro station into a food forest, another community garden, or a larger-scale urban agriculture project? This is a huge amount of land that cannot be developed because it's in the floodplain. It would be really exciting to see it transformed to support local ecology and/or food production.

Overall, I'm excited about this plan because it aims to preserve and extend our natural spaces, while at the same time increase housing density, which will help create a more affordable neighborhood. Too often environmental preservation is seen to be at odds with creating housing — but it doesn't need to be that way. We can do both those things at once. I commend this plan for showing how we can create a neighborhood that is both more sustainable and more affordable — as well as a more beautiful, healthy, and vibrant place to live. Thanks again to the Prince George's County Planning Department for its thorough work in creating this vision for the future.

[Please note that I have also submitted an affidavit in accordance with the State Public Ethics law for Prince George's County, as I am in support of zoning intensification in the sector.]

STATE ETHICS COMMISSION  
45 CALVERT STREET, 3<sup>RD</sup> FLOOR  
ANNAPOLIS, MD 21401  
410-260-7770  
1-877-669-6085

This Form Is To Be Filed With:  
CLERK OF THE COUNTY COUNCIL  
COUNTY ADMINISTRATION BUILDING  
ROOM 2198  
UPPER MARLBORO, MD 20772  
301-952-3600

## **Individual Applicant Affidavit**

(Form PG 1)

### General Information

The Prince George's County land use ethics law (General Provisions Article, §§ 5-833 to 5-839, Annotated Code of Maryland) ("Public Ethics Law") requires applicants to file this affidavit with applications filed with the District Council. This form should be submitted only by an individual who is: (i) a title owner or contract purchaser of land that is the subject of an application; (ii) a trustee who holds an interest in land that is the subject of an application, excluding a trustee described in a mortgage or deed of trust; or (iii) a holder of at least a 5% interest in a business entity that has an interest in the land that is the subject of an application, provided the individual has substantive involvement in directing the affairs of the business entity regarding the disposition of the land, or is engaged in substantive activities specifically pertaining to land development in Prince George's County as a regular part of the business entity's business activities. **In short, this form should be used whenever an individual, rather than a business entity<sup>1</sup>, is required to file an affidavit as part of an application. All other applicants should file the Business Entity Applicant Affidavit (Form PG 2).**

In completing this form, you should also review §§ 5-833 to 5-839 of the Public Ethics Law. These provisions of the Public Ethics Law include the affidavit requirement, define applicants and agents, set out District Council member disqualification requirements, and specify ex parte disclosure procedures. Please note that a single application may result in the filing of one or more affidavits. For example, if the application involves a partnership, one or more partners may be required to file. As another example, if the applicant filer has a corporate interest attributable to him making the corporation also an applicant, then the corporation must file a Business Entity Applicant Affidavit. You may direct questions about the affidavit or other requirements of the Law to the State Ethics Commission office by phone, at 410-260-7770, or in writing, to the State Ethics Commission at the above address. Copies of the Public Ethics Law may be obtained at the Commission's website <http://ethics.maryland.gov/public-ethics-law/>. Additionally, there is a Special Ethics Law Memo on the Prince George's County land use ethics law at <http://ethics.maryland.gov/download/local-gov/local-gov-forms/PG%20County%20Zoning%20Memo.pdf> that contains additional filing information, including timing requirements.

### Filing Deadline

You must file a signed original of this affidavit with the Clerk of the County Council no later than 30 days prior to the District Council's consideration of the application. You should file a supplemental affidavit as expeditiously as possible whenever a payment/contribution is made after the filing of the original affidavit and prior to the Council's consideration. Please note that under §5-835(a) of the Public Ethics Law, payments/contributions during the pendency of an application are generally prohibited.

### Identifying Information

Name of Applicant Amanda Huron Case No. (where applicable) N/A

Address of Applicant 3003 Lancer Dr., Hyattsville, MD, 20782

Identity of the Property/  
Subject of Application The property is at 3003 Lancer Drive, Hyattsville, MD, 20782. I am not applying for anything related to this property, but am completing this affidavit so that I can testify in support of increasing residential density in my neighborhood. Type of Application N/A  
(see §5-833(d))

<sup>1</sup>Section 5-833 of the Public Ethics Law defines a business entity as a corporation, a general partnership, a joint venture, a limited liability company, a limited partnership or a sole proprietorship.



Applicant Payment/Contribution to Member Information (check or complete applicable blanks)

1. Was a payment/contribution made by the applicant to a treasurer or a continuing committee, either directly or through a political action committee (PAC), during the 36 months before the application filing or during the pendency of the application? \_\_\_\_ Yes X No

If the answer to #1 is yes, list below the name of the member or members and the date or dates of the payment/contribution:

<u>Name of Member</u>	<u>Date</u>
_____	_____
_____	_____
_____	_____
_____	_____

If the payment/contribution above was through a PAC, identify the PAC and the date of the transfer to the treasurer or continuing committee:

_____	_____
_____	_____

Solicitation and other Payment/Contribution Information

2. Did the applicant solicit a person or business entity to make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? \_\_\_\_ Yes X No

If the answer to #2 above is yes, and a payment/contribution was made, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the contributor:


<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

3. Did a member of the applicant's household make a payment/contribution to a member during the 36 months before the application filing or during the pendency of the application? \_\_\_\_ Yes X No

If the answer to #3 above is yes, list below the name of the member or members, the date or dates of the payment/contribution, and the name of the household member who made the contribution/payment:

<u>Name of Member</u>	<u>Date</u>	<u>Name of Contributor</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

I hereby make oath or affirmation that the contents of this affidavit are true and correct to the best of my knowledge, information and belief.

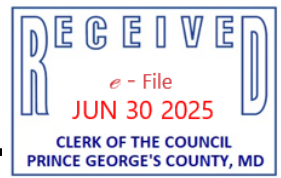
  
Signature (original to be filed with the Clerk)

Amanda Huron  
Printed Name of Signer

N/A  
Title of Signer (if applicable)

June 30, 2025  
Date





**Butler, Tina T.**

---

**From:** Eric Newberry <eric.newberry@gmail.com>  
**Sent:** Monday, June 30, 2025 7:14 PM  
**To:** onlinesignup  
**Subject:** Preliminary West Hyattsville-Queens Chapel Sector Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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To Whom it May Concern,

I am writing this email to voice my strong opposition to the proposed rezoning of the Avondale/North Woodridge Community from RSF-65 (Single Family Detached) to RSF-A (single family attached). The Avondale/North Woodridge Community is an historic community and remains one of the few single family detached neighborhoods that is still affordable for working class families. The effects of the proposed changes have not been studied and would likely be detrimental to our neighborhood and the many investments people are making to improve their properties. I ask that you take into account the input from Avondale/North Woodridge Citizens' Association and reconsider the inclusion of Avondale/North Woodridge in the rezoning plans.

Sincerely,  
Eric Newberry

**Butler, Tina T.**

**From:** noreply@granicusideas.com  
**Sent:** Monday, June 30, 2025 11:59 AM  
**To:** onlinesignup; Moses, Leonard D.  
**Subject:** New eComment for County Council - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

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## New eComment for County Council - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Alexi Boado submitted a new eComment.

Meeting: County Council - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Item: JT 07012025 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON THE PRELIMINARY WEST HYATTSVILLE-QUEENS CHAPEL SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT (SMA) (DRAFT III) (CR-002-2022)

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: This plan must not be unrealistic in its search for density. #1: Some streets in west Hyattsville can accommodate more density others definitely cannot. The illusion of new homes with no automobiles is a panacea. There is no space, as in ZERO SPACE, for more parking on some streets. Period. #2: The inability of the county's DPIE to deal with inter-property flooding from small infill projects will cause significant harm. I am a victim of this, twice. MNCPPC needs to consider the REAL consequences and capabilities of other agencies when making its planning recommendations. You may say that is beyond your scope but no it is not and should be part of your scope. #3 the City of Hyattsville is an important player and partner. Do not ignore the city.

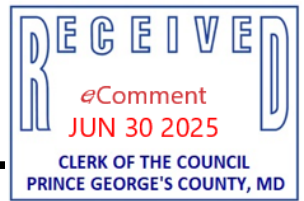
#4. The Hispanic population of west Hyattsville have not spoken on this subject. I know because I attended all of the events MNCPPC organized.

[View and Analyze eComments](#)

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**Butler, Tina T.**



**From:** noreply@granicusideas.com  
**Sent:** Monday, June 30, 2025 2:44 PM  
**To:** onlinesignup; Moses, Leonard D.  
**Subject:** New eComment for County Council - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

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## New eComment for County Council - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Donna Owens submitted a new eComment.

Meeting: County Council - Joint Public Hearing - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III)

Item: JT 07012025 THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION JOINT PUBLIC HEARING ON THE PRELIMINARY WEST HYATTSTVILLE-QUEENS CHAPEL SECTOR PLAN AND PROPOSED SECTIONAL MAP AMENDMENT (SMA) (DRAFT III) (CR-002-2022)  
Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of

West Hyattsville Queen Chapel **(SMA)**

**EXHIBIT 118**

Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony.

eComment: As I've previously stated some streets in Queens Chapel Manor currently don't have sufficient spaces for parking as it is. To add a three house build to a lot designed for one house in a neighborhood conceived in the 1940's where homes only had one car if that is absurd. The streets are so narrow that the current two way traffic is problematic due to the amount of cars currently at homes. If allowed it should be done based on the current lot and street size that currently exists not a general agreement that allows it on all streets & homes in the neighborhood. Donna Owens 3117 Lancer PI Hyattsville MD 20782.

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**Butler, Tina T.**

**From:** jacobbarker@everyactioncustom.com on behalf of Jacob Barker  
<jacobbarker@everyactioncustom.com>  
**Sent:** Tuesday, July 1, 2025 12:28 PM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This bold plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Jacob Barker  
605 Hudson Ave Apt 322 Takoma Park, MD 20912-3212 jacobbarker@me.com

West Hyattsville Queen Chapel (SMA)  
**EXHIBIT 119**



**Butler, Tina T.**

**From:** Alan S <asocha@live.com>  
**Sent:** Tuesday, July 1, 2025 3:20 PM  
**To:** Clerk of the Council; onlinesignup  
**Subject:** Written Comment Opposing CR-002-2022

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Hello,

I'd like to submit a written comment for draft III of CR-002-2022 (The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment) in opposition. My comment follows my email signature.

Thank you,

Alan Socha  
6002 36<sup>th</sup> Ave  
Hyattsville, MD 20782

I oppose this plan. The revised plan doesn't expand the sector plan area to all of Hyattsville, still leaving out the areas with higher percentages of residents who are white, more educated, have higher incomes, and have higher home values. The area I speak of is that east of Queens Chapel, east of 38th Ave, and north of Hamilton and Jefferson streets. Instead, the revised plan extends rezoning to more areas within the sector plan area, which have less privilege. This is less equitable than the prior draft of the plan.

The justifications for leaving areas like the one I mentioned out of the sector plan feel arbitrary. For example, it's been mentioned that crossing Queens Chapel is a barrier, yet it isn't for the intersection by Hamilton. This comes across to me as coded in a way to intentionally not include more privileged areas in the rezoning. I fully expect that some other rationale will be given after the public hearing and this round of comments about why the sector plan area of this plan can't be extended to other areas. These areas utilize the same metro stations, have bus routes, have shops and restaurants, and also have access to the Marc. This area stands to get some of the benefits of this plan without the cost of rezoning, and should therefore be included in the sector plan area.

A more equitable plan would expand the sector plan area. The new plan mentions a 15-minute bikeshed within the sector plan area—why not expand the area to include neighborhoods that have that? If that is too large of an area, then why not do areas within 1 mile of the metro stations? One mile equates to a 20-minute walkshed, 5-minute bike/micromobility ride, or 5-minute bus ride, which is a common distance people travel during their commutes to or from metro stations.

Part of what is especially concerning with this plan is that it is just that, a plan. That means that some of it may not happen or happen as written, especially depending on funding. Rezoning, however, does not depend on funding. This plan looks like it will require a lot of funding, which is problematic given some of the news since the last public hearing on this plan. The news has been filled with articles about Maryland's economy. The Hyattsville Life & Times had an article in May, which I have right here, that said that Hyattsville's debt has tripled in the past 10 years despite revenue from property taxes increasing, that the city currently owes \$26 million, and that the city is behind on its audits. The Baltimore Sun published articles about how cuts to federal spending and the federal workforce can be detrimental to the state's economy. According to the Maryland Department of Labor, 10.5% of Maryland's GDP came from the federal government in 2023, and Prince George's County contains the second largest number of residents receiving income



from federal government employment. In addition, the University System of Maryland, which is also a great contributor to the state's economy, is facing budget cuts, with several institutions already facing layoffs. The system office recently authorized furloughs and salary reductions. All of this will reduce tax revenue. Finally, I'd like to note that Moody's Investors Service recently dropped both our country's and our state's bond rating. This is not the time to put forth a plan that requires money that we don't have.

The sector plan area for rezoning should be more equitable, and this plan should be put on hold until the state's economy has improved and is more stable.

## 2025 Preliminary West Hyattsville-Queen Chapel Sector Plan and Proposed Sectional Map Amendment

### Errata Sheet

Revision No.	Issue/Error	Correction/Clarification	Page #
1	The property located at 2901 Nicholson Street, Hyattsville, MD 20782 (Block E, Parcel A), with Tax ID 1789874 was listed in the SMA under ZC 2 as well as ZC 31.	In the SMA, remove the subject property from ZC 31 and only list the property under ZC 2.	12, & 106 (SMA)
2	The street labels on Map 2: Proposed Zoning of the SMA are misaligned with their respective streets.	Correct the street label map layer to correspond to the correct streets.	8 (SMA)
3			
4			
5			
6			

**Butler, Tina T.**

**From:** pwzorc@everyactioncustom.com on behalf of Peter Zorc  
<pwzorc@everyactioncustom.com>  
**Sent:** Tuesday, July 1, 2025 5:08 PM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Peter Zorc  
8608 Country Club Dr Bethesda, MD 20817-4578 pwzorc@gmail.com



**Butler, Tina T.**

**From:** Clerk of the Council  
**Sent:** Tuesday, July 1, 2025 10:19 AM  
**To:** Butler, Tina T.  
**Subject:** FW: Opposition to the Rezoning of Avondale/North Woodridge in the W-HVL Sector Plan  
**Attachments:** Padua\_ANWCA2025-07-01-hearing.docx

FYI

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**From:** Avondale/North Woodridge Community <ancassociation@yahoo.com>  
**Sent:** Tuesday, July 1, 2025 10:13 AM  
**To:** Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>  
**Cc:** Jewel B Smith <smith.jewelb@gmail.com>  
**Subject:** Opposition to the Rezoning of Avondale/North Woodridge in the W-HVL Sector Plan

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Good Morning, County Clerk's Office,

Attached is my written testimony in preparation for tonight's Prince George's County Planning Board and County Council hearing. I have been unable to find confirmation that I signed up to speak, so I will sign up onsite to confirm.

---

**Avondale/North Woodridge Citizens' Association**

PO Box 5891  
Hyattsville, MD 20782  
Serving Avondale Grove, Avondale Terrace, & North Woodridge  
[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)

**President** - Pat Padua  
**Vice President** - Jewel Smith  
**Secretary** - Alma Edwards  
**Treasurer** - Barbara Parker  
**At Large Member** - Nancy Gaskins  
**At Large Member** - Nancy Roberts

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<https://www.instagram.com/avondalenorthwoodridge?>

**PGPD District 1 Community Policing - A Sector** - Cpl. Terrence Brown #3350 – 240-762-1849

**State Senator (District 47)** – Malcolm Augustine, [malcolm.augustine@senate.state.md.us](mailto:malcolm.augustine@senate.state.md.us) 410-841-3745

**Council Member (District 2)** – Wanika Fisher, [wfisher@co.pg.md.us](mailto:wfisher@co.pg.md.us) 301-952-4436

**Delegates (District 47A)** – Diana Fennell & Julian Ivey, [diana.fennell@house.state.md.us](mailto:diana.fennell@house.state.md.us) 301-858-3478, [julian.ivey@house.state.md.us](mailto:julian.ivey@house.state.md.us) 410-841-3326

**School Board Member (District 3)** – Pamela Boozer-Strother, [pamela.boozerstrother@pgcps.org](mailto:pamela.boozerstrother@pgcps.org) 301-952-6115

Good evening council members, and Planning department staff,

Zoning changes are supposed to improve quality of life and protect established neighborhoods. **Rezoning Avondale from RSF-65 to RSF-A would do neither.** Upzoning would irreparably harm the character of our community. I have more than a hundred signatures from residents in Avondale opposed to rezoning.

The proposal was made without any input from the largely Black and Hispanic community. I've been told that changes to the plan come from testimony, and according to analysis of testimony from the October 2024 hearing on draft 2, "Staff recommended" expanding the RSF-A zone to address complaints from Queens Chapel Manor residents, who should not determine our fate, that the rezoning plan was inequitable. No-one from planning, much less our own council member, reached out before the third draft was issued. There is not enough time to study the negative impacts on the area, which include but are not limited to:

**Safety:** The area's commercial strip on Chillum Rd. caters to vice: a strip club, a dispensary, and a 24-hour convenience store that sells brass knuckles. Encouraging infill will increase criminal activity in a neighborhood with large numbers of elderly residents and young families.

**Historical:** Avondale was the last community developed by legendary Washington builder Harry Wardman, whose last residence was on LaSalle Rd. Avondale has remained mostly true to his vision for 80 years. Encouraging infill would ruin a charming, historically significant neighborhood.

**Environmental:** Additional vehicle traffic would further reduce air quality, and infill in our topographically complex neighborhood would affect water quality.

**Infrastructure:** Traffic on Queens Chapel Rd at rush hour is increasingly impassable, and added density would make traffic and parking much worse.

**Economic:** Increased density could lead to higher property taxes without a corresponding improvement in county services.

**Do you stand with developers, or with your neighbors? We, the Avondale/North Woodridge Community, wholeheartedly oppose this rezoning.**



**Butler, Tina T.**

**From:** Clerk of the Council  
**Sent:** Thursday, July 24, 2025 11:07 AM  
**To:** onlinesignup  
**Subject:** FW: further comment in Opposition to the Rezoning of Avondale/North Woodridge in the W-HVL Sector Plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Donna J. Brown, Clerk of the Council**

Prince George's County Council

1301 McCormick Drive + Largo, MD 20774

O: 301-952-3600 F: 301-952-5178 C: 240-351-9777 E: [ClerkoftheCouncil@co.pg.md.us](mailto:ClerkoftheCouncil@co.pg.md.us)

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**Council Videos/Live streaming:** <https://pgccouncil.us/LIVE>

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**From:** Avondale/North Woodridge Community <[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)>  
**Sent:** Tuesday, July 1, 2025 11:16 AM  
**To:** Clerk of the Council <[ClerkoftheCouncil@co.pg.md.us](mailto:ClerkoftheCouncil@co.pg.md.us)>  
**Subject:** further comment in Opposition to the Rezoning of Avondale/North Woodridge in the W-HVL Sector Plan

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----- Forwarded Message -----

**From:** Avondale/North Woodridge Community <[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)>  
**To:** Hull, Lakisha <[lakisha.hull@ppd.mncppc.org](mailto:lakisha.hull@ppd.mncppc.org)>  
**Cc:** Jewel B Smith <[smith.jewelb@gmail.com](mailto:smith.jewelb@gmail.com)>; Nancy Gaskins <[njgakamsu@gmail.com](mailto:njgakamsu@gmail.com)>; Barbara Parker <[bmparker@outlook.com](mailto:bmparker@outlook.com)>; Nancy Roberts <[esnrr1@gmail.com](mailto:esnrr1@gmail.com)>; [edwards146@verizon.net](mailto:edwards146@verizon.net) <[edwards146@verizon.net](mailto:edwards146@verizon.net)>; Jo-Anne Butty <[jmbutty@gmail.com](mailto:jmbutty@gmail.com)>; Regina Ikard <[rifi7@aol.com](mailto:rifi7@aol.com)>; Malcolm Senator Augustine <[malcolm.augustine.district@senate.state.md.us](mailto:malcolm.augustine.district@senate.state.md.us)>; Wanika Fisher <[wfisher@co.pg.md.us](mailto:wfisher@co.pg.md.us)>; [countyexecutive@co.pg.md.us](mailto:countyexecutive@co.pg.md.us) <[countyexecutive@co.pg.md.us](mailto:countyexecutive@co.pg.md.us)>; Calvin S. Hawkins <[cshawkins@co.pg.md.us](mailto:cshawkins@co.pg.md.us)>; Council District 2 <[councildistrict2@co.pg.md.us](mailto:councildistrict2@co.pg.md.us)>; Council District 9 <[councildistrict9@co.pg.md.us](mailto:councildistrict9@co.pg.md.us)>; [councildistrict7@co.pg.md.us](mailto:councildistrict7@co.pg.md.us) <[councildistrict7@co.pg.md.us](mailto:councildistrict7@co.pg.md.us)>; Council Member Joseph Solomon - PGCMAPresident <[jsolomon@thepgcm.com](mailto:jsolomon@thepgcm.com)>; Council Member Dannielle Glaros <[councildistrict3@co.pg.md.us](mailto:councildistrict3@co.pg.md.us)>; [councildistrict1@co.pg.md.us](mailto:councildistrict1@co.pg.md.us) <[councildistrict1@co.pg.md.us](mailto:councildistrict1@co.pg.md.us)>; Delegate Ivey <[julian.ivey@house.state.md.us](mailto:julian.ivey@house.state.md.us)>  
**Sent:** Thursday, June 26, 2025 at 09:21:45 AM EDT  
**Subject:** Re: Opposition to the Rezoning of Avondale/North Woodridge in the W-HVL Sector Plan

Good morning Director Hull,

West Hyattsville Queen Chapel (SMA)

Thank you for your reply. We appreciate that the process must follow protocol. However, I have serious issues with the process as it unfolded in the records of the Public Hearing held on the second draft, the hearing dated October 1 2024. [https://issuu.com/mncppc/docs/whqc\\_staff\\_draft\\_iii](https://issuu.com/mncppc/docs/whqc_staff_draft_iii)

What I have gleaned from the record of testimony concerns me. I understand that amendments/changes are made according to public testimony, but looking over the analysis of testimony that begins on page 457 of the document linked above, particularly the part referring to Queens Chapel Manor that begins on page 463, it appears that Avondale was added to the rezoning plan based on testimony from the Queens Chapel Manor neighborhood, without input from anyone in the Avondale neighborhood.

My neighbors and I have submitted written testimony, and very much plan to attend the hearing and make our voices heard. But I ask: why is it that testimony coming from the Queens Chapel Manor neighborhood can be used to propose policies that will affect the lives of a neighborhood over which they have **no jurisdiction**?

---

### **Avondale/North Woodridge Citizens' Association**

PO Box 5891

Hyattsville, MD 20782

Serving Avondale Grove, Avondale Terrace, & North Woodridge

[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)

**President** - Pat Padua

**Vice President** - Jewel Smith

**Secretary** - Alma Edwards

**Treasurer** - Barbara Parker

**At Large Member** - Nancy Gaskins

**At Large Member** - Nancy Roberts

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**PGPD District 1 Community Policing - A Sector** - Cpl. Terrence Brown #3350 – 240-762-1849

**State Senator (District 47)** – Malcolm Augustine, [malcolm.augustine@senate.state.md.us](mailto:malcolm.augustine@senate.state.md.us) 410-841-3745

**Council Member (District 2)** – Wanika Fisher, [wfisher@co.pg.md.us](mailto:wfisher@co.pg.md.us) 301-952-4436

**Delegates (District 47A)** – Diana Fennell & Julian Ivey, [diana.fennell@house.state.md.us](mailto:diana.fennell@house.state.md.us) 301-858-3478, [julian.ivey@house.state.md.us](mailto:julian.ivey@house.state.md.us) 410-841-3326

**School Board Member (District 3)** – Pamela Boozer-Strother, [pamela.boozerstrother@pgcps.org](mailto:pamela.boozerstrother@pgcps.org) 301-952-6115

On Thursday, June 26, 2025 at 08:00:09 AM EDT, Hull, Lakisha <[lakisha.hull@ppd.mncppc.org](mailto:lakisha.hull@ppd.mncppc.org)> wrote:

Good morning Avondale/North Woodridge Stakeholders,

Thank you for meeting with Planning staff to discuss the planning process and to cover issues and concerns. The plan amendment process is required to follow State Law and the adopted County Code process as part of public engagement including the upcoming Joint Public Hearing process, where official public comment is received and processed in accordance with adopted codes and laws.

We appreciate your participation in the public engagement process and I look forward to next week's joint public hearing.

Sincerely,

**Lakisha Hull, AICP, LEED AP BD+C**

*Planning Director*

301-952-3594 | [Lakisha.Hull@ppd.mncppc.org](mailto:Lakisha.Hull@ppd.mncppc.org)



---

**From:** Avondale/North Woodridge Community <[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)>

**Sent:** Tuesday, June 24, 2025 1:46:20 PM

**To:** Hull, Lakisha <[Lakisha.Hull@ppd.mncppc.org](mailto:Lakisha.Hull@ppd.mncppc.org)>

**Cc:** Jewel B Smith <[smith.jewelb@gmail.com](mailto:smith.jewelb@gmail.com)>; Nancy Gaskins <[njgakamsu@gmail.com](mailto:njgakamsu@gmail.com)>; Barbara Parker <[bmparker@outlook.com](mailto:bmparker@outlook.com)>; Nancy Roberts <[esnrr1@gmail.com](mailto:esnrr1@gmail.com)>; [edwards146@verizon.net](mailto:edwards146@verizon.net) <[edwards146@verizon.net](mailto:edwards146@verizon.net)>; Jo-Anne Butty <[jmbutty@gmail.com](mailto:jmbutty@gmail.com)>; Regina Ikard <[rifi7@aol.com](mailto:rifi7@aol.com)>

**Subject:** Fw: Opposition to the Rezoning of Avondale/North Woodridge in the W-HVL Sector Plan

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good afternoon Director Hull,

I'm forwarding an email I sent this morning to Council members on the Prince George's County Planning, Housing and Economic Development Committee, and to representatives from your staff who met with us last evening. I appreciate your staff taking the time to hear our concerns, but I'm afraid we're not satisfied that anyone is truly listening. I am cc'ing current and former members of the Avondale/North Woodridge Citizens' Association Board in case they have any follow-up questions. Board members have submitted written testimony, and plan to attend the public hearing on July 1st.

Best,

Pat Padua

President, Avondale/North Woodridge Citizens' Association

---

**Avondale/North Woodridge Citizens' Association**

PO Box 5891

Hyattsville, MD 20782

Serving Avondale Grove, Avondale Terrace, & North Woodridge

[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)

**President** - Pat Padua

**Vice President** - Jewel Smith



**Secretary** - Alma Edwards  
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**PGPD District 1 Community Policing - A Sector** - Cpl. Terrence Brown #3350 – 240-762-1849

**State Senator (District 47)** – Malcolm Augustine, [malcolm.augustine@senate.state.md.us](mailto:malcolm.augustine@senate.state.md.us) 410-841-3745

**Council Member (District 2)** – Wanika Fisher, [wfisher@co.pg.md.us](mailto:wfisher@co.pg.md.us) 301-952-4436

**Delegates (District 47A)** – Diana Fennell & Julian Ivey, [diana.fennell@house.state.md.us](mailto:diana.fennell@house.state.md.us) 301-858-3478, [julian.ivey@house.state.md.us](mailto:julian.ivey@house.state.md.us) 410-841-3326

**School Board Member (District 3)** – Pamela Boozer-Strother, [pamela.boozerstrother@pgcps.org](mailto:pamela.boozerstrother@pgcps.org) 301-952-6115

Dear Councilmembers Hawkins, Olson, Oriadha, Harrison, and Dernoga,

I am following up on an email I sent on June 10 to members of the Prince George's County Planning, Housing and Economic Development Committee on behalf of myself and my very concerned neighbors.

I speak for the community in my request to **remove Avondale from the rezoning plan**. The rezoning was proposed without input from the community. We were told in one of our multiple meetings with the Prince George's County Planning Department that changes in the draft were made in response to public testimony, but it appears that the fate of our community was decided by representatives who are not residents of our community and who do not act in our best interests.

The rezoning changes were proposed without any outreach from the Planning Department, or our Councilmember, Wanika Fisher. Repeated appeals to Councilmember Fisher to listen to our concerns have been met with silence.

We have expressed our concerns about draft 3 of the W-HVL Sector Plan/SMA, for reasons which I and members of my board have submitted in writing, and plan to present in person at the public hearing on July 1. I have attached a summary of our concerns below for a refresher.

The Avondale/North Woodridge Citizens' Association is in the process of collecting signatures on a petition to oppose the rezoning. I have bcc:ed over a hundred members of our community on this email. I encourage my neighbors to **reply-all to this email**, to address every member of the Prince George's County Planning, Housing and Economic Development Committee, as well as Councilmember Fisher, to make your voice heard.

I would also like to remind my neighbors that the public hearing to provide input to the Planning Board and County Council is next week: The Prince George's County Planning Board and County Council will hold a Joint Public Hearing on **Tuesday, July 1, 2025, at 6 p.m.** at the Wayne K. Curry Administration Building (1301 McCormick Drive, Largo, Maryland 20782) to hear public testimony regarding the third draft of the **Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA).**

To register to speak or submit comments or written testimony, please use the Council's eComment portal at <https://pgccouncil.us/Speak> or submit your comments via email to [onlinesignup@co.pg.md.us](mailto:onlinesignup@co.pg.md.us). On-site registration is also available. However, advance registration to testify is strongly encouraged. Speakers will be given three minutes to speak. Written comments may be submitted through the close of business on Wednesday, July 16, 2025, when the record of public hearing testimony will close.

Sincerely,

Pat Padua

President, Avondale/North Woodridge Citizens' Association

---

**Avondale/North Woodridge Citizens' Association**

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**PGPD District 1 Community Policing - A Sector** - Cpl. Terrence Brown #3350 – 240-762-1849

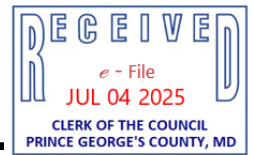
**State Senator (District 47)** – Malcolm Augustine, [malcolm.augustine@senate.state.md.us](mailto:malcolm.augustine@senate.state.md.us) 410-841-3745

**Council Member (District 2)** – Wanika Fisher, [wfisher@co.pg.md.us](mailto:wfisher@co.pg.md.us) 301-952-4436

**Delegates (District 47A)** – Diana Fennell & Julian Ivey, [diana.fennell@house.state.md.us](mailto:diana.fennell@house.state.md.us) 301-858-3478, [julian.ivey@house.state.md.us](mailto:julian.ivey@house.state.md.us) 410-841-3326

**School Board Member (District 3)** – Pamela Boozer-Strother, [pamela.boozerstrother@pgcps.org](mailto:pamela.boozerstrother@pgcps.org) 301-952-6115





**Butler, Tina T.**

**From:** Woodburyelissa@everyactioncustom.com on behalf of Elissa Woodbury  
<Woodburyelissa@everyactioncustom.com>  
**Sent:** Friday, July 4, 2025 12:41 PM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I am reaching out to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

We should be striving to create truly inclusive and walkable infrastructure around the Metro stations and this proposal seems to deliver just that. It would help more families live near Metro; walk, bike, and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment. This may sound a touch dramatic, but I yearn for communities where you can meet your basic needs without the need for a car. Car ownership may not be possible due to financial reasons, health limitations, environmental concerns, or other extenuating circumstances. Nearly this entire nation is built on the need for a car and living in a major city area we should be able to achieve better when it comes to car free planning.

I specifically support these important plan recommendations:

- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,

West Hyattsville Queen Chapel (SMA)

**EXHIBIT 134**

Mrs. Elissa Woodbury  
9304 Edmonston Rd Greenbelt, MD 20770-1352 Woodburyelissa@gmail.com



**Butler, Tina T.**

**From:** gap136@everyactioncustom.com on behalf of Gregory Pitman <gap136@everyactioncustom.com>  
**Sent:** Saturday, July 5, 2025 3:04 PM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This bold plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

I specifically support these important plan recommendations:

- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
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- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Gregory Pitman  
4230 Oglethorpe St Hyattsville, MD 20781-1530 gap136@gmail.com



**Butler, Tina T.**

**From:** briwivell@everyactioncustom.com on behalf of Brian Wivell  
<briwivell@everyactioncustom.com>  
**Sent:** Tuesday, July 8, 2025 11:54 AM  
**To:** onlinesignup  
**Subject:** Support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed SMA (Draft III) (CR-002-2022)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Chair Peter Shapiro,

I wish to express my support for the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022).

This bold plan will foster a more inclusive and walkable community around two Metro stations. It would help more families live near Metro; walk, bike and ride transit more; and reduce how much they need to drive. The plan benefits the community, the County economy, and the environment.

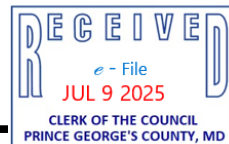
I specifically support these important plan recommendations:

- 1) Allowing up to three homes on single family lots by changing the zoning from Residential, Single-Family, Detached (RSF-65) Zone to the Residential, Single-Family, Attached (RSF-A) Zone. Part of the neighborhood already has this traditional "missing-middle housing" and new duplexes and triplexes can fit seamlessly into the fabric of the neighborhood. The more flexible one, two and three family dwellings zone gives families more options for homes to buy or rent close to Metro.
- 2) Rezoning for transit-oriented development near Metro, and for accessory apartments, when they are allowed by zoning.
- 3) Designing safer streets for walking and biking, including: elimination of dangerous, fast right turns/slip lanes; 20-25 mph maximum speed limits; wider sidewalks; protected bike lanes; and trail connections.
- 4) Eliminating vehicle Level of Service (LOS) as a street performance metric. This vehicle-centered approach to managing streets is not appropriate where walking, biking, and riding transit are important features of the community.

Overall, this revised new plan helps bring a broader range of housing options in a more walkable environment around two Metro stations. I ask that you support the plan's bold proposals to foster a more transit-oriented community.

Thank you for your consideration.

Sincerely,  
Mr. Brian Wivell  
6012 44th Ave Hyattsville, MD 20781-1502 briwivell@gmail.com



**Butler, Tina T.**

**From:** Kaufman, Connie <ckaufman@MilesStockbridge.com>  
**Sent:** Wednesday, July 9, 2025 4:01 PM  
**To:** Clerk of the Council; Butler, Tina T.; publicaffairs@ppd.mncppc.org  
**Cc:** Thomas.Lester@ppd.mncppc.org; Justin.Thornton@ppd.mncppc.org; Sarah.Benton@ppd.mncppc.org; Tony.Felts@ppd.mncppc.org; MBarnett@midcityfinancial.com; REisenberg@midcityfinancial.com; Cirner, Casey L.  
**Subject:** April 2025 Staff Draft West Hyattsville Queens Chapel Sector Plan & Proposed Sectional Map Amendment  
**Attachments:** 2025.07.09 District Council and Planning Board Ltr - WHQC Sector Plan Record.pdf

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Sent on behalf of Casey L. Cirner, Esquire

**Connie Kaufman**

*Legal Practice Assistant*

11 N. Washington Street | Suite 700 | Rockville, MD 20850-4229  
D: +1 301.517.4841 | O: +1 301.762.1600 | F: +1 443.874.1427



vCard | [ckaufman@milesstockbridge.com](mailto:ckaufman@milesstockbridge.com)



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---

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West Hyattsville Queen Chapel (SMA)





Casey L. Cirner  
301.517.4817  
[ccirner@milesstockbridge.com](mailto:ccirner@milesstockbridge.com)

July 9, 2025

The Honorable Edward P. Burroughs III, Chair  
The Honorable Krystal Oriadha, Vice Chair  
The Honorable Calvin S. Hawkins, II  
The Honorable Jolene Ivey  
The Honorable Thomas E. Dernoga  
The Honorable Wanika B. Fisher  
The Honorable Eric C. Olson  
The Honorable Ingrid S. Watson  
The Honorable Shayla Adams-Stafford  
The Honorable Wala Blegay, Esq.  
The Honorable Syndney J. Harrison  
Prince George's County Council  
Wayne K. Curry Administration Building  
1301 McCormick Drive  
Largo, MD 20774

The Honorable Darryl Barnes, Chair  
Commissioners of the Prince George's County Planning Board  
Maryland-National Capital Park and Planning Commission  
1616 McCormick Drive  
Largo, MD 20774

Re: April 2025 Staff Draft West Hyattsville Queens Chapel Sector Plan and  
Proposed Sectional Map Amendment (collectively, "Sector Plan")  
Queenstown Apartments – 3301 & 3110 Chillum Road, Mt. Rainier<sup>1</sup> (collectively,  
"Property")

Dear Chair Burroughs, III and Members of the Prince George's County District Council and  
Chair Barnes and Commissioners of the Prince George's County Planning Board:

We represent Queenstown Apartments Limited Partnership ("QA"), owner of the approximate thirty-three (33)-acre Property commonly known as Queenstown Apartments in Mt. Rainier. The Property is improved with over 1,000 multi-family units within numerous garden-style apartment buildings, on-site parking facilities, a pool, community room, landscaped open spaces, and other amenities. QA supports the Sector Plan's site-specific recommendations for the Property and the

---

<sup>1</sup> The Property includes tax account numbers 17-1943794, 17-1943778, 17-1943836, 17-1943802, 17-1943844, 17-1943810, 17-1943786, 17-1943828, which are addressed as 3301 Chillum Road in Mt. Rainier and 17-1839505, which is addressed as 3110 Chillum Road in Mt. Rainier.

recommended LTO-C (Local Transit Oriented – Core) zone for the entire Property. Sector Plan Strategies LU 5.5 and 5.6.

The Sector Plan amends the April 2024 Sector Plan site-specific recommendations and narrative for the Property in response to QA’s concerns of deterring redevelopment of the Property, chilling the Property’s market value, and diverting reinvestment in the Property. QA raised these concerns in its June 26, 2024, letter of record, its testimony at the October 1, 2024, joint public hearing<sup>2</sup> and in meetings with the Prince George’s County Planning Department of the Maryland-National Capital Park and Planning Commission (“Planning Department”). QA commends and appreciates the Planning Department’s efforts in responding to QA’s concerns.

### SMA

One item to note is that part of the Property located at 3110 Chillum Road (Tax Account # 17-1839505), known of record as Part of Parcel 4 and depicted below, should also be included in Appendix D of the Sector Plan for reclassification to the LTO-C zone to avoid any future corrective actions:



<sup>2</sup> See Staff Analysis of Testimony II B3: Queenstown Apartments Recommendations.

## **Sector Plan**

The Sector Plan now includes amended recommendations for QA that prioritize the redevelopment of the Property in accordance with the Sector Plan goals, visions and policies. The recommendations take full advantage of the Property's location within ½ mile of the West Hyattsville Metro Station to include several desirable public benefits at the time of redevelopment, including new, realigned, and/or extended roadways, an activated public realm, a new trail/shared use path, a segment of a new amenitized West Hyattsville Greenway with a widened crossing of the Northwest Branch, and new bicycle/scooter share and other micro-mobility facilities, the provision of affordable housing and the desire to underground utilities, to name a few. (Strategies TM 1.4, TM 1.5, TM 1.12, TM 1.18, TM 4.5, TM 6.1, PF 1.1, PF 1.2, HN 1.3, HD 4.9). QA has identified over 25 Sector Plan Strategies containing recommendations that could potentially apply to the Property.

These are robust recommendations, each of which adds a cost to a redevelopment project, but it is the totality of these costs that often prevent a redevelopment project from moving forward. These costs may be balanced by the potential densities afforded by the recommended LTO-C zoning classification and Strategy HN 4.1. Due to that uncertainty, QA suggests that the Sector Plan includes the flexibility necessary to strike that balance, if needed, to facilitate redevelopment. For these same reasons, QA supports Strategy LU 3.3, which proposes a transferable development rights policy tool to off-set the additional costs that could result from the overlay zone in Strategy LU 3.2 that recommends enhanced stormwater management and green infrastructure that could increase redevelopment costs or restrict the use of land.

QA is excited to see that the Sector Plan supports redevelopment of the Property within an environmentally sensitive context by continuing to correctly identify the Property outside the FEMA 100-year floodplain. It also recognizes that the Allison Street Flood Protection System Certification Project ("Certification Project") may remove the Property from the FEMA 500-year floodplain and the County regulatory floodplain.<sup>3</sup> Sector Plan, p. 63. The Certification Project is expected to be completed in the Fall of 2025. In the interim, the Property's narrative on Sector Plan page 63 balances the authority under the Floodplain Ordinance and the policies of the Prince George's County adopted Climate Action Plan for a property purportedly located within the County's regulatory floodplain.<sup>4</sup>

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<sup>3</sup> The Sector Plan identifies the Property outside the FEMA 100-year floodplain. FEMA Floodplain Map Number 24033C0129E, effective September 16, 2016, identifies the Property in Flood Zone X and notes that the flood hazard information for the Property will be reassessed once the Allison Levee System is brought into compliance with the applicable federal regulations. Flood Zone X includes "[a]reas of 0.2% chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood." Flood Zone X is outside the special hazard areas subject to inundation by the one percent (1%) annual chance flood. The Sector Plan also appropriately recognizes that if Chapter 32 of the Prince George's County Code (the "Floodplain Ordinance") is applicable to the Property that various mitigation strategies are available that could allow its successful redevelopment in the future.

<sup>4</sup> Based on the current available information in PGAtlas, portions of the Property are located within the County's regulated floodplain. However, pursuant to the FEMA floodplain maps, the Property is outside the special flood hazard areas and within the area of a 0.2% annual chance flood (500-year floodplain).



QA appreciates the Planning Department's work on this Sector Plan and supports the Sector Plan's goal of encouraging infill redevelopment within close proximity to the West Hyattsville Metrorail station.

We also appreciate your consideration of this letter.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Casey L. Cirner'.

Casey L. Cirner

cc: Thomas Lester, Planner IV, Master Plans and Studies Section, M-NCPPC  
Justin Thornton, Planner, III, Master Plans and Studies Section, M-NCPPC  
Sarah Benton, Planning Supervisor, Long-Range Planning Section, M-NCPPC  
Tony Felts, AICP, Acting Deputy Planning Director of Administration, M-NCPPC  
Meredith Pitts, Esq., MidCity Financial Corporation  
Robert Eisenberg, CFO, MidCity Financial Corporation

**Butler, Tina T.**



**From:** Clerk of the Council  
**Sent:** Thursday, July 24, 2025 11:00 AM  
**To:** onlinesignup  
**Subject:** FW: Petition from Avondale/North Woodridge Residents Opposing the W HVL Sector Plan and Proposed SMA Amendment to Rezone  
**Attachments:** Avondale-Petition-Against-Rezoning2025-07-10.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Donna J. Brown, Clerk of the Council**

Prince George's County Council

1301 McCormick Drive + Largo, MD 20774

O: 301-952-3600 F: 301-952-5178 C: 240-351-9777 E: [ClerkoftheCouncil@co.pg.md.us](mailto:ClerkoftheCouncil@co.pg.md.us)

**Council Calendar and Agendas:** <https://princegeorgescountymd.legistar.com/Calendar.aspx>

**Public Hearings/Sign-up to Speak:** <https://pgccouncil.us/Speak>

**District Council Hearings:** <https://pgccouncil.us/312/District-Council>

**Council Videos/Live streaming:** <https://pgccouncil.us/LIVE>

**Legal Advertisements:** <https://pgccouncil.us/772/Legal-Advertisements>

---

**From:** Avondale/North Woodridge Community <[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)>  
**Sent:** Thursday, July 10, 2025 11:13 AM  
**To:** Clerk of the Council <[ClerkoftheCouncil@co.pg.md.us](mailto:ClerkoftheCouncil@co.pg.md.us)>  
**Cc:** Lakisha Hull <[lakisha.hull@ppd.mncppc.org](mailto:lakisha.hull@ppd.mncppc.org)>; Sarah Benton <[sarah.benton@ppd.mncppc.org](mailto:sarah.benton@ppd.mncppc.org)>  
**Subject:** Petition from Avondale/North Woodridge Residents Opposing the W HVL Sector Plan and Proposed SMA Amendment to Rezone

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Good morning,

Enclosed please find a pdf containing signatures from neighborhood residents who oppose the West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone Avondale.

In the process of collecting signatures, my fellow board members and I continue to meet residents who either were not aware of the proposal or do not understand its impact on the community.

We will continue to collect signatures before the July 20 deadline for testimony, and will submit any further signatures separately in a new pdf.

---

**Avondale/North Woodridge Citizens' Association**

PO Box 5891

Hyattsville, MD 20782

Serving Avondale Grove, Avondale Terrace, & North Woodridge

[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)

West Hyattsville Queen Chapel (SMA)

**EXHIBIT** 138

**President** - Pat Padua  
**Vice President** - Jewel Smith  
**Secretary** - Alma Edwards  
**Treasurer** - Barbara Parker  
**At Large Member** - Nancy Gaskins  
**At Large Member** - Nancy Roberts

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**PGPD District 1 Community Policing - A Sector** - Cpl. Terrence Brown #3350 – 240-762-1849

**State Senator (District 47)** – Malcolm Augustine, [malcolm.augustine@senate.state.md.us](mailto:malcolm.augustine@senate.state.md.us) 410-841-3745

**Council Member (District 2)** – Wanika Fisher, [wfisher@co.pg.md.us](mailto:wfisher@co.pg.md.us) 301-952-4436

**Delegates (District 47A)** – Diana Fennell & Julian Ivey, [diana.fennell@house.state.md.us](mailto:diana.fennell@house.state.md.us) 301-858-3478, [julian.ivey@house.state.md.us](mailto:julian.ivey@house.state.md.us) 410-841-3326

**School Board Member (District 3)** – Pamela Boozer-Strother, [pamela.boozerstrother@pgcps.org](mailto:pamela.boozerstrother@pgcps.org) 301-952-6115



# Petition: Avondale North Woodridge Citizens' Association

We the undersigned strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone  
Avondale/North Woodridge

Name

Address

Phone No.

Email

Pat Padua 2027 Woodreeve Rd. (202) 744-5912 pat.padua@jwinl

Veronica Padua 2027 Woodreeve Rd (202) 744-3555 lapinville@gmail.com

Deidre Douglas 2008 Woodreeve Rd 301-674-9252 Poochie196@gmail.com

Curt Eupio 2012 Woodreeve Rd 202-423-5094 Curt Eupio

Eric Newberry 2021 Woodreeve 850-728-1134 ERIC.Newberry@verizon.com

Antoinette Karam 2025 Woodreeve 301-526-9769 antoinettekaram@gmail.com

Orville Brown 2025 Woodreeve 240-280-5915

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Chris Pompey 4802 Russell Ave 240-223-7203 cypompey@gmail.com

Rosemary Sohn 4800 Russell Ave Hyattsville MD 301-927-1758 Lathey@verizon.net

Juan R. Dort 4811 LASALLE RD 301-779-2136 GENEANDTY@VERIZON.NET

Gene And Ty 4811 La Salle Rd 301-779-2130 geneandty@verizon.net

Rachael Duvanto 5416 20th Ave 301-318-4056 rachaelduvanto@verizon.net

Iceland Edgercombe 1903 WOODREEVE RD 301-844-0412 iceland@edgercombe

Alvaro Buisio 2003 Woodman Rd. 240-863-7233 group.com

Oscar Casas 4606 21st 20712 708-205-1072

Larry + Laurie 2 m v o n i p 240-838-8733

MARK RIDDLE 2015 WOODREEVE RD 202-415-0735 RIDDLE.MARK@gmail.com

We the undersigned strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone  
Avondale/North Woodridge

Avondale/North Woodridge

Name	Address	Phone No.	Email
Javier Vilanova 2018	202 468-7639	Vilanova, Javier @yahoo.com	
ELVIRA EBERT 2023 Woodleeve Rd	202 893-1371	ebert@bellsouth.net	
Yilma Bigelow 4619 21 <sup>st</sup> - MT. Rainier	240-870-6270	sheba_00851@yahoo.com	
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CLARENCE SINGLETARY 2101 QUEENS CHAPEL RD	(202) 704-3087	RICH1CRYSA@ YAHOO.COM	
Yohneis Shambourger 1900 Ingraham St.	(240) 705-5544	yohneis@gmail.com	
Niambi Carter 2005 Ingraham St	919-323-0767	niambicarter@gmail.com	
Sherron Beel 4505 21st St NW 2022 Mount Rainier	240-643-8774	theresa.bello@comcast.net	



# Petition: Avondale North Woodridge Citizens' Association

We the undersigned strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone  
Avondale/North Woodridge

Name	Address	Phone No.	Email
1. Eric Smith	2000 Haystack Rd 4412 Russell Ave	301-263-5936	esmith517529mail
2. Mable Baggett	Hyattsville, MD	301-699-5812	mable.baggett@gmail
3. Laverne J. Cupid	2012 Woodreeve Rd	301-379-6438	lcupid@hotmail

We the undersigned strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone  
Avondale/North Woodridge

Name	Address	Phone No.	Email
1 Megan Krauswell	4816 Russell Ave Hyattsville MD 20782	301 461 4185	yorkshire26@gmail.com
2 Lincoln H. MARSHALL	4816 Russell Ave Hyattsville, MD	301-717-2854	lincoln.marshall@gmail.com
3 Tiana Dukes	4818 Russell Ave Hyattsville MD	301 379-5462	tiaduk@aol.com
4 Dominique Marshall	4816 Russell Ave Hyattsville MD 20782	301-512-1795	marshall.dominique@gmail.com
5 Benita Littlejohn	4913 Russell Ave Hyattsville, MD 20782	301-864-8557	Benita.Littlejohn@yahoo.com
6 Matthew Marshall	4816 Russell Ave Hyattsville MD 20782	240-672-2999	marshall.lincoln48@gmail.com
7 Marta Zamorano	4827 Russell Ave. Hyattsville MD 20782	240-281-6265	martaluz@live.com
8 James Brantley	4814 RUSSELL AVE HYATTSVILLE, MD 20782	301-277-8367	cjbrantley@verizon.net
9 Clarence Brantley	4814 RUSSELL AVE HYATTSVILLE, MD 20782	301 277 8367	cjbrantley@verizon.net
10 Wayne Sims	4908 Russell Ave Hyattsville, MD 20782	301 537-1564	Comd.JMS@aol.com
11 John Sims	4908 Russell Ave Hyattsville MD 20782	301-766-4337	jsims0124@gmail.com
12 Julie Guk	4907 Russell Ave Hyattsville, MD 20782	301 792 832	jtoquib@yahoo.com

# Petition: Avondale North Woodridge Citizens' Association

We the undersigned strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone  
Avondale/North Woodridge

Name	Address	Phone No.	Email
1 <del>Frederick</del> BECC	4826 Russell Ave	301-779-2595	nsbell11@verizon
2 Wanda Bell	4826 Russell Ave	301-779-2595	" "
3 J. Anne Butty	4831 Russell Ave	301-452-5144	jmbutty@gmail
4 James Butty	4831 Russell Ave	301-395-0621	butty.james@gmail
5 Gilea Butty	4 Avon Pl	301-356-8193	gleab12@gmail.com
6 Klye Butty	4 Avon Place	301-356-8194	klysbutty@gmail.com

## Petition: Avondale North Woodridge Citizens' Association

We the undersigned strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone  
Avondale/North Woodridge

[illegible]

# Petition: Avondale North Woodridge Citizens' Association

We the undersigned strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone  
Avondale/North Woodridge

Name	Address	Phone No.	Email
1. Laura Squire	4807 Russell Ave	301-699-1589	Laura.Squire2009@gmail.com
2. Mam Smith	4809 Russell Ave	301-449-6415	grammie1977@msn.com

We the undersigned strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone  
Avondale/North Woodridge

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# Petition: Avondale North Woodridge Citizens' Association

We strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to  
rezone Avondale/North Woodridge

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Secundino Pachon	4801 LaSalle Hyattsville	(240) 486-2686	dipadon@yahoo.com
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Faith Merriman	4903 LaSalle Rd MD	240-416-4088	merrymack58@yahoo.com
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JAMES RANDALL	4807 LASALLE RD	MD 202-792-8743	J.R. correspondence@gmail.com
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Winfred Huger	4813 LaSalle Rd	Hyattsville, MD 20782	301-249-9724
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Nancy GasKins	4810 Avondale Road	Hyattsville, MD 20782	240-606-3307
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Nevel GasKins	4810 Avondale Road	Hyattsville, MD 20782	470-453-9848
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# Petition: Avondale North Woodridge Citizens' Association

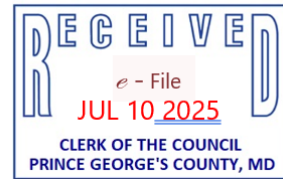
We strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to  
rezone Avondale/North Woodridge

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Shawanda Cule	4911 Avondale Rd	301-658-8557	shawanda1219@gmail.com
Karen Williams	4908 Avondale Rd	240-273-2944	NONE
Christy Bennett	4902 Avondale Rd	240-461-9982	Christybennett@yahoo.com
Michelle	4818 Avondale Rd	301-318-1615	Michelle
Sherry Lamy	4816 Avondale Rd	301-908-7941	Vix@Vix.com
Debra Myers	4808 Avondale Rd	301-646-5486	Ladyde1@MSN.COM
ROMAINE GRAYSON	4804 Avondale Rd	301-864-2750	ROMAINE GRAYSON@MSN.COM
MAXINE BUCKELL	4815 Avondale Rd	301-277-8270	Maxine/Buckell
Jewel B. Smith	4812 Avondale Rd	202-834-2869	smiths.jewelb@gmail.com
Antoine Smith	4812 Avondale Rd	202-380-6217	antoinesmithnpage@gmail.com
Michael Stewart	4813 Avondale Rd	301-779-4780	Michael Stewart

# Petition: Avondale North Woodridge Citizens' Association

We strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to  
rezone Avondale/North Woodridge

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Henry Olaisen	2019 Brighton Rd	415-596-6160	rholaisen@ymail.
Edwin pereira	2104 Brighton Rd	202-345-5490	Edwin Omar pereira 71
Lidia Awad	2017 Brighton Rd	615-498-7225	lidia.awad@yahoo.com
KEVIN KENNEDY 2010	" "	240-486-5817	Kylek202@gmail.com
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Ronald Carter	2013 Brighton	301-779-8153	carter.ronald49@gmail
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KAREN Grimes	2010 Wardman Rd	(301) 699-3842	Karen Grimes
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Kenneth Jones	2002 Wardman Rd	202 460 1170	Pique4@yahoo.com
CAROLYN MEJIA	2004 WARDMAN RD	9082305367	majacarolyn12@gmail.com
NANCY B. WILLIAMS	2005 WARDMAN RD	443-254-6443	



**Rawls, Kyle C.**

---

**From:** Thomasina Saxon <TSaxon@mdot.maryland.gov>  
**Sent:** Thursday, July 10, 2025 3:39 PM  
**To:** onlinesignup  
**Cc:** Jonathan Brown; EFlorence; Tara Penders; Molly Porter; David Rodgers; Shane Sarver; Robert Stewart; Derek Gunn; Nate Evans  
**Subject:** Preliminary West Hyattsville - Queens Chapel Sector Plan SHA Comments  
**Attachments:** 2025.07.03 W Hyatts-Queens Chapel Sector Plan SHA comments.pdf

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Attached please find SHA comments concerning the above subject.



**Thomasina (Tina) Saxon**

*Administrative Assistant Executive*

Regional and Intermodal Planning Division

Office of Planning and Preliminary Engineering

410.545.5675 **office**

[tsaxon@mdot.maryland.gov](mailto:tsaxon@mdot.maryland.gov)

**Maryland State Highway Administration**

MS C-502

707 North Calvert Street

Baltimore, MD 21202-3601



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July 3, 2025

Ms. Lakisha Hull  
Planning Director  
Prince George's County Planning Department  
Maryland-National Capital Park and Planning Commission  
1616 McCormick Drive  
Largo MD 20774

Dear Ms. Hull:

Thank you for providing the Maryland State Highway Administration (SHA) the opportunity to comment on the 2025 Preliminary West Hyattsville – Queens Chapel Sector Plan. SHA completed its review and is submitting the following comments:

*General Comments*

- SHA supports the plan's focus on facilitating transit use, improving active transportation accessibility, facility connectivity, and promoting transit-oriented development. In general, the recommendations proposed in this plan are supported by SHA's emphasis on providing transportation facilities that accommodate all users and all modes. This emphasis led SHA to develop *Context Driven – Access & Mobility for All Users*, a planning and design resource including guidance centered on establishing safe and effective multimodal transportation systems. For additional information, please visit <https://www.roads.maryland.gov/contextdriven/>.

*Transportation and Mobility*

- p.90, Existing Conditions Summary
  - par.2, sent.2 – Change “and pedestrian refuge areas” to “and a lack of pedestrian areas.”
  - par.2, sent.3 – It states in the text that there are noncontinuous sidewalks and oversized blocks. The noncontinuous sidewalks and oversized blocks should be discussed in the text as two different and distinct design issues. They should not be conflated. Also, the oversized blocks should be framed as pedestrian challenge.
  - par.2, sent.4 – Are the “missing linkages” between bike facilities, destinations, or both? Consider specifying or clearly defining “missing linkages.”

- par.3, sent.1 – Why are ridership values only provided for the West Hyattsville metro station, when Map 24 shows the walk and bike-shed of both the West Hyattsville metro station and the Hyattsville Crossing metro station? The inclusion of ridership values for Hyattsville Crossing, as well as the percentage of metro customers who access the station through walking and biking is recommended.
- par.3, sent.3 – Consider including a reference to Map 24.
- p.91, Existing Conditions Summary, Map 24 – The narrative on previous page is a bit misleading. The bike-shed in relation to West Hyattsville is mentioned, yet on Map 24 the bike-shed for both metro stations is visualized. Suggest fixing map or narrative, for consistent storytelling.
- p.92, Existing Conditions Summary, Map 25 – There is no mention of the map in the summary text on page 90. Adding a reference after the third sentence of the first paragraph is recommended.
- p.93, Existing Conditions Summary, Map 26 – There is no mention of the map in the summary text on page 90. The inclusion of a reference in the discussion of missing bike linkages is recommended.
- p.94, Existing Conditions Summary, Map 27 – The reference to missing sidewalk segments in the summary on page 90 should include a reference to Map 27 for more clarity for the reader.
- p.96, Policies and Strategies, Complete and Green Streets – Consider adding an introductory paragraph to the Policies and Strategies section to provide greater context.

Does the plan recommend re-categorizing streets based on a new standard? Or does it recommend adopting a new standard for the listed street types? The second sentence in the introduction section is unclear.

The reference to the urban street types on “page 104” should be page 103. The urban street types illustrations begin on that page.

- p. 101, Policies and Strategies, Complete and Green Streets, TM 1.15 – The plan recommends the evaluation of the elimination of the free right-turns at the intersections of Hamilton Street at Ager Road, MD 500 at MD 208 (Hamilton Street) MD 500 at Eastern Avenue, and MD 500 at Ager Road. As part of the MD 500 reconstruction project from MD 410 to MD 208, which was completed in 2019, SHA removed the free right-turn in the southeast quadrant of the intersection of MD 500 and MD 208 (Hamilton Street) and replaced it with a significantly reduced turning radius corner, curb and gutter, and an ADA compliant crosswalk ramp. The other free right-turn in the southwest quadrant of the intersection remains intact. Also, the free-right turns on southbound MD 500 at westbound

Ager Road and on MD 500 at Eastern Avenue remained after the completion of the MD 500 reconstruction project from MD 208 to Eastern Avenue. Before a temporary pilot project or a permanent removal of the free right-turn can be considered, SHA, as a preliminary measure, would have to evaluate the safety and operational implications of removing the free right-turns.

- pp. 108-109, Complete and Green Streets, Table 13: Recommended Countywide Master Plan of Transportation Streets – The plan recommends the reconstruction of MD 500 from Eastern Avenue to MD 410 to reflect the design elements shown in the referenced Mixed-Use Boulevard cross-section concept from the 2024 Prince George’s County Urban Street Design Standards. Proposed in the concept is a four-lane boulevard with two five-foot bicycle lanes, each with two-foot painted buffers, a landscape median, on-street parking, and sidewalks. It should be considered that while the on-street parking element of the Mixed-Use Boulevard cross-section concept may not be feasible due to the right-of-way constraints of the corridor, some of the other design elements such as the four travel lanes, the landscape median, bicycle lanes, and sidewalks already exist as part of the completed MD 500 corridor reconstruction projects on the corridor. To implement the full extent of the Mixed-Use Boulevard cross-section concept, SHA, as a preliminary measure, would have to further evaluate the safety and operational implications.
- p. 133, Active Transportation, TM 5.10 – The installation of bicycle signals with exclusive lead phasing at major intersections along state roads where two bicycle routes intersect, is recommended in the plan. A thorough evaluation of the safety and operation implications for all users at any candidate location would be required prior to the installation of a bicycle signal.
- p. 135, Active Transportation, TM 5.13 – The plan calls for the installation of public art along the MD 500 and MD 501 corridors. Per SHA’s general policies and procedures, any proposed public art would have to be evaluated to ensure that the art doesn’t pose adverse impacts to the visibility of motorists, operations, or general safety of all users.
- p. 137, Active Transportation, TM 6.1 – Generally, SHA supports the plan’s proposal for the provision of bicycle share, scooter share, and other micro-mobility facilities at the MD 500 and MD 501 intersection, provided that the docking stations, parking areas, and signage do not interfere with the visibility of motorists, operations, or the general safety of all users.
- p. 139, Traffic Calming and Safety, TM 8.1 – The plan calls for the provision of traffic calming measures on MD 501 and MD 500. MDOT supports the provision of traffic calming measures at locations where a need has been identified, where they are feasible, and if they are consistent with SHA policy.
- p. 139, Traffic Calming and Safety, TM 8.2 – The plan calls for SHA to conduct a signal warrant analysis at the MD 500 intersection at Nicholson Street to determine if a signal should be installed at that location. Prior to conducting a signal warrant analysis, SHA would need to review an array of factors related to the intersection including intersection

Ms. Lakisha Hull  
Page Four

conditions, observed operations at the intersection, crash data, future traffic needs, pedestrian needs, etc., to determine if there is a safety or operational issue that needs to be addressed and explored further. If there is an issue, then, SHA would conduct a signal warrant analysis.

- p. 140, Traffic Calming and Safety, TM 8.3 – The plan calls for the provision of protected intersections on MD 500 at Jamestown Road, MD 208, and MD 501. The modification of these MD 500 intersections into protected intersections would require SHA to determine the availability of space to construct them and their general feasibility.

Thank you again for the opportunity to comment on the 2025 Preliminary West Hyattsville – Queens Chapel Sector Plan. If you have any questions or concerns, please contact SHA Regional Planner, Mr. David Rodgers, at 410-545-5670 or [drodgers1@mdot.maryland.gov](mailto:drodgers1@mdot.maryland.gov). Mr. Rodgers will be happy to assist you.

Sincerely,

*NP Evans*

Nate Evans  
Assistant Chief  
Regional and Intermodal Planning Division

cc: Jonathan Brown, II, PE, Assistant District Engineer – Traffic, District 3, SHA  
Erich Florence, P.E., Deputy District Engineer, District 3, SHA  
Derek Gunn, P.E., District Engineer, District 3, SHA  
Ms. Tara Penders, Chief, Regional and Intermodal Planning Division (RIPD), SHA  
Ms. Molly Porter, Statewide Bicycle and Pedestrian Coordinator, RIPD, SHA  
Mr. David Rodgers, Regional Planner, RIPD, SHA  
Mr. Shane Sarver, Bicycle and Pedestrian Planner, RIPD, SHA  
Ms. Thomasina Saxon, Administrative Assistant Executive, RIPD, SHA  
Robert Stewart, P.E., Team Leader – Prince George's County, Traffic, District 3, SHA





**Rawls, Kyle C.**

---

**From:** Clerk of the Council  
**Sent:** Thursday, July 24, 2025 10:59 AM  
**To:** onlinesignup  
**Subject:** FW: Further testimony against the W HVL Sector Plan and Proposed SMA Amendment: a 2007 Historical survey of Avondale

**Follow Up Flag:** Follow up  
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**Donna J. Brown, Clerk of the Council**

Prince George's County Council

1301 McCormick Drive ✦ Largo, MD 20774

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---

**From:** Avondale/North Woodridge Community <ancassociation@yahoo.com>  
**Sent:** Friday, July 11, 2025 8:31 AM  
**To:** Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>  
**Cc:** Lakisha Hull <lakisha.hull@ppd.mncppc.org>; Sarah Benton <sarah.benton@ppd.mncppc.org>  
**Subject:** Further testimony against the W HVL Sector Plan and Proposed SMA Amendment: a 2007 Historical survey of Avondale

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Good morning,

As part of formal testimony to oppose rezoning Avondale from RSF-65 to RSF-A, regarding objections to the rezoning from the perspective of preserving the historical nature of our community, I submit this survey prepared by EHT Traceries in 2007, and available on the MNCPPCAS site as part of the public record:

<https://www.mncppcapps.org/planning/HistoricCommunitiesSurvey/CommunityDocumentations/68-000%20Avondale/PG%2068-000%20Avondale%20Community%20Survey.pdf>

The survey notes that Avondale meets numerous criteria for designation as a historic district, both on the Prince George's County heritage level and the National Register level. As stated in previous testimony, the neighborhood was the last project from legendary Washington builder Harry Wardman, and was in fact the only project he created in Prince George's County. The Wardman name is used by real estate agents in Washington to attract prospective homeowners, and preserving the character of his work would make Avondale more desirable to homebuyers -the architectural charm is one of the things that drew me and my wife here in the first place.

The photos included in the 2007 survey demonstrate an architectural style that has remained largely intact since its creation, and the neighborhood looks essentially the same as it did in 2007.

Director Hull, I would like to formally request that Avondale be considered for Historical designation, both on the county level and the national level. What can the community do to start that process, or possibly reopen the process that led to the 2007 survey?

Best,  
Pat

---

**Avondale/North Woodridge Citizens' Association**

PO Box 5891

Hyattsville, MD 20782

Serving Avondale Grove, Avondale Terrace, & North Woodridge

[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)

**President** - Pat Padua

**Vice President** - Jewel Smith

**Secretary** - Alma Edwards

**Treasurer** - Barbara Parker

**At Large Member** - Nancy Gaskins

**At Large Member** - Nancy Roberts

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**PGPD District 1 Community Policing - A Sector** - Cpl. Terrence Brown #3350 – 240-762-1849

**State Senator (District 47)** – Malcolm Augustine, [malcolm.augustine@senate.state.md.us](mailto:malcolm.augustine@senate.state.md.us) 410-841-3745

**Council Member (District 2)** – Wanika Fisher, [wfisher@co.pg.md.us](mailto:wfisher@co.pg.md.us) 301-952-4436

**Delegates (District 47A)** – Diana Fennell & Julian Ivey, [diana.fennell@house.state.md.us](mailto:diana.fennell@house.state.md.us) 301-858-3478, [julian.ivey@house.state.md.us](mailto:julian.ivey@house.state.md.us) 410-841-3326

**School Board Member (District 3)** – Pamela Boozer-Strother, [pamela.boozerstrother@pgcps.org](mailto:pamela.boozerstrother@pgcps.org) 301-952-6115

On Thursday, July 10, 2025 at 11:13:23 AM EDT, Avondale/North Woodridge Community <[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)> wrote:

Good morning,

Enclosed please find a pdf containing signatures from neighborhood residents who oppose the West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone Avondale.

In the process of collecting signatures, my fellow board members and I continue to meet residents who either were not aware of the proposal or do not understand its impact on the community.

We will continue to collect signatures before the July 20 deadline for testimony, and will submit any further signatures separately in a new pdf.

---

## **Avondale/North Woodridge Citizens' Association**

PO Box 5891

Hyattsville, MD 20782

Serving Avondale Grove, Avondale Terrace, & North Woodridge

[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)

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**At Large Member** - Nancy Gaskins

**At Large Member** - Nancy Roberts

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**PGPD District 1 Community Policing - A Sector** - Cpl. Terrence Brown #3350 – 240-762-1849

**State Senator (District 47)** – Malcolm Augustine, [malcolm.augustine@senate.state.md.us](mailto:malcolm.augustine@senate.state.md.us) 410-841-3745

**Council Member (District 2)** – Wanika Fisher, [wfisher@co.pg.md.us](mailto:wfisher@co.pg.md.us) 301-952-4436

**Delegates (District 47A)** – Diana Fennell & Julian Ivey, [diana.fennell@house.state.md.us](mailto:diana.fennell@house.state.md.us) 301-858-3478, [julian.ivey@house.state.md.us](mailto:julian.ivey@house.state.md.us) 410-841-3326

**School Board Member (District 3)** – Pamela Boozer-Strother, [pamela.boozerstrother@pgcps.org](mailto:pamela.boozerstrother@pgcps.org) 301-952-6115



**From:** [Shea Winsett](#)  
**To:** [onlinesignup](#)  
**Subject:** Written Comments Regarding Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment Draft III  
**Date:** Tuesday, July 15, 2025 11:09:21 PM  
**Attachments:** [Sector Plan Dissent Winsett.pdf](#)

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--

Shea A. Winsett, PhD  
Anthropologist & Educator

July 14, 2025

Dear PG County Council,

I am writing these comments about the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (Draft III).

At this point, I am convinced that the council, the leaders of the city of Hyattsville itself, and other political and commercial parties are willfully pushing forward with a plan that is not only mundane, unimaginative, colorless, and lacks ingenuity and boldness, but is also extremely disingenuous.

I am against this plan for the following reasons (in no particular order):

**1. You have incorrect statistics.**

Your statistics do not match the Census.gov statistics, and this leads me to believe that you have a) lazy people conducting the research for this project and will be equally lazy in executing the implementation of this project, or b) you are willfully creating false statistics to perpetuate a false narrative to suit your end gains. Both reasons are concerning.

**2. The researchers conducting this study do not reside in Hyattsville; therefore, the presentation of this project does not discuss how to build upon existing resources in Hyattsville.**

Hyattsville has always been diverse in terms of economic, racial, and social background since its founding. To say that the goals of this sector plan are to have a “vibrant, resilient, and culturally and socioeconomically diverse community” is to ignore the Hyattsville that already exists, which is all these things and more. This plan had not taken into consideration the Hyattsville that exists, as well as the PEOPLE who have made Hyattsville the place that so many people desire to live and the place where people choose to stay and plant roots. Not only that, but it seems the only people who are being asked what kind of Hyattsville they want to see are people who have only lived in the city for under 5 years. Those who are long-time residents seem to be consistently ignored in the future planning of Hyattsville.

I’ve lived at 3504 Hamilton St., a block away from the intersection of Queen’s Chapel Road and Hamilton. According to this plan presentation, there have been several community engagement events, including focus groups and interviews. I am in the direct line of change, and I have only received these planning department letters for the large council meetings. No one from the first meeting I attended in October to this one in July has

contacted me regarding my concerns. I have not been contacted for any of these focus groups despite being directly affected by the proposed change. From the many voices of dissent at both of these meetings, it seems that those implementing the studies on behalf of the council and the city of Hyattsville are only reaching out to people who have not been long term residents of the area, people who live just outside the zone of that the plan will affect, and/or people who would like to live in Hyattsville but don't. In the previous, dissenting comment I wrote, I asked for the demographics of these people who were part of the focus groups and the interviews. I have yet to receive this information. Who is the representative sample that can represent a person who owns her house and has lived on Hamilton Street, a block away from Queen's Chapel Road, for over 25 years?

**3. You don't build community around an inanimate object; you build community around an ethos (a concept).**

The sector plan (following in the footsteps of DC, which didn't do very well there either) is "centered around the West Hyattsville Metro Station." This doesn't build community. The Metro is a tool to help the community, as are the roads, the buses, etc. Community happens when people's basic needs are met, when they feel safe, and when they can see themselves living in an area for generations. There are already lots going on near and up to the Metro. In the wooded area by the Metro, unhoused people live. I know this because my daughter did a waterway cleanup in that area and found clothes, food scraps, and human feces. Walking to the Metro along Hamilton St., we have a gathering of men, usually under the influence of some type of substance. One even verbally assaulted me on my way to the Metro. So, the plan is to build more houses near a place and create what... What community comes from transit? In fact, by encouraging this, you are simply encouraging people to stop in Hyattsville and leave. In short, building a community centered around a transportation hub encourages transience.

**4. This is clearly about money.**

I have not seen delineated what benefit all this change is for me, a tax-paying resident of Hyattsville for 30 years. Since I have lived here, I have seen the rollback of community services more often. The services that we do have are mediocre at best. It seems that the only services that can happen in a city are if a developer wants those changes or services to happen. For example, we have areas that need sidewalks that have needed sidewalks for years, and yet, this sector plan doesn't include any of that. As another example, Nicholas Orem Middle School didn't get a crossing light for the students to cross East-West Hwy. safely until the Editor's Park Apartments and condos were built. Children are the center of any community, and they can't get a light to cross the street to get to their school until a fancy apartment is built? You don't care about the community. You only care

about profits. And while it is not clear, someone other than the residents of Hyattsville are profiting from this plan.

## **5. Benefits for me**

As stated in point 4, you have not stated how this change is going to benefit the daily life of people who have and want to stay in Hyattsville. This sham of having a diverse neighborhood is just that, a sham. Development is about money, and someone, somewhere, is going to be making a lot of it, while the citizens of the area suffer. Is trash pick-up going to increase? How will the police handle the increase in residents? Can our infrastructure handle this? What happens to buildings in the floodplain? Can our schools handle the increase in population? This plan doesn't include any of these answers. It just says build, and the building will solve everything.

## **6. Who is this for?**

Those who want to make a profit from this endeavor are hiding behind the banner of "multiple housing choices for a range of income levels." But what is being built isn't for multiple incomes. Hyattsville currently already has housing in the missing middle. There are garden-style apartments and larger apartments all through Hyattsville, including across from Hyattsville Middle School. There are duplexes on Nicholas St., and McMansions (which, in my opinion, didn't need to be built) across from Driskoll Park. The new housing that is being built is more expensive than the houses that currently exist in Hyattsville, including apartments. Who is this housing for? Hyattsville, as a city, was the missing middle; it had small single-family homes and town homes that provided the working-class person a little piece of land to raise a family and have a bit of wealth. Ask a long-time resident of the area, and they will tell you they purchased their home with a meager salary and paid it off. This plan is not that. My daughter, who wants to live in Hyattsville, can't afford to with these new developments which start at \$700k and up. Additionally, many people who live in Hyattsville work in DC. They live in Hyattsville because it is not a crowded, bustling area. It is busy enough, central enough, and allows them to easily commute to work but retreat to a neighborhood with green space and other areas for leisure and family fun. Once again, if the sector plan included people who have lived in Hyattsville for some time, the sector plan wouldn't look like this. Who is this for?

## **7. Does the plan solve the already dangerous high-traffic area of Queens Chapel and Hamilton?**

Finally, Queens Chapel Road is already a busy passageway from DC to the rest of PG County. This sector plan doesn't include how to mitigate that traffic. It seems like there will be an increase. People have already crashed and lost lives along this area, and every day more commuters drive (quite fast) through neighborhood streets to cut around the traffic.

Building more housing will only lead to more congestion in an already congested area, which has not worked on how to deal with that congestion, as we have no plan in place to address it.

In conclusion, this plan needs to be reworked from top to bottom. I understand that this was in progress in 2014, but that was 10 years ago, and a lot has changed in 10 years. The plan does not include the input of people directly affected by the change, it is not forward-thinking, and does not take into account all of the factors. It is too large and should be implemented on a smaller scale, considering the changing natural environment, the increase in traffic, and simply the actual wants and needs of residents of Hyattsville who actually live and pay taxes in the city.

Once again, I am against this sector plan.

Sincerely,

Toni Stanly-Winsett

3504 Hamilton St.

Hyattsville, MD 20782

Shea Winsett

3504 Hamilton St.

Hyattsville, MD 20782





**From:** [Butler, Tina T.](#)  
**To:** [onlinesignup](#)  
**Subject:** FW: Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment  
**Date:** Thursday, July 17, 2025 12:09:27 PM

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**From:** Jacquelyn Henry <jacquelynmariehenry@gmail.com>  
**Sent:** Thursday, July 17, 2025 12:06 PM  
**To:** Butler, Tina T. <ttbutler@co.pg.md.us>  
**Subject:** Re: Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Hi Tina,

Apologies for forgetting to include that. Our address is:

5406 35th Ave  
Hyattsville, MD 20782

Thanks so much!

Jackie Henry

On Thu, Jul 17, 2025 at 8:58 AM Butler, Tina T. <[ttbutler@co.pg.md.us](mailto:ttbutler@co.pg.md.us)> wrote:

Hello,  
Can you provide a full address please.  
Thanks.

*Tina T. Butler*

LZIS Website Coordinator  
[Prince George's County Council, Legislative Branch](#)  
[Office of the Clerk of the Council](#)  
1301 McCormick Drive, 2<sup>nd</sup> floor  
Largo, Maryland 20774  
Direct: 301.952.5179 General: 301-952-3700  
Email: [ttbutler@co.pg.md.us](mailto:ttbutler@co.pg.md.us)

West Hyattsville Queen Chapel (SMA)  
**EXHIBIT 142**

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**From:** Jacquelyn Henry <[jacquelynmariehenry@gmail.com](mailto:jacquelynmariehenry@gmail.com)>

**Sent:** Wednesday, July 16, 2025 4:55 PM

**To:** onlinesignup <[onlinesignup@co.pg.md.us](mailto:onlinesignup@co.pg.md.us)>

**Subject:** RE: Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear PG Planning Department,

This is in regards to the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment. As a resident of Hyattsville for more than 10 years, I do not support this amendment. The letter we received stated that this change could change our property taxes and I don't support them increasing for this type of change.

Please let me know if you have any questions.

Thank you for your time!

Jackie & Denny Henry

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**Butler, Tina T.**

**From:** Clerk of the Council  
**Sent:** Thursday, July 24, 2025 10:31 AM  
**To:** onlinesignup  
**Subject:** FW: Opposing the addition of Avondale to the rezoning in W-HVL Sector plan

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Donna J. Brown, Clerk of the Council**

Prince George's County Council

1301 McCormick Drive + Largo, MD 20774

O: 301-952-3600 F: 301-952-5178 C: 240-351-9777 E: [ClerkoftheCouncil@co.pg.md.us](mailto:ClerkoftheCouncil@co.pg.md.us)

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**From:** Crystal Arthur <ccarthur12@gmail.com>  
**Sent:** Monday, July 21, 2025 11:51 PM  
**To:** Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>  
**Cc:** sarah.benton@ppd.mncppc.org  
**Subject:** Opposing the addition of Avondale to the rezoning in W-HVL Sector plan

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Greetings,

As a resident of Avondale since approximately 1968, I write to convey my opposition to the recent addition/inclusion of Avondale in the rezoning in the W-HVL Section plan.

To me Avondale is more than lots and parcels that make up a sector to be zoned, upzoned, or rezoned. It is an established community with neighbors who have long cared about the community and each other. It is made up of longtime residents of diverse backgrounds and generations of families. It is generally peaceful, maintained, relatively quiet and relatively safe. When situations arise, such as the planned rezoning, that might interrupt this quality of life in Avondale, it gets our attention and we work to address them because we care deeply about our community..

The economic advantages and possibilities for the area and county for such rezoning are clear and we all want the best for the area, however the rationale for adding Avondale is not as clear. While I have heard a few reasons, one that sticks out is there had been testimony that an earlier draft seemed to focus on one minority community and in an effort to address this, Avondale was added. Appeasing one community at the expense of another does not seem just. Further while the growth and development of the

area/county are important, it should not come at the expense of smaller, established communities. I imagine much growth in the west Hyattsville area could/will take place in areas more suited for such growth than Avondale.

Absent a solid rationale for including Avondale in this rezoning, and in consideration of the desires of many (perhaps most) of the Avondale residents, I again respectfully convey my opposition to the Avondale's inclusion in this rezoning and respectfully suggest it be removed from the plan.

Sincerely,

Crystal Arthur

**From:** [Clerk of the Council](#)  
**To:** [onlinesignup](#)  
**Cc:** [Walker-Bey, James T.](#); [Avery, Natasha J.](#)  
**Subject:** FW: Formal Objection Letter to Inclusion of the Avondale Area in the West Hyattsville-Queens Chapel Sector Plan  
**Date:** Monday, July 28, 2025 12:33:01 PM

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Fyi – from Junk mail, please check to see if this was already included.

Thanks,  
Lennie

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**From:** Marcia Iceton <ika56321@gmail.com>  
**Sent:** Monday, July 21, 2025 11:19 PM  
**To:** Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>  
**Subject:** Formal Objection Letter to Inclusion of the Avondale Area in the West Hyattsville-Queens Chapel Sector Plan

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Members of the County Council and Planning Board,

I am writing to express my strong opposition to the inclusion of the Avondale and North Woodridge neighborhoods in the West Hyattsville–Queens Chapel Sector Plan. These neighborhoods were not included in earlier drafts, and their sudden addition occurred without any public notification, community outreach, or input from the residents directly affected. This is a serious breach of public trust and represents a failure in transparency, planning integrity, and equitable governance.

Equally troubling is the lack of engagement from our elected representative, Councilmember Wanika Fisher, who did not alert us to our inclusion in this plan and did not acknowledge this significant change nor responded to numerous inquiries raised by constituents until the hearing on July 1st.

Avondale and the surrounding areas are already dense residential communities, made up of modest single-family homes on small lots, townhomes, and apartment complexes. The neighborhood experiences persistent parking congestion, with multiple vehicles and commercial work trucks often parked on residential streets—many from people who do not live in the area. Rather than address these challenges, the plan would reduce off-street parking requirements for new development and allow on-street parking to count toward private minimums. This would only worsen existing conditions.

Although the plan references the relocation of the Hyattsville Police Department, it fails to acknowledge that Avondale and North Woodridge are unincorporated areas and do not receive municipal services from the City of Hyattsville—including police protection, sanitation, or other city-managed services. The mere relocation of Hyattsville’s police headquarters does not translate into improved public safety for Avondale residents. The plan offers no assessment or commitment to improving public safety infrastructure or services for the unincorporated communities being included in the sector plan.

The plan proposes significant increases in housing density but does nothing to address

existing school overcrowding. Both Hyattsville Middle School (currently at 109% capacity) and Northwestern High School (at 102% capacity), which serve our community, are already operating over capacity. Yet the plan includes no commitments to expand school capacity or invest in new educational infrastructure.

In fact, the plan increases residential density without adding any new public infrastructure or services. The only public project remaining is the replacement of the existing Hyattsville community center, which is outside of the area that will be affected.

Additionally, the plan fails to deliver any serious economic development. There is no concrete strategy to attract quality commercial businesses, grocery stores, or essential retail services. Instead, the plan appears to be driven almost entirely by residential development goals. This will increase population density without improving quality of life. It does not serve the interests of existing residents and reflects the priorities of developers over those of the community.

Moreover, this approach is not being applied equitably across Prince George's County. For example, the city of Bowie, which has its own commuter rail station and far more available land, is not being targeted for increased density. In fact, at a previous meeting when planning staff were asked if Bowie would be rezoned, they explained that Bowie was being made less dense, not more. This double standard is unacceptable. It appears that older, more diverse, and less politically connected neighborhoods like Avondale are being asked to carry the burden of growth that more "affluent areas" are allowed to avoid.

This process has not met the minimum standards of transparency, public involvement, or equity. Until those standards are restored and respected, I remain firmly opposed to the inclusion of our neighborhood in this plan and urge the Council and Planning Board to call for its immediate revision to remove Avondale and North Woodridge.

Sincerely,

Marcia Iceton

Resident of Avondale/North Woodridge

**Rawls, Kyle C.**

**From:** Clerk of the Council  
**Sent:** Monday, July 28, 2025 12:33 PM  
**To:** onlinesignup  
**Cc:** Walker-Bey, James T.; Avery, Natasha J.  
**Subject:** FW: Comments on West Hyattsville- Queens Chapel Sector Plan and SMA

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Fyi – from Junk mail, please check to see if this was already included.  
Thanks,  
Lennie

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**From:** rfi7@aol.com <rfi7@aol.com>  
**Sent:** Monday, July 21, 2025 11:46 PM  
**To:** Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>  
**Cc:** sarah.benton@ppd.mncppc.org  
**Subject:** Comments on West Hyattsville- Queens Chapel Sector Plan and SMA

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear Council Members, Planning Board and Planning Department,

After our meeting tonight, I am still in opposition to the rezone of Avondale/North Woodridge Community. There was no new information given in the meeting, that convinced me, that the rezone will be beneficial to our community. In fact, it created more doubt. I asked about having an impact study done for Avondale and was told that the sector plan is the impact study. That would be fine and dandy if Avondale was part of the initial rezone back in 2022, but we were not. The sector plan was done with the idea of rezoning the Hyattsville community, not Avondale. So, for that reason, Avondale should have access to a study that shows both the negative and positive impact to our unincorporated community.

Also, our close proximity to DC, makes our community very attractive to LLCs, that would love to build duplexes and triplexes. As I stated in an earlier email, we are the densest district in the county, so why would we want to be denser?! The county services (trash removal, illegal sign removal, grass cutting, litter pick up,) are already strained. So, how would the residents' quality of life be better with more people and sparse services?

Other districts in the county, which are less dense, may be better suited for this rezone. There are a few communities that are metro accessible, walkable, and bikeable within a 15-minute radius.

We are asking that you reconsider this rezone as it regards to Avondale/North Woodridge Community. Thanks for your attention to this important matter.

Regards,

West Hyattsville Queen Chapel (SMA)

Regina Ikard





**From:** [Clerk of the Council](#)  
**To:** [onlinesignup](#)  
**Cc:** [Walker-Bey, James T.](#); [Avery, Natasha J.](#)  
**Subject:** FW: Public Comment - Avondale Northwoodridge -West Hyattsville-Queens Chapel Sector Plan  
**Date:** Monday, July 28, 2025 12:33:59 PM

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Thanks,  
Lennie

-----Original Message-----

From: Antoine Smith <[antoinesmithmpa@gmail.com](mailto:antoinesmithmpa@gmail.com)>  
Sent: Monday, July 21, 2025 12:40 AM  
To: Clerk of the Council <[ClerkoftheCouncil@co.pg.md.us](mailto:ClerkoftheCouncil@co.pg.md.us)>  
Cc: Avondale Northwoodridge Northwoodridge <[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)>  
Subject: Public Comment - Avondale Northwoodridge -West Hyattsville-Queens Chapel Sector Plan

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Good evening Prince George's Council,

My name is Antoine D Smith. I am the father of 4 children, and moved from the congestion of the District of Columbia to Avondale Road in 2017 - attracted to the close-knit community I am writing today to express strong opposition—on behalf of myself and my neighbors—to the proposed rezoning of Avondale/North Woodridge Neighborhood from SFA-65 to SFA-A.

This change would irreparably alter the character of our neighborhood, and not for the better.

First, safety: We already face serious concerns due to nearby businesses that invite crime, including a strip club, a 24-hour store selling weapons, and dispensaries. Increasing density would only heighten those risks, especially for our elderly residents and young families.

Infrastructure is another major concern. Queens Chapel Road is already clogged at rush hour. Police coverage is stretched thin. More residents would mean more cars, more congestion, and more strain on limited services.

There's also an economic cost. Rezoning could drive up property taxes without improving county services. That's an unfair burden on longtime homeowners.

Environmentally, higher density means less green space and worse air quality. We've already lost natural habitats, like the ravine behind Russell Avenue. We can't afford to lose more.

Finally, our community is currently quite diverse with multigenerational families occupying individual residences. Our small area includes beautiful parks and traffic circle green spaces. Our children comfortably play outdoors and are known by welcoming neighbors.

Avondale has always welcomed new families. But to permanently change our close-knit community with the eventual construction of high-rise, multifamily commercially owned properties would have devastating consequences that could never be corrected.

In short, this plan would reduce our quality of life and dismantle a unique, historically significant community. I urge you to reconsider rezoning Avondale North Woodridge neighbor - change 36 within the west Hyattsville sector plan

Thank you for your time and consideration.

Regards,

Antoine D Smith  
W: (202) 380-6217

**From:** [Clerk of the Council](#)  
**To:** [onlinesignup](#)  
**Cc:** [Walker-Bey, James T.](#); [Avery, Natasha J.](#)  
**Subject:** FW: SUBMISSION OF TESTIMONY ON THE WEST HYATTSVILLE/QUEENS CHAPEL SECTOR PLAN  
**Date:** Monday, July 28, 2025 12:33:31 PM

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Thanks,  
Lennie

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**From:** N Carter <niambicarter@gmail.com>  
**Sent:** Monday, July 21, 2025 6:18 PM  
**To:** Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>  
**Subject:** SUBMISSION OF TESTIMONY ON THE WEST HYATTSVILLE/QUEENS CHAPEL SECTOR PLAN

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

The Honorable Wanika Fisher  
Prince George's County Council  
Wayne K. Curry Administration Building  
Largo, MD 20774

Dear Councilmember Fisher:

I am writing as a concerned resident of the Avondale community to express my opposition to the proposed upzoning measures currently under consideration for the Queen's Chapel/West Hyattsville community. While I understand the intention behind encouraging growth and development, I believe these changes could have unintended and lasting negative impacts on our communities.

Upzoning — particularly when it increases residential density without adequate infrastructure planning — poses serious risks to our neighborhood's character, traffic congestion, school overcrowding, and environmental sustainability. Many of our existing communities are already feeling the strain of increased development, and further intensification without strategic safeguards would only worsen these issues.

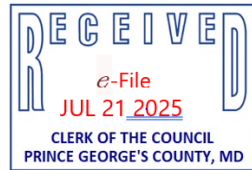
Moreover, upzoning would lead to displacement of long-time residents due to rising property values and taxes, particularly in historically underserved neighborhoods, such as ours, will exacerbate the residential segregation and lack of access the proposal is meant to address. Without robust protections in place, the very people these policies

claim to help could end up priced out of their own communities.

Rather than sweeping zoning changes, I urge the County to pursue targeted, inclusive development that aligns with comprehensive planning, protects green spaces, respects the scale and character of existing neighborhoods, and includes genuine community engagement at every step. The lack of transparency and inclusion of our residents in this plan, when homes are the largest drivers of wealth for the Black and Latino families, is particularly distressing. In short, the way this process has been conducted is disheartening, disrespectful, and disappointing. No person, whether homeowner or renter, should find out their community is facing something like this after the plan has already been put in motion.

Lastly, why and how our neighborhood became part of this process deserves more scrutiny. Cheverly, College Riggs Road, New Carrollton are all set to have access to the Purple Line and/or Metro and are already home to several dense residential configurations. Building on that legacy rather than disrupting the character and quality of life of our historic neighborhood would serve all parties involved.

I respectfully request that you vote against the proposed upzoning and instead support planning solutions that reflect the diverse needs of all Prince George's County residents.



**Rawls, Kyle C.**

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**From:** Clerk of the Council  
**Sent:** Thursday, July 24, 2025 10:33 AM  
**To:** onlinesignup  
**Subject:** FW: Testimony re: WHVL/QC Sector Plan and SMA regarding inequity between City of HVL treatment and Avondale treatment

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Donna J. Brown, Clerk of the Council**

Prince George's County Council

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**From:** Avondale/North Woodridge Community <ancassociation@yahoo.com>  
**Sent:** Monday, July 21, 2025 9:01 PM  
**To:** Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>  
**Cc:** Sarah Benton <sarah.benton@ppd.mncppc.org>; Lakisha Hull <lakisha.hull@ppd.mncppc.org>  
**Subject:** Testimony re: WHVL/QC Sector Plan and SMA regarding inequity between City of HVL treatment and Avondale treatment

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It has come to my attention that Queens Chapel Manor, as part of the City of Hyattsville's work with the Planning Department on the Sector Plan, was afforded a workshop and TWO open houses to engage the community on the SMA. Avondale was offered no such outreach.

Is there any reason why providing Avondale such opportunities to work on the SMA would have put CM Fisher in legal jeopardy? Is there any good reason why the Planning Department did not extend such opportunities to Avondale?

This inequity seems sufficient reason to justify a remand.

---

**Avondale/North Woodridge Citizens' Association**

PO Box 5891

Hyattsville, MD 20782

Serving Avondale Grove, Avondale Terrace, & North Woodridge

[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)

**President - Pat Padua**

**Vice President** - Jewel Smith  
**Secretary** - Alma Edwards  
**Treasurer** - Barbara Parker  
**At Large Member** - Nancy Gaskins  
**At Large Member** - Nancy Roberts

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**PGPD District 1 Community Policing - A Sector** - Cpl. Terrence Brown #3350 – 240-762-1849

**State Senator (District 47)** – Malcolm Augustine, [malcolm.augustine@senate.state.md.us](mailto:malcolm.augustine@senate.state.md.us) 410-841-3745

**Council Member (District 2)** – Wanika Fisher, [wfisher@co.pg.md.us](mailto:wfisher@co.pg.md.us) 301-952-4436

**Delegates (District 47A)** – Diana Fennell & Julian Ivey, [diana.fennell@house.state.md.us](mailto:diana.fennell@house.state.md.us) 301-858-3478, [julian.ivey@house.state.md.us](mailto:julian.ivey@house.state.md.us) 410-841-3326

**School Board Member (District 3)** – Pamela Boozer-Strother, [pamela.boozerstrother@pgcps.org](mailto:pamela.boozerstrother@pgcps.org) 301-952-6115

**Rawls, Kyle C.**

**From:** Clerk of the Council  
**Sent:** Thursday, July 24, 2025 10:37 AM  
**To:** onlinesignup  
**Subject:** FW: More Petition Signatures from Avondale/North Woodridge Residents Opposing the W HVL Sector Plan and Proposed SMA Amendment to Rezone  
**Attachments:** Avondale-Petition-Against-Rezoning-2-07212025.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Donna J. Brown, Clerk of the Council**

Prince George's County Council

1301 McCormick Drive + Largo, MD 20774

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**From:** Avondale/North Woodridge Community <ancassociation@yahoo.com>  
**Sent:** Monday, July 21, 2025 3:50 PM  
**To:** Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>  
**Cc:** Lakisha Hull <lakisha.hull@ppd.mncppc.org>; Sarah Benton <sarah.benton@ppd.mncppc.org>  
**Subject:** More Petition Signatures from Avondale/North Woodridge Residents Opposing the W HVL Sector Plan and Proposed SMA Amendment to Rezone

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Good afternoon,

Enclosed please find a pdf containing further signatures from neighborhood residents who oppose the West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone Avondale.

I am still meeting residents who either were not aware of the proposal or do not understand its impact on the community. I realize today is the deadline for submitting testimony, but due to the continued interest in signing the petition, I would like to submit any further signatures to the county clerk's office for the public record.

Let the record state that, throughout this process, even after meetings with the Planning Department on May 20 and June 23 in which we were told we needed to contact our District CM (CM Fisher), our CM refused to discuss the plan with us.

At the July 1 hearing CM Fisher said that she could not talk to us about the plan because she could be sued (other CMs were willing to talk to us about the plan; are they in legal jeopardy?) And in a July

12 email, CM Fisher's Chief of Staff, Shanika Griffith, explained that the Zoom meeting we requested, which is being held today, would be held to give us "a better understanding of how the process works as well as any information she can **legally share**." (emphasis hers).

If our CM cannot legally share information about the plan, how can she represent us? If she has a conflict of interest that prevents her from discussing the plan, while other CMs have freely discussed it with us, how can she represent us?

Sincerely,  
Pat Padua

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**Avondale/North Woodridge Citizens' Association**

PO Box 5891

Hyattsville, MD 20782

Serving Avondale Grove, Avondale Terrace, & North Woodridge

[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)

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**Vice President** - Jewel Smith

**Secretary** - Alma Edwards

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**At Large Member** - Nancy Gaskins

**At Large Member** - Nancy Roberts

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**PGPD District 1 Community Policing - A Sector** - Cpl. Terrence Brown #3350 – 240-762-1849

**State Senator (District 47)** – Malcolm Augustine, [malcolm.augustine@senate.state.md.us](mailto:malcolm.augustine@senate.state.md.us) 410-841-3745

**Council Member (District 2)** – Wanika Fisher, [wfisher@co.pg.md.us](mailto:wfisher@co.pg.md.us) 301-952-4436

**Delegates (District 47A)** – Diana Fennell & Julian Ivey, [diana.fennell@house.state.md.us](mailto:diana.fennell@house.state.md.us) 301-858-3478, [julian.ivey@house.state.md.us](mailto:julian.ivey@house.state.md.us) 410-841-3326

**School Board Member (District 3)** – Pamela Boozer-Strother, [pamela.boozerstrother@pgcps.org](mailto:pamela.boozerstrother@pgcps.org) 301-952-6115

ela Boozer-Strother, [pamela.boozerstrother@pgcps.org](mailto:pamela.boozerstrother@pgcps.org) 301-952-6115



# Petition: Avondale North Woodridge Citizens' Association

We the undersigned strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone  
Avondale/North Woodridge

Name

Address

Phone No.

Email

Bertha Jackson	1901 Ingraham Street	301-335-0981	bertha.jackson@live.com
Tracy Jackson	1901 Ingraham Street	301-231-0009	same
Barbara Parker	1903 Ingraham St.	301-351-9836	bmparker@outlook.com
Iran Parker	1903 Ingraham St	240-791-0270	iran.parker@yahoo.com
John Hall	5213 20th Pl	246-4674874	coolgntm57@gmail.com
Toni Winsett	3504 Hamilton St	240-353-7042	TSWinsett@gmail.com
Shea Winsett	3504 Hamilton St. Hyattsville	240-401-1564	sheawinsett@gmail.com
ANDY GALLAGHER	4613 21st Mt. Rainier	443-2866530	ANDYGALLAGHER8@gmail.com
ANDREA ROMANIUK	4612 21st St. Mt. Rainier	301-699-5320	aromaniuk9@yahoo.com
JULIA ROMANIUK	4607 21st St. Mt. Rainier	240-460-4230	JROMANIUK7@gmail.com
BASIL ROMANIUK	4612 21st St. Mt. Rainier	301-699-5320	@romaniuk9@yahoo.com
Sarah Gallagher	4613 21st St. Mt. Rainier	301-873-0537	sarahd0727@gmail.com
Elbert Weeks	4615 21st Mt. Rainier	301-779-1882	HWeeks2660@gmail.com
Anne Weeks	4615 21st St. Mt. Rainier	301-873-7013	hweeks2660@gmail.com
Crystal Arthur	4609 21st St. Mt. Rainier	919-593-3024	ccarthur12@gmail.com
Dotlyn Watson	2109 Queens Chapel Rd	240-898-6137	dotlyn.watson@gmail.com
Rita ILG	2105 Queens Chapel	301-785-2550	ilg2550@gmail.com
Mara Stranek	4617-21st St.	240-997-0494	mstranek@hotmail.com
Rheshida Spearman	4616 21st	240-755-2705	rheshidaspearman@yahoo.com



# Petition: Avondale North Woodridge Citizens' Association

We the undersigned strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone  
Avondale/North Woodridge

Name	Address	Phone No.	Email
Tawanjia Johnson	4610 22 <sup>nd</sup> Ave. Mt. Rainier, Md. 20712	(202) 256-8255	tawanjiajohnson@aol.com
Gwendolyn Parks	2201 Queens Chapel Rd Hyattsville, MD 20782	301 779-2744	gwendent@verizon.net



**From:** [Clerk of the Council](#)  
**To:** [onlinesignup](#)  
**Subject:** FW: JT 07012025 - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (Draft III)  
**Date:** Thursday, July 24, 2025 10:31:40 AM

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## Donna J. Brown, Clerk of the Council

Prince George's County Council

1301 McCormick Drive ↗ Largo, MD 20774

O: 301-952-3600 F: 301-952-5178 C: 240-351-9777 E: [ClerkoftheCouncil@co.pg.md.us](mailto:ClerkoftheCouncil@co.pg.md.us)

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**From:** Dan Behrend <[danbehrend@gmail.com](mailto:danbehrend@gmail.com)>

**Sent:** Monday, July 21, 2025 10:51 PM

**To:** Clerk of the Council <[ClerkoftheCouncil@co.pg.md.us](mailto:ClerkoftheCouncil@co.pg.md.us)>

**Subject:** JT 07012025 - The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (Draft III)

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Dear County Council Members, sitting as the District Council, and members of the Prince George's County Planning Board,

Thank you for the opportunity to comment on the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (Draft III) released on April 24, 2025.

I generally support the goals, policies, and strategies in the preliminary sector plan and corresponding proposed sectional map amendment.

I particularly support:

- Policies to promote more housing options within walking distance of the West Hyattsville and Hyattsville Crossing Metro Stations, including changing zoning to allow one-, two-, and three-unit homes.
- A focus on safely moving people rather than moving cars. I strongly support the plan's proposed elimination of vehicle Level of Service (LOS) as a street performance metric in the transit center district. LOS is a vehicle-centered approach that is not

appropriate where walking, biking, and riding transit are important features of the community.

- Safer street designs, and better walk and bike facilities. I support the proposals for protected bike lanes, expanded sidewalks and trail connections, the use of Urban Street Design Standards, the removal of dangerous free right turns/slip lanes, and other street design changes to promote safer streets for all users, throughout the plan area.
- Road diets. I support the proposals for road diets on Hamilton Street and Chillum Road. Many communities have successfully implemented road diets, removing excess motor vehicle lanes, that have significantly improved safety for all road users, while adequately maintaining motor vehicle traffic volumes with fewer lanes. Prince George's County maintains several 4+ lanes streets that have traffic volumes well below thresholds for consideration for a road diet in other communities (see e.g., [FHWA Proven Safety Countermeasures: Road Diets](#)), including Hamilton Street, Chillum Road, Belcrest Road (between East-West Hwy and Adelphi Road), and Ager Road, among others.
- Policies to provide safe bicycle and pedestrian access to Prince George's County Public Schools.

However, I do recommend the County Council and Planning Board make the following change to the Preliminary Plan:

- **Table 13. Recommended Countywide Master Plan of Transportation Streets, MPOT ID UM-227, MD 501 Chillum Road**

- At the top of the column for notes for UM 227 in Table 13, add a note that reads "Road diet from 4 lanes to 2 lanes from 16<sup>th</sup> Avenue to MD 500 (Queens Chapel Road)."
- This change would:
  - Reflect strategy TM 1.10, "Institute a road diet on MD 501 (Chillum Road, UM227) from 16<sup>th</sup> Avenue to MD 500 (Queens Chapel Road);"
  - Improve internal consistency in the Sector Plan between strategy TM 1.10 and Table 13;
  - Mirror the treatment of the similar strategy TM 1.9 for Hamilton Street and UM-231 in Table 13, where Table 13 includes a note for the recommended road diet for Hamilton Street; and,

- Increase consistency between the recommendations for Chillum Road (MD 501) in the Sector Plan and the Master Plan of Transportation.

Thank you for your time and consideration.

Best regards,

Dan Behrend  
202-596-5152  
Riverdale Park, MD



**From:** [jennifer.kubit](#)  
**To:** [Fisher, Wanika](#); [onlinesignup](#)  
**Cc:** [Griffith, Shanika L.](#); [pgcpb@mncppc.org](#)  
**Subject:** Written testimony for third Draft of the West Hyattsville Queens Chapel Sector Plan and SMA  
**Date:** Monday, July 21, 2025 10:03:32 PM

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Greetings Chair Burroughs, CM Fisher, council members, Chair Barnes, and Planning Board members,

I submitted written commentary during the period of time surrounding the second draft of the Sector Plan and SMA. I continue to have some of the same concerns to the zoning changes in the third draft.

**1. I appreciate the incorporation of the section of Hyattsville east of Queens Chapel that is located in close walking distance to the West Hyattsville metro.** I was not expecting the zoning change to include the Avondale neighborhood as well. While I appreciate the planning board expanding the burden to other neighborhoods, it seems that the Avondale neighborhood did not receive advance notification of the zoning changes and were both surprised and dismayed by the change. If you plan to include Avondale in upzoning, I would suggest more public outreach to the communities especially in Spanish.

**2. Since the second draft, there has been the added change of the state requirement to add ADUs as an allowable building on a property.** The county has yet to meet to discuss the changes to the inclusion of ADUs. When the sector plan was first proposed to the residents back in 2021/2022, residents expressed interest in ADUs, but they did not express interest in changing the zoning completely to RSF-A to allow for duplexes and triplexes. Now it seems that an individual site could include a stacked triplex plus an ADU on a site location of around 5,000 square feet. If you refer to my comments below, you'll realize that that even just triplexes could make the block more dense than the existing blocks with triplexes. **I would ask that you hold the zoning change until the council adopts language and implementation for the state mandated ADU requirements.**

3. Allowing the addition of ADUs and keeping the RSF-65 zoning will effectively create the desired additional housing without the added disruptions to the community. One of the main concerns that many of us have is that residents will be enticed to sell out to corporate purchasers who will raze the existing affordable housing stock and build three rental units on a property. **ADUs are considerably more likely to be build by an owner-occupied resident.** This is not a wealthy area. Our residents do not have the ability to raze their own house and rebuild over six months to a year. They are much more likely to add ADUs to their property to accommodate a family member or to allow for the addition of rental income. The existing house would continue to be owner occupied rather than owned by a corporation or LLC.

4. During the last round of hearings, this county and state did not face the oncoming economic downturn that we will likely be facing in the next few years. As the federal government sheds jobs in the DMV, the county needs to make it easier to residents to hold onto their housing. Upzoning a small section of a county often leads to increased property taxes rather than making housing more affordable.

5. The research on upzoning only a small part of a county rather than a larger area of land is shown to often lead to gentrification and increased property costs for the upzoned area because that small area becomes very appealing for developers to buy. The study below found that many owners cashed out within six months. <https://www.sfccho.org/in-the-news/2025/7/10/what-happens-to-property-values-after-upzoning-its-complicated>

This article from Brookings also found that upzoning on a small scale was positively and significantly associated with a community become whiter and indicates that more research is really necessary before communities experiment with upzoning. <https://www.brookings.edu/articles/the-double-edged-sword-of-upzoning/>

**Broad upzoning across a wider geographic area is more apt to produce the volume of housing changes that planning would like to accomplish, but not upzoning in a small neighborhood.** If the planning department wants to consider broad upzoning across numerous jurisdictions, then that should be discussed by the committee. **The committee should also look to evaluate if the broad change of ADUs would have the same effect** rather than requiring one or two neighborhoods to take on the full burden of the change.

Thank you for the time you have dedicated to the sector plan. I know it has been a long discussion.

Thanks,

Jen Kubit  
33rd Ave, Hyattsville

On Tuesday, October 15, 2024 at 10:31:03 PM EDT, jennifer kubit <jkubit@yahoo.com> wrote:

Greetings,

I've been a long-time resident of the West Hyattsville neighborhood. This summer marks my 20<sup>th</sup> year here. I have read the entirety of the second draft of the plan, attended meetings for the first draft of the sector plan, and for the second draft, attended both of the planning department public meetings as well as meetings held by the city of Hyattsville. My comments below echo concerns of the residents that testified before the zoning hearing on October 1<sup>st</sup>, 2024 as well as the general concerns from the planning department neighborhood meeting with residents held on June 18<sup>th</sup>. I've referenced a recording from the June 18<sup>th</sup> public meeting that the planning department held at St. Matthew's Church in West Hyattsville in my

comments. The SMA portion of the plan is neither **equitable** nor **well thought out** with regards to long-range planning for infrastructure as development unfolds. The SMA should be rejected or returned to the planning department for major revisions. The SMA as it is currently written is likely to cause harm to the West Hyattsville community unless safeguards are added.

This neighborhood is diverse and multi-generational with a mix of rentals and owner-occupied housing. The median household income is \$58,553 (sector plan, p. 23), well under both the median income of other parts of Hyattsville as well as the county as a whole. Sixty percent of the current residents work in the services industry. During the first draft meetings, residents did not ask for Missing Middle Housing. There was discussion of accessory dwelling units, but there was no request for upzoning to two and three unit dwellings. In fact, property owners are currently allowed to request permission to build a two and three unit dwelling through the process of special exception. In the past twenty years, very few homeowners have requested a special exception and there have been only a few tear-downs within the neighborhood.

West Hyattsville has long been left out of the push for development that other parts of the city have seen. Over the past twenty years, this community has had to argue for equitable distribution of city trees, equitable distribution of trash can receptacles, and inclusion in recreational opportunities and support. The plan calls for the additional 4000 dwelling units. This number is from the 2022 plan and does not include the additional units constructed upon conversion from single family houses to two- and three-unit buildings. Given that there are approximately 650 single family houses that could be up-zoned by the SMA, the potential number of new families would be closer to 5,000 in a small geographic area.

**1. The newly upzoned areas would be more dense than the existing duplexes, triplexes, and townhouses.** The existing lots for the single-family properties in this neighborhood are small. Properties range from approximately 5000 – 6000 square feet. The current triplexes in the neighborhood have approximately 8,300 sq. ft for a three-dwelling unit. Duplexes generally have slightly more than 9000 sq. ft for the two units. Converting a neighborhood of single family house to missing middle housing on a lot that is 5,000 sq. ft. would raise the density to greater than 21 dwelling units/acre (du/ac), which is more than twice the density of the existing duplexes. This falls into the residential high level of density, not the residential medium-high that the plan states. This amount of density built would strain our existing infrastructure.

**2. The plan does not take a look at the stormwater or sewage infrastructure for a project of this size.** During the June 18<sup>th</sup> meeting, the planning department indicated that it was not their responsibility to evaluate the stormwater nor sewage needs of the sector plan and SMA. My notes and the recording from this meeting indicate that the planning department knows and understands the challenges of planning for stormwater run-off. Statements from the planning department at that meeting indicated that none of the analysis for stormwater and sewage infrastructure had been done in preparation for the SMA. When questioned by residents about the effect of

increased density in the neighborhood, planning replied: “that level of analysis in stormwater, traffic, parking is beyond the scope of what we do with planning.” (at 16:35)

**3. The answers we’ve gotten about transportation and parking is that the people who live here won’t rely on cars.** The plan indicates that approximately 60% of residents work in the service industry. Service employees do not have the luxury of work from home options, work locations, days, and shifts that other employees might have. Many rely on vehicles to get to work. There are portions of the neighborhood that don’t have driveways. There are portions of the single-family dwelling streets in the neighborhood where only one car can get down a street because this is already a dense neighborhood.

**4. The plan suggests removing street parking completely from several streets.** Jamestown is already lined with triplexes, only some of which have room to add a driveway. This change will result in either residents parking their cars on other streets several blocks away or the increased expense of adding a driveway to an already narrow residence for families that might not be able to afford a driveway.

**5. The plan states that upzoning could easily result in displacement of current residents.** On page 41, the plan states that “The sector plan area has a good supply of affordable housing stock. The affordability means this area can be a stepping-stone to home ownership, especially for you adults/families.” Furthermore, the plan adds that “the sector plan area offers a semi-urban/suburban lifestyle with detached housing opportunities the current residents appreciate.” Under the Housing and Neighborhoods Challenges, **the plan states that “if momentum is achieved and attracts a significant number of people in to the area, displacement is a potential outcome of future development. This could negatively impact housing affordability as well.”** On the recording from the June 18<sup>th</sup> meeting, a representative from the planning department said, **“the displacement would be of vulnerable or lower income residents.” (mark 28:04)**

**6. New construction duplexes and triplexes are not likely to be affordable.** A quick calculation based on current house values, plus the cost for tearing down and replacement with a duplex or triplex would likely be close to \$1 million which most if not all current residents would find cost prohibitive. Single family houses sell for \$400,000 plus. Most of these properties are old ranches and capes. In order for these to be converted, a property would be torn down and a new duplex or triplex constructed. Given the size of the lots, these would be stacked units rather than side-by-side duplexes. Stacked units are likely to be rentals rather than owner occupied.

**7. The existing proposal would add an additional 5,000 plus families to the local school zone.** When asked about space in the local public schools and the difficulty of adding in another 5,000 families to the local school zone,



the planning department answer was that there were existing seats in the southern part of the county.

**8. The sector plan provides inequitable treatment of the less wealthy neighborhood of Hyattsville.** The sector plan pays considerable attention to the need to increase housing density within the 15-minute walk-shed from the Metro. The plan, however, conveniently leaves all of the wealthier neighborhoods of Hyattsville **including those areas that are walkable to the metro**. When asked why other areas that are in the sector plan but within the 15-minute walkshed were not included, the answer I received from the planning board is that they had not walked over there.

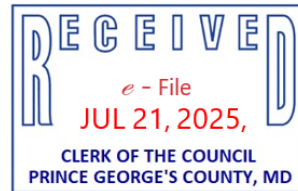
Given these reasons, I would ask that the planning council reject the SMA portion of the sector plan at this time and send it for more serious study and review. There are valuable items in the sector plan with regards to public transportation, bicycle routes, green space, and mixed-use residential and commercial developments. The good that is in the rest of the sector plan should proceed without the SMA.

Thank you for your consideration,

Jennifer Kubit

5800 block of 33<sup>rd</sup> Ave

**From:** [Melissa Schweisguth](#)  
**To:** [onlinesignup](#)  
**Subject:** Fwd: Comments on West Hyattsville-Queens Chapel Sector Plan and SMA  
**Date:** Monday, July 21, 2025 7:20:34 PM



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----- Forwarded message -----

**From:** **Melissa Schweisguth** <[melissa.schweisguth@gmail.com](mailto:melissa.schweisguth@gmail.com)>  
**Date:** Mon, Jul 21, 2025 at 10:54 AM  
**Subject:** Comments on West Hyattsville-Queens Chapel Sector Plan and SMA  
**To:** <[ClerkoftheCouncil@co.pg.md.us](mailto:ClerkoftheCouncil@co.pg.md.us)>, Wanika Fisher <[WFisher@co.pg.md.us](mailto:WFisher@co.pg.md.us)>, Griffith, Shanika L. <[SLGriffith@co.pg.md.us](mailto:SLGriffith@co.pg.md.us)>, <[Councildistrict8@co.pg.md.us](mailto:Councildistrict8@co.pg.md.us)>, <[pgcpb@mncppc.org](mailto:pgcpb@mncppc.org)>  
**Cc:** <[cityclerk@hyattsville.org](mailto:cityclerk@hyattsville.org)>, Danny Schaible <[dschaible@hyattsville.org](mailto:dschaible@hyattsville.org)>, <[knisbett@hyattsville.org](mailto:knisbett@hyattsville.org)>, Edouard Haba <[ehaba@hyattsville.org](mailto:ehaba@hyattsville.org)>, <[julyesse@hyattsville.org](mailto:julyesse@hyattsville.org)>

Dear Chair Burroughs, CM Fisher, council members, Chair Barnes, and Planning Board members,

Thanks for your service and for considering public comments on the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment (SMA).

I live in City of Hyattsville in the plan area and am sending the following comments on floodplain development, the proposed zoning intensification, displacement, safe streets and implementation

First, thank you staff for the hard work, including online and in-person workshops, and a point by point response to comments on Draft II.

1. Floodplain: Draft II called for a prohibition on development and redevelopment in the floodplain,. Draft III completely walks this back. I would request a more considered approach that considers infrastructure - such as the improved levee that makes redevelopment appropriate at Queenstown Apts while there is no such infrastructure around Chillum Road, and land uses that present environmental risks such as auto body and fuel operations on queens chapel and chillum. I

support my neighborhood businesses but ask that you ensure they are in the right place environmentally - and support their relocation where necessary.

2. Rezoning: I support efforts to expand missing middle housing, especially around metro and other transit stations. However, I believe these efforts should be more environmentally sensitive, better justified and context-sensitive. The new state law on ADUs also seems to make mandatory upzoning unnecessary, and, along the the apparent failure to evaluate and consult Avondale adequately, warrants having Planning staff revisiting the upzoning recommendation to determine if replacing that with ADU allowance is more equitable and

appropriate.

Regarding environmental, sensitivity, any upzoning should exclude properties in the floodplain or Chesapeake Bay Critical Area on MD 208 and Allison Street in Brentwood. We should aim to reduce site disturbance and lot coverage in these sensitive areas. The Plan also must call for stricter stormwater mitigation practices in upzoned neighborhoods, as the increased pervious surface communities are already seeing in areas with RSF-A is causing stormwater runoff problems for neighbors.

The Plan also lacks a single, unified justification for upzoning the entire plan area, alternately referencing a 15 min walkshed/ten-min bikeshed (NOT the same thing, as this is 0.75 miles versus two) and ensuring those with smaller lots (~ 5,000 SF or less) and rebuild their homes when needed (seems they could get existing conditions validated). Staff should articulate one streamlined justification. To some, it might seem as if Planning just wants to jump on Missing Middle to keep up with our peers in Montgomery and NoVA, and is using this Sector Plan as an opportunity to do so. To ensure residents support and feel this is equitable, a more coherent justification is needed.

Regarding context, in addition to floodplain considerations, upzoning may not be practical for certain locations without on-street parking or the ability to add more onsite-parking, like numerous homes on MD 208 west of Hamilton street (including mine, which has a narrow street-level driveway surrounded by retaining walls and the house and yard above these retaining walls). More importantly, it appears that Planning did not adequately evaluate or consult Avondale, where residents have come out in force to express concerns about feasibility given current infrastructure. The all-out upzoning recommendation just seems rushed and counter to the context-based approaches Planning espouses.

I also would prefer to see this be an option property owners can exercise, given the likelihood that an automatic rezoning will increase property values and taxes regardless of whether I opt to build an income-generating dwelling on my property. Arlington/Alexandria implemented an optional zoning intensification using permits, which also helped moderate the pace. If the County opts NOT to replace the proposed upzoning with an allowance for ADUs, then I ask that it apply such a permit-based, owner-initiated approach.

3. Displacement: I am concerned about displacement related to both apartment redevelopment and zoning intensification - given the rapid rise of luxury townhomes and apartments in the plan area and around it. While the plan has recommendations for addressing displacement, the plan must add detail on how these could be implemented to be more than unfounded aspirations. Former Planning Board Chair Shapiro raised this point well - suggesting that the plan name specific partners, measures, etc. Housing Trust funds do not simply materialize, nonprofits are facing reduced funding opportunities, and our county lacks meaningful rent stabilization measures.

4. Safe Streets: I support the focus on walkable, safe streets and bike/ped infrastructure, much of which already applies under the walkable urban streets act, given that the Plan area is in and around a transit center. I 100% support expanding the concepts in the Walkable Urban Streets Act and current Urban Street Design Guidelines to the entire Plan area, and to state and municipal roads as well as the County roads that fall under the Act/Design Guidelines. These

concepts are basic, evidence-based practices to improve safety and equity, like enhanced crosswalks, removing slip lanes, installing sidewalks and protected bike lanes, etc.

The Plan does include some recommendations that are counter to the Act/Design Guidelines, so DPWT staff (e.g., Erv Beckert/his team) should take a close look. For example, the plan recommends "piloting" slip lane removal at Hamilton/Ager, though these are both county roads inside an LTO zone, where the Design guidelines specify removing slip lanes. So, this should not be a "pilot" but simply permanent removal in line with the Act/guidelines. I flagged this to Ms. Benton in Planning.

5. Implementation plan - We have a lot of great plans with substantial implementation gaps, like MPOT 2009. We need more concerted efforts to influence other entities and facilitate collaboration to make this plan a reality. The Plan needs to expand on how planning will engage county departments, state, muni's, organizations to implement the Plan, so it doesn't languish on an electronic shelf.

6. Regarding the WGL (Washington Gas) property I agree with the LTO-E rezoning versus WGL's requested industrial classification. This site sits right along the banks of the NW Branch of the Anacostia, which is already classified as "impaired" due to pollutants/waste that exceed maximum levels. This site should not be industrial or host fuel activities that increase pollution risk in a sensitive area.

thanks for considering my comments, and for your service to our county.

Melissa Schweisguth  
Hyattsville, MD  
County D2  
Hyattsville W5

**Rawls, Kyle C.**

**From:** Clerk of the Council  
**Sent:** Thursday, July 24, 2025 10:31 AM  
**To:** onlinesignup  
**Subject:** FW: Comments on Draft 3 of the Preliminary West Hyattsville-Queens Chapel Sector Plan  
**Attachments:** Comments on WHQC Sector Plan - G Smith - 20250721.pdf; MARISA Excerpts - 20240304.pdf; WHQC Urban Heat Intensity Map - Trust for Public Lands.pdf; Developing Projected Precipitation IDF Curves RAND for MARISA - 2021 - Highlighted.pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Donna J. Brown, Clerk of the Council

Prince George's County Council

1301 McCormick Drive Largo, MD 20774

O: 301-952-3600 F: 301-952-5178 C: 240-351-9777 E: ClerkoftheCouncil@co.pg.md.us Council Calendar and Agendas:  
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District Council Hearings:

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West Hyattsville Queen Chapel (SMA)

-----Original Message-----

From: Greg Smith <gpsmith@igc.org>

Sent: Monday, July 21, 2025 11:44 PM

To: Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>

Cc: Fisher, Wanika <WFisher@co.pg.md.us>; Griffith, Shanika L. <SLGriffith@co.pg.md.us>; Council District 8 <councildistrict8@co.pg.md.us>; pgcpb@mncppc.org

Subject: Comments on Draft 3 of the Preliminary West Hyattsville-Queens Chapel Sector Plan

CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

July 21, 2025

To: Clerk of the County Council Donna Brown  
The District Council and the Planning Board

Subject: Comments on West Hyattsville-Queens Chapel Sector Plan and SMA

Dear Ms. Brown,

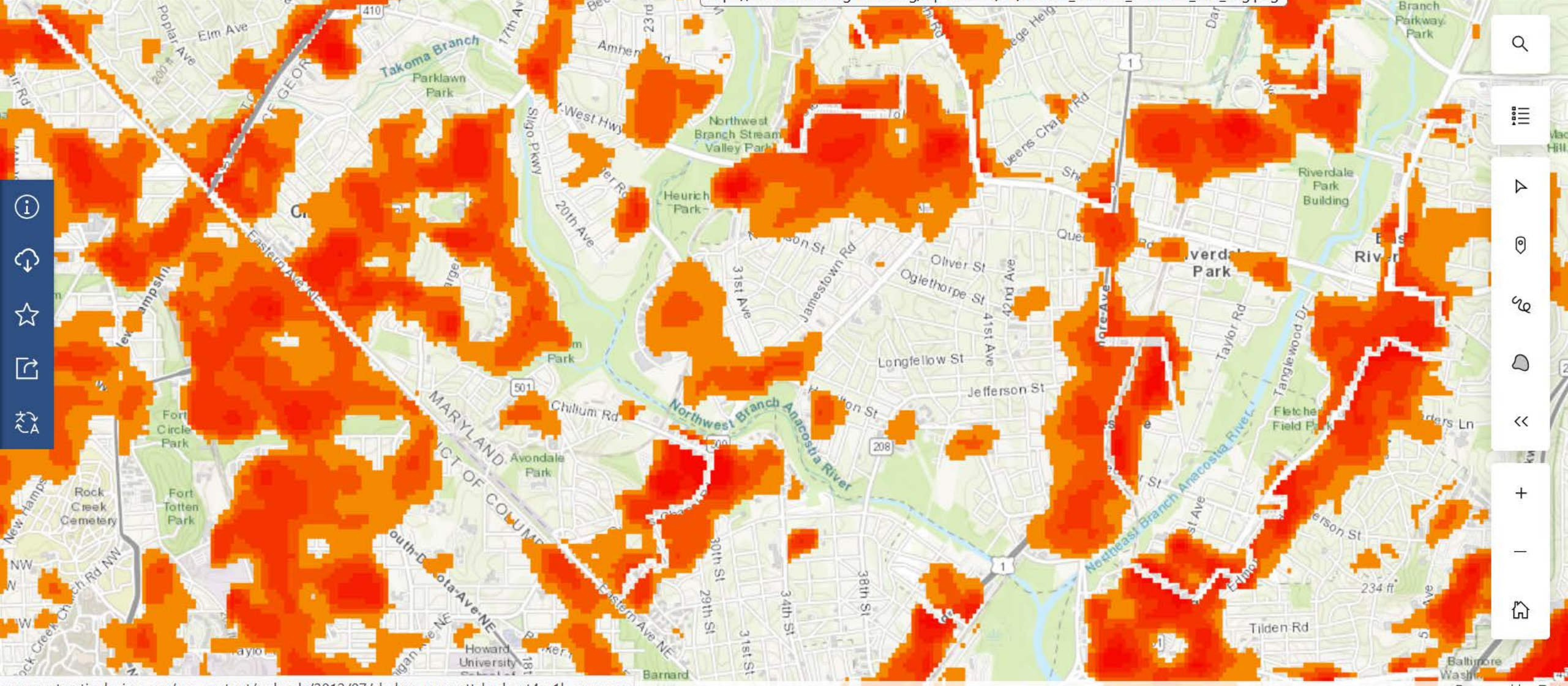
Please ensure that the attached comments are included in the public record for Draft 3 of the Preliminary West Hyattsville-Queens Chapel Sector Plan.

Thanks for your time and assistance.

Best regards,

Greg Smith





www.antarcticglaciers.org/wp-content/uploads/2012/07/shakun\_marcott\_hadcrut4\_a1b\_eng.png



July 21, 2025

To: Clerk of the County Council Donna Brown  
The District Council and the Planning Board

Subject: Comments on West Hyattsville-Queens Chapel Sector Plan and SMA

Dear Council Chair Burroughs, Council Vice-Chair Oriadha, Council Members, Planning Board Chair Barnes, and Planning Board members,

I respectfully submit these comments regarding Draft 3 of the West Hyattsville-Queens Chapel Sector Plan and Sectional Map Amendment (SMA). To the extent they do not conflict with my own comments and recommendations, I adopt by reference the comments and suggestions submitted by Melissa Schweissguth.

Many thanks for the good, hard work invested by Planning staff and many others throughout this planning process.

### **Resilience and Justice**

Generally, the Plan should place greater emphasis on protecting communities, the environment, public health, residents' finances, and our local economy by promoting climate resilience and justice.

### **Floodplains, Flood Mitigation, and Stormwater Management**

All 100-year and 500-year floodplains should be re-delineated using the best available models, analytical tools, and data, including precipitation data, hydrologic data, topographic data, and land use and land cover data.

Floodplains should be delineated using not only NOAA's most recent precipitation Intensity-Duration-Frequency data but also using forecast precipitation Intensity-Duration Frequency curves developed through rigorous modeling based on reasonable scenarios for global greenhouse gas emissions. For example, the Maryland Department of the Environment recommends [\*Developing Future Projected Intensity-Duration-Frequency \(IDF\) Curves: A Technical Report on Data, Methods, and IDF Curves for the Chesapeake Bay Watershed and Virginia\*](#) as a source of the most recent precipitation data available for Maryland.

Published in July 2021, the study and report were initiated in 2016, and were funded, developed, and released through NOAA's Mid-Atlantic Regional Integrated Sciences and Assessments program (MARISA). The study was led by the Rand Corporation, who worked with researchers at Cornell University and Carnegie-Mellon University. It presents IDF curves based on two different emissions scenarios for the year 2050 and 2100.

Please see the attached study and excerpts from it.

Generally, no new developments and no zoning intensifications should be allowed within the redelineated 100-year floodplain, and wider buffers for streams, wetlands, and floodplains should be required.



The County should assess the ability of existing stormwater infrastructure, regulations, and statutes to handle more intense storms driven by climate change. Where advisable, the County should revise stormwater regulation and statutes to protect against more frequent and more severe storms, and to account for the flashiness of storms.

The County should place a greater emphasis on the creation, protection, and enhancement of “green infrastructure” and “spongy” planning and landscape design to protect against floods.

### **Forests, Tree Canopy, and Urban Heat Islands**

The County should take great care to ensure that implementing the Sector Plan will not result in a net loss of trees, tree canopy, or forest within the Sector Plan area or the county.

According to study commissioned by the City of Hyattsville, the city suffered a net loss of 30 percent (236 acres) of its tree canopy between 2009 and 2020.

Further, the *Technical Study on Changes in Forest Cover and Tree Canopy in Maryland* released in November 2022 found that between 2013 and 2018, Prince George’s County lost more acres of tree canopy and forest than any other county in Maryland, due mainly to destruction caused by development. That study was conducted by the Hughes Center, Chesapeake Conservancy and the University of Vermont Spatial Analysis Lab in consultation with the Chesapeake Bay Program, and an Advisory Committee composed of several Maryland departments and the Chesapeake Bay Program.

That study may be found at this link: [Technical Study on Forest Cover and Tree Canopy](#)

The County should take great care to avoid expanding and intensifying the existing urban heat islands in and near the Sector Plan area. Better, the County should use the Sector Plan to reduce the size and intensity of existing urban heat islands, by expanding tree canopy and forest cover within the Sector Plan area and by requiring and supporting installation of canopy solar arrays over parking areas and atop parking garages.

Please see the attached heat intensity map developed using the Trust of Public Lands’ searchable, on-line mapping tool.

Thank you for considering my comments and for your service to the community.

Sincerely,

Greg Smith  
gpsmith@igc.org

## A Few Relevant Excerpts from

### ***Developing Future Projected Intensity-Duration-Frequency (IDF) Curves: A Technical Report on Data, Methods, and IDF Curves for the Chesapeake Bay Watershed and Virginia***

**July 2021**

On its website and in various documents, the Maryland Department of the Environment recommends [Developing Future Projected Intensity-Duration-Frequency \(IDF\) Curves: A Technical Report on Data, Methods, and IDF Curves for the Chesapeake Bay Watershed and Virginia](#) as a source of the most recent precipitation data available for Maryland.

Published in July 2021, the study and report were initiated in 2016, and were funded, developed, and released through NOAA's Mid-Atlantic Regional Integrated Sciences and Assessments program (MARISA). The study was led by the Rand Corporation, who worked with researchers at Cornell University and Carnegie-Mellon University.

Sustainable Hyattsville submitted this important report to the Planning Board and/or incorporated it by reference.

MDE recommends this report within the context of steps that the State is taking in its efforts to enhance climate resilience and to account for climate change in planning and permitting. As MDE states on its website: [Climate Change is Water Change](#).

This excerpt from the opening pages of the MARISA report which organizations developed the report and related tools, and who funded the work:

“This project was carried out by researchers at Carnegie Mellon University (CMU), the Northeast Regional Climate Center (NRCC) at Cornell University, and the RAND Corporation. The project team members from RAND and the NRCC are also a part of the Mid-Atlantic Regional Integrated Sciences and Assessments (MARISA) program, described below. Within RAND, this project resides in the Community Health and Environmental Policy Program.

“The project was funded by the Chesapeake Bay Trust under the Chesapeake Bay Program's Goal Implementation Team to develop future projected IDF curves for locations within the bounds of the Chesapeake Bay Watershed. The NRCC and CMU also received funding from the Virginia Transportation Research Council and the Commonwealth Center for Recurrent Flooding Resiliency to extend the study boundaries to include the full state of Virginia.”

The MARISA study team examined the reliability and accuracy of *NOAA's Atlas 14 NOAA Atlas 14: Precipitation-Frequency Atlas of the United States Volume 2 Version 3.0*. Atlas 14 Volume 2 covers Maryland, the District of Columbia, and other states in the Mid-Atlantic Region and the Ohio River Basin. Although NOAA published Volume 2 Version 3.0 in 2006, the precipitation data in Volume 2 are no more recent than December 2000, and the majority of the data probably

are decades older than that. The MARISA team also developed projections for climate change-driven changes in the intensity, duration, and frequency of storms, and web-based tools interested parties can use to find those projected changes for specific locations.

## **Why This Matters**

Atlas 14 is the precipitation “bible” for delineating floodplains and for designing stormwater management infrastructure, erosion and sediment controls, and compensatory mitigation for altering floodplains. Relevant design manuals issued by Prince George’s County and the State of Maryland specifically refer to and rely on Atlas 14. Engineers designing those controls, and agencies reviewing plans and permit applications, generally rely on precipitation intensity, duration, and frequency curves (IDF curves) derived from the data in Atlas 14.

As a result, not only are stormwater management plans, sediment and erosion control plans, floodplain insurance studies and floodplain delineations, and flood compensatory mitigation likely to be under-designed going forward, but may be under-designed in recent decades unless agencies or industry engineers have built in buffers on their own.

## **Relevant Excerpts from the MARISA Report**

“Stormwater engineering design and management relies heavily on hydrologic methods and measures that utilize historic precipitation records. Intensity-duration-frequency (IDF) curves are one such foundational method that are used across a broad set of water resource engineering applications, ranging from small to large infrastructure (e.g., from culverts to dams). IDF curves represent the relationship between (1) intensity (inches per hour) or depth (inches); (2) the duration of a rainfall event (anywhere from a few minutes to a few days but typically 1–24 hours); and (3) an empirical measure of frequency, representing the average time between occurrences (such as once in a hundred years, or a 1-percent chance each year). IDF curves are derived from historic rainfall data, typically observed rainfall data from rain gauges; there is no single method for developing IDF curves from historic rainfall data. Within common hydrologic practice, there are a range of approaches and decision points along the IDF curve derivation process, such as the treatment of the precipitation time series (e.g., partial duration series [PDS]) or the selection of the method to fit the extreme value distribution (e.g., L-moments).<sup>7</sup>

“The National Oceanic and Atmospheric Administration (NOAA) has standardized one approach to deriving IDF curves with the publication of NOAA Atlas 14: Precipitation- Frequency Atlas of the United States (Atlas 14).<sup>8</sup> Although some localities still choose to derive their own IDF curves, Atlas 14 is the dominant source for IDF curves for jurisdictions across the United States. Atlas 14 is based on historic station-based observations of rainfall and relies on all years available in the record. Atlas 14 was produced in 2006 for the majority of the CBW, and Virginia and does not incorporate rainfall data observed after 2000 into its IDF curves. The Atlas 14 methodology also relies on assumptions of stationarity—that the variability seen in the historic record does not vary with time.<sup>9</sup> However, many regions within the CBW and Virginia have seen increases in extreme precipitation in recent years, and changes are expected to continue to grow into the future. These two key limitations of Atlas 14—the time period used for analysis and

assumptions of stationarity—could thus lead to underestimation of precipitation extremes when designing infrastructure for the future.”

## **Page 41**

“The Chesapeake Bay Watershed and Virginia have experienced increases in extreme rainfall events over the past decade, exacerbating ongoing stormwater challenges throughout the region.

“Atlas 14, the dominant source of IDF curves for jurisdictions across the region and the United States, however, uses historic station-based observations and does not incorporate rainfall data observed after 2000 into its IDF curves in the mid-Atlantic region, nor does it consider future precipitation projections.

“These two key limitations of Atlas 14—the time period used for analysis and assumptions of stationarity—could thus lead to underestimation of precipitation extremes when designing infrastructure for the future.

“Moreover, the lack of consistent approaches to stormwater management and precipitation data analyses across localities and the willingness of regional planners and engineers to use new tools, particularly updated or projected IDF curves, are motivating factors for this work.

## **Page 42**

“This type of work is not only applicable to stormwater design but also broadly relevant to climate adaptation projects throughout the United States and across the water sector.

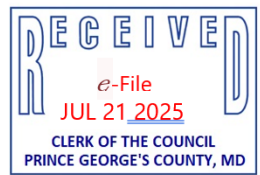
“Furthermore, the application and use of climate-adjusted IDF curves affect community resilience, costs, and impacts. It is critical that policymakers and decision makers use transparent and rigorous climate-adjusted IDF curves and explore the implications of uncertainties, especially when these curves support the design of critical infrastructure systems.”

## **6. Summary and Conclusions**

“The CBW and Virginia have experienced increases in extreme rainfall events over the past decade, exacerbating ongoing stormwater challenges throughout the region.115 116 Atlas 14, the dominant source of IDF curves for jurisdictions across the region and the United States, however, uses historic station-based observations and does not incorporate rainfall data observed after 2000 into its IDF curves in the mid-Atlantic region, nor does it consider future precipitation projections. These two key limitations of Atlas 14—the time period used for analysis and assumptions of stationarity—could thus lead to underestimation of precipitation extremes when designing infrastructure for the future. Moreover, the lack of consistent approaches to stormwater management and precipitation data analyses across localities and the willingness of regional

planners and engineers to use new tools, particularly updated or projected IDF curves, are motivating factors for this work.<sup>117</sup>

“To this end, the authors of this report developed projected IDF curves that can be easily integrated with existing planning and design methods and used across the CBW and Virginia to plan, design, and build infrastructure assets to be more resilient to climate change. The authors leveraged the best-available science to inform and carry out a transparent, consistent, and straightforward approach to generate IDF curve change factors and apply these factors to Atlas 14 stations. Importantly, the research team incorporated a range of downscaled climate model datasets and future scenarios to reflect the range of plausible changes for IDF curves. Because no single dataset or methodology can fully represent a complex hydrological system, whether historic or projected, this range is critical to consider for planning and design.”



**Rawls, Kyle C.**

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**From:** Clerk of the Council  
**Sent:** Thursday, July 24, 2025 10:36 AM  
**To:** onlinesignup  
**Subject:** FW: Opposition to the Rezoning of Avondale/North Woodridge in the W-HVL Sector Plan  
**Attachments:** Letter of Opposition to ReZoning of the Avondale North Woodridge Neighborhood Boundaries - July 1 2025 Sector Plan Meeting .pdf  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Donna J. Brown, Clerk of the Council**

Prince George's County Council

1301 McCormick Drive + Largo, MD 20774

O: 301-952-3600 F: 301-952-5178 C: 240-351-9777 E: [ClerkoftheCouncil@co.pg.md.us](mailto:ClerkoftheCouncil@co.pg.md.us)

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**From:** Jewel Smith <[smith.jewelb@gmail.com](mailto:smith.jewelb@gmail.com)>  
**Sent:** Monday, July 21, 2025 6:40 PM  
**To:** Clerk of the Council <[ClerkoftheCouncil@co.pg.md.us](mailto:ClerkoftheCouncil@co.pg.md.us)>  
**Cc:** Avondale/North Woodridge Community <[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)>  
**Subject:** Opposition to the Rezoning of Avondale/North Woodridge in the W-HVL Sector Plan

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Dear County Clerk's Office,

Please see the attached written testimony regarding the Rezoning of Avondale North Woodridge regarding the pending matter before the Prince George's County Planning Board and County Council.

Please confirm receipt.

Thank you.

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Regards,

*Jewel B Smith*

W: 202.834.2869

4812 Avondale Road  
Hyattsville, MD 20782

Sunday, June 29, 2025

Prince George's County Planning Department  
Community Planning Division  
Councilmembers Hawkins, Olson, Oriadha, Harrison & Dernoga

Dear PG Planning Committee & Councilmembers,

As Vice-President of the Avondale North Woodridge Community Association, I and my neighbors are concerned that the proposed rezoning from SFA-65 to SFA-A will irreparably alter the character of our community, and not for the better.

Our reasons for opposing the rezoning for Avondale Grove fall into several categories:

**Safety:** While the Lidl supermarket is a welcome upgrade to area shopping, the strip of establishments on Chillum Rd cater to vice: the strip club Mustangs, the Story dispensary, and the recently opened 24-hour convenience store where one can purchase brass knuckles at all hours. In this climate, crime is already a concern for the current population density; encouraging infill will only increase the criminal activity, in a neighborhood with significant populations of elderly residents and young families.

**Historical:** Avondale Grove was the last community developed by legendary Washington architect Henry Wardman. In fact, his last residence was on LaSalle Rd. Wardman envisioned a community like that in his native England, a hamlet of single-family homes where residents could walk to the corner bakery amid a modest commercial strip of local services. That commercial strip is inadequately served as it is by Avondale Shops, whose most recent additions include a vape shop. Avondale Grove has survived since the 1940s mostly true to Wardman's vision, with very little infill. Rezoning to encourage developers to infill the neighborhood would ruin a charming, historically significant neighborhood.

**Infrastructure:** Traffic on Queens Chapel Rd at rush hour is increasingly impassable, and added density would make traffic jams, and parking, much worse. County services, including police, are already a challenge in this neighborhood, and an increase in population density without the resources to support that population would reduce the quality of living.

**Economic:** the planning group concedes that "rezoning can impact property value, which in turn may impact property tax obligations." These points suggest a potential future where our community could become significantly more densely populated, as property owners might be incentivized to redevelop their properties into duplexes or triplexes. This increased density could conceivably lead to higher property taxes, while we may not necessarily see a corresponding improvement in county services to support a larger population.

**Environmental:** A more densely populated neighborhood would be a greater strain on the already limited green space and parkland in the area. Note that the most prominent new development in the last decade, the townhouses built on the West side of Queens Chapel

Rd just north of Russell Ave, devastated the ravine behind Russell Ave. that provided a haven for all sorts of animal life that was crucial to a healthy environment. It was only recently brought to me attention that the area's bat population, which previously helped keep invasive insects under control, was devastated by the loss of the ravine. Additional vehicle traffic caused by greater density would further reduce air quality and the quality of life for area residents.

**Jurisdiction:** It is my understanding that the previous draft of the rezoning plan did not include Avondale Grove/North Woodridge. At the planning meeting county representative Thomas Lester admitted that he didn't know how the community became part of the plan, and suggested the decision was made by the City of Hyattsville. Avondale Grove is an unincorporated neighborhood, and we wonder how it is that the City of Hyattsville can make such decisions for an area that is not in its jurisdiction.

These factors and more will measurably reduce the quality of life of residents in Avondale Grove and surrounding neighborhoods and will make it a far less appealing place to live. During the planning meeting, Mr. Lester, when asked for an example of the kind of development this rezoning would lead to, showed us photos of a neighborhood near the West Hyattsville Metro station that's lined with duplexes and triplexes, an area where parking is at a premium and neighborhood charm is at a minimum.

Thank you for your time and attention to this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Jewel B Smith". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jewel B Smith

ANWCA Homeowner since 2017



**From:** [Honya Weeks](#)  
**To:** [Clerk of the Council](#)  
**Subject:** Avondale  
**Date:** Sunday, July 20, 2025 9:31:24 PM

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CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

To whom it may concern,

I have lived in Avondale for 65 years and have always been a proud resident of this wonderful unincorporated community. I hope that our voices are heard that we are NOT interested in any future changes that come with the sector plan.

Thank you  
Anne Weeks  
Sent from my iPhone

West Hyattsville Queens Chapel (SMA)

**EXHIBIT** 155

**From:** [Lidia Awad](#)  
**To:** [Clerk of the Council](#)  
**Subject:** Rezoning of Avondale/North Woodridge  
**Date:** Monday, July 21, 2025 9:23:39 AM

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**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Hello,

I am writing to submit my strong disagreement with the sectors plan to rezone the Avondale/north Woodbridge. I highly disagree that the proposal was added in under the third draft of the plan. The neighborhood is historic and we do not want to be rezoned. I live at 2017 Brighton Rd.

Thank you,  
Lidia Awad

[Sent from Yahoo Mail for iPhone](#)

**From:** [Vilma Bigelow-Iles](#)  
**To:** [Clerk of the Council](#)  
**Cc:** [council@mountrainiermd.org](mailto:council@mountrainiermd.org); [ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)  
**Subject:** Rezoning Proposal and Sector Plan  
**Date:** Monday, July 21, 2025 1:28:56 PM

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**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

To the County Council of Prince Georges County and all sitting members. My name is Vilma Bigelow, my home of more than 52 years is located at 4619 21st Street, Mount Rainier, Maryland, 20712. I am writing in strong protest against the rezoning of Avondale/North Woodridge from RSF-65 (single family detached) to RSF-A (single family attached).

My numerous concerns are as follows:

We were not given enough time to study the negative impacts on the area, which include safety of individuals and businesses. We already have many concerns as we are a community with a significant population of elderly residents and young families. I feel without consideration to the safety of the current population density we will be encouraging infill leaving us facing more criminal activity.

Our community is a Historical neighborhood dating back to the 1940's and more infill would ruin what exists now as a charming, diversified neighborhood.

Environmentally I oppose because we know any over crowding of neighborhood places create a greater strain on already limited green spaces and parklands. The noise levels in our neighborhoods are already very loud due to the natural sound barriers we have lost over the years because our once wooded, lush areas have been lost to new developments. Added on to that is the additional traffic, reducing our already fragile air quality and the quality of life for area residents.

Our infrastructure of the Queens Chapel Road traffic at rush hour is increasingly impassable, and any additional density would make traffic and parking worse. Our neighborhoods have already been experiencing challenges from the County services and police in accessing our areas, and without the resources to support an increase of population, more development, and rezoning would reduce the quality of living.

Economically the rezoning will impact our property value and property tax increases, which are already very high for seniors, who are on fixed incomes, and for families, who are already struggling, and who will likely be facing no increase in incomes, or improvements in county services.

Again I state, I am wholeheartedly opposing this rezoning.

Thank you for your consideration.

Vilma Bigelow

West Hyattsville Queens Chapel (SMA)

**EXHIBIT 157**

**From:** [Sarah Gallagher](#)  
**To:** [Clerk of the Council](#)  
**Subject:** Anti-rezoning Avondale  
**Date:** Monday, July 21, 2025 7:44:38 PM

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CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

To whom it may concern,

I am strongly against the rezoning of Avondale and would like my testimony submitted and considered with the decisions being made. I have been born and raised on 21st Street, and am highly against the properties around me having the option to develop increased density buildings.

The neighborhood has stayed high quality due to the sense of community and commitment to our neighbors, who are more like family. Many have generations of family who have continued to choose to live and raise families here. Please consider our voices when making the decision to rezone our homes and include our opinions in the long term decision of our community.

Thank you,  
Sarah Gallagher, BSN, RN, CPN

Sent from my iPhone

**From:** [Bertha Jackson](#)  
**To:** [Clerk of the Council](#)  
**Subject:** Sector Plan Avondale North Woodridge Citizens Association  
**Date:** Monday, July 21, 2025 6:28:14 PM

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I live in Avondale and I am against the sector plan. This is a very quiet neighborhood and this is one of the reasons I moved here over 15 years ago.

Thanks

Bertha Jackson

Sent from my iPhone

**From:** [Maria Ramm](#)  
**To:** [Clerk of the Council](#)  
**Subject:** Rezoning Avondale MD: aka. North Woodbridge  
**Date:** Monday, July 21, 2025 2:35:35 PM

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CAUTION: This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

I am absolutely against this rezoning proposal. I am a lifelong member and voting constituent .  
My answer is a firm no to this proposition.

Maria Ramm  
240-541-0487  
Dlramm36@yahoo.com  
Sent from my iPhone

**Butler, Tina T.**



**From:** Clerk of the Council  
**Sent:** Monday, July 28, 2025 10:51 AM  
**To:** Avery, Natasha J.; Butler, Tina T.  
**Subject:** FW: West Hyattsville - Queens Chapel Sector Plan and SMA  
**Attachments:** DOC072425-07242025161101.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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**From:** Jeff Ulysse <julyusse@hyattsville.org>  
**Sent:** Friday, July 25, 2025 1:53 PM  
**To:** Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>  
**Subject:** West Hyattsville - Queens Chapel Sector Plan and SMA

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Good afternoon,

The attached letter is the City of Hyattsville's formal comments regarding the Staff Draft III WHQC Sector Plan update. Staff requested an extension of time to submit formal comments as the council was in their summer recess for formal meetings. Limiting staffs ability to submit comments within the given timeframe. Please let me know if you have any questions or concerns.

best regards,



**JEFF ULYSSE**  
City Planner  
City of Hyattsville

240 610 8004  
julyusse@hyattsville.org  
www.hyattsville.org

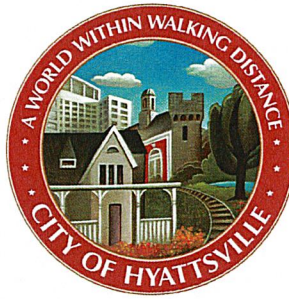
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4310 Gallatin Street, Hyattsville, Maryland, 20781, United States



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Robert S. Croslin  
Mayor



Tracey E. Douglas  
City Administrator

July 22, 2025  
Honorable Darryl Barnes, Chairman

Prince George's County Planning Board  
14741 Governor Oden Bowie Drive  
Upper Marlboro, Maryland 20772

RE: Staff Draft III West Hyattsville-Queens Chapel Sector Plan & SMA

Dear Chairman Barnes,

Throughout the sector plan update, the City of Hyattsville and its residents have remained an active and engaged partner to the Maryland National Capital Parks and Planning Commission, providing feedback grounded in robust community participation and shared goals for equitable and sustainable urban development. Following the public release of Staff Draft III of the West Hyattsville–Queens Chapel Sector Plan and Sectional Map Amendment, the City of Hyattsville submits the following recommendations and comments for your consideration.

Within the Land Use policy section, the City supports the recommendation to conduct a comprehensive floodplain study that will inform the creation of an overlay zone to protect sensitive areas. Considering site engineering constraints, future flood risks, and the adoption of Best Management Practices is essential for sustainability efforts, especially amid climate uncertainty and aging infrastructure. The City also supports the proposal to explore Transfer of Development Rights as a tool to enhance flexibility and predictability in land use while promoting affordable housing and green public spaces. While TDR programs are more traditionally associated with rural areas. Creative adaptation of this model within the WHQC sector could serve the dual purpose of managing growth and generating public benefit in an urbanizing environment.

The City requests that Section LU 10.4 regarding the accessory dwelling units be stricken from the plan until the county has established its own program. Pursuant to the Accessory Dwelling Units Act of 2025 (Maryland Senate Bill 891 and House Bill 1466), the state mandates that local jurisdictions adopt legislation authorizing ADUs by October 1, 2026.

Furthermore, regarding housing affordability and displacement mitigation, the City supports the full series of anti-displacement strategies captured in the Housing and Neighborhoods section of the plan. The

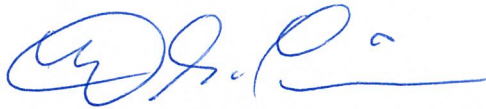


successful implementation of these strategies will help mitigate the adverse effects felt by Hyattsville residents, especially renters and low-income households. Hyattsville believes legal aid, tenant advocacy, and right-to-return policies are practices that should be prioritized.

The City also values the inclusion of policies that encourage the creation of a community land trust and actively involve public and nonprofit partners to expand below-market-rate housing throughout the plan area. Such mechanisms are vital for protecting the affordable housing supply and preventing displacement from rising land values. The City is an advocate for a collaborative model where housing staff from the City, County, and State monitor progress and funding as part of a committee, similar to the Purple Line Coalition.

In closing, the City supports the goals and vision of the staff draft III sector plan update, as well as the recommendations provided in this letter. The City would also like to acknowledge the hard work and effort put into this arduous process by MNCPPC staff members and look forward to future collaboration.

Sincerely,



Robert Croslin  
Mayor

cc: Hyattsville City Council



**From:** [Clerk of the Council](#)  
**To:** [Butler, Tina T.](#); [Avery, Natasha J.](#); [onlinesignup](#); [Rawls, Kyle C.](#)  
**Cc:** [Moses, Leonard D.](#)  
**Subject:** FW: Still More Petition Signatures from Avondale/North Woodridge Residents Opposing the W HVL Sector Plan and Proposed SMA Amendment to Rezone  
**Date:** Friday, August 15, 2025 2:23:26 PM  
**Attachments:** [Avondale-Petition-Against-Rezoning-3-08052025.pdf](#)

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**From:** Avondale/North Woodridge Community <[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)>  
**Sent:** Tuesday, August 5, 2025 5:00 PM  
**To:** Clerk of the Council <[ClerkoftheCouncil@co.pg.md.us](mailto:ClerkoftheCouncil@co.pg.md.us)>  
**Cc:** Lakisha Hull <[lakisha.hull@ppd.mncppc.org](mailto:lakisha.hull@ppd.mncppc.org)>; Sarah Benton <[sarah.benton@ppd.mncppc.org](mailto:sarah.benton@ppd.mncppc.org)>  
**Subject:** Re: Still More Petition Signatures from Avondale/North Woodridge Residents Opposing the W HVL Sector Plan and Proposed SMA Amendment to Rezone

**CAUTION:** This email originated from an external email domain which carries the additional risk that it may be a phishing email and/or contain malware.

Good afternoon,

I realize the period for public comment has closed, but to indicate the continued public sentiment, enclosed please find a pdf containing further signatures from neighborhood residents who oppose the West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone Avondale.

Submitted to the county clerk's office for the public record.

Sincerely,  
Pat Padua

---

**Avondale/North Woodridge Citizens' Association**  
PO Box 5891  
Hyattsville, MD 20782  
Serving Avondale Grove, Avondale Terrace, & North Woodridge  
[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)

**President** - Pat Padua  
**Vice President** - Jewel Smith  
**Secretary** - Alma Edwards  
**Treasurer** - Barbara Parker  
**At Large Member** - Nancy Gaskins  
**At Large Member** - Nancy Roberts

**Follow Us on Instagram:**

West Hyattsville Queens Chapel (SMA)  
**EXHIBIT** T-2

<https://www.instagram.com/avondalenorthwoodridge?>

**PGPD District 1 Community Policing - A Sector** - Cpl. Terrence Brown #3350 – 240-762-1849

**State Senator (District 47)** – Malcolm Augustine, [malcolm.augustine@senate.state.md.us](mailto:malcolm.augustine@senate.state.md.us) 410-841-3745

**Council Member (District 2)** – Wanika Fisher, [wfisher@co.pg.md.us](mailto:wfisher@co.pg.md.us) 301-952-4436

**Delegates (District 47A)** – Diana Fennell & Julian Ivey, [diana.fennell@house.state.md.us](mailto:diana.fennell@house.state.md.us) 301-858-3478, [julian.ivey@house.state.md.us](mailto:julian.ivey@house.state.md.us) 410-841-3326

**School Board Member (District 3)** – Pamela Boozer-Strother, [pamela.boozerstrother@pgcps.org](mailto:pamela.boozerstrother@pgcps.org) 301-952-6115

On Monday, July 21, 2025 at 03:49:45 PM EDT, Avondale/North Woodridge Community <[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)> wrote:

Good afternoon,

Enclosed please find a pdf containing further signatures from neighborhood residents who oppose the West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone Avondale.

I am still meeting residents who either were not aware of the proposal or do not understand its impact on the community. I realize today is the deadline for submitting testimony, but due to the continued interest in signing the petition, I would like to submit any further signatures to the county clerk's office for the public record.

Let the record state that, throughout this process, even after meetings with the Planning Department on May 20 and June 23 in which we were told we needed to contact our District CM (CM Fisher), our CM refused to discuss the plan with us.

At the July 1 hearing CM Fisher said that she could not talk to us about the plan because she could be sued (other CMs were willing to talk to us about the plan; are they in legal jeopardy?) And in a July 12 email, CM Fisher's Chief of Staff, Shanika Griffith, explained that the Zoom meeting we requested, which is being held today, would be held to give us "a better understanding of how the process works as well as any information she can **legally share**." (emphasis hers).

If our CM cannot legally share information about the plan, how can she represent us? If she has a conflict of interest that prevents her from discussing the plan, while other CMs have freely discussed it with us, how can she represent us?

Sincerely,  
Pat Padua

---

**Avondale/North Woodridge Citizens' Association**

**PO Box 5891**

**Hyattsville, MD 20782**

**Serving Avondale Grove, Avondale Terrace, & North Woodridge**

**[ancassociation@yahoo.com](mailto:ancassociation@yahoo.com)**

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**At Large Member** - Nancy Roberts

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**<https://www.instagram.com/avondalenorthwoodridge?>**

**PGPD District 1 Community Policing - A Sector** - Cpl. Terrence Brown #3350 – 240-762-1849

**State Senator (District 47)** – Malcolm Augustine, [malcolm.augustine@senate.state.md.us](mailto:malcolm.augustine@senate.state.md.us) 410-841-3745

**Council Member (District 2)** – Wanika Fisher, [wfisher@co.pg.md.us](mailto:wfisher@co.pg.md.us) 301-952-4436

**Delegates (District 47A)** – Diana Fennell & Julian Ivey, [diana.fennell@house.state.md.us](mailto:diana.fennell@house.state.md.us) 301-858-3478, [julian.ivey@house.state.md.us](mailto:julian.ivey@house.state.md.us) 410-841-3326

**School Board Member (District 3)** – Pamela Boozer-Strother, [pamela.boozerstrother@pgcps.org](mailto:pamela.boozerstrother@pgcps.org) 301-952-6115

ela Boozer-Strother, [pamela.boozerstrother@pgcps.org](mailto:pamela.boozerstrother@pgcps.org) 301-952-6115

# Petition: Avondale North Woodridge Citizens' Association

We the undersigned strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone  
Avondale/North Woodridge

Name	Address	Phone No.	Email
A. Moore	4612 22nd Ave Mt. Rainier MD 20712	240-705-313	aureliatila@ verizon.net
G. Sanders	4615 22nd Ave Mt. Rainier MD 20712	301/328-5984	Plantation.ross @gmail.com
James Hollingsworth	4612 22nd Ave Mt. Rainier MD 20712	301-277-3040	JamesHworth@gmail .com
Paul Kurehn	4611 22nd Ave Mt. Rainier MD 20712	301-454-0934	ES6m54@gmail.com
Kosaland Prince	2108 Hyattsville Queens Chapel Rd	301 779 8647	rozprince54@aol.com
Chick Ache	2107 Queens Chapel Rd	202 603 8621	wantedchick@yahoo.com
Lillian Beckley	4614 22nd Ave Mt. Rainier MD 20712	240.603.2455	Kayfourkaye Verizon. net
Immar Moreno	4600 22nd Ave Mount Rainier MD 20712	202 253-9317	Immar Moreno33@gmail.com
Susha Bailey	4602 22nd Ave Mount Rainier MD 20712	301-549-6273	susha_bailey@yahoo.com
Pat Holten	4601 22nd Ave Mt. Rainier	(202) 903-7900	Patglaf@MSN.com
Beverly Carpenter Nickus	4608-22nd Ave Mt. Rainier MD 20712	301-538-8443	bcarpe2200@gmail.com
Marcia Cox-Wise	2202 Queens Chapel Rd Hyattsville, MD 20782	301-526-3826	
Beatriz Gonzalez	2205 Queens Chapel Rd Hyattsville, MD 20782	240 305 4080	BeatrizTunaga53@gmail.com
Terisha Lindsay	2208 Queens Chapel Hyattsville MD 20782	240 498 0095	pasegtenbol@gmail.com
Anna Ws	2204 Queens Chapel Rd Hyattsville MD 20782	301 404 5468	anwest88@aol.com
Dawit Abraham	2204 Queens Chapel Rd Hyattsville MD 20782	202 276 8818	dawabraham17@gmail.com
Jonathan Marren	2112 Queens Chapel Rd Hyattsville MD 20782	301 221 6737	Jonathan.marren09@gmail.com
Josselyn Barrera	2112 Queens Chapel Rd Hyattsville MD 20782	240 351 1095	jbarr95@gmail.com
Jamal Thompson	4513-22nd Ave Mt. Rainier MD 20712	301 454 0413	jillthompson70@hotmail.com
Linnell Crawford	4510-22nd Ave Avenue MT. 20712	202-528-3028	something 4510@MSN.com

## Petition: Avondale North Woodridge Citizens' Association

We the undersigned strongly oppose the  
West Hyattsville/Queens Chapel Sector Plan and Proposed SMA Amendment to rezone  
Avondale/North Woodridge

[illegible]

**Rawls, Kyle C.**

**From:** Clerk of the Council  
**Sent:** Friday, August 15, 2025 2:24 PM  
**To:** Butler, Tina T.; Avery, Natasha J.; Rawls, Kyle C.; onlinesignup  
**Cc:** Moses, Leonard D.  
**Subject:** FW: West Hyattsville-Queens Chapel Sector Plan

---

**From:** marylandaep@aol.com <marylandaep@aol.com>  
**Sent:** Wednesday, August 6, 2025 9:20 PM  
**To:** Benton, Sarah <sarah.benton@ppd.mncppc.org>; Lester, Thomas <thomas.lester@ppd.mncppc.org>; Clerk of the Council <ClerkoftheCouncil@co.pg.md.us>  
**Subject:** Re: West Hyattsville-Queens Chapel Sector Plan

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A big thank you to Justin Thornton for responding to my email. It helps a little to know at least someone is listening.

I replied to Justin and will share my response in the event that there may be others that takes into account the homeowners who are forced to endure the consequences made by county planners who have no desire to live or visit the neighborhoods they feel the need to disrupt.

It seems the residents of Hyattsville were not made aware of the deadline for public comments closing on July 21, 2025. I have also reached out to the Hyattsville City Council Members but have not received a reply from that lot. Guessing the details of these zoning changes were kept as quite as possible in order to discourage feedback and opposition. I will keep on eye open from now on and also advise my neighbors to do the same as well as becoming more vocal. We are not beaten yet. Seems such a shame that existing neighborhoods must pay the price in order to allow big corporate developers to get rich.

Best,  
Anne

On Wednesday, August 6, 2025 at 03:08:21 PM EDT, Thornton, Justin <[justin.thornton@ppd.mncppc.org](mailto:justin.thornton@ppd.mncppc.org)> wrote:

Good Afternoon,

Thank you so much for your input on the third draft on the Preliminary West Hyattsville-Queens Chapel Sector Plan. Staff values community participation and we appreciate you taking the time to read the plan and provide your comments. Note, the hearing record for public comment on this draft closed July 21, 2025. However, late testimony may be included if permitted by the District Council. Please submit your comments via email to [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us).

West Hyattsville Queens Chapel (SMA)  
**EXHIBIT T-3**



Notwithstanding, your concerns with the plan regarding rezoning to Residential Medium-High have been expressed in other testimony we have received and will be addressed in the analysis of testimony, which addresses the comments received from the public hearing. To follow the status of the preliminary plan, please visit <https://pgplanning.org/projects/west-hyattsville-queens-chapel-sector-plan-and-sma/> for any updates to the plan.

Thank you so much for your participation and we encourage you to keep engaging with us about the West Hyattsville-Queens Chapel Sector Plan and SMA.

Thank you and have a great day!

**Justin Thornton** (He/Him/His)

Planner II/ Community Planning Division

Hybrid Office: 301-952-3646 | Email: [justin.thornton@ppd.mncppc.org](mailto:justin.thornton@ppd.mncppc.org)





**From:** [marylandaep@aol.com](mailto:marylandaep@aol.com) <[marylandaep@aol.com](mailto:marylandaep@aol.com)>

**Sent:** Tuesday, August 5, 2025 12:30 PM

**To:** Benton, Sarah <[Sarah.Benton@ppd.mncppc.org](mailto:Sarah.Benton@ppd.mncppc.org)>; Lester, Thomas <[Thomas.Lester@ppd.mncppc.org](mailto:Thomas.Lester@ppd.mncppc.org)>; Thornton, Justin <[Justin.Thornton@ppd.mncppc.org](mailto:Justin.Thornton@ppd.mncppc.org)>

**Subject:** West Hyattsville-Queens Chapel Sector Plan

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

To whom it may concern:

I just read most of the 300-page *Preliminary West Hyattsville-Queens Chapel Sector Plan (Draft III)* ([3rd-Draft-WHQC-SP-2025.04.24.pdf](#)) and have concerns regarding the proposed changes.

I am mainly concerned about the rezoning of much of the **west** Hyattsville neighborhoods to Residential Medium-High. As I understand, this would mean single family homes would be converted to apartments, townhouse, and other multi-unit dwellings. Parking is already a problem, how will adding more cars to these neighborhoods solve any issues? There must be something that can be done to prevent the county from over developing certain sections of Hyattsville. There are plenty of areas in the county that are in desperate need of re-development. Forcing existing citizens to leave do to over development in targeted neighborhoods does not seem to be the best solution.

What guarantees will be put in place to protect existing neighborhoods from increased levels of crime, overcrowding, and traffic due to these proposed changes? Creating more bike lanes is not the solution.

Best,

Anne Powell  
6010 Jamestown Road  
Hyattsville, MD

Date: July 18, 2025

To: Council Clerk

From: Adebola Adepoju, Environmental Health Specialist, Environmental Engineering/ Policy Program

Re: Preliminary West Hyattsville- Queens Chapel Sector Plan and Proposed Sectional Map Amendment Plan

The Environmental Engineering / Policy Program of the Prince George's County Health Department has completed a desktop review of the West Hyattsville /Queens Chapel Sectional Map Amendment Plan and has the following comments / recommendations:

#### Connectivity to neighboring communities

Within the West Hyattsville and Queens Chapel Sector lies the West Hyattsville Metro station providing an option of the use of public transportation to access resources within the sector plan and connectivity to neighboring communities. In the Safe pedestrian / biking networks to the metro station provides equitable access to healthy food options, amenities, recreational facilities and parks to increase pedestrian activity and provide access to needed Healthcare facilities to support positive health outcomes.

#### Access to Healthy foods

Thee development of community gardens and the various Farmers' Markets throughout the county encourages residents to actively be a part of creating their own "food forest" providing access to healthy food options such as fresh fruits and vegetables in urban/ sub-urban areas to increase the consumption of healthy food options within the community.

#### Green Space and Recreational Facilities

Within the 20782-zip code, there are several parks and natural resources. Parks such as the David C. Driskell Community Park, Hyattsville Dietz Park, Melrose Park, Hyatt Park and many others. The goal to preserve and develop the illustrious green spaces for various recreational uses and through and providing ease of access to the community. The sector plan proposes "instillation of fitness equipment alongside the Northwest Branch Stream Valley Park and Trail system to promote active living" which can lead to improved health outcomes.

The Health Department aligns our support to the initiatives presented by the MNCPPC to improve physical activity, access to healthy food options, access to greenspaces, creations of food forests and the access of Health care facilities for a Healthier Prince George's.

#### Resources:

- Prince George's County Health Department, Healthy People 2030 Tracker. PGC Health Zone  
<https://www.pgchealthzone.org/indicators/index/dashboard?module=indicators&controller=index&action=dashboard&id=214122914288410086&card=0&localeId=170987>
- The Robert Wood Johnson Foundation, University of Wisconsin Population Health Institute, County Health Rankings and Roadmaps 2025  
<https://www.countyhealthrankings.org/health-data/maryland/prince-georges?year=2025>
- Maryland Vital Statistics Annual report 2023  
[https://health.maryland.gov/vsa/Documents/Reports%20and%20Data/Annual%20Reports/2023\\_Annual%20Report\\_Final.pdf](https://health.maryland.gov/vsa/Documents/Reports%20and%20Data/Annual%20Reports/2023_Annual%20Report_Final.pdf)
- Center For Disease Control and Prevention, Healthy Weight and Growth  
<https://www.cdc.gov/healthy-weight-growth/about/tips-for-balancing-food-activity.html>
- Center For Disease Control and Prevention, About Physical Activity, 2019  
[https://www.cdc.gov/physical-activity/php/about/index.html?CDC\\_AAref\\_Val=https://www.cdc.gov/physicalactivity/walking/index.htm](https://www.cdc.gov/physical-activity/php/about/index.html?CDC_AAref_Val=https://www.cdc.gov/physicalactivity/walking/index.htm)
- US. Department of Health and Human Resources, Step It Up, The Surgeon General's Call To Action To Promote Walking and Walkable Communities pgs.9-14  
<https://www.hhs.gov/sites/default/files/call-to-action-walking-and-walkable-communities.pdf>



**PRINCE GEORGE'S COUNTY GOVERNMENT**  
**OFFICE OF THE COUNTY EXECUTIVE**

Aisha N. Braveboy  
County Executive



August 6, 2025

Ms. Donna J. Brown,  
Clerk of the Council  
Prince George's County Council  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

Dear Ms. Brown:

On behalf of the Prince George's County Executive Branch, please find our comments regarding the 2025 Preliminary West Hyattsville-Queens Chapel Sector Plan. This Sector Plan focuses on the plans necessary to address the needs of the community. It identifies strategies to achieve economic success for Prince George's County and how to best harness the potential of the West Hyattsville-Queens Chapel communities.

The County acknowledges that the 2025 Preliminary West Hyattsville-Queens Chapel Sector Plan is the proposed sector plan for the southwestern portion of Planning Area 68. Upon approval, the West Hyattsville-Queens Chapel Sector Plan will supersede and replace the 2006 Approved Transit District Development Plan for the West Hyattsville Transit District Overlay Zone, the 1994 Approved Master Plan for Planning Area 68, the 2004 Approved Sector Plan for the Prince George's County Gateway Arts District for the portion of Planning Area 68, and the 1989 Approved Master Plan for Langley Park-College Park-Greenbelt and Vicinity for portions of the Northwest Branch Stream Valley Park within Planning Area 65, within this Sector. This plan will also amend portions of the 2014 Plan Prince George's 2035 Approved General Plan (Plan 2035) and other Countywide functional master plans within the West Hyattsville-Queens Chapel sector.

The comprehensive sector plan calls for directing future growth in and adjacent to the Plan 2035-designated West Hyattsville Local Transit Center and the Prince George's Plaza Regional Transit District. This plan recommends maximizing the potential for transit-adjacent and pedestrian-friendly residential development while mitigating impacts to sensitive environmental features. The plan includes an implementation framework clearly illustrating the timeline, necessary partnerships, and key action items to implement the vision for the West Hyattsville.

Specific to the plan, the Department of Public Works and Transportation (DPW&T) would like to highlight our responses, referencing the identifier in the plan:

- LU 3.4 DPW&T recommends adding a policy to 'Conduct a comprehensive traffic impact study to identify the change in traffic patterns and demand (along Queens Chapel Rd, Ager Rd, Chillum Rd and Hamilton St) caused by the proposed reclassification of land-use to ensure adequate multi-modal transportation alternatives are provided along major corridors for improved mobility and connectivity.'

---

Wayne K. Curry Administration Building • 1301 McCormick Drive, Suite 4000, Largo, MD 20774  
(301) 952-4131 • [www.princegeorgescountymd.gov](http://www.princegeorgescountymd.gov)



# PRINCE GEORGE'S COUNTY GOVERNMENT

## OFFICE OF THE COUNTY EXECUTIVE

Aisha N. Braveboy  
County Executive

- LU 4.1. DPW&T would like to understand if by Amending Plan 2035 to re-define the boundary of the West Hyattsville Local Transit Center, how does that impact what applies under the recently revised Urban Street Standards?
- LU 4.3. DPW&T recommends editing the strategy to include integration of multimodal transportation facilities within the LTO-PD Zone to ensure first last mile connectivity– ‘Encourage the use of the Local Transit-Oriented, Planned Development (LTO-PD) Zone on properties zoned LTO-C or LTO-E in the West Hyattsville-Queens Chapel Local Transit Center to achieve desired amenities including, but not limited to, complete street design including sidewalks, crosswalks and protected bike lanes, Center-appropriate streetscapes, innovative stormwater management facilities, additional onsite tree preservation, and the provision of below-market-rate housing.
- Modify EP 2.3 to include: "Create a dynamic commercial main street corridor with safe, pedestrian-friendly design stretching east of the West Hyattsville Metro Station."
- EP 2.9. DPW&T recommends adding a new strategy "Design all commercial corridors with Vision Zero principles, prioritizing pedestrian and cyclist safety through appropriate traffic calming, crosswalk enhancements, and speed management ensuring new businesses have safe pedestrian and bicycle access from surrounding neighborhoods and transit facilities."
- TM 1 As DPW&T shares the goals and aspirations expressed, particularly with regards to the breadth and scope of the requested improvements in this section, additional funding sources and mechanisms should be examined and for those determined feasible, implemented in order to effectively carry out the recommendations in TM 1.
- TM 1.12 – Include DPIE as part of the coordination agency.
- TM 1.8. DPW&T recommends adding lighting, high visibility crossings and mid-block crossings with RRFBs along existing mid-block crossing patterns.
- TM 4.9 - Include lighting fixtures.
- TM 4.10 - Include lighting fixtures.
- Section X Public facilities - As part of the planned improvements, coordination should include evaluating the need for a fire hydrant installation along the study area.
- TM 7.1.1 – Designate Queens Chapel Road from MD500-Chillum Rd to MD410-East West Highway as an Enhanced Bus Stop Amenities corridor which prioritize bus stops in this segment as eligible for dynamic bus shelters with real time bus schedule displays, digital advertising, and county centric digital public service information.



# PRINCE GEORGE'S COUNTY GOVERNMENT

## OFFICE OF THE COUNTY EXECUTIVE

Aisha N. Braveboy  
County Executive

- Overall Transit Comments:
  - **Station Area Beautification:** Implement a concept framework for the aesthetic enhancement of areas surrounding transit stations and along key transit corridors. This includes landscaping, public art, improved lighting, and well-maintained public spaces to create welcoming and visually appealing environments for residents and visitors. The goal is to transform focal areas into vibrant community hubs that foster a sense of place and civic pride. Traffic safety and relief strategies for traffic calming and safety, especially on Chillum Road and Queen Chapel Road also need to be clearly identified and implemented.
  - **Accessibility to Bus Stops and West Hyattsville Stations:** A fundamental component of an accessible transit strategy is ensuring seamless accessibility to bus stations and stops that serve WMATA and TheBus. This involves identifying and evaluating existing bus stop infrastructure to rectify any barriers to access for individuals with disabilities, parents with strollers, or anyone facing mobility challenges. These issues must be fully captured in the plan. Upgrades should include accessible ramps, tactile paving, clear signage, pedestrian crossings, lighting, and real-time transit information displays. The integration of bus services with the metro station should be frictionless, encouraging multi-modal transportation.
  - **Access Management Strategies for Changing Transit and Micromobility Needs:** The DPW&T Transit Vision Plan (TVP) calls for Expanding microtransit into West Hyattsville. In addition, the evolving landscape of micromobility, including e-scooters, shared bikes, and other personal mobility devices, necessitates a proactive approach to access management. The plan must incorporate policies and infrastructure solutions that safely and efficiently integrate these modes of transportation into our urban fabric. This includes dedicated lanes or paths where appropriate, designated parking and charging areas, and clear guidelines for their use. The aim is to enhance connectivity and provide convenient, sustainable transportation options while mitigating potential conflicts with pedestrians and other vehicles.
  - For additional information on DPW&T Transit Transformation Initiative, please consult the following link: <https://pgc-transit-transformation-princegeorges.hub.arcgis.com/>
- Pedestrian and Bicycle Safety, Transportation and Mobility Section – Additional Comments:
  - Map 27. Existing Pedestrian Facilities. – Add Capital Bikeshare Stations to map. *Note: Capital Bikeshare provides pedestrians first and last-mile service to and from transit.*
  - Map 28, Existing Bus Transit Facilities. – Add Capital Bikeshare Stations to map.
  - Map 29. Recommended Countywide Master Plan of Transportation Street. – Add Existing Capital Bikeshare Stations to map.
  - Sector Plan Transportation and Mobility Goal. – Modify the goal to be more inclusive considering access for persons who “*walk, bike and roll*”. Revise the goal to the following: Multimodal and energy efficient transportation options are woven into the community fabric



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through safe and accessible shared-use paths and streets that provide comfortable connections between communities, destinations and transit for *“persons who walk, bike and roll.”*

- Overall Parking Comments:
  - Parking is a key challenge in the sector plan area. While metered parking is not currently an option for non-County roads, it is important for creating space for economic development opportunities to be closer to transit and other amenities, reducing impermeable surfaces as a critical step in addressing sustainability, and in encouraging transit ridership, there is also a needed balance in order to provide enough parking to not detract from economic development, especially small businesses that operate on a tight budget, the impacts of overflow parking into major streets and communities.
  - As parking is a key component of the needed combination of uses for the West Hyattsville urban center, it is important work towards creating a synergy that optimizes the opportunity for economic development, encourages multi-modalism and best serves growth, sustainability and community needs.
  - Addressing parking, especially in targeted mixed-use centers are complex, and as metered parking is not an option on the County roads, parking demand needs to be thoroughly analyzed, particularly when encountering the competing interest of having on-street bike lanes, other uses and parking. While the Revenue Authority can impose Residential Permit Parking, the challenges will be more pronounced in areas of mixed use where retail stores/businesses can be impacted. It is recommended that an assess parking needs and consider alternate parking mechanisms, such as vertical structures parking, while recognizing that sacrificing travel lanes may not be the best option to accommodate parking. The Sector Plan should address this issue with clarity.
- Overall Natural Environment Section Comments:
  - The Natural Environment Section emphasizes small "green" features to control stormwater runoff. These will be very expensive in terms of maintenance. Especially permeable pavers, which need to be "vacuumed" on a semi-regular basis, for which DPW&T does not own the equipment. In terms of stormwater management in the right-of-way, DPW&T does not allow for tree-box filters and while it was not clear if this was specifically referenced, this kind of treatment tends to be quite costly. The more that there are small features that are constructed, maintenance costs rise, potentially, exponentially. An enhanced revenue mechanism would need to accompany this recommendation.
  - The recommendation to investigate upgrading DPW&T pumping stations would not be feasible or effective in this area, the pumping stations themselves won't significantly mitigate flooding. The conveyance systems within the existing communities would be the mechanism that could have more impact, however, between what it would take to address the needed upgrades and based on the existing development- those upgrades are not feasible.
  - Keeping any on-site Stormwater Management (SWM) practices privately maintained would be in the best interest of the County. They should be deeded to management companies and HOA's





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through maintenance agreements prior to finalizing any development(s) and built in as conditions through the permitting process.

- NE 5.7 – Encourage coordinated scheduling amongst transit providers (Prince George's County TheBus, WMATA Metrobus) towards reduction of redundant bus service.
- NE 5.8 – Encourage the utilization of zero emissions and electric (EV) transit vehicles within the Sector Plan area to affect the reduction of urban heat island effects.

In conclusion, DPW&T clearly defines that active transportation and safety are essential components for the plan's success. Robust funding will be necessary for the proposed improvements to accommodate active transportation modes on Queens Chapel Road and the West Hyattsville Metro area as well as adjoining communities.

The Executive Branch appreciates the opportunity to comment on the exciting vision contained in the West Hyattsville-Queens Chapel Sector Plan. In short, the Executive Branch embraces the overall goals and ambitions of this proposal but does want to emphasize the points made in this letter. If there are any further questions or concerns, please contact me at [kwstephen@co.pg.md.us](mailto:kwstephen@co.pg.md.us) or Anthony Foster, Special Assistant to the Deputy Chief Administrative Officer, at [acfoster@co.pg.md.us](mailto:acfoster@co.pg.md.us). We look forward to working with all partners in advancing its implementation.

Sincerely,

Kevin W. Stephen  
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Government Infrastructure, Technology, and Environment (GITE)  
Prince George's County (MD)

Cc:

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