

WEST HYATTSVILLE – QUEENS CHAPEL SECTOR PLAN AND SECTIONAL MAP AMENDMENT

Joint Public Hearing
July 1, 2025



PRELIMINARY DRAFT III
**WEST HYATTSVILLE
QUEENS CHAPEL**

APRIL 2025

SECTOR PLAN

Sarah Benton, AICP
Supervisor,
Long-Range Planning
Section

Thomas Lester
Planner IV,
Master Plans &
Studies Section

Justin Thornton
Planner II,
Master Plans &
Studies Section

AGENDA

- Background
 - Plan Boundary
 - Vision
- Community Outreach
- Key Policies and Major Changes
- Schedule

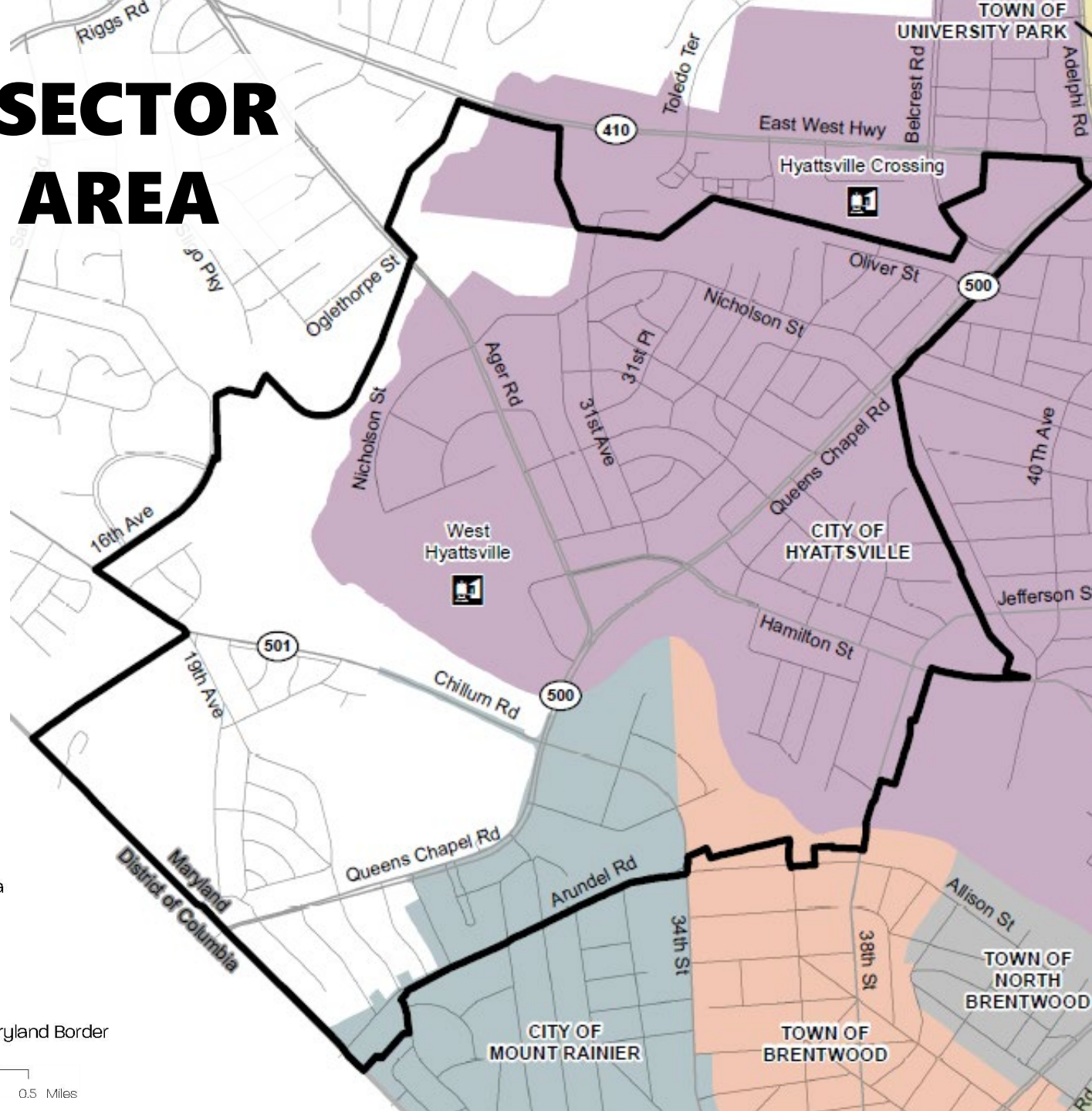


BACKGROUND



Date	Event
January 18, 2022	Sector plan and SMA initiated by County Council
July 28, 2022	Initial Draft Sector Plan and Proposed SMA released to public
October 11, 2022	First Joint Public Hearing
December 15, 2022	Planning Board remanded Draft Sector Plan and Proposed SMA back to staff
January 2023 to April 2024	Revising Draft II Sector Plan and Proposed SMA
May 2, 2024	Permission to Print Draft II Sector Plan and SMA
October 1, 2024	Second Joint Public Hearing
January 9, 2025	Planning Board remanded Draft Sector Plan and Proposed SMA back to staff for revision

SECTOR PLAN AREA



- Mostly within Planning Area 68
- Entirely within Councilmanic District 2
- Includes portion of the City of Hyattsville
- Northern boundary: Prince George's Plaza Regional Transit District
- Southern boundary: Washington, D.C.
- Surrounds the 2006 West Hyattsville TDDP boundary

PLAN VISION

Centered around the West Hyattsville Metro Station, West Hyattsville-Queens Chapel is a vibrant, resilient, and culturally and socioeconomically diverse community that embraces the Northwest Branch Stream Valley Park and serves as a gateway to Prince George's County.



PLAN VISION



Equity and resiliency are championed by the community while supporting government officials in making policy decisions. Diverse neighborhoods provide multiple **housing choices** for a range of income levels. Natural resources and open spaces are key in providing additional assets to the community with proximity to parklands.



PLAN VISION



These parklands serve an ecological function and are programmed for a variety of recreation opportunities that **promote wellness**. Streets and shared-use paths are **accessible, comfortable, and safe** for all people and all modes of travel. Local businesses are the heartbeat of this community with **attractive, lively, and thriving commercial areas** and streetscapes that support an entrepreneurial atmosphere and encourage social interactions.

PLAN VISION



West Hyattsville-Queens Chapel is a **transit-oriented** community where the public realm and mixed-use areas work together to serve as community hubs for all residents, business owners, and visitors.



COMMUNITY OUTREACH RECAP



City of Hyattsville Briefings – Briefed City Council on 1/21 and 6/2, City Staff Meeting on 3/25, and Planning Committee on 5/20.

General Feedback Discussed:

- Mixed support for missing middle housing (duplex, triplex, townhouses, etc.) and rezoning RSF-65 communities to RSF-A
- Mixed support for Accessory Dwelling Units (ADUs)
- Transportation concerns regarding bicycle planning, motor scooter safety, and loss of parking
- Concerns regarding development in environmentally sensitive areas and potential creation of a floodplain overlay zone

City of Mount Rainier Briefing – Briefed City Council on 6/17

COMMUNITY OUTREACH RECAP



Based on community input from the last Joint Public Hearing:

- **State Housing Legislation** – Staff reviewed the plan to align with HB 538 (effective Jan. 1, 2025) by encouraging construction of affordable housing shortages near Metro.
- **Zoning Ordinance Updates** – Staff reviewed the plan to ensure it aligns with CB-15-2024 (effective Sept. 2024) which revised the Zoning Ordinance.
- **Affordable Housing Preservation** – Staff assessed risks of affordable housing loss and developed strategies to mitigate displacement.
- **Neighborhood Zoning Review** – Staff Revised zoning for single-family detached residential areas within the sector plan.

MAJOR CHANGES OVERVIEW



SUMMARY

- Major Changes in plan elements:
 - Land Use/Zoning
 - Transportation
 - Housing and Neighborhoods
 - Community Heritage, Culture, and Design
 - Public Facilities
- No major changes to the plan vision or plan elements:
 - Economic Prosperity
 - Natural Environment
 - Healthy Communities



LAND USE & ZONING



KEY POLICIES

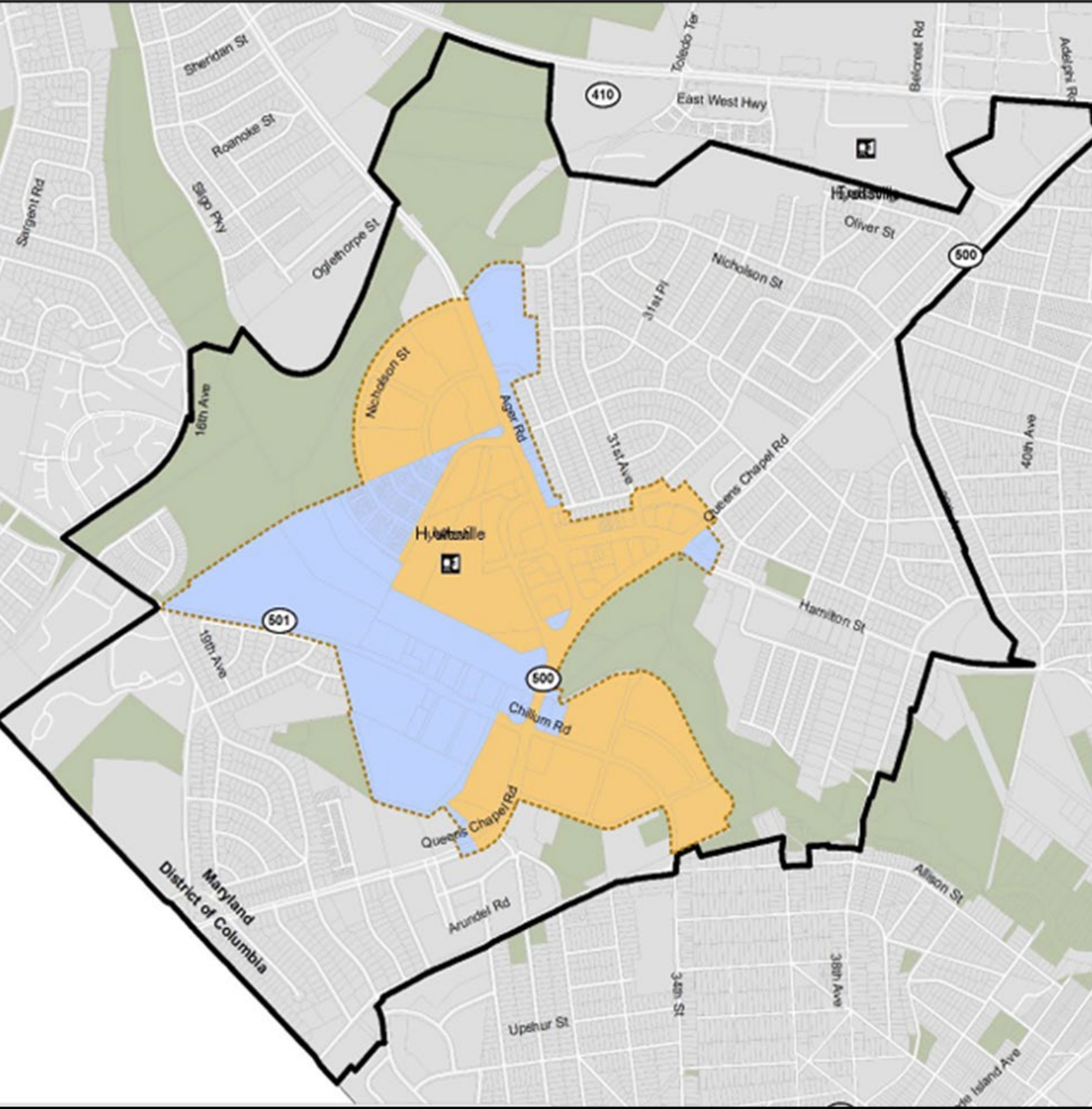
- Develop a vibrant, sustainable community with diverse land uses around West Hyattsville Metro.
- Implement best management practices for sensitive natural areas.
- Maximize transit-oriented development near West Hyattsville Metro.

MAJOR CHANGE

LOCAL TRANSIT CENTER BOUNDARY



- WHLTC Boundary
 - Added/Removed certain Rights-of-Way
 - Returned several properties along Chillum Road back to Center boundary



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

MAJOR CHANGES LAND USE



Added Strategies for Future Potential Work Programs:

- Conduct a comprehensive floodplain study that explores creating a floodplain overlay zone that supports BMP/LID development standards.
- Conduct a study of Transfer of Development Rights to enhance development predictability and deliver more public benefits.

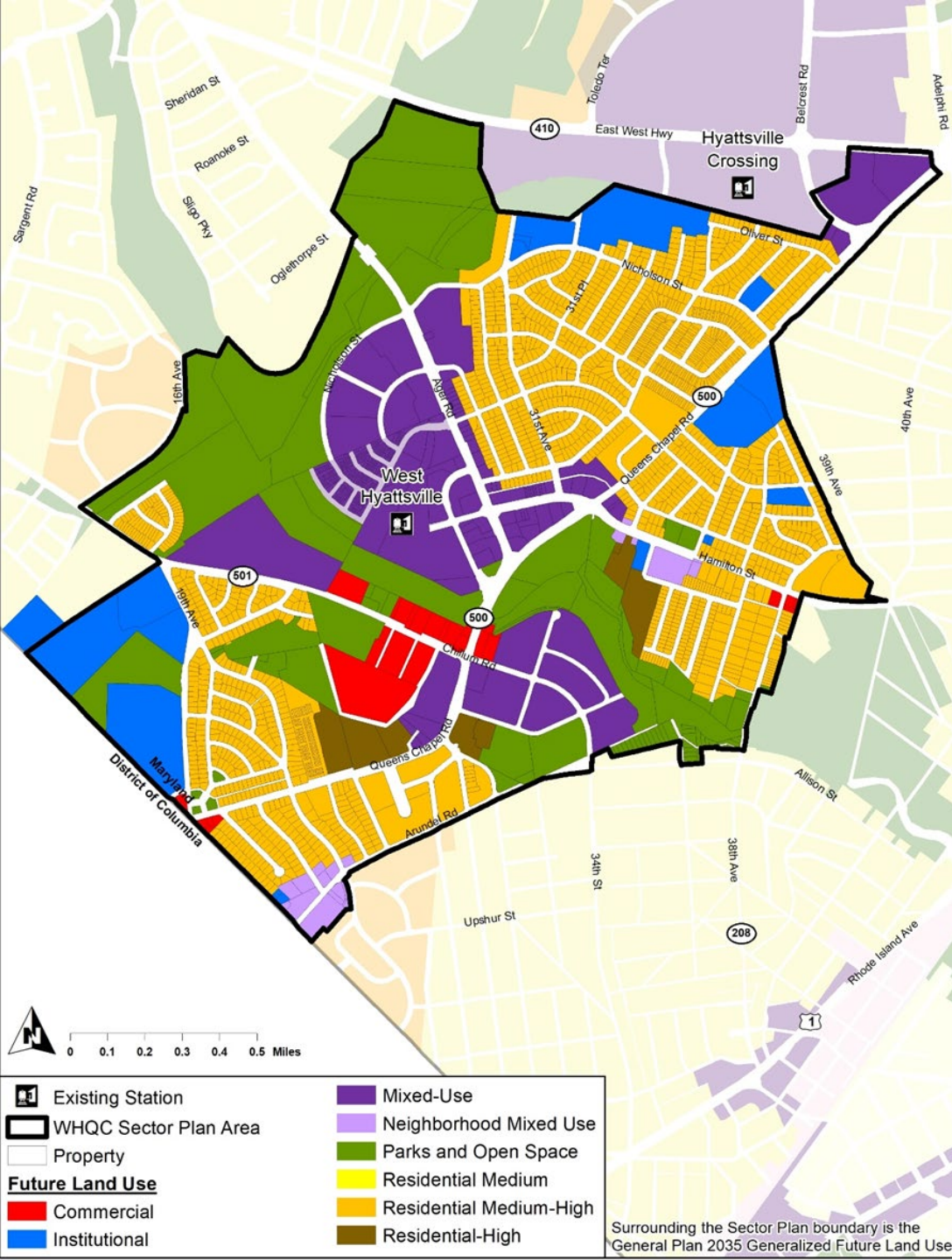
MAJOR CHANGE

FUTURE LAND USE

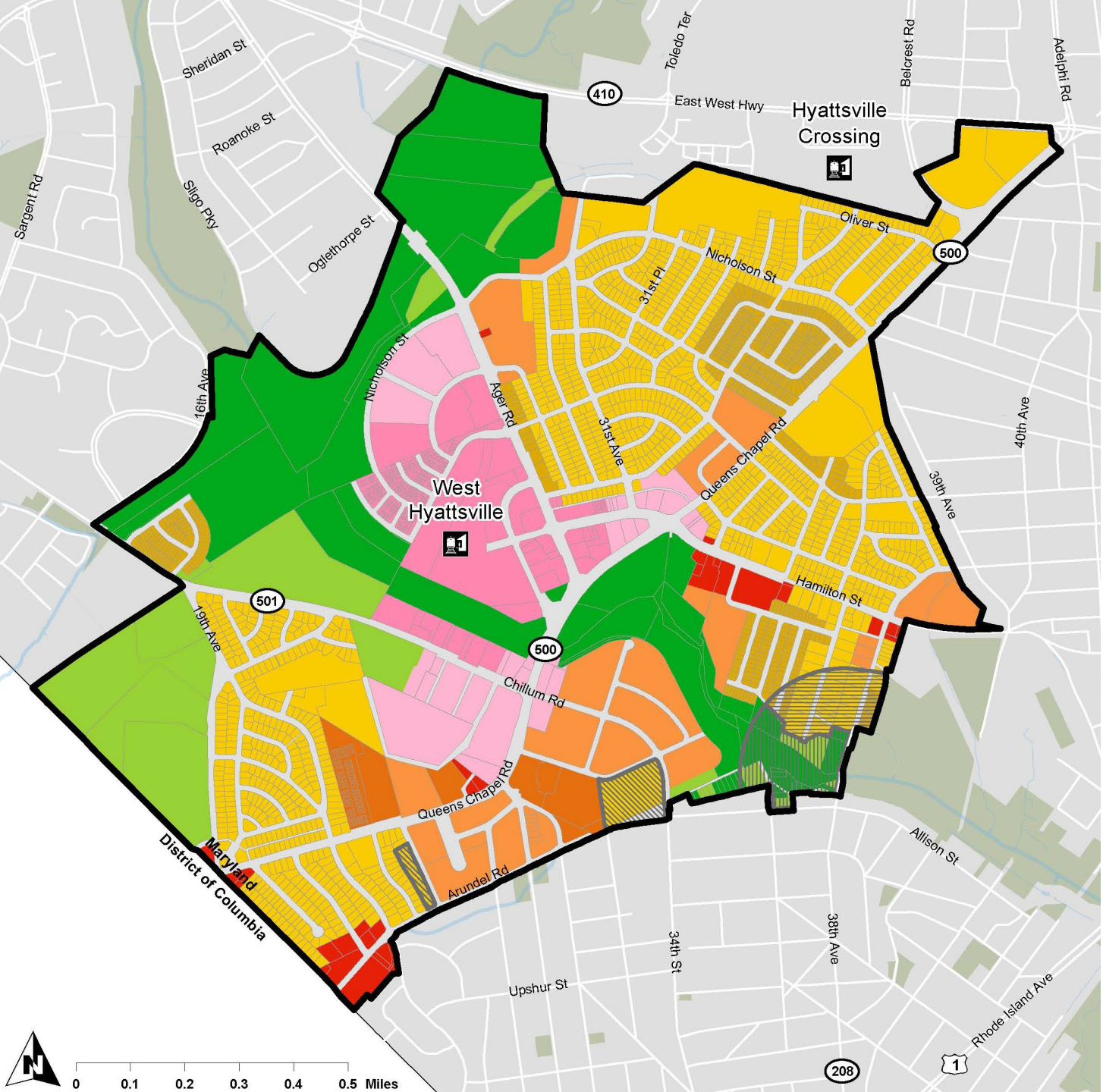
MAP



- All single-family neighborhoods changed from Residential Medium to Medium High
- Washington Gas Light Company property changed to Mixed-Use from Institutional



EXISTING ZONING



- WHQC Sector Plan Area
- Property
- Existing Station
- Neighborhood Conservation (NCO)
- Chesapeake Bay Critical Area
- Intense Development (IDO)
- Resource Conservation (RCO)

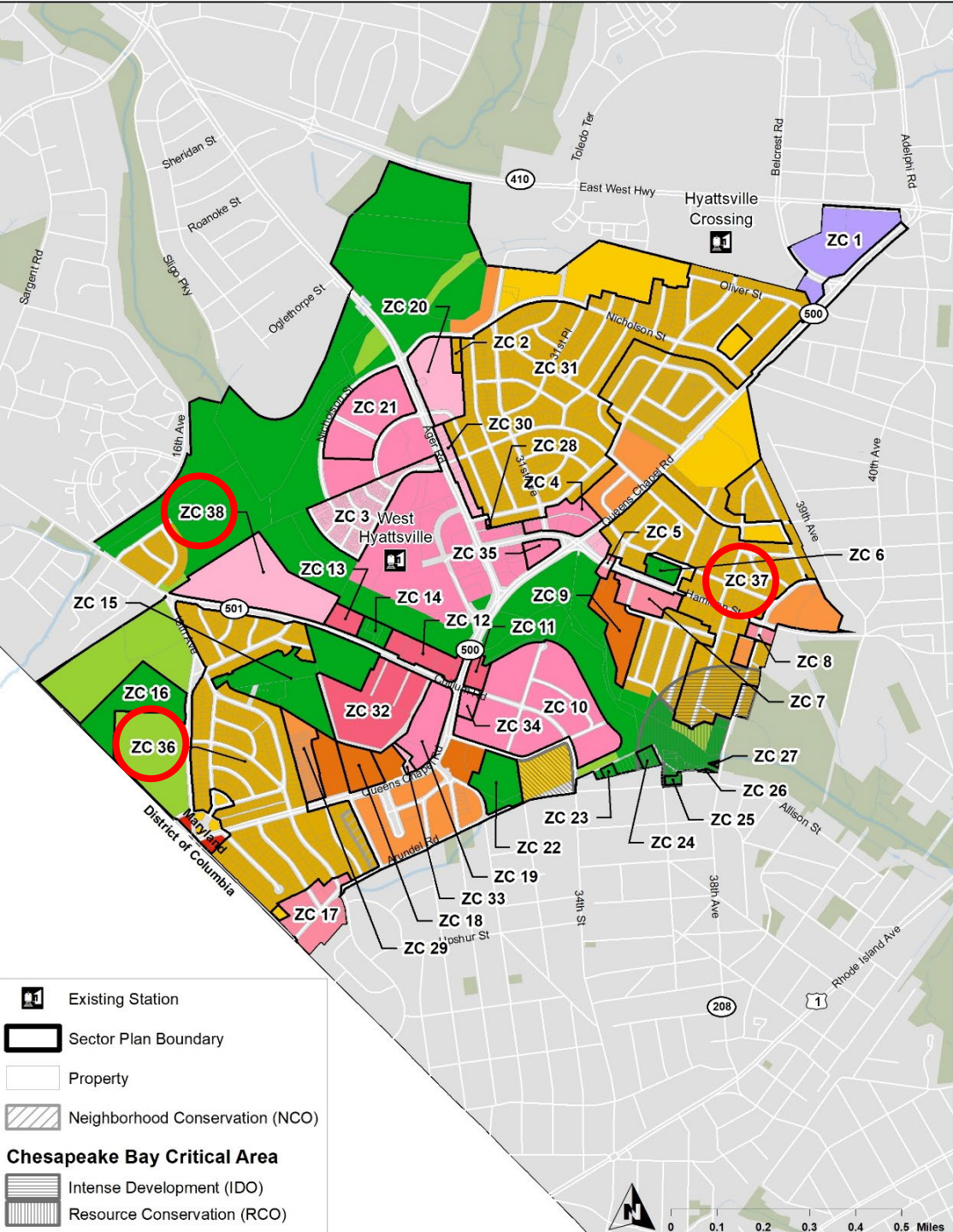
- Existing Zoning
- Rural and Agricultural
- ROS
 - AG
- Residential
- RSF-65
 - RSF-A
- RMF-20
 - RMF-48
- Nonresidential
- CGO
- Transit-Oriented/Activity Center
- LTO-C
 - LTO-E

MAJOR CHANGE

PROPOSED ZONING



- Replaced all Residential Single-Family-65 (RSF-65) to the Residential Single-Family, Attached (RSF-A) Zone
- Rezone the Washington Gas Light Company property to Local Transit-Oriented- Edge (LTO-E)
 - Upgraded bike/ped recommendations for Chillum Road
 - Added intermediate design guidelines (HD 8)



Change	Zoning Change	Acreage
36	RSF-65 to RSF-A	67.10
37	RSF-65 to RSF-A	56.78
38	AG to LTO-E	21.27

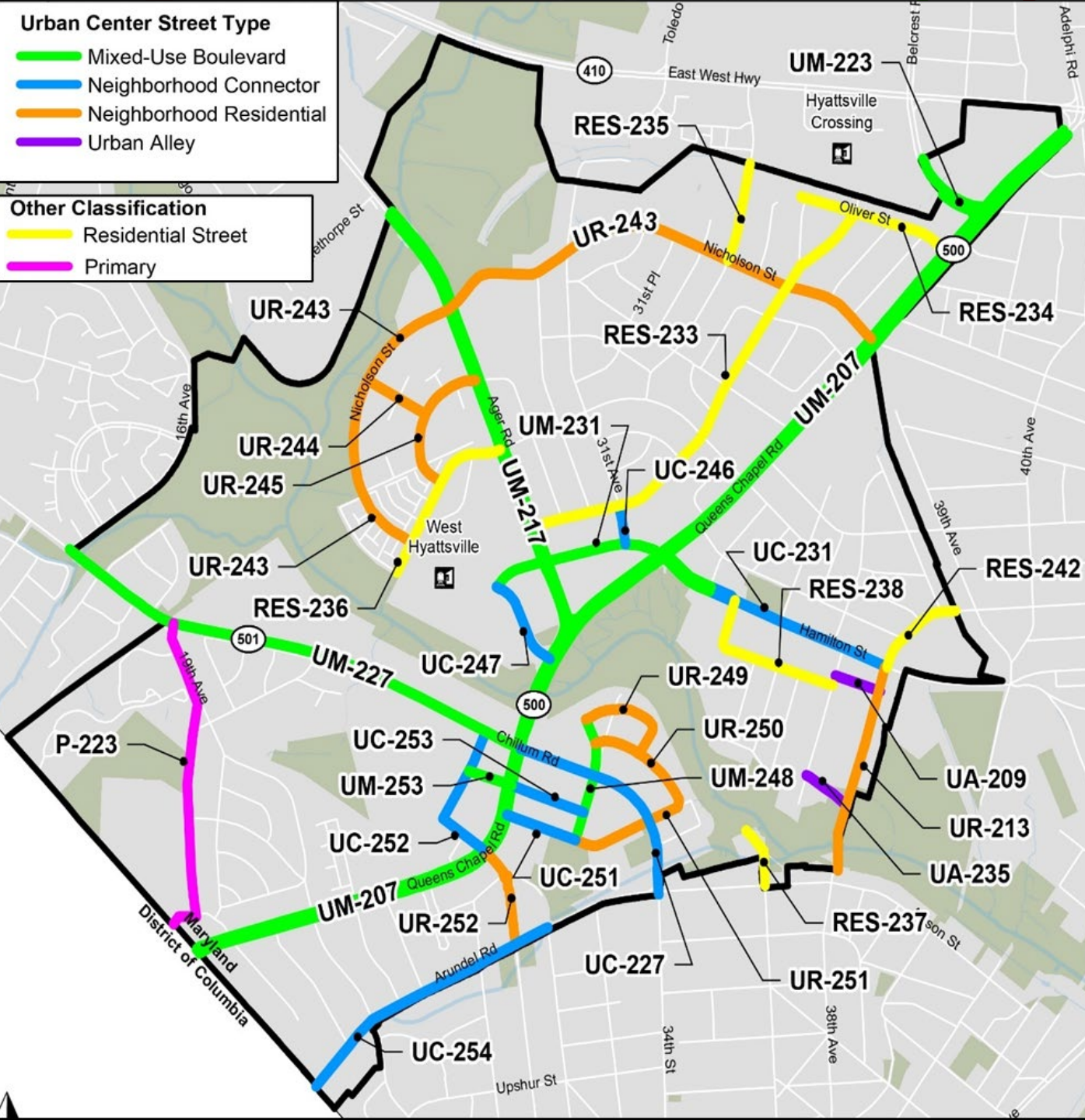


TRANSPORTATION & MOBILITY



KEY POLICIES

- Prioritize people movement over vehicles with active transportation safety, streetscaping, and green infrastructure to enhance multimodal travel.
- Increase connectivity by linking trails, shared-use paths, and pedestrian/bicycle facilities to create a 15-minute walkshed/10-minute bikeshed community.
- Support Vision Zero Prince George's to eliminate traffic-related fatalities and serious injuries.



MAJOR CHANGE

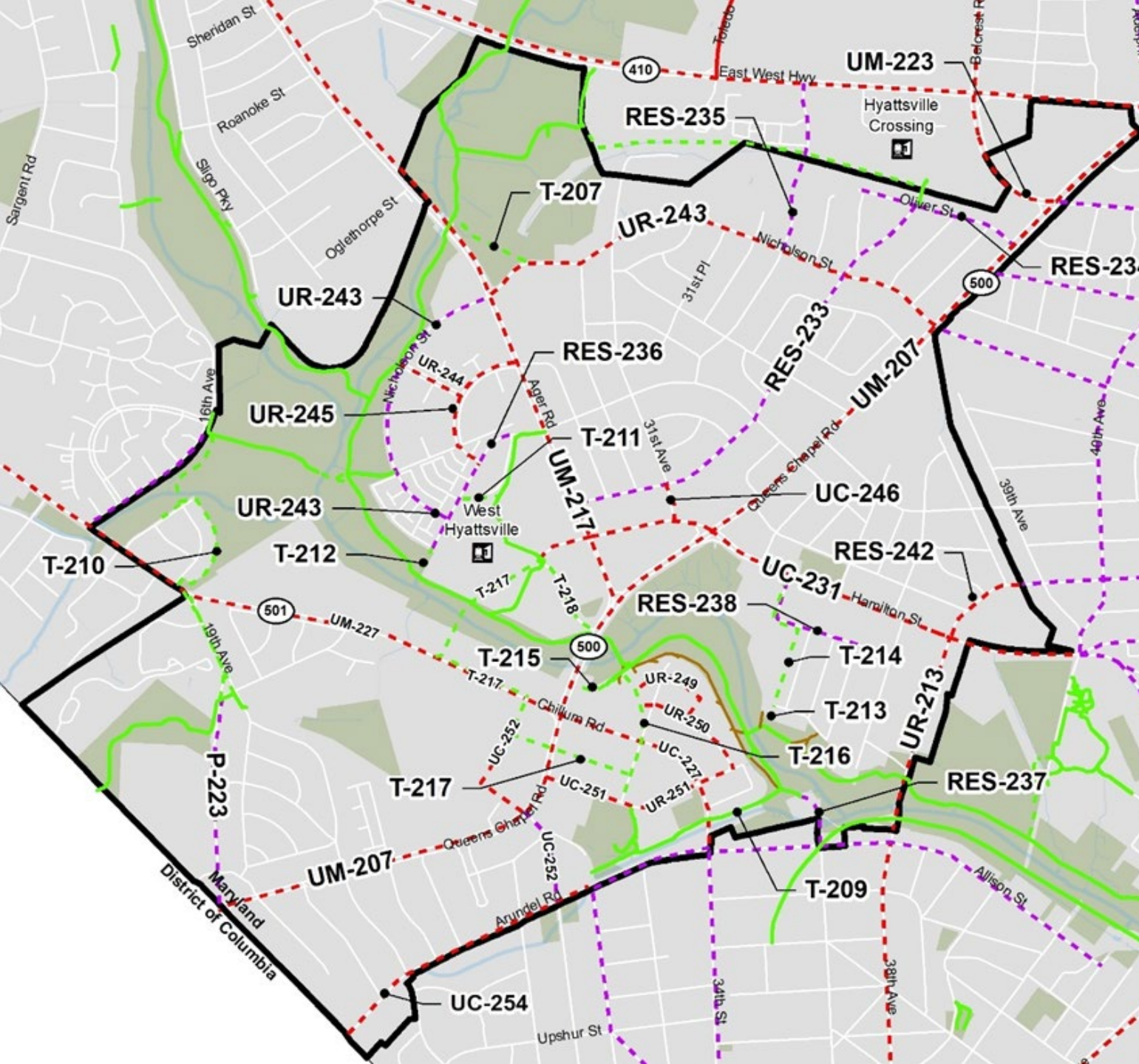
TRANSPORTATION

- Reconciled with the ongoing Go Prince George's Preliminary Master Plan of Transportation



MAJOR CHANGE BICYCLE & PEDESTRIAN FACILITIES

- Deleted T-208 – Trail through WMATA properties
- Changed bike lanes (BL-200, Jamestown Road) to shared-use path (RES-233)



WHQC Sector Plan Area

Existing Station

Existing Bicycle and Pedestrian Facilities

Park Trail and Shared Use Path

Bicycle Lane

Shared Lane

Recommended Bicycle and Pedestrian Facilities

Park Trail and Shared Use Path

Bicycle Lane

Shared Lane



ECONOMIC PROSPERITY



KEY POLICIES

- Support local entrepreneurship and minority-owned businesses.
- Develop attractive commercial corridors for residents and visitors.



NATURAL ENVIRONMENT



KEY POLICIES

- Promote sustainable development and green systems for floodplain mitigation.
- Preserve and expand tree canopy to enhance the environment, wildlife habitat, and reduce heat island effects.



HOUSING & NEIGHBORHOODS



KEY POLICIES

- Increase housing diversity, quantity, and affordability to support Housing Opportunities for All.

MAJOR CHANGES HOUSING & NEIGHBORHOODS



- Reorganized to emphasize anti-displacement and affordable housing strategies
- New strategies were added to Policy HN 2 to:
 - develop long-term anti-displacement measures
 - connect at-risk residents with free legal assistance
 - support advocacy groups for renters
 - enact "right to return" legislation
 - establish a Community Land Trust for affordable housing
- In response to and support of HB-538, new policies and strategies were added to Policy HN 4:
 - encourage increased density for "qualifying projects" near the West Hyattsville Metro
 - encourage affordable units and missing middle housing in single-family zones



COMMUNITY HERITAGE, CULTURE & DESIGN



KEY POLICIES

- Develop community branding and multilingual wayfinding to celebrate cultural diversity and history.
- Encourage public and private art to foster a strong sense of place and identity.

MAJOR CHANGE COMMUNITY HERITAGE, CULTURE, & DESIGN



- Added recommendations under Policy HD 8 for WGL Property, if industrial land uses are to expand or be rebuilt on the site, that focus on:
 - landscape buffers between the property and the street, stream valley, and residential areas
 - environmental compliance
 - discouraging the storage of liquid gas



HEALTHY COMMUNITIES



KEY POLICIES

- Design safe walking and biking environments with access to destinations, amenities, and non-automobile options.
- Preserve and expand senior housing and services to support aging in place.



PUBLIC FACILITIES



KEY POLICIES

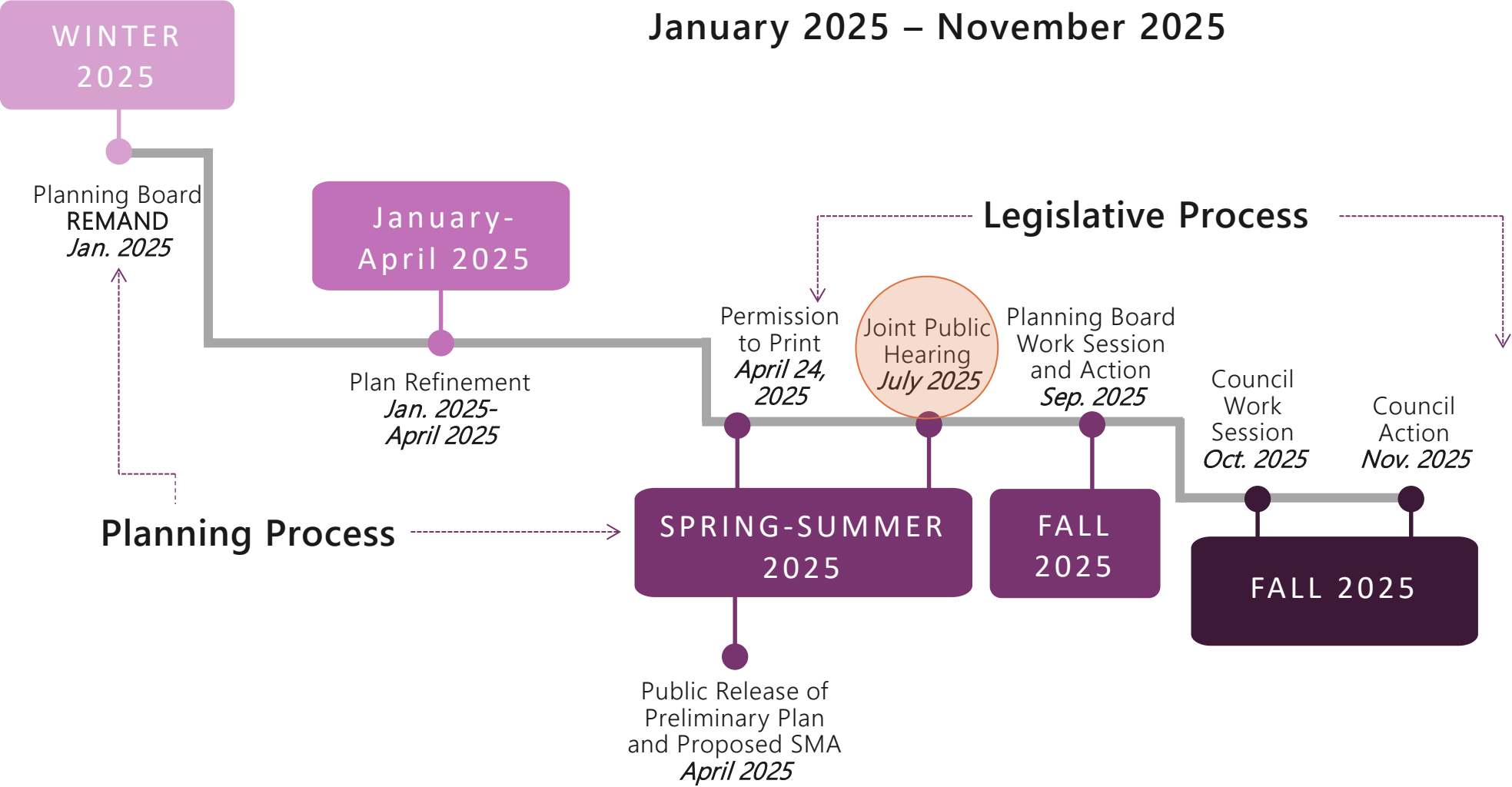
- Create vibrant, transit-oriented spaces that promote outdoor enjoyment, public gathering, and healthy lifestyles.

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

ANTICIPATED SCHEDULE



January 2025 – November 2025





THANK YOU!

QUESTIONS?

Email us at

whqc@ppd.mncppc.org

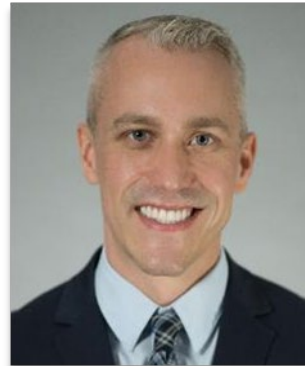


Project Facilitator:

Sarah Benton, AICP

Supervisor, Long-Range Planning Section
Community Planning Division

sarah.benton@ppd.mncppc.org



Project Manager:

Thomas Lester

Planner IV, Master Plans & Studies Section
Community Planning Division

thomas.lester@ppd.mncppc.org



Justin Thornton

Planner II, Master Plans & Studies Section
Community Planning Division

justin.thornton@ppd.mncppc.org