

# WEST HYATTSVILLE – QUEENS CHAPEL SECTOR PLAN AND SECTIONAL MAP AMENDMENT

District Council Work Session  
October 14, 2025



PRELIMINARY DRAFT III  
**WEST HYATTSVILLE  
QUEENS CHAPEL**

APRIL 2025

SECTOR PLAN

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# AGENDA

- Background
- Planning Board Revisions
- Schedule



# BACKGROUND

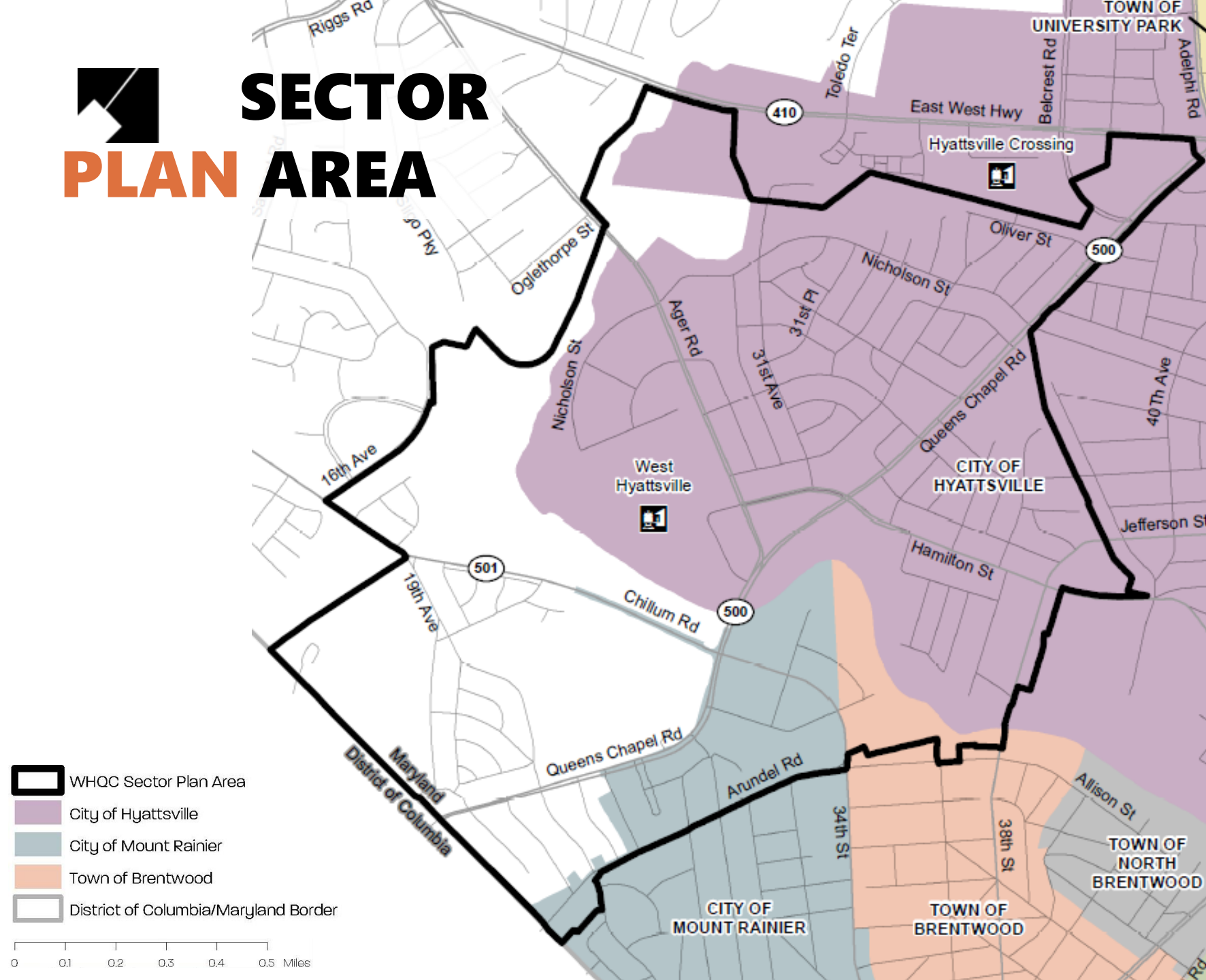


Date	Event
January 9, 2025	Planning Board remanded second draft Sector Plan and Proposed SMA back to staff for revision
April 24, 2025	Permission to Print
July 1, 2025	Joint Public Hearing (third draft)
September 9, 2025	Public Facilities Resolution Approved by District Council
September 11, 2025	Planning Board Work Session and Adoption/Endorsement
October 15, 2025	District Council Work Session

\*This process is administered under Section 27-3502 and 27-3503 of the Prince George's County Zoning Ordinance.



# SECTOR PLAN AREA



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

# TESTIMONY RECAP



## Overview

- 14 speakers, 91 written testimonies received which includes 5 late submissions

## Key Issues Received

- Mixed feedback on rezoning RSF-65 to RSF-A: supporters note Metro access and tax growth; opponents cite broad concerns
- Washington Gas requests the reclassification of its property at 2130 Chillum Road to the Industrial, Employment (IE) Zone.

## General Testimony

- Strong support for comprehensive plan to expand housing, improve walk/bike access, and strengthen Metro connections.
- Concern that outreach overlooked established homeowners most affected, focusing instead on newer or outside residents.

# LATE TESTIMONY



## Overview

- 5 late submissions
  - T-1. Jeff Ulysse, City Planner for the City of Hyattsville: Email and letter in support of plan with recommendations
  - T-2. Avondale North Woodridge/Pat Padua: Email in opposition to plan for Avondale/North Woodridge Community with 2-page petition
  - T-3. Anne Powell: Email in opposition to plan for Avondale/North Woodridge
  - T-4. Prince George's County Health Department: Letter in support of plan
  - T-5. Kevin Stephen, DCAO, GITE, Prince George's County Government Office of the County Executive: Letter in support of plan with recommendations from DPW&T

*The Planning Board admitted T1, T4, and T5 into the record by motion pursuant to Section 27-3502(f)(3) of the Zoning Ordinance. Staff have incorporated admitted late testimony into the analysis of testimony.*

# PLANNING BOARD

## REVISIONS OVERVIEW



### SUMMARY

- Recommended changes to plan elements:
  - Land Use/Zoning
  - Economic Prosperity
  - Transportation and Mobility
  - Natural Environment
  - Housing and Neighborhoods
  - Community Heritage, Culture, and Design
  - Public Facilities
- No changes to these plan elements:
  - Healthy Communities



# LAND USE & ZONING



## Planning Board's Revision:

- Add strategy LU 3.4, to conduct a traffic impact study to evaluate expected changes from land-use reclassification and improve travel along key roads like Queens Chapel, Ager, Chillum, and Hamilton.

## Justification:

- To ensure the proposed land-use changes do not negatively impact traffic flow.





# LAND USE & ZONING

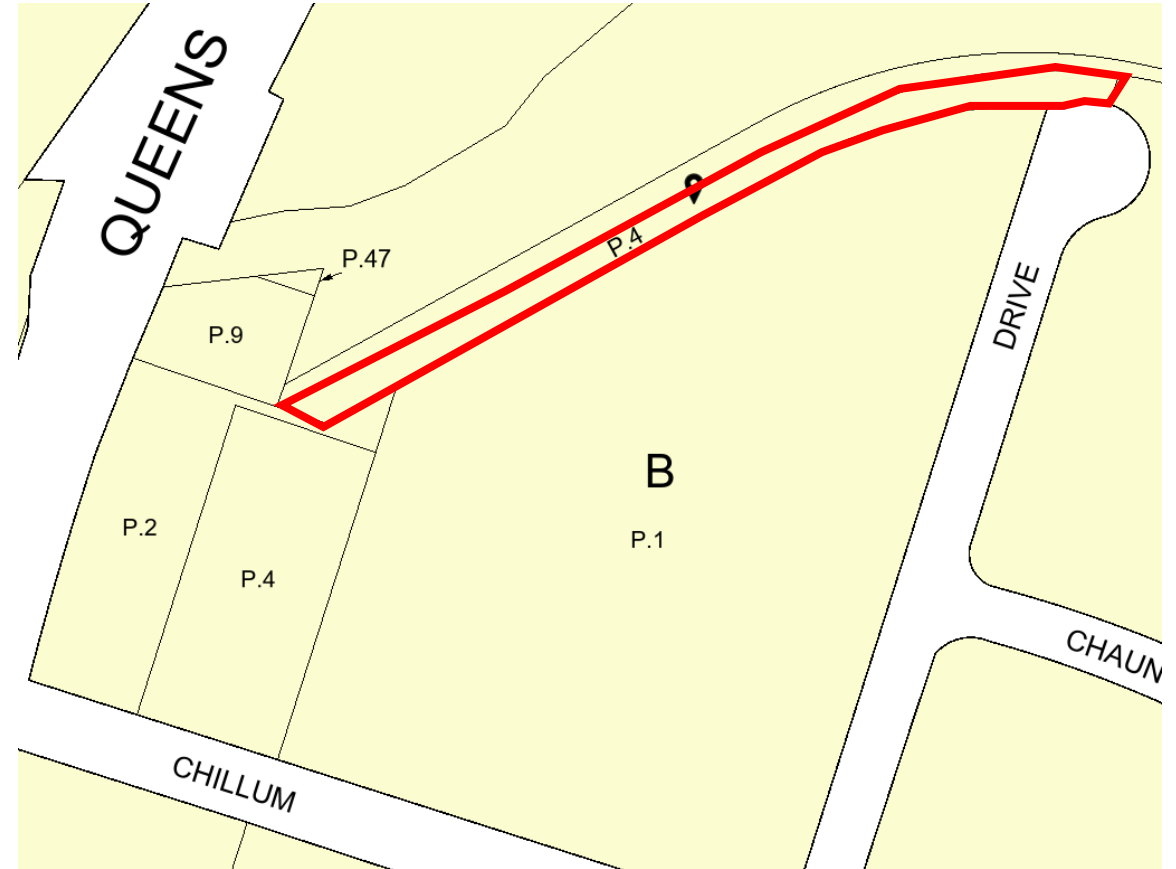


## Planning Board's Revision:

- Add the property located at 3301 Chillum Road (Parcel 4, Tax ID 1839505) to Zoning Change 10 (ZC 10) in the SMA to rezone to LTO-C.

## Justification:

- To avoid a functional split zoning of a property and aid in future redevelopment of the Queenstown Apartment complex as one cohesive property.





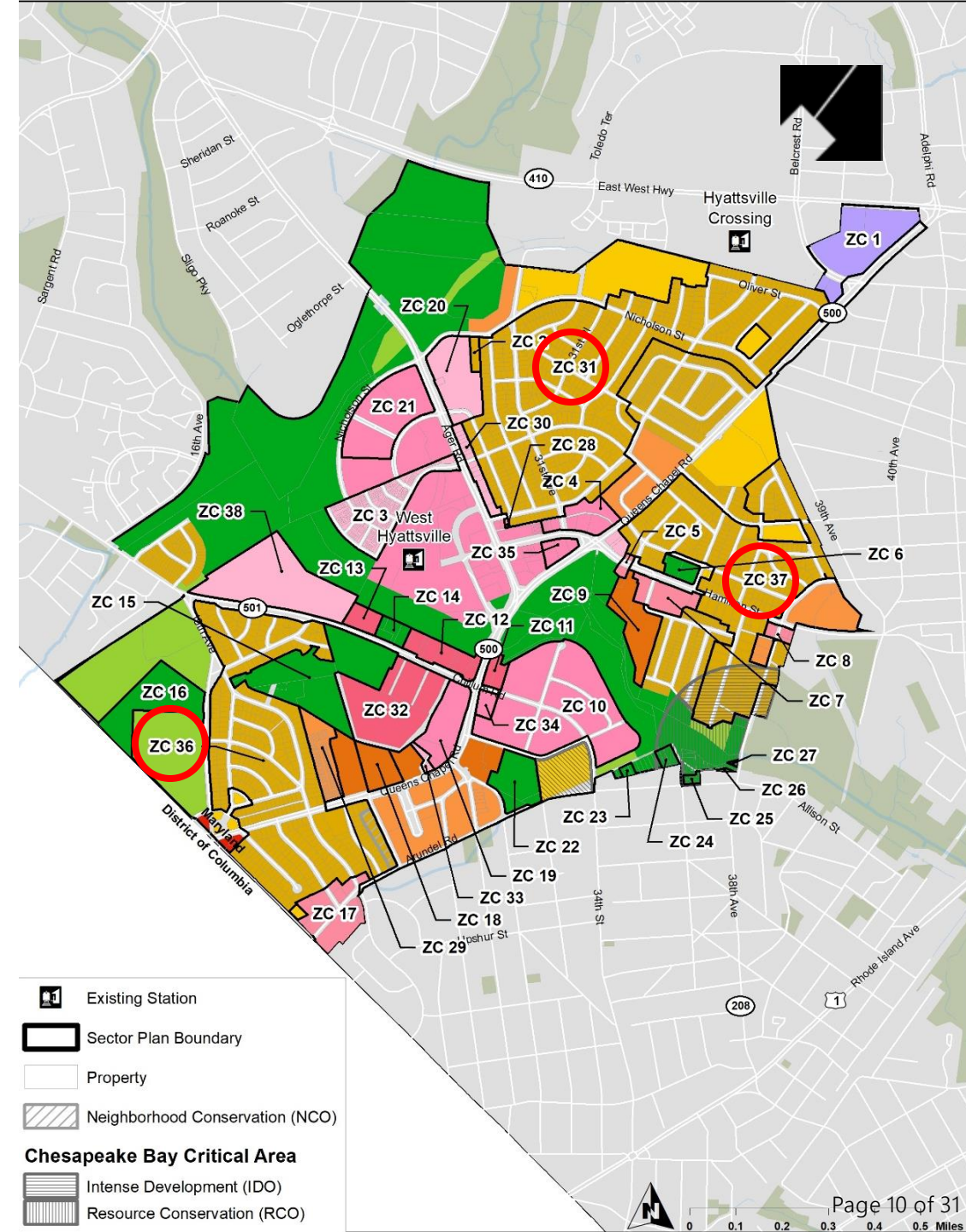
# LAND USE & ZONING

## Planning Board's Revision:

- Delete LU 10.3 in the sector plan and Zoning Changes ZC 31, ZC 36, and ZC 37 in the SMA, which recommended and implemented the rezoning of nearly all RSF-65 properties to RSF-A.

## Justification:

- Rezoning should wait until the Missing Middle Housing Study and early ADU program results provide additional guidance on implementing housing diversity within stable SFD neighborhoods.





# ECONOMIC PROSPERITY



## Planning Board's Revision:

- Add strategy EP 2.3, to design all commercial corridors with Vision Zero principles.

## Justification:

- To ensure commercial corridors are designed with safety as a priority to reduce traffic-related injuries and fatalities



# TRANSPORTATION & MOBILITY



## Planning Board's Revision:

- Update/Edit Existing Conditions section
- Add intro to complete and green streets section
- Add callbox for East Coast Greenway

## Justification:

- Provides additional context for recommendations



# TRANSPORTATION & MOBILITY



## Planning Board's Revision:

- Add feasibility language to several transportation policies as requested by SHA for policies TM 1.15, TM 5.10, TM 5.13, TM 6.1, TM 8.1, TM 8.2, and TM 8.4.

## Justification:

- Adding feasibility language ensures transportation policies emphasize that certain recommended transportation improvements require additional study by SHA prior to implementation.





# TRANSPORTATION & MOBILITY



## Planning Board's Revision:

- Add Varnum Street/Arundel Road (UC-254) to TM 3.1 for retrofitting with Green Street infrastructure.

## Justification:

- Adds UC-254 to TM 3.1 to support its green street reconstruction and coordinate with Mount Rainier's Safe Streets For All (SS4A) safety improvements.







# TRANSPORTATION & MOBILITY



## Planning Board's Revision:

- Add TM 4.14 to create a link between trail T-209 and the UC-251 bike lane by extending the trail, to the bike lane

## Justification:

- Closes a key gap in the bike network by connecting the trail behind the Nature Center to the Buchanan Street bike lane, improving safety and access.





# TRANSPORTATION & MOBILITY

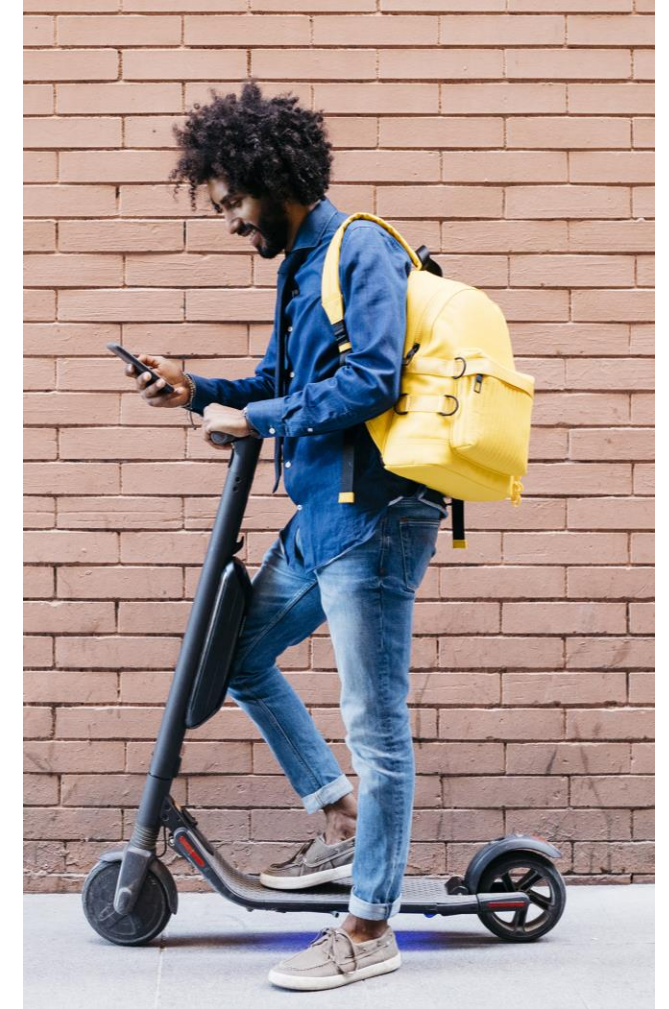


## Planning Board's Revision:

- Add TM 6.3 to establish guidelines for safe micromobility.

## Justification:

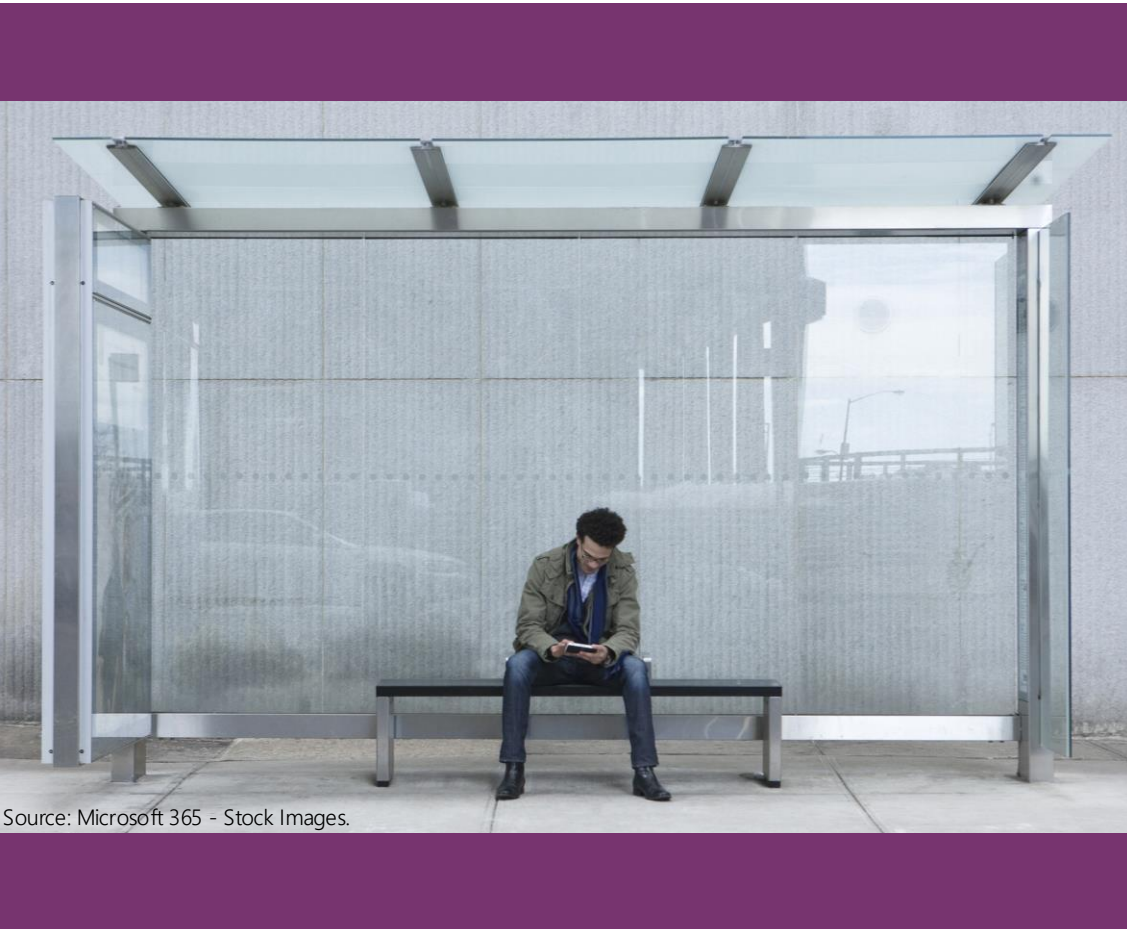
- To promote safe use of micromobility options like e-scooters and bikes that reduce conflicts with other modes of transportation.



Source: Microsoft 365 - Stock Images.



# TRANSPORTATION & MOBILITY



Source: Microsoft 365 - Stock Images.

## Planning Board's Revision:

- Add TM 7.6 Designate Queens Chapel Road segment as Enhanced Bus Stop Amenities Corridor

## Justification:

- To support DPW&T's efforts to improve bus stops along Queens Chapel Road.





# TRANSPORTATION & MOBILITY

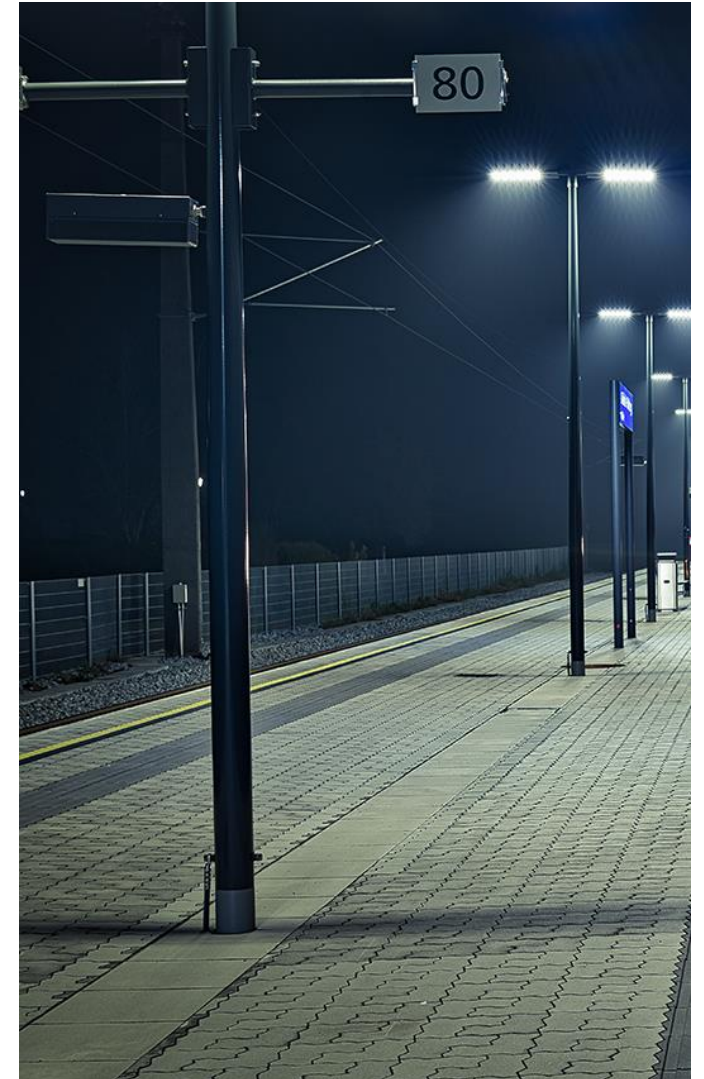


## Planning Board's Revision:

- Add TM 7.7 Develop and implement a concept framework for aesthetic enhancements of transit stations

## Justification:

- To support DPW&T's efforts to improve the appearance of transit stations



Source: Microsoft 365 - Stock Images.





# TRANSPORTATION & MOBILITY



## Planning Board's Revision:

- Add TM 7.8 and TM 7.9 Conduct a bus stop audit for accessibility, and implement the recommended findings

## Justification:

- To encourage the removal of barriers at bus stops, ensuring equitable access to transit



# TRANSPORTATION & MOBILITY



## Planning Board's Revision:

- Add the following intersections to TM 8.3 for intersection enhancements.
  - Varnum Street/Arundel Road and Russell Street
  - 25th Avenue and Queens Chapel Road
  - 25th Avenue and Arundel Road
  - 30th Street and Arundel Road
  - Chauncey Place and Queenstown Drive

## Justification:

- Reinforces action items in the 2023 City of Mount Rainier Vision Zero Action Plan



# TRANSPORTATION & MOBILITY



## Planning Board's Revision:

- Add TM 8.5 to implement automated speed enforcement (ASE) within the City of Mount Rainier; targeting Queens Chapel Road, Varnum Street, 25th Avenue, 27th Avenue, 30th Street, Buchanan Street, and Chillum Road.

## Justification:

- Reinforces action items in the 2023 City of Mount Rainier Vision Zero Action Plan



# TRANSPORTATION & MOBILITY



## Planning Board's Revision:

- Add TM 8.6 Implement Mount Rainier gateway treatments, such as curb extensions, signage, landscaping, pavement color, etc., to help reduce speeds as people enter the City of Mount Rainier; specifically at Chillum Road south of Queens Chapel Road, and Varnum Street east of Eastern Avenue (See HD 1.9).
- Add HD 1.9 Design and construct gateway features at Chillum Road south of Queens Chapel Road and Varnum Street east of Eastern Avenue to mark entry into the City of Mount Rainier. These gateways should incorporate public art and signage that express the City's unique identity, and design elements that calm traffic (See TM 8.6).

## Justification:

- Reinforces action items in the 2023 City of Mount Rainier Vision Zero Action Plan



# TRANSPORTATION & MOBILITY



## Planning Board's Revision:

- Add TM 10.10 and TM 10.11 to conduct balance parking needs of small business and conduct a parking needs assessment at the West Hyattsville Local Transit Center

## Justification:

- To ensure adequate parking within the transit center as development occurs.





# NATURAL ENVIRONMENT

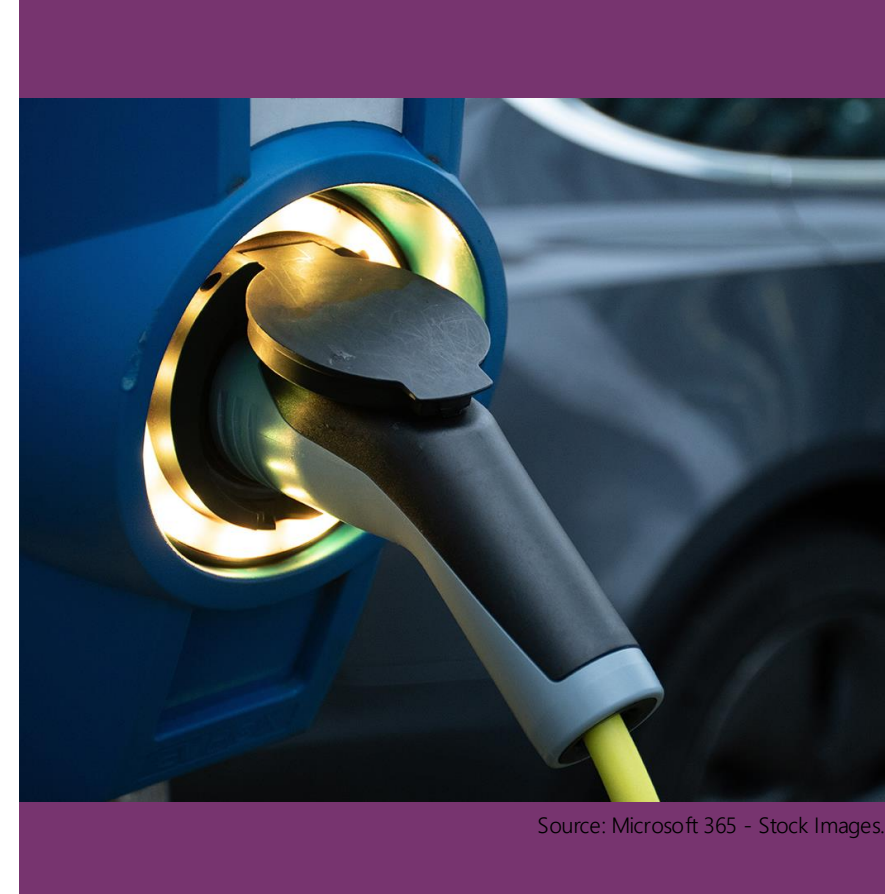


## Planning Board's Revision:

- Add NE 5.8 to encourage the utilization of zero emissions and electric (EV) transit vehicles.

## Justification:

- To support cleaner transportation options, reduce emissions, and improve air quality.



Source: Microsoft 365 - Stock Images.



# NATURAL ENVIRONMENT



## Planning Board's Revision:

- Add NE 7.6 to establish dedicated funding source for green street infrastructure

## Justification:

- Encourage dedicated investment in green street infrastructure.



# HOUSING & NEIGHBORHOODS



## Planning Board's Revision:

- Add HN 2.6 Evaluate the adequacy of existing public facilities to meet the needs of new housing development and ensure continued service provision for existing housing.

## Justification:

- Emphasizes the existing residents' desires to ensure adequate public facilities are met as housing increases.



# HOUSING & NEIGHBORHOODS



## Planning Board's Revision:

- Add HN 2.11 Utilize Prince George's County's right to first refusal program by allowing the Department of Housing and Community Development (DHCD) to purchase multifamily rental housing that preserves affordability for low-to-moderate income households.

## Justification:

- Brings attention to and encourages the use of one of the County's most successful affordable housing programs.



# COMMUNITY HERITAGE, CULTURE & DESIGN

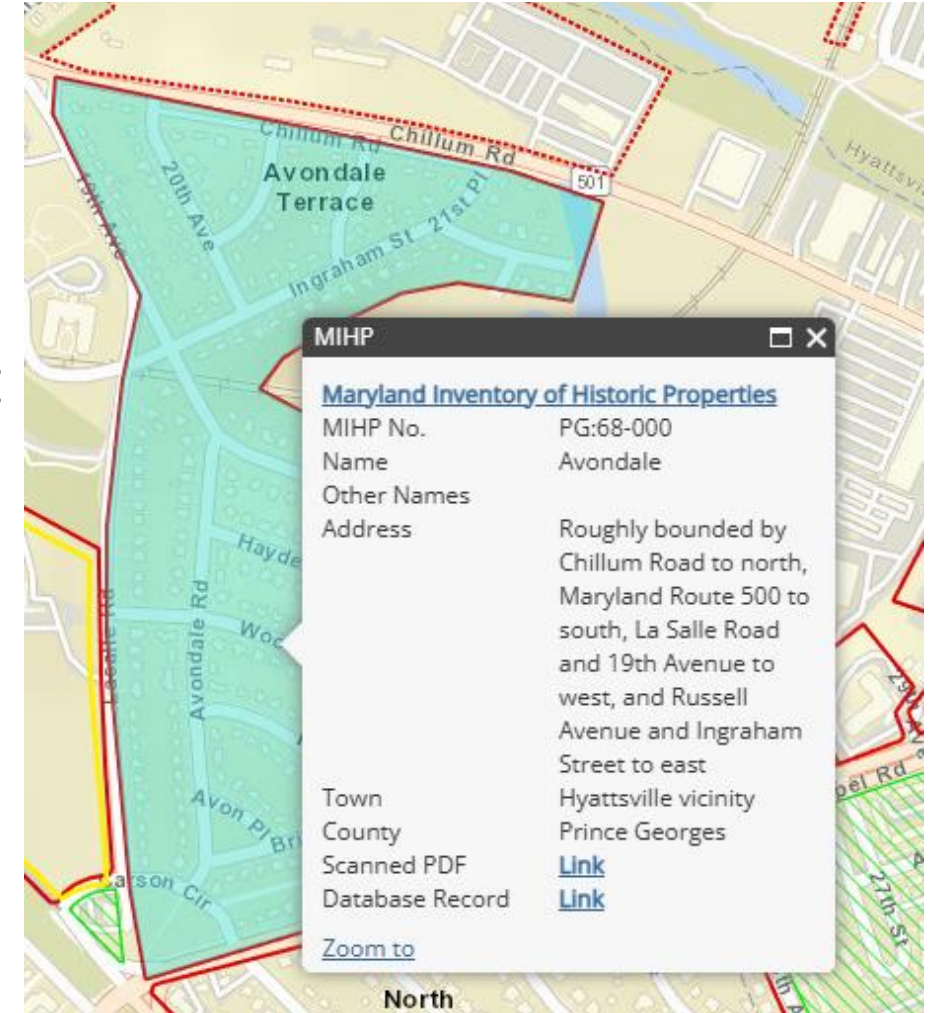


## Planning Board's Revision:

- Add HD 6.3 Work with the County Executive Office, County Council, and Historic Preservation Section of the Prince George's County Planning Department to determine local eligibility of the Avondale Grove and Avondale Terrace subdivisions, collectively known as Avondale (PG: 68-000), as a Historic District.

## Justification:

- Supports community interest in preserving Avondale's historic character for potential designation.







# PUBLIC FACILITIES



## Planning Board's Revision:

- Add PF 5.2 Coordinate with local fire and emergency services, utility providers, and other relevant agencies to evaluate optimal location for installing fire hydrants as new development occurs.

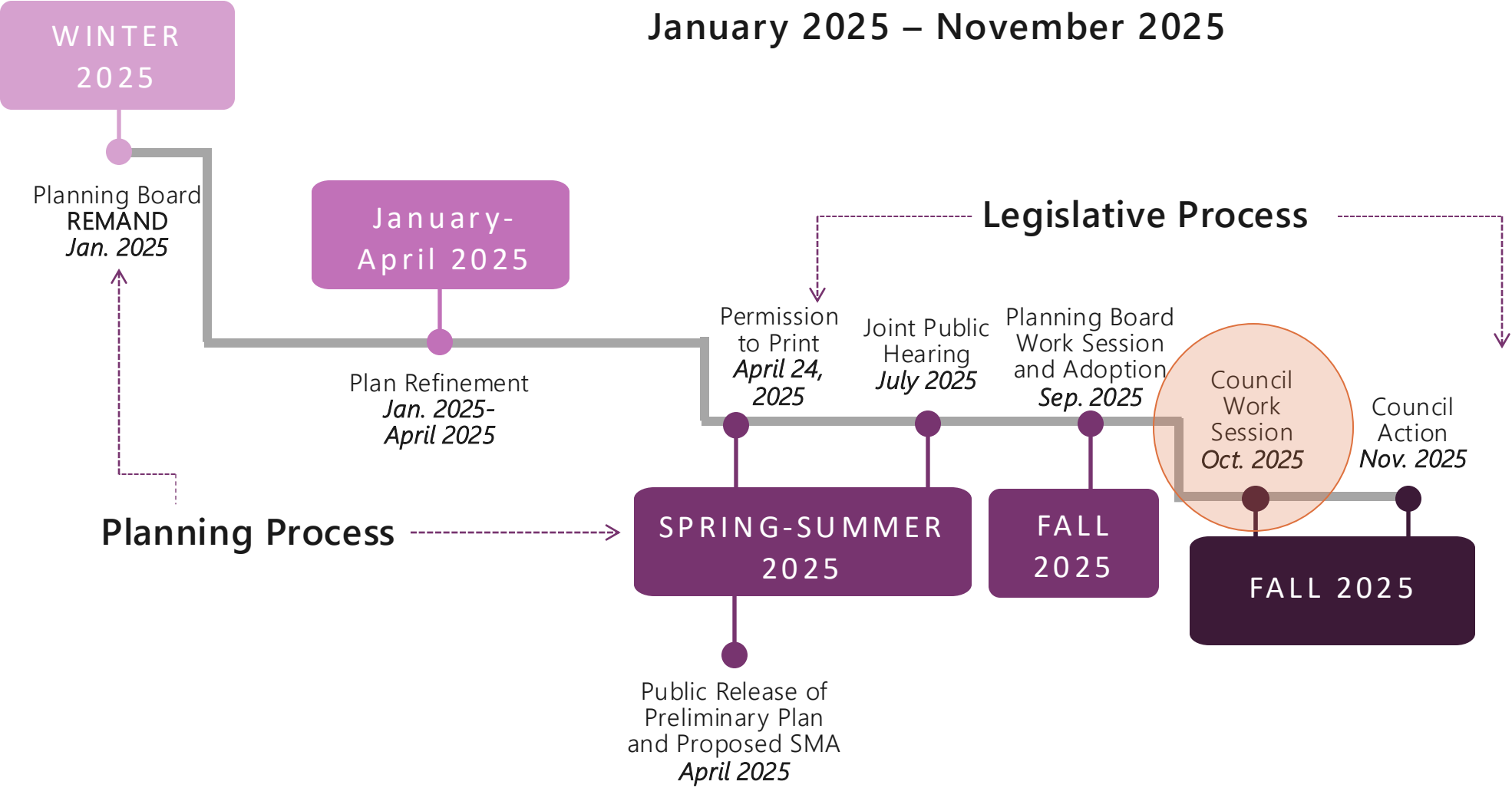
## Justification:

- Ensure there is adequate fire suppression as new development occurs.

# ANTICIPATED SCHEDULE



January 2025 – November 2025



\*This process is administered under Section 27-3502 and 27-3503 of the Prince George's County Zoning Ordinance.



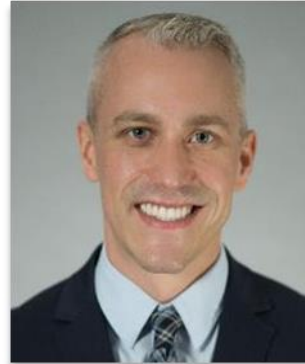
# THANK YOU!

# QUESTIONS?

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