

PRINCE GEORGE'S PLAZA

Adopted Transit District Development Plan
and Endorsed Transit District Overlay Zone

DISTRICT COUNCIL PUBLIC HEARING
FEBRUARY 16, 2016

Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission (M-NCPPC)
*In partnership with the City of Hyattsville, the Town of University Park,
and Prince George's County*



**Transit-Oriented
Development**

**Economic &
Housing
Opportunities**

**Neighborhood
Conservation**

**Environmental
Enhancements**

Transportation

Urban Design

**Environmental
Protection**

Public Facilities

M-NCPPC

**City of
Hyattsville**

**Town of
University Park**

WMATA

SHA

DPW&T

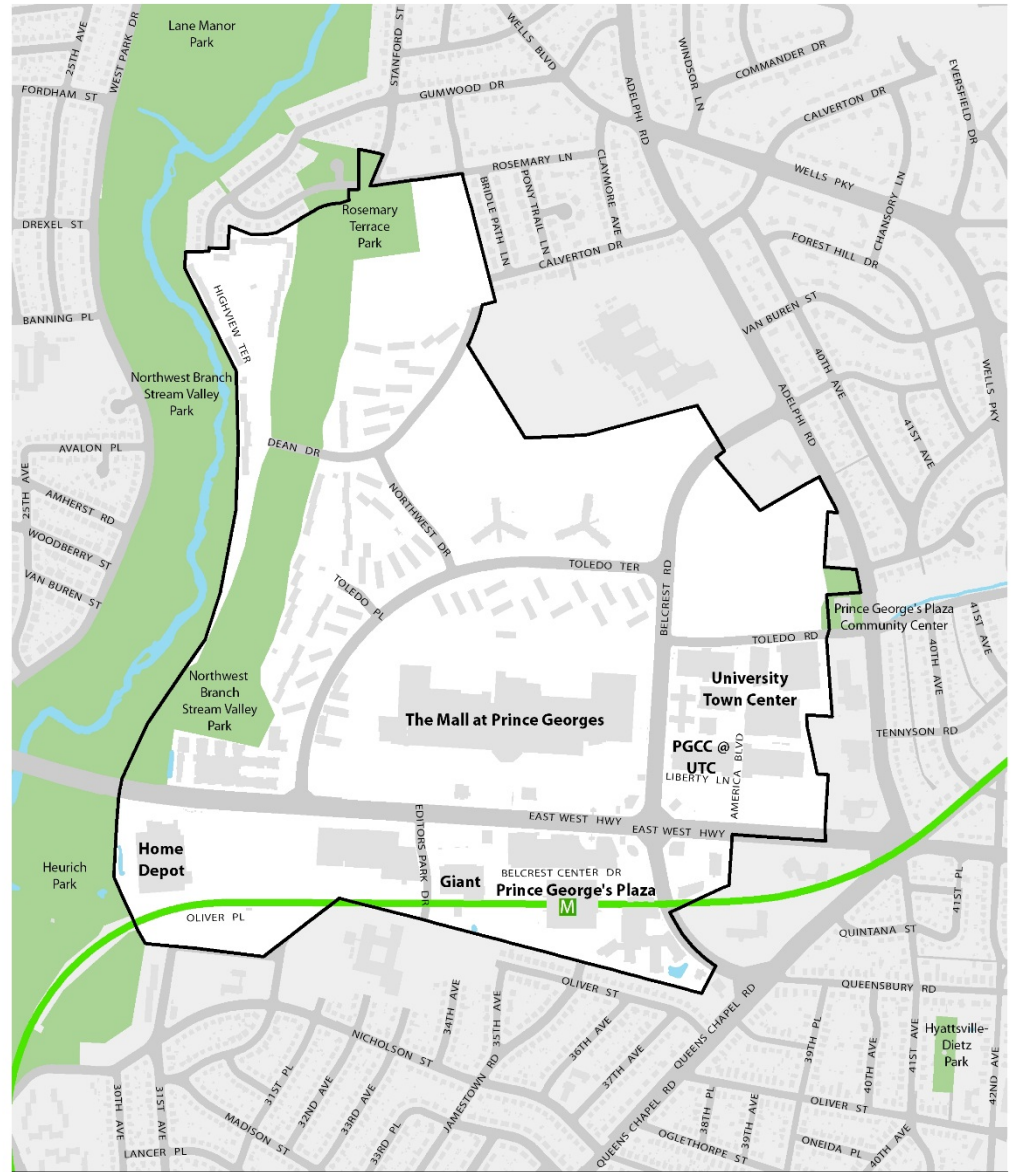
DPIE




DOE

OVERVIEW

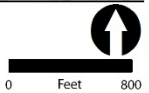
- Project Objectives
 - Vision
 - Framework
 - Concept
- Public Engagement
- Plan Overview
 - Plan Organization
 - Key Plan Recommendations
 - Development Standards and Guidelines
 - Applicability and Exemptions
 - Zoning Map Amendment
- Next Steps

TDOZ BOUNDARY



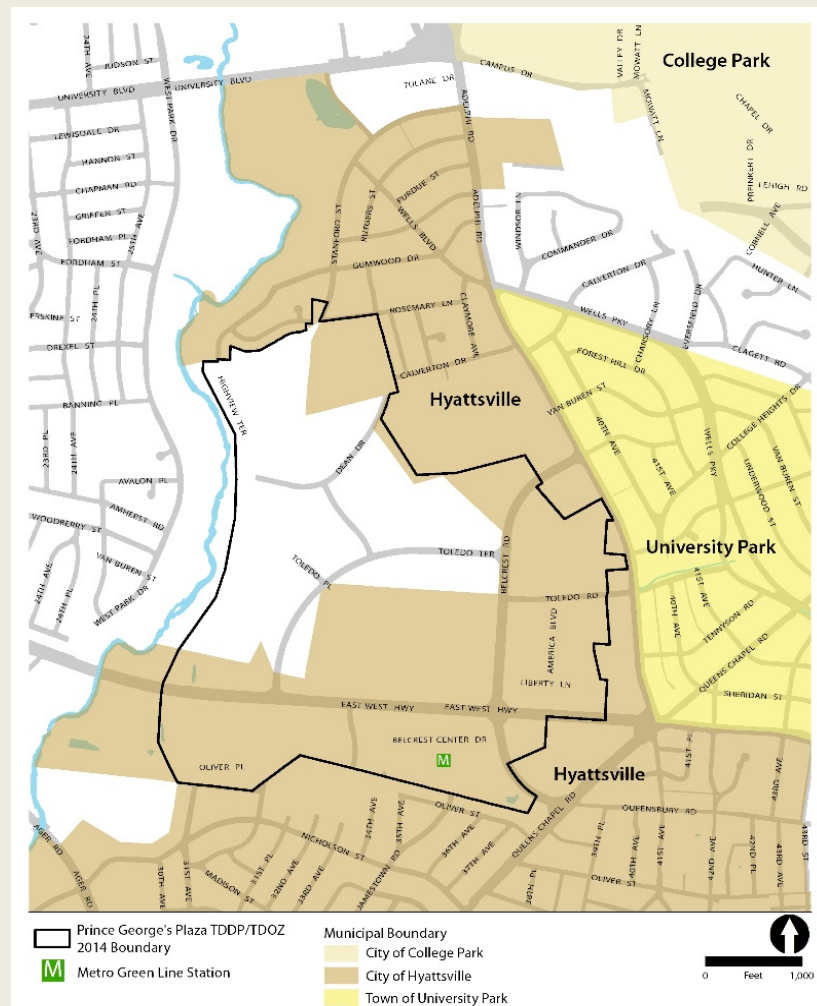
-  Prince George's Plaza TDDP/TDOZ 2014 Boundary
-  M-NCPPC Park
-  Building (2009)

 Metro Green Line Station



BACKGROUND AND CONTEXT

- Designated a Regional Transit District and a Downtown by *Plan 2035*
- 363 acres
- Over half within City of Hyattsville
- Council District 2
- Replaces the 1998 *Approved Transit District Development Plan for the Transit District Overlay Zone*
- Amends:
 - 1994 *Approved Master Plan for Planning Area 68*
 - 2009 *Approved Countywide Master Plan of Transportation*
 - *Formula 2040: Functional Master Plan for Parks, Recreation and Open Space (2014)*

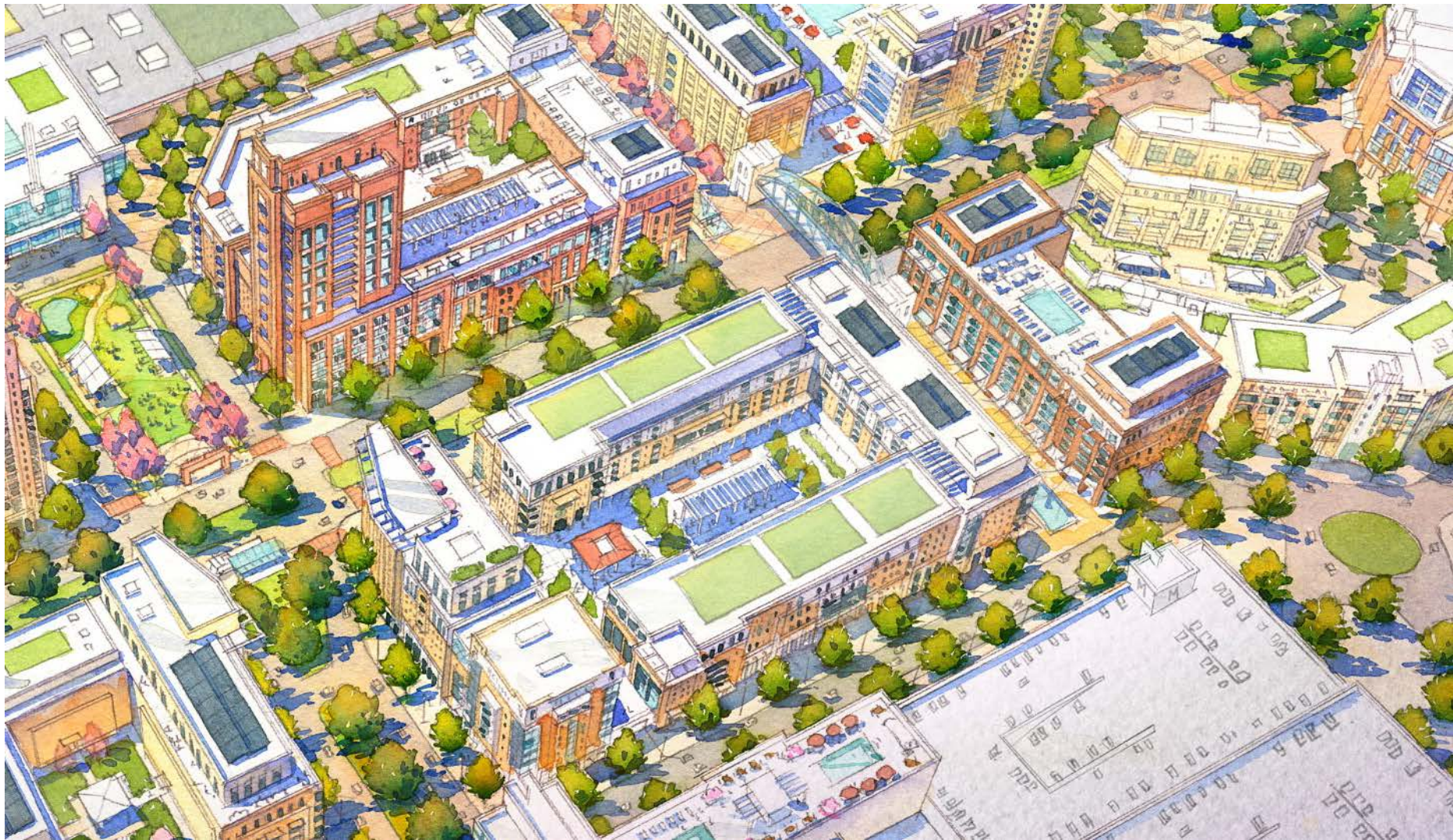


PROJECT OBJECTIVES

- Create a new Downtown for Prince George's County
- Create a walkable urban destination for the region
- Focus on form and place
- Provide multimodal transportation options for residents, workers, and visitors
- Maximize Metro use

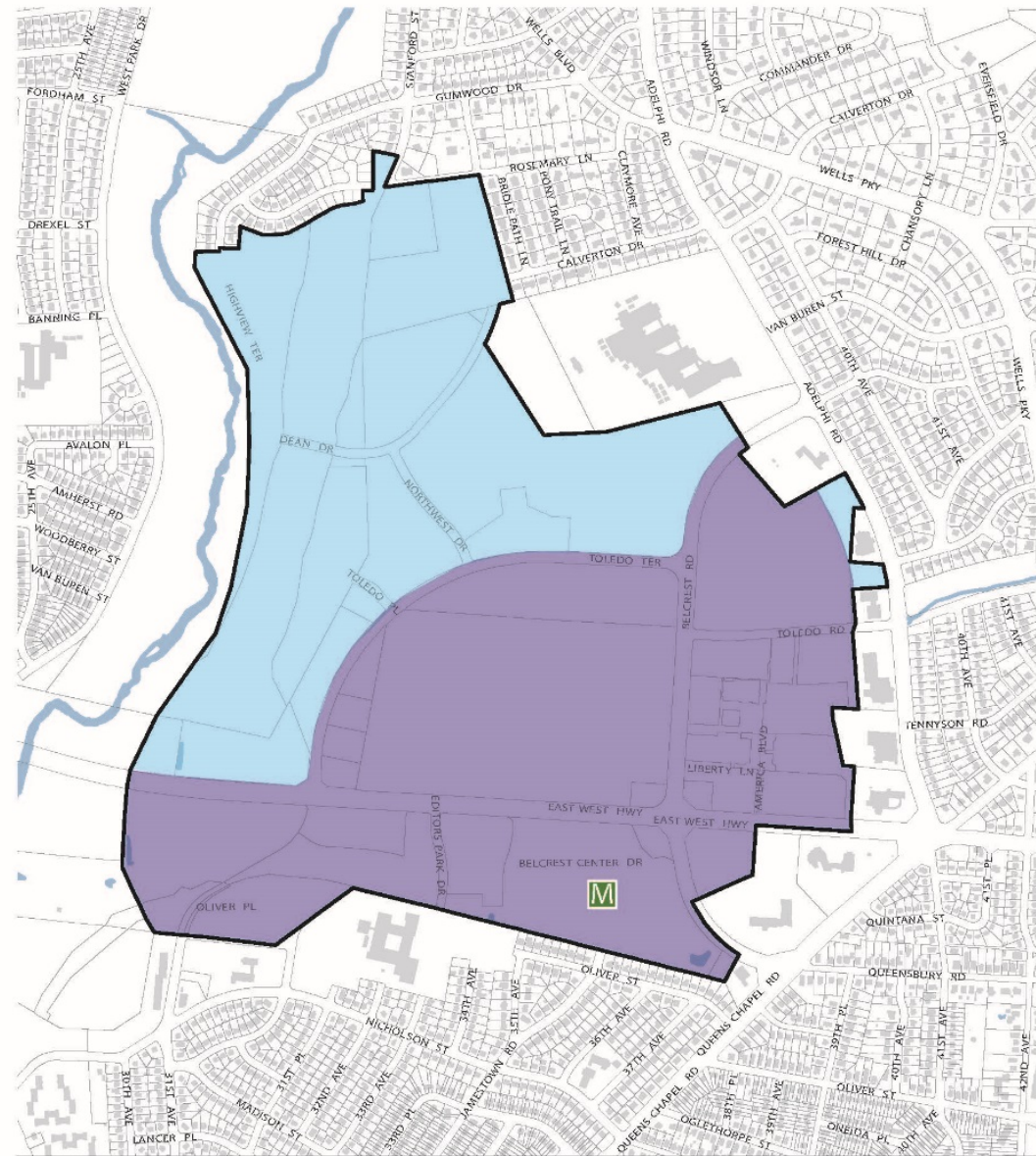
VISION

A vibrant new compact, mixed-use Downtown with a variety of housing, retail, and entertainment choices and attractive, safe, pedestrian- and bicyclist-friendly streets and public spaces



FRAMEWORK FOR DEVELOPMENT

- Downtown Core
- Neighborhood Edge



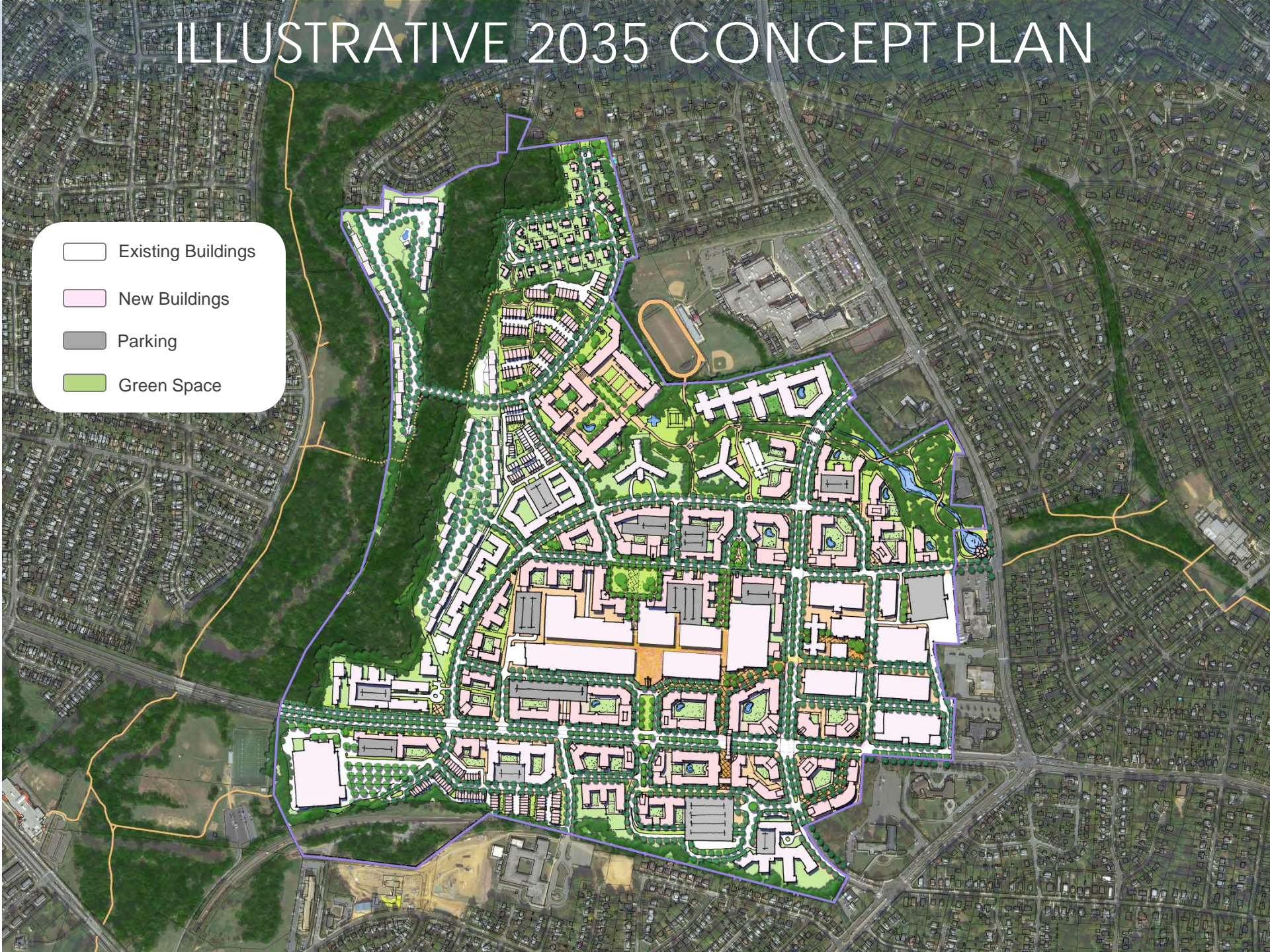
Prince George's Plaza TDDP/TDOZ
Preliminary Boundary (2014)
Metro Green Line Station

Downtown Core
Neighborhood Edge



ILLUSTRATIVE 2035 CONCEPT PLAN

- Existing Buildings
- New Buildings
- Parking
- Green Space



STAKEHOLDER ENGAGEMENT

- Community meetings
- Briefings with Hyattsville and University Park elected officials
- Key property owner meetings
- Key agency meetings (DPW&T, DOE, WMATA, and MDOT/SHA)
- Two-day ULI TAP
- Four-day community planning charrette

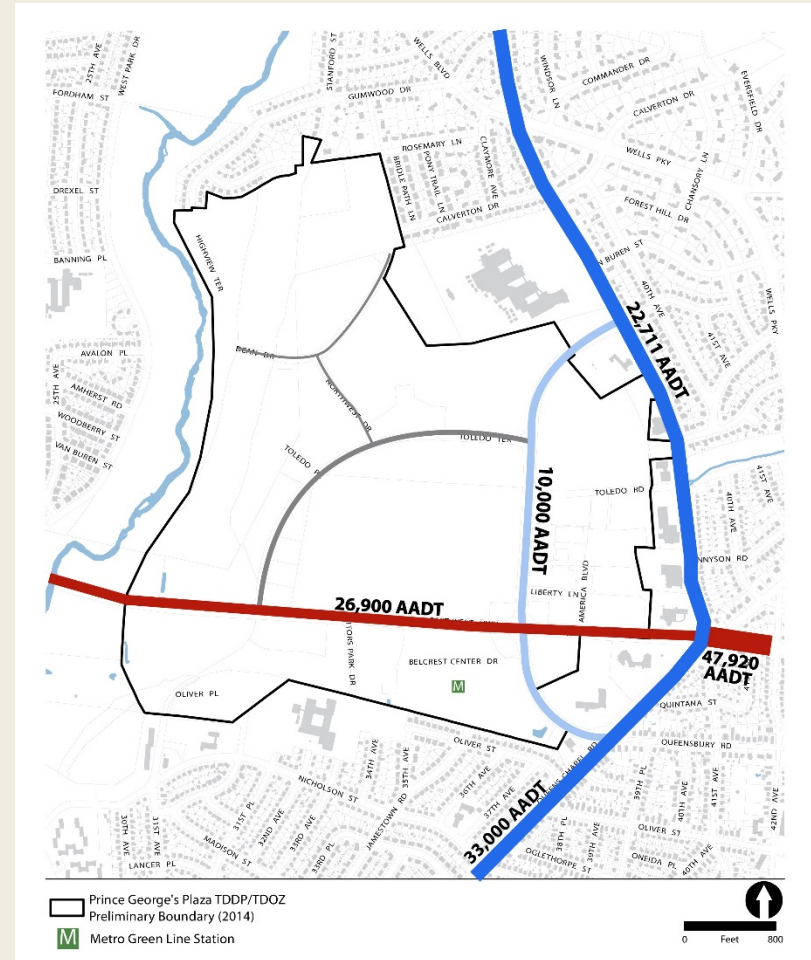
PLAN ORGANIZATION

- **Chapter 1 – Blueprint for Tomorrow**
 - Purpose
 - Themes – Smart Growth, Placemaking, Healthy Communities
- **Chapter 2 – Defining the Context**
 - Existing Conditions
 - Trends
 - Engagement
 - Challenges/Opportunities
- **Chapter 3 – Plan Elements**
 - Recommendations for land use, economic prosperity, transportation, heritage and community design, etc.
- **Chapter 4 – Implementation**
 - Short-term critical implementation actions
 - Implementation matrix
- **Chapter 5 – TDOZMA and Transit District Standards**
 - Zoning Map Amendment
 - Transit District Standards and Guidelines
 - Tables of Uses

KEY PLAN RECOMMENDATIONS

Transportation

- Transform East-West Highway (MD 410) into a Complete Street
 - Current Annual Average Daily Traffic (AADT) = 26,900 (west of Queens Chapel Road intersection)
 - LOS E AADT capacity for a 4-lane highway = 53,000
 - Maryland State Highway Administration (SHA) reclassified MD 410 west of Queens Chapel Road to a Minor Arterial based on the current road's excess capacity
 - SHA currently assessing feasibility of replacing outside continuous right-turn lanes west of Queens Chapel Road with buffered bike lanes



KEY PLAN RECOMMENDATIONS

Transportation (Cont'd.)

- Develop a continuous network of pedestrian and bicycle pathways
- Minimum adequacy: Intersection LOS E
- Transportation demand management (TDM) measures or contribution required for LOS F traffic impact
- Evaluate potential for a western entrance at the Metro station

KEY PLAN RECOMMENDATIONS

Natural Environment

- Develop a regional solution to stormwater management

Economic Prosperity

- Promote new infill development
- Rebrand the Prince George's Plaza Transit District

KEY PLAN RECOMMENDATIONS

Development Standards and Guidelines

- Permit building heights from one to 32 stories
- Minimum 20-foot building height in the Downtown Core
- Allow density bonuses in exchange for public improvements and mixed-income workforce housing

DEVELOPMENT STANDARDS AND GUIDELINES

Regulated Features:

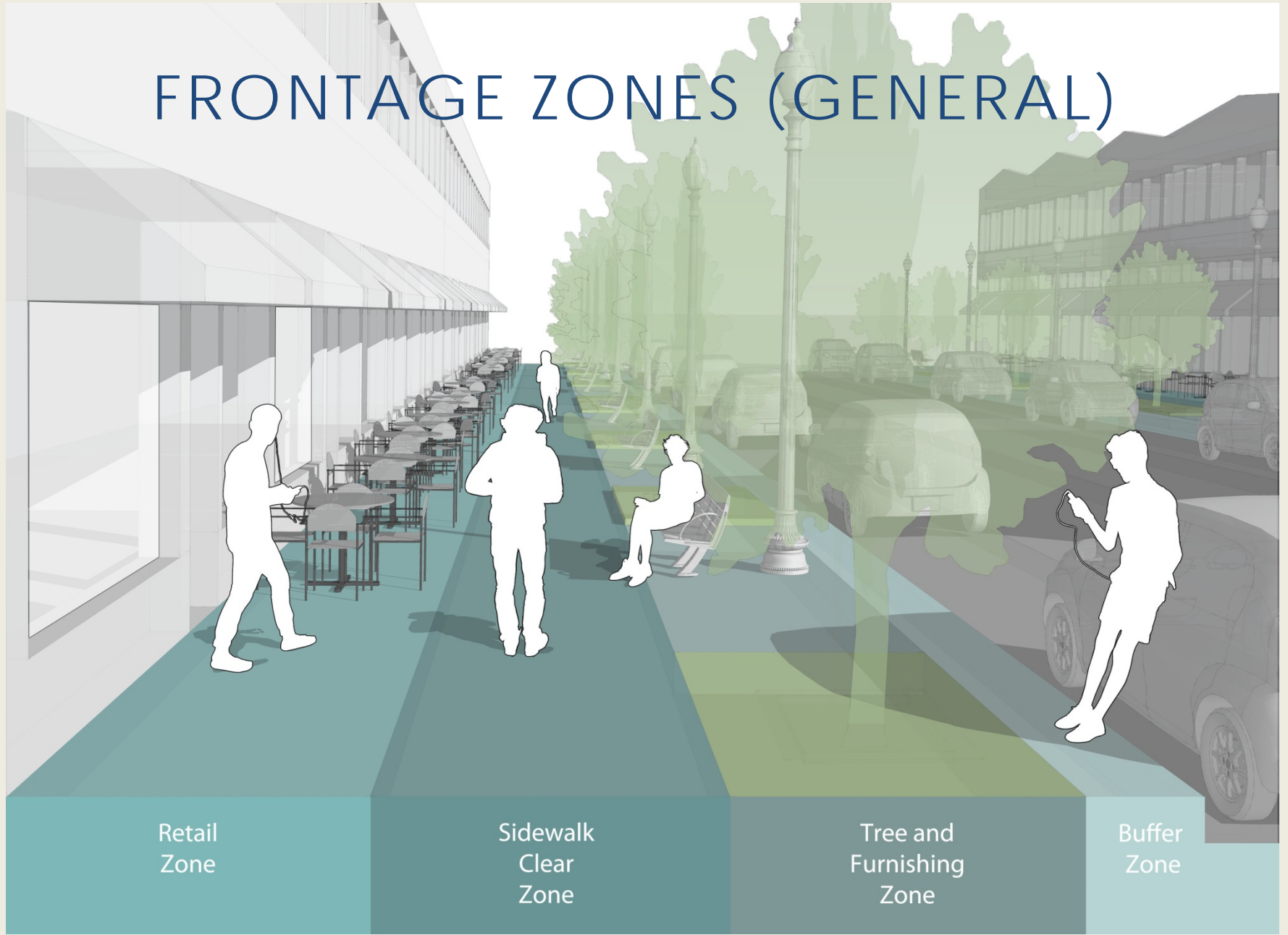
- Streets and Blocks
- Frontage Zones
- Density, Building Heights, Setbacks, and Form
- Signage and Awnings
- Parking
- Transportation Access and Mobility (Connectivity)



STREETS AND BLOCKS

- Streets classified based on function
 - Downtown Core A Street
 - Downtown Core B Street
 - Pedestrian Street
 - Promenade
 - Neighborhood Edge A Street
 - Neighborhood Edge B Street
 - Alley
- Construction standards based on location
 - New streets in City of Hyattsville to City standards
 - New private streets to Transit District Standards
- Frontage and access requirements based on street classification
- 500-foot maximum block size

FRONTAGE ZONES (GENERAL)



Retail
Zone

Sidewalk
Clear
Zone

Tree and
Furnishing
Zone

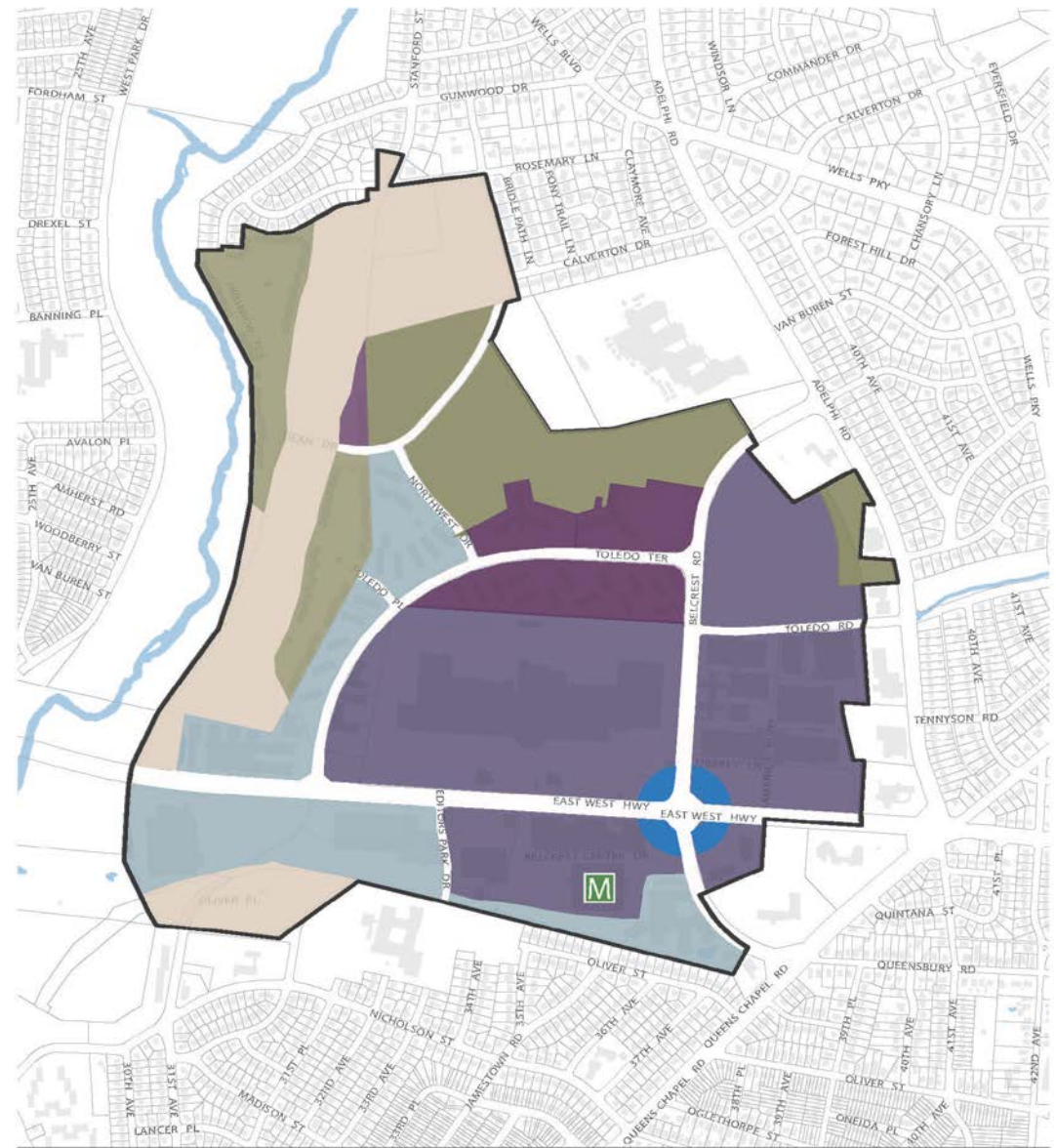
Buffer
Zone

DENSITY AND BUILDING HEIGHTS

- Minimum one-story buildings
- Height maximums by zoning districts:
 - 2.5 stories
 - 4 stories
 - 6 stories
 - 10 stories
 - 16 stories
 - 32 stories (MD 410 and Belcrest Rd)
- Stepbacks and transitions
- Major amenity bonuses



MAXIMUM BUILDING HEIGHTS



- | | | | | | |
|---|---------------------------------|---|------------|---|-------------|
|  | Prince George's Plaza TDDP/TDOZ |  | 32 Stories |  | 4 Stories |
|  | Preliminary Boundary (2014) |  | 16 Stories |  | 2.5 Stories |
|  | Metro Green Line Station |  | 10 Stories | | |
|  | Building (2009) |  | 6 Stories | | |



SIGNAGE AND AWNINGS

- Attached signs
- Projecting signs
- High rise building identification signs
- Monument signs
- Residential development identification signs
- Awning standards



PARKING

- No minimum
- Maximums
 - Downtown Core: 1.25 spaces/DU, 2.5 spaces/1,000 SF commercial space
 - Neighborhood Edge (Multifamily): 1.5 spaces/DU
 - Neighborhood Edge (Single-Family): 2.0 spaces/DU
- Cap on number of surface parking spaces (excluding single-family residences)
- Limits on construction of new surface parking lots
- Bicycle parking requirements

IMPLEMENTATION ACTION PLAN

- Task Force
- Marketing and Branding
- Legislation (BIDs, TDM, Parking, Sidewalks, etc.)
- Investment Authority
- Permanent Management Entity
- Pedestrian Improvements
- Stormwater Management
- MD 410 Road Diet
- Event Programming
- Comprehensive Parking Plan

IMPLEMENTATION ACTIVITIES UNDER WAY

- Marketing and Branding – Process Development
- Stormwater Management Study
- Parking Demand Study or Studies
- MD 410 Improvements (buffered bike lanes, road diet)
- Belcrest Road Street Light Replacement

TDOZ APPLICABILITY AND EXEMPTIONS

What's Affected

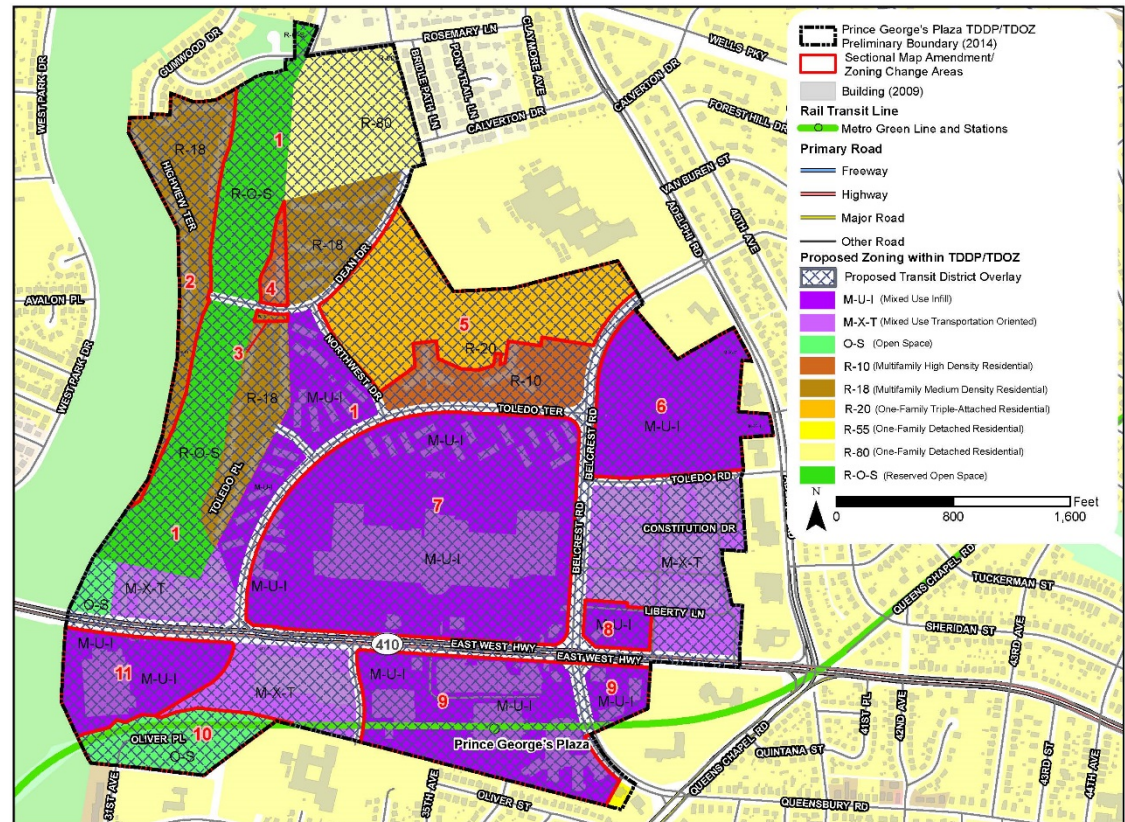
- New development
- Signs
- Landscaping
- Major modifications to commercial and multifamily residential buildings
- Site plan submission requirements
 - No CSP required
 - Reduced statements of justification

What's Not Affected

- Existing development
- Additions to single-family residences
- Existing signs, including refacing
- Parking lot modifications to accommodate stormwater management retrofits

ZONING MAP AMENDMENT

- Rezone selected properties to M-U-I in the Downtown Core
- Rezone selected properties to R-20 in the Neighborhood Edge
- Fix zoning irregularities



ZONING MAP AMENDMENT

- Rezone selected properties to M-U-I in the Downtown Core
- Use R-18 and R-20 zones to transition densities north and west
- Fix zoning irregularities

OCTOBER 22, 2015 PUBLIC HEARING: KEY THEMES

- Stormwater Management
- Building Heights Exceeding 16 Stories at Belcrest and Toledo Roads
- Traffic Impacts
- Impacts on Public Schools
- Impacts on Hitching Post Hill and Nearby Residences
- Flexible Options for Future (Re)Development

PLANNING BOARD ADOPTION: KEY CHANGES

- Add properties abutting Adelphi Road to Neighborhood Edge
- Add bike/ped connections to Hyattsville Public Library and surrounding schools
- Clarification of build-to and frontage zones
- Reduction of maximum heights
 - 4 Stories along Adelphi Road
 - 10/16 stories at intersection of Belcrest and Toledo Roads
- Clarified maximum of surface parking spaces
- Table of Uses for R-10 and R-55 zones

PLANNING BOARD ENDORSEMENT: KEY CHANGES

- Deletion of four proposed rezonings
 - Americana Plaza D remains R-18
 - The Seville remains R-10
 - Plaza Towers remains R-10
 - Correction of mapping error on WMATA/BOE property
- Addition of one requested rezoning
 - Dean Manor Apartments: R-18 to R-10
- Rejection of one requested rezoning
 - Clay Property: Remain R-80

PLAN PROCESS SCHEDULE: NEXT STEPS

- Close of the Public Hearing Record – March 2, 2016
- District Council Worksession – March 15, 2016
- District Council Action if No Amendments – April 5, 2016
- If Amendments are Proposed:
 - Public Hearing on Amendments – late April 2016
 - Worksession on Amendments – June 2016
 - Final Approval – June 2016

CONTACT US!

William Washburn, AICP
Project Manager
william.washburn@ppd.mncppc.org
301-952-3972

Scott Rowe, AICP, CNU-A
Project Manager
brandon.rowe@ppd.mncppc.org
301-952-3972

www.pgplanning.org/PGPlazaTDDP.htm
[@gopgplaza](#)

Prince George's County Planning Department
The Maryland-National Capital Park and Planning Commission (M-NCPPC)
*In partnership with the City of Hyattsville, the Town of University Park,
and Prince George's County*

