



STAFF DRAFT
**WEST HYATTSVILLE
QUEENS CHAPEL**

JULY 2022

SECTOR PLAN

West Hyattsville – Queens Chapel Sector Plan and Sectional Map Amendment

Joint Public Hearing

Tuesday, October 11, 2022, 5:00 pm

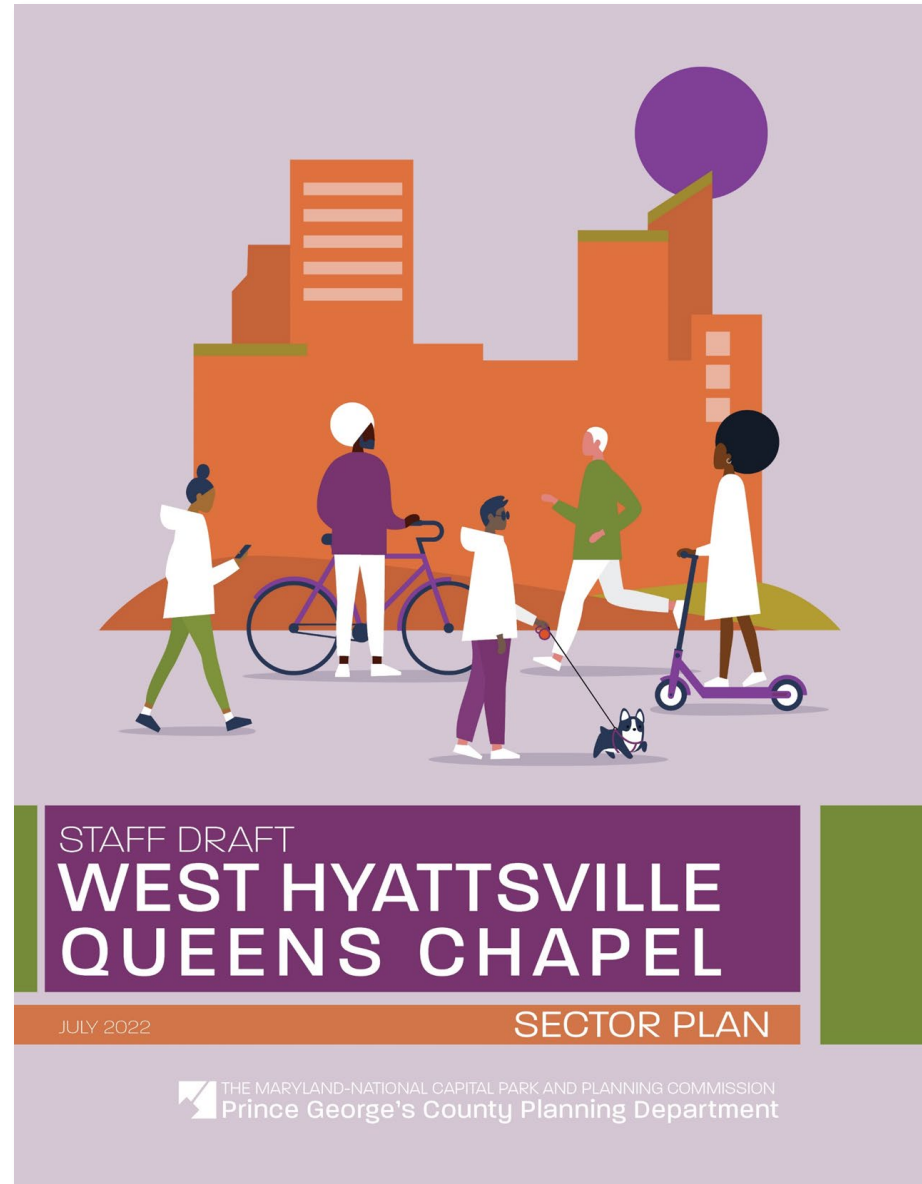
Scott Rowe, AICP, CNU-A

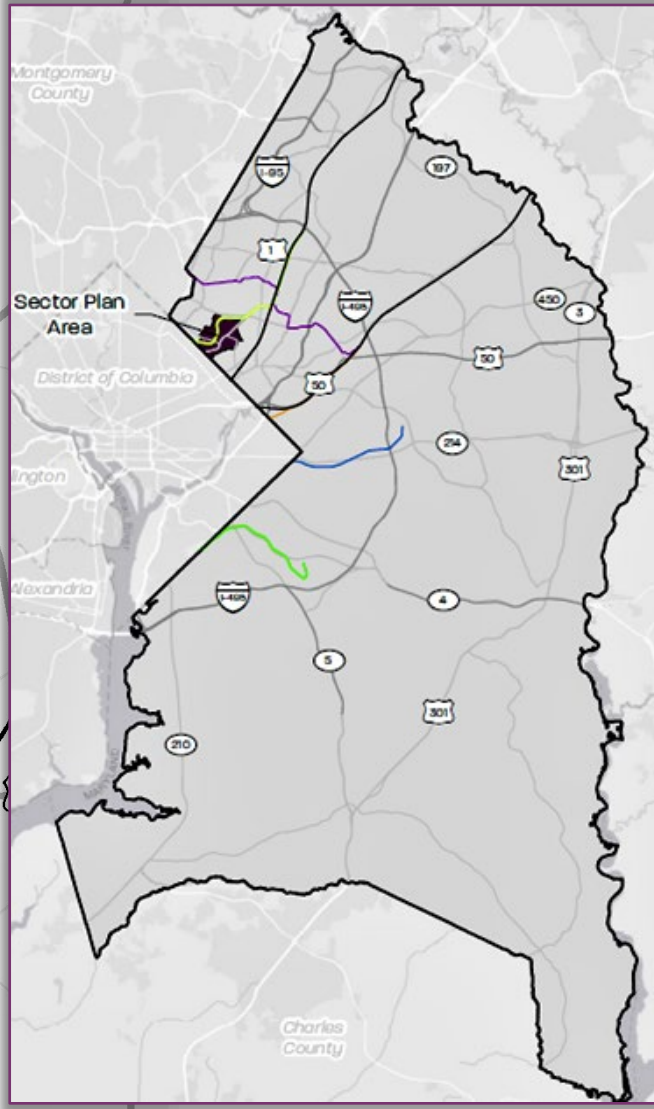
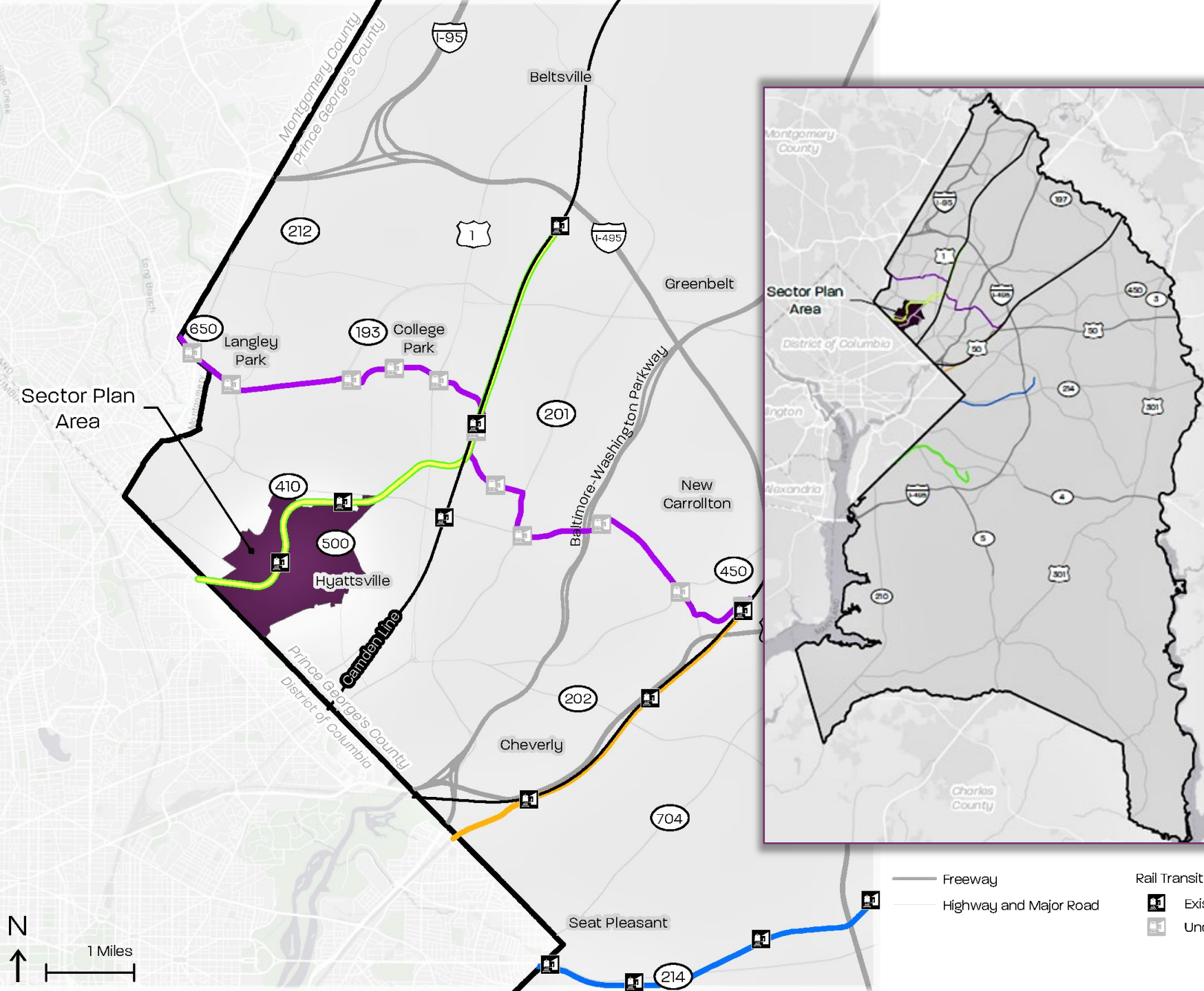
Planner IV, Master Plans and Studies
Community Planning Division



SUMMARY

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



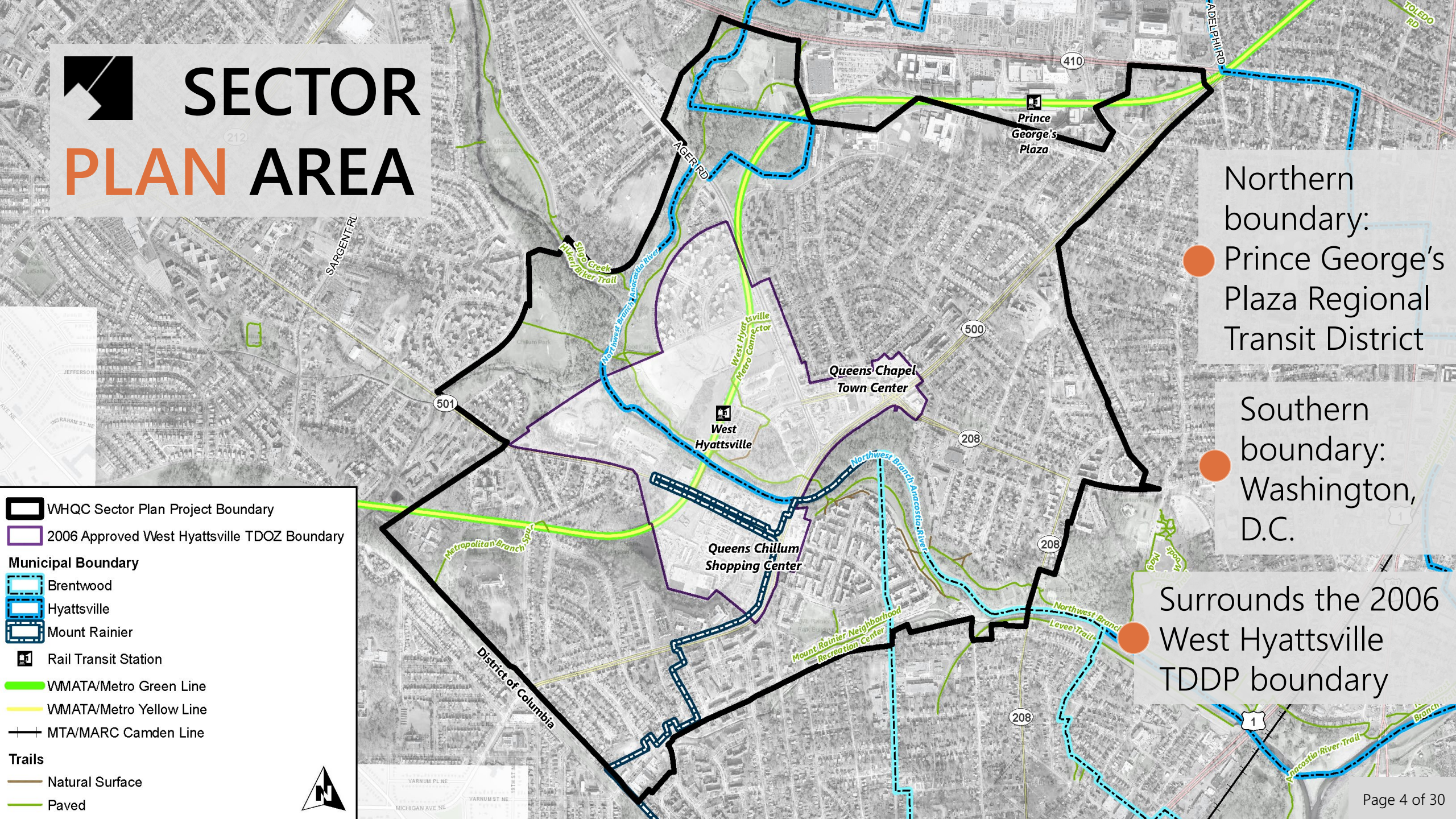


REGIONAL CONTEXT



- Freeway
- Highway and Major Road
- Rail Transit Station
- Existing
- Under Construction
- Rail Transit Line
- Blue Line
- Green Line
- Orange Line
- Purple Line (Under construction)
- Yellow Line
- Camden and Penn Line

SECTOR PLAN AREA



Northern boundary:












● Prince George's Plaza Regional Transit District

Southern boundary:

● Washington, D.C.

Surrounds the 2006

● West Hyattsville TDDP boundary

-  WHQC Sector Plan Project Boundary
-  2006 Approved West Hyattsville TDOZ Boundary
- Municipal Boundary**
-  Brentwood
-  Hyattsville
-  Mount Rainier
-  Rail Transit Station
-  WMATA/Metro Green Line
-  WMATA/Metro Yellow Line
-  MTA/MARC Camden Line
- Trails**
-  Natural Surface
-  Paved

ENGAGEMENT



FOCUS GROUPS

- ✓ Seven groups discussed existing conditions and growth scenarios



INTERVIEWS

- ✓ 39+ stakeholder interviews
- ✓ 30+ key developers, property owners, and organizations
- ✓ State, county, and municipal agencies



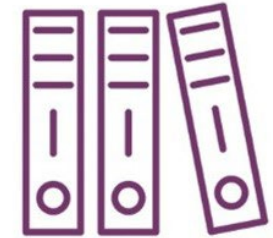
BILINGUAL VIRTUAL COMMUNITY ENGAGEMENT EVENTS

- ✓ Community kickoff
- ✓ Open house
- ✓ Visioning workshops
- ✓ Online



ONLINE ENGAGEMENT TOOLS

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



DOCUMENTS

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

SECTOR PLAN ELEMENTS



Economic Prosperity



Natural Environment



Community Heritage, Culture & Design



Public Facilities



Land Use

Transportation
&
Mobility

Housing
&
Neighborhoods

Healthy
Communities

MAJOR ISSUES



- Minimal past development activity
- Auto-oriented development patterns



- Flood risk
- Impervious surfaces
- Stormwater challenges



- Area connectivity, walkability, and safety



- Aging building inventory
- Surplus retail



- Aging housing stock
- Lack of housing immediately around Metro station
- Varying rental costs



- Lack of community gathering spaces



- Pedestrian access and safety
- Metrorail lacks visibility and connectivity



- Auto-centric commercial
- No strong sense of place

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



Here, **equity and resiliency** are championed by the community and guide decision-making.

Neighborhoods are **rich with housing options** for a range of income levels and interwoven with natural spaces and parkland.

Natural resources and open spaces are **healthy**, 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



In 2048, West Hyattsville-Queens Chapel is a **transit-oriented** community where the public realm and mixed-use areas work together to serve as community hubs where people can easily transition between **living, working, and playing.**

KEY RECOMMENDATIONS



- Redevelop with mixed-use TOD
- Retain and expand Reserved Open Space Zones
- Hamilton "Main Street"
- Expand Prince George's Plaza RTD



- Implement Urban Street Design Standards on new/existing streets to focus on pedestrian/bicyclist facilities and public transit
- Construct Complete & Green Streets, and multi-modal connections
- Provide traffic calming
- Connect trail and shared-use path networks with on-street pedestrian/bicycle facilities
- Expand transit services and amenities



- Incentivize/support local and minority-owned businesses
- Concentrate retail in the Transit District and Local Transit Center



- Develop a comprehensive stormwater management and flood mitigation solution
- Maximize tree canopies and pervious surfaces
- Amend the Green Infrastructure Network

KEY RECOMMENDATIONS



- Implement *Housing Opportunities for All* policies
- Connect homeowners to improvement incentives and funding programs
- Construct a variety of multifamily housing types at a range of price points
- Retain opportunities for naturally occurring affordable housing



- Implement pedestrian/bicycle infrastructure improvements
- Create a food network that is beneficial to the health of residents and local economy
- Provide or expand equitable access to recreation facilities, community spaces, and healthcare services
- Support aging in place and senior housing/assisted living



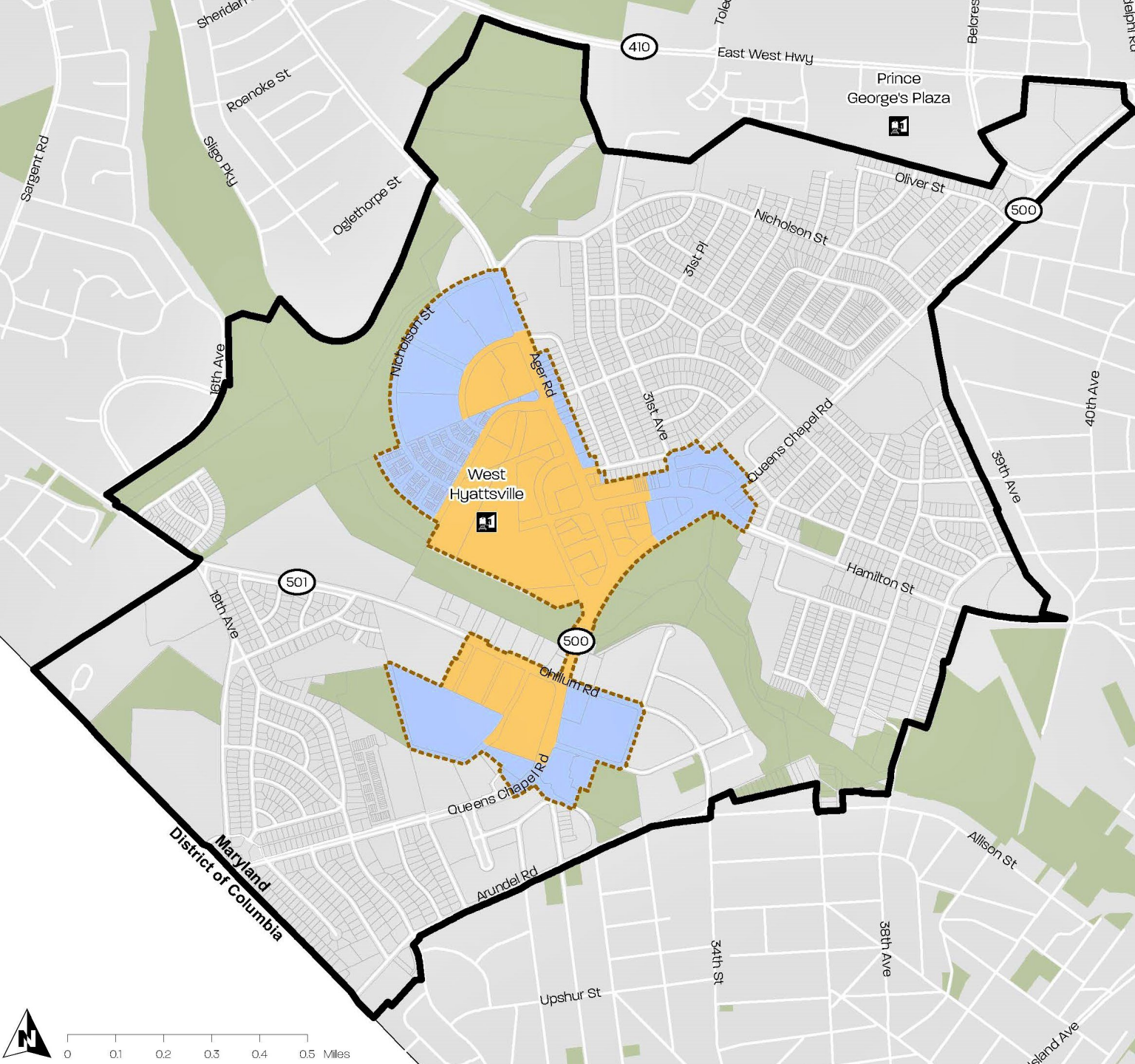
- Incorporate public art that reflects the community's cultural diversity and history into new (re)development and public spaces
- Develop and implement a cohesive branding and wayfinding strategy
- Celebrate the Anacostia River through design of facilities and signage/branding



- Construct/expand parks, recreation, and public open space facilities
- Incorporate stormwater management and compensatory flood storage on parkland
- Construct a small multipurpose community resource center in the Center
- Increase the visibility of existing and proposed park facilities through wayfinding



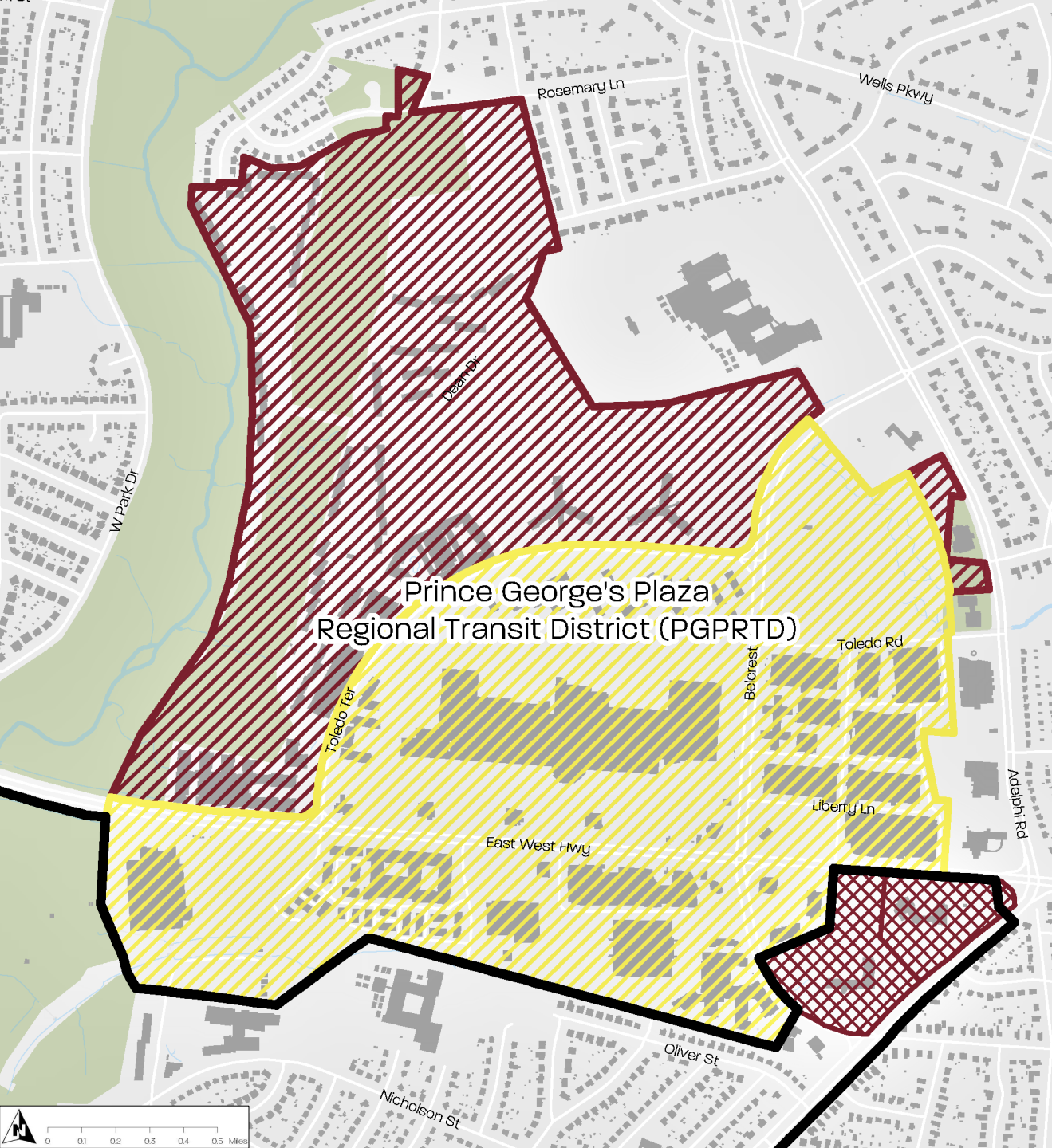
RECOMMENDED WEST HYATTSVILLE LOCAL TRANSIT CENTER BOUNDARY








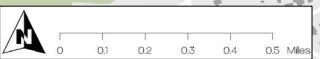
- WHQC Sector Plan Area
- West Hyattsville Local Transit Center Boundary
- Property
- West Hyattsville Local Transit Center Core
- Existing Station
- West Hyattsville Local Transit Center Edge

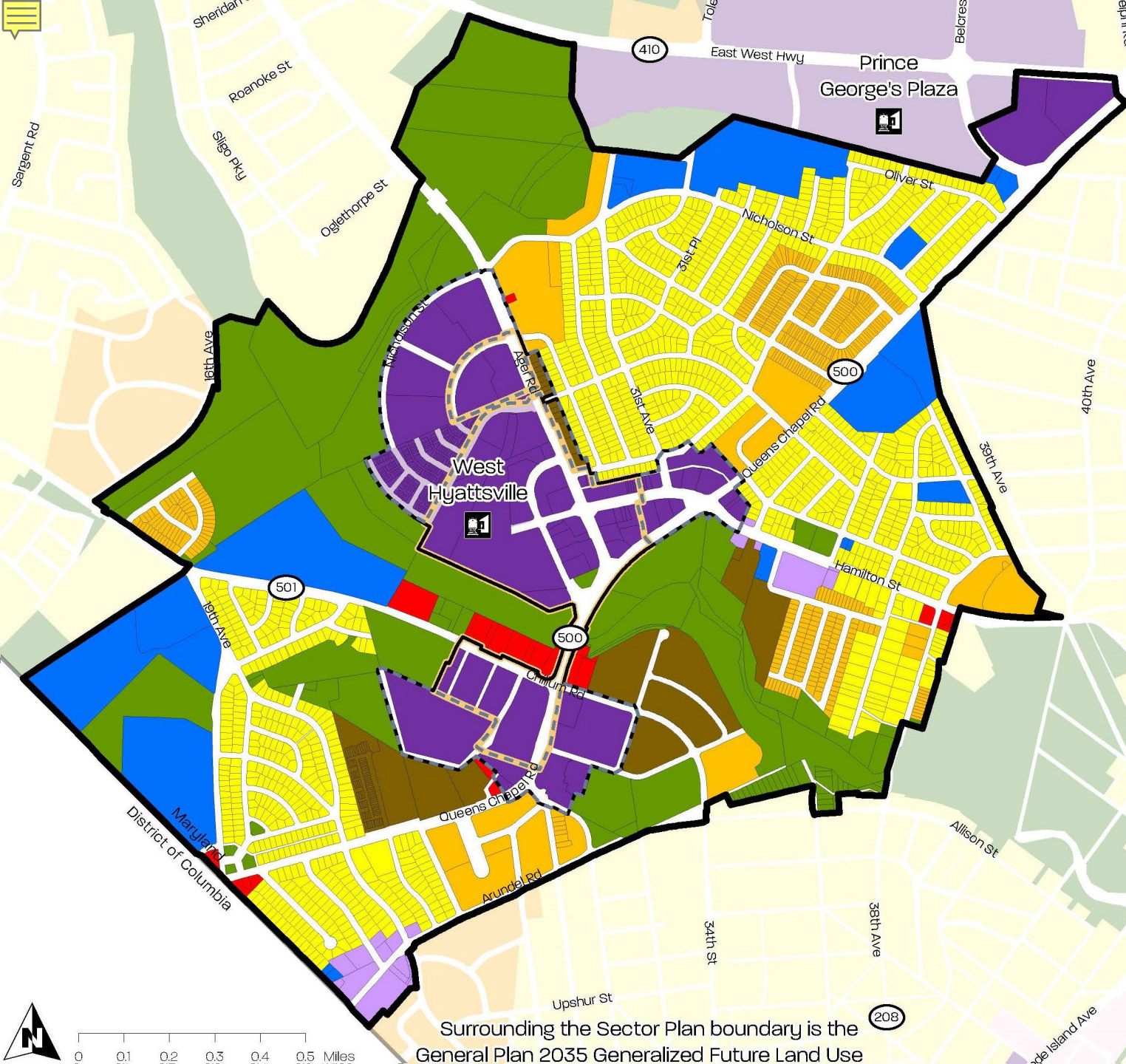


RECOMMENDED PRINCE GEORGE'S PLAZA REGIONAL TRANSIT DISTRICT BOUNDARY



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



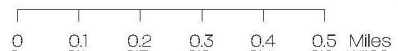


FUTURE LAND USE MAP

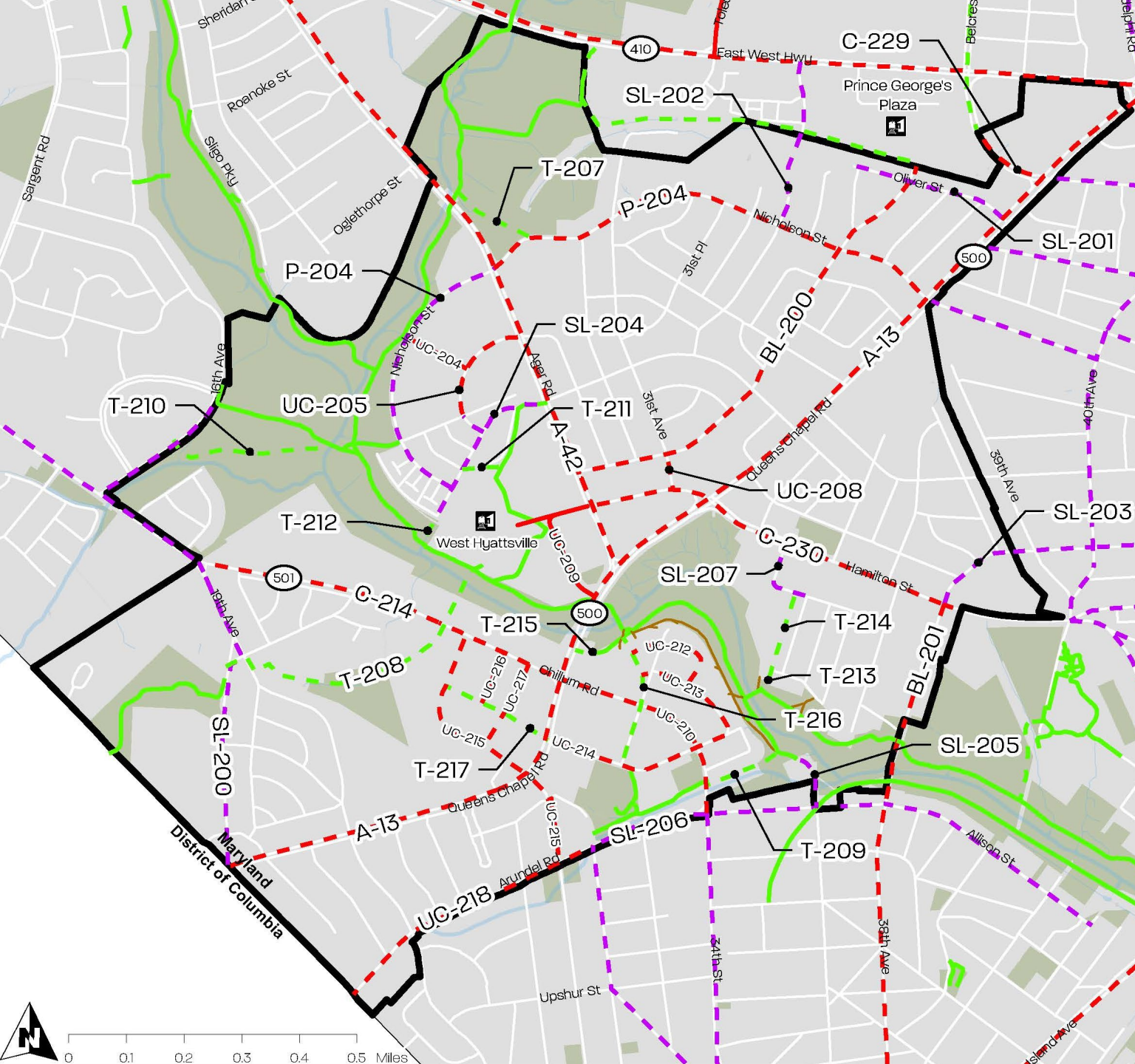
LEGEND

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

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



Surrounding the Sector Plan boundary is the General Plan 2035 Generalized Future Land Use



RECOMMENDED BICYCLE & PEDESTRIAN FACILITIES

WHQC Sector Plan Area

Existing Station

Existing Bicycle and Pedestrian Facilities

Park Trail and Shared Use Path

Bicycle Lane

Shared Lane

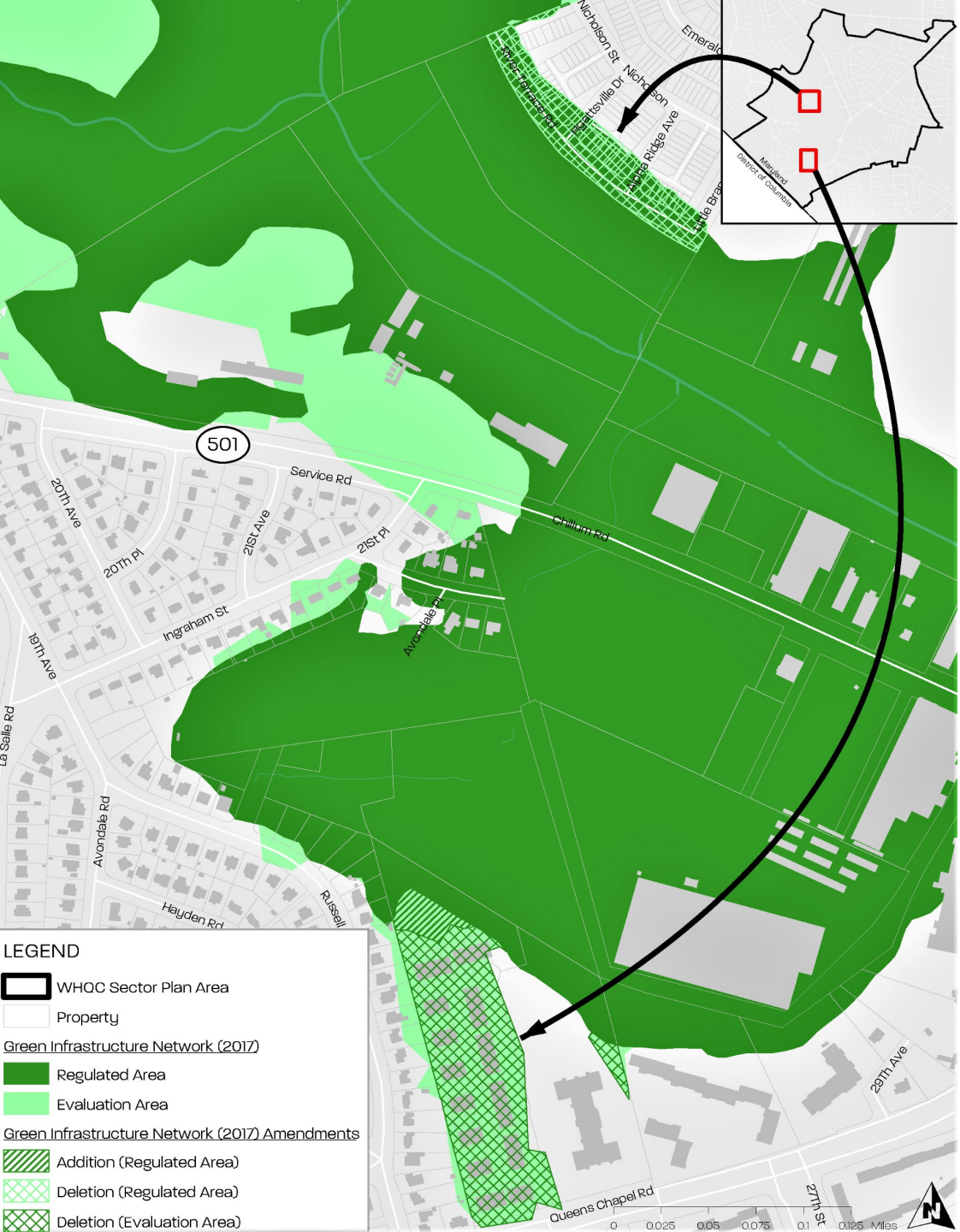
Walking and Equestrian Trail

Recommended Bicycle and Pedestrian Facilities

Park Trail and Shared Use Path

Bicycle Lane

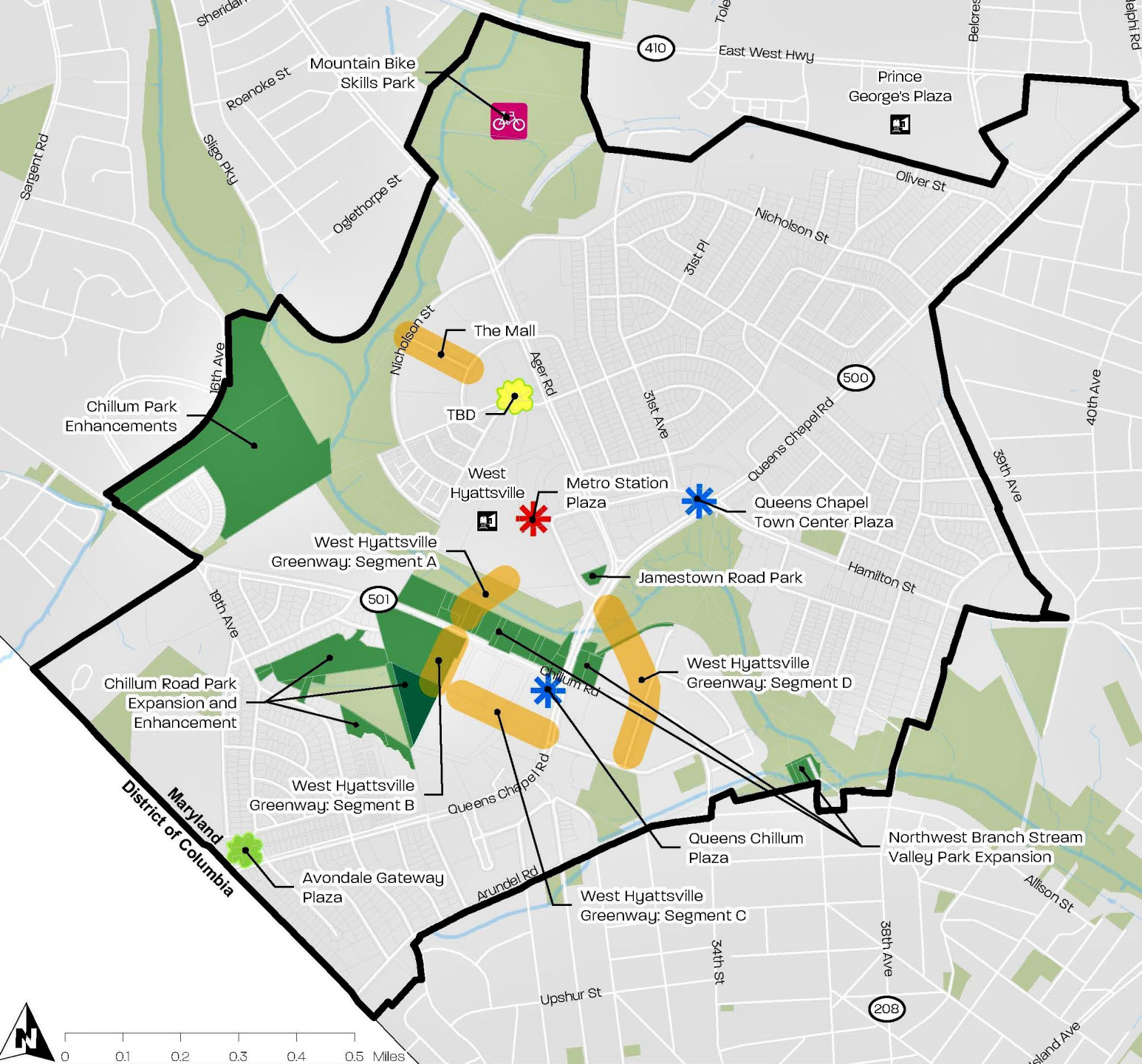
Shared Lane



RECOMMENDED AMENDMENTS TO THE GREEN INFRASTRUCTURE NETWORK



RECOMMENDED NEW PARKS, RECREATION, AND PUBLIC OPEN SPACE FACILITIES



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

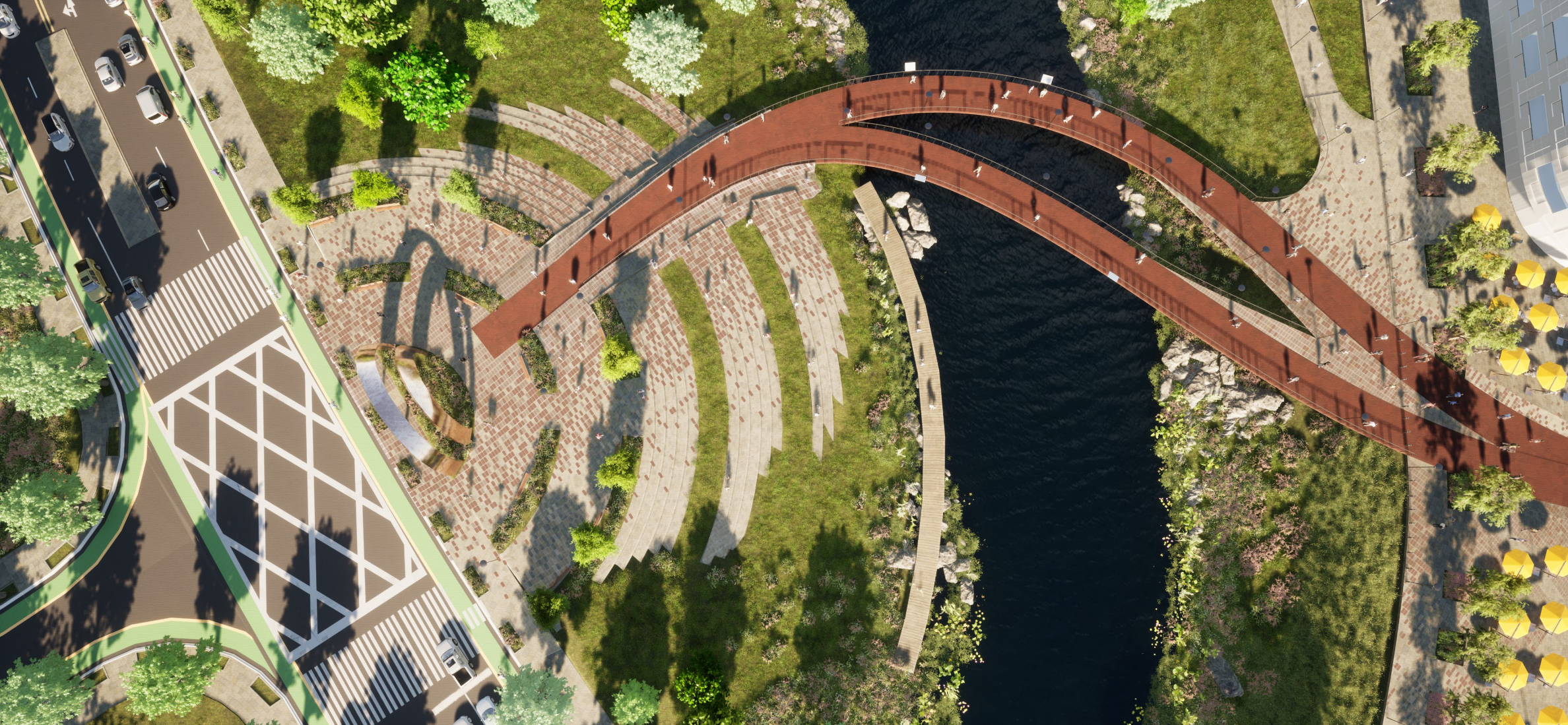
CONCEPT: BUCHANAN STREET EXTENSION

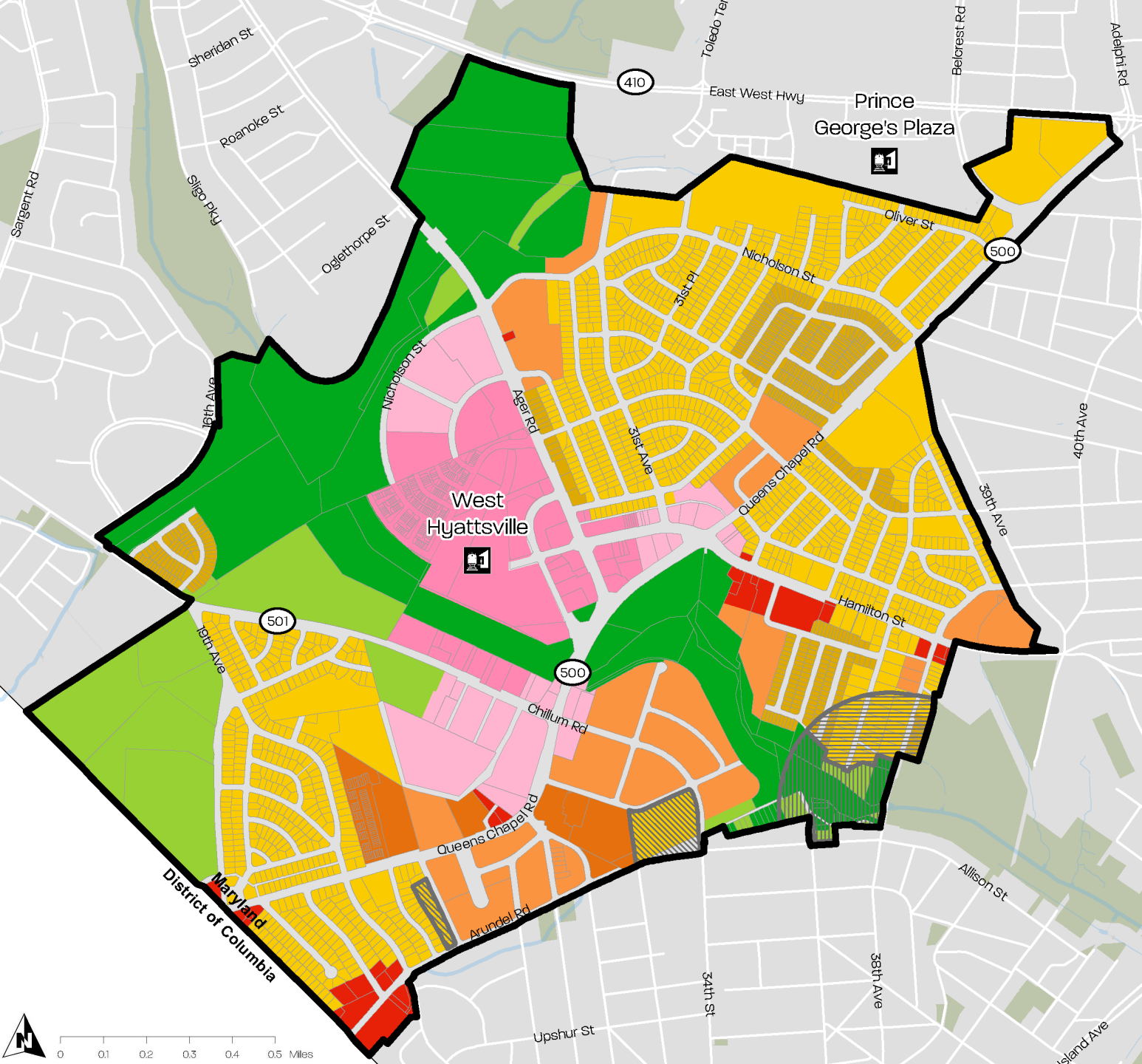




CONCEPT: METRO STATION PLAZA

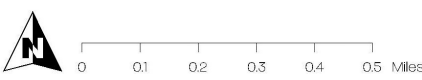
CONCEPT: PROPOSED TRAIL CROSSING QUEENSTOWN DRIVE (REALIGNED) TO JAMESTOWN ROAD



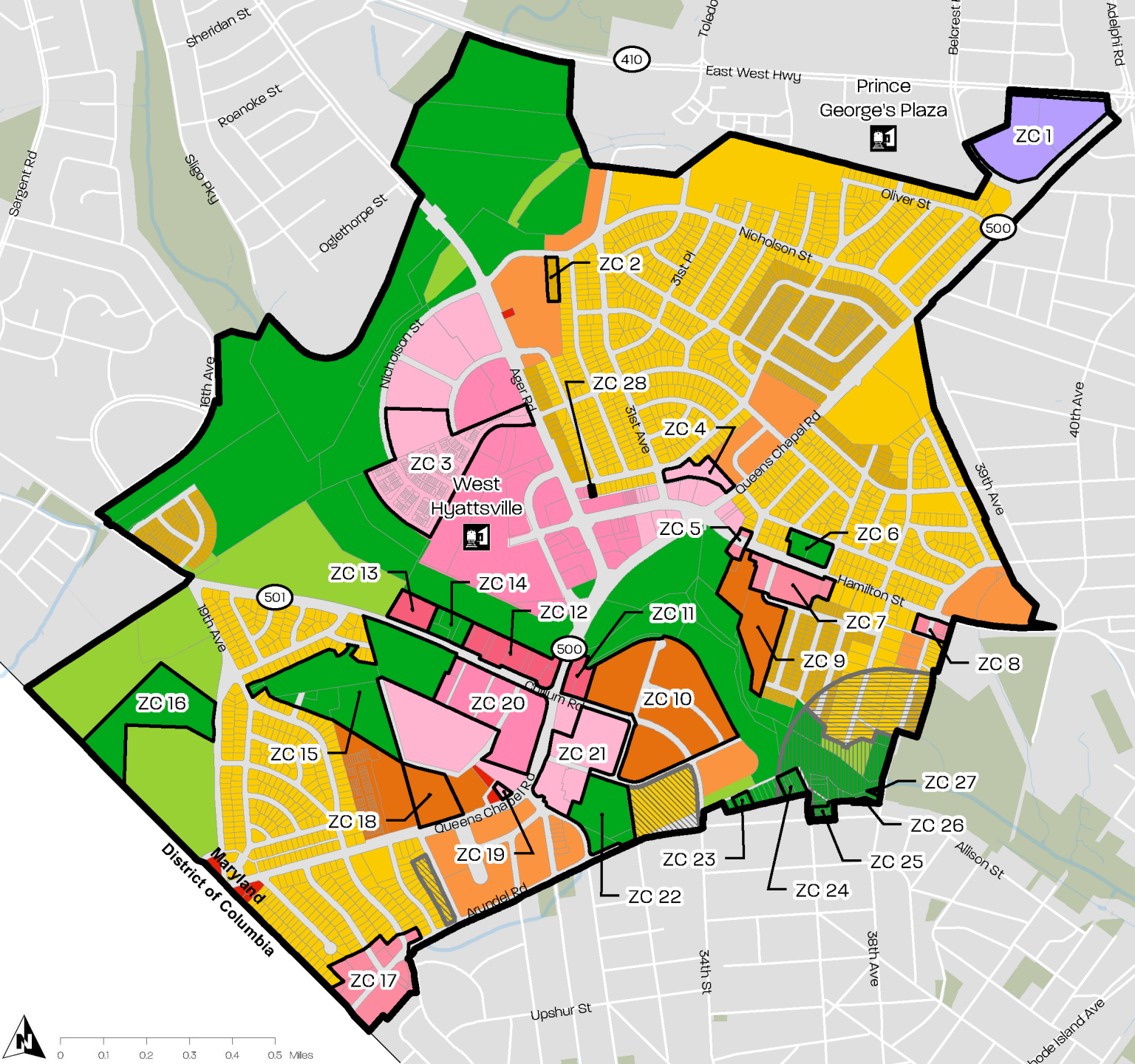


EXISTING ZONING

- 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



PROPOSED ZONING

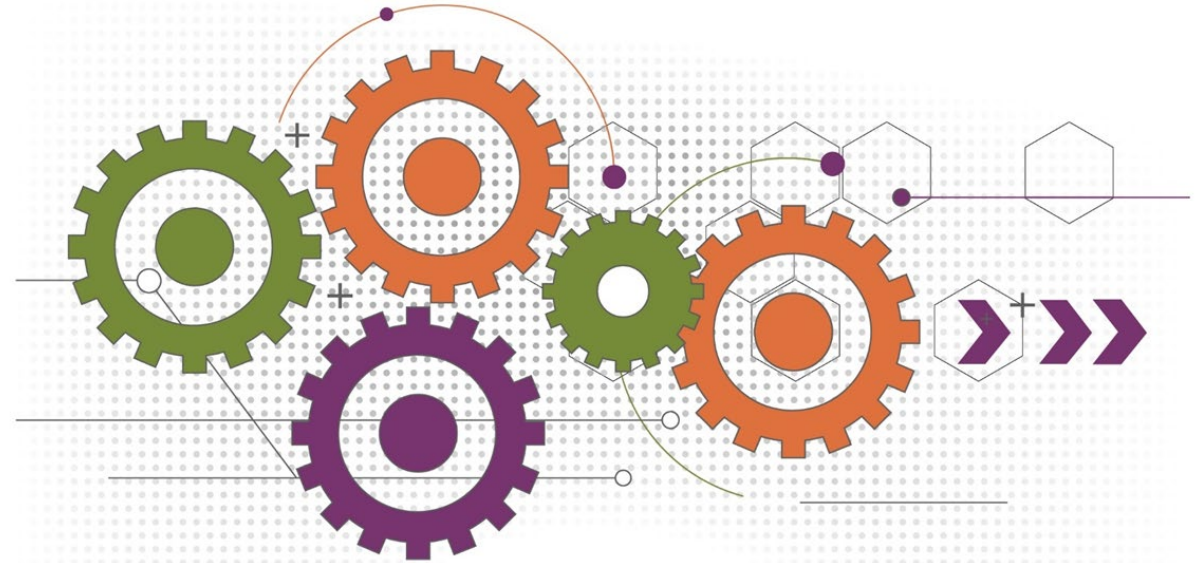


Change	Zoning Change	Acreage
1	RSF-65 to RTO-H-e	13.21
2	RSF-65 to RSF-A	0.98
3	LTO-c to LTO-e	18.41
4	RSF-65/LTO-e to LTO-e	2.00
5	CGO to CN	0.81
6	RSF-65 to ROS	2.03
7	CGO to CN	4.97
8	CGO to CN	1.26
9	CGO/RMF-20 and RMF-20 to RMF-48	8.08
10	RMF-20 to RMF-48	24.75
11	LTO-e to CS	1.80
12	LTO-c/LTO-e to CS	5.50
13	LTO-c to CS	2.32
14	LTO-c to ROS	2.05
15	AG, LTO-e, and RSF-65 to ROS	22.31
16	AG to ROS	11.84
17	CGO/RSF-65 to CN	10.17
18	RMF-20 to RMF-48	4.38
19	CGO to LTO-e	0.29
20	LTO-e to LTO-c	12.77
21	RMF-20/RMF-48 to LTO-e	10.68
22	RMF-48 to ROS	6.62
23	AG to ROS	0.47
24	RCO/AG to RCO/ROS	1.06
25	RCO/AG to RCO/ROS	0.49
26	RCO/AG to RCO/ROS	0.16
27	RCO/AG to RCO/ROS	0.13
28	RSF-65 to RSF-A	0.11

IMPLEMENTATION



1. **Short-term (<5 years):** Intended to be implemented by 2028
2. **Mid-term (5-10 years):** Intended to be implemented between 2028 and 2033
3. **Long-term (10-25 years):** Intended to be implemented after 2033



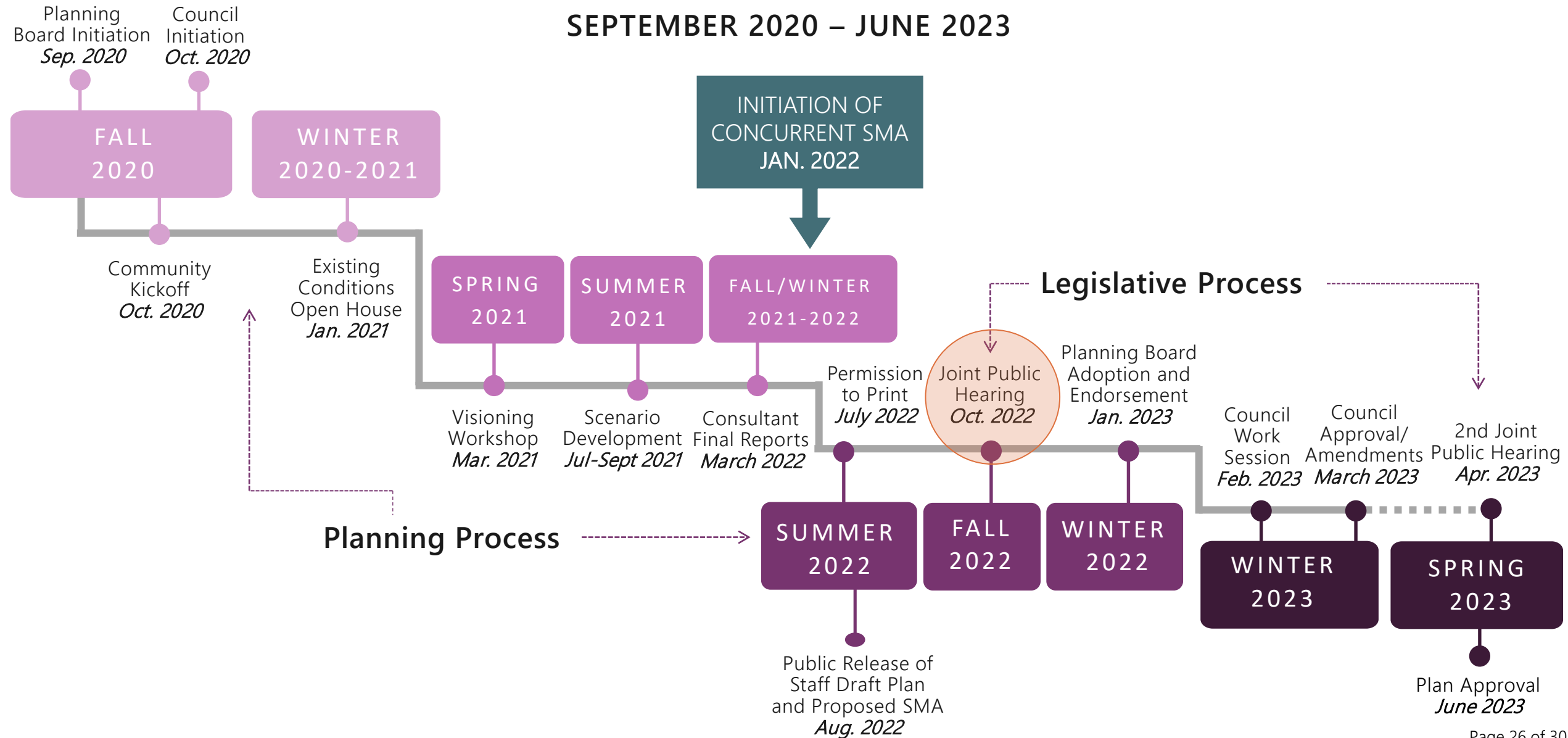
This plan will require:

- The action of agencies and stakeholders, including changes to ordinances, capital improvement program commitments, and operating budget initiatives
- Approval of the concurrent Sectional Map Amendment to rezone properties in the sector plan area to implement the land use vision
- County or state agencies, or M-NCPPC, to construct capital improvement projects
- Property owners and developers to invest in this community
- The efforts of all stakeholders - government, the private sector, nonprofit organizations, property owners, and residents

ANTICIPATED SCHEDULE



SEPTEMBER 2020 – JUNE 2023



SUBMIT TESTIMONY

All public comments are due by close of business on **Wednesday, October 26, 2022**, when the record of public hearing testimony will close.

Written comments may be emailed to clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Please note that **written testimony or comments will be accepted in electronic format only.**



NEXT STEPS

- Close of record for the Joint Public Hearing (JPH) testimony (**October 26, 2022**)
- Planning Board (PB) review of the digest of testimony and submission of the adopted Plan and SMA to the District Council (**January 2023**)
- District Council review and adoption of the Plan and SMA (**March-June 2023**)

FIND OUT MORE

[**http://bit.ly/WH-QCSP**](http://bit.ly/WH-QCSP)

Preliminary Sector Plan

Existing Conditions Summary

Proposed Sectional Map Amendment

Recordings of past community meetings

FAQs



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@PGPlanningMD



THANK YOU!



Project Facilitator:
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Supervisor, Long-Range Planning Section
Community Planning Division

QUESTIONS?



Project Manager:
Scott Rowe, AICP, CNU-A
Planner IV, Master Plans and Studies Section
Community Planning Division