

Preliminary

October 2021

Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan



Adelphi Road-UMGC-UMD **Purple Line** Station Area Sector Plan and Sectional Map Amendment

District Council Work Session

Thursday, May 12, 2022

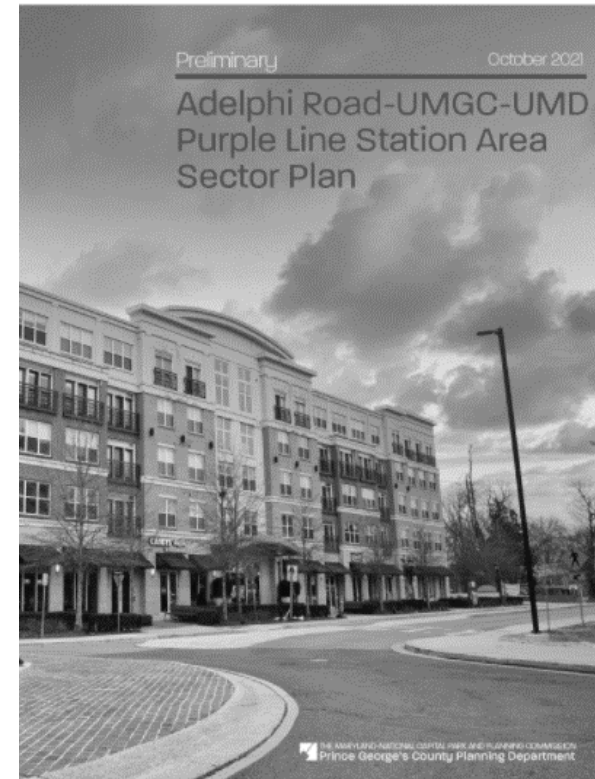
Shubha Punase, AICP, LEED-GA

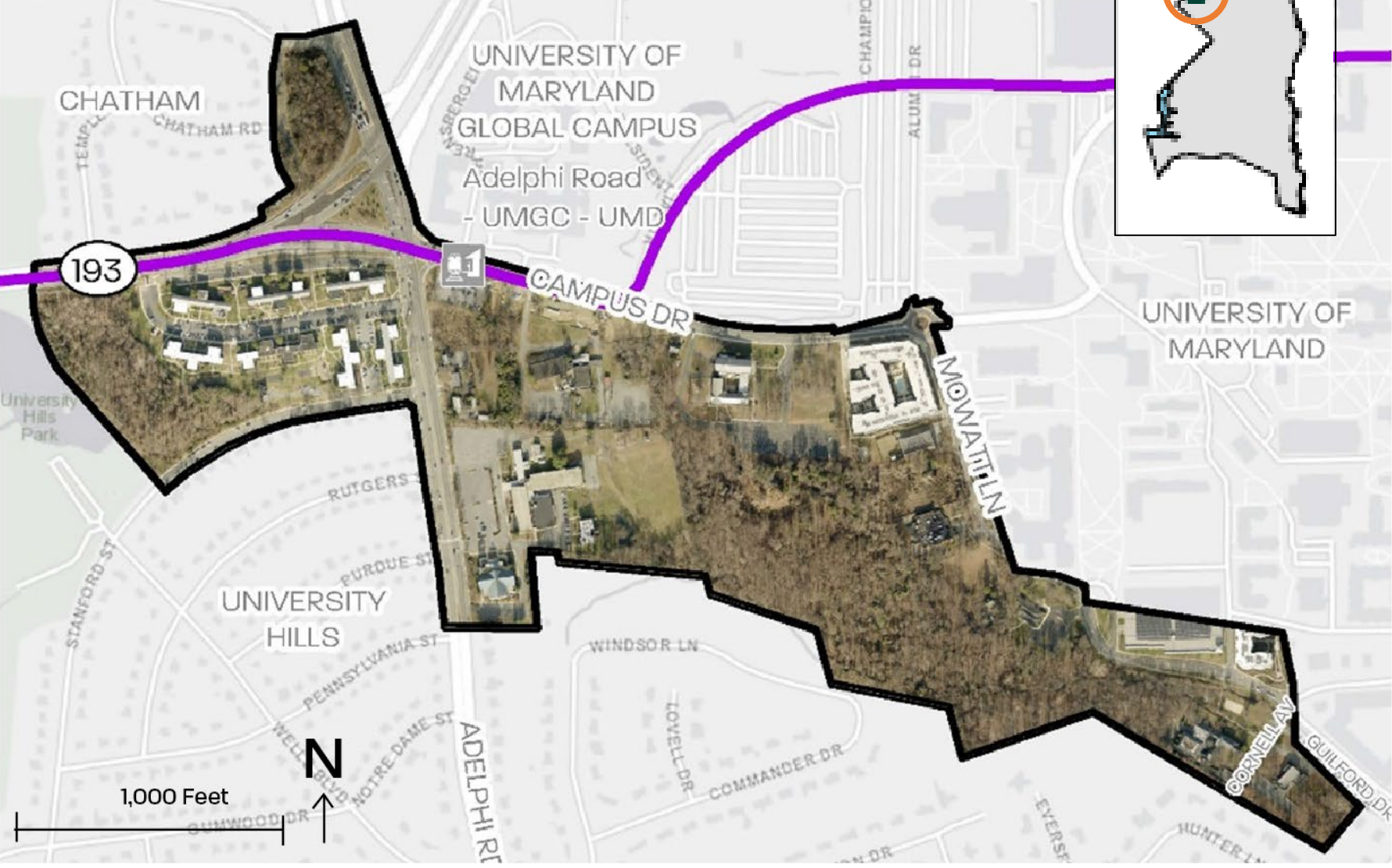
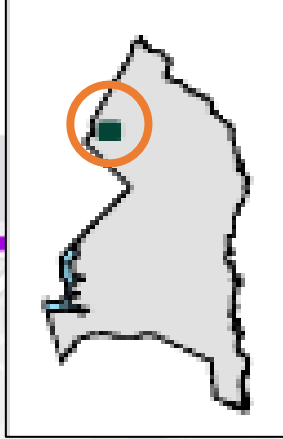
Project Manager

Community Planning Division

SUMMARY

- Overview
- Key Issues
- Action Items
- Next Steps
- Q&A





SECTOR PLAN BOUNDARY

-  Sector Plan Boundary
-  Proposed Station
-  Purple Line (in construction)

TESTIMONY RECEIVED



80 Pieces of
Written
Testimony



33 JPH
Speakers



111-page JPH
Transcript



5 Pieces of
Late/
Additional
Testimony



ANALYSIS OF TESTIMONY

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SECTION II. B: ANALYSIS OF KEY ISSUES



(Attachment 3, p. 8-92)



B1. *Concerns about the Planning Process and Legislative Schedule* (p. 14-17)



B2. *Development Sites at 3623 Campus Drive and 7500 Mowatt Lane: Balance of Preservation and Development* (p. 18-44)



B3. *Scale and Intensity of Development and Center Designation* (p. 45-50)



B4. *Stormwater Management* (p. 51-57)



B5. *Reducing Automobile Use through Transit-Oriented Development and Perceptions of Traffic Congestion* (p. 58-71)

SECTION II. B: ANALYSIS OF KEY ISSUES



(continued)



- B6. *Housing Affordability* (p. 72-76)



- B7. *Countywide Green Infrastructure Network* (p. 77-84)



- B8. *Plan Boundaries* (p. 85-86)



- B9. *City of College Park SMA Recommendations* (p. 87-92)

B1. CONCERNS ABOUT THE PLANNING PROCESS AND LEGISLATIVE SCHEDULE

(p. 14-17)

Testimony



- Frustration about the virtual engagement process in general
- Cities of Hyattsville and College Park recommended a delay in the planning process to give staff more time to incorporate additional analysis and public input.



- Opposed the recommended development of currently undeveloped properties between Campus Drive and Guilford Run (Key Issue B2)





B1. PLANNING BOARD RECOMMENDATION



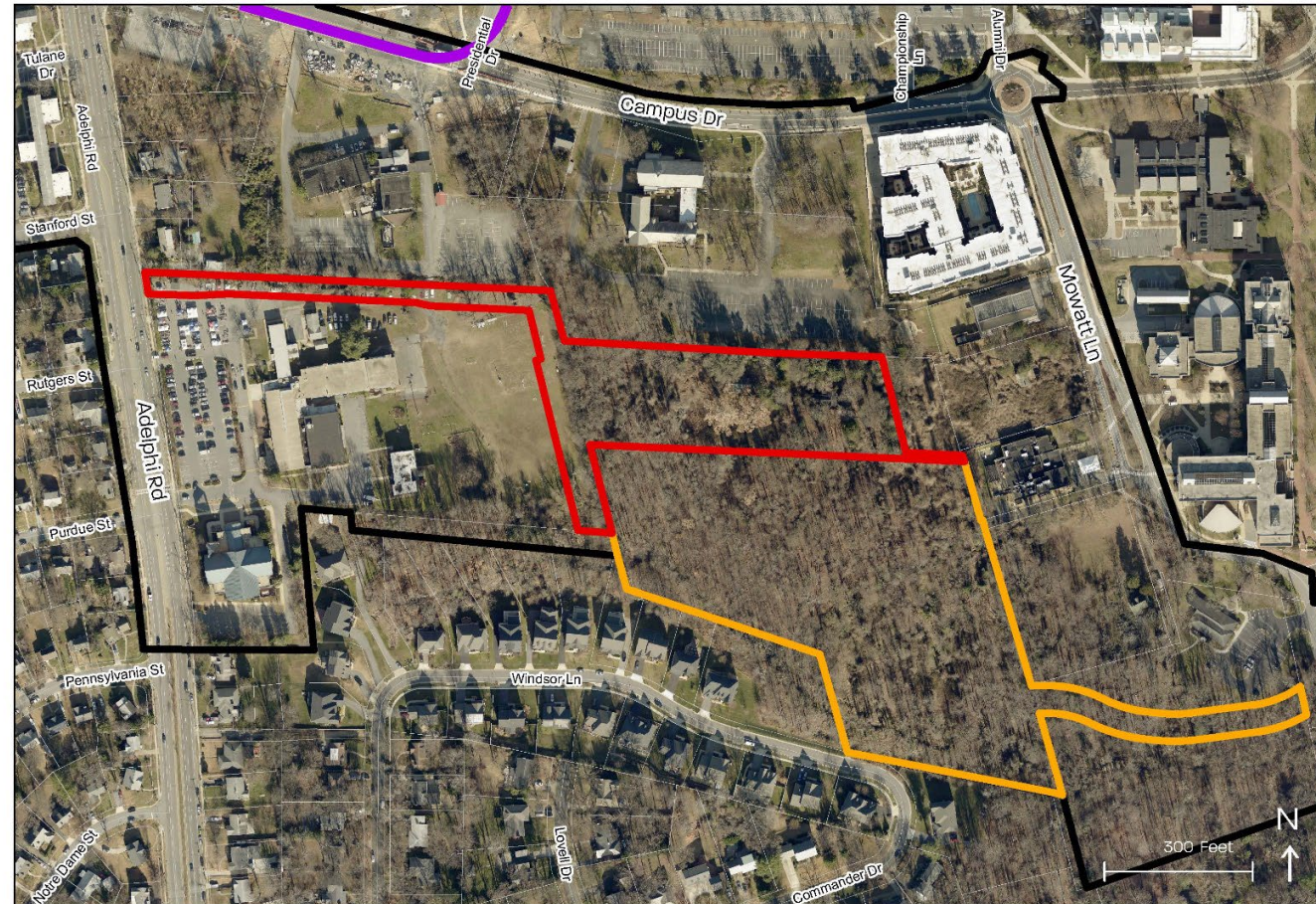
Planning Board recommends the District Council approve the Adopted Sector Plan and Endorsed Sectional Map Amendment, as identified in the project schedule approved in CR-123-2020.





B2. DEVELOPMENT SITES AT 3623 CAMPUS DRIVE AND 7500 MOWATT LANE: BALANCE OF PRESERVATION AND DEVELOPMENT (p. 18-44)

Map B. Parcels at 3623 Campus Drive and 7500 Mowatt Lane



2021 Aerial Photography

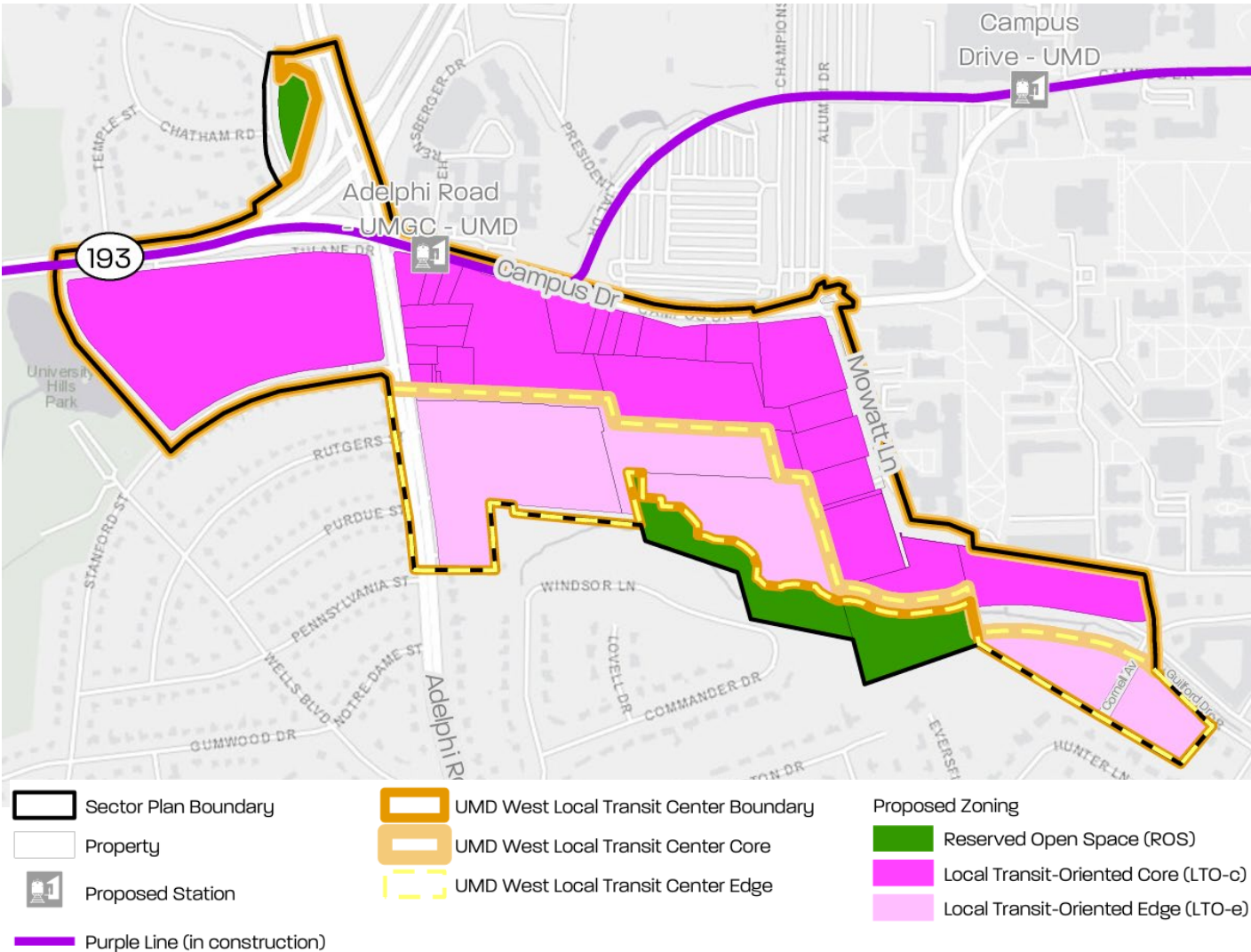
-  Sector Plan Boundary
-  Purple Line (in construction)
-  7500 Mowatt Ln
-  3623 Campus Dr
-  Property
-  Proposed Station

Testimony

- Requests to preserve these two properties and surrounding wooded areas.
- Support creating transit-oriented development at the Purple Line Station but oppose development of these two sites.
- Concerned that the loss of woods would leave the surrounding community vulnerable to the potential negative impacts of natural disasters occurring as a result of climate change.

B2. PLANNING BOARD ACTIONS

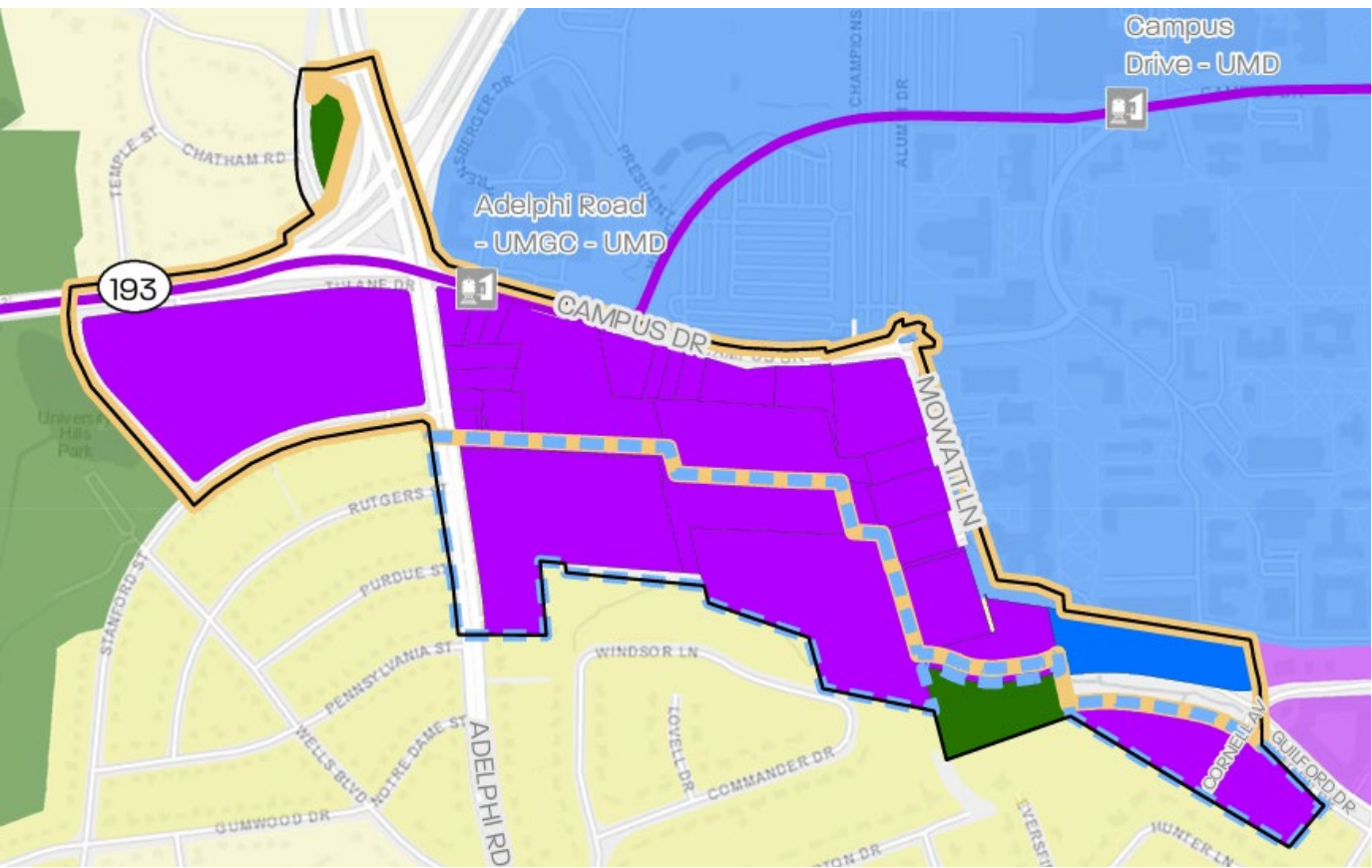
Revisions to Map 2. *Proposed Zoning* (Proposed SMA, p. 6)



- Add Strategy LU 2.2, recommending subdivision of the parcel at 7500 Mowatt Lane and reclassification to the ROS Zone as recommended by UMD in its testimony
- Add Strategy NE 1.4, recommending maximum use of conservation easements
- Add Strategy PF 2.8 to add portions of the subject properties to Conservation Area C
- Add LU 5 and Strategy LU 5.1, maximizing use of LTO-PD Zone

B3. SCALE AND INTENSITY OF DEVELOPMENT AND CENTER DESIGNATION (p. 45-50)

Map 9. Future Land Use Map (FLUM) (Preliminary Plan, p. 38)

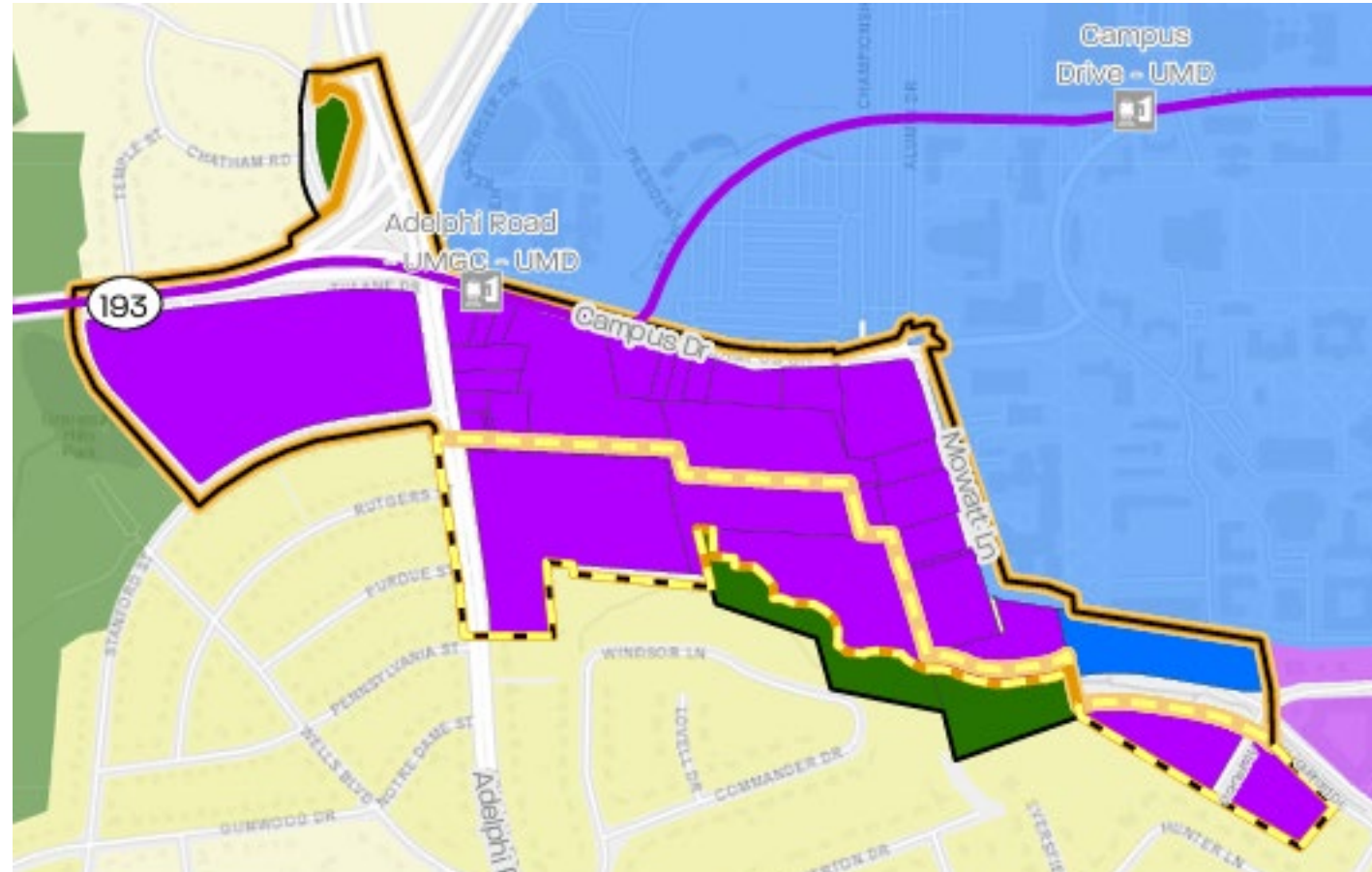


Testimony

Concerned that the scale and intensity of recommended development, resulting Center designation, and zoning recommendations, is larger than that recommended in Plan 2035.

B3. PLANNING BOARD ACTIONS

Revisions to Map 9. *Future Land Use Map (FLUM)* (Preliminary Plan, p. 38)

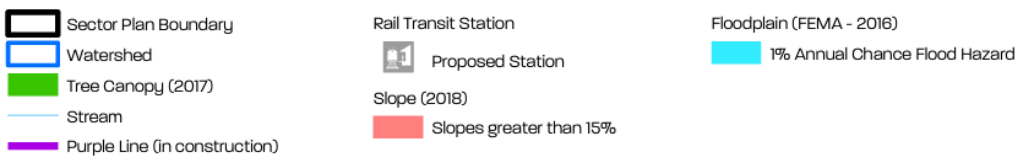
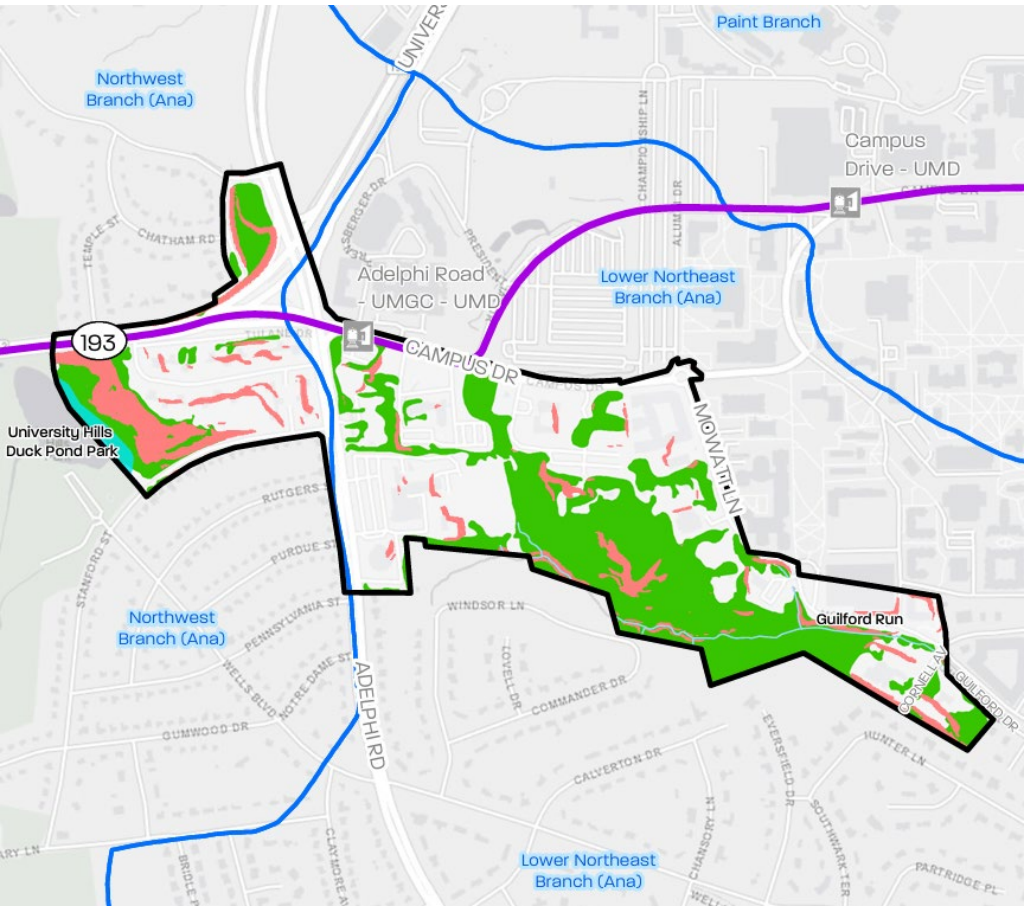


- Create new Strategy LU 1.1 designating UMD West Center as Local Transit Center
- Make no changes to SMA

B4. STORMWATER MANAGEMENT

(p. 51-57)

Map 21. Existing Environmental Features (Preliminary Plan, p. 77)



Testimony

Concerned about the impact of the sector plan on:

- management of stormwater
- relationship of new development to flooding along Guilford Run downstream of the sector plan area

B4. PLANNING BOARD ACTIONS

- Add Strategy NE 2.4 recommending SWM retrofit of UMD campus.
- Add Strategy TM 1.4, recommending that SWM best practices (BMPs) be added to existing streets.
- Revise Strategy NE 2.2 and NE 2.3

B5. REDUCING AUTOMOBILE USE THROUGH TRANSIT-ORIENTED DEVELOPMENT AND PERCEPTIONS OF TRAFFIC CONGESTION (p. 58-71)

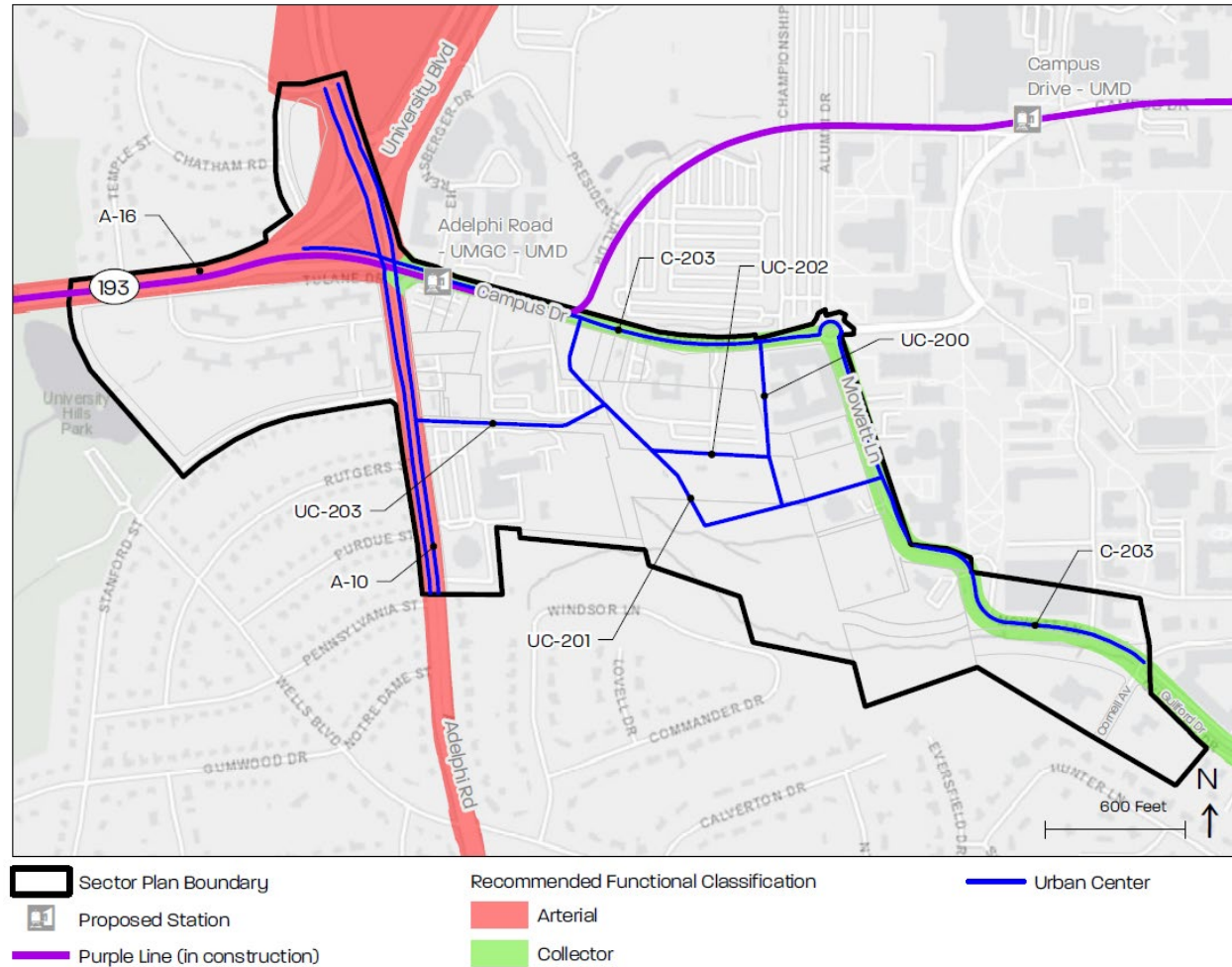


Testimony

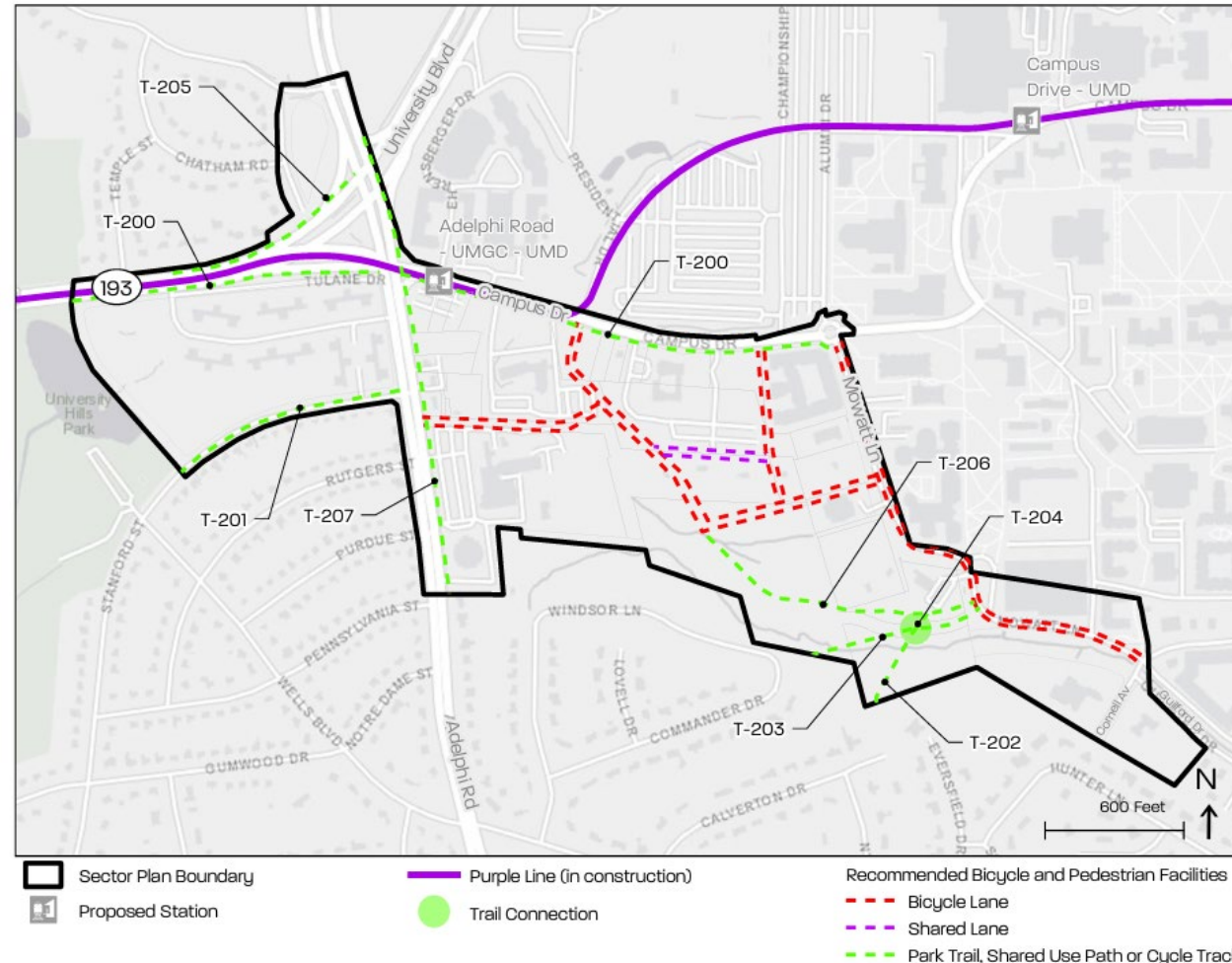
Expressed concerns about the traffic impacts of new development.

B5. PLANNING BOARD ACTIONS

Revisions to Map 19. *Master Plan of Transportation Complete and Green Street Recommendations* (Preliminary Plan, p. 63)



Revisions to Map 20. *Recommended Bicycle and Pedestrian Facilities* (Preliminary Plan, p. 66)



B6. HOUSING AFFORDABILITY (p. 72-76)

Testimony

Several speakers/exhibits expressed concerns about the lack of explicit policies or strategies to ensure the construction of affordable units.

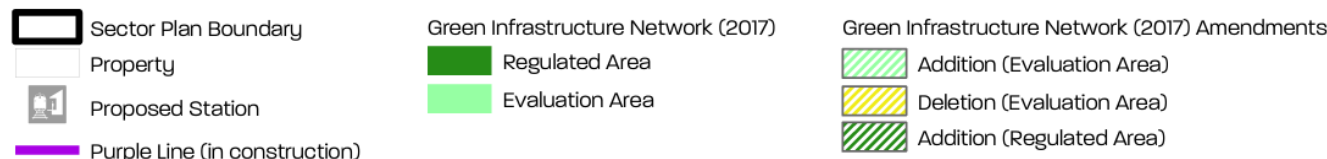
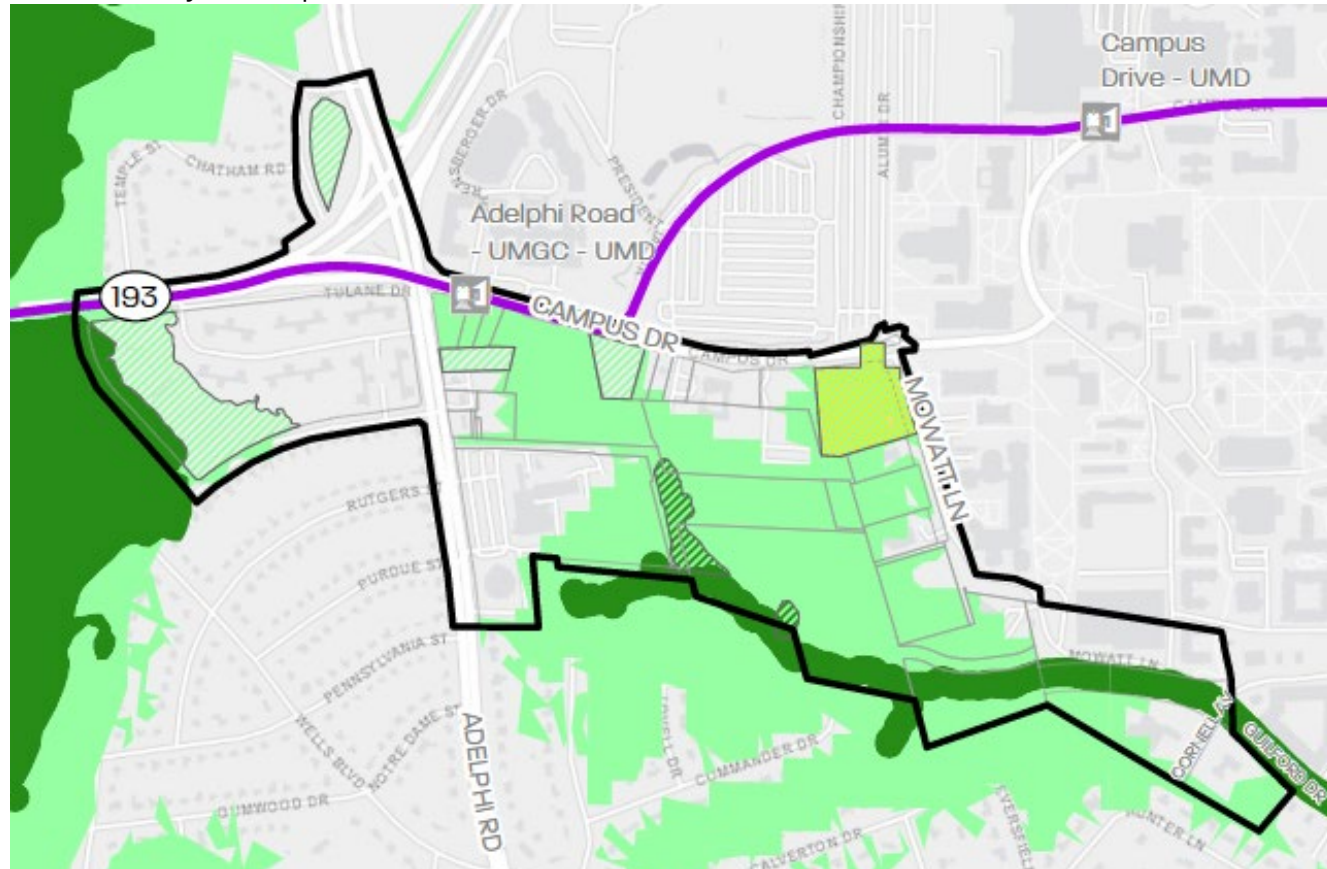


B6. PLANNING BOARD ACTIONS

- Add Policy LU 5, recommending use of the Local Transit-Oriented Planned Development (LTO-PD) zone throughout the plan area to encourage construction of below-market-rate housing.
- Revise Policy HN 1 to integrate former Strategy HN 1.2 to clearly link projected demand for undergraduate and graduate housing to the housing recommendations.
- Revise Strategy HN 1.5 to incorporate Housing Opportunities for All in recommendations for affordable housing.
- Add Strategy HN 1.6, recommend UMD construct dormitories to add to the affordable housing supply.

B7. COUNTYWIDE GREEN INFRASTRUCTURE NETWORK (p. 77-84)

Map 23. Proposed Amendments to the Countywide Green Infrastructure Network (Preliminary Plan, p. 84)

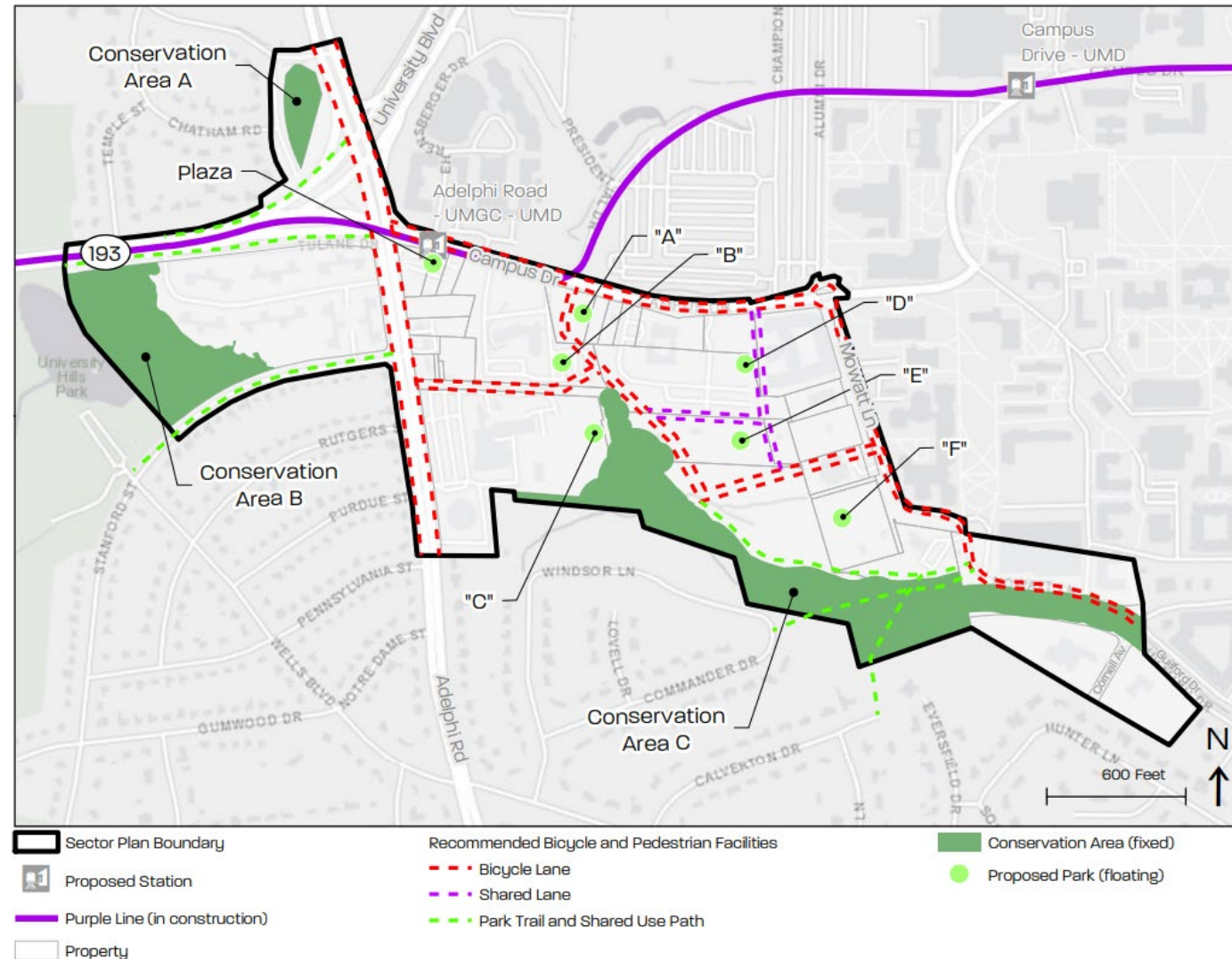


Testimony

Recommended expansion of the Evaluation and Regulated Areas (of the Countywide Green Infrastructure Network).

B7. PLANNING BOARD ACTIONS

Revisions to Map 29. *Recommended Parks and Public Open Spaces* (Preliminary Plan, p. 115)



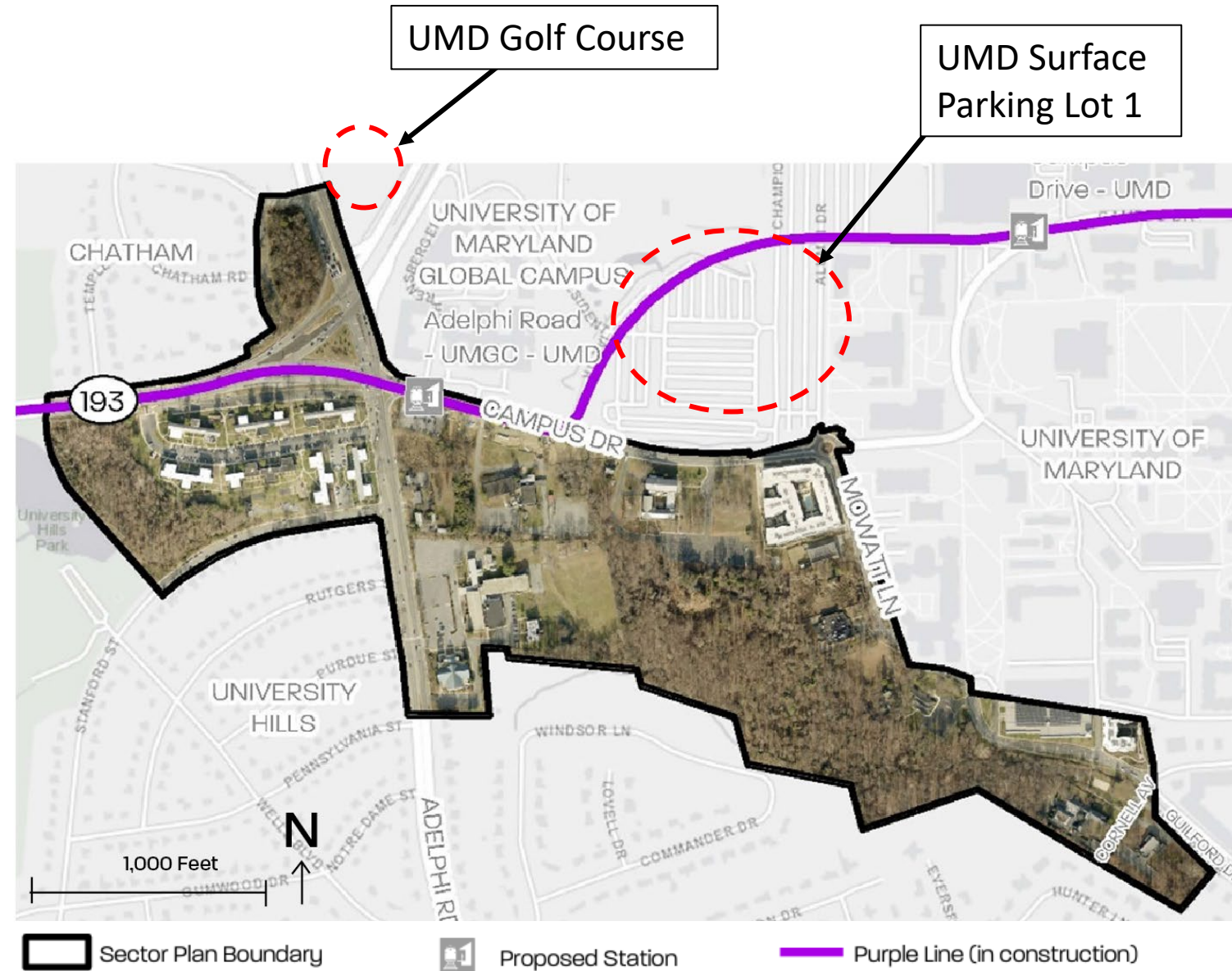
See staff recommendations on Key Issue B2.

B8. PLAN BOUNDARIES (p. 85-86)

Testimony

Concerned about:

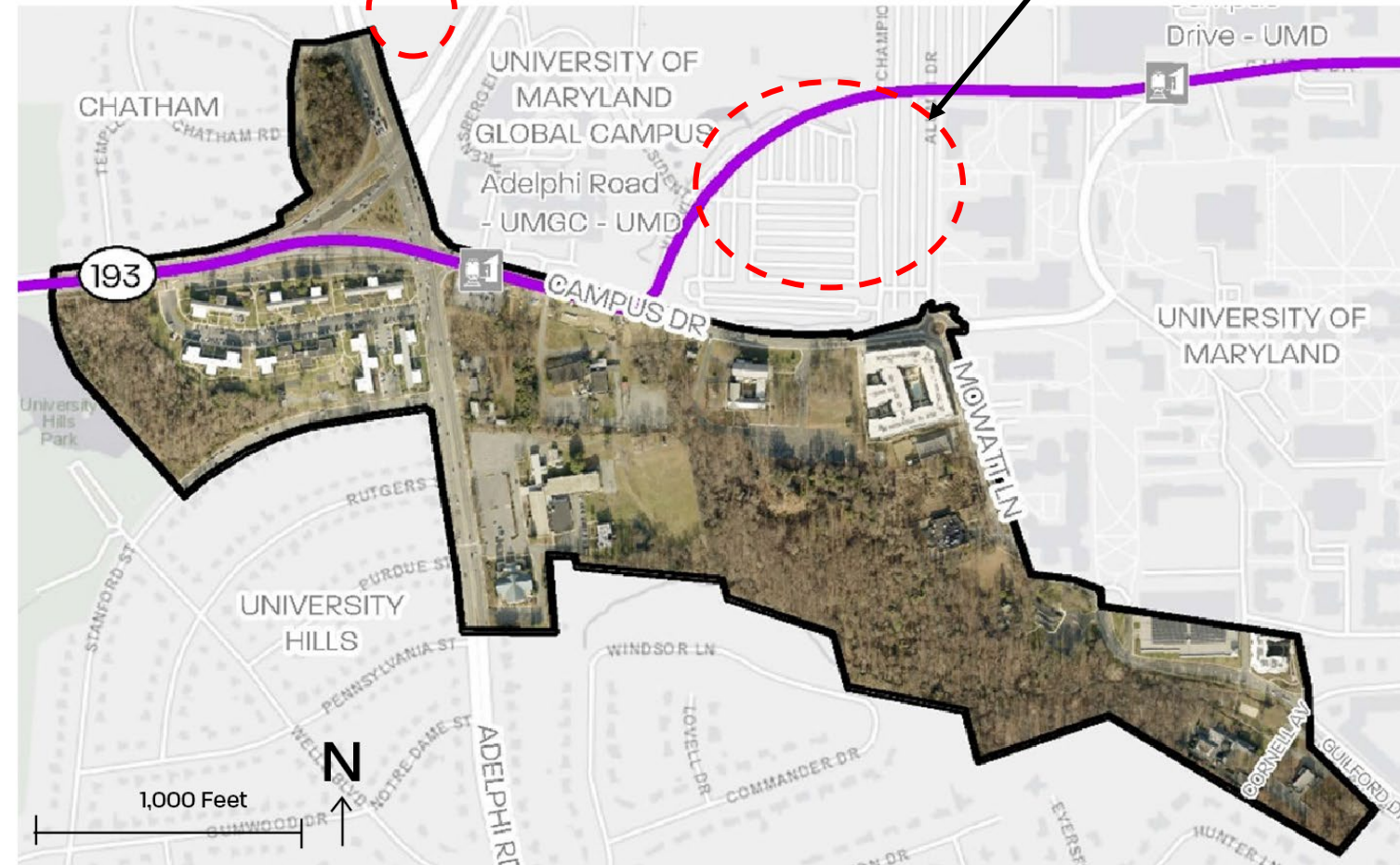
- The process by which master/sector plan boundaries are determined
- The omission of areas outside the plan boundary (UMD owned parking Lot 1, and UMD Golf Course)



B8. PLANNING BOARD ACTIONS

UMD Golf Course

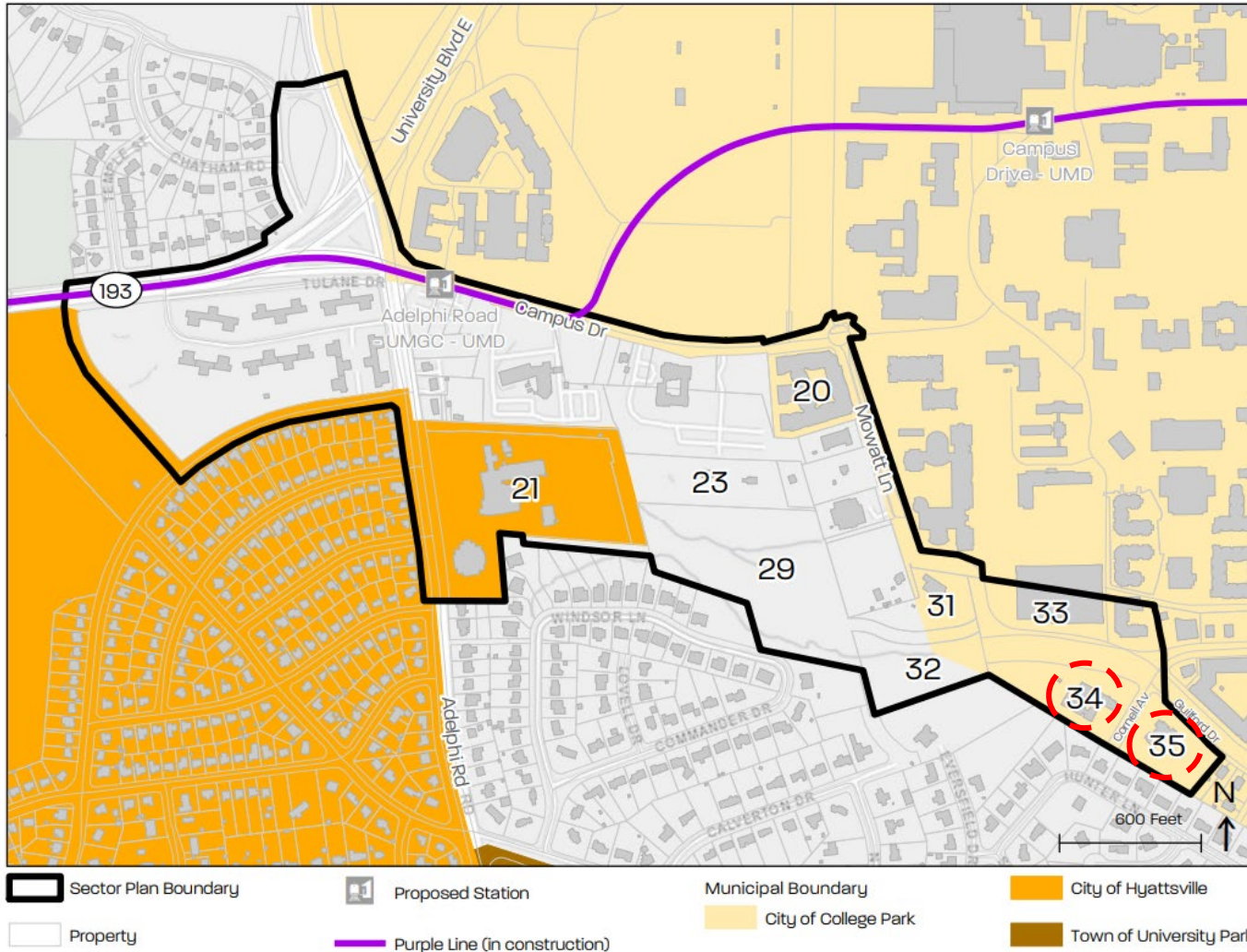
UMD Surface
Parking Lot 1



- No change to plan
- No change to SMA

B9. ZONING CHANGE REQUESTS FROM MUNICIPALITIES (p. 87-92)

Map G. Sector Plan Area and Municipal Boundaries (with Parcel Numbers)



a. City of College Park zoning change requests for parcels entirely within the City limits:

i. LTO-e zone (recommended by Proposed SMA) to RMF-20 zone

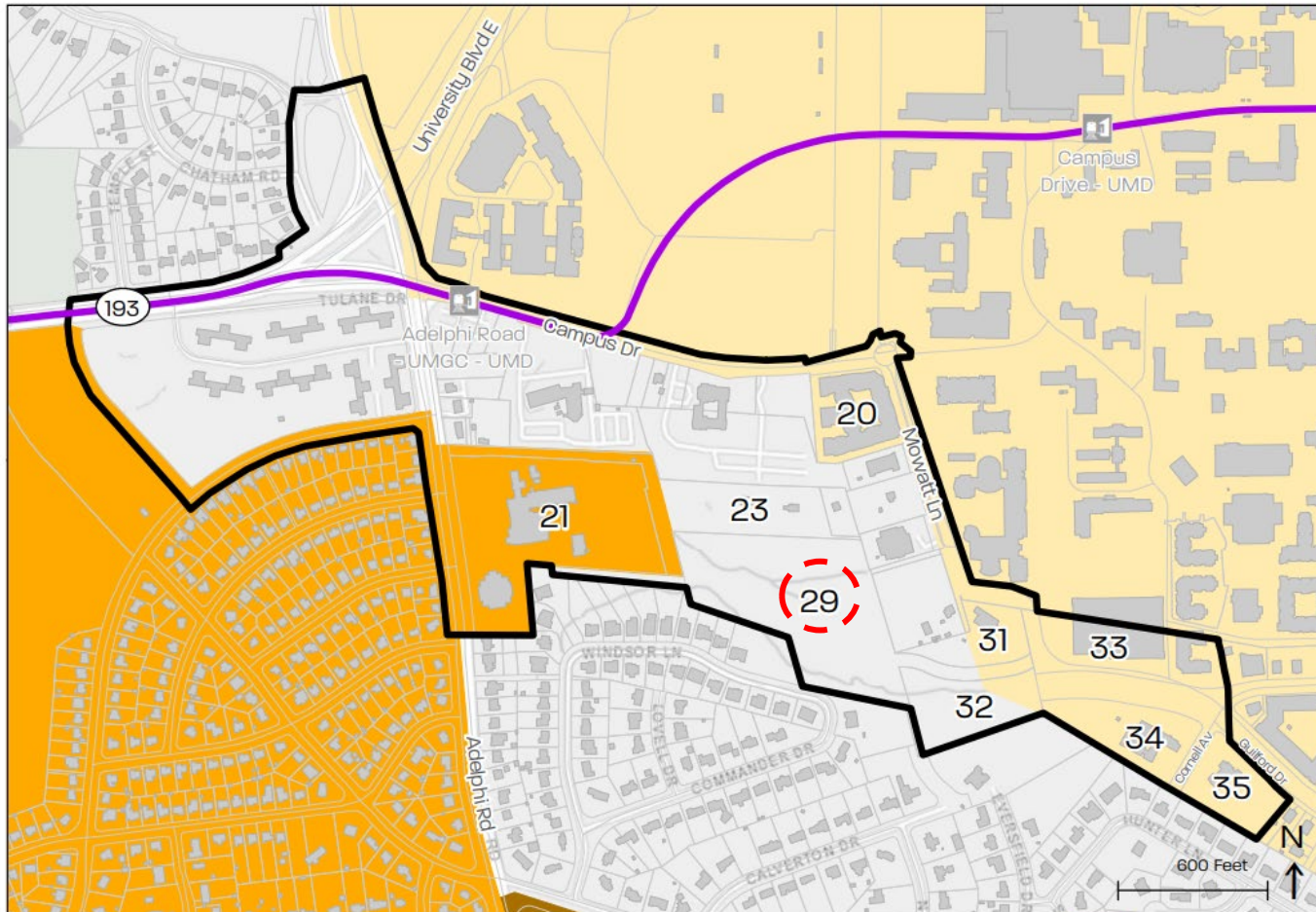
SMA Map 6 ID	Existing Zoning	SMA Proposed Zoning	City Recommendation
34	RSF-65	LTO-e	RMF-20
35	RSF-65	LTO-e	RMF-20

B9. PLANNING BOARD ACTIONS

- No change to SMA.
- The City's proposed RMF-20 Zone is not consistent with the concurrent preliminary sector plan.
- Should the District Council approve the City's recommendation; staff recommends that the subject property be eligible for the Local Transit-Oriented Planned Development (LTO-PD) zone by virtue of its presence within the UMD West Local Transit Center.

B9. ZONING CHANGE REQUESTS FROM MUNICIPALITIES

Map G. Sector Plan Area and Municipal Boundaries (with Parcel Numbers)



b. City of College Park zoning change requests for parcels partially within the City limits:

i. LTO-e zone (recommended on Proposed SMA) to ROS zone

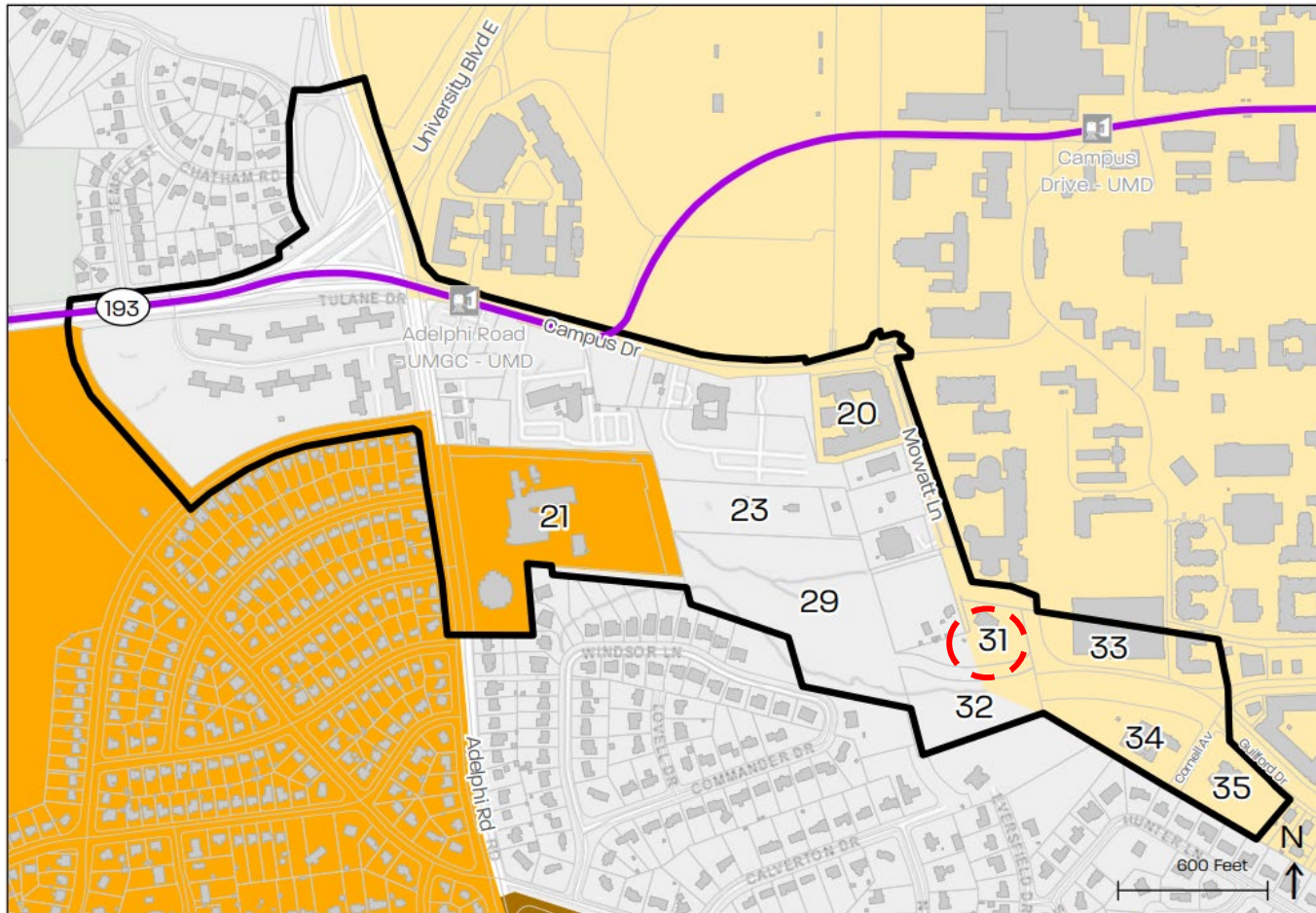
SMA Map 6 ID	Existing Zoning	SMA Proposed Zoning in City	City Recommendation
29	NAC / RSF-65	LTO-e	ROS

B9. PLANNING BOARD ACTIONS

- See Key Issue B2.
- No change to SMA.

B9. ZONING CHANGE REQUESTS FROM MUNICIPALITIES

Map G. Sector Plan Area and Municipal Boundaries (with Parcel Numbers)



b. City of College Park zoning change requests for parcels partially within the City limits:

ii. LTO-e zone (recommended on Proposed SMA) to RSF-65 zone

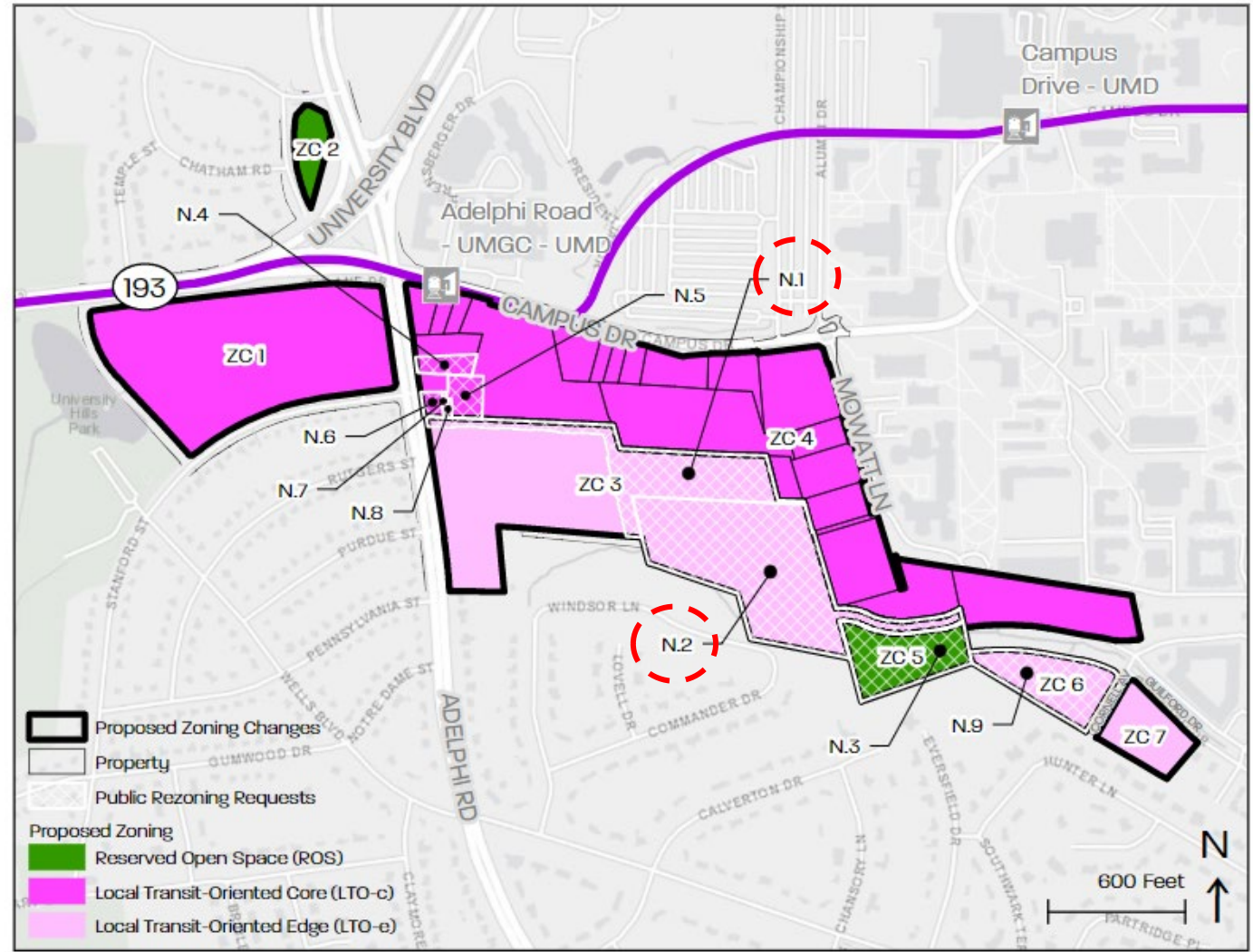
SMA Map 6 ID	Existing Zoning in City	SMA Proposed Zoning in City	City Recommendation
31	RSF-65	LTO-e	RSF-65

B9. PLANNING BOARD ACTIONS

- No change to the SMA
- The City's proposed RSF-65 Zone is not consistent with the concurrent sector plan.
- Should the District Council approve the City's recommendation; said recommendation only applies to the portion of this property within the City of College Park. Should this situation occur, staff recommends that the subject property be eligible for the LTO-Planned Development (LTO-PD) Zone by virtue of its presence within the UMD West Local Transit Center.

PROPOSED SMA - PUBLIC REQUESTS FOR REZONING OF PROPERTIES (p. 127-129)

Map H. Public Rezoning Requests

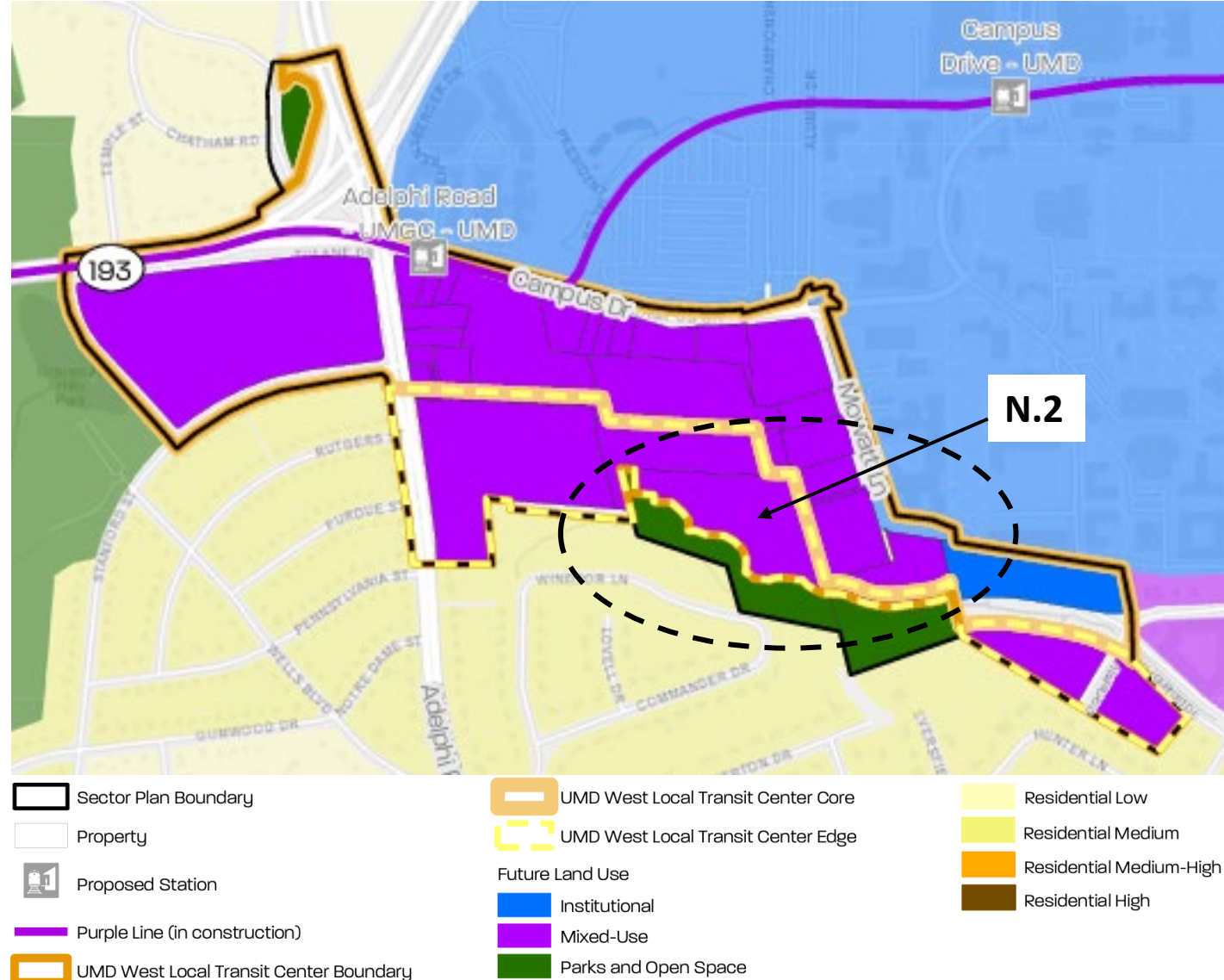


Testimony

Public request for split zoning the properties from LTO-e zone (recommended on Proposed SMA) to LTO-e / ROS

PLANNING BOARD ACTIONS

Recommended revisions to Map 9. *Future Land Use Map (FLUM)* (Preliminary Plan, p. 38)



- No change to the SMA (for N.1)
- Split zoning recommended (for N.2) (see key issue B2)

NEXT STEPS AND PROJECT SCHEDULE



PROJECT TEAM CONTACTS



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Planner II, Master Plans and Studies Section

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QUESTIONS?



APPENDIX



B2. DEVELOPMENT SITES AT 3623 CAMPUS DRIVE AND 7500 MOWATT LANE: BALANCE OF PRESERVATION AND DEVELOPMENT

1938 Aerial Photograph

1965 Aerial Photograph



1938 Aerial Photography

- Sector Plan Boundary
- Property

- Proposed Station
- Purple Line (in construction)

- 7500 Mowatt Ln
- 3623 Campus Dr

1965 Aerial Photography

- Sector Plan Boundary
- Property

- Proposed Station
- Purple Line (in construction)

- 7500 Mowatt Ln
- 3623 Campus Dr



B2. DEVELOPMENT SITES AT 3623 CAMPUS DRIVE AND 7500 MOWATT LANE: BALANCE OF PRESERVATION AND DEVELOPMENT


1984 Aerial Photograph





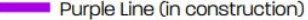

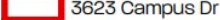
2011 Aerial Photograph



1984 Aerial Photography

-  Sector Plan Boundary
-  Proposed Station
-  Purple Line (in construction)
-  7500 Mowatt Ln
-  3623 Campus Dr

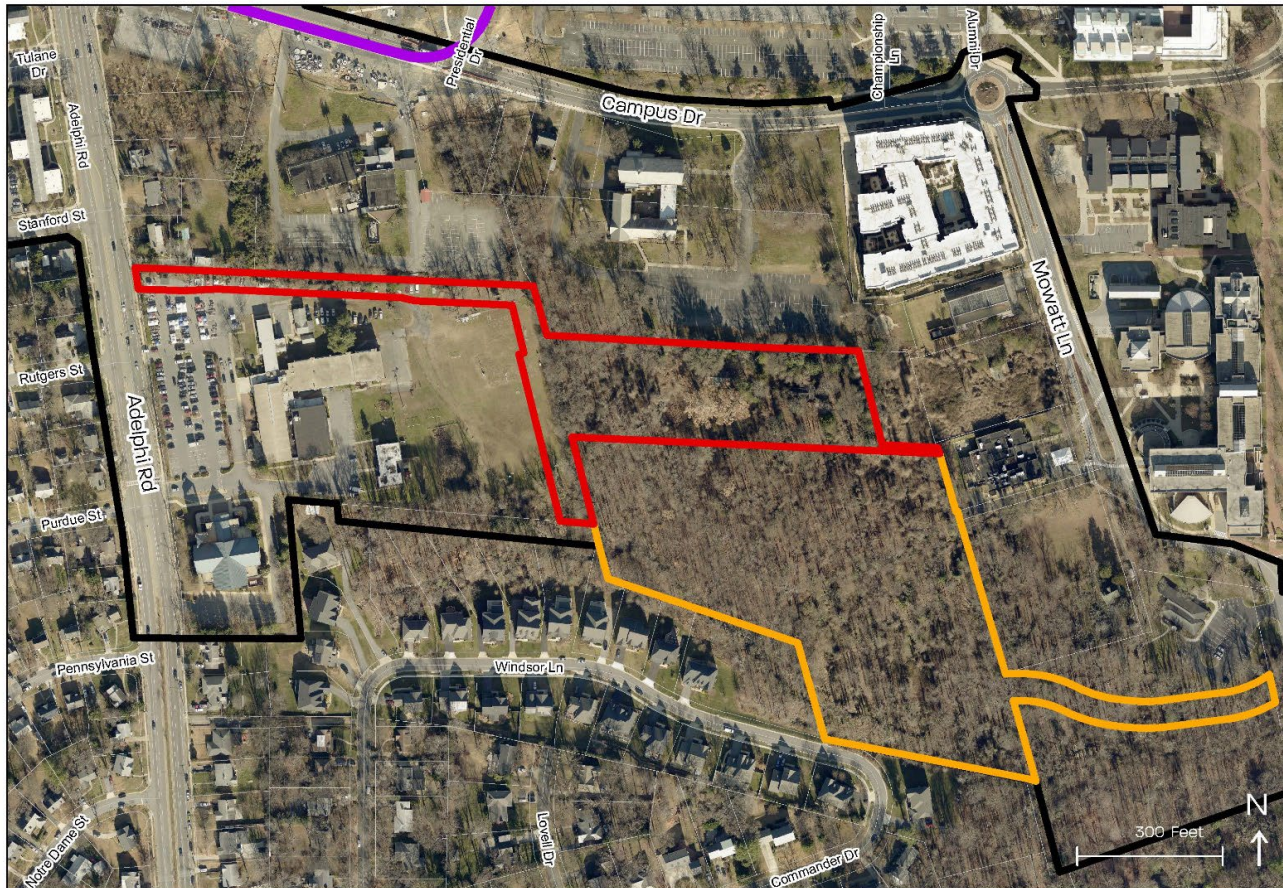
2011 Aerial Photography

-  Sector Plan Boundary
-  Proposed Station
-  Purple Line (in construction)
-  7500 Mowatt Ln
-  3623 Campus Dr









B2. DEVELOPMENT SITES AT 3623 CAMPUS DRIVE AND 7500 MOWATT LANE: BALANCE OF PRESERVATION AND DEVELOPMENT

Map B. Parcels at 3623 Campus Drive and 7500 Mowatt Lane



2021 Aerial Photography

-  Sector Plan Boundary
-  Purple Line (in construction)
-  Proposed Station
-  3623 Campus Dr
-  7500 Mowatt Ln
-  Property

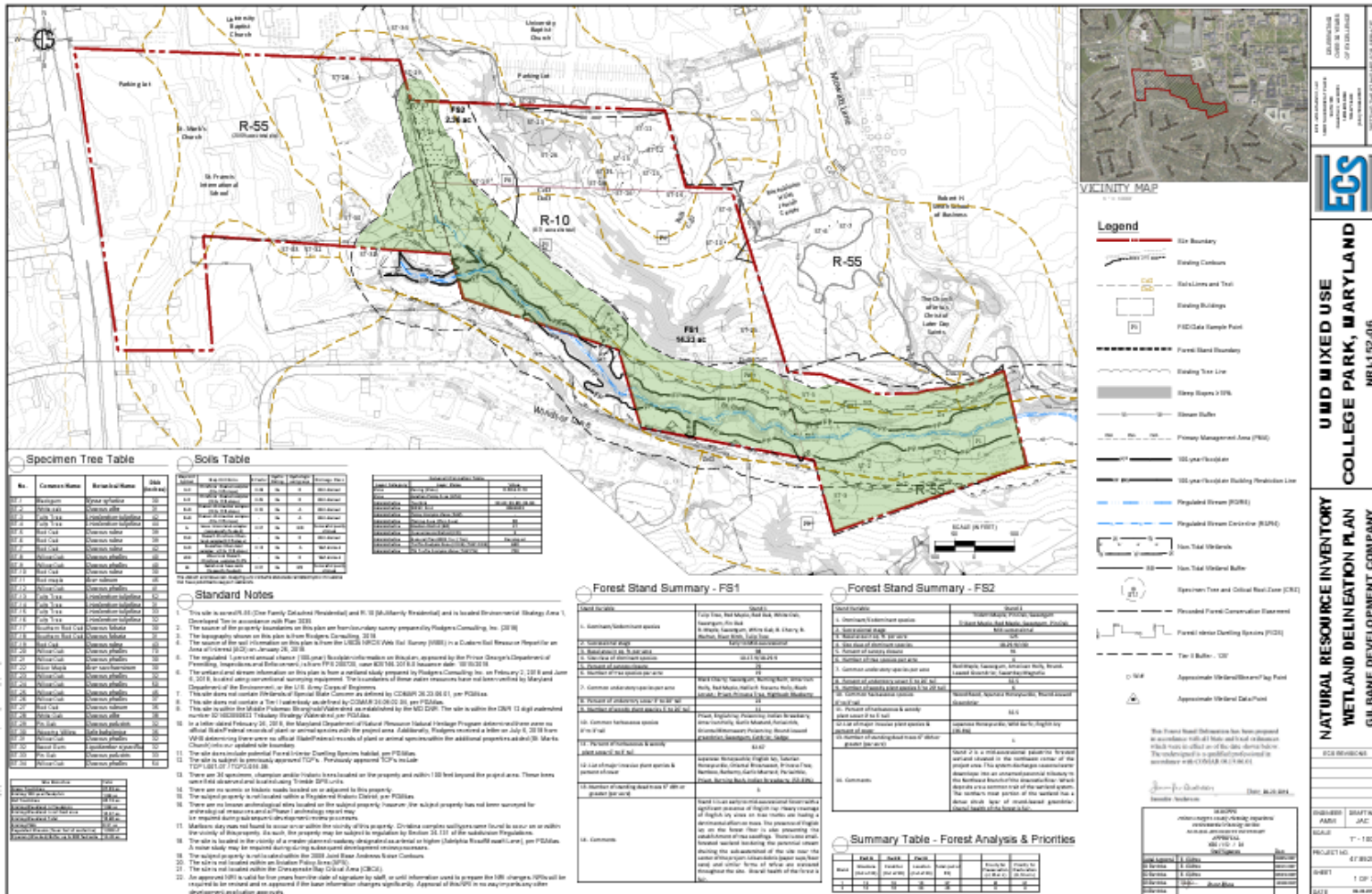
7500 Mowatt Lane Property

- Zoning and Entitlements
 - Zoning Map Amendment to the Multifamily, High Density (R-10) Zone
 - Mosaic at Turtle Creek
 - Countywide Map Amendment
- Implication of Entitlements and State/UMD Ownership



B2. DEVELOPMENT SITES AT 3623 CAMPUS DRIVE AND 7500 MOWATT LANE: BALANCE OF PRESERVATION AND DEVELOPMENT

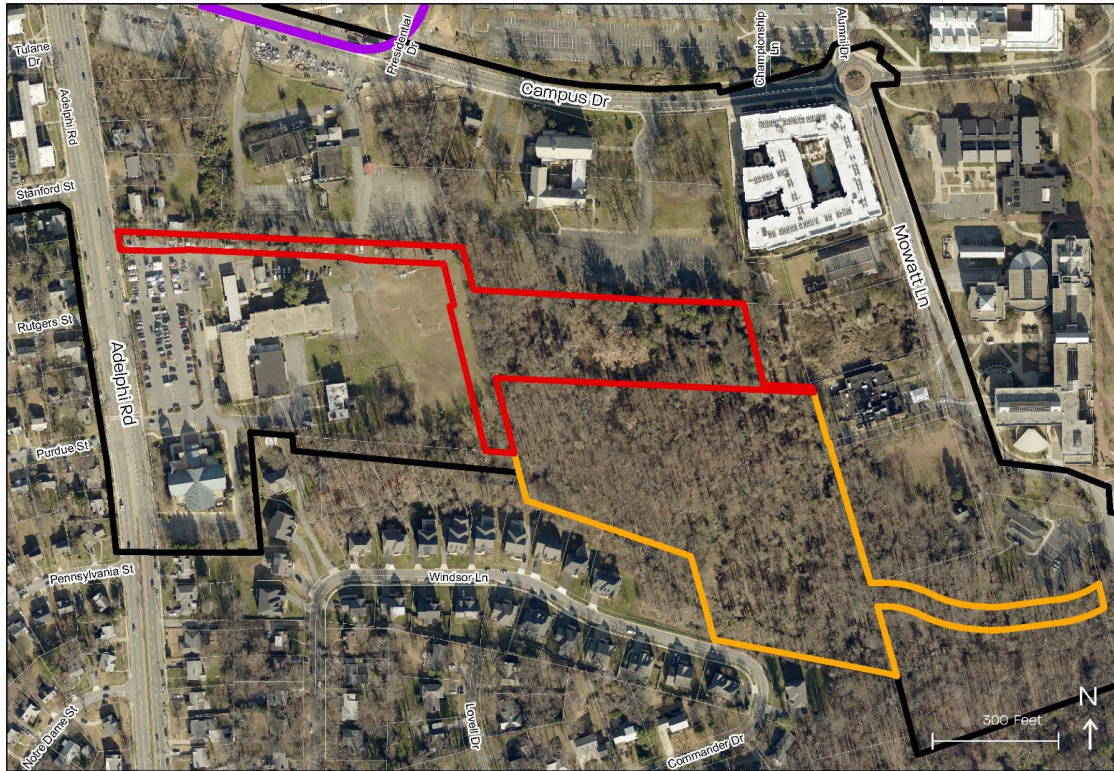
NRI-152-06-03



Collective Development Activities on the Two Properties

- Western Gateway
- Natural Resource Inventory (NRI-152-06-03)

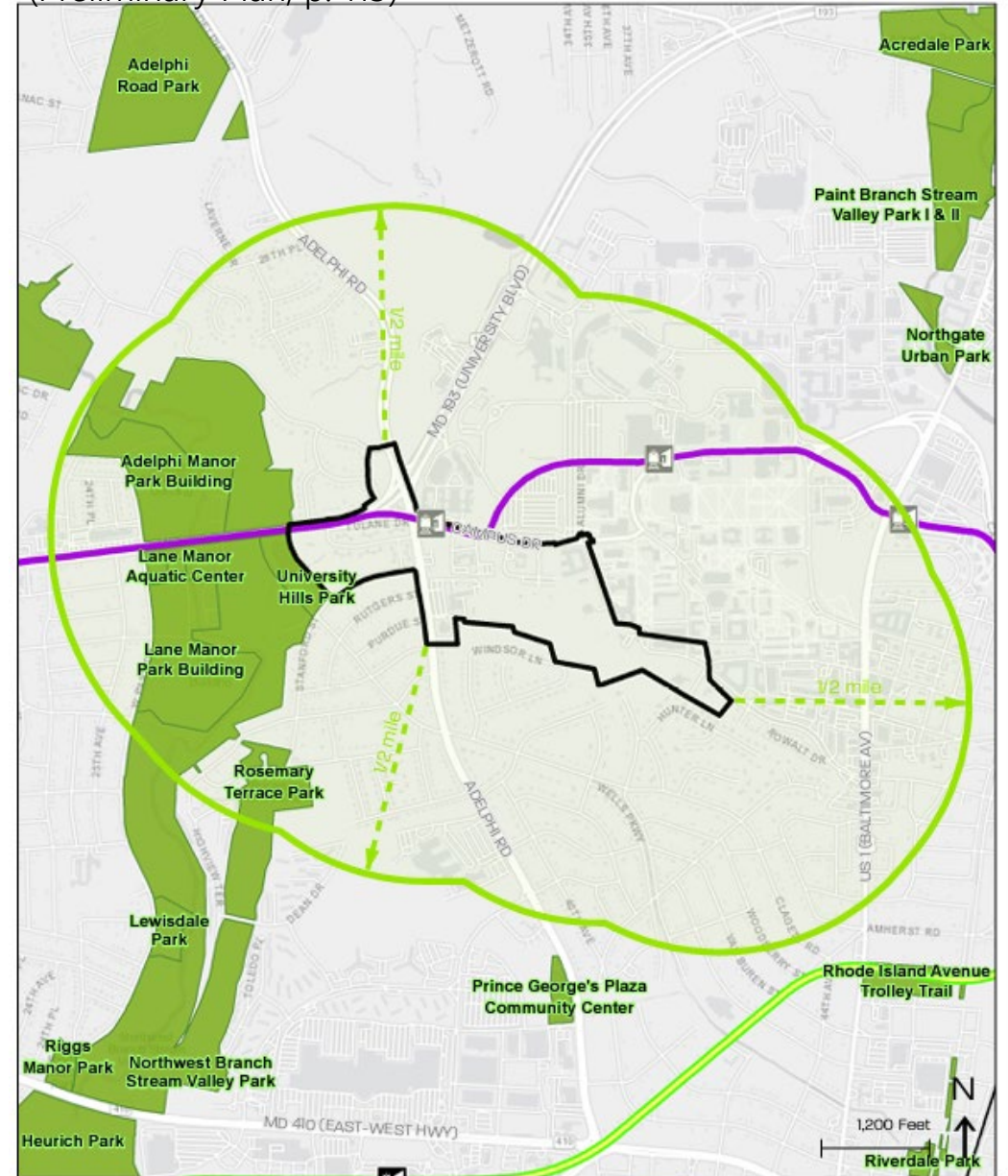
B2. DEVELOPMENT SITES AT 3623 CAMPUS DRIVE AND 7500 MOWATT LANE: BALANCE OF PRESERVATION AND DEVELOPMENT



2021 Aerial Photography

- Sector Plan Boundary
- Property
- Purple Line (in construction)
- 7500 Mowatt Ln
- 3623 Campus Dr
- Proposed Station

Map 28. Existing Parks Within Walking Distance of the Sector Plan Area (Preliminary Plan, p. 113)



- Sector Plan Boundary
- Green Line
- Purple Line (in construction)
- Yellow Line
- Camden and Penn Line
- Existing Station
- Proposed Station
- M-NCPPC Parks
- 1/2 Mile Buffer

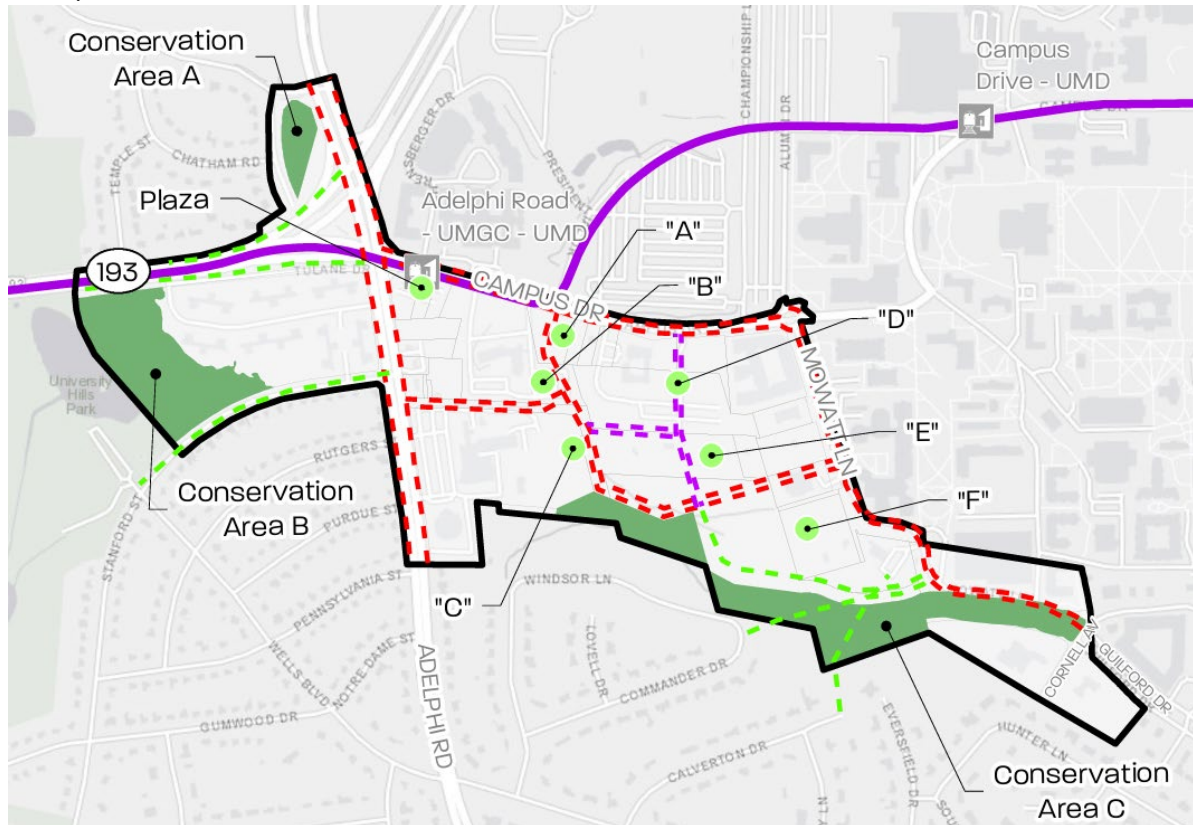


B2. DEVELOPMENT SITES AT 3623 CAMPUS DRIVE AND 7500 MOWATT LANE: BALANCE OF PRESERVATION AND DEVELOPMENT

Map 29. Recommended Parks and Public Open Spaces (Preliminary Plan, p. 115)

Key Recommendations on the Preliminary Plan and Proposed SMA

- Creation of a Guilford Run Stream Valley Park along Guilford Run (Conservation Area C)
- Recommendation for up to 23 acres of parks and public open spaces
- Additional preservation with Woodland and Wildlife Habitat Conservation Ordinance (WCO) requirements
- Elimination of the southern access road to 7500 Mowatt Lane





B2. DEVELOPMENT SITES AT 3623 CAMPUS DRIVE AND 7500 MOWATT LANE: BALANCE OF PRESERVATION AND DEVELOPMENT

Zoning Proposal Submitted by the Property Owners on their Testimonies

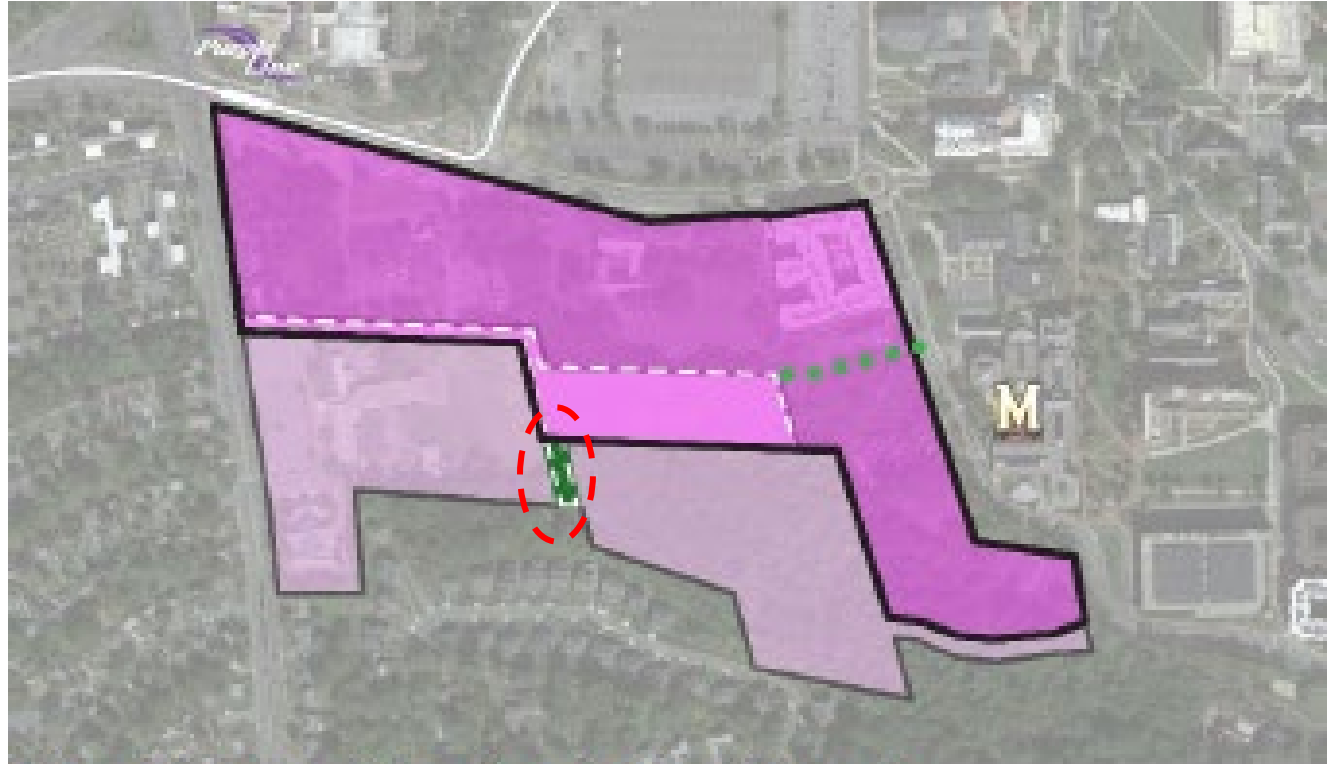
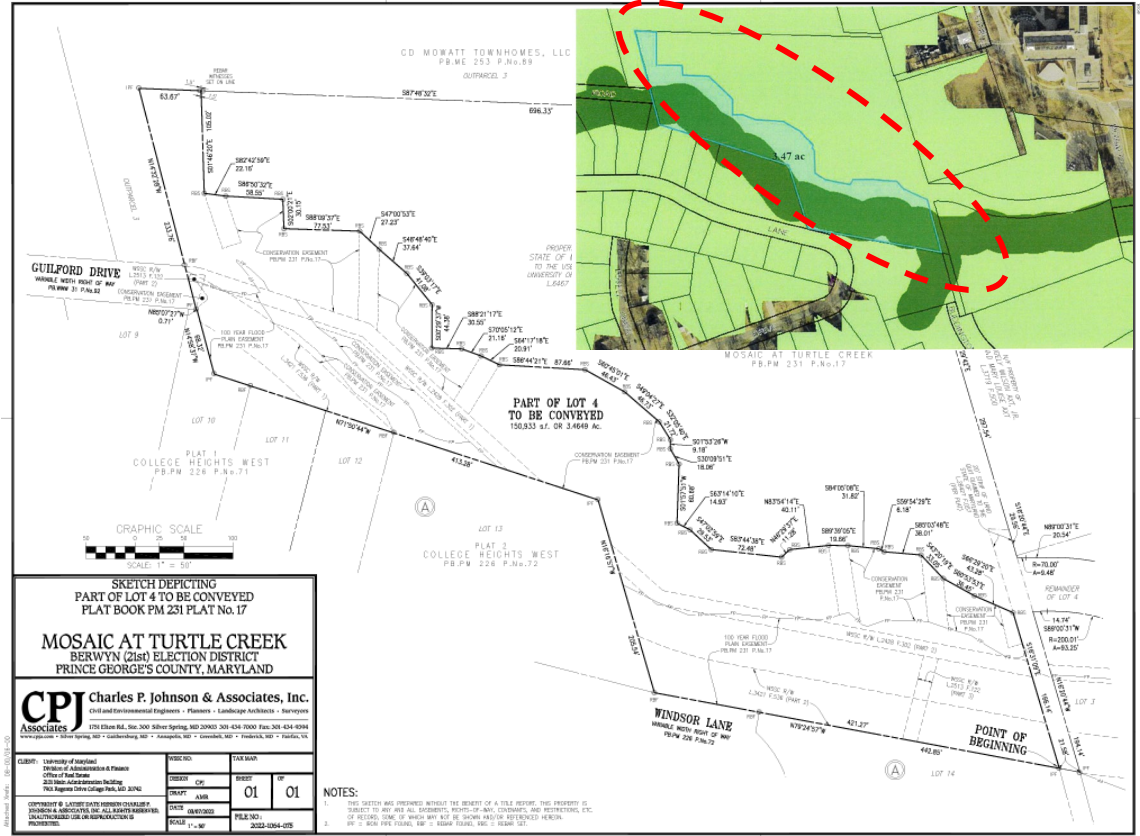


Figure 3 Proposed Rezoning of Subject Property

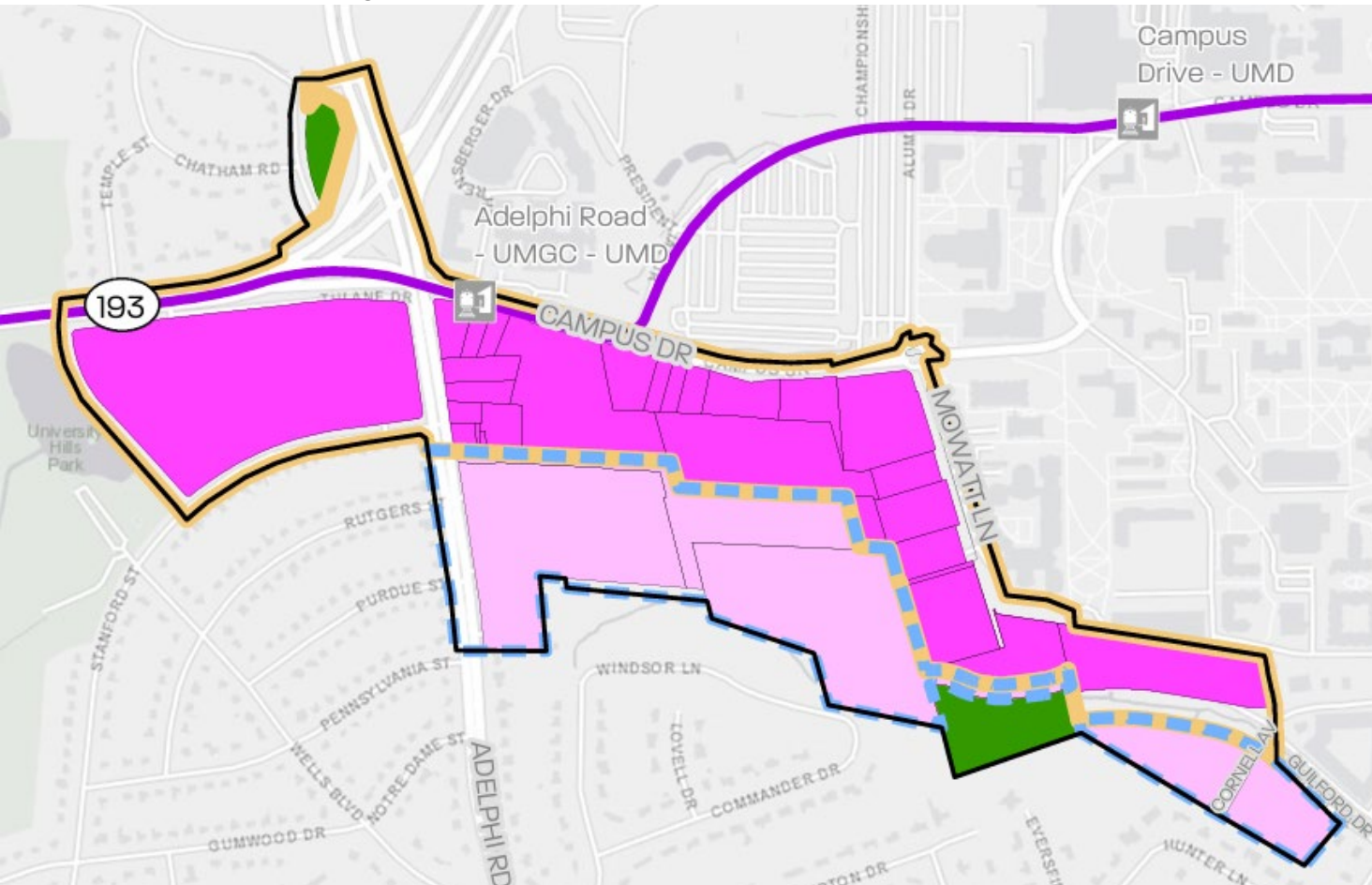
3623 Campus Drive Property



7500 Mowatt Lane Property

B3. SCALE AND INTENSITY OF DEVELOPMENT AND CENTER DESIGNATION

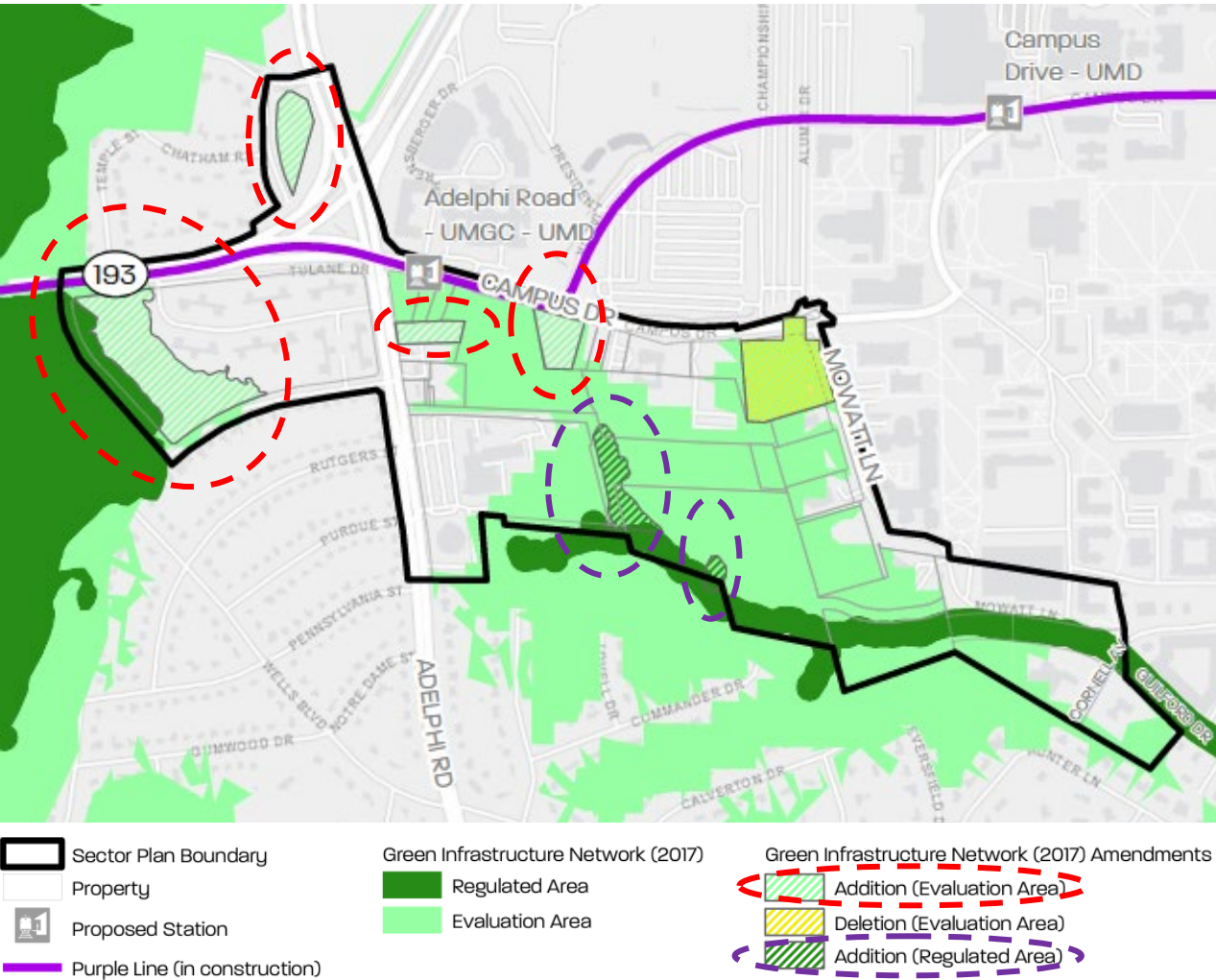
Map 2. Proposed Zoning (Proposed SMA, p. 6)



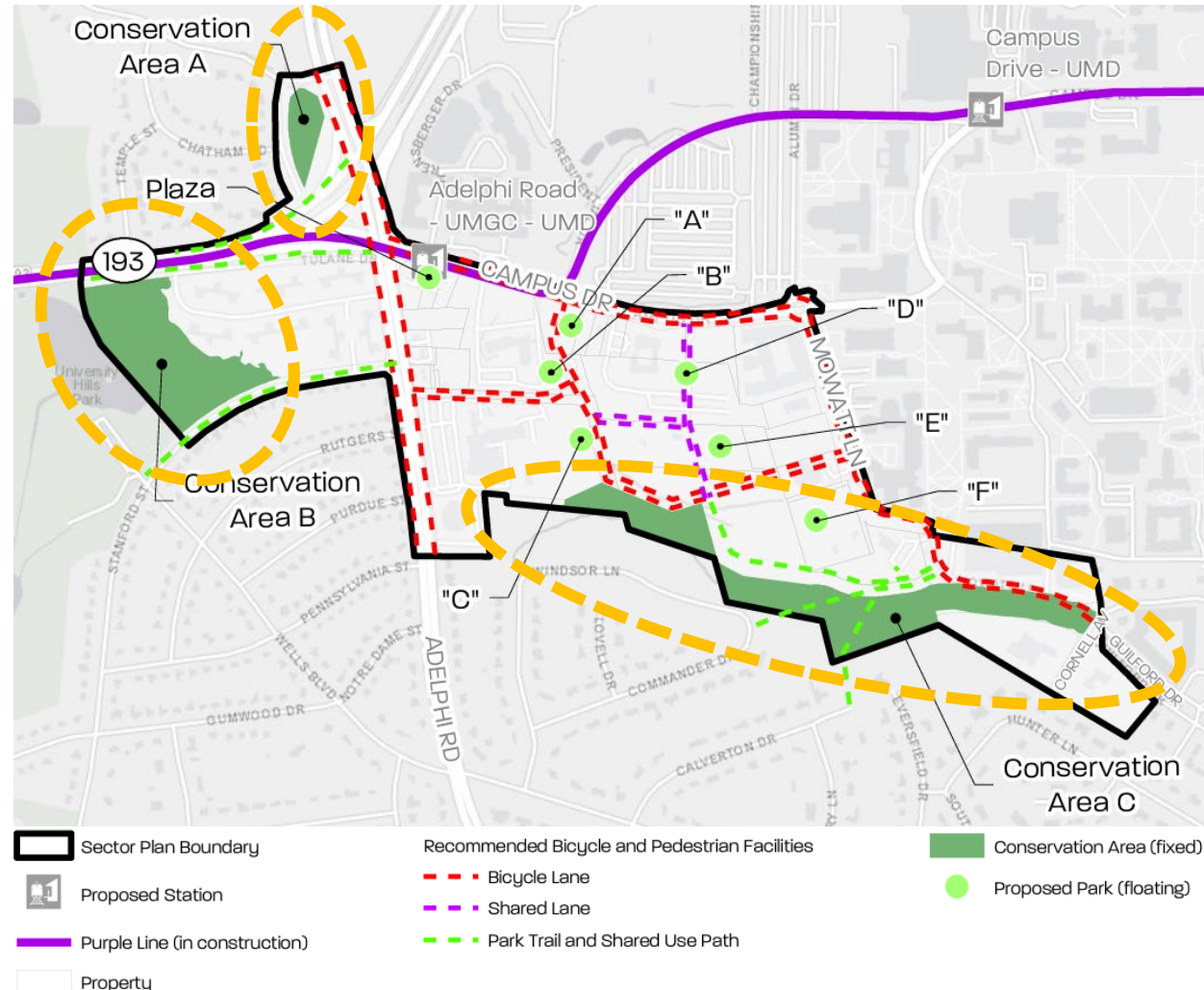
- Limitations of Campus Center Designation
- Limitations of the Countywide Map Amendment Specific to this Sector Plan Area
- Market Demand and Scenario Analysis
- Zoning and Expectations

B4. STORMWATER MANAGEMENT

Map 23. Proposed Amendments to the Countywide Green Infrastructure Network (Preliminary Plan, p. 84)

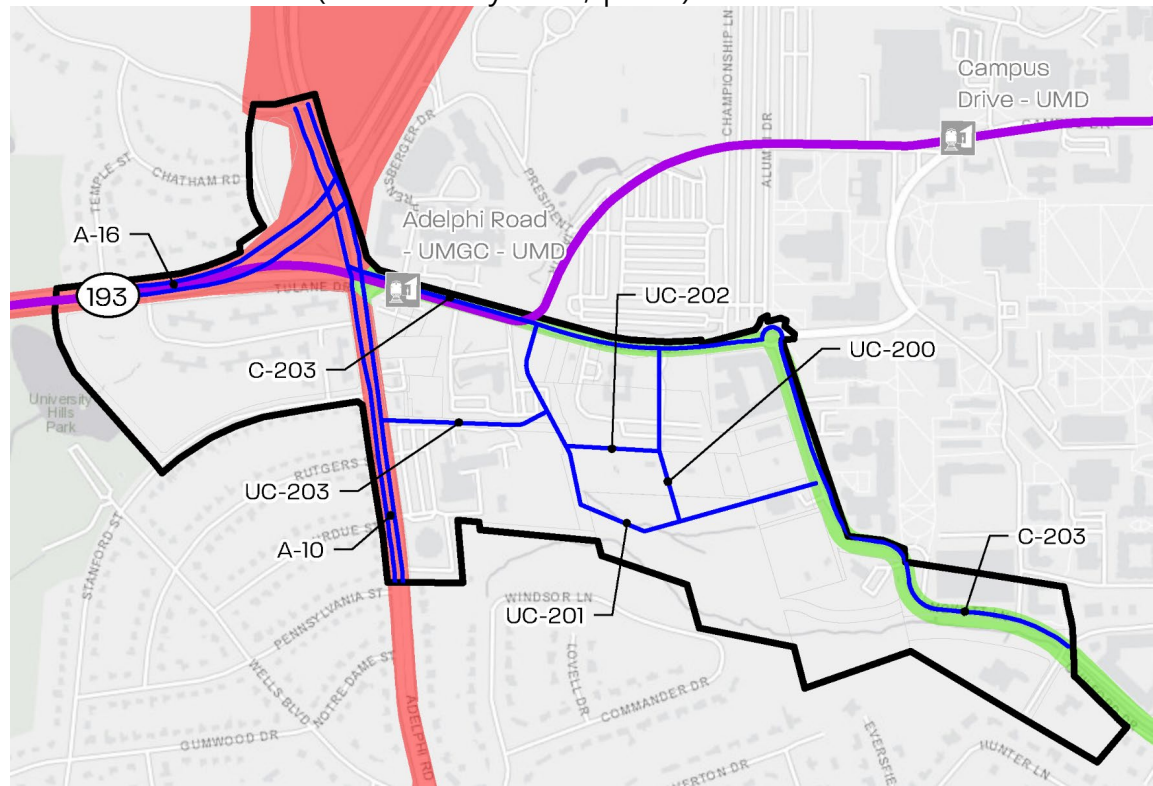


Map 29. Recommended Parks and Public Open Spaces (Preliminary Plan, p. 115)



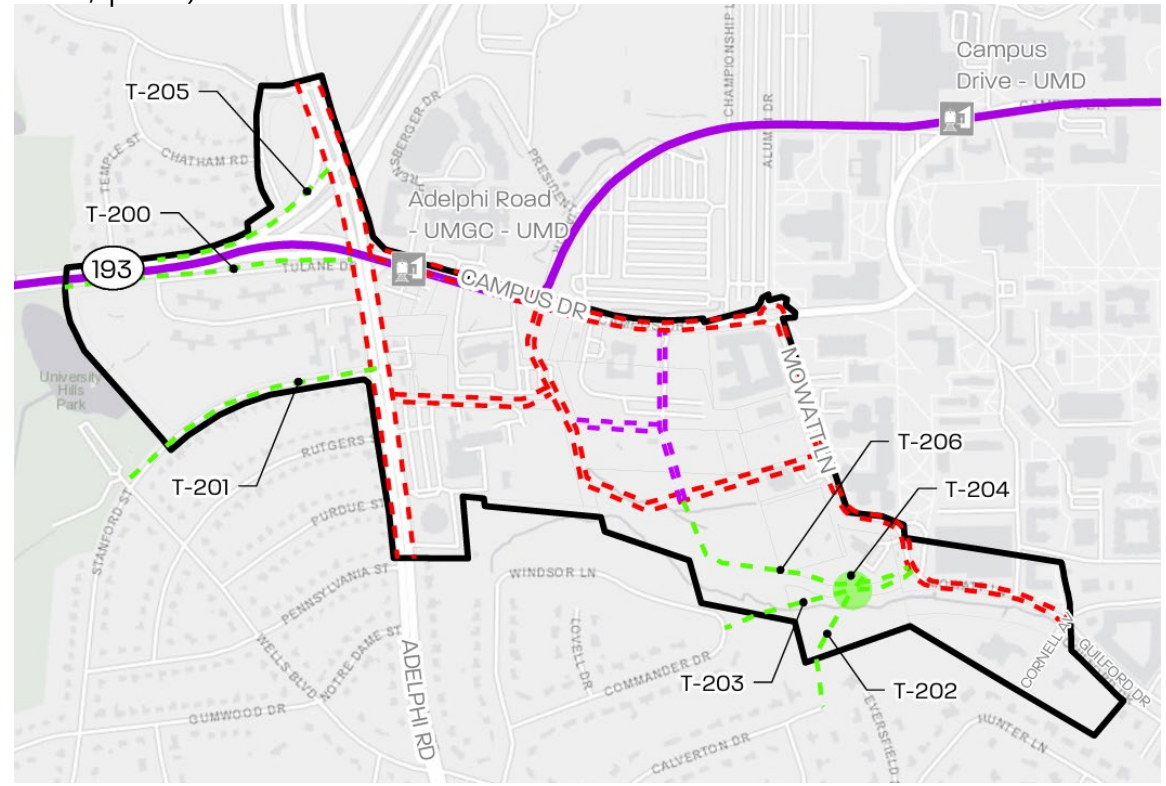
B5. REDUCING AUTOMOBILE USE THROUGH TRANSIT-ORIENTED DEVELOPMENT AND PERCEPTIONS OF TRAFFIC CONGESTION

Map 19. Master Plan of Transportation Complete and Green Street Recommendations (Preliminary Plan, p. 63)



- Sector Plan Boundary
- Existing Street Types
- Recommended Street Types
- Proposed Station
- Arterial
- Urban Street
- Purple Line (in construction)
- Collector

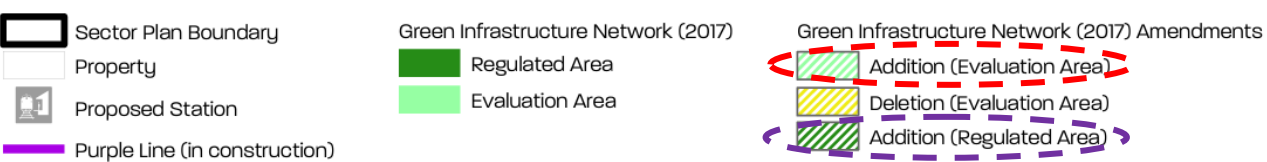
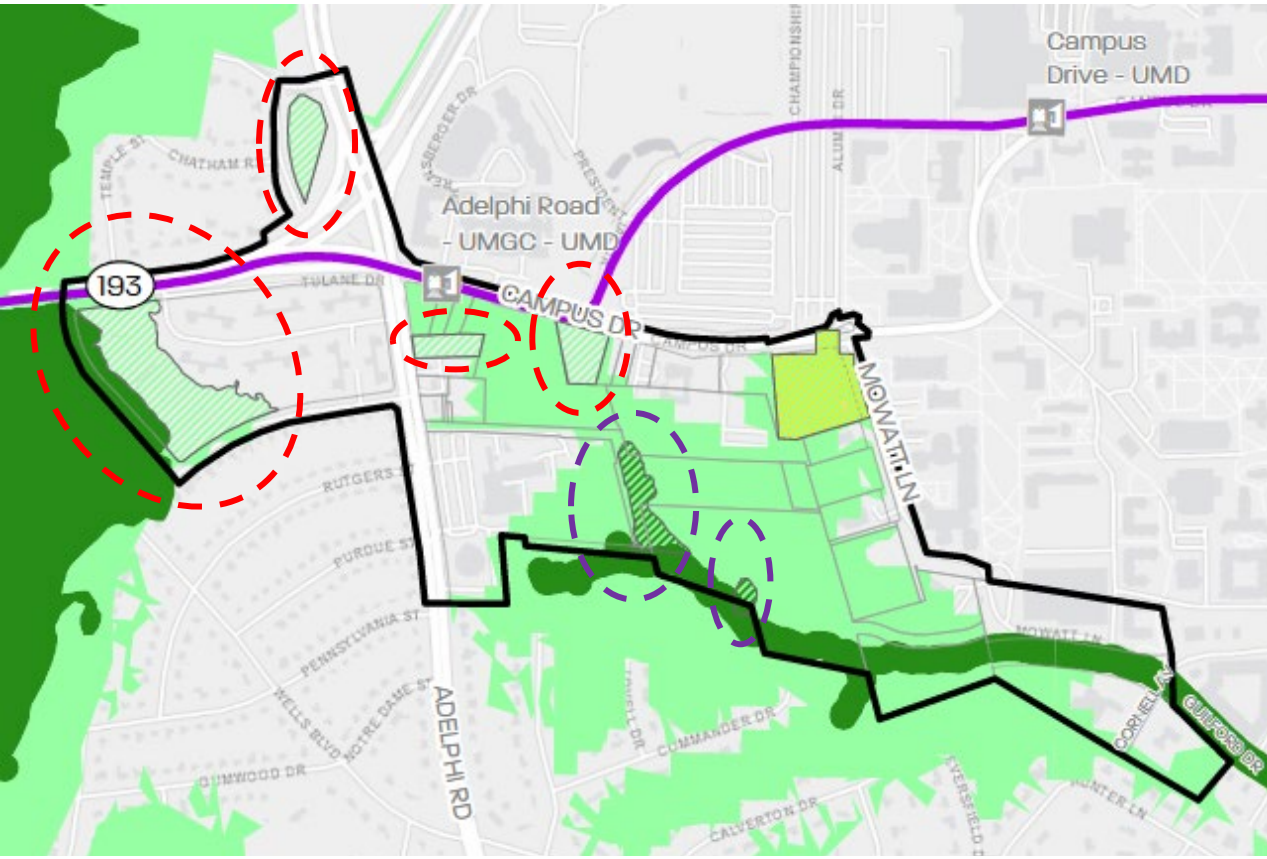
Map 20. Recommended Bicycle and Pedestrian Facilities (Preliminary Plan, p. 66)



- Sector Plan Boundary
- Purple Line (in construction)
- Recommended Bicycle and Pedestrian Facilities
- Bicycle Lane
- Shared Lane
- Park Trail and Shared Use Path
- Trail Connection
- Proposed Station

B7. COUNTYWIDE GREEN INFRASTRUCTURE NETWORK

Map 23. Proposed Amendments to the Countywide Green Infrastructure Network (Preliminary Plan, p. 84)



Map 29. Recommended Parks and Public Open Spaces (Preliminary Plan, p. 115)

