



Welcome to the

Adelphi Road-UMGC/UMD Purple Line Station Area
Sector Plan and Sectional Map Amendment
Virtual Open House and Information Session.

Thank you for joining us.

This meeting will begin shortly.

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

Virtual Open House and Information Session

Thursday, November 18, 2021, 7:00 P.M.



HOW TO PARTICIPATE

This meeting will be recorded and shared on the website.

- You will be MUTED with your video OFF for the initial portion of this event
- If you need technical assistance, please type your question in the chat box

If you would like closed captioning, please click the three dots icon and choose that option





AGENDA

- Plan Schedule: Where Are We Now?
- Presentation of Highlights from Preliminary Sector Plan and Proposed Sectional Map Amendment (SMA)
- Question and Answer Session
- Wrap-Up and Next Steps



PROJECT SCHEDULE SUMMARY





THE CORE TEAM



Shubha Punase, AICP, LEED Green Associate
Project Manager,
Planner Coordinator,
Long-Range Planning
Section



Scott Rowe, AICP, CNU-A
Project Facilitator, Supervisor,
Long-Range Planning Section



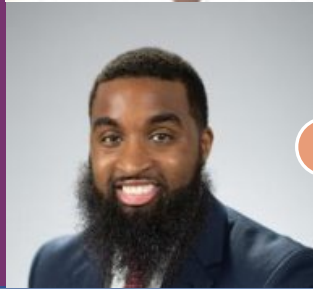
Michael Calomese
Deputy Project Manager, Senior Planner,
Long-Range Planning Section



Arnaldo Ruiz
Principal Planning Technician,
Long-Range Planning Section



Garrett Dickerson
Planner,
Long-Range Planning Section



Andrew McCray
Senior Planner,
Long-Range Planning Section



THE CORE TEAM



Sarah Benton

Planner Coordinator,
Long-Range Planning Section



Brian Byrd

Planner Coordinator,
Long-Range Planning Section



THE PRODUCTION TEAM



Brian Byrd

MS Teams Event Producer,
Planner Coordinator,
Long-Range Planning Section



Max Van Allen

MS Teams Event Co-Producer,
Graduate Assistant,
Publications



WHAT'S NEXT?



Joint Public Hearing
January 18, 2022
5:00 p.m.

Present your views to the Prince George's County Planning Board and Prince George's County Council, sitting as the District Council.

SIGN UP TO SPEAK

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WHAT'S NEXT?



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For those unable to use the portal or present verbal testimony at the JPH, written comments may be emailed to clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178 **by close of business on Wednesday, February 2, 2022**, when the record of public hearing testimony will close.

Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail.



PROJECT OVERVIEW

The 2021 Preliminary Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan is the proposed comprehensive community plan for a new neighborhood surrounding the Adelphi Road-UMGC-UMD Purple Line Station.

This Sector Plan will supersede the 1989 Approved Master Plan for Langley Park-College Park-Greenbelt for the portion of Planning Area 66 within this sector.

This Plan will amend portions of Plan 2035 and other Countywide functional master plans.



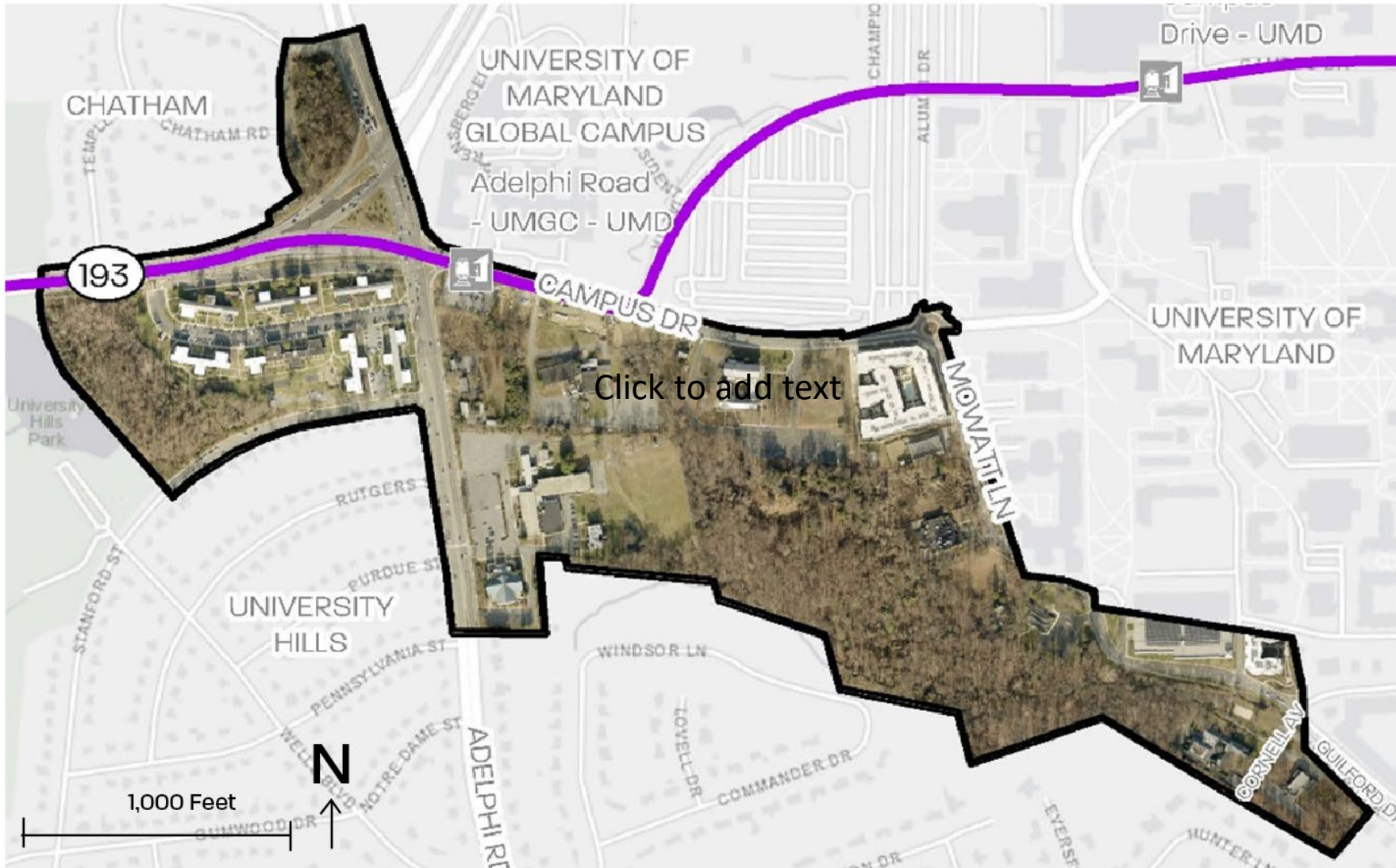
PROJECT OVERVIEW

This Sector Plan contains goals, policies, and strategies to implement the vision through the eight planning elements identified in Plan 2035.


A concurrent Proposed Sectional Map Amendment (SMA) recommends the zoning changes necessary to implement this Plan.




SECTOR PLAN BOUNDARY



 Sector Plan Boundary

 Proposed Station

 Purple Line (in construction)



DEMOGRAPHICS*



24,212 residents in the sector plan area, which is 3% of the entire County population



DIVERSE

16% are Black and the number of residents who identify as Asian, two races, or other is rapidly growing. The Hispanic population grew by 43% in the past decade.



HIGHLY EDUCATED

58.6% aged 25+ have a bachelor's degree or higher, compared to 33% of Prince Georgians



YOUNG

More than 60% of residents are under 25 years old because of the large number of college students and young families.

THE STUDENT FACTOR



Many live in group quarters—such as on-campus dormitories

High percentage of renters and roommate situations

Median age of 22.0 years is 40% lower than the County



HEALTH AND EDUCATION WORKERS

42% of all jobs in the area are in the health and education fields.



PEDESTRIAN

22% of people walk to work/school, which is significantly more than the County overall (2%).



HIGH INCOMES

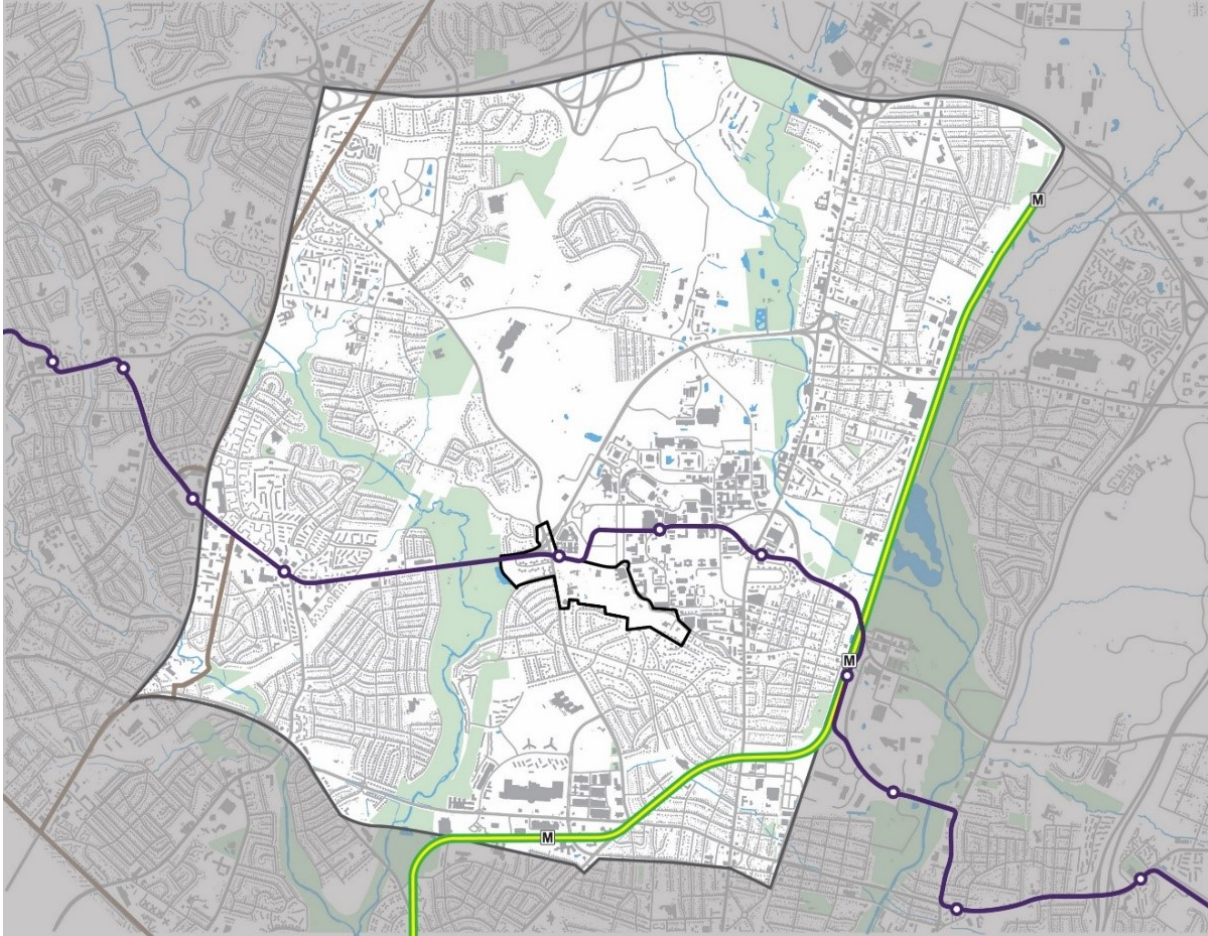
The median household income is \$81,359. 26% of residents make more than \$150,000.

Source: 2021 Adelphi Road Sector Plan - Market Study

*Data based on primary market area comprised of 9 MWCOG TAZs intersecting sector plan boundary within 1/2 mile of proposed Purple Line station



HOUSING DEMAND



RMA: This sector plan's primary residential market area (RMA) incorporates portions of the City of College Park and many neighborhoods outside the City of College Park, including Adelphi, Calvert Hills, Riverdale Park, and University Park.

19,560
faculty and
staff of UMD
and UMGC
in 2020

Rental market serves UMD students seeking off-campus options as well as university staff and younger couples.

Age-restricted developments could attract active seniors interested in downsizing from their homes.

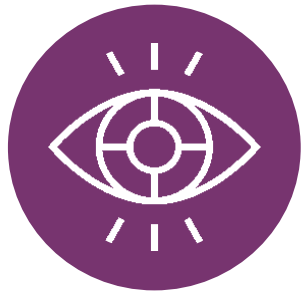
There is a limited supply of high-end, multifamily residential offerings throughout the area for faculty and staff.

Source: 2021 Adelphi Road Sector Plan - Market Study





PLAN VISION



In 2047, the Adelphi Road-UMGC-UMD Purple Line Station is the center of a unique, vibrant, welcoming, inclusive, and accessible neighborhood that serves as a gateway to the University of Maryland. Residents live in a range of housing options in walking distance to jobs, classes, recreational opportunities, and exceptional public transit that connects to jobs throughout the broader region. This sustainable community focuses on providing safe access to local amenities and regional destinations through and a network of open spaces to relax, gather, and recreate.



Image Source: M-NCPPC



SECTOR PLAN ELEMENTS

Land Use

Transportation & Mobility

Housing &
Neighborhoods

Healthy Communities



Economic Prosperity

Natural
Environment

Community Heritage,
Culture, & Design

Public Facilities





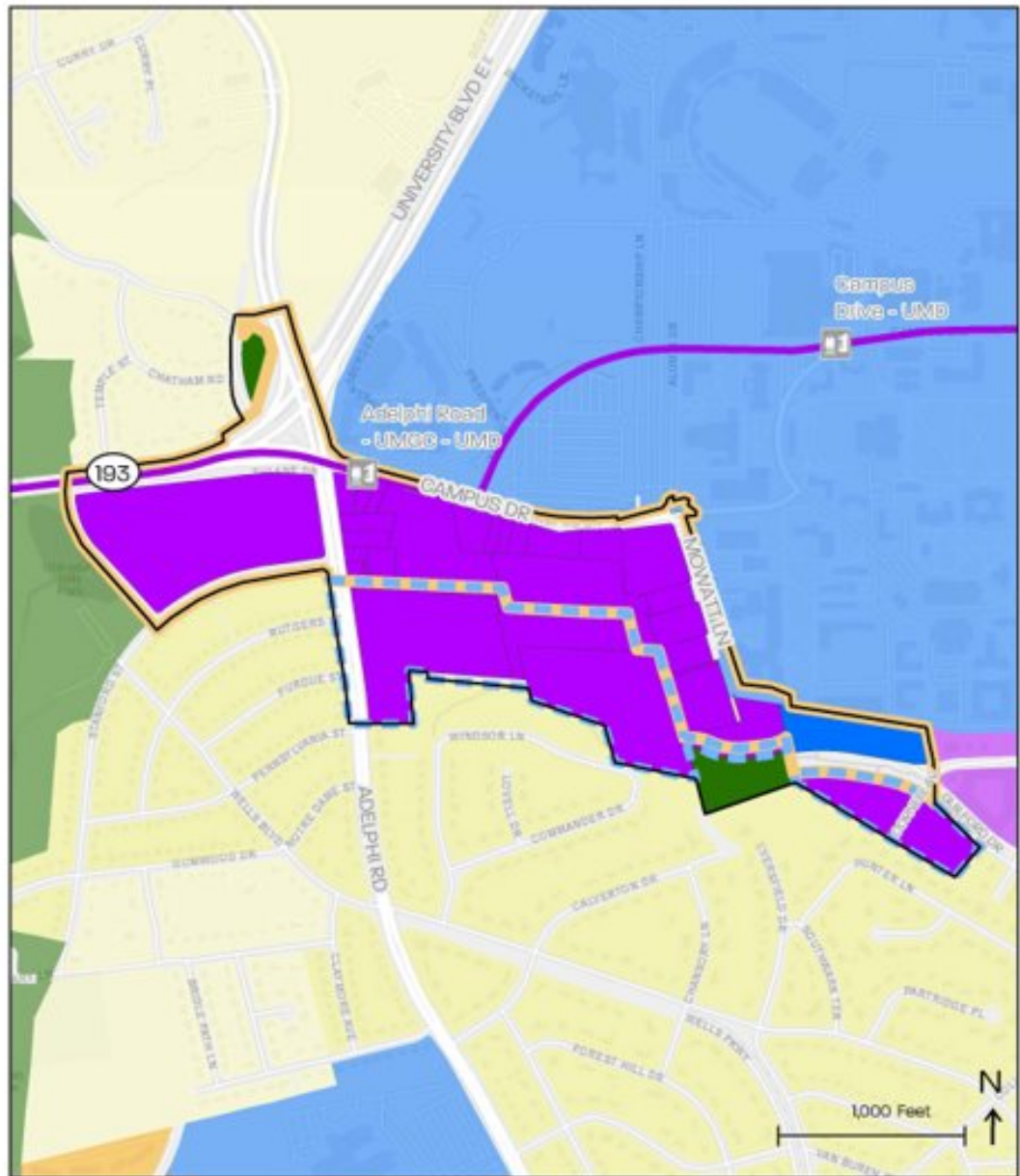
LAND USE

LU 1

Create a high-intensity, mixed-use, pedestrian-oriented, and university- and transit-supportive neighborhood at the Adelphi Road-UMGC-UMD Purple Line Station Area (UMD West Campus Center). Discourage non-transit-supportive or automobile-oriented uses.

LU 2

Preserve key publicly owned natural areas to preserve environmental assets and create buffers between the UMD West Campus Center and adjacent neighborhoods.





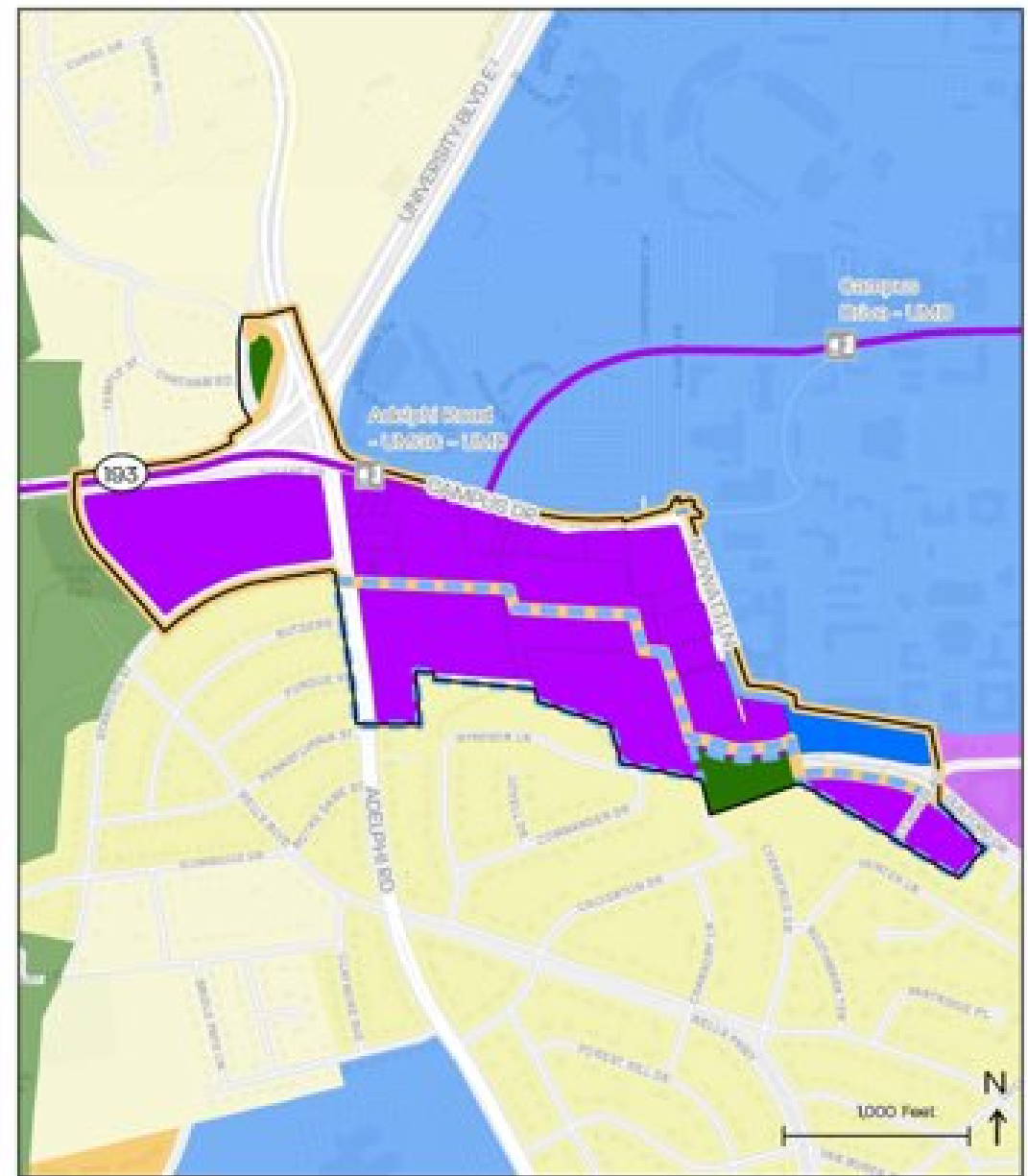
LAND USE

LU 3

Encourage and support the consolidation of parcels to facilitate the envisioned development.

LU 4

Assist property owners with the redevelopment of their properties.

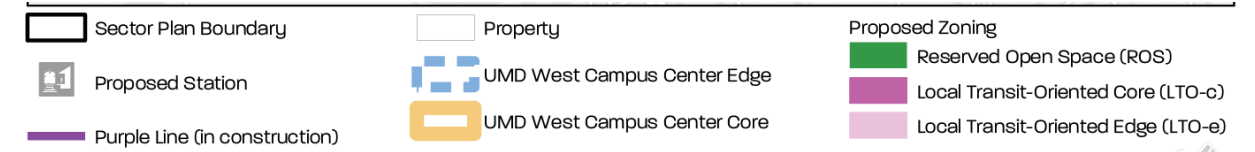
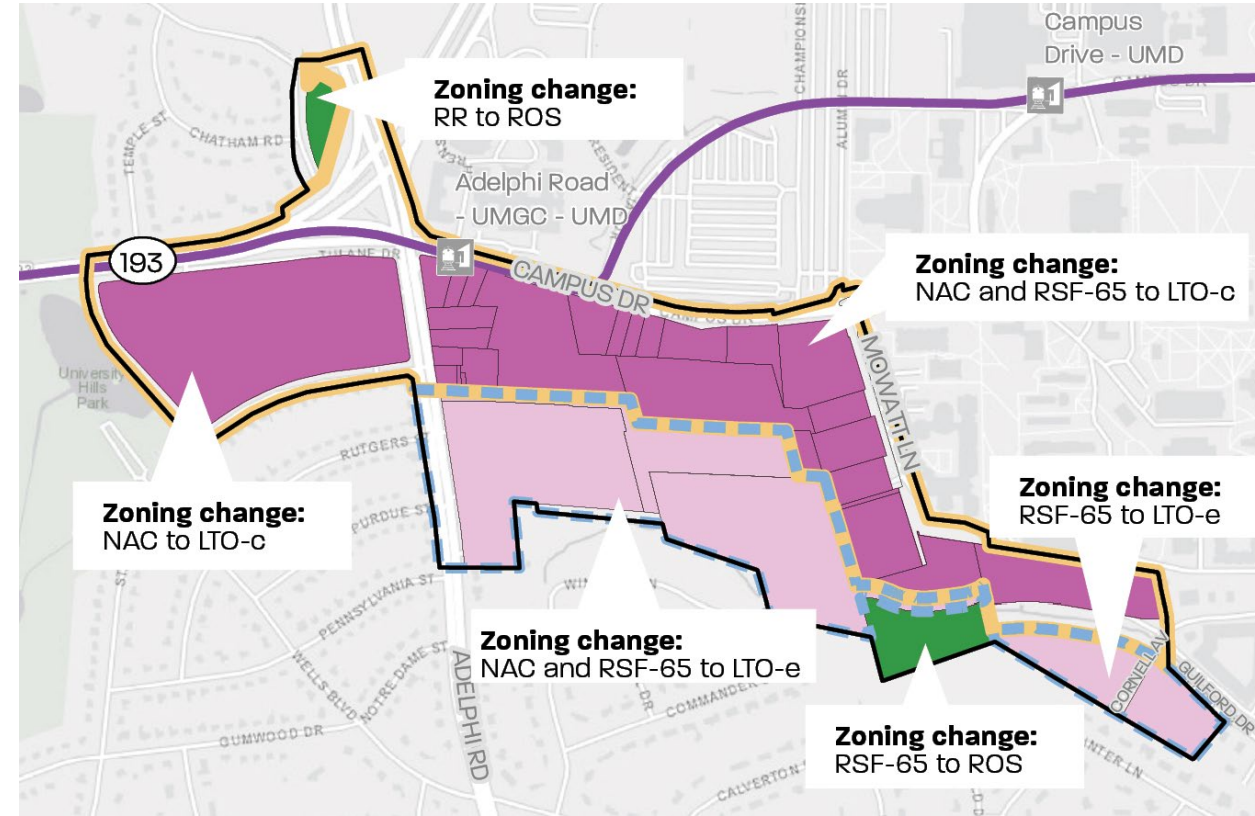
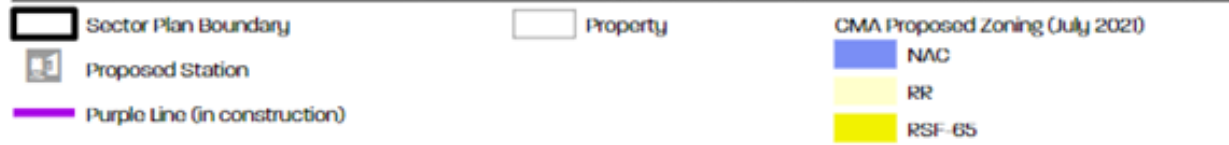
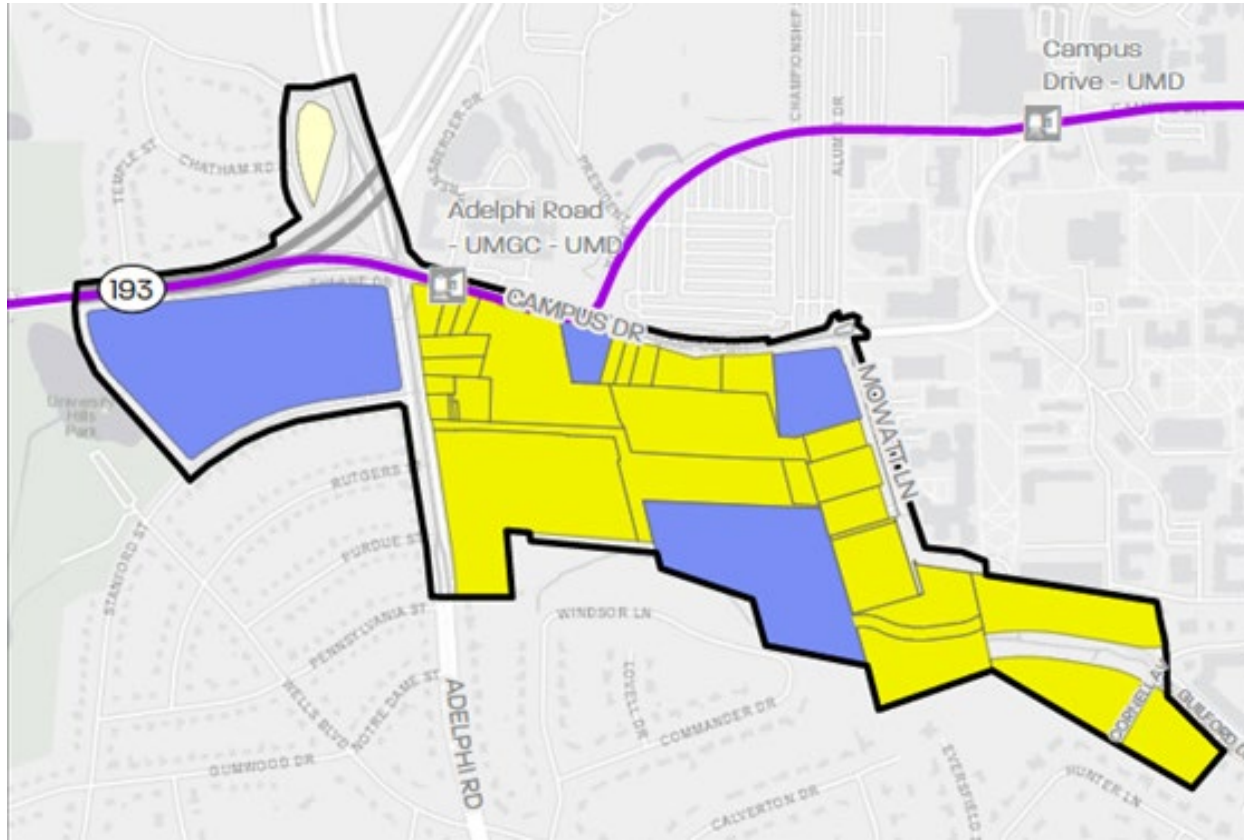




PROPOSED ZONING CHANGES

CMA Proposed Zoning (July 2021)

Proposed Zoning





ECONOMIC PROSPERITY

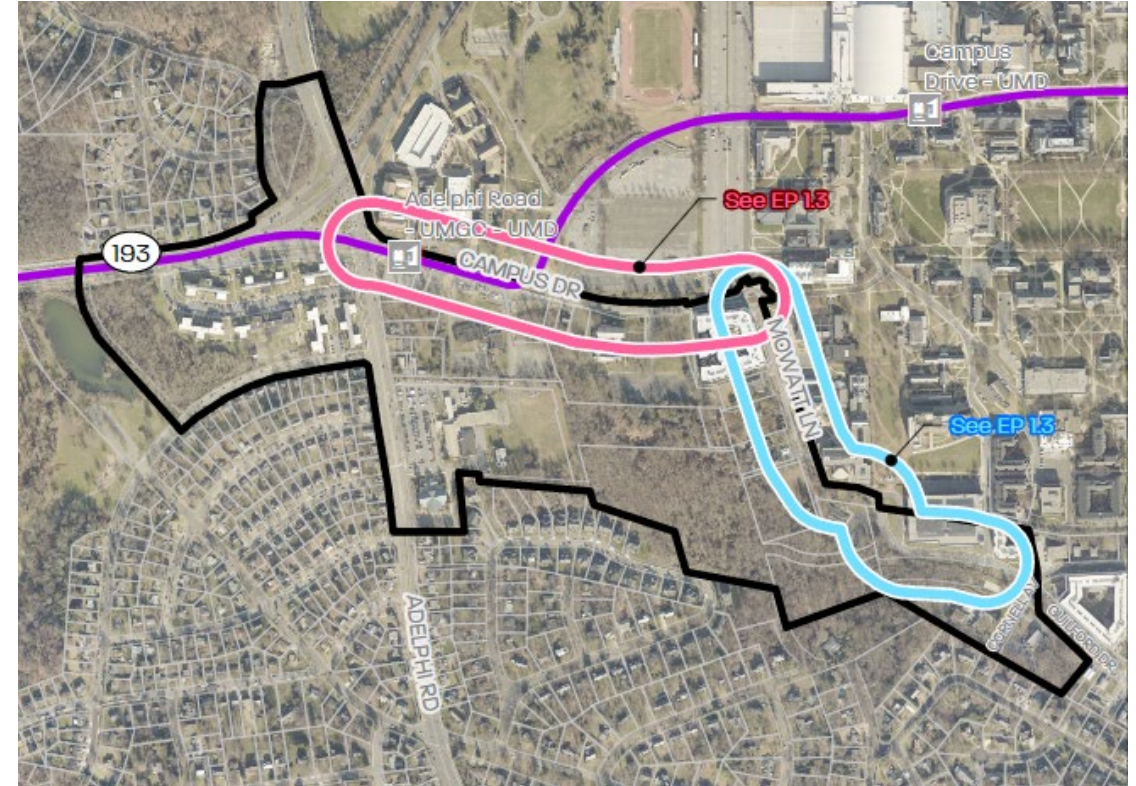
EP 1

Create a neighborhood destination by attracting high-quality retail, eating, and drinking establishments, and services to the Adelphi Road–UMGC-UMD Purple Line Station.

EP 2

Leverage the proximity of the County's largest employer, University of Maryland College Park (UMD), and the University of Maryland Global Campus (UMGC) for maximizing opportunities for business development.

Commercial Corridors





TRANSPORTATION AND MOBILITY

TM 1

Incorporate active transportation safety features, attractive streetscaping, and stormwater management best practices into all streets throughout the sector plan area.

TM 2

Minimize the potential motor vehicle traffic impact generated by all future developments in the sector plan area.

TM 3

Minimize and mitigate the environmental impacts of transportation infrastructure, facility design, and construction.

TM 4

Enhance active transportation infrastructure to support healthy and sustainable travel modes and attract businesses and employees.





TRANSPORTATION AND MOBILITY

TM 5

Increase connectivity through development of a comprehensive shared-use path and trail network.

TM 6

Create micro-mobility opportunities at key locations.

TM 7

As development occurs in the Sector Plan area, explore the potential of increasing connectivity to destinations throughout the County by expanding transit services and amenities.

TM 8

Support the County's efforts to achieve Vision Zero Prince George's, a Countywide Interdisciplinary approach to eliminate all traffic-related fatalities and serious injuries.

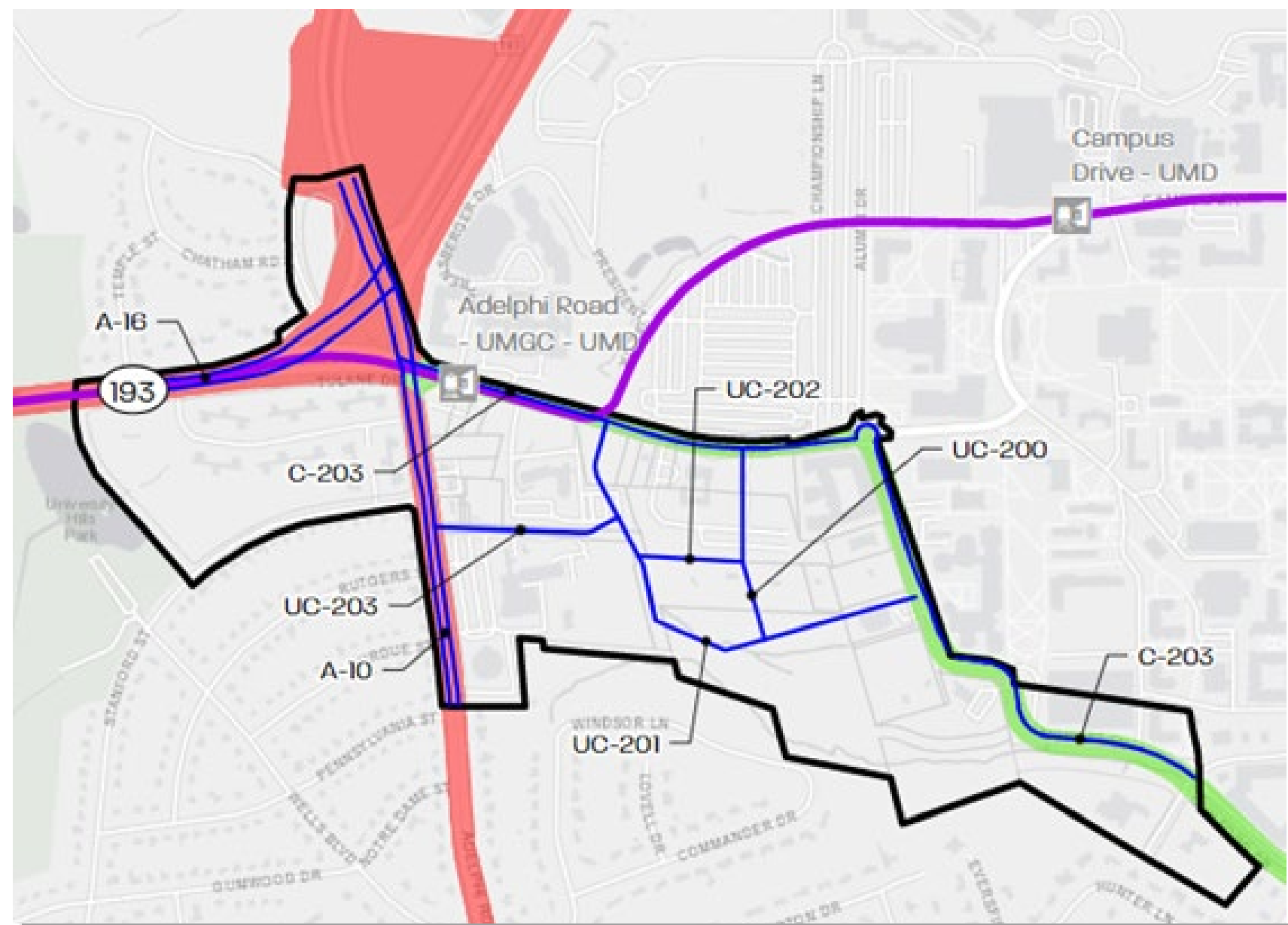
TM 9

Manage parking to encourage walking, bicycling, transit, and other alternative modes of transportation.



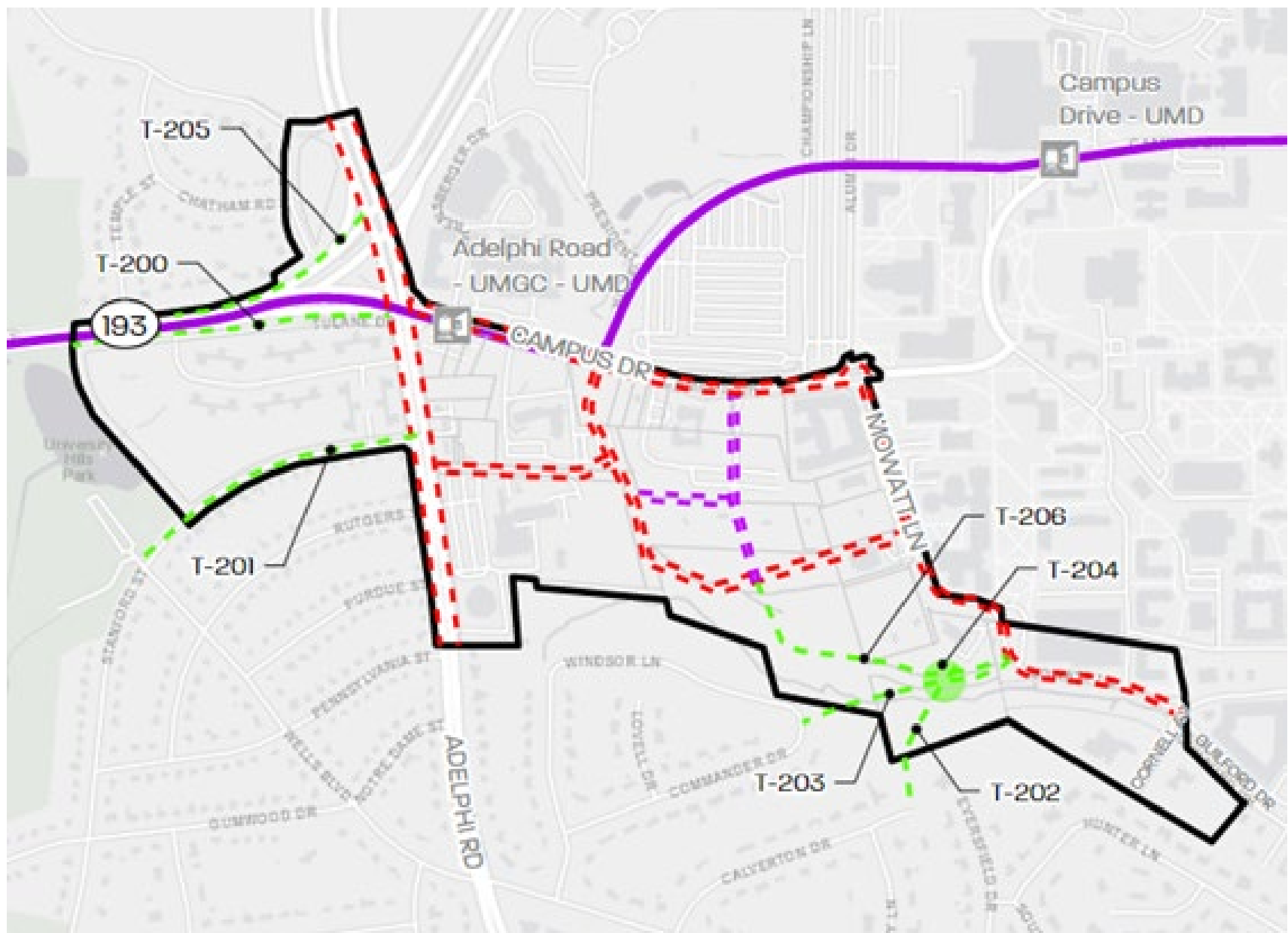


RECOMMENDED COMPLETE AND GREEN STREETS





RECOMMENDED PEDESTRIAN AND BICYCLE FACILITIES



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





NATURAL ENVIRONMENT

NE 1

Preserve the maximum amount of existing natural resources practicable within the context of creating urban, walkable communities. Ensure that areas of connectivity and ecological functions are maintained, restored, or established.

NE 2

Proactively address stormwater management.



Image Source: M-NCPPC





NATURAL ENVIRONMENT

NE 3

Reduce urban heat island effect, thermal heat impacts on receiving streams and public health, reduce stormwater runoff by increasing the percentage of shade and tree canopy over impervious surfaces, and use pervious surfaces.

NE 4

Preserve the tree canopy to support the conservation of the natural environment.

NE 5

Support local actions that mitigate the impact of climate change.



Image Source: M-NCPPC





HOUSING AND NEIGHBORHOODS

Mid-Rise Multifamily



Low-Rise
Multifamily



Townhome



Image Source: M-NCPPC

HN 1

Construct a range of housing units affordable to students, employees, and seniors at transit-supportive densities proximate to the Adelphi Road-UMGC-UMD Purple Line Station.





HEALTHY COMMUNITIES



HC 1
Create opportunities for recreation and healthy food access within the Sector Plan area.

HC 2
Connect sector plan area residents to recreational and healthy food opportunities beyond the plan boundary.



COMMUNITY HERITAGE, CULTURE & DESIGN

HD 1

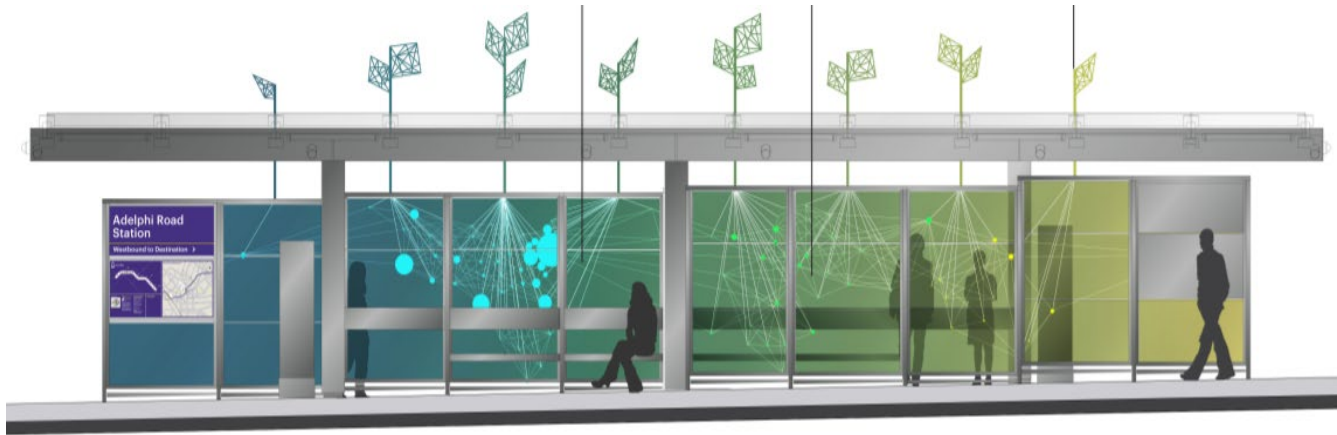
Transform the area closest to the Adelphi Road-UMGC-UMD Purple Line Station as a landmark gateway to the UMD campus, with a built form that presents distinctive design features that are inviting, safe, sustainable, comfortable, highly visible, accessible, and inclusive.

HD 2

Minimize and mitigate the impacts associated with new development on existing neighborhoods.



COMMUNITY HERITAGE, CULTURE & DESIGN



Source: MTA

HD 3

Create an integrated and connected street- and block layout that prioritizes pedestrians, promotes walkability, and provides safe and continued pedestrian connections within the sector plan area and to adjacent destinations.

HD 4

Highlight and celebrate the history and culture of the University of Maryland and the broader community.

HD 5

Promote crime prevention Techniques and sustainable, green neighborhoods.





PUBLIC FACILITIES

PF 1

Minimize and mitigate the impact on school capacity from any new developments

PF 2

Provide a variety of parks and recreational facilities in the Sector Area to create a vibrant transit-oriented development with public gathering spaces and areas, preserve environmental assets, and help address identified

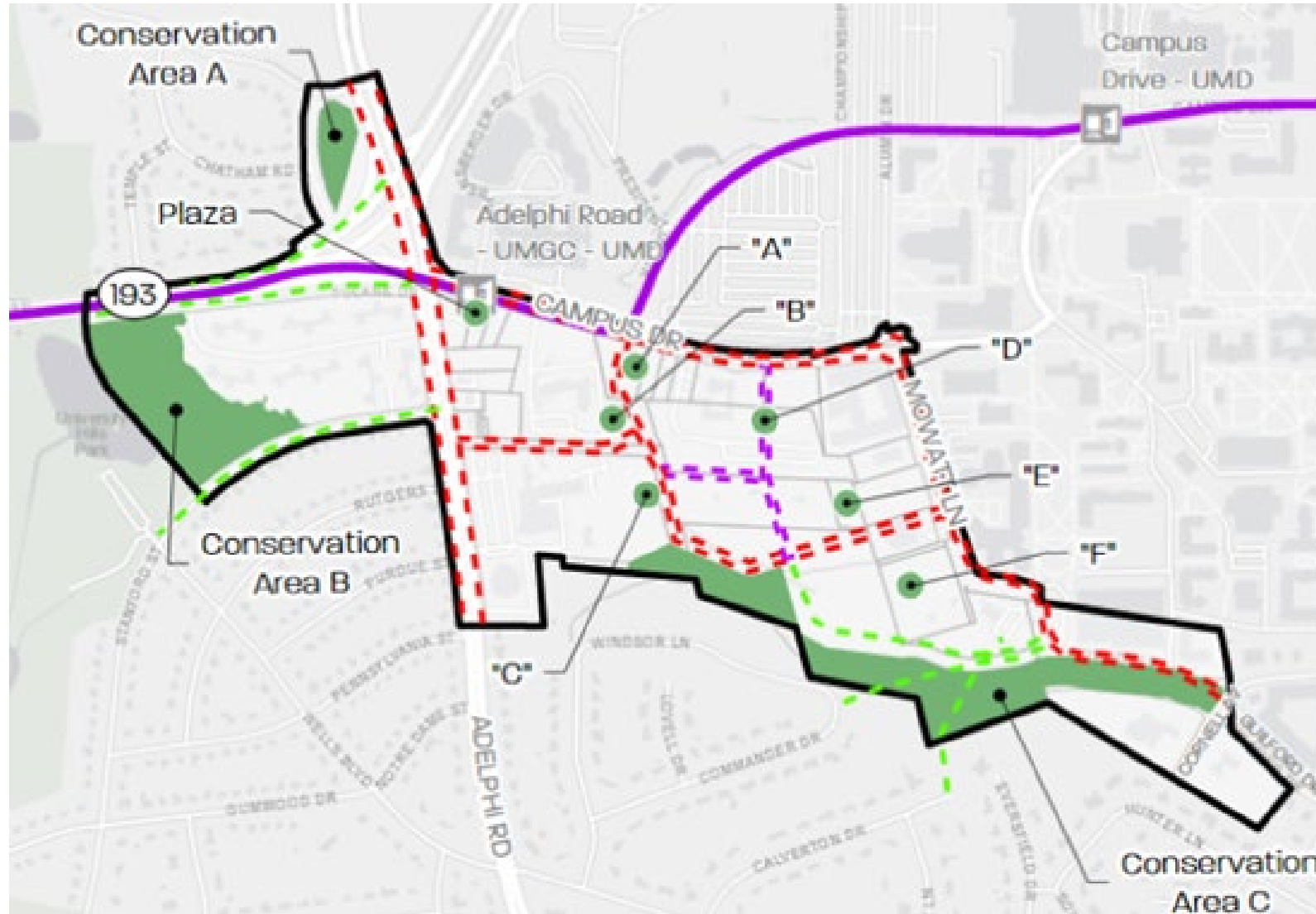
PF 3

Ensure all residents are connected to parks, recreation, and open space.





RECOMMENDED PARKS, OPEN SPACES AND TRAILS



 Conservation Area (Fixed)

 Proposed Park (Floating)

Recommended Bicycle and Pedestrian Facilities

 Bicycle lane

 Shared Lane

 Park Trail and Shared Use Paths

 Sector Plan Boundary

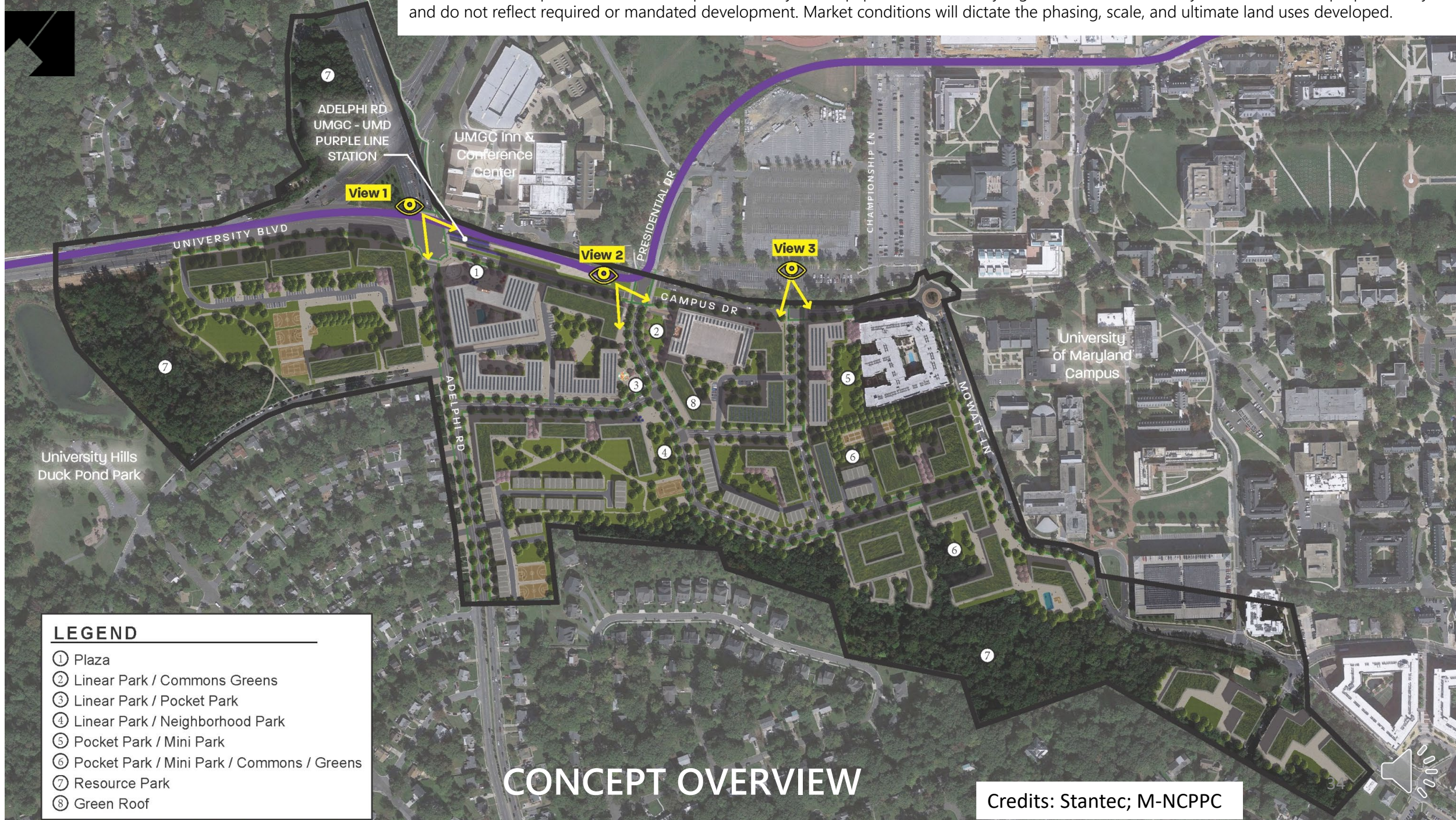
 Proposed Station

 Purple Line (in construction)

 Property



Note: These concepts illustrate how the plan area may develop, pursuant to County regulations, over time; they are for illustrative purposes only and do not reflect required or mandated development. Market conditions will dictate the phasing, scale, and ultimate land uses developed.



LEGEND

- ① Plaza
- ② Linear Park / Commons Greens
- ③ Linear Park / Pocket Park
- ④ Linear Park / Neighborhood Park
- ⑤ Pocket Park / Mini Park
- ⑥ Pocket Park / Mini Park / Commons / Greens
- ⑦ Resource Park
- ⑧ Green Roof

CONCEPT OVERVIEW

Credits: Stantec; M-NCPPC



VIEW 1: PLAZA

ADELPHI RD UMG - UMD
PURPLE LINE STATION



Credits: Stantec; M-NCPPC

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VIEW 2: CONTINUATION OF PRESIDENTIAL DRIVE



Credits: Stantec; M-NCPPC

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VIEW 3: STREET LEVEL



Credits: Stantec; M-NCPPC

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Q&A

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FIND OUT MORE

<http://bit.ly/AdelphiRd>

Preliminary Sector Plan and Proposed Sectional Existing Conditions

Map Amendment

Recordings of past community meetings

FAQs

Virtual office hours

Market Study

Survey results



Follow #ARSP on social
@PGPlanningMD

PROJECT TEAM CONTACTS



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