



# Henson Creek Village Area Study

**March 25, 2020**



# Henson Creek Village Area Study

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## Project Goals:

- ❑ Opportunities for redevelopment
- ❑ Real estate market
- ❑ Environmental infrastructure
- ❑ Proposed new zoning ordinance

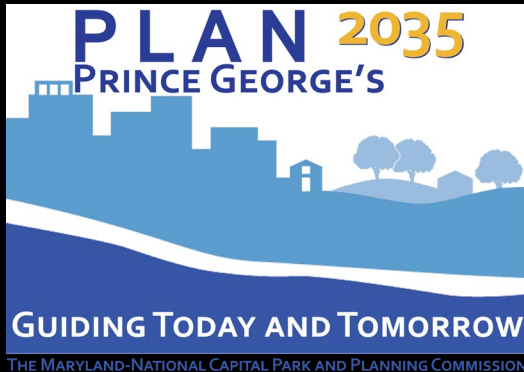
## Meeting Goal:

- ❑ To introduce the study of the Henson Village Area Study to the community.

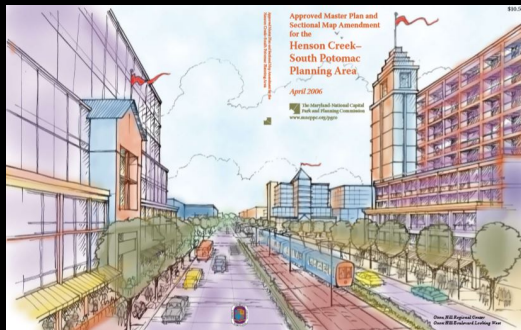


# Henson Creek Village Area Study

## Key Planning Documents

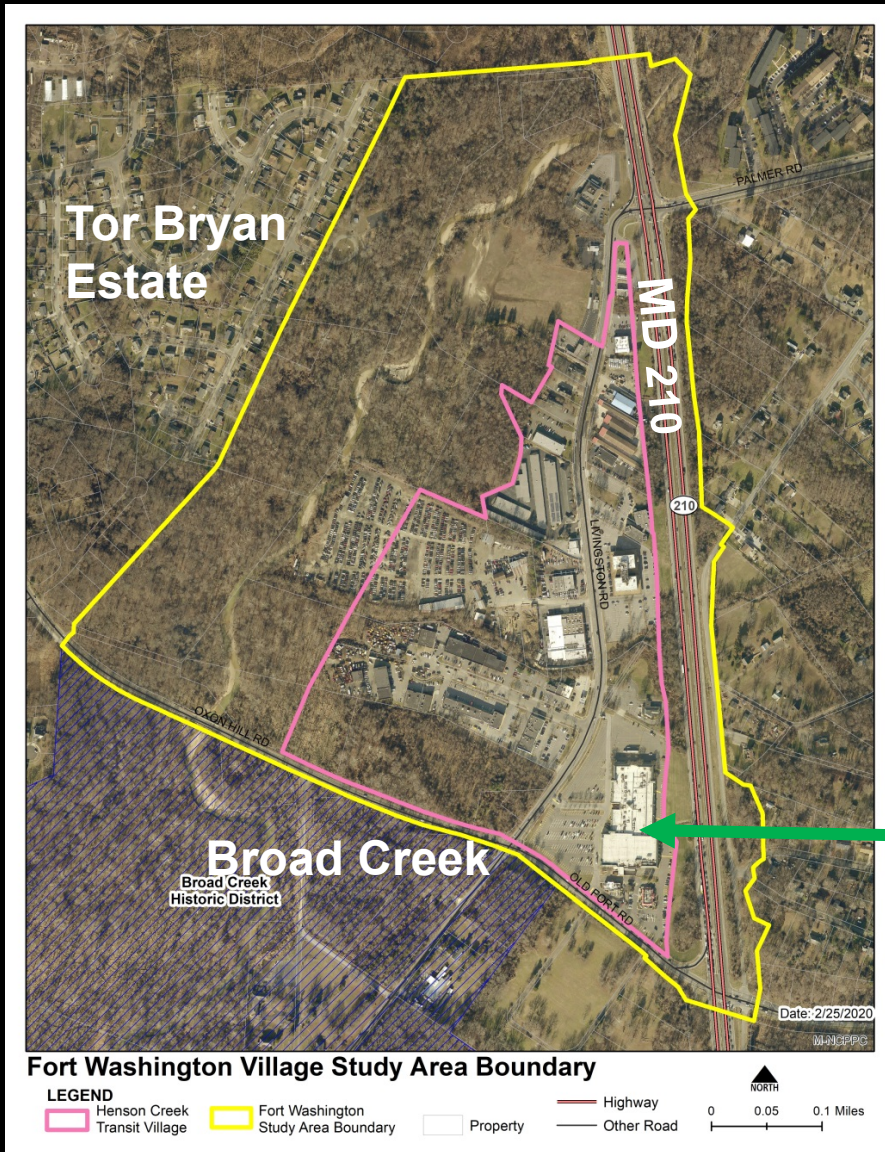


- ❑ Plan 2035 is the Prince George's General Plan
  - Sets the long-range vision for the entire county
  - Provides the framework for master plans and other small area plans



- ❑ Master Plan or Sector Plan
  - Smaller geographic area
  - Sets the detailed plan recommendations or road-map for land use and other plan elements for future decision making
- ❑ Zoning Ordinance
  - A written regulation and law that defines how property can be used

# Henson Creek Village Area Study



## Study Area Today

- ❑ Project Boundary:
  - 210 to the East
  - Tor Bryan Estate Subdivision to the West
  - Broad Creek Historic District to the South
- ❑ Mostly commercial and industrial land uses
- ❑ Anchored by the Livingston Square Shopping Center
- ❑ Henson Creek stream valley

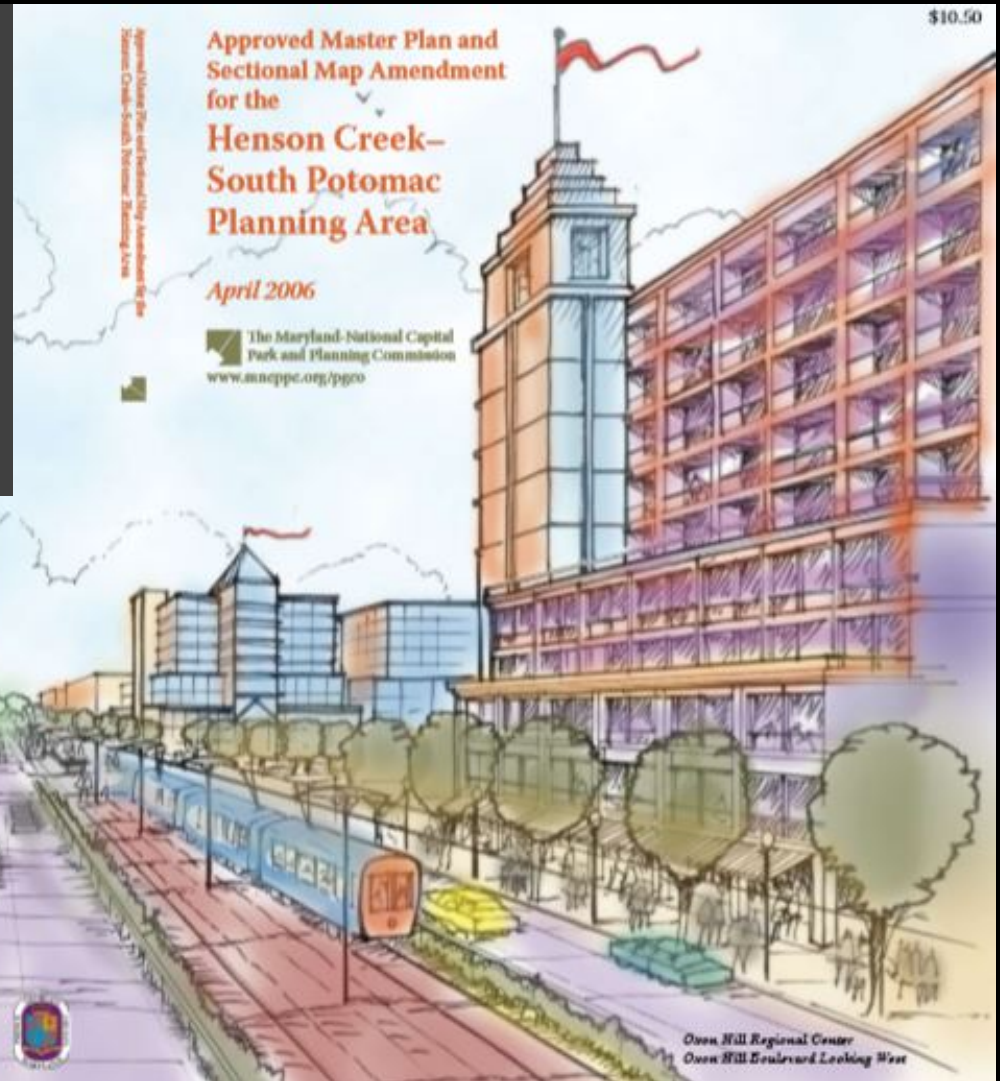




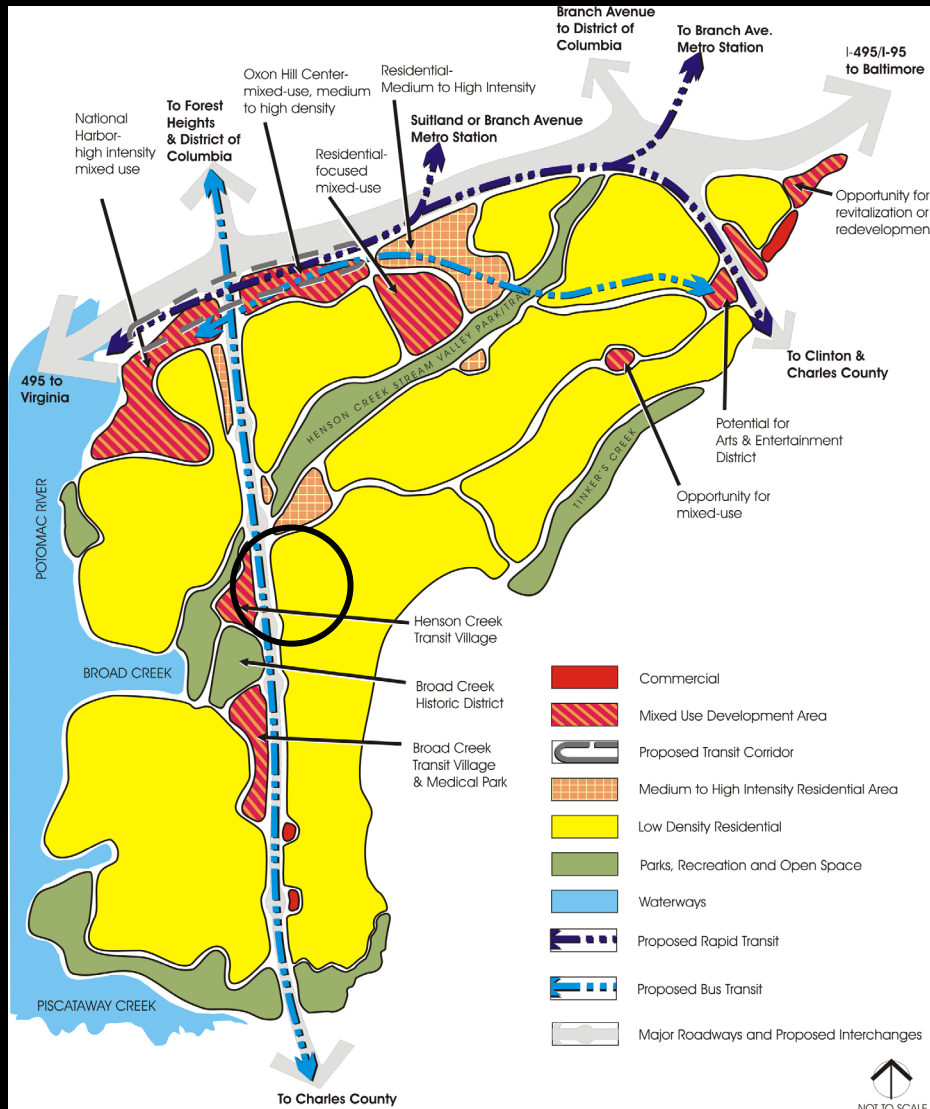
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## Applicable Master Plan

- ❑ Henson Creek-South Potomac Master Plan
- ❑ Approved in 2006
- ❑ Guides development within its boundary



# Henson Creek Village Area Study



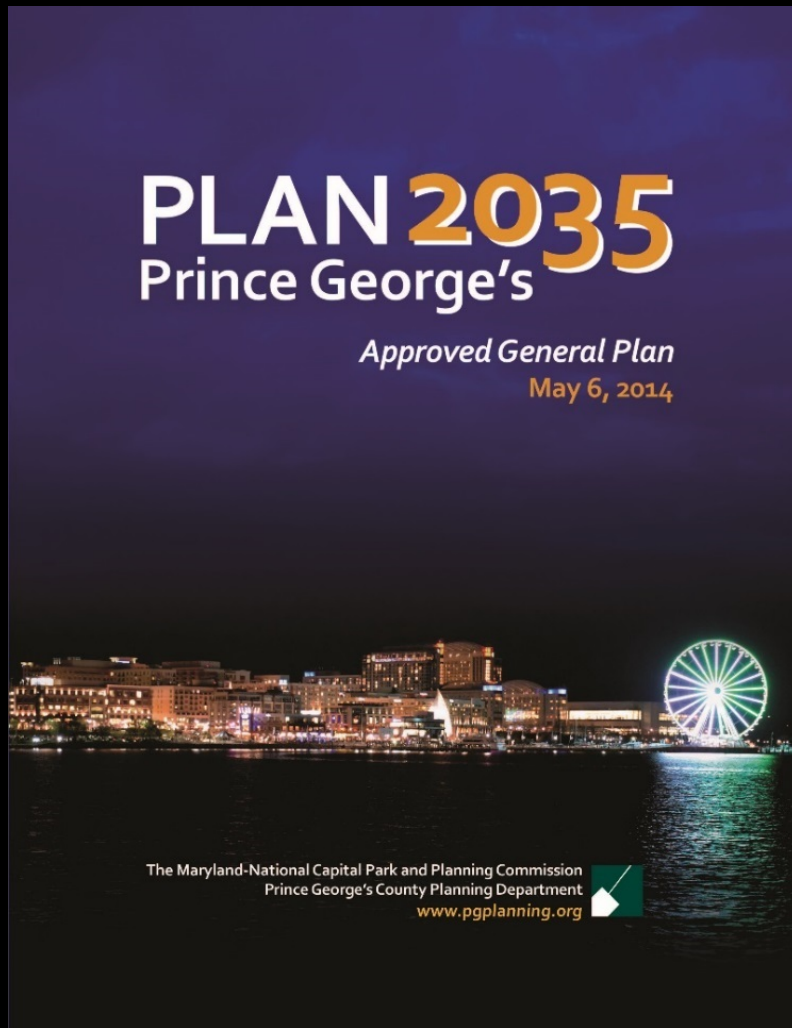
## Master Plan Concept

- ❑ Guided by the 2002 General Plan
  - Metropolitan Center – National Harbor
  - Regional Center – Oxon Hill Center
  - Corridor – MD 210
- ❑ Directs future development to centers and corridor nodes
- ❑ Assumes Rapid Transit to Oxon Hill, National Harbor to Alexandria
- ❑ Assumes Bus Transit along MD 210



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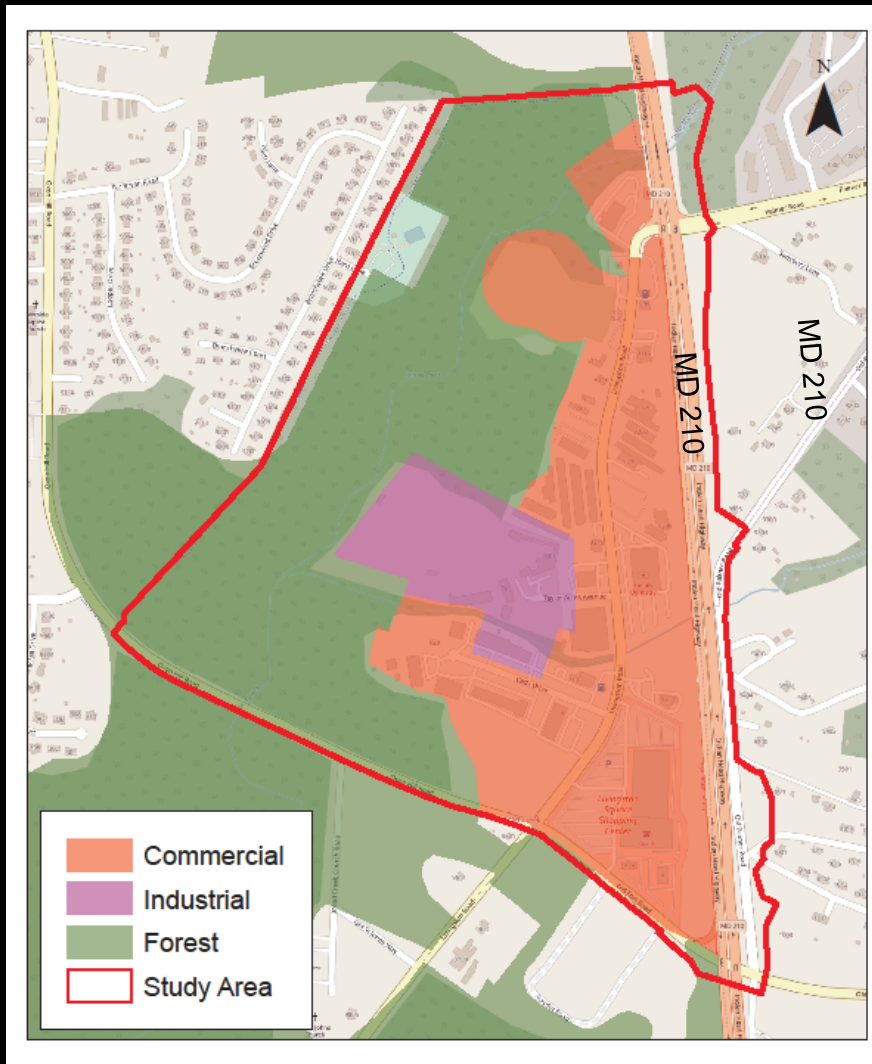


## Plan Prince George's 2035

- ❑ Replaced the 2002 General Plan
- ❑ Adopted in 2014
- ❑ Study area in Established Communities Growth Policy Area
  - context sensitive infill and low- to medium-density development
- ❑ Recognizes master plans approved prior to adoption.



# Henson Creek Village Area Study

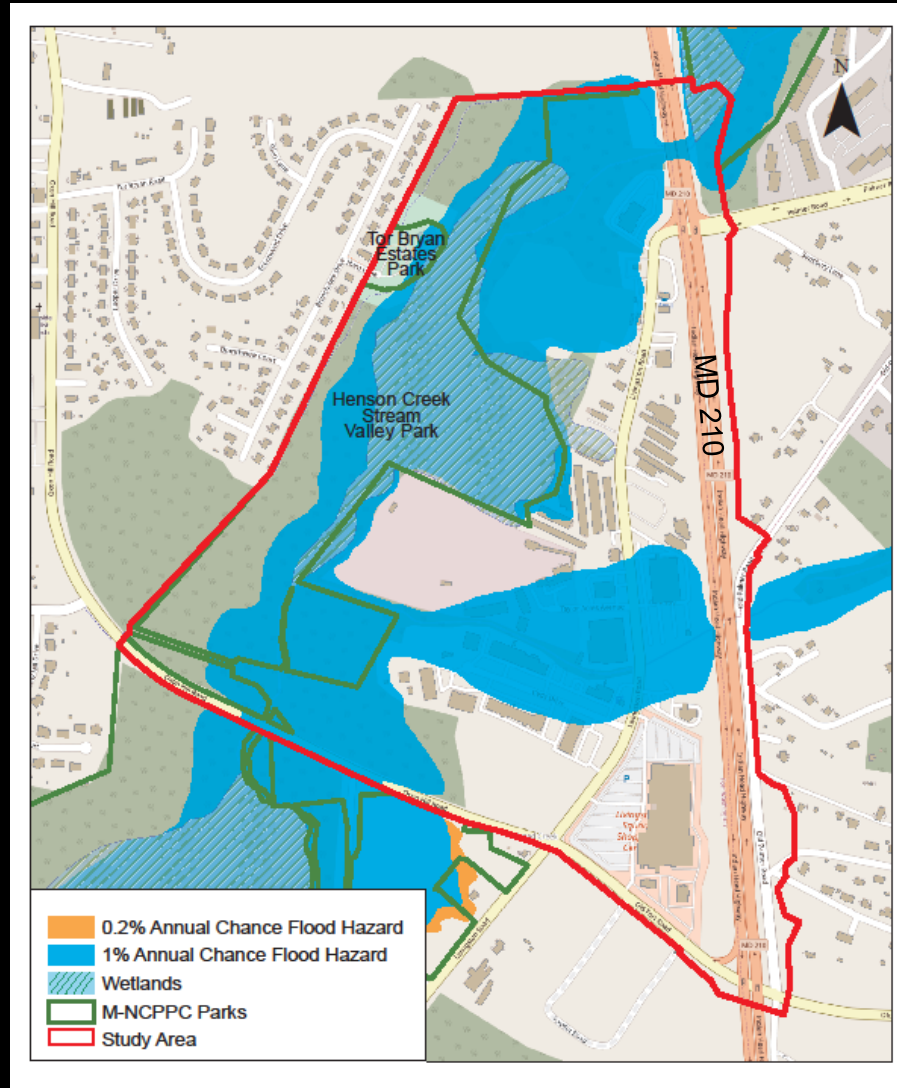


## Existing Land Use Map

- ☐ Mostly Commercial Uses
- ☐ Industrial
- ☐ Wooded



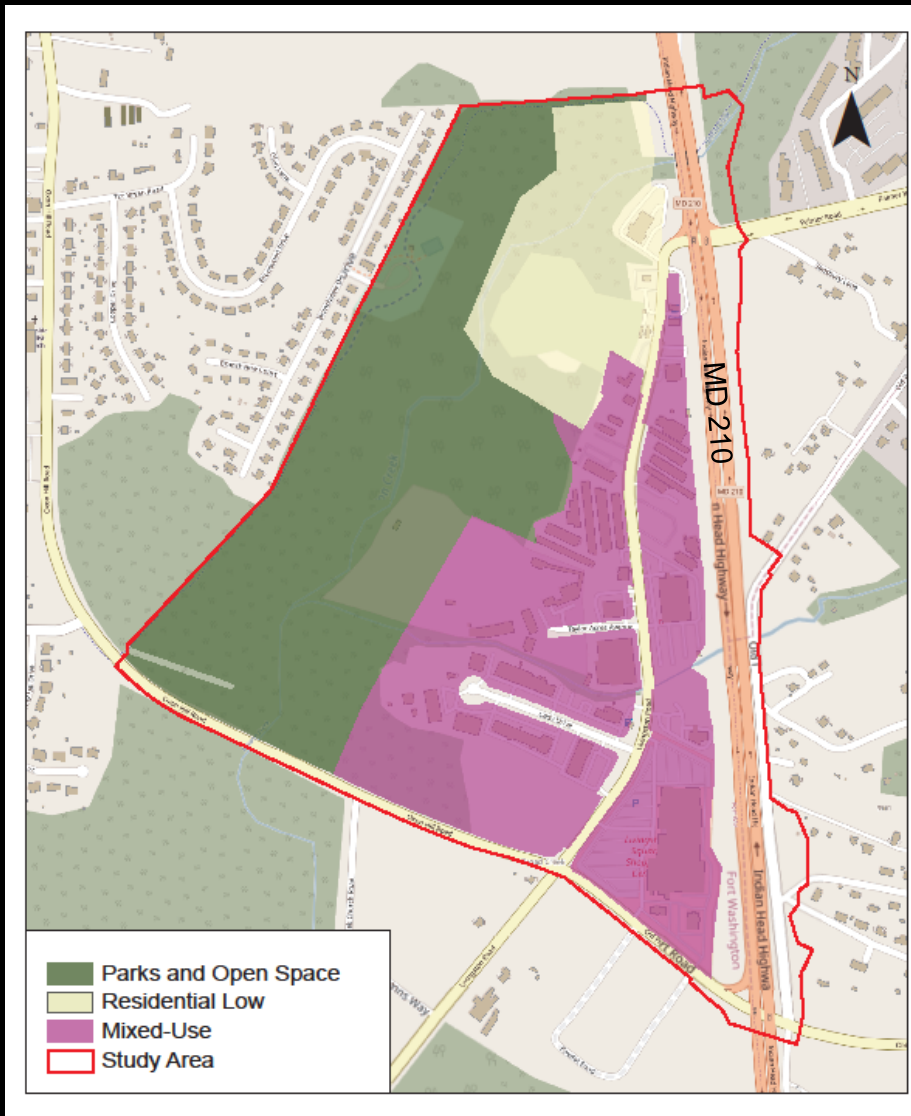
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## Floodplain and Wetlands



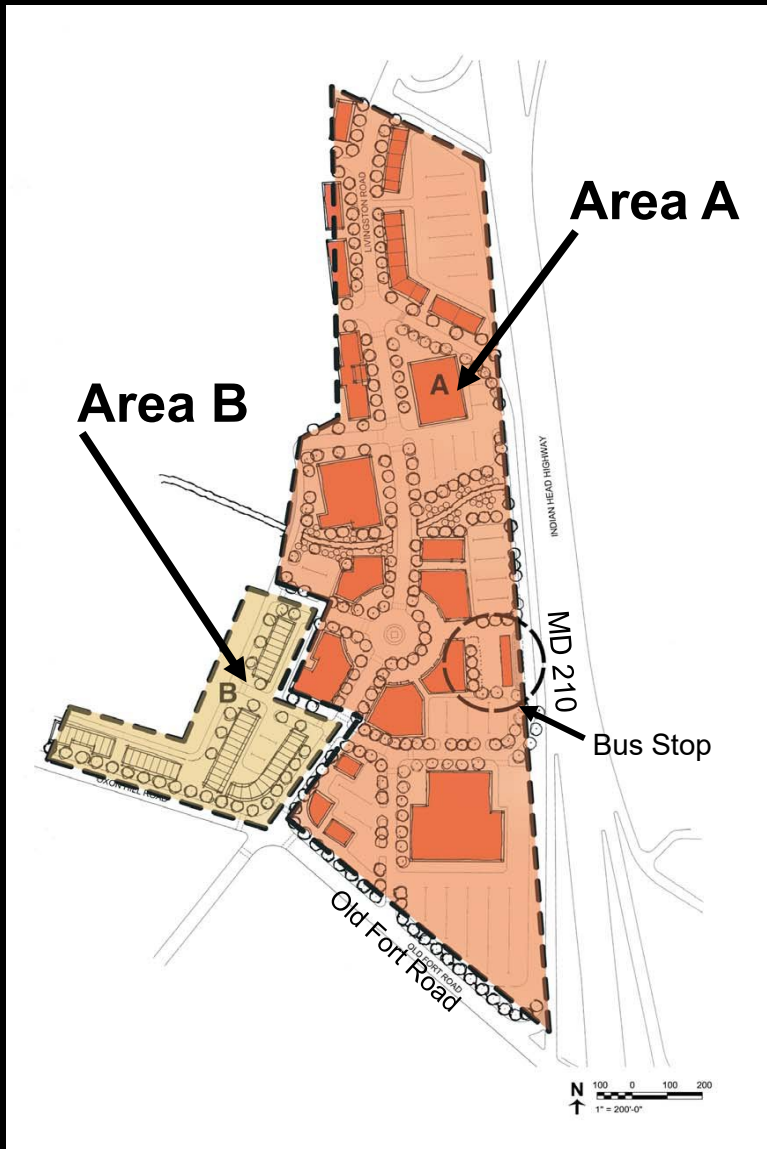
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## Future Land Use Map

- Mixed-Use throughout built environment
- Parks and environmental sensitive areas to remain
- Residential Low Density in the north including the golf range area

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## Design Concept

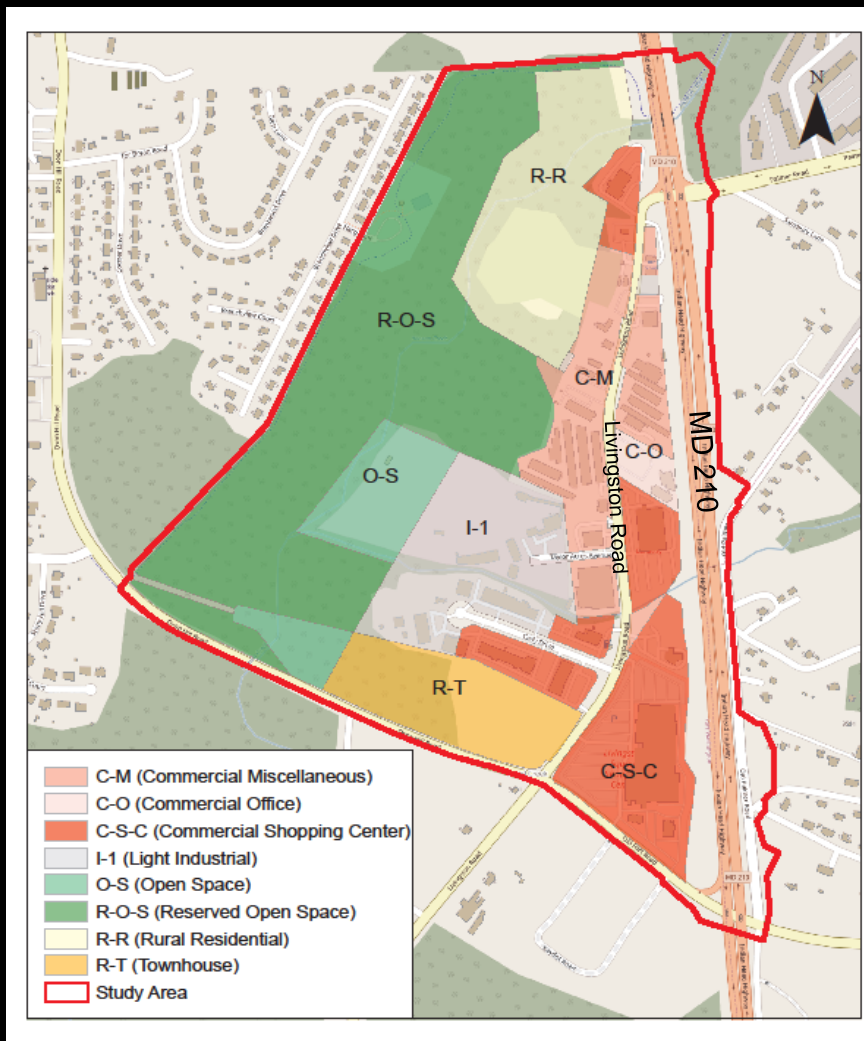
### Area A

- New low-moderate scale revitalization area
- Bus rapid transit station stop
- New main street character
- Public gathering focal point
- New greenway to connect village center to trail system

### Area B

- Low intensity live/work and senior living
- Residential transition to Broad Creek Historic District

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## Existing Zoning Map

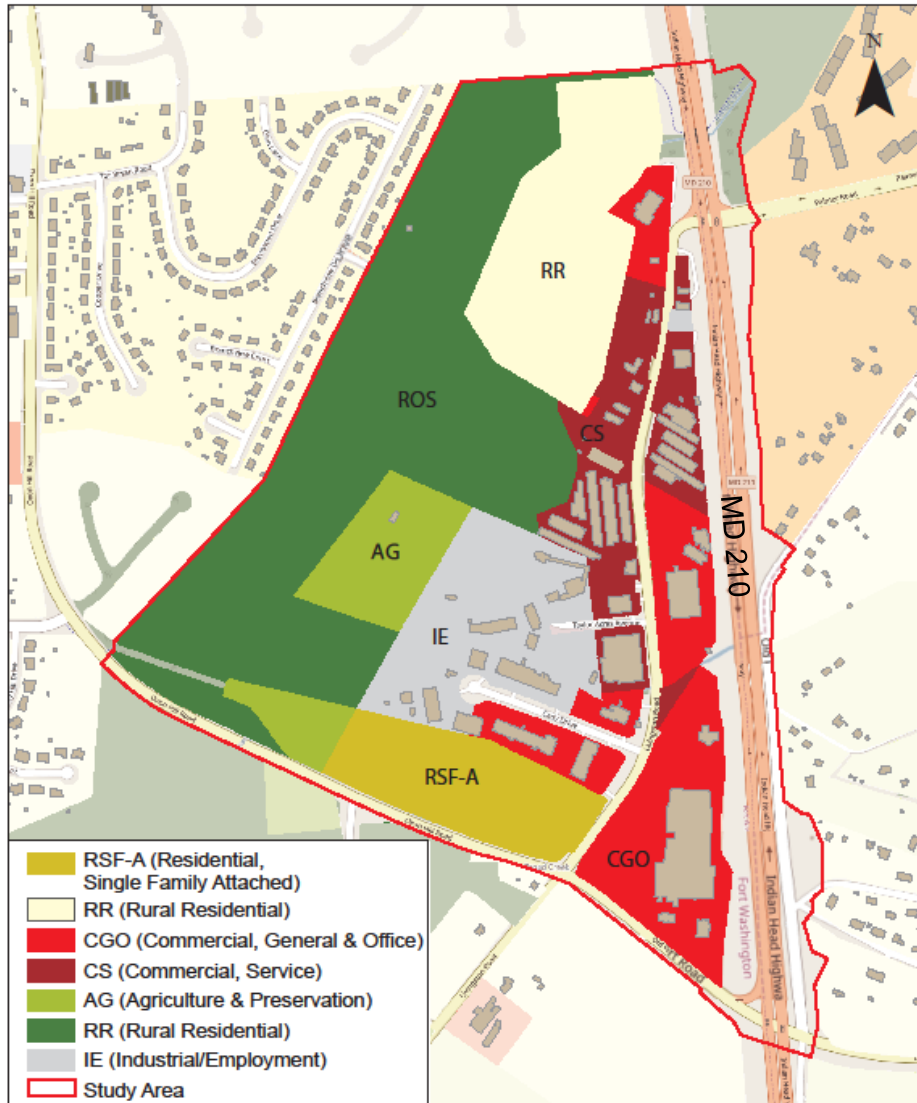
- Commercial uses along Livingston Road
- Non-responsive for market change
- Not appropriate for future vision



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## Proposed Zoning Map

- ❑ New zoning tools were approved in 2018.
- ❑ Flexibility to allow for the mix required to implement the vision
- ❑ Requires the approval of the County Map Amendment to take effect



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## Proposed Commercial, General office (CGO) Zone

### Purpose:

- Diverse range of businesses, civic, and mixed-use development
- Multiple-uses development , shared parking...
- Higher-density residential uses as part of mixed – use development



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## Proposed Commercial, Service (CS) Zone

### Purpose:

- ❑ Retail sales and services, office, and eating and drinking establishments
- ❑ Medium- to moderately high-density residential development as part of part of mixed-use development





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## Proposed Industrial, Employment (IE) Zone

### Purpose:

- Employment, research and light industrial uses and development
- Limited residential development
- Compatibility between industrial development and nearby residential uses





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## Proposed Residential, Single-Family-Attached (RSF-A) Zone

### Purpose:

- Residential living and walkability
- Respectful of natural features
- Compatibility with surrounding lands





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Imagine the Possibility with the new zoning ordinance



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## Next Steps

### Economic and Market Study of the area

- Identify potential niche market
- Identify implementation strategies and actions to redevelop the area into a pedestrian oriented mixed-use village

### Environmental Assessment

- Evaluate flooding issue in the area
- Explore environmental asset opportunities

### Community Outreach and Stakeholder Involvement

- Key stakeholder interviews
- Community meeting to share information and receive feedback.  
Date to be determined.



## Why is the Census Important ?

### Demographic Data

- Identify who we are as a nation

### Redistricting

- Redraw boundaries for congressional and state legislative districts

### Government Resource Allocation

- Equitable federal distribution of **\$675 billion dollars** annually to states, counties, local communities

### Future Planning for Prince George's County

- Anticipating needs for schools, hospitals, transportation infrastructure, public safety, emergency preparedness and other vital programs
- Attracting and expanding businesses for economic development

### For each person who fails to be counted

- Prince George's County loses federal funding for our community (**\$363 Million in 2010**).
- Costs Maryland approximately **\$18,250 over 10 years** – this equates to the state losing \$26.6 billion (based on historical U.S. Census undercount)



# Census 2020

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## Census 2020 – Updates

- Nearly every household should receive an invitation by mail (March 12 – March 20)
- Option to respond **online**, [my2020Census.gov](https://my2020Census.gov) (no code needed) or by **phone** 1-844-330-2020
- Important, safe and easy!
- ENCOURAGE family, friends, community members to participate, motivate others using social media networks.



# Henson Creek Village Area Study

## Related Documents' Web Pages



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

<http://www.planpgc2035.org>



<http://www.mncppc.org/362/Henson-Creek-South-Potomac-Master-Plan>



# Henson Creek Village Area Study

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## Thank You

### Project Team:

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