



 MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

Henson Creek Village Community Presentation

March 31, 2021

Prepared by HR&A Advisors, Toole Design, and
KCI for the Prince George's County Planning
Department

 **HR&A**
Analyze. Advise. Act.

 **TOOLE**
DESIGN

 **KCI**



Meeting Purpose and Focus

- Orient residents to the focus of this study
- Share the findings and recommendations of the environmental study
- Share findings and recommendations from the economic and market analysis



Meeting Agenda

Overview of Study Area and Project Purpose

Integrated Presentation that includes:



- Existing context for environmental, economic, and market conditions
- Stream restoration and creek solutions
- Development strategy
- Site development recommendations
- Transportation infrastructure & open space strategies

Next Steps

Q&A



Zoom Webinar Guidelines

Q&A

Submit questions during the presentation

Polling

To see who joined us tonight

Chat with staff

Plus share your thoughts about the ideas you see



20



Participants



Q&A



Chat



Closed Caption



Interpretation



A few polling questions to start with ...

- Where you live
- What is your age
- How many virtual community meetings have you attended in the past 7 months
- Did you complete the Henson Creek study area survey?



Fort Washington Village Study Area Boundary

LEGEND

- Henson Creek Transit Village
 - Fort Washington Study Area Boundary
 - Property
 - Highway
 - Other Road
- 0 0.05 0.1 Miles

Henson Creek Village Area Study Boundary



Study Goals



- Implement the master plan recommendation
- Evaluate opportunities for redevelopment
- Understand economics and real estate market
- Understand environmental conditions, limitations and opportunities
- Capitalize on the proposed Zoning Ordinance
- **Need public and private commitment**



Major Project Activities to Date

- March 24, 2020, District 8 Community Virtual Meeting
- Retained the services of HR&A Advisors and KCI Technologies
- Prepared and administered online community and property owners' surveys
- Completed draft Economic/Market Analysis and Environmental Assessment
- September 23, 2020, District 8 Community Virtual Meeting
- Evaluated Alternative Development Scenarios and Case Studies of Areas with Similar Challenges and Environmental Conditions
- Developed Recommendations and Actions to Realize the Vision
- **March 31, 2021, District 8 Community Meeting**



Order of Presentation

1. Review of Existing Context
 - i. Economic and Market
 - ii. Environmental
2. Case Studies of Flooding and Stormwater Challenges
Converting Problems to Opportunities
3. Market Opportunities and Historical Assets
4. Stream Restoration and Creek Solutions
5. Development Strategy
6. Stormwater Management Best Practice
Site Development Recommendations
7. Infrastructure and Open Space Strategy
8. Conclusion and Next Steps



1. Review of Existing Context

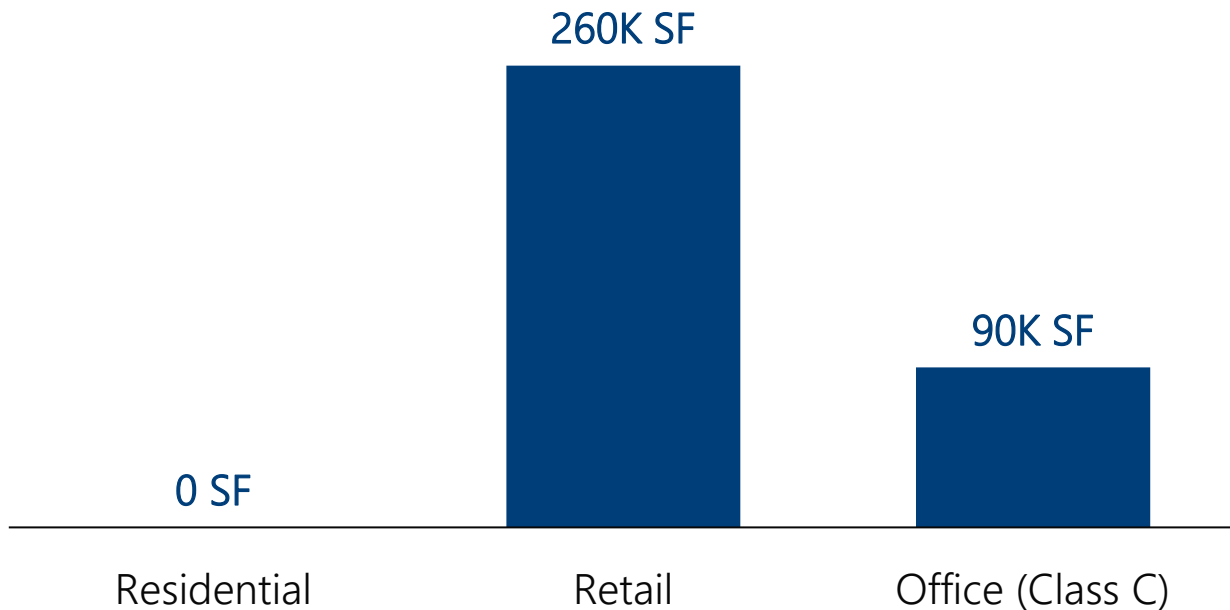
- i. Economic and Market
- ii. Environmental



Existing Conditions | Current Uses

The Henson Creek Village area, bisected by Livingston Road and parallel to 210, has **no residential population** and is defined **car-centric retail** and a modest amount of Class C office space.

Henson Village Current Uses



Source: Costar, HR&A



Existing Conditions | Transportation



Challenges: The sidewalk and trail network in Henson Creek Village is disconnected. Alignment for future interchange on MD 210 within the project area has not been determined by State Highway Administration (SHA).



Opportunity: Traffic volumes on Livingston Road are very low for a four-lane street, and road space could be repurposed to improve pedestrian and bicycle access.

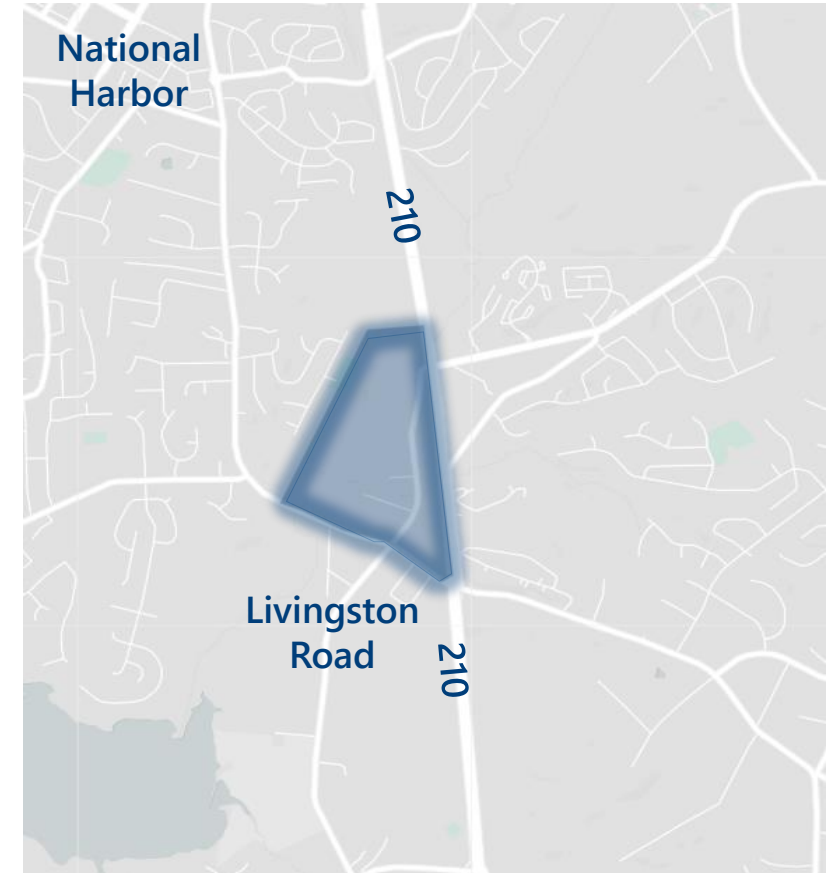


Existing Conditions | Real Estate Market Drivers and Constraints

Market realities associated with dense, mixed-use development:

- **Zoning:** Density, height, and use restrictions can limit the extent of large-scale development on a site.
- **Environment:** There are strict regulations for development in floodplains, along streams, and in wetland areas, which can hinder the feasibility of large projects.
- **Development Feasibility:** Maximizing benefits while balancing costs is a priority for developers and planning departments. In low-density residential areas with no public transit, developers may be less able to build higher density projects with amenities.
- **Supply/Demand:** New uses can only be built if there is sufficient unmet demand to justify their construction.

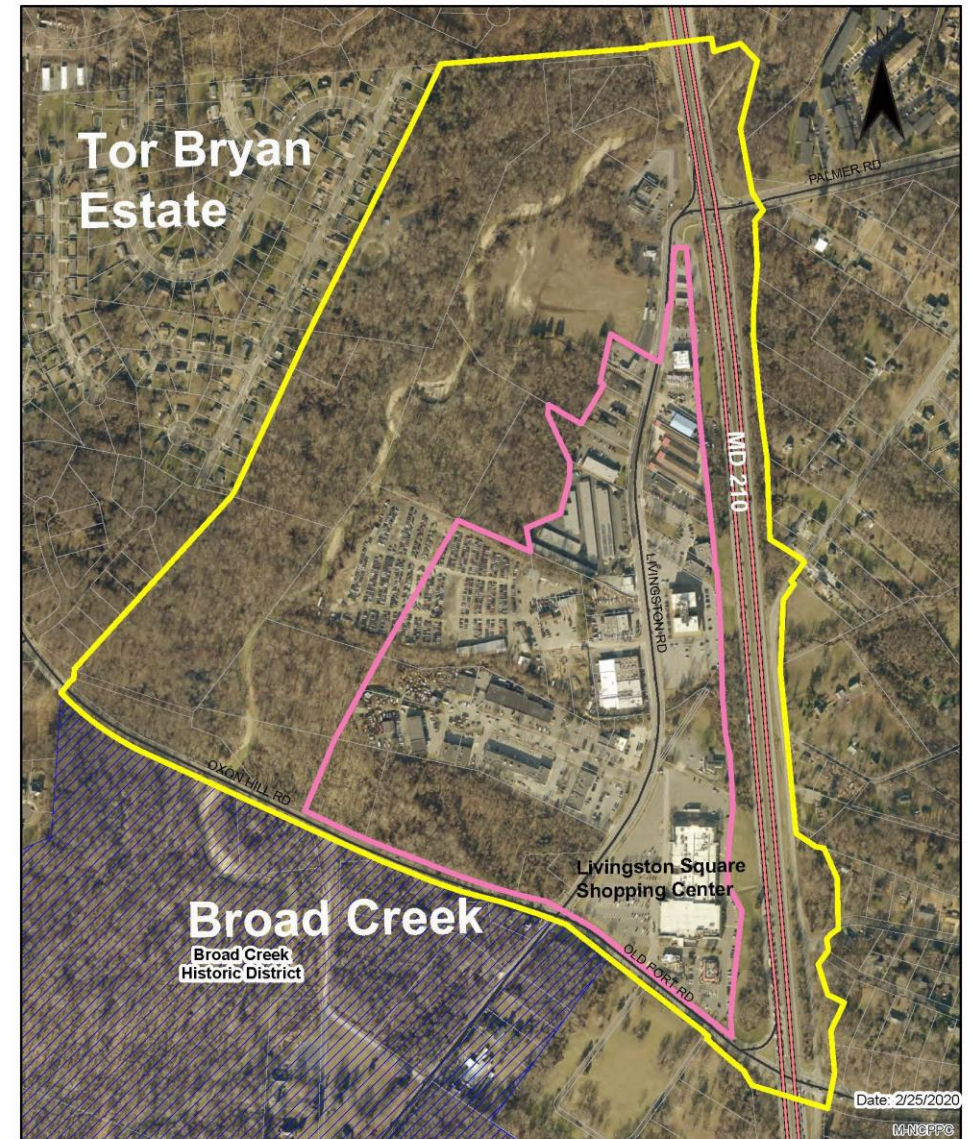
In the short term, these factors will determine the potential of the area to attract certain retailers and development typologies.





Environmental Presentation Goals

- Study area environmental features and causes of flooding
- Case studies of other areas where pre-regulation development occurred within the 100-year floodplain and their solutions
- Analyze current Prince George's County development regulations within the 100-year floodplain
- Possible Stormwater Management techniques
- Analyze stream enhancement techniques that can be utilized within the Henson Creek Stream



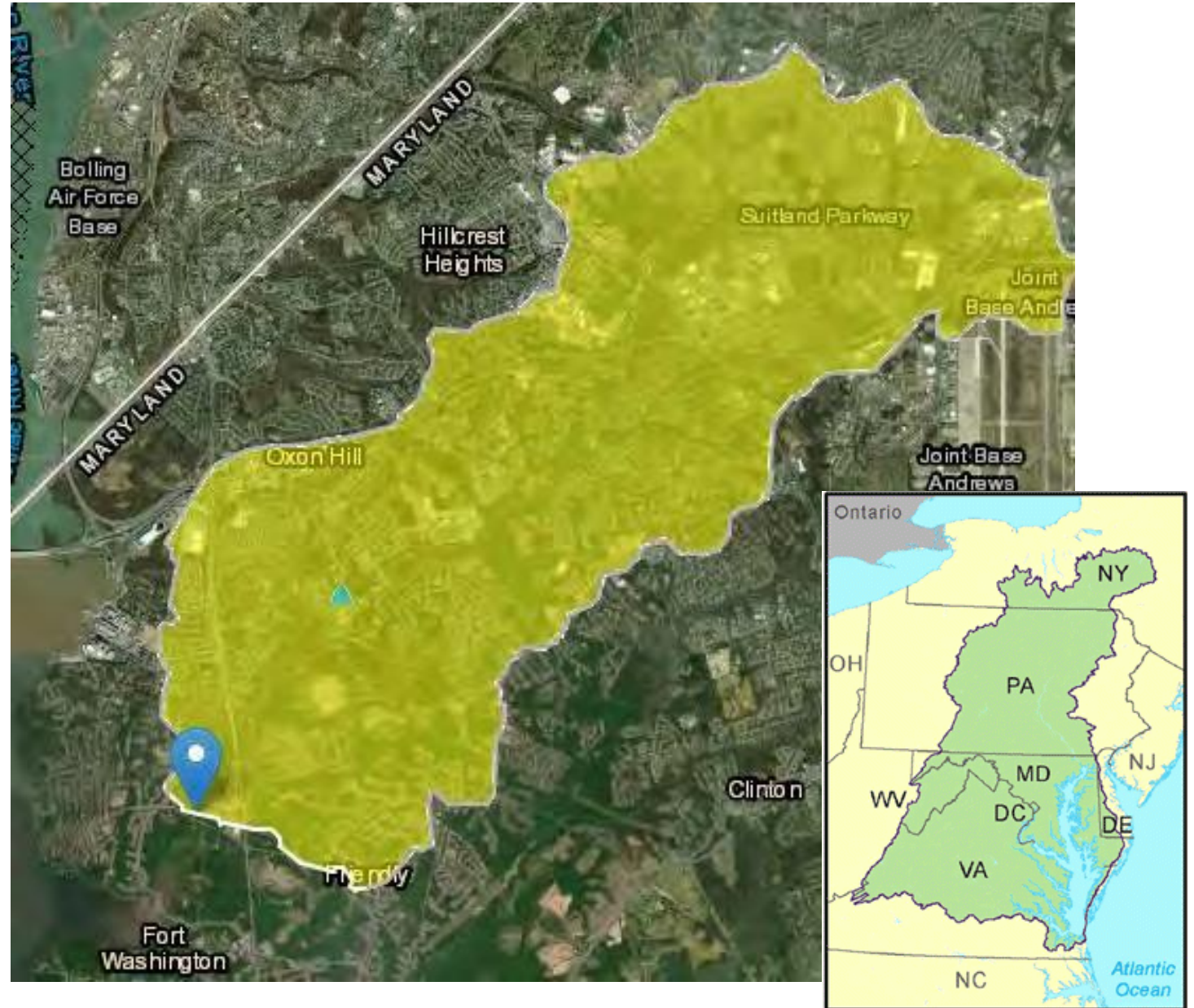
Henson Creek Village Area Study





Henson Creek Sub Watershed

- Part of the larger Chesapeake Bay Watershed
- Henson Creek drains 24 sq. mi. about 1/3 the size of Washington D.C.
- 44% of Impervious surfaces were constructed prior to Storm water management regulations
- Increase in Severe Storms
- Causes downstream flooding



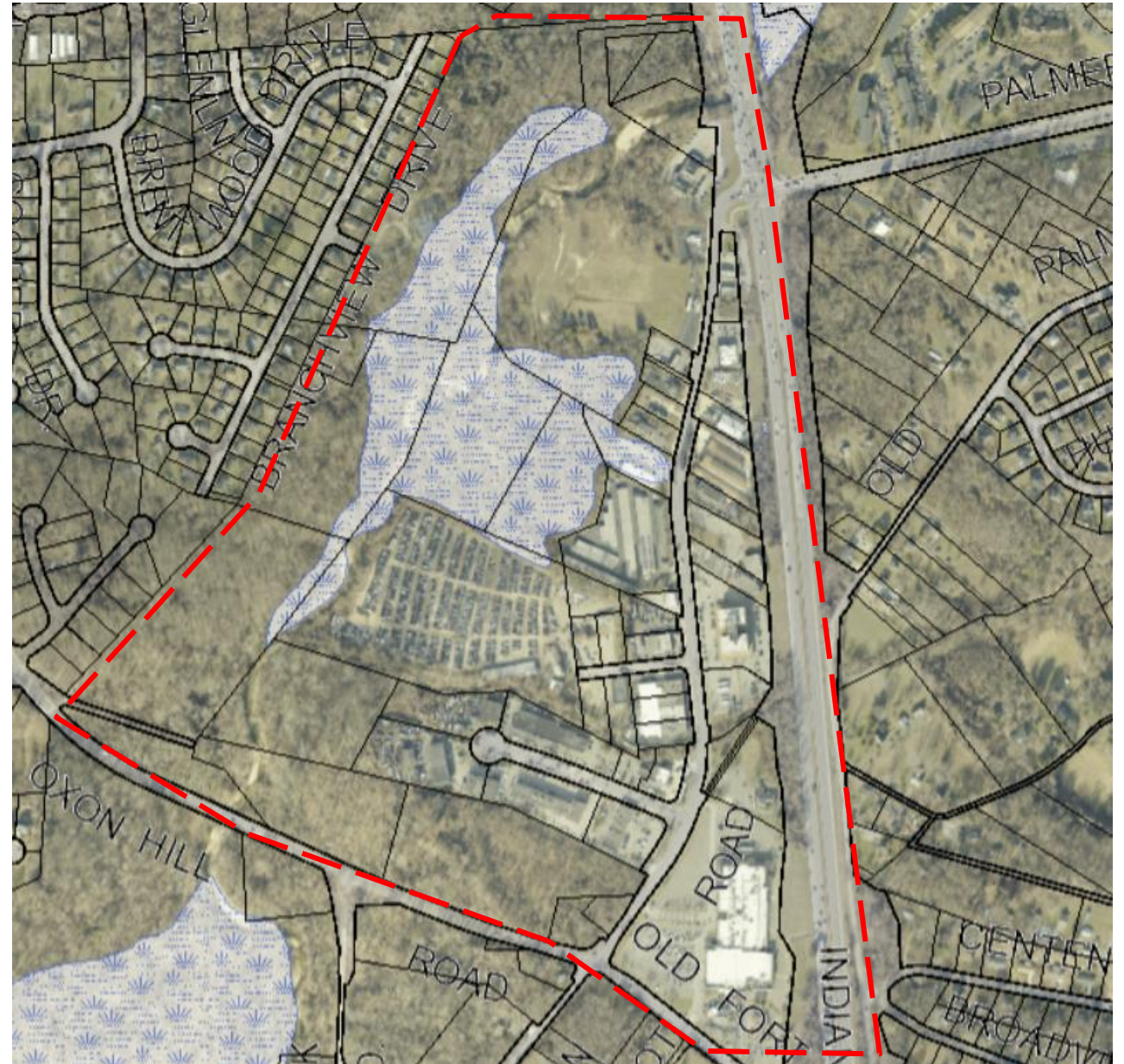


Wetlands

- Study area contains many ecological and environmental assets such as wetlands and floodplains.
- Wetlands are areas where water covers the soil and is present at or near the surface of the soil all year or part of the year.
- Wetlands provide values that include natural water quality improvement, flood protection etc.



Wetland

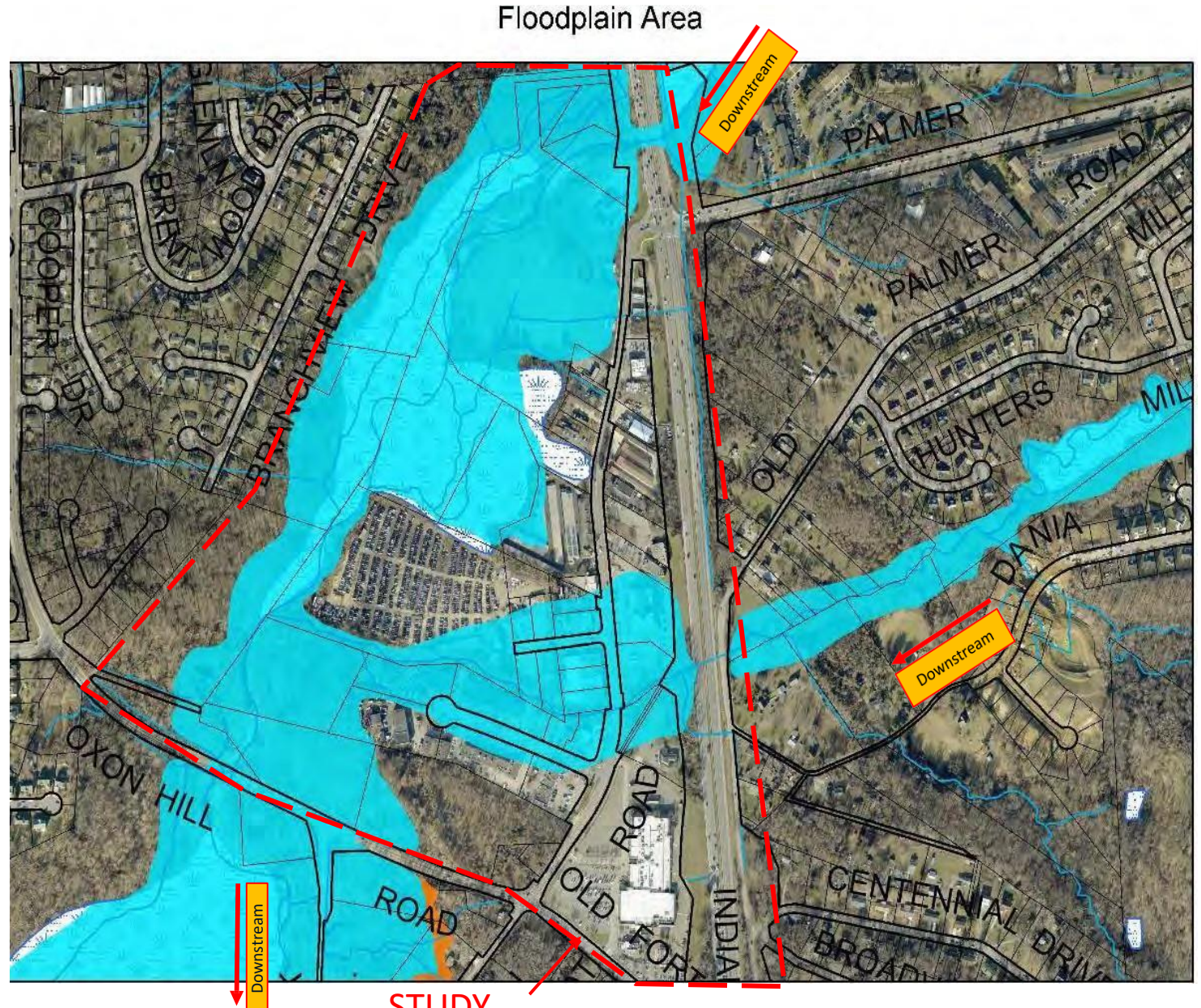




FEMA Floodplain

- FEMA 100-year floodplain represents the area that is most prone to high flooding by a 100-year storm.
- New development within floodplain must be constructed one foot above 100-year Floodplain elevation.

 Floodplain



STUDY
AREA

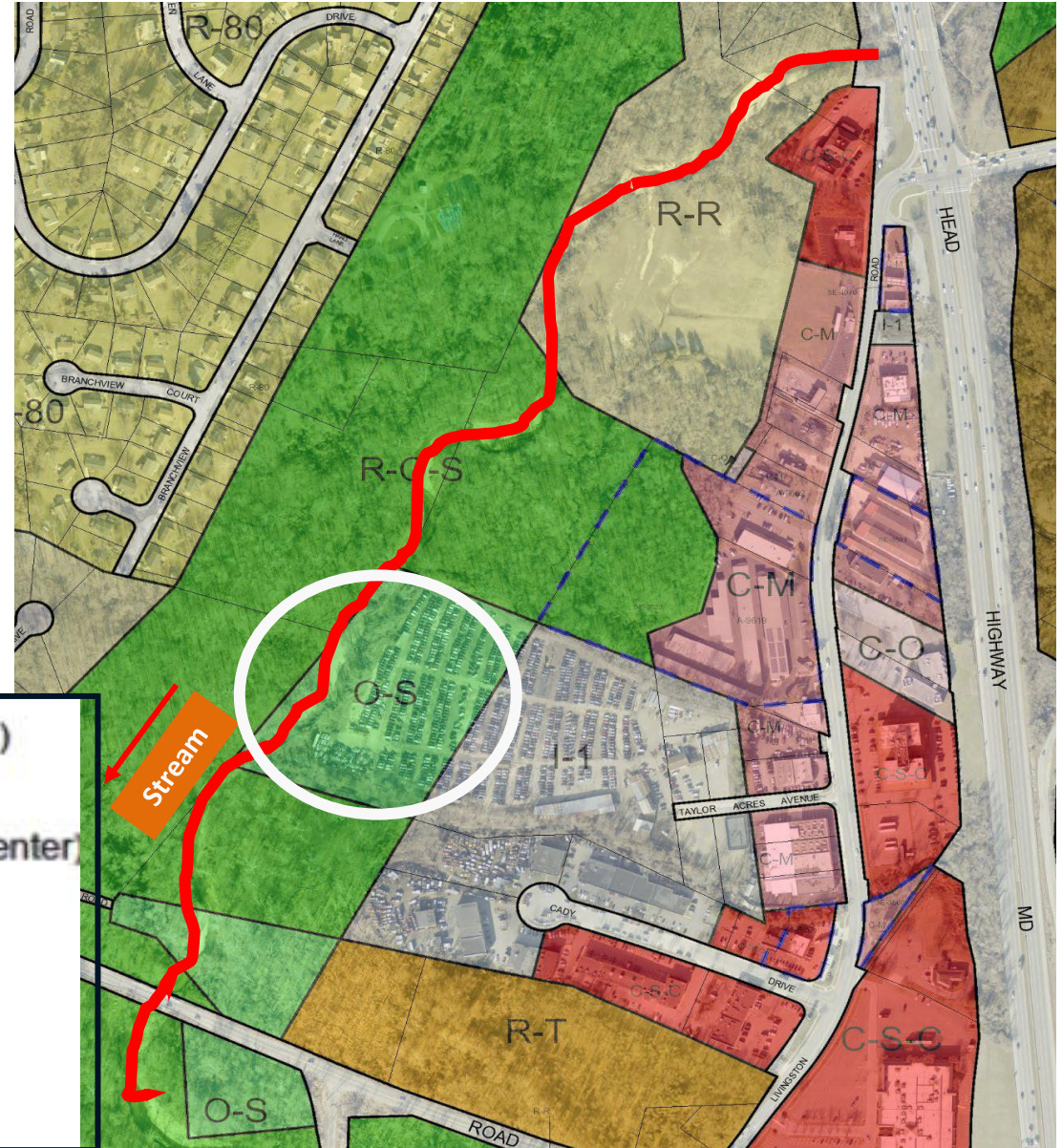


Environmental Protection through Zoning

- One of the goals of the current and proposed zoning is to protect sensitive environmental feature through Open Space classifications.
- Current use is detrimental to the health of the stream.

Existing Zoning Map

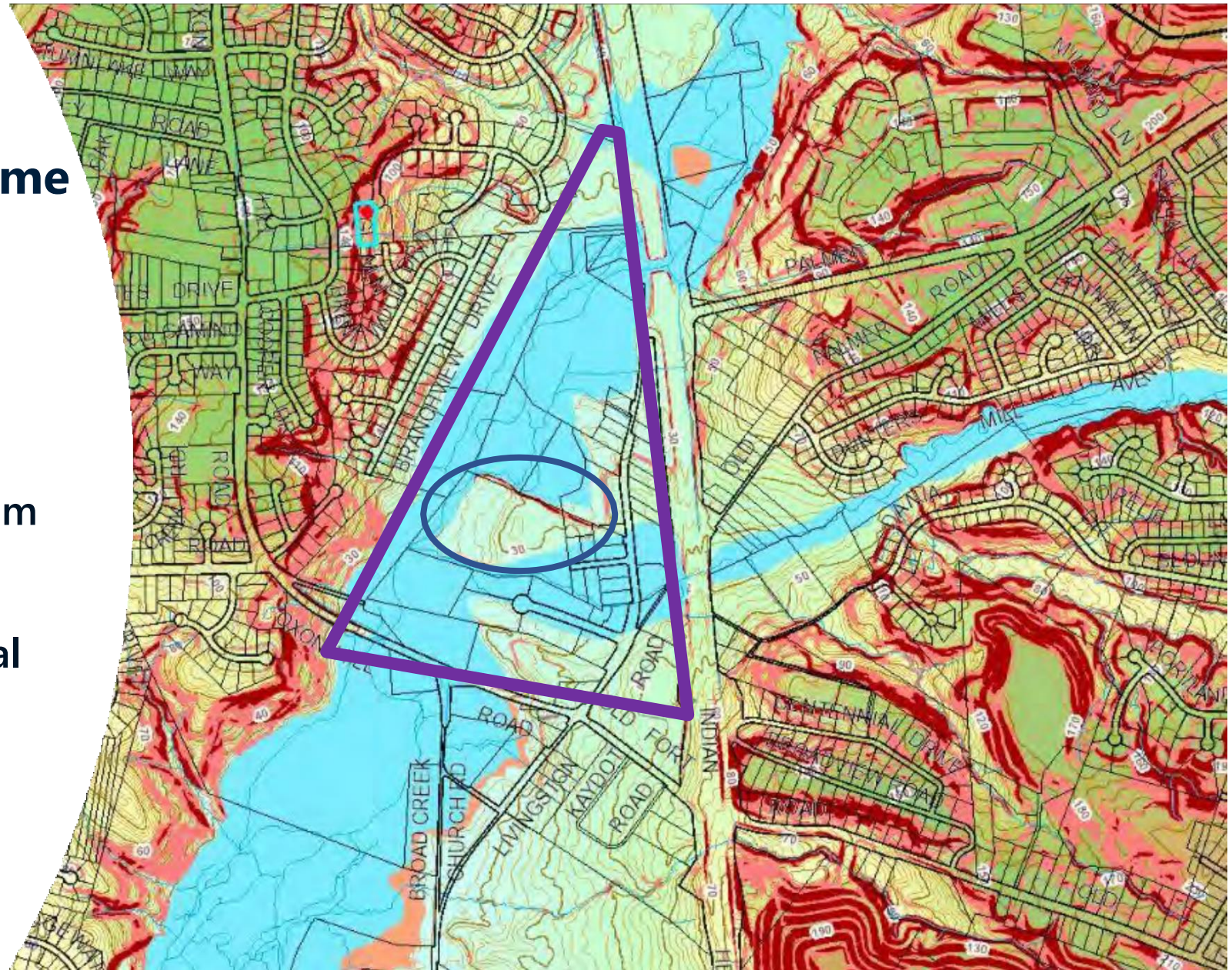
	C-M (Commercial Miscellaneous)
	C-O (Commercial Office)
	C-S-C (Commercial Shopping Center)
	I-1 (Light Industrial)
	O-S (Open Space)
	R-O-S (Reserved Open Space)
	R-R (Rural Residential)
	R-T (Townhouse)





Ecosystem Damages Over Time

- Constrictions
 - Roads
 - Fill in historic floodplain
- Cause increase flooding upstream and downstream.
- We recommend restoring natural areas to give water a place to go!





2. Case Studies of Flooding and Stormwater Challenges

Converting Problems to Opportunities

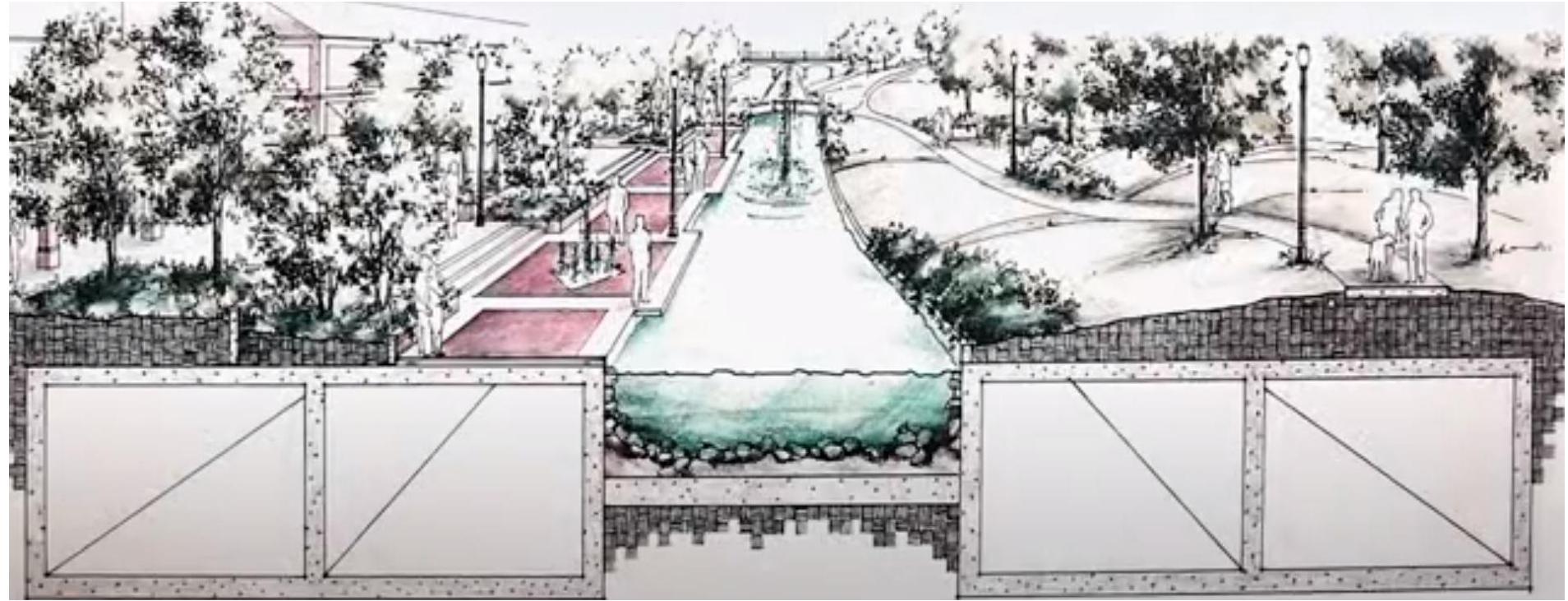


Downtown Frederick Maryland (1972)



- **Historic Downtown Frederick – Hurricane Agnes (1972)**
- **100-year storm within Carroll Creek drainage basin and passed as a 200-year storm within the Monocacy River drainage basin**
- **7 inches of rainfall in less than 16 hours**
- **5' of flooding within the basement floors**
- **8' of water into their historic performing arts theater (Weinberg Center of the Arts)**

Downtown Frederick Maryland Design Solution

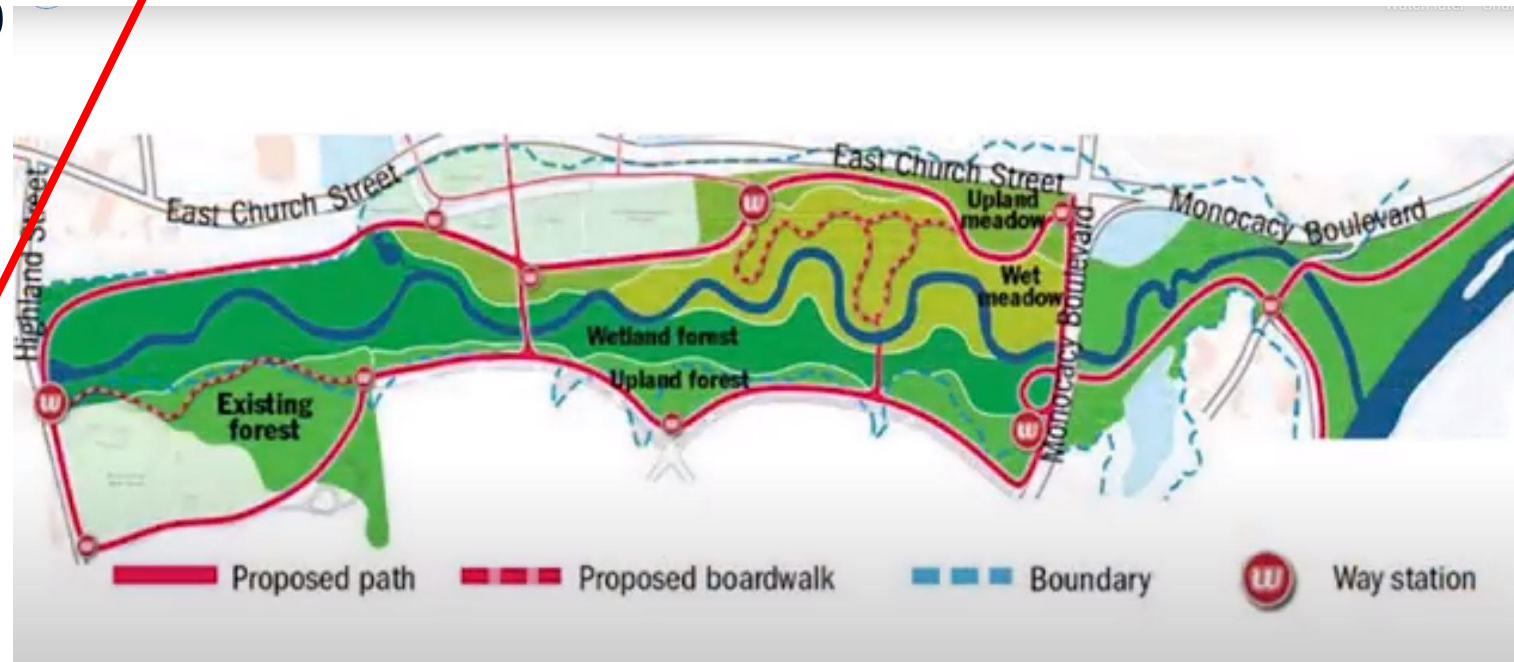


- Inspired by the River Walk in San Antonio, Texas
- Concrete canal designed to carry the floodwaters through the city
- Four 20-by-20-foot conduits to make up the flood control system along 1.3 miles of city
- Conduits hold a combined 5.7 million cubic feet of water
- Four stormwater pump stations along the flood control system for low lying areas
- Use of existing Flood Warning System



Downtown Fredrick Maryland, Impact of Design Solution

- Revitalized transportation and recreational facilities in Downtown Frederick
- Immediate development of \$30 million
- Future planned development of \$100 million
- Removal of approx. 130 acres in downtown from 100-year floodplain, relieving property owners of mandatory FEMA flood insurance.
- Potential for new assets and further development due to mitigated floodwaters





Downtown Fredrick, Maryland Post Floodwater Mitigation



Figure: Carroll Creek Linear Park – vibrant and accommodating for all pedestrians



Figure: Carroll Creek Linear Park – Bridge Crossing and other Amenities



Jones Fall Stream Restoration, Baltimore, MD

- Existing Conditions
 - Drainage area – 25 sq. miles; 19% Impervious area
 - Straightened
 - Concrete lined channel
- Objective
 - Improve Trout Habitat and Water Quality
 - Provide Recreational Fishing Access
- Solution
 - Reestablished plan form and floodplain connection
 - Bioengineering and Rock Stabilization
- Success! Trout are back!

Before



After





Gatherings at Ellicott City, Maryland

- Proposed 10 condominium buildings
- Quantity and quality stormwater management for the 100-year storm
- Above ground SWM practices throughout the development



Figure: Site Development Plan
Photo Credit: KCI Technologies, Inc.



3. Market Opportunities and Historical Assets



Market Opportunities | Retail Typologies

Retail opportunities range from existing **shopping plaza redevelopment** to integration within a **mixed-use development** and are amenable to parcel, floodplain, and size constraints.



Shopping Plaza Retail (Redevelopment):

Redevelopment of aging strip retail with focus on vibrancy and reference to historic village



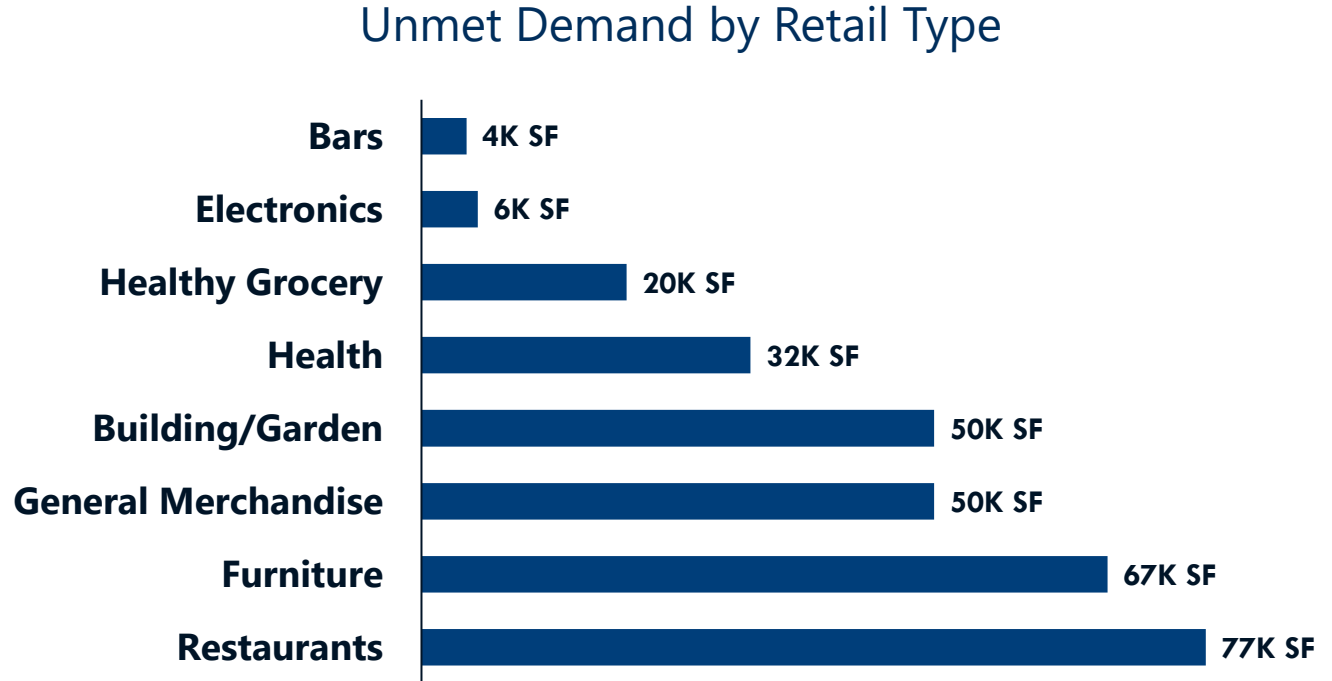
Ground Floor Retail: Ground floor retail in mixed-use developments along Livingston Road with focus on daily-use services for area residents



Market Opportunities | Retail Demand

Demand for daily-use retail types like **restaurant, grocery, and convenience** remains high in Henson Creek Village, and is currently **not being met by existing retail offerings**. Potential residential growth in the corridor would add to retail needs modestly.

The chart at right reflects a retail gap analysis as well as community and County feedback



* 75% National Harbor Rate 2008-2020



Market Opportunities | Housing Typologies

Demand for existing and new housing in the area remains high, at nearly **1,500 units per year**. Two new housing types in particular could be **market feasible** in Henson Creek Village with a **smaller environmental footprint** than traditional suburban development.



Rental Apartments: Upper floor apartments with ground floor retail present an opportunity to introduce a substantial number of new households while preserving and expanding retail uses.



Owner-Occupied Housing: New owner-occupied housing faces low supply and high demand in the area. New development could increase the population in walking distance of the corridor.



Market Opportunities | Housing Demand

Aging residential product in Prince George’s County, the proximity of National Harbor, and new retail in Henson Creek Village will support growing short and long-term **demand for new housing** product in the Village.



*50% Comps rate 2008-2020. ** Comps pace 2009-2020



Historical Community Assets | Design Opportunities

Design considerations for the Village should be oriented around and reminiscent of the many **historical landmarks** and community assets within Fort Washington. Design should also focus on **environmental sustainability**, with a preference for green materials, open spaces, and net zero energy design.



1: Fort Foote Park



2: St John's Episcopal Church



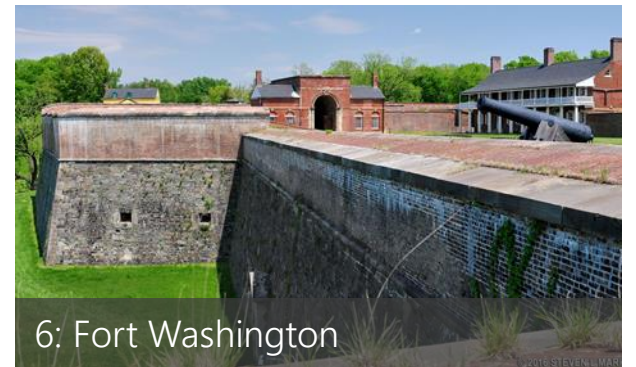
3: Harmony Hall



4: Tantallon Marina



5: National Golf Club



6: Fort Washington



4. Stream Restoration and Creek Solutions



Stream Corridor

Shared Challenges – Shared Opportunities

- Upgrade Aging Infrastructure
- Climate Change Resiliency
- Improve Water Quality
- Increase Property Value
- Improve Habitat and Recreation

Protective Value of Nature

www.nwf.org/protective-value-of-nature





Henson Creek Stream

What Not To Do – Conventional Thought

- Straight and Deep = Flooding and Property Loss
- Increases Nutrients and Sediments Delivered to Bay





Henson Creek Stream

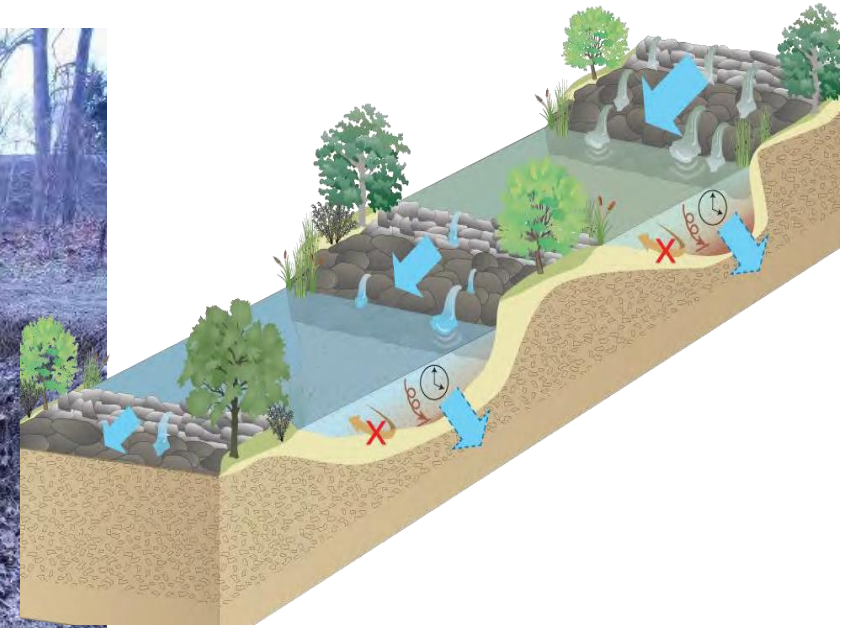


After



Before

Source: <https://www.umces.edu/>



Potential Restoration Solutions –
Regenerative Stormwater Conveyance – RSC
Floodplain Reconnection!



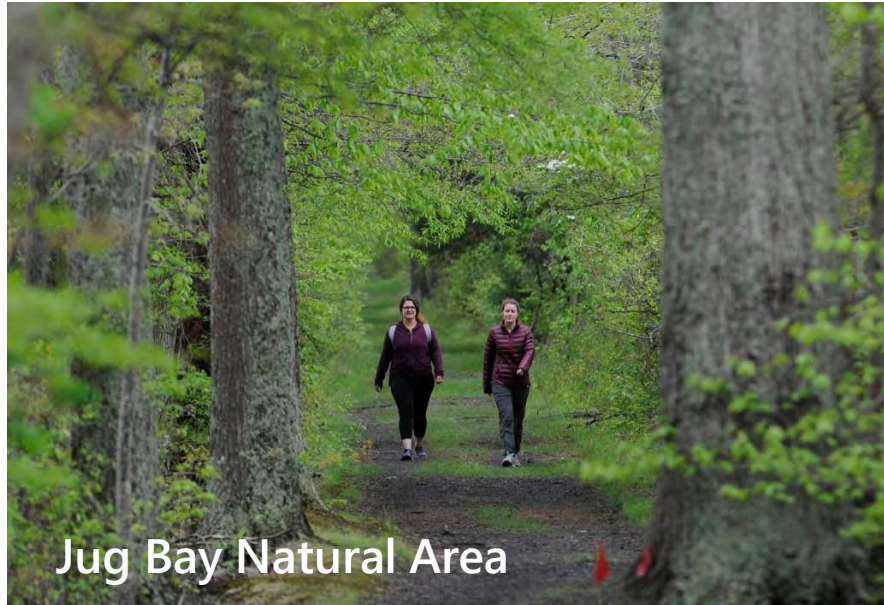
Henson Creek Stream



Potential Restoration Solutions
Bioengineering (Soft)
Natural, salvageable, biodegradable materials



Henson Creek Stream



Potential Restoration Solutions
Restore Natural Areas: Floodplain and Wetlands

Give the Water Room to Flood – Let Nature do the Work





COOPERATION

Building Partnerships – Funding Opportunities

- WSSC
- Agency Reviewers/Regulators
 - DPIE
 - USACE, MDE
 - MHT, MD DNR
- Prince George’s Dept. of Env. (DOE)
- Public Private Partnerships (P3)
 - Clean Water Partnership
- Grantors (Chesapeake Bay Trust)
 - Prince George’s County Stormwater Stewardship
 - Prince George’s County Rain Check Rebate
- Community
 - Development Community and Investors





5. Development Strategy

Development Strategy | Introduction and Context

Transitioning from an auto-oriented, single-use corridor to a walkable, mixed-use village is **dependent on cooperation** across all stakeholder groups and continued **support, funding and guidance from the County**.

Future outcomes for Henson Creek Village exist along a spectrum:



Infrastructure improvements and open space amenities can be built by the **public sector** if approved and funded.

Private development is contingent on both **developers and property owners buying into the vision** for the corridor.





Development Strategy | Precedent Project: Mosaic District

The **Mosaic District** in Fairfax, VA illustrates a **similar vision of a vibrant, walkable mixed-use district**, with its core street grid, mixed-use retail and residential, and additional housing development in the southeast.



Origin as Suburban Commercial District :

The Mosaic District once resembled Henson Creek Village today, dominated by aging strip malls and limited residential appeal.

Mixed-Use Design: The Mosaic District includes luxury apartment buildings, townhomes, restaurants, high-quality retail, and even office.

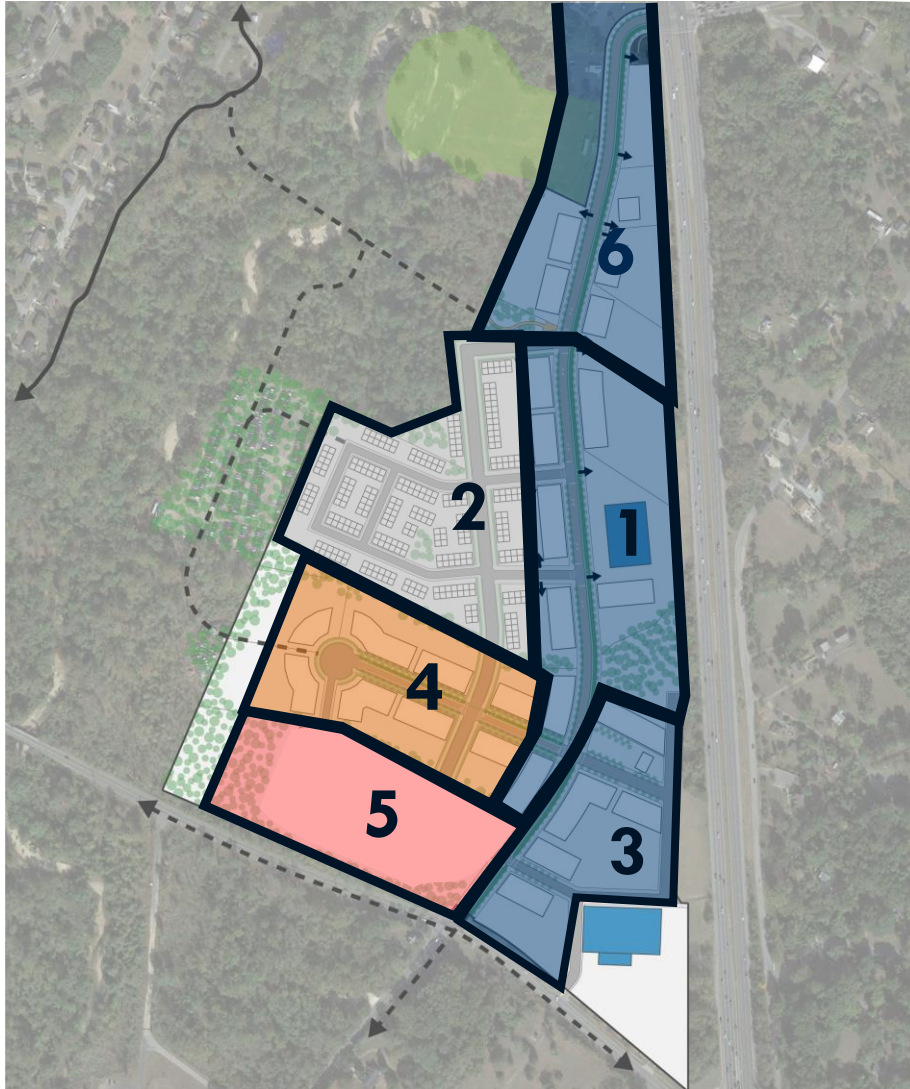
Focus on Walkability: The District supports the pedestrian experience through open public spaces, abundant crosswalks, wide sidewalks, and streetscaping.





Development Strategy | Village Subareas

Development in Henson Creek Village is distributed across six subareas and three use types:



Subareas

- 1. Central Livingston Rd. Corridor**
- 2. Residential District**
- 3. Gateway District - South**
- 4. Commercial District**
- 5. Residential/Open Space District**
- 6. Gateway District - North**

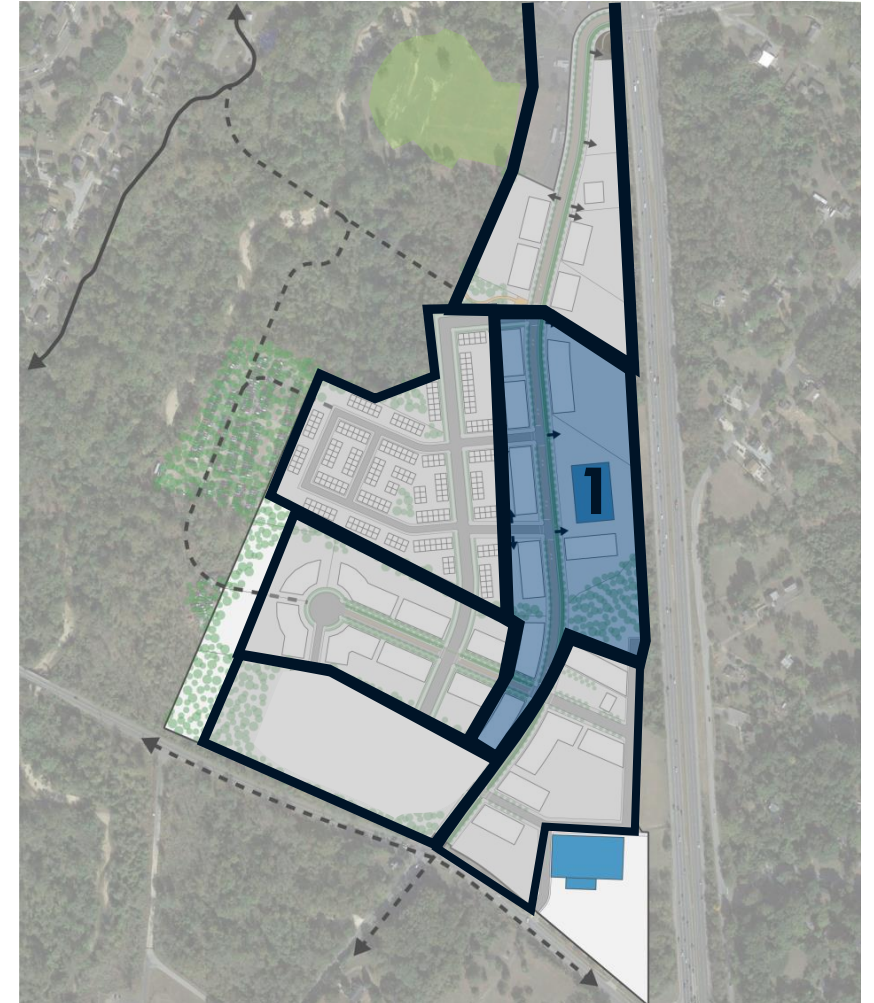
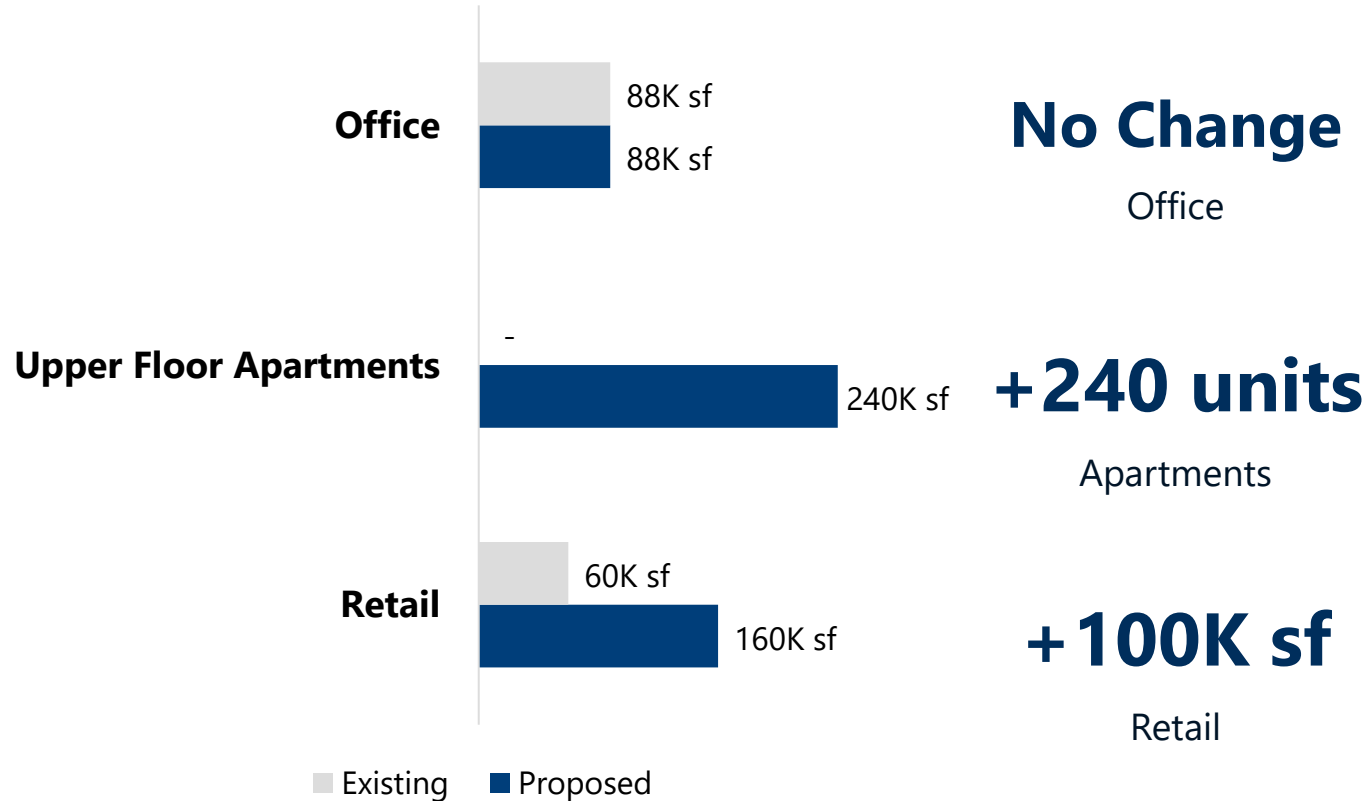
Use Types

- Mixed-Use Development**
- Flexible Residential**
- Flex Commercial/Medical Office**
- Potential Residential and/or Green Space**



Central Livingston Road Corridor | Subarea 1

Subarea 1 is defined as the Livingston Rd core. **Mixed-use development** of this area has the highest likelihood of success and of **prompting further development** across other subareas.





Gateway Districts | Subareas 3 and 6

Subareas 3 and 6 have **similar mixed-use development potential** as subarea 1, however, **development is constrained** by parcel size/need for property owner cooperation and existing Livingston Sq redevelopment plans, as well as potential plans for an **interchange** at Indian Head Highway's northern entrance.

Subarea 3

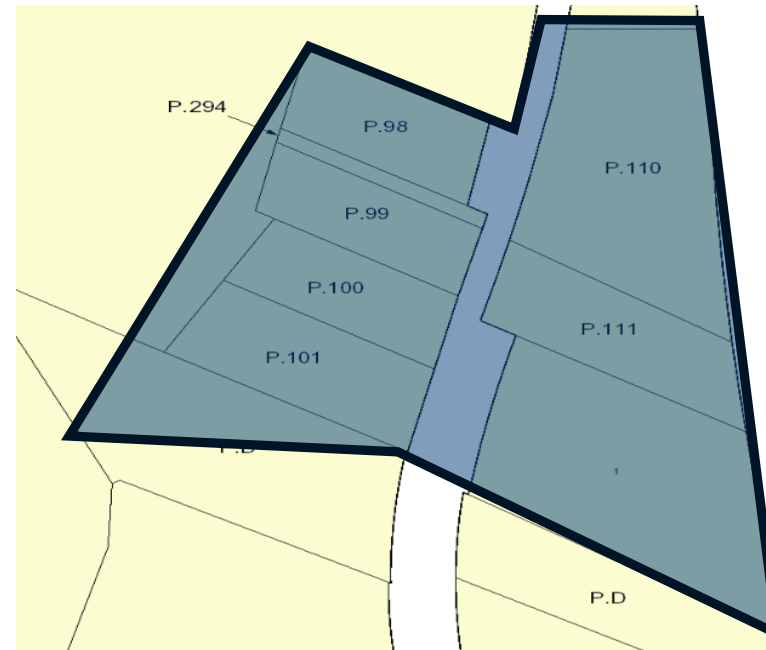


Subarea 3 currently has an **approved site plan**; alterations that are more in line with the corridor vision could trigger **additional stormwater costs**



Location

Subarea 6

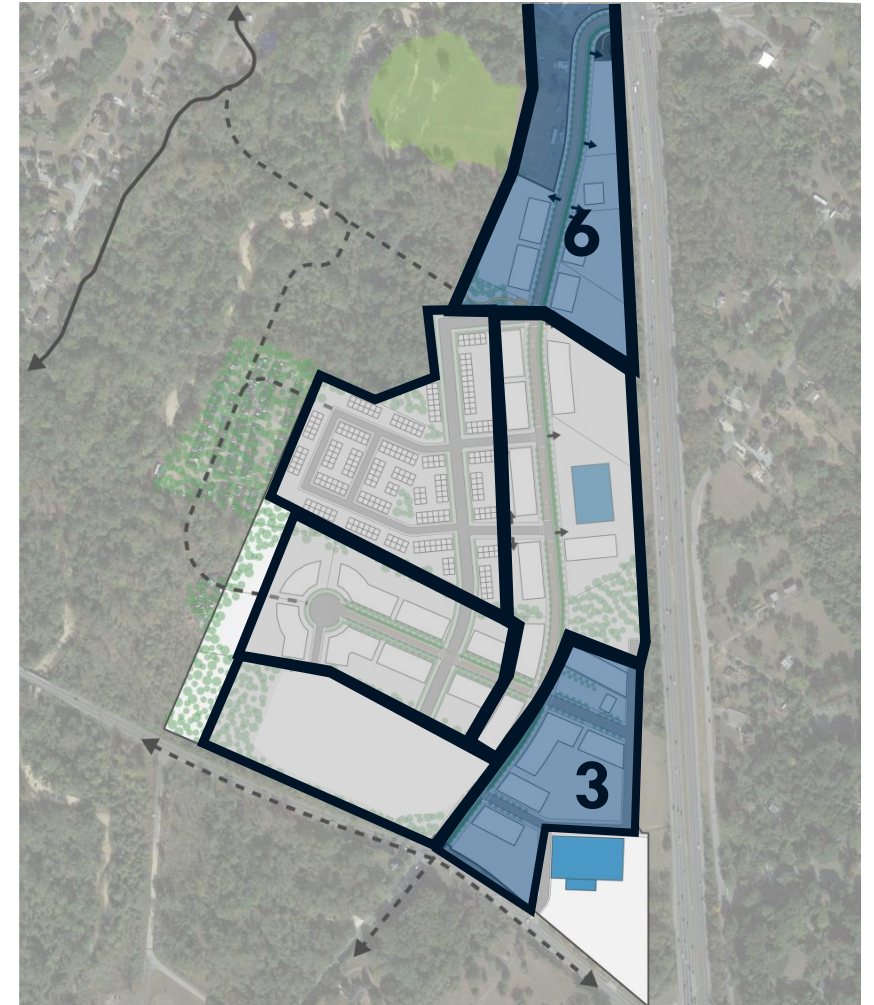
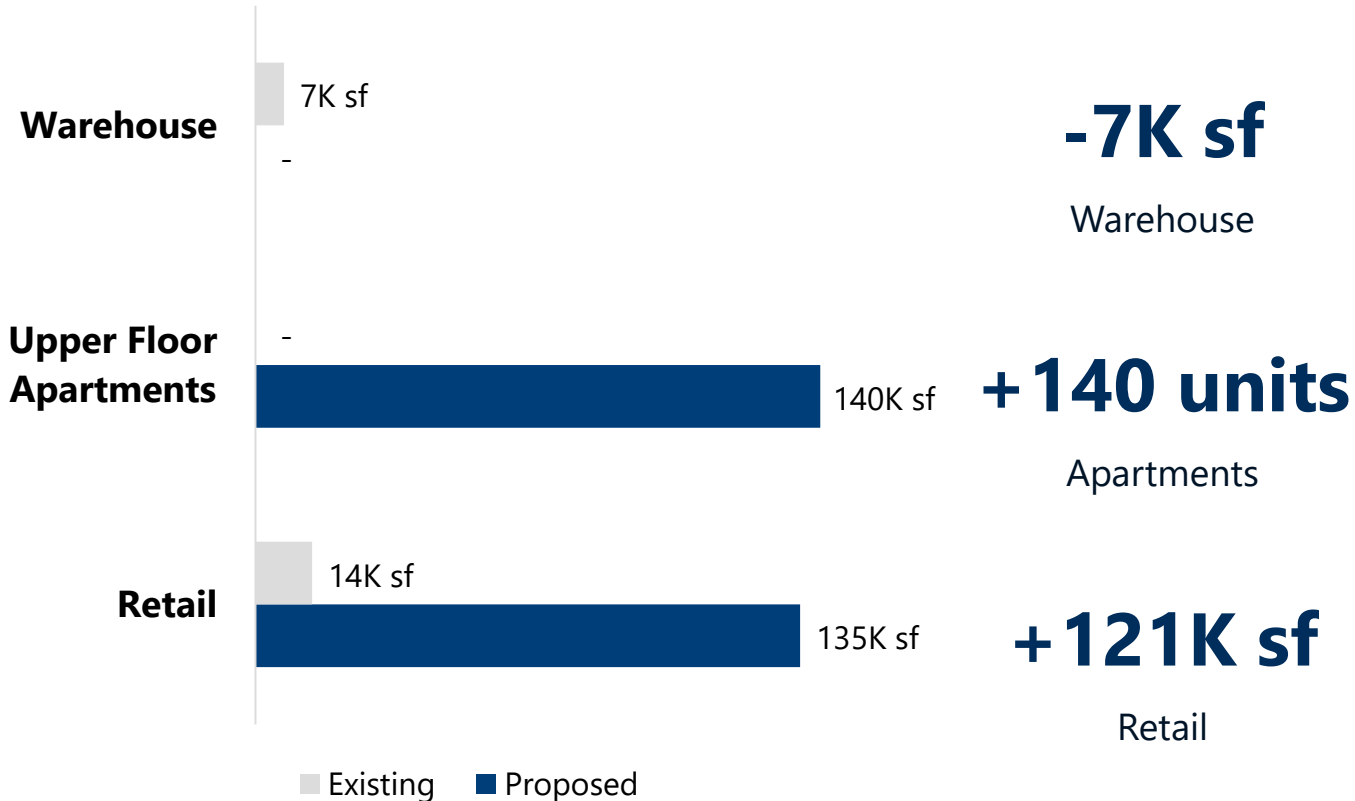


Subarea 6 contains core Livingston Rd Frontage, but is constrained by **fragmented ownership**



Gateway Districts | Subareas 3 and 6

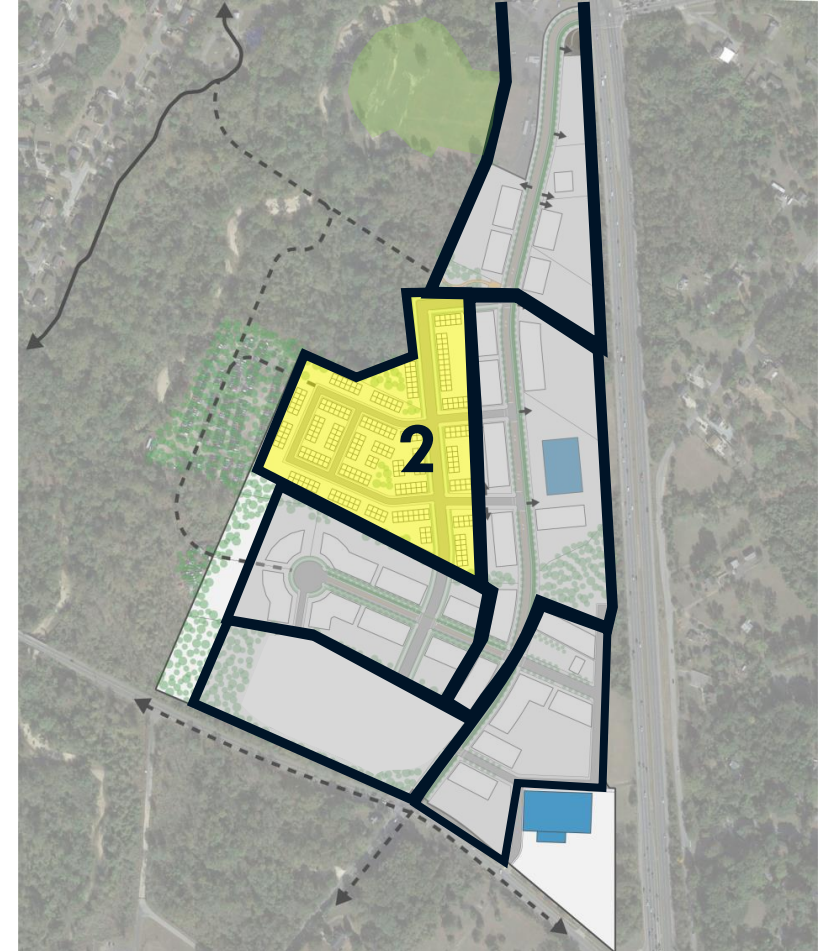
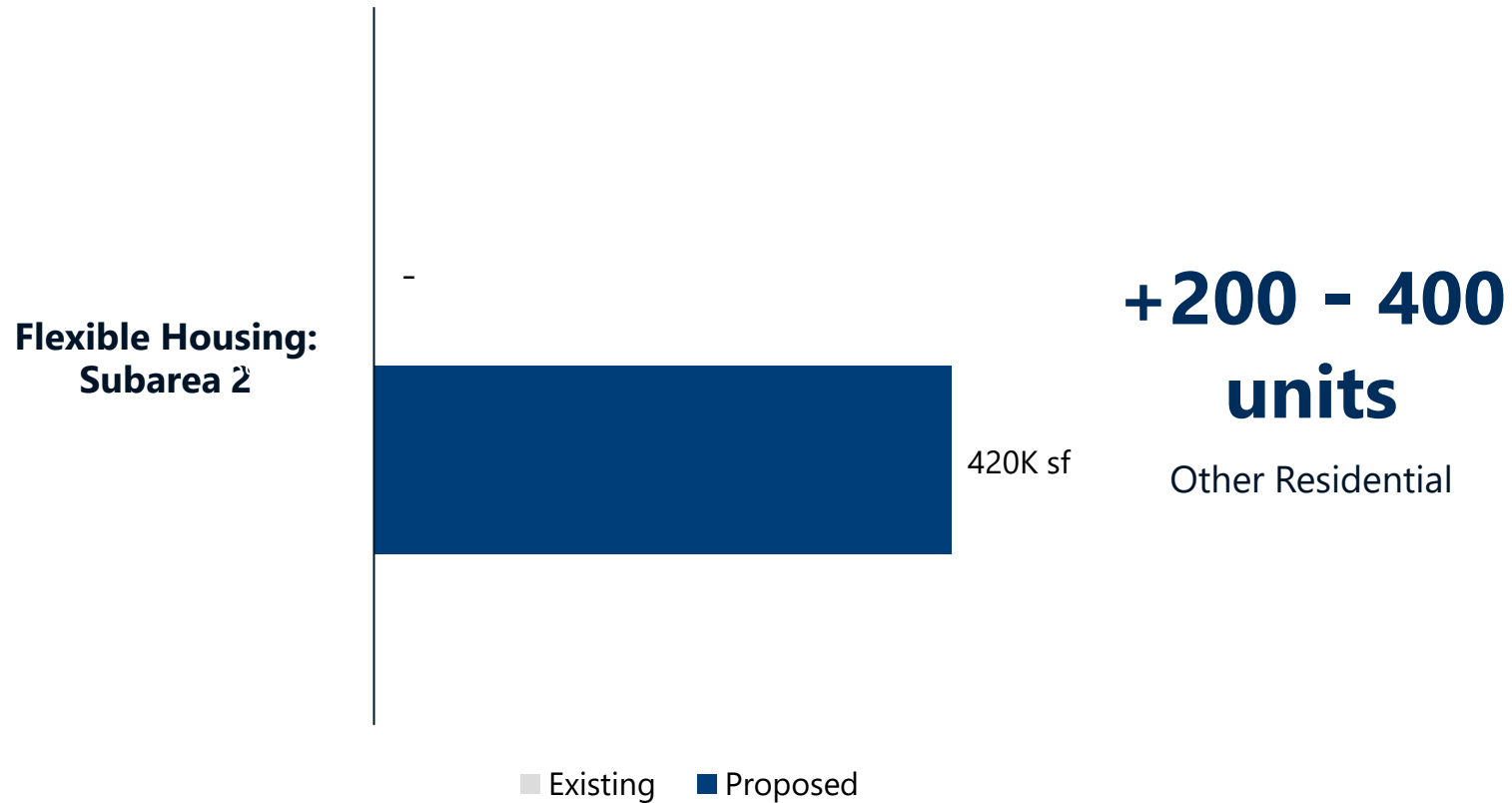
If development constraints are overcome, subareas 3 and 6 have the potential to support significant amounts of **multifamily and retail development**, with **little net impact to existing uses**.





Residential Districts | Subarea 2

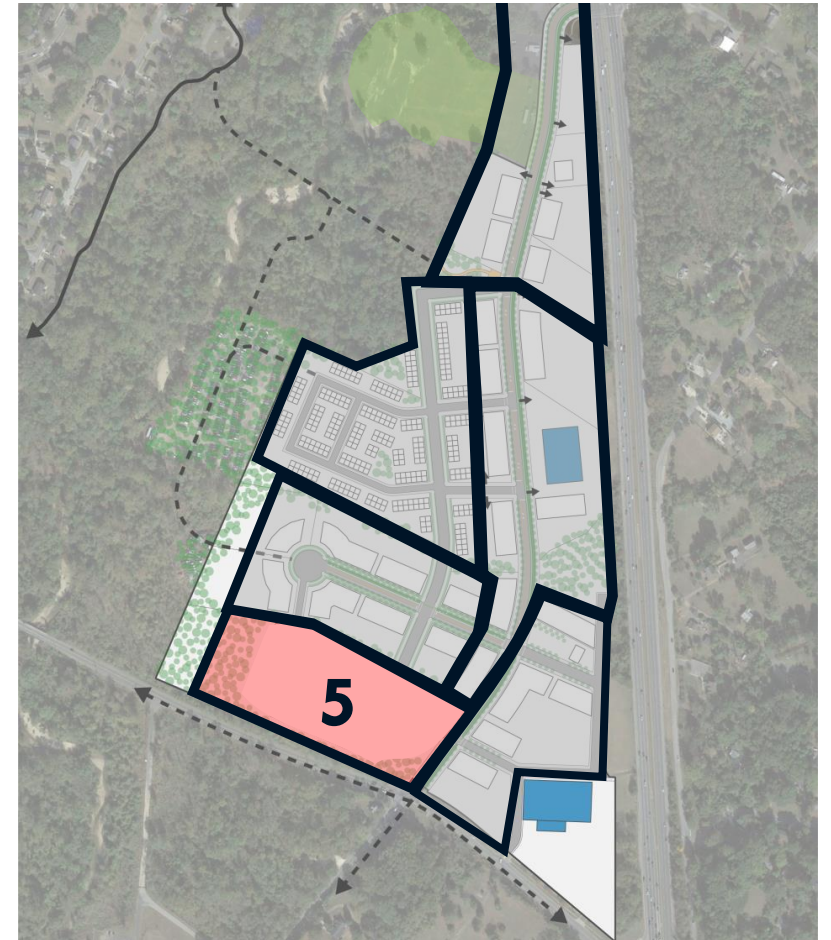
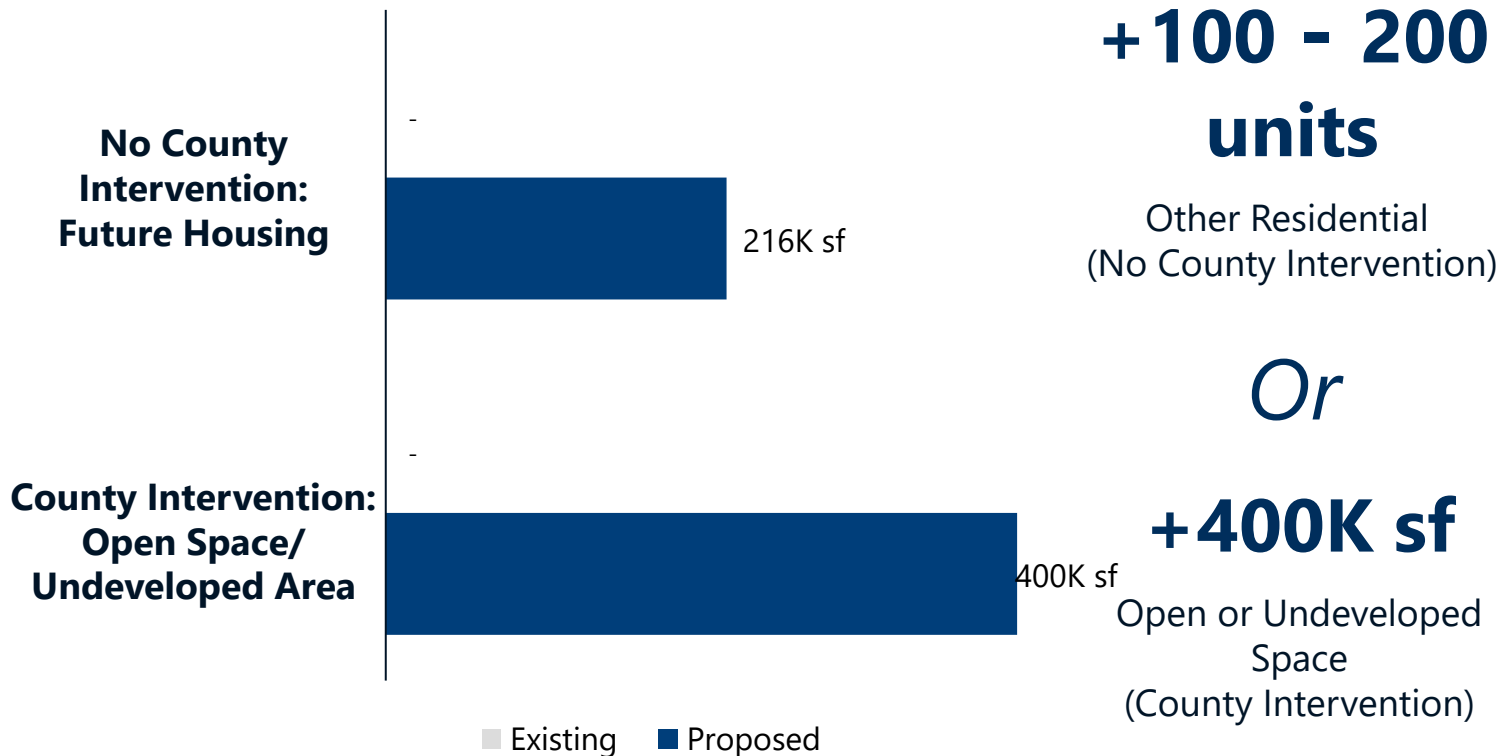
Backlot flexible residential development is an opportunity to **support the growth of the residential population** in The Village, while catering to **growing for-sale housing demand** in the area and potentially accommodating **live-work uses**. Subarea 5 is underbuilt and well equipped for this transition.





Subarea 5

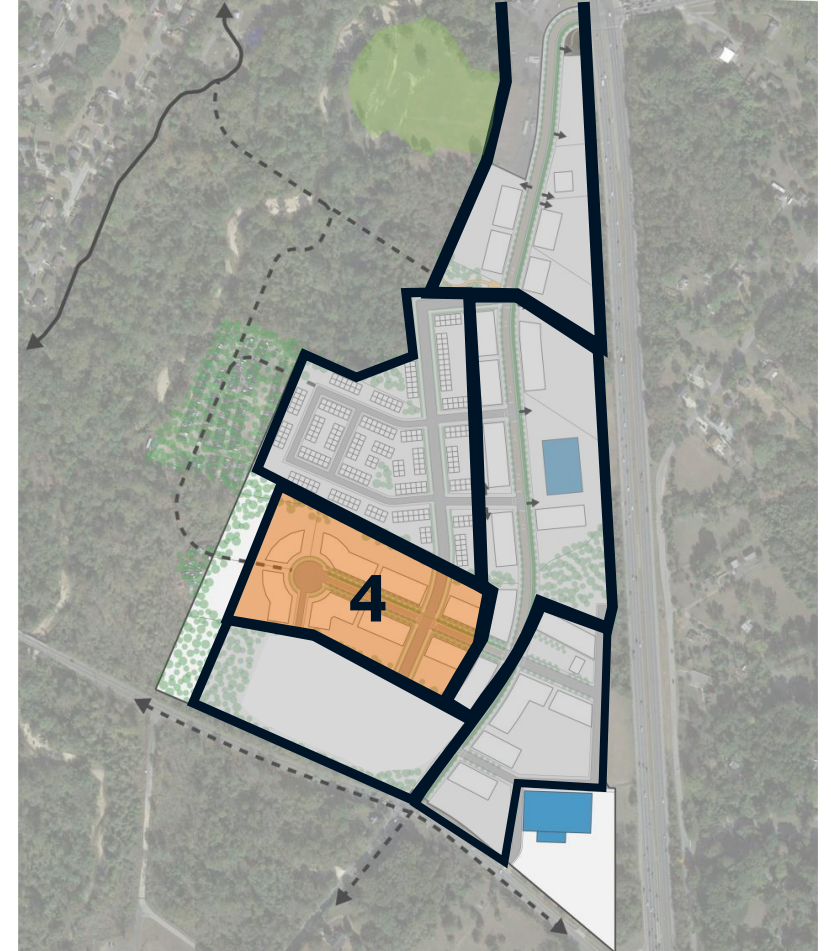
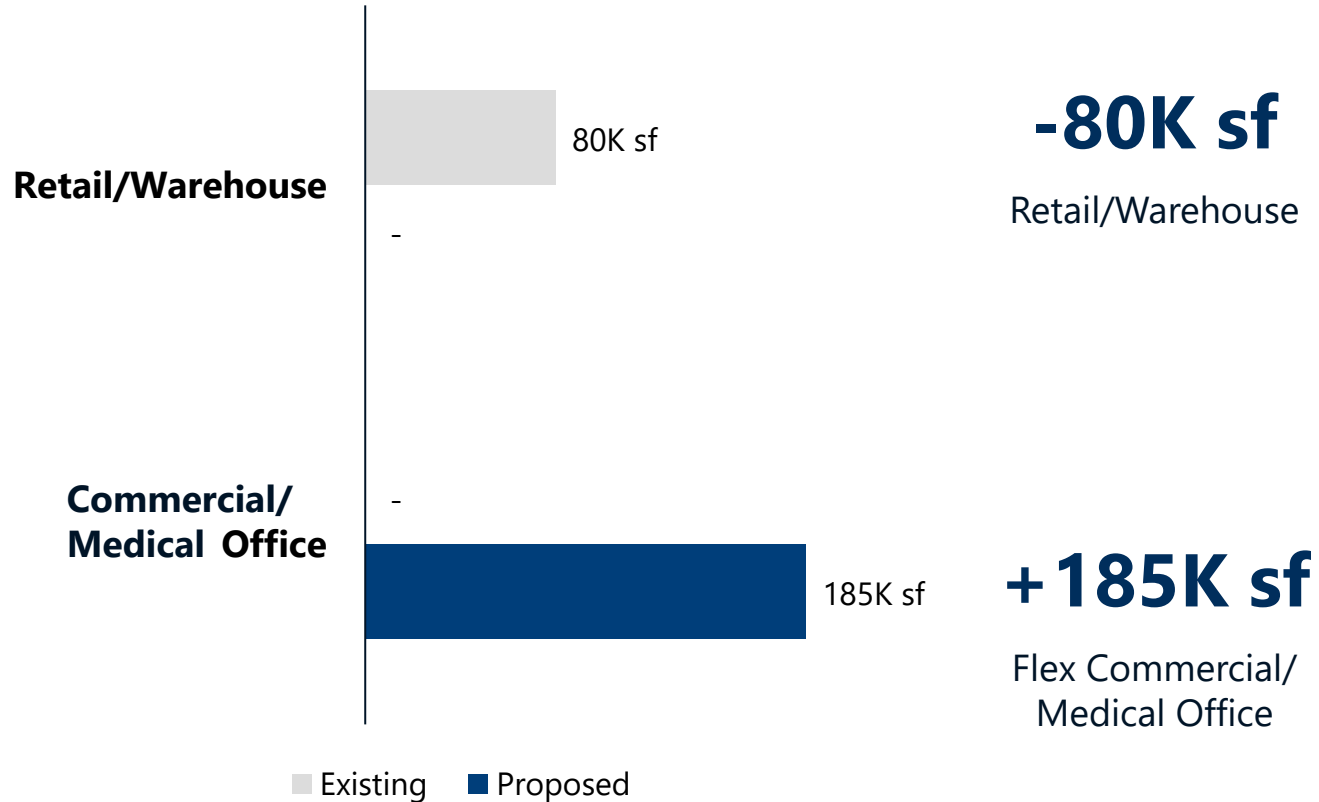
Subarea 5 is currently entitled for residential development and may be developed absent County intervention. Should the County seek to limit the creation of additional impervious surface in proximity to Henson Creek in light of ongoing flooding challenges, it could consider acquisition of some or all of this site as additional green space. If desired, the County could also seek to work with the site's landowner to ensure that any new development does not exacerbate Henson Creek's flooding challenges.





Ancillary Commercial District | Subarea 4

Cady Drive represents a long-term opportunity to attract **commercial and medical office tenants** to capitalize on the proximity to the Fort Washington Medical Center and offer additional services to local residents.





Holistic Program Development | 3 Levels of Buildout

Buildout will vary depending on developer, property owner, and County alignment with vision.

Conservative: 10%



Moderate: 50%



Aggressive: 100%



Conservative: 1/2 1; Moderate: 1, 1/2 2,5,&6; Aggressive: all



6. Stormwater Management Best Practice

Site Development Recommendations



Stormwater Management Surface Facilities



Dry Well



Green Roof



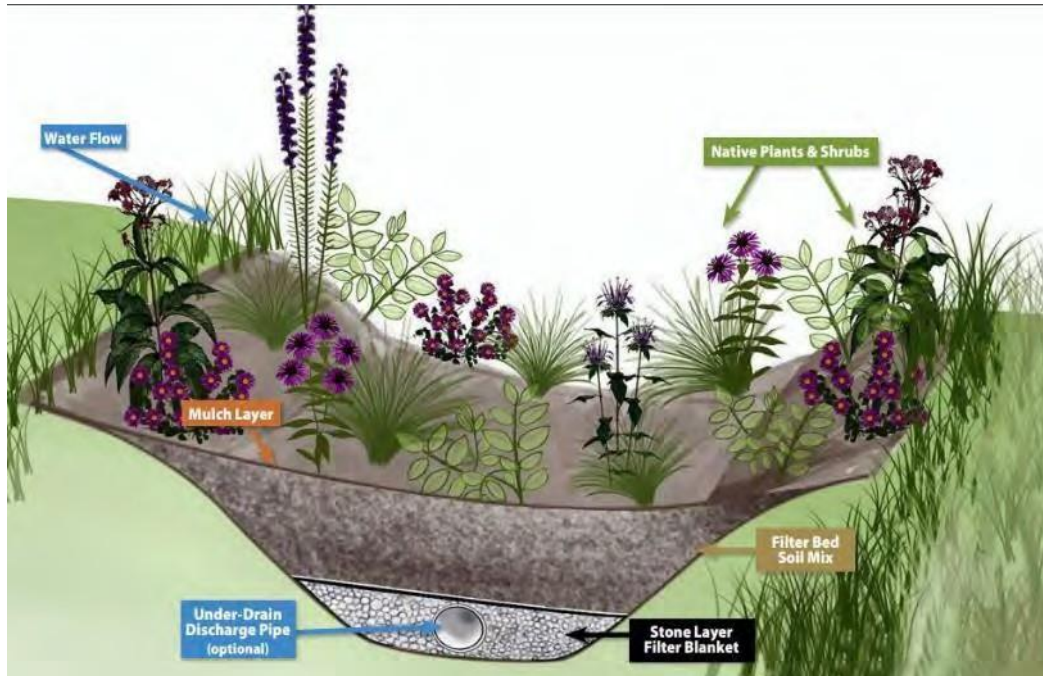
Wet Pond



Sand Filter



Stormwater Management Surface Facilities



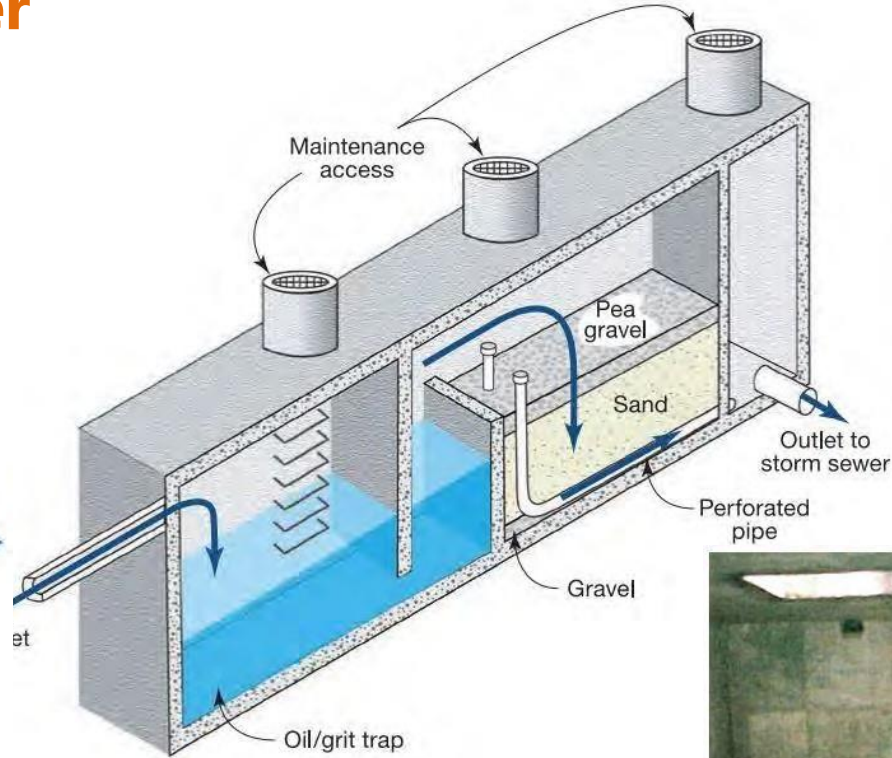
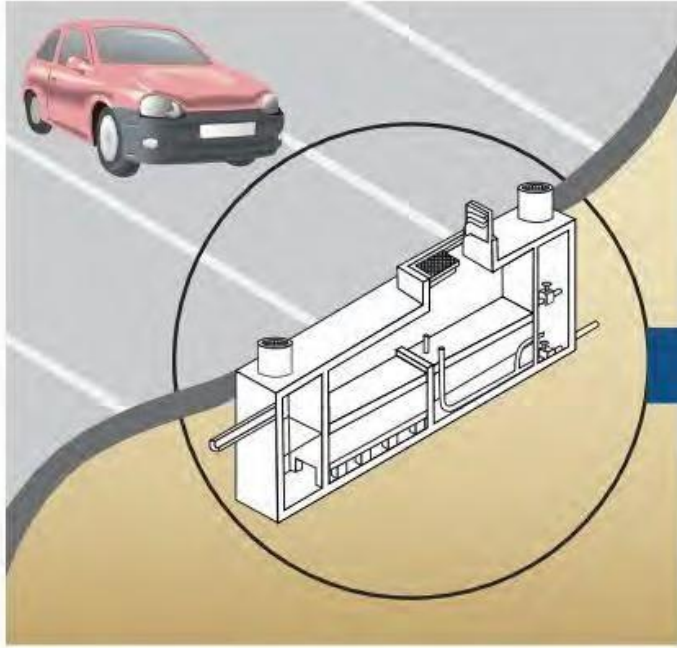
Rain Garden



Bioretention



Underground Stormwater Management Facilities



Underground Sand Filter

- Underground BMP designed to filter stormwater through sand to remove pollutants before outfall back to storm drain system
- Designed to safely retain stormwater and allows collection within the system



Underground Stormwater Management Facilities



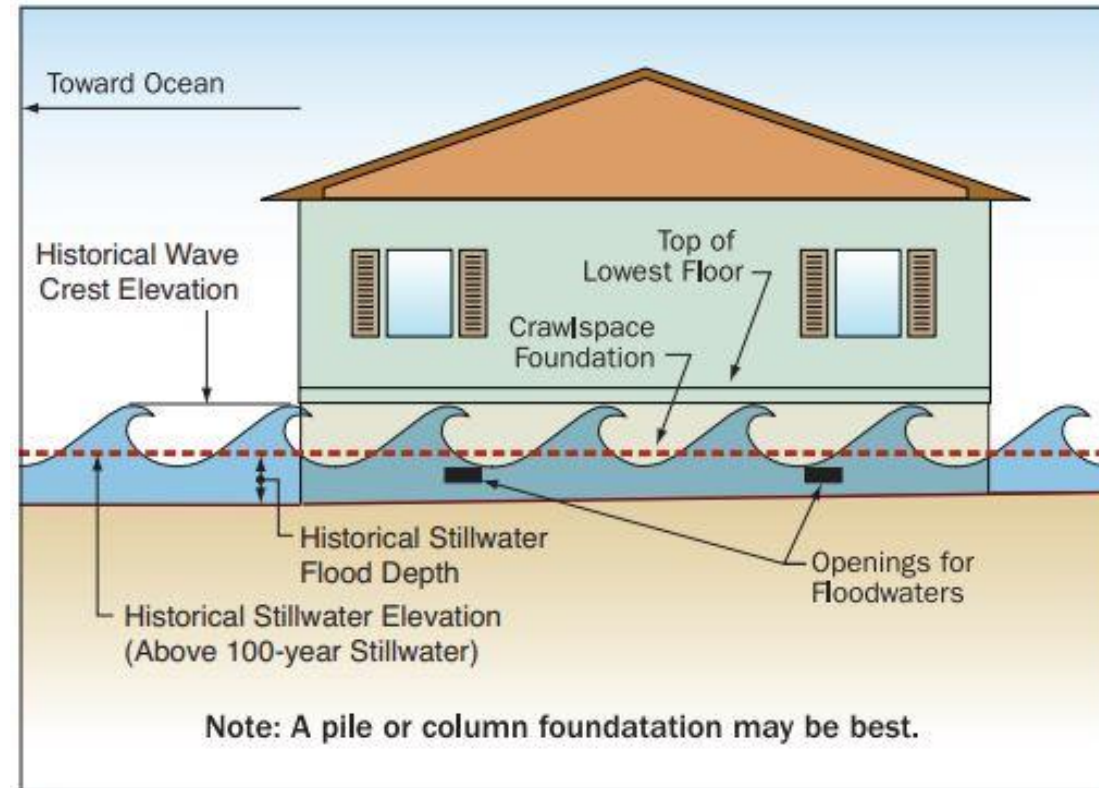
Underground Storm Detention Chambers

- Cost effective alternative to above ground ponds for detention and retention facilities
- Used in areas where there is not a lot of space for above ground facilities



Development Within the Henson Creek Village Center

- Must comply with the Prince George's County development regulations
- Development within floodplain should be avoided.
- Redevelopment of existing development in floodplain shall maintain a minimum lowest floor elevation of (1) foot above 100-year flood.
- A detailed floodplain analysis shall be conducted to ensure no increase of the water surface elevation on surrounding properties.
- Minimize creation of impervious surfaces and use best practice storm water management techniques.

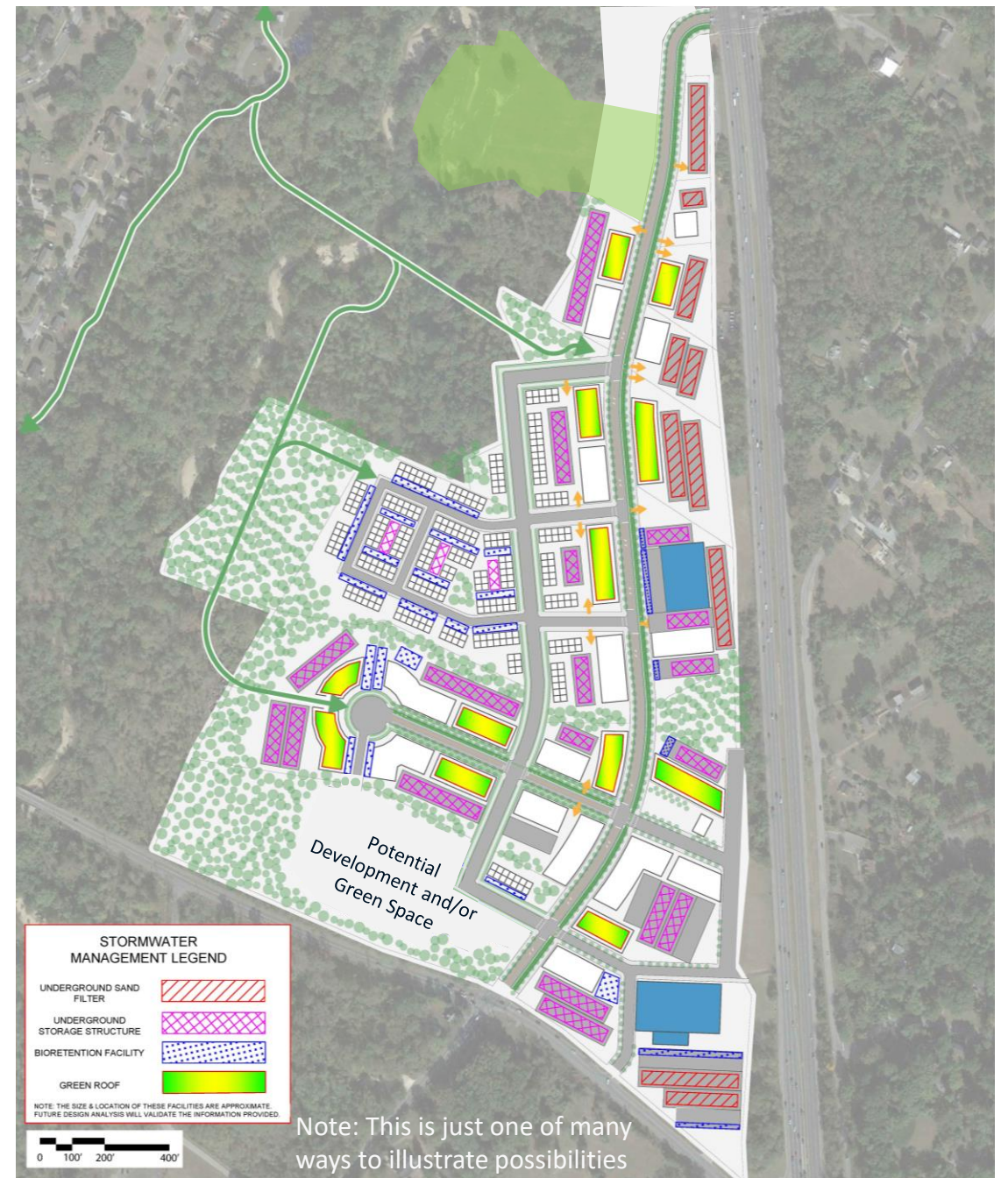


Source: FEMA recommended construction and BFE in floodplain



Infrastructure and Open Space | Stormwater Management

- New stormwater management systems are necessary to prevent continued downstream flooding
- Four main systems could be utilized under full buildout for such mitigation:
 1. Underground sand filter
 2. Underground storage structure
 3. Bioretention facility
 4. Green roof





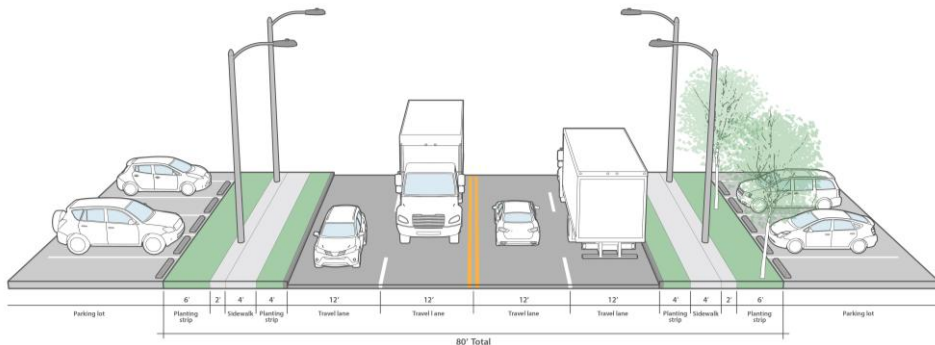
7. Infrastructure and Open Space Strategy



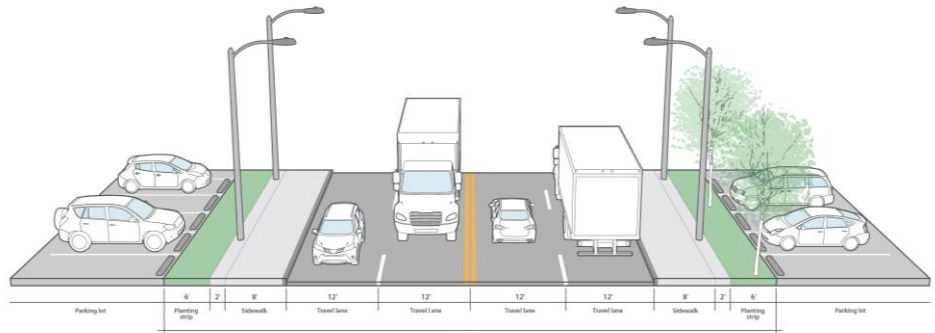
Current Status

What we heard

- Livingston Road isn't walkable today
- Frequent congestion on Livingston Road
- Henson Creek Trail is an asset, but hard to reach
- Desire for a walkable, upscale village center



Livingston Road / Today



Livingston Road / Today





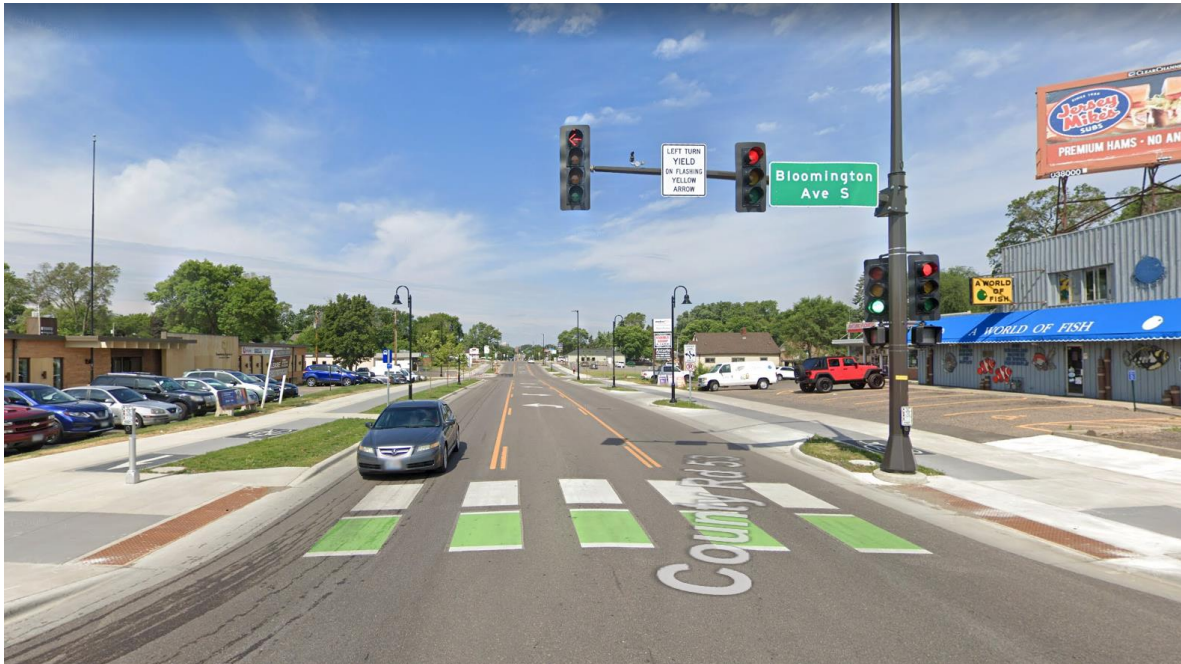
Infrastructure and Open Space Short-Term Improvements

Initial Investment:

Reallocate road space to accommodate center turn lane and on-street parking

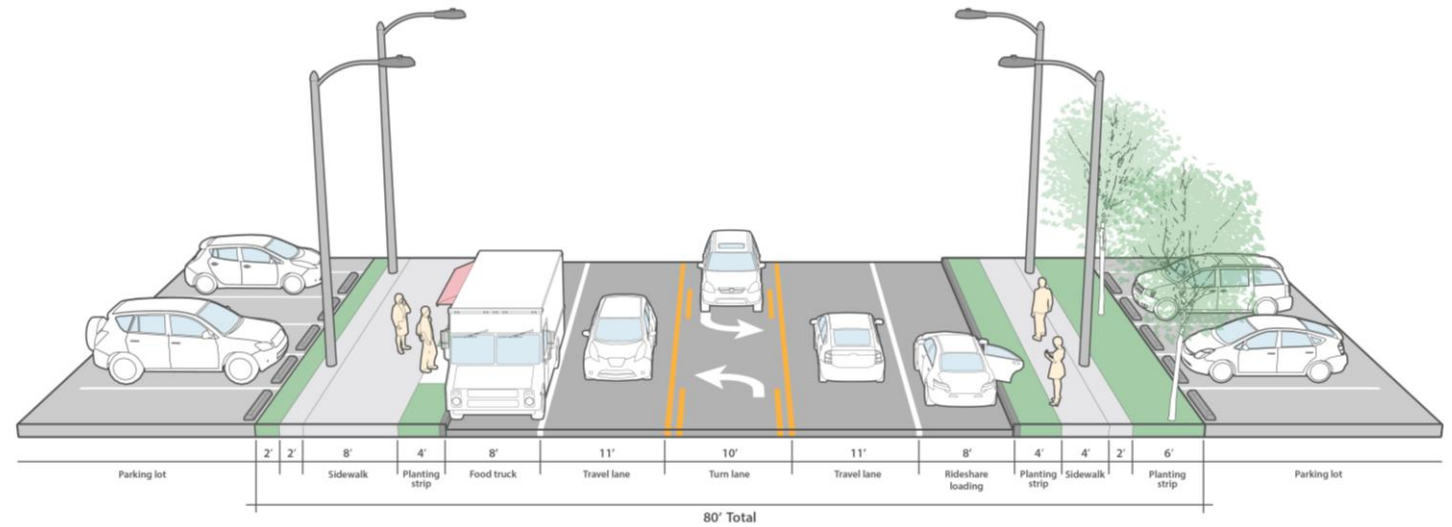
Outcomes:

- Traffic mitigation
- Increased accessibility





Short-Term Infrastructure Improvements | Reallocating Road Space





Infrastructure and Open Space | Short-Term Improvements

Short-term recommendations prioritize placemaking efforts and walkable infrastructure improvements with the goal of increasing area appeal to housing developers and high-quality retailers.



Programming: Support a sense of community and local identity through farmers markets, community festivals, pop-up local vendors, and local events.



Streetscaping: Accessibility and appeal both to pedestrians and commuters will benefit The Village as it transitions toward a walkable and vibrant downtown, and includes improvements to sidewalks and roadways, lighting, seating areas, and trash/recycling receptacles.



Trail Access: A trailhead parking area will drive increased utilization of Henson Creek Trail; In conjunction with access paths into the Village, this initiative will establish the trail as the central access route for non-auto transportation to The Village.



Infrastructure and Open Space | Core Improvements

Preceding Investment:

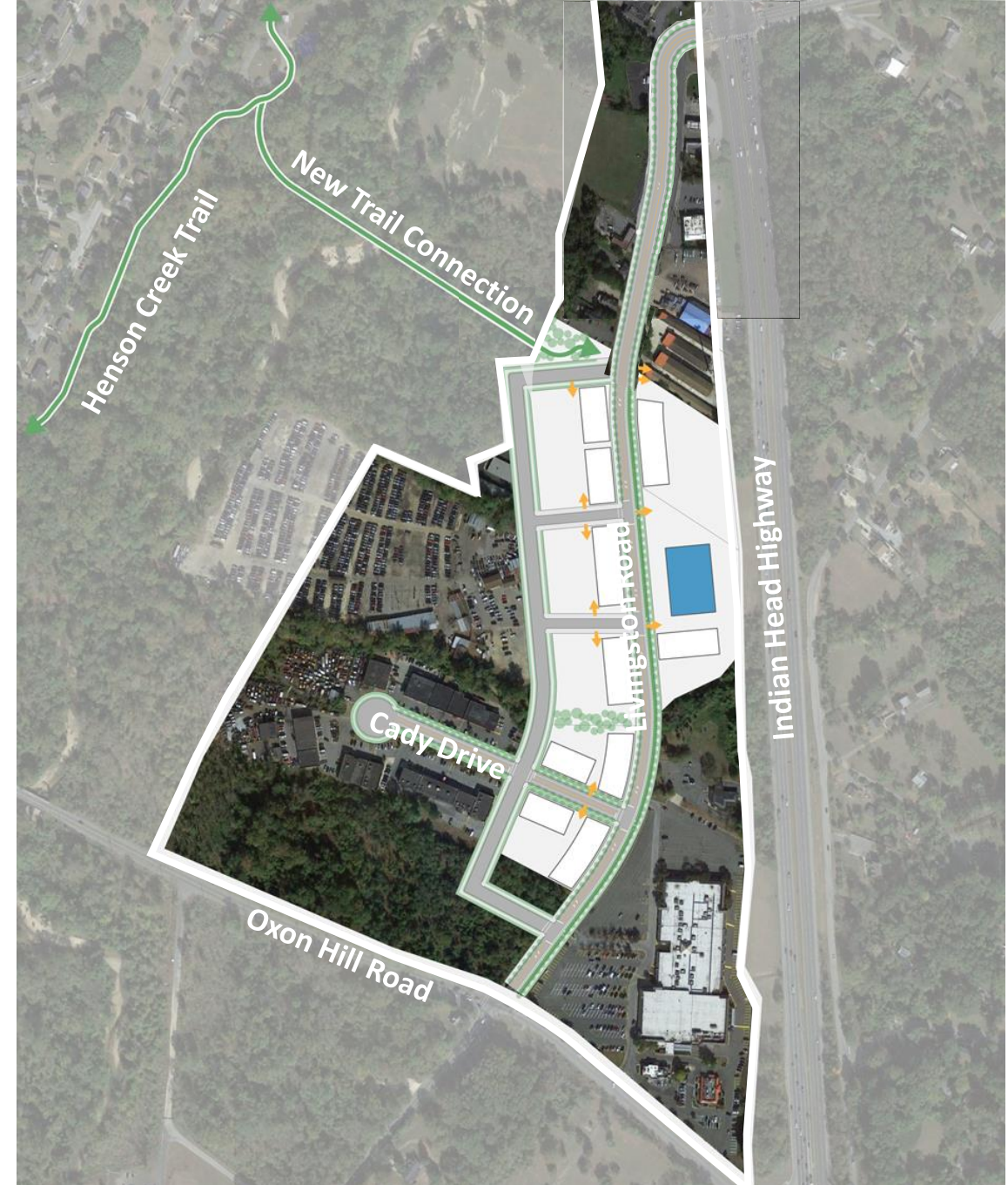
Central Livingston Core development

Investment:

- Bike lanes with a painted buffer
- Henson Creek trailhead
- New parallel street (full buildout scenario)

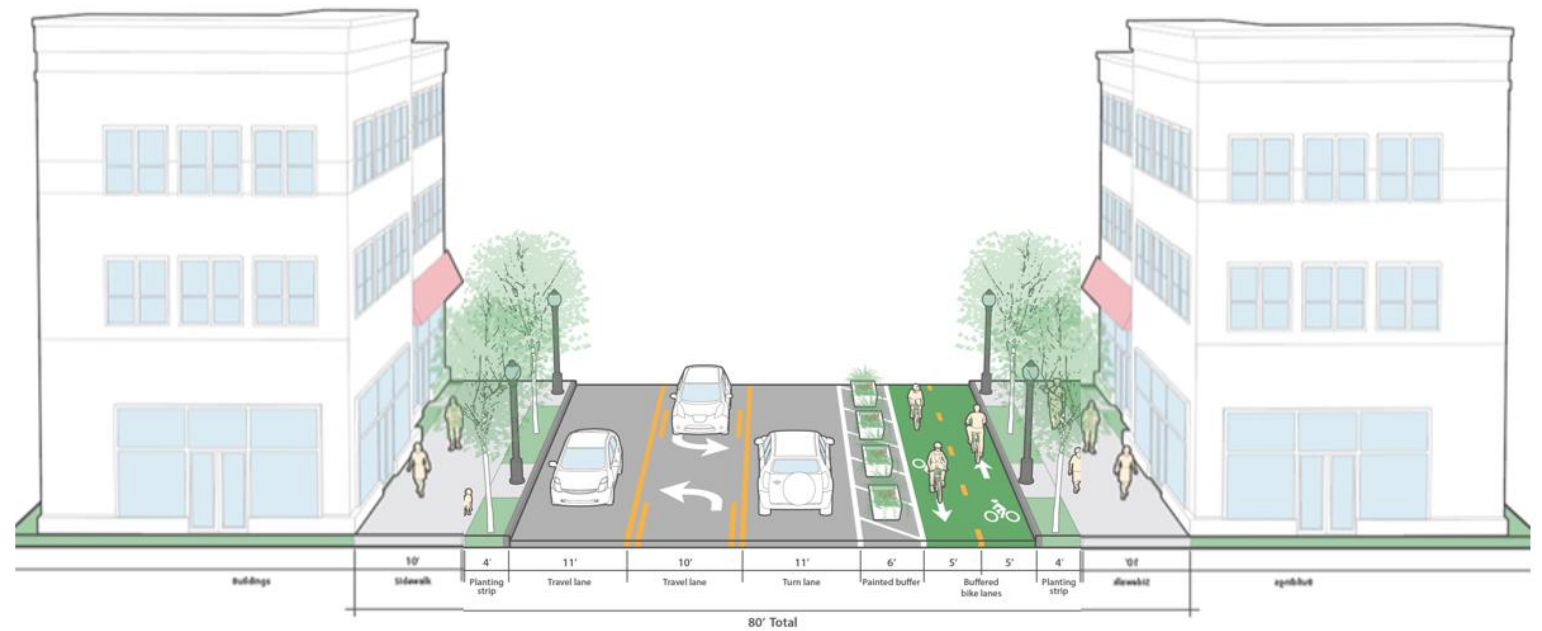
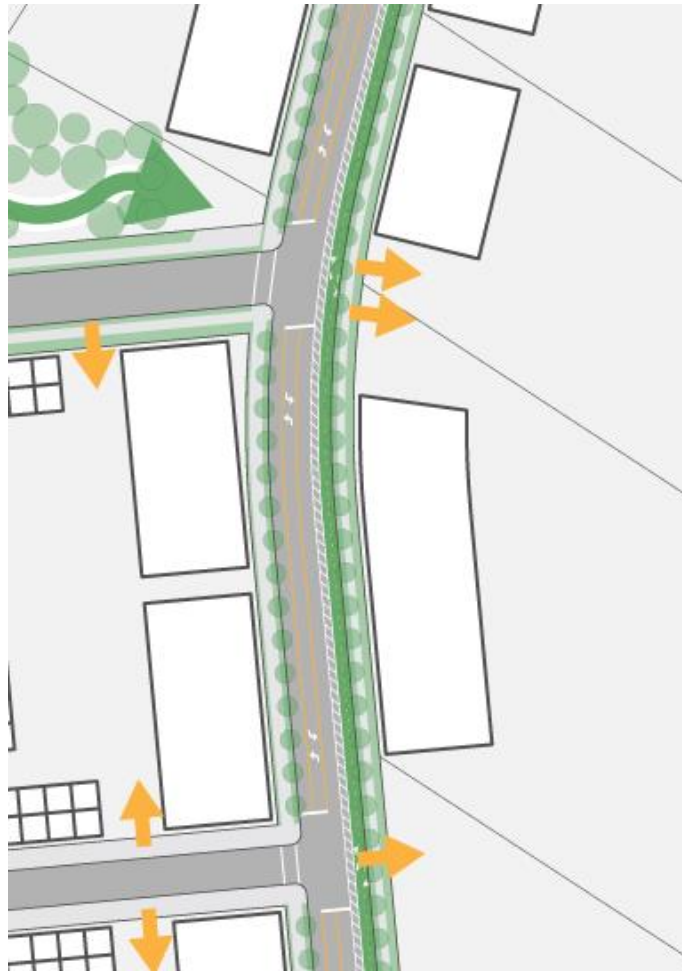
Outcome

- Increased access and improved safety





Medium-Term Infrastructure Improvements | Painted Buffer Bike Lane





Infrastructure and Open Space | Long-Term Improvements

Preceding Investment:

Central Livingston Core development

Investment:

- Two-way sidewalk-level bike lane
- Expanded street grid (full buildout scenario)

Outcome

- Increased access and safety



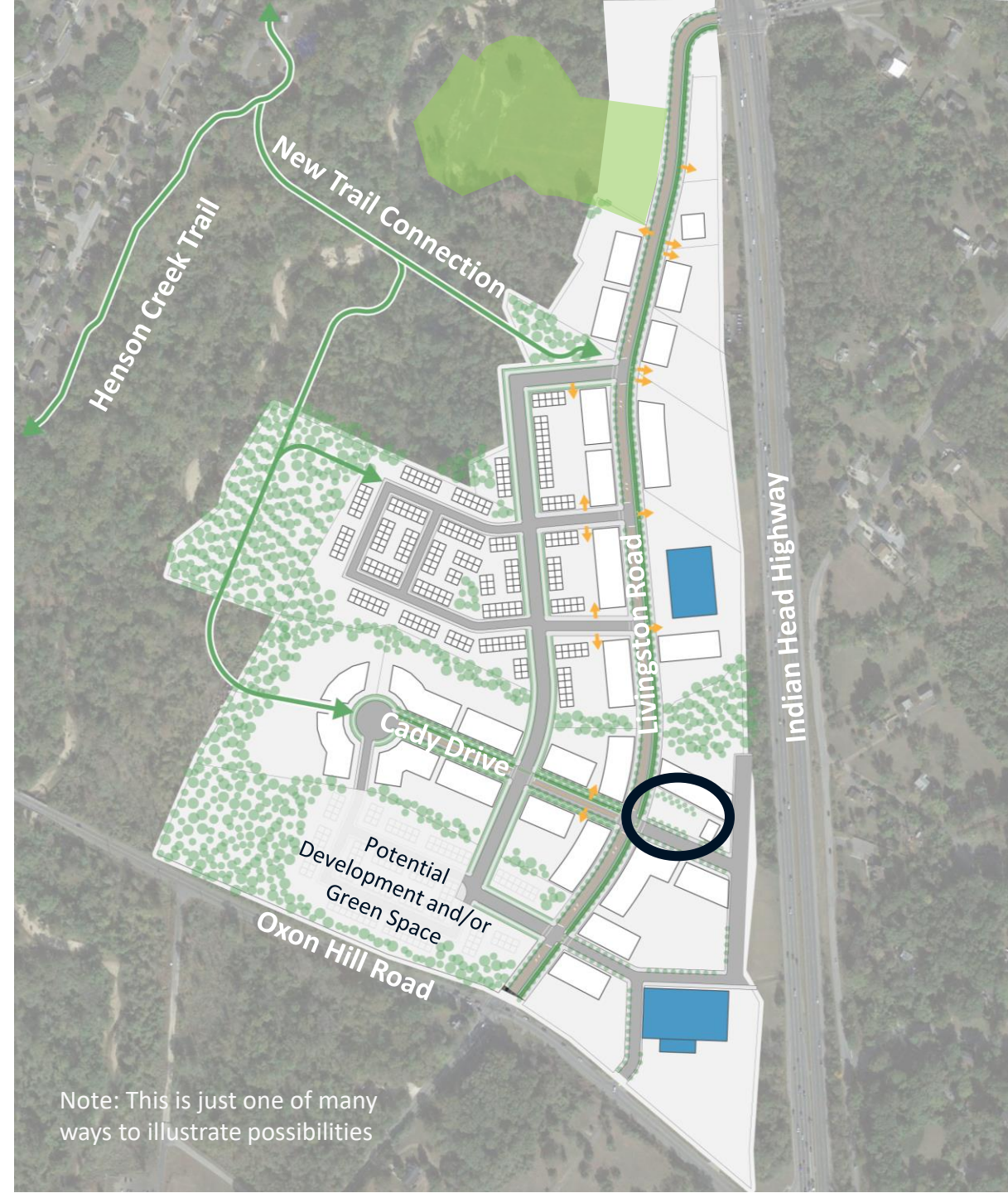
Note: This is just one of many ways to illustrate possibilities



Infrastructure and Open Space | Long-Term Improvements

Additional Investments:

- An urban, walkable Livingston Square is an opportunity for additional upscale retail
- New "town square" is a local gathering place
- Regreening the auto lot and wetlands can expand parkland and reduce flooding



Note: This is just one of many ways to illustrate possibilities



Infrastructure and Open Space | Long-Term Improvements

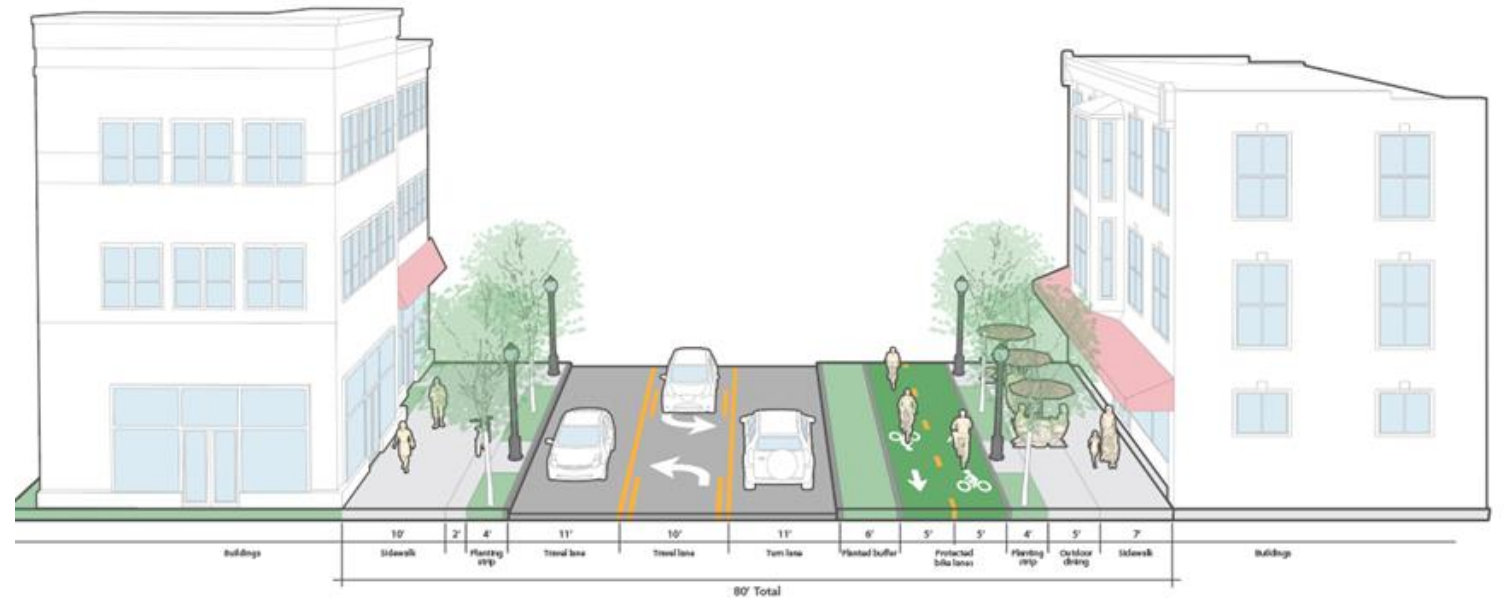
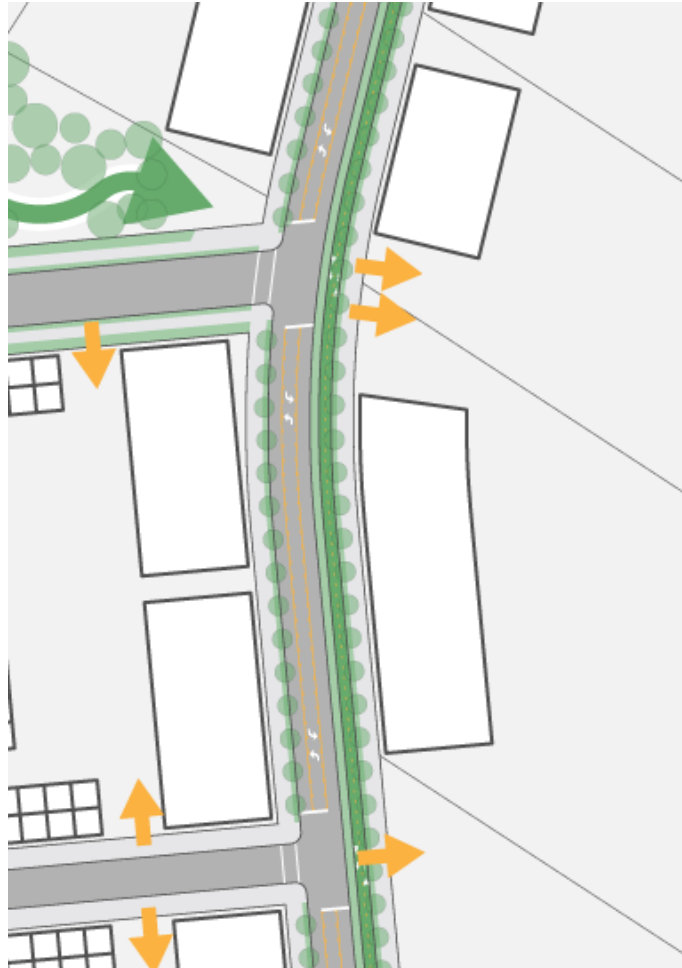
Potential Town Square on Livingston Square Site

- Walkable, upscale retail
- Can be programmed for community events
- Located next to bike lanes on Cady Drive and Livingston Road





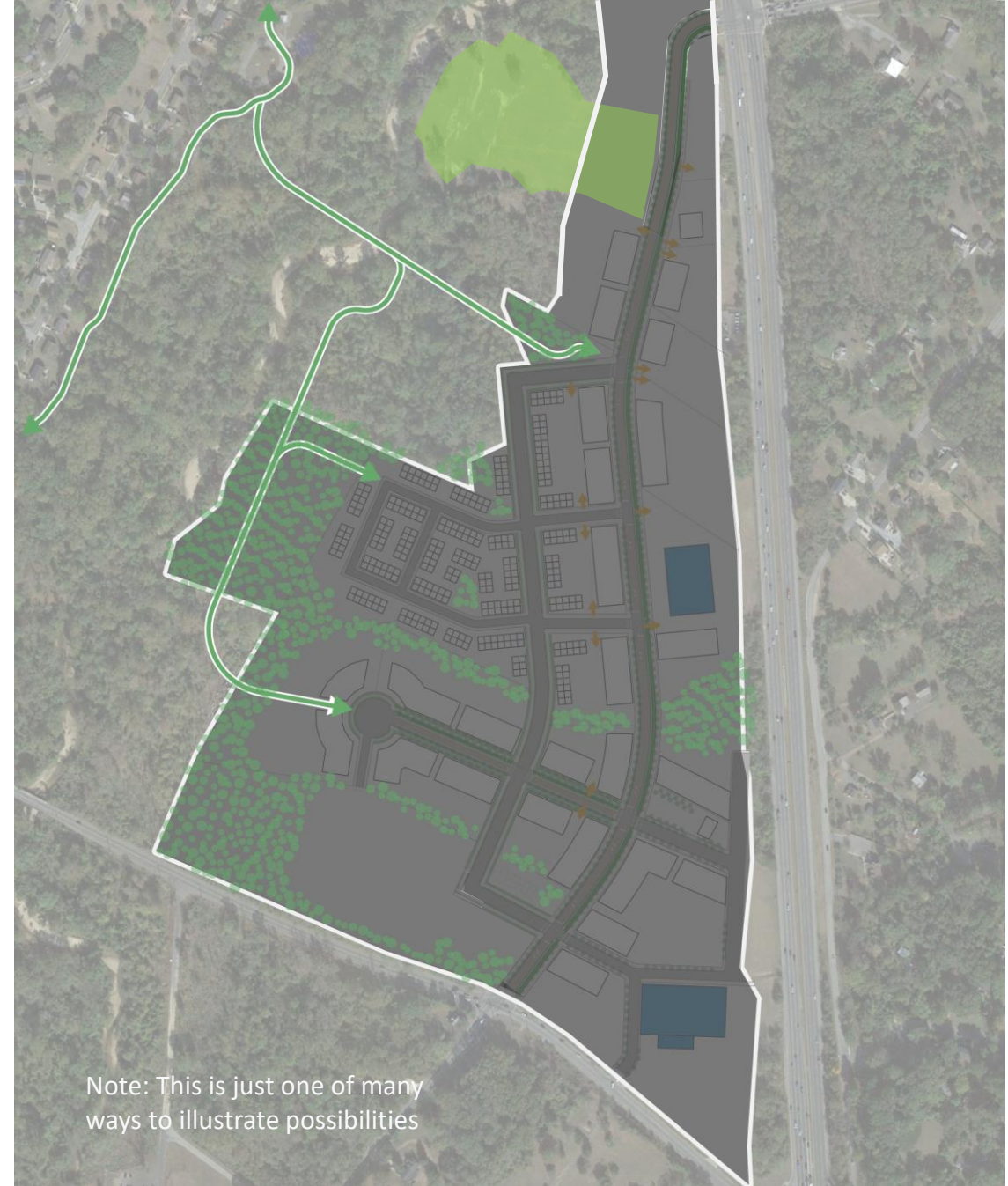
Long-Term Infrastructure Improvements | Sidewalk-Level Bike Lane





Infrastructure and Open Space | Henson Creek Trail Loop

- Supports Prince George's County's Vision Zero campaign
- Promotes regional tourism and public health
- Connects restored wetlands and green space



Note: This is just one of many ways to illustrate possibilities



Implementation | Infrastructure and Open Space

Transitioning toward a mixed-use village will create opportunities for residents, visitors, and employers, and the costs of this shift can be offset **through incentives, County investment, and private funding sources.**

Initiative	Cost	Champion	Timing		
			Near-Term (Within 1 Year)	Mid-Term (Next 1-5 Years)	Long-Term (5-10 Years)
Infrastructure					
Livingston Rd road reconfiguration	\$	County			
Livingston Rd streetscaping	\$\$	County			
Livingston Rd full sidewalk buildout	\$\$\$	County			
Install permanent protected bike lane	\$\$	County			
Construct trailhead / village connections	\$\$\$	County			
Build new side streets	\$\$\$	County			
Open Space					
Restore natural areas adjacent to creek	\$\$\$	State/County			
Marketing and branding effort leveraging open space programming	\$	County/Community			



Implementation | Private Development

Facilitating communication between existing property owners and developers as well as supporting a streamlined development review process is a critical responsibility of the County.

Initiative	Cost	Champion	Timing		
			Near-Term (Within 1 Year)	Mid-Term (Next 1-5 Years)	Long-Term (5-10 Years)
Private Development					
Implement expedited entitlement process for desired redevelopment	\$	County			
Examine viability of new and existing financial incentives (tax abatement, etc.)	\$\$	County			
Further engagement with private owners to encourage redevelopment	\$	County/Owners			



8. Conclusion and Next Steps



Conclusion: What We Covered

- **Status Quo:** The Henson Creek Village Area is currently dominated by **aging, low-density** commercial buildings and **parking lots** and **floods frequently**. Livingston Road is **car-centered and unsafe for pedestrians and cyclists**.
- **Market Opportunity:** There is a **substantial, untapped market** for more **vibrant, mixed-use residential and retail** development that aligns with the needs and desires of nearby residents. Low-density and vacant sites along the corridor could accommodate a critical mass of **denser, pedestrian-oriented development**.
- **Infrastructure Needs:** Roadway, landscaping and **connectivity** improvements can **catalyze interest in private reinvestment** along the corridor while making Livingston Rd. **safer for pedestrians, cyclists and drivers, mitigating flood risk and enhancing the corridor's recreational and natural assets**.
- **Implementation:** Phased **construction of public improvements** can **enhance the attractiveness** of the corridor and encourage property owners and developers to **reinvest in their sites**. Over time, combined public and private development will transform the area into a more **vibrant, walkable village**.



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Next Steps

1. Consultant team to **finalize redevelopment strategy** and **complete final report**
2. County to **advance implementation recommendations** for infrastructure and private development
3. County and community to **establish an entity for placemaking, marketing and branding** the village center



For more information, please contact...



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Q&A