



LAND USE

WHOC SECTOR PLAN: EXISTING CONDITIONS

Plan 2035 Land Use Goal:

Direct future growth toward transit-oriented, mixed-use centers to:

- Expand the commercial tax base
 - Capitalize on existing and planned infrastructure investments
 - Preserve agricultural and environmental resources
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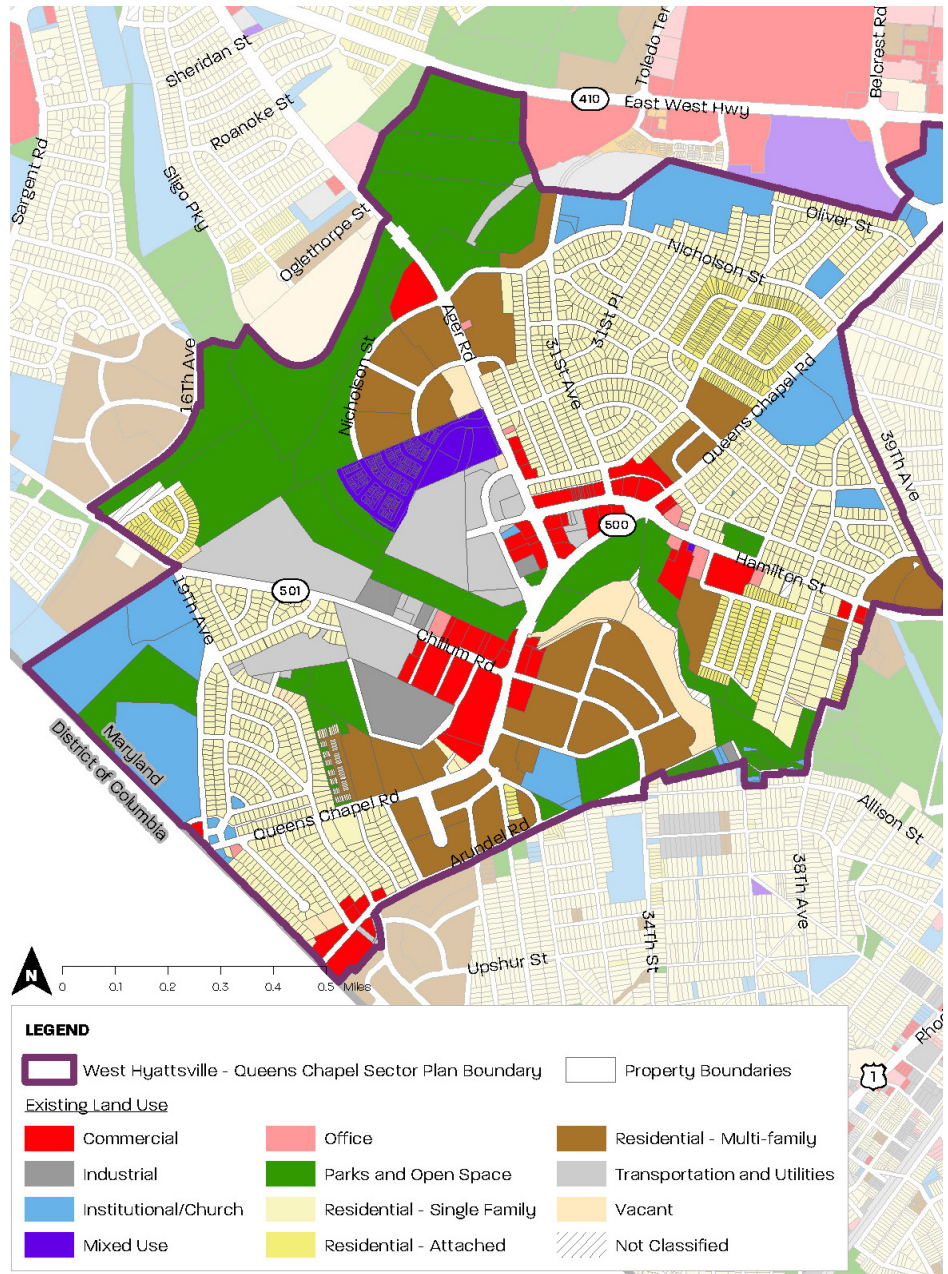
Analysis of current conditions for this element includes:

- Existing land uses in sector plan area
- 2018 Zoning Ordinance and Countywide Map Amendment



EXISTING LAND USE

- The sector plan area covers 1,082 acres.
- The most prevalent land use is residential.
- Most typical commercial uses are in the form of strip retail with large parking lots.
- Amenities are typically in the form of open space, parks, and other public facilities.



LEGEND

West Hyattsville - Queens Chapel Sector Plan Boundary (purple outline) Property Boundaries (white outline)

Existing Land Use

Commercial (red)	Office (pink)	Residential - Multi-family (brown)
Industrial (grey)	Parks and Open Space (green)	Transportation and Utilities (light grey)
Institutional/Church (blue)	Residential - Single Family (yellow)	Vacant (orange)
Mixed Use (purple)	Residential - Attached (light yellow)	Not Classified (hatched)

EXISTING LAND USE	ACRES	PERCENT OF TOTAL LAND AREA*
Commercial	71.89	8.0
Industrial	14.95	1.7
Institutional	54.82	6.1
Institutional - Church	50.73	5.6
Mixed Use	0.11	0.0
Office	4	0.4
Parks and Open Space	212.32	23.5
Residential - Single Family	231.75	25.7
Residential - Attached	39.57	4.4
Residential - Multi-family	123.58	13.7
Transportation and Utilities	68.89	7.6
Vacant	25.59	2.8
Not Classified	4.35	0.5

*Total land area in this instance excludes roads

2018 ZONING ORDINANCE

In 2018, the County Council approved the text of a new Zoning Ordinance for Prince George's County. While the new zoning text has been approved, implementation is still subject to the Countywide Map Amendment (CMA) approval. Once approved, the CMA will apply the new zoning regulations to land in the County and transition the existing zones to the most similar zones contained in the new Zoning Ordinance. The Countywide Map Amendment is still in the review process, with ongoing public review as of December 2020.

- Four proposed zoning types are found within the sector plan area with residential being the most prevalent.



2018 ZONING TYPE (Proposed)	ACRES	PERCENT OF TOTAL LAND AREA*
Residential	462.27	52
Rural and Agricultural	295.52	33
Transit-Oriented Center	120.5	13
Nonresidential	18.19	2

*Total land area in this instance excludes roads

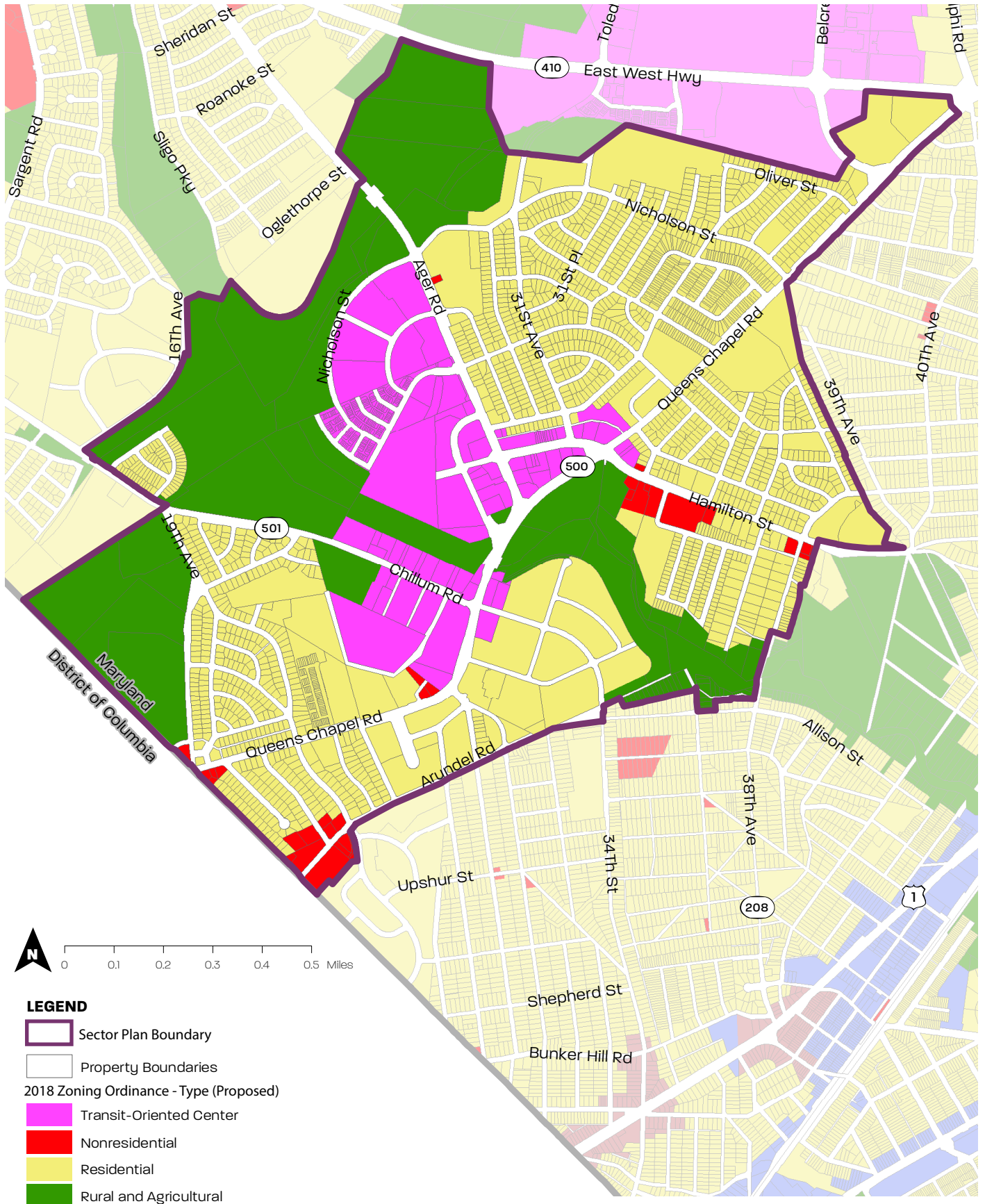
- Four proposed types of residential zoning classes (subsets of zoning types), from single- to multifamily.
- Two proposed classes of Local Transit-Oriented Center.
- One proposed class of Nonresidential (Commercial, General, and Office).
- Two classes of Rural and Agriculture.
- Relevant 2018 Zoning Ordinance excerpts provided below.



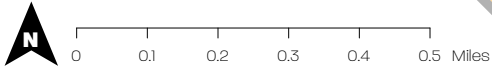
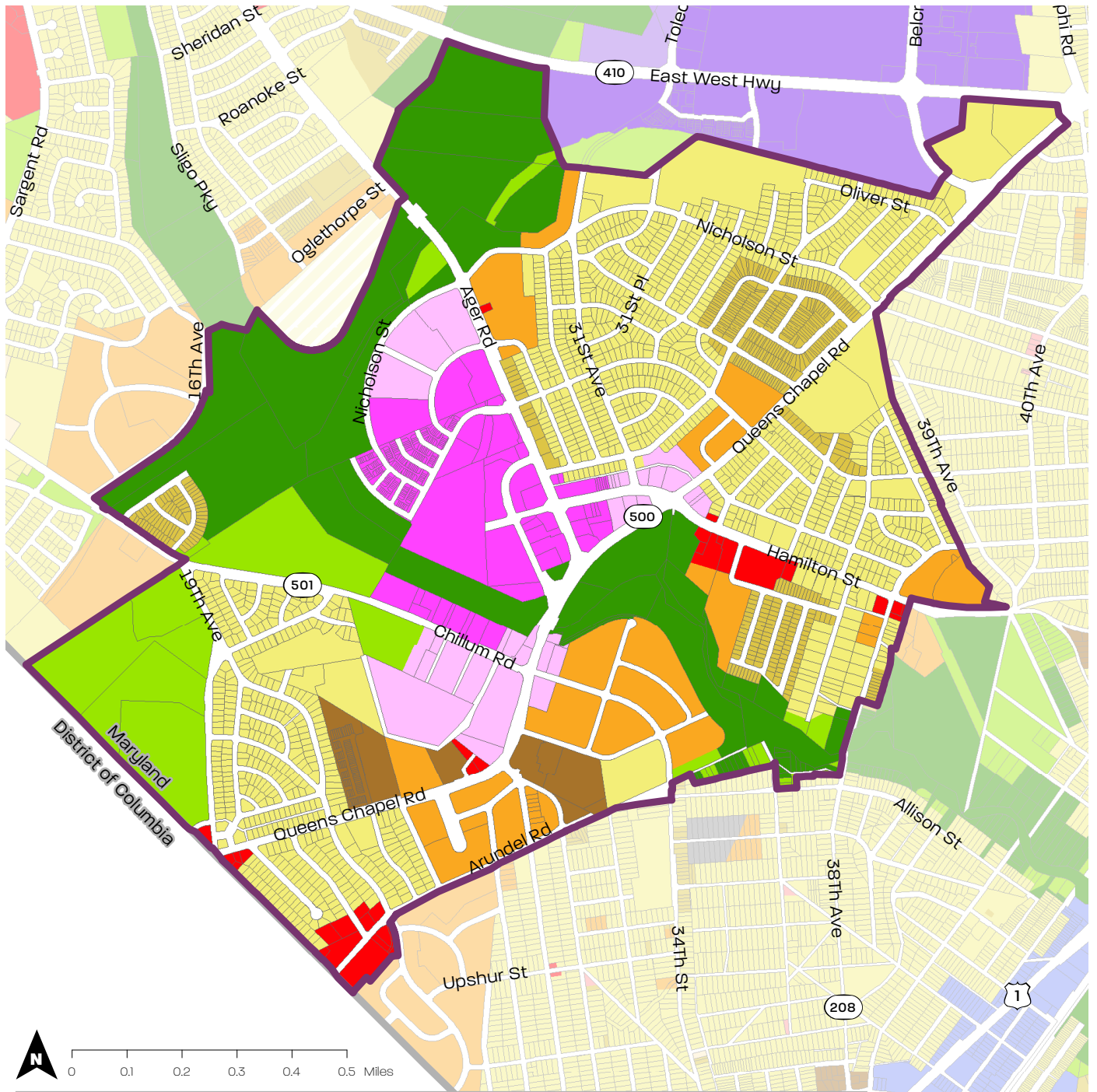
2018 ZONING CLASS (Proposed)	ACRES	PERCENT OF TOTAL LAND AREA*
AG (Agricultural and Preservation)	93.54	10
ROS (Reserved Open Space)	201.98	23
CGO (Commercial, General and Office)	18.19	2
LTO-c (Local TOC-core)	68.73	8
LTO-e (Local TOC-edge)	51.77	6
RMF-20 (Residential, Multifamily-20)	90.45	10
RMF-48 (Residential, Multifamily-48)	22.76	3
RSF-65 (Residential, Single-Family-65)	303.45	34
RSF-a (Residential, Single-Family-Attached)	45.61	5

*Total land area in this instance excludes roads

2018 ZONING TYPES (PROPOSED)



2018 ZONING CLASSES (PROPOSED)



LEGEND	
	Sector Plan Boundary
	Property Boundaries
2018 Zoning Ordinance (Proposed)	
	CGO (Commercial, General and Office)
	LTO-c (Local Transit-Oriented-Center (TOC)-core)
	LTO-e (Local TOC-edge)
	RMF-48 (Residential, Multifamily-48)
	RMF-20 (Residential, Multifamily-20)
	RSF-A (Residential, Single-Family-Attached)
	RSF-65 (Residential, Single-Family-65)
	ROS (Reserved Open Space)
	AG (Agricultural and Preservation)

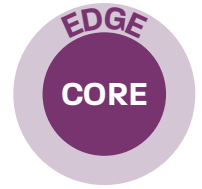
2018 ZONING ORDINANCE

(PROPOSED) - RELEVANT EXCERPTS*

TRANSIT-ORIENTED CENTER

Local Transit-Oriented Center (LTO)

- Moderate-intensity, vibrant, and transit-rich mixed-use centers.
- Walkable and bikeable.
- Proposed LTO-zoned land in WHOC sector plan area comprises 120.50 acres, or 13 percent of land area.
- Core and Edge designations are described below.



LTO-Core (LTO-c)	LTO-Edge (LTO-e)
Areas within approximately one-quarter mile walking distance of existing or proposed transit station/stop	Areas intended for less intense development
High potential for higher-intensity, mixed use, pedestrian-oriented, and transit-supportive development	More residential mix and less emphasis on commercial development
FAR**: 0.5-3.0	FAR: 0.25-2.0
Residential density: 20-80 dwelling units per acre (du/ac)	Density: 10-40 du/ac

Nonresidential

- Diverse range of business, civic, and mixed-use development.
- Mixed-use development may include residential uses, either vertically or horizontally.
- Often at or near major intersections.
- Characterized by multiple uses, with shared parking and coordinated signage and landscaping.



*Refer to 2018 Zoning Ordinance for full land use regulations

** Floor Area Ratio (FAR): The ratio of the gross floor area of a building to the area of the lot on which it is located

2018 ZONING ORDINANCE

(PROPOSED) - RELEVANT EXCERPTS*

Residential

Residential, Multifamily-48 (RMF-48)

- High-density multifamily residential development and other forms of development
- Proximate to a transit center
- Maximum density: 48 du/ac.

Residential, Multifamily-20 (RMF-20)

- Multifamily development
- Proximate to centers or at appropriate locations along commercial corridors
- Maximum density depends on type of dwelling: ranges 14-40 du/ac.

Residential, Single-Family-Attached (RSF-A)

- Single-family-attached dwellings development
- Pedestrian oriented and well connected
- Maximum density depends on type of dwelling: ranges 8.7-32.66 du/ac.

Residential, Single-family-65 (RSF-65)

- Range of housing types
- Encourages planning of dwellings of various sizes and styles
- Maximum density: 6.7 du/ac.

RURAL AND AGRICULTURAL

Reserved Open Space (ROS)

- Preserves large areas of agriculture, trees, and open spaces.
- Protects scenic and environmentally sensitive areas.
- Retains areas for recreational use.
- Provides for a limited range of public and agricultural uses.

Agriculture and Preservation (AG)

- Preserves areas that conserve the County's ecological balance and heritage.
- Promotes economic use and conservation of agriculture, natural resources, residential estates, and non-intensive recreational uses.



*Refer to 2018 Zoning Ordinance for full land use regulations



ECONOMIC PROSPERITY

WHQC SECTOR PLAN: EXISTING CONDITIONS

Plan 2035 Economic Prosperity Goal: Create a diverse, innovative, and regionally competitive economy that generates a range of well-paying jobs and strategically grows the tax base.

Analysis of current conditions for this element includes:

- Population and demographics
- Households and income
- Residential, office, and retail conditions and demand

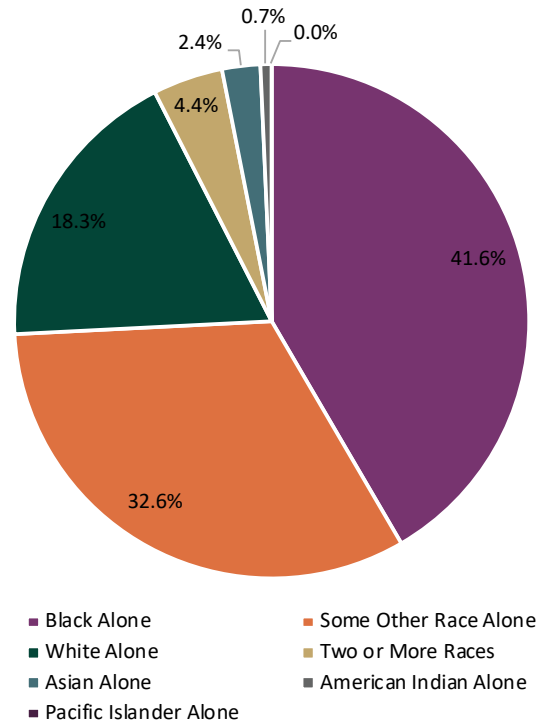


DEMOGRAPHICS

Population and Demographics

- Around 15,400 people live in sector plan area.
- Population growth estimated at 0.12 percent annually (2020 to 2025).
- Median age of 33.8 years old:
 - < U.S. median age of 38.5
 - Largest proportion of population (8.8 percent) is between 25–29
- Diverse community, with almost half the population identifying as of Hispanic origin.
- Diverse levels of educational attainment:
 - >50 percent of population aged 25+ has a high school diploma or GED
 - >25 percent has a degree above the high school level

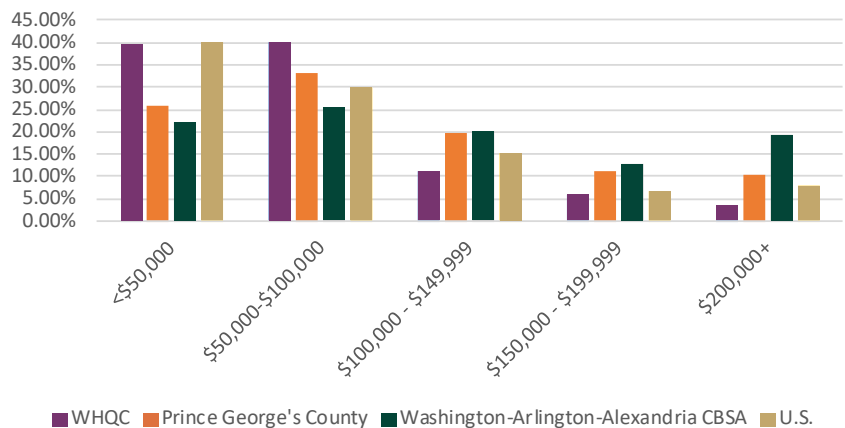
Population Diversity WHQC, 2020



Households and Income

- Average household size of 2.83 persons (up from 2.76 in 2010).
- Majority of residents employed in service occupations.*
- Majority of households have a household income between \$50,000 and \$100,000.

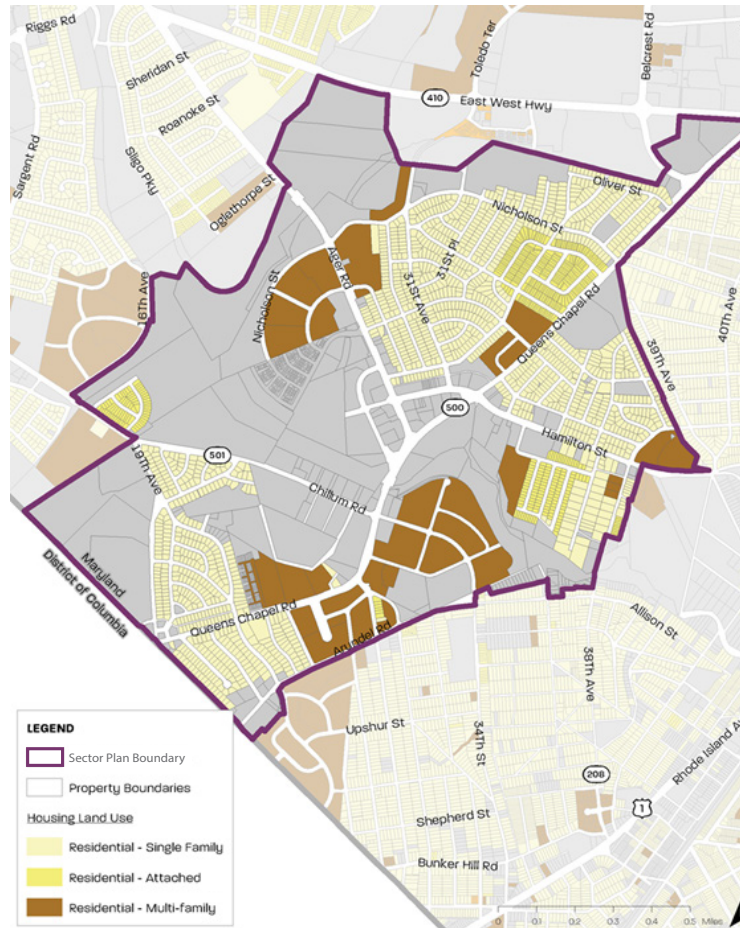
Income Distribution Comparison 2020



*Service occupations in areas of healthcare support, protective service, food preparation and serving relation, building and grounds cleaning and maintenance, and personal care and services.

Existing Residential Uses

- Approximately 5,600 housing units in sector plan area:
 - Multifamily units make up 65.2 percent, representing about 3,700 units
- 65.5 percent renter-occupied units—much higher than county and national levels.
- Median home value approximately \$277,000—lower than home values in adjacent areas.
- Estimated baseline demand between 2020 and 2045 is for an additional:*
 - 110 single-family for-sale units (includes detached single family homes, and attached townhouses, two-over-two, and duplexes)
 - 264 multifamily for-sale units
 - 154 multifamily for-rent units

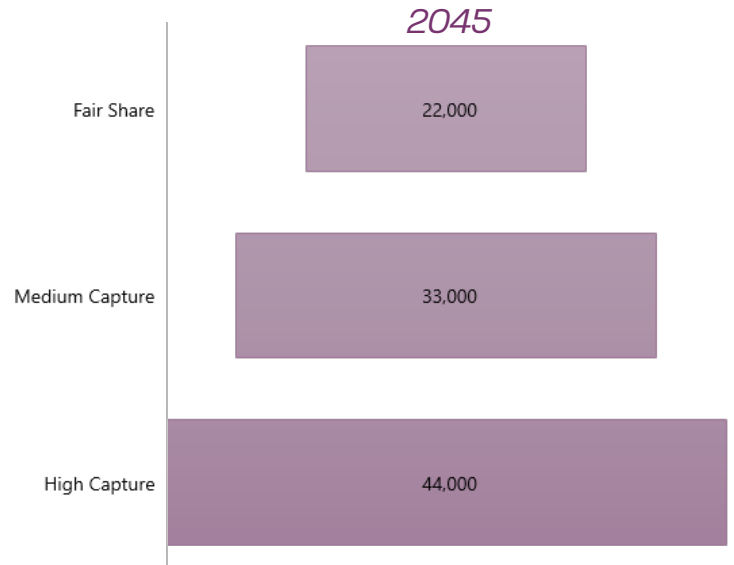


*This baseline is based on current conditions, and is likely to change based on recommendations as part of this sector plan.

Office Uses

- About 82,000 square feet of office uses across 11 office properties in sector plan area.
- 99.8 percent occupied.
- Office buildings are older, with the newest building constructed in 1966.
- Estimated additional demand for office space by 2045 is 22,000 square feet (baseline, or “fair share”) and up to 44,000 square feet (high capture).*

WHQC, Office Space Future Demand (Sq.Ft.)



*Subject to change based on recommendations as part of this sector plan.

Retail

- 475,000 square feet of retail space across 40 properties.
- >50 percent of existing retail space is located across four shopping centers.
- Very low vacancy rate, at less than one percent.
- The Riverfront at West Hyattsville project proposes approximately 10,000 square feet of additional mixed office and retail space.
- Strong potential for retail to capture significantly more residential spending if retail offerings evolve to meet needs of current and future residents and visitors.

Study Area Retail Supportable Sq.Ft.





TRANSPORTATION AND MOBILITY

WHQC SECTOR PLAN: EXISTING CONDITIONS

Plan 2035 Transportation and Mobility Goal: Provide and maintain a safe, affordable, accessible, and energy-efficient multimodal transportation network that supports the County's desired land use pattern and Plan 2035 goals.

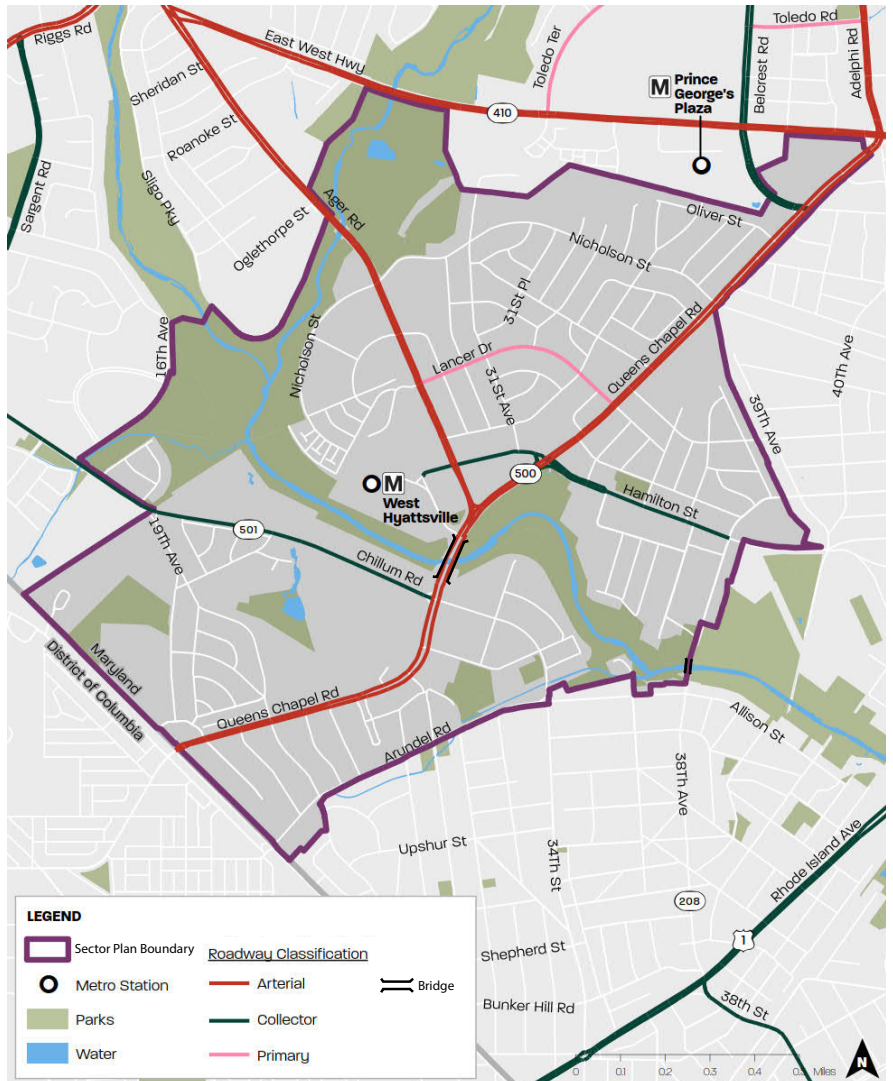
Analysis of current conditions for this element includes:

- Roadways and Connectivity
- Bicyclists and Circulation
- Pedestrians and Circulation
- Transit



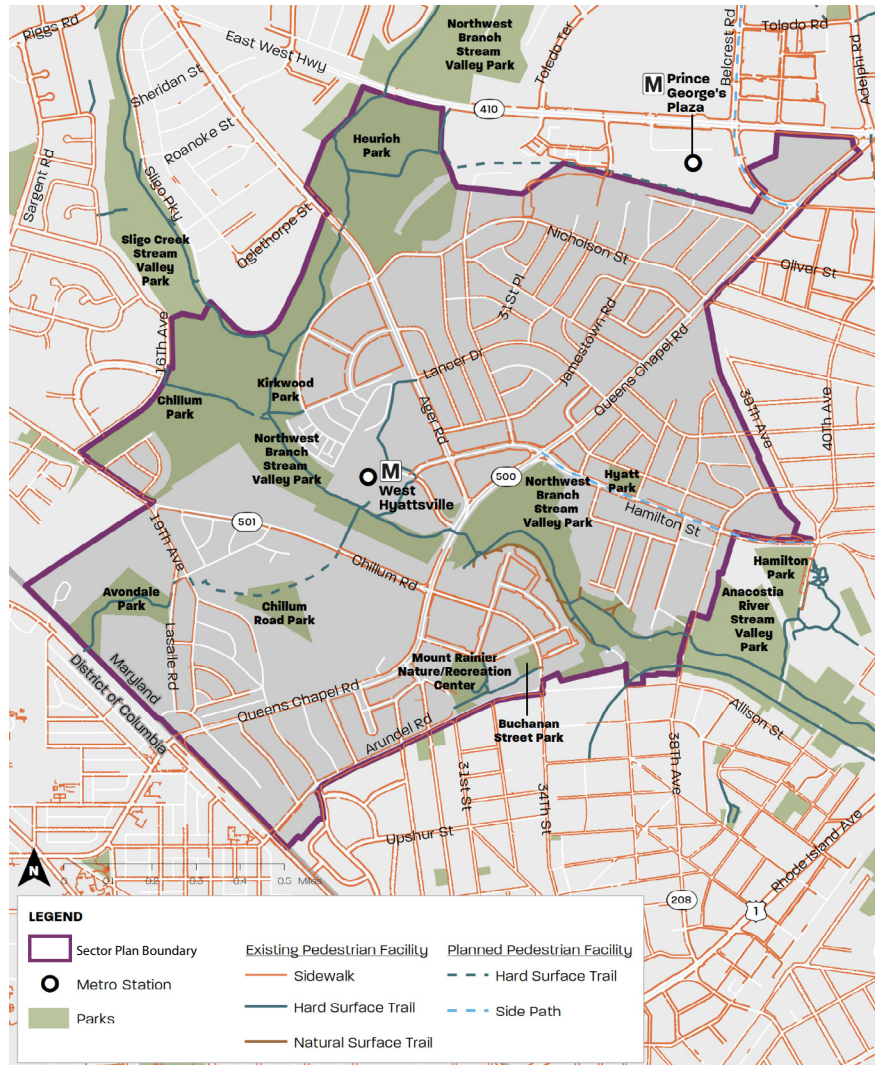
ROADWAYS AND CONNECTIVITY

- MD 500 (Queens Chapel Road) and Ager Road, both arterial roadways, serve as regional commuting routes.
- MD 501 (Chillum Road) and MD 208 (Hamilton Street), both collector roads, facilitate east-west flows.
- Lancer Drive, a primary road, facilitates east-west traffic between MD 500 (Queens Chapel Road) and Ager Road.
- Local streets facilitate access to the residential areas.
- Two bridges cross the Northwest Branch of the Anacostia River, on MD 500 (Queens Chapel Road) and MD 208 (38th Avenue).
- Major roads and intersections have relatively high traffic throughput with some delays at peak travel times.



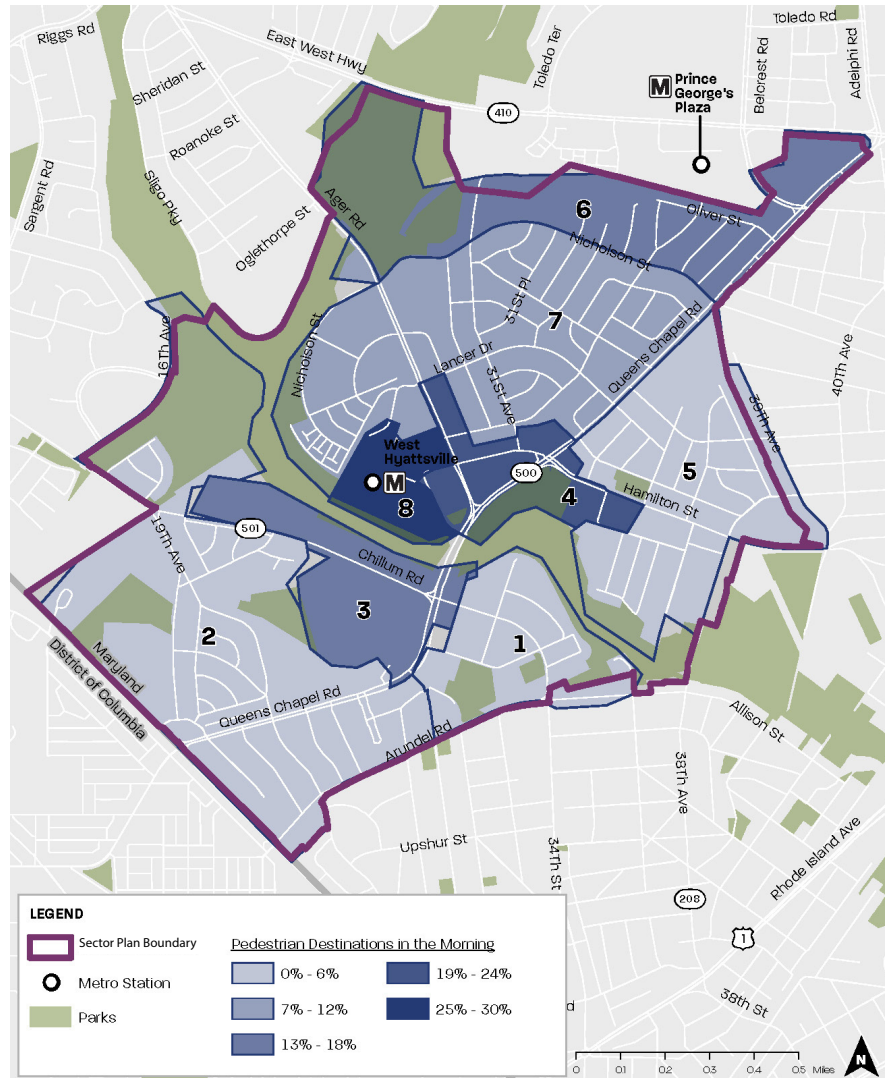
PEDESTRIANS AND CIRCULATION

- Pedestrian infrastructure includes:
 - Sidewalks
 - Curb ramps
 - Footpaths and trails
 - Crosswalks and pedestrian signals at signalized intersections
- Sidewalks exist along most roadways; however, obstructions impacting sidewalk widths and fragments of non-existing sidewalks create challenges for pedestrian circulation.
- Major intersections have short pedestrian crossing times.
- Pedestrian crossings along MD 500 (Queens Chapel Road), MD 501 (Chillum Road), and Ager Road, are spaced far apart, creating long distances for pedestrians to walk between safe crossings.



PEDESTRIANS AND CIRCULATION

- To better understand where people are walking to and from, pedestrian movements were analyzed from years 2018, 2019, and 2020.*
- Eight subareas were identified to understand areas of origin and destination. Major morning pedestrian destinations include:
 - Subarea 8 (West Hyattsville Metro Station), with 26 percent of pedestrians
 - Subarea 4, with 20 percent of pedestrians
 - Subarea 3, with 16 percent of pedestrians

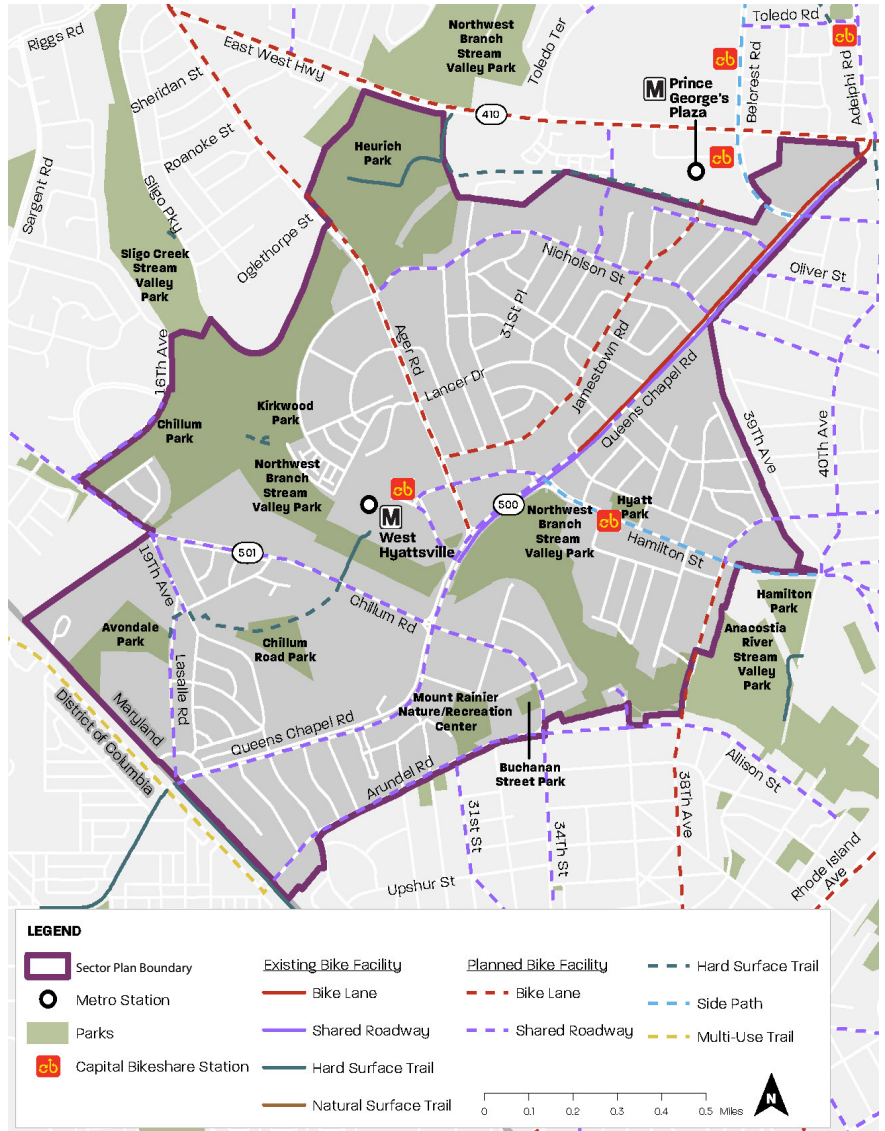


Origin Subareas	Morning Destination Subareas								Total
	1	2	3	4	5	6	7	8	
1	-	2%	8%	3%	0%	-	0%	7%	20%
2	1%	-	5%	1%	0%	-	0%	3%	10%
3	3%	3%	-	1%	0%	0%	0%	1%	8%
4	1%	0%	1%	-	1%	0%	4%	2%	9%
5	0%	0%	0%	4%	-	0%	0%	2%	6%
6	0%	0%	0%	1%	-	-	3%	0%	4%
7	1%	1%	2%	10%	1%	16%	-	11%	42%
8	0%	0%	0%	0%	0%	-	1%	-	1%
Total	6%	6%	16%	20%	2%	16%	8%	26%	100%

*Data from 2018, 2019, and early 2020 were used, given that typical transportation patterns have been disrupted for a majority of 2020.

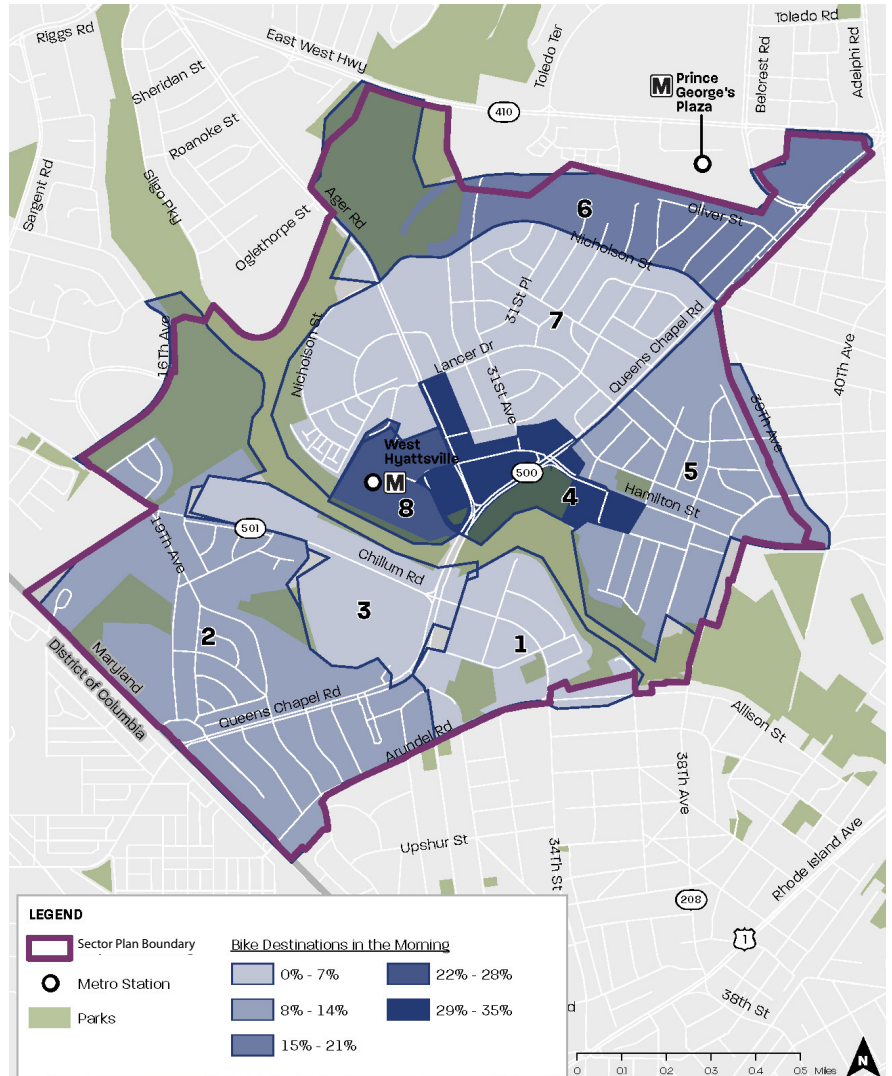
BICYCLISTS AND CIRCULATION

- Bicycle infrastructure includes:
 - Striped on-street bicycle lanes
 - Dedicated on-street bicycle lanes
 - Shared roadways
 - Shared-use paths
- The Northwest Branch of the Anacostia offers several multi-use trails.
- One on-street bike lane is located along MD 500 (Queens Chapel Road). It alternates between striped and shared roadway.



BICYCLISTS AND CIRCULATION

- To better understand where people are biking to and from, bicycle movements were analyzed from years 2018, 2019, and 2020.*
- Eight subareas were identified to understand areas of origin and destination. Major morning bicyclist destinations include:
 - Subarea 4, with 32 percent
 - Subarea 8 (West Hyattsville Metro Station), with 24 percent
 - Subarea 7, with 16 percent

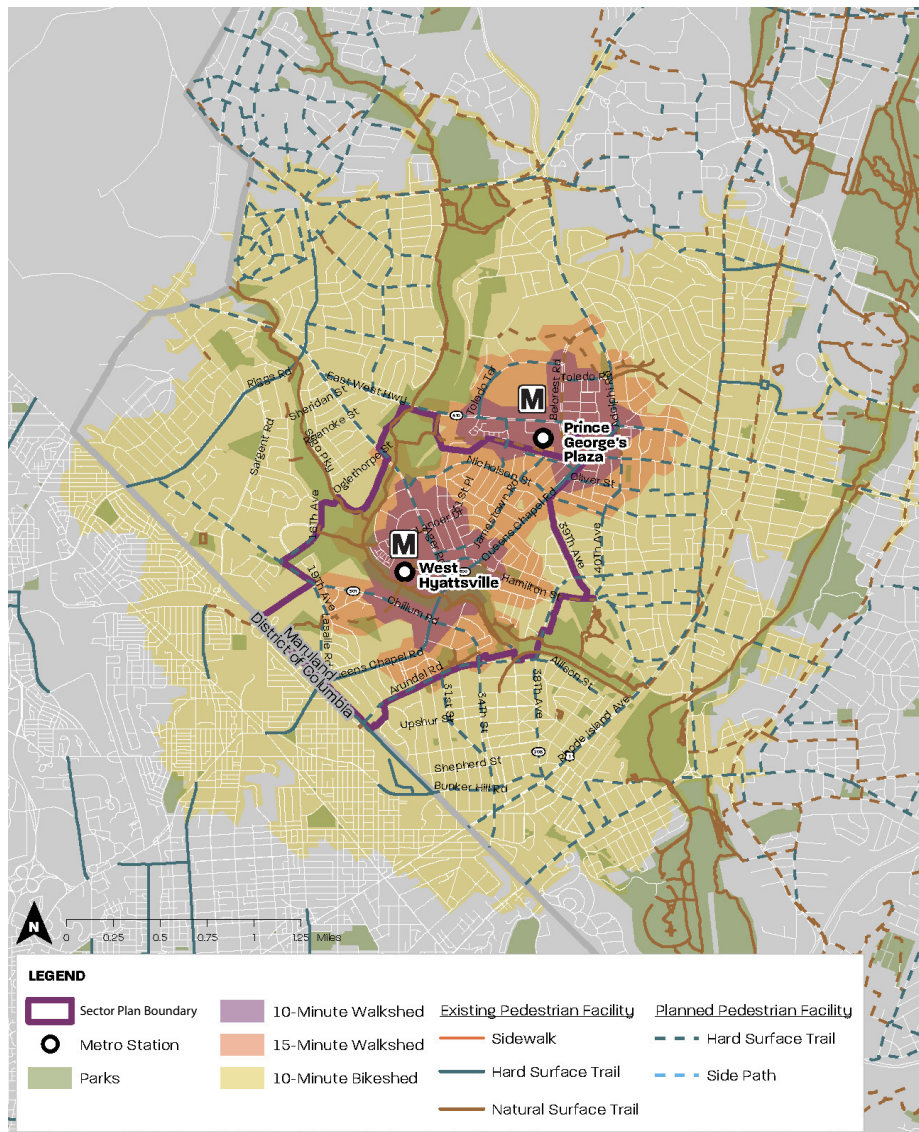


Origin Subareas	Morning Destination Subareas								Total
	1	2	3	4	5	6	7	8	
1	-	4%	<1%	4%	-	<1%	-	4%	12%
2	<1%	-	4%	<1%	<1%	-	-	-	4%
3	4%	-	-	4%	-	-	-	<1%	8%
4	-	<1%	<1%	-	8%	-	<1%	4%	12%
5	-	-	-	24%	-	-	<1%	8%	32%
6	<1%	-	<1%	<1%	-	-	4%	4%	8%
7	-	4%	-	<1%	<1%	16%	-	4%	24%
8	-	-	-	-	-	-	-	-	0%
Total	4%	8%	4%	32%	8%	16%	4%	24%	100%

*Data from 2018, 2019, and early 2020 were used, given that typical transportation patterns have been disrupted for a majority of 2020.

Metrorail - West Hyattsville Metro Station

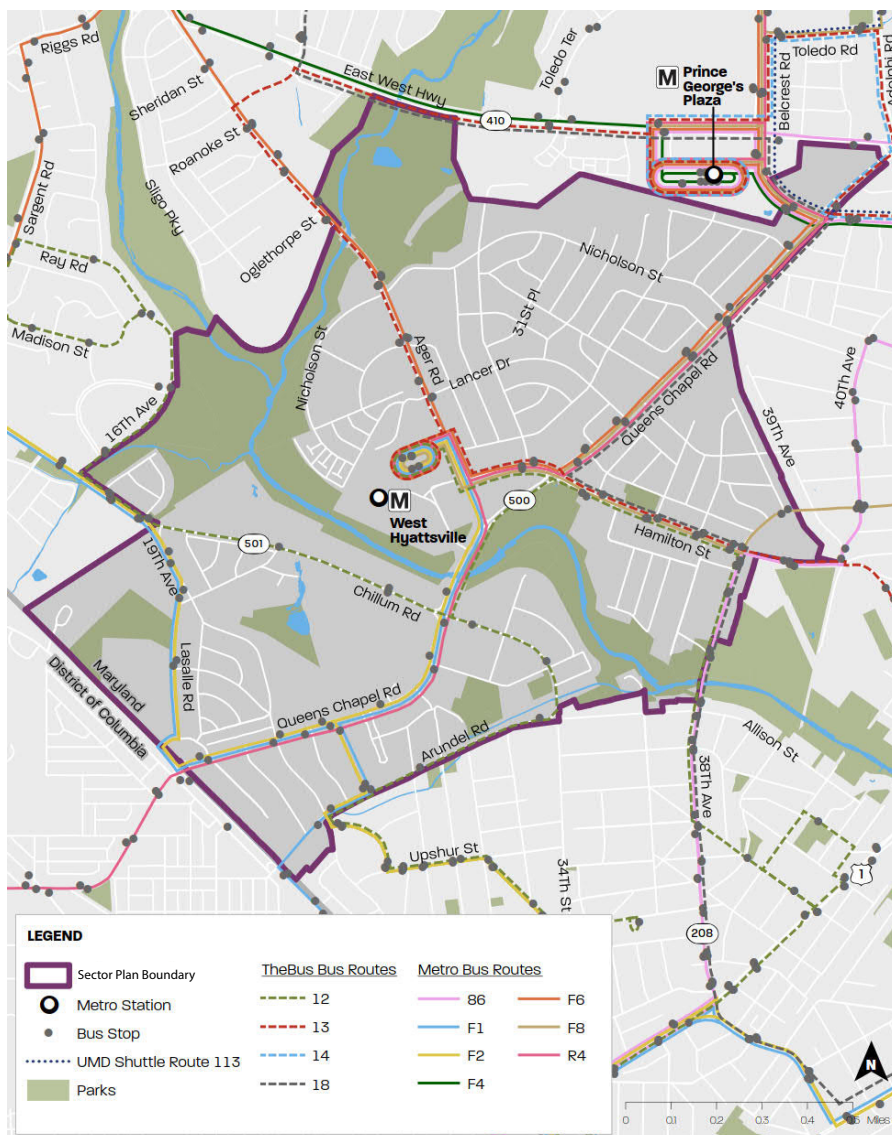
- Average of 3,271 daily entries and 3,050 daily exits between 2016–2019:
 - Morning peak hour has the highest number of hourly entries with 585 (between 7:00–8:00 a.m.)
 - Evening peak hour has the highest number of hourly exits with 505 (5:00–6:00 p.m.).
- WMATA's 2016 Passenger Survey found that:
 - 42 percent walked to the station
 - 24 percent took the bus
 - 19 percent drove (park)
 - 11 percent drove (drop off)
 - 4 percent bike
- Walking is the most common way to access the West Hyattsville Metro Station, however:
 - The pedestrian experience is poor and lacks direct connections
 - Most people are located outside the 10-minute walkshed
- Utilization of the parking lot is typically between 60 and 69 percent.



TRANSIT–BUS

Bus

- Twelve bus routes operate within the sector plan area:
 - Metrobus has seven routes
 - TheBus has four routes
 - The UMD Shuttle has one route
- The West Hyattsville Metro Station is served by Metrobus routes F1, F2, F6, F8, and R4, TheBus routes 12 and 13, and UMD Shuttle 113.
- The frequency of bus service during peak hours is between 20 and 30 minutes, and 60 minutes during off-peak hours.
- Most residents and businesses are near bus stops.





NATURAL ENVIRONMENT

WHQC SECTOR PLAN: EXISTING CONDITIONS

Plan 2035 Natural Environment Goal: To preserve, enhance, and restore our natural and built ecosystems to improve human health, strengthen our resilience to changing climate conditions, and facilitate sustainable economic development.

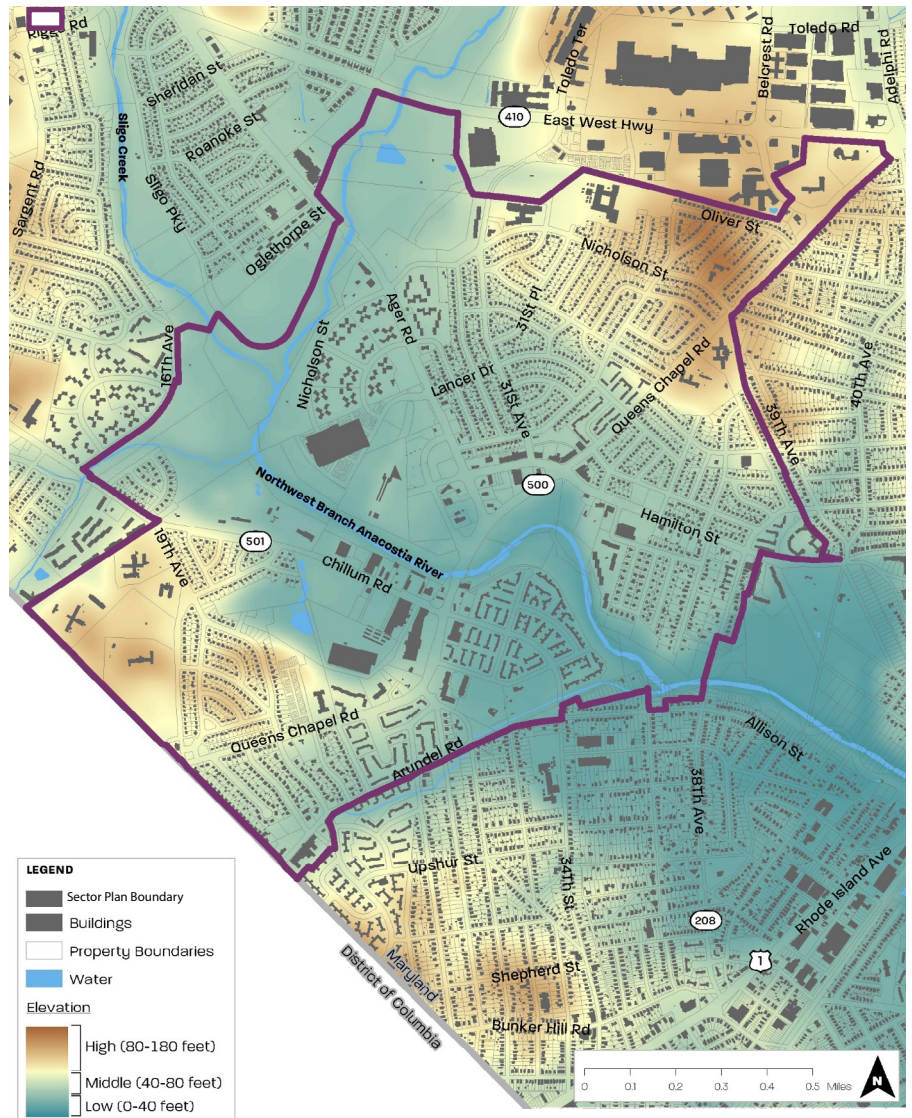
Analysis of current conditions for this element includes:

- Topography
- Floodplain
- Watershed, wetlands, and waterways



Topography

- Terrain and landscape are shaped by the Northwest Branch of the Anacostia River.
- Three distinct elevation zones separated by steep slopes:
 - Avondale and the northeast portion of Queens Chapel Manor are high points.
 - Elevation drops into the low elevation zone near the 100-Year Floodplain boundary at Avondale, MD 501 (Chillum Road), and northwest of Avondale.



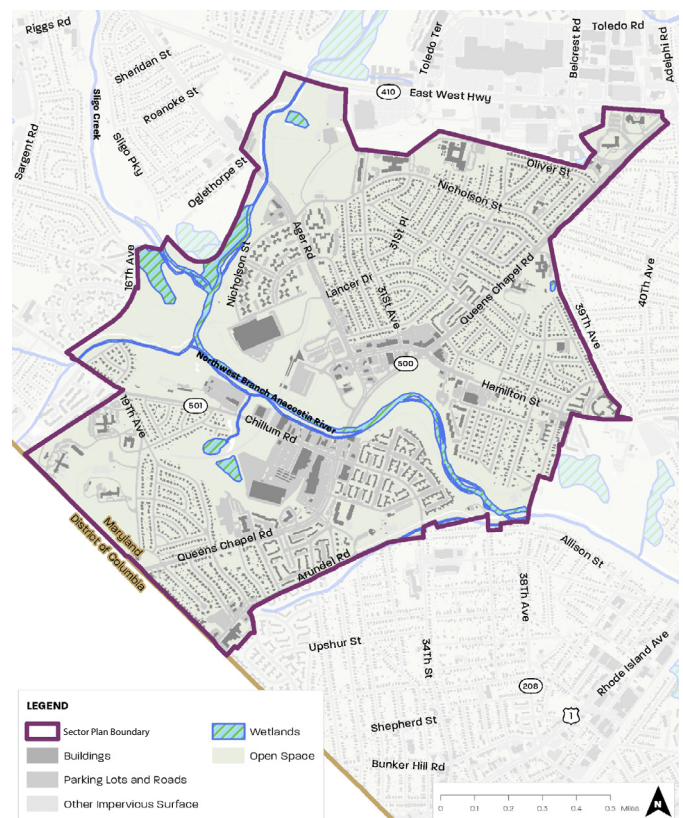
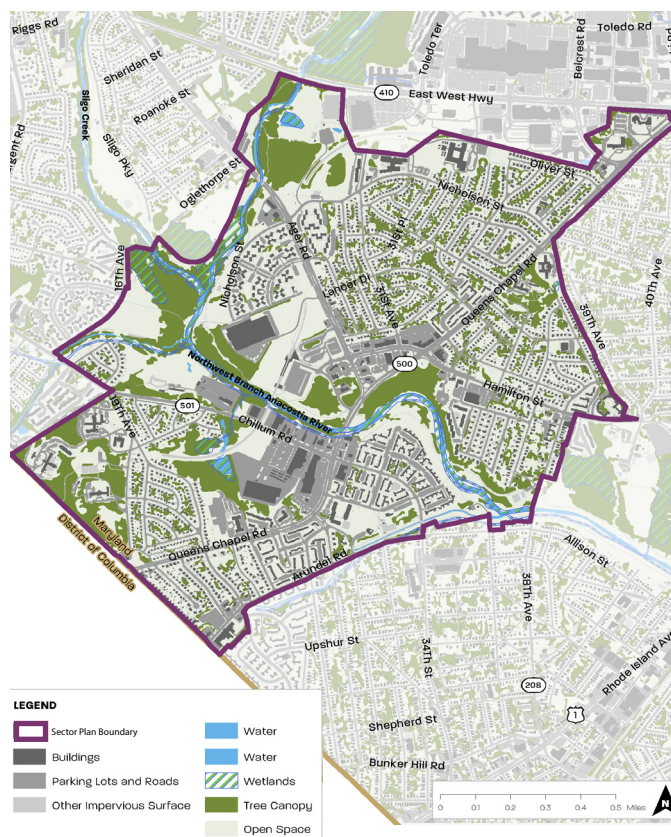
WATERSHED, WETLANDS, AND WATERWAYS

Watershed, Wetlands, and Waterways

- The sector plan area has a system of waterways and there are more than 50 acres of recorded wetlands.
- The Northwest Branch of the Anacostia River traverses west to east through the sector plan area.

Stormwater

- Nearly 40 percent of the sector plan area is made up of impervious surfaces.
 - Impervious areas, including buildings, pavement, and other impermeable surfaces generate the most amount of pollutants. These pollutants move rapidly across these surfaces and, without intervention, can negatively impact waterways.
- The sector plan area has a large existing storm drain network and there are multiple places to connect new stormwater management features, subject to further study.





HOUSING AND NEIGHBORHOODS

WHQC SECTOR PLAN: EXISTING CONDITIONS

Plan 2035 Housing and Neighborhoods Goal: Provide a variety of housing options—varying by type, density, ownership, and price—to attract and retain residents, strengthen neighborhoods, and promote economic prosperity.

Analysis of current conditions for this element includes:

- Housing inventory
- Housing tenure and value

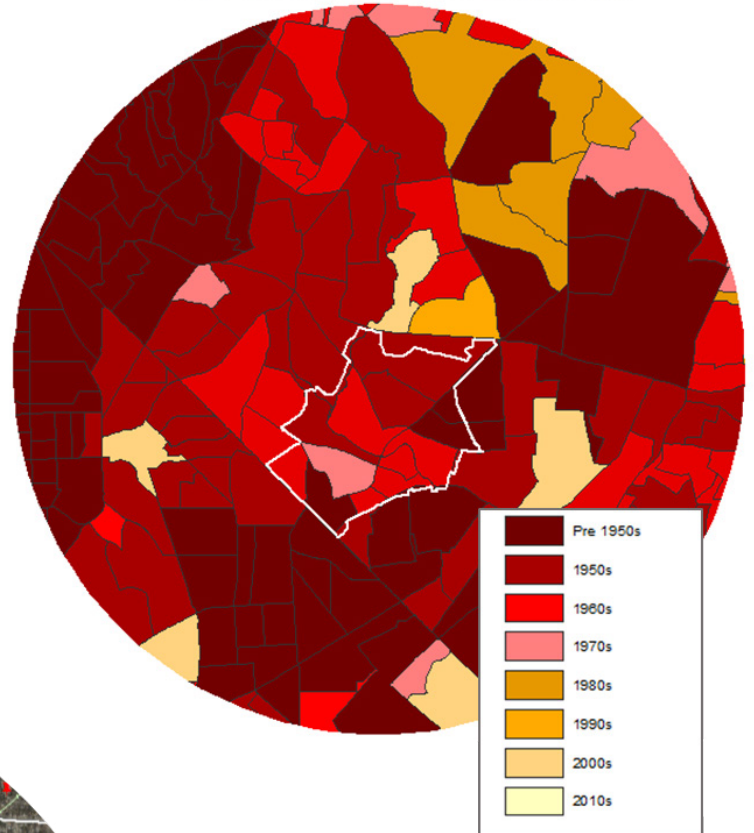


RESIDENTIAL MARKET CONDITIONS

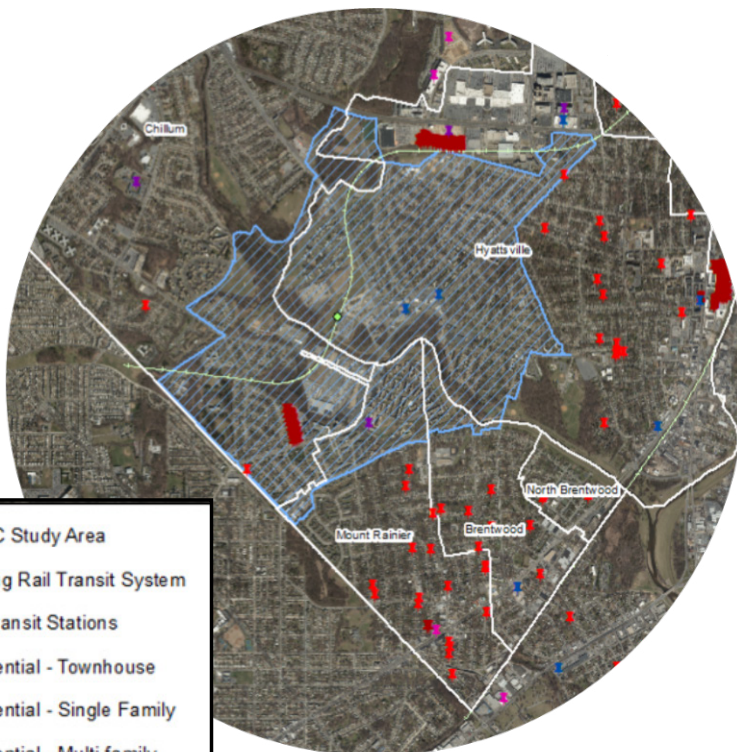
Housing Inventory

- Majority of dwelling units are multifamily units.
- Residential development:
 - Majority of homes built in the 1950s and 1960s
 - Small inventory developed in the 1970s
 - Since 2015, 66 townhomes and one multifamily residential property have been built
- More broadly in Prince George's County, the following residential units have been built:
 - 4,491 total single-family residences
 - 3,904 townhomes
 - 52 attached residential properties
 - 41 multifamily residences

American Community Survey (ACS) 5-Year 2018 Median Year Structure Built



New Housing Construction



- | | |
|--|------------------------------|
| | WHQC Study Area |
| | Existing Rail Transit System |
| | Key Transit Stations |
| | Residential - Townhouse |
| | Residential - Single Family |
| | Residential - Multi-family |
| | Mixed Use |
| | Commercial |
| | Lodging |

RESIDENTIAL MARKET CONDITIONS

Housing Tenure and Value

- 65.5 percent housing units are renter-occupied, which is much higher than the 42.2 percent in Prince George's County, and the 43.6 percent in the U.S.
- The share of rental units is declining at a rate of one percent annually since 2010. This trend is projected to continue through 2025.
- Most home values are between \$190,000 and \$369,000, with some falling below \$190,000.
- Median rents range from \$550 to \$2,000 a month.
- With a median household income of \$59,000 and a current average rent of \$1,280, some residents of the sector plan area may be considered rent-burdened.*

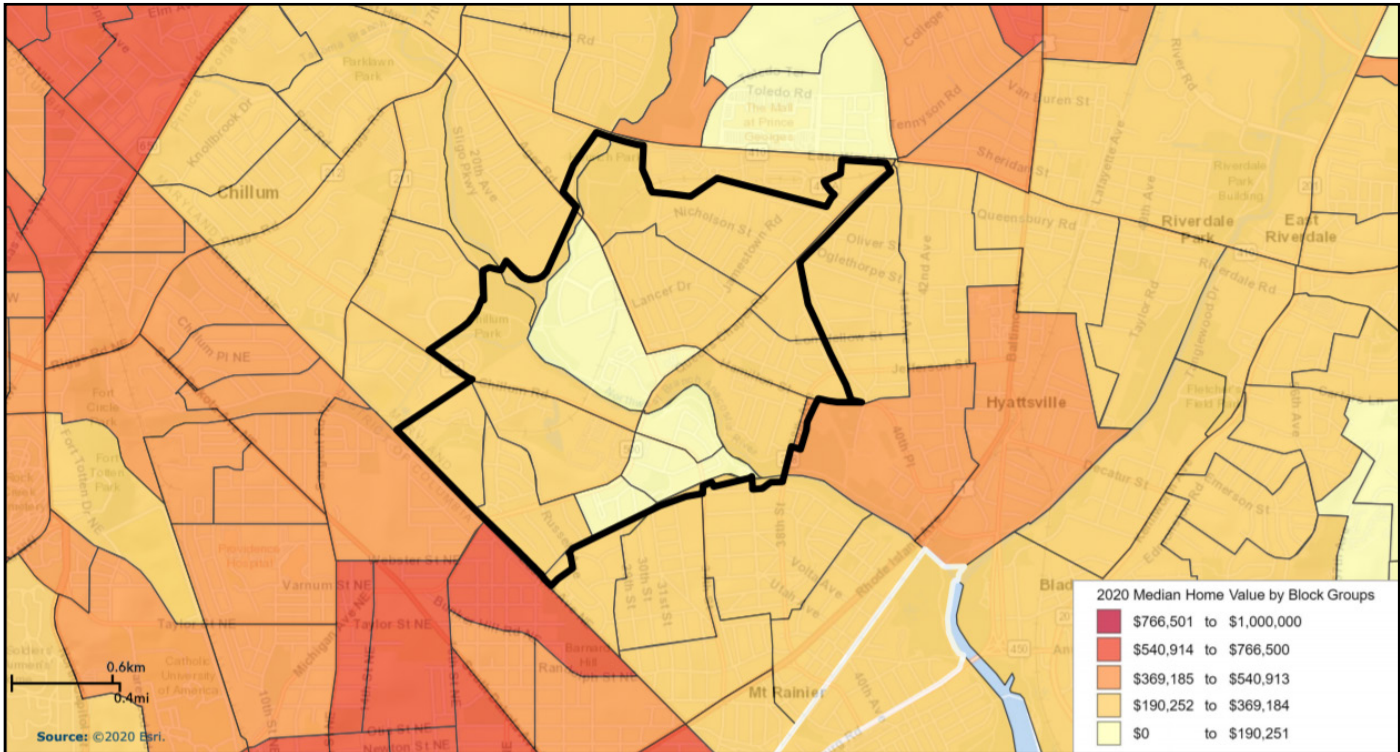
Housing Units	WHQC						PGC (2020)	USA (2020)
	2010		2020		2025			
	#	%	#	%	#	%		
Occupied	5,370	93.9	5,397	91.9	5,396	91.0		
Owner	1,571	27.5	1,553	26.5	1,583	26.7	57.8%	56.4%
Renter	3,799	66.4	3,844	65.5	3,813	64.3	42.2%	43.6%
Vacant	351	6.1	473	8.1	532	9.0		
Total Housing Units	5,721	100.0	5,870	100.0	5,928	100.0		

Source: Esri, Housing Profile, AECOM; Sept. 2020.

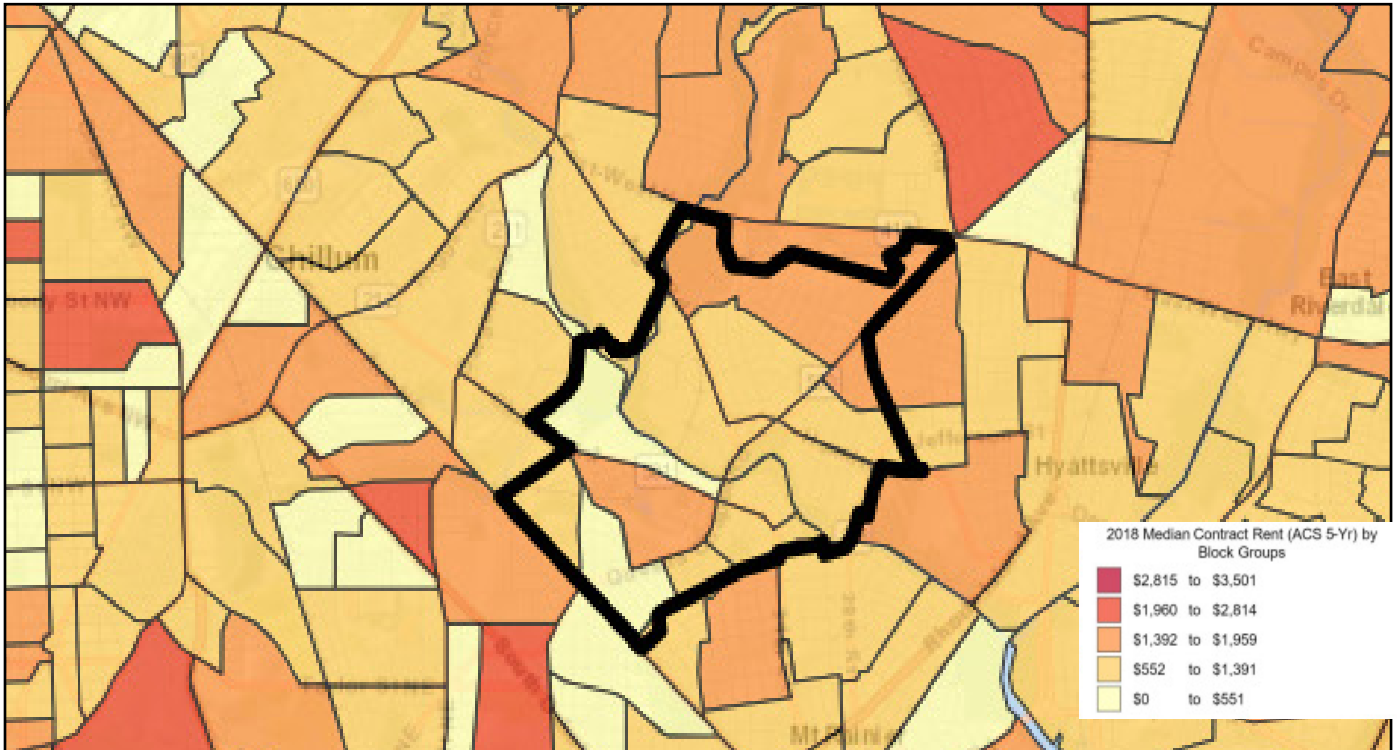


*Housing affordability is typically measured by the relationship between housing costs and total household income. Households that pay more than 30 percent of total household income on housing are considered to be rent-burdened.

RESIDENTIAL CONDITIONS AND MARKET



Median Home Value - By Census Block Group



Median Contract Rent - By Census Block Group



HEALTHY COMMUNITIES

WHQC SECTOR PLAN: EXISTING CONDITIONS

Plan 2035 Healthy Communities Goal: Create safe, connected communities that promote active lifestyles and provide convenient access to healthy foods.

Analysis of current conditions for this element includes:

- Access to open space and trails
- Access to healthy, fresh food
- Ability to age in place



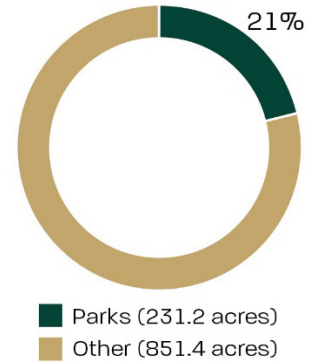
Open Space and Trails

- Parks and open space comprise 231 acres, representing 21 percent of total land area.
- Almost 15 miles of existing and planned bike lanes and trails.

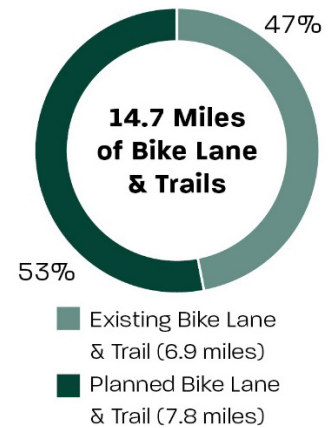
Access

- Seventy eight percent of residents have access to a park or open space via a ten-minute walk.
- Ninety six percent of residents are within a ten-minute bike ride when factoring in planned designated lanes, routes, or trails.

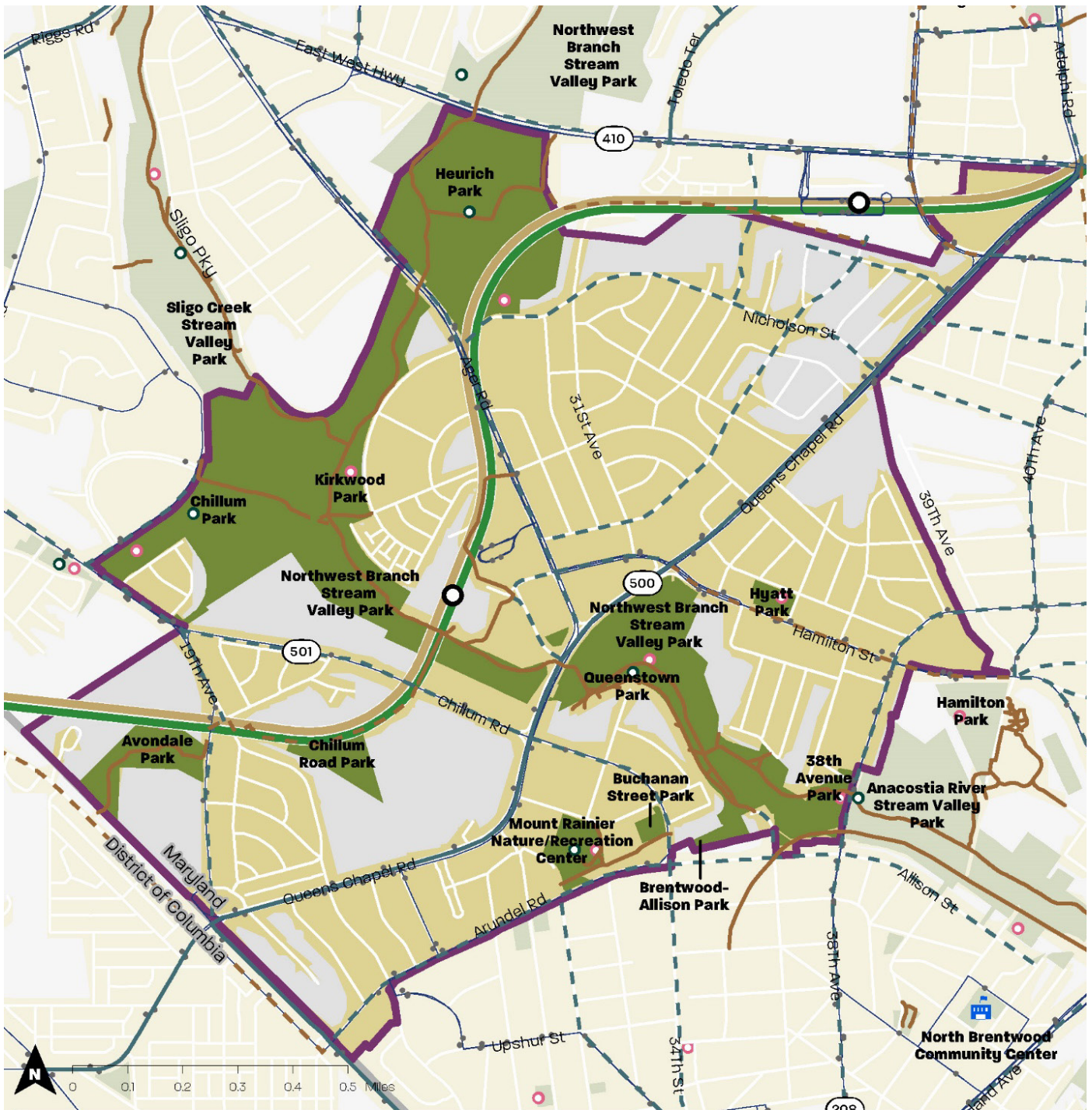
Sector Plan Land



Existing and Planned Bike Lanes and Trails



PARK ACCESS ANALYSIS



LEGEND

- | | | | |
|--|--|---|--|
|  Sector Plan Boundary |  Community Center |  Existing Bike Lane |  Bus Stop |
|  10-Minute Walk |  Playground |  Existing Trail |  Bus Routes |
|  Parks |  Picnic Area |  Planned Bike Lane |  Metro Line & Station |
| | |  Planned Trail | |

Access to Grocery Stores and Fresh Food

- A majority of residents are within a 10-minute walk to one of the nine grocery stores.
- Two communities in the sector plan area are identified as a Healthy Food Priority Areas (HFPA).*
- Grocery stores include a range of options, from Aldi, to Price Rite, to Mega Mart, and several smaller grocery stores that offer different types of ethnic foods.
- There is one community garden in the sector plan area, at Hyatt Park.

WHQC Grocery Stores

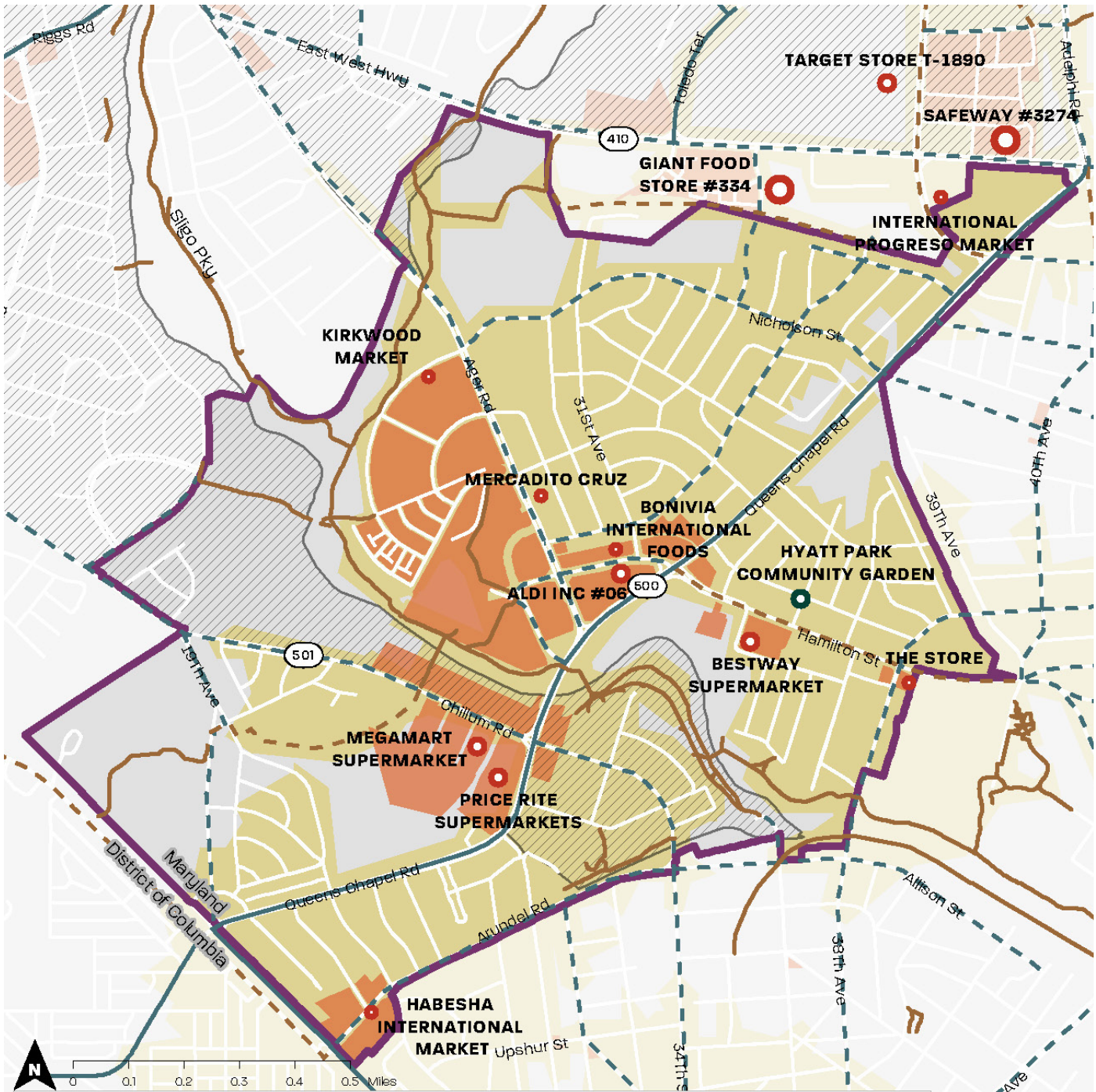


Hyatt Park Community Garden and Renovated Hyatt Park Playground



*HFPA's lack grocery stores and fresh food options, only have unhealthy options (such as fast food restaurants), are primarily low-income (at or below 185 percent Federal Poverty Level), and where the distance to a grocery store is greater than a quarter mile.

ACCESS TO FRESH FOOD

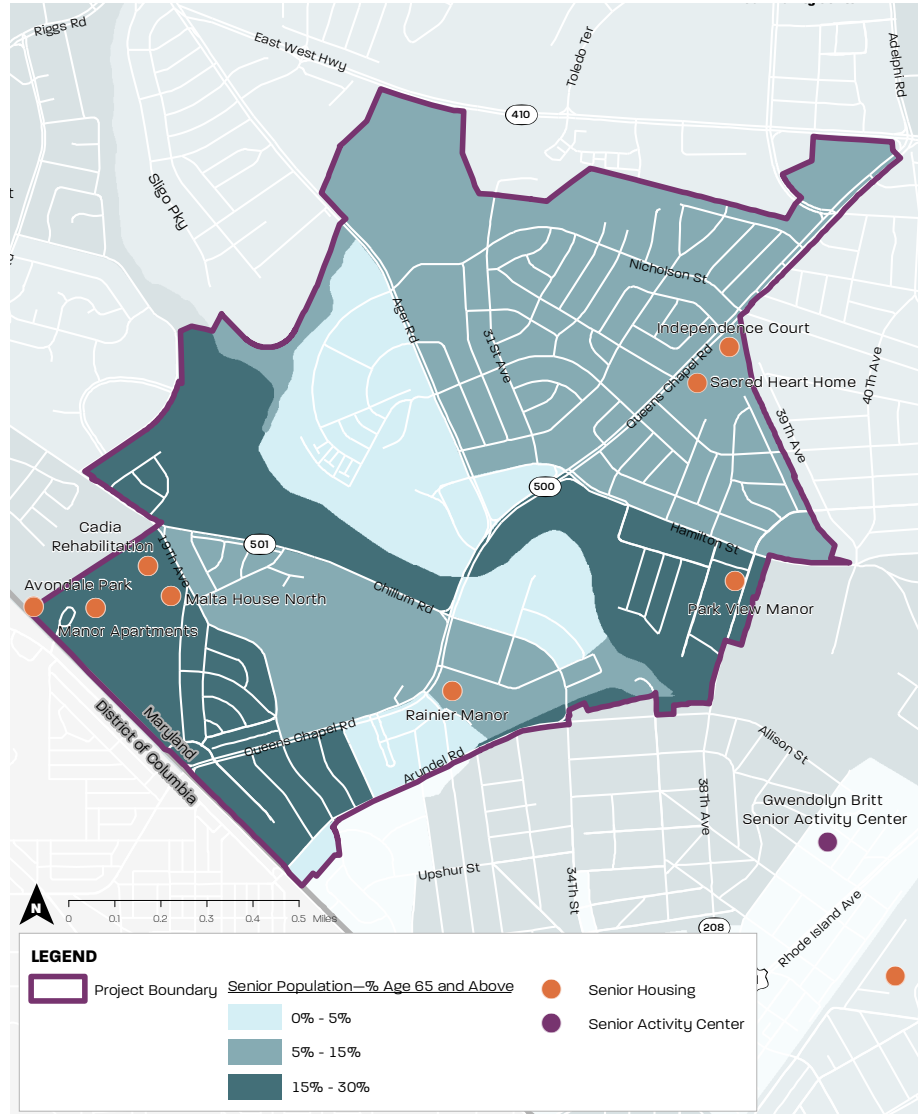


LEGEND

- | | | |
|-----------------------|-------------------------------|--------------------|
| Sector Plan Boundary | | |
| Grocery Store | 10-Minute Walk | Existing Bike Lane |
| Grocery Store- Medium | Healthy Food Priority Area | Existing Trail |
| Grocery Store - Large | Zoned Area for Grocery Stores | Planned Bike Lane |
| Community Garden | | Planned Trail |

AGING IN PLACE

- The highest concentration of residents over 65 are primarily found in areas near MD 501 (Chillum Road), MD 208 (38th Street), MD 208 (Hamilton Street), and the southern portions of MD 500 (Queens Chapel Road).
- Eight senior housing facilities.
- The Gwendolyn Britt Senior Activity Center is located southeast of the sector plan area. It is part of the North Brentwood Municipal Center.





COMMUNITY HERITAGE, CULTURE, AND DESIGN

WHQC SECTOR PLAN: EXISTING CONDITIONS

Plan 2035 Community Heritage, Culture, and Design Goal: Create walkable places that enable social interaction and reflect community character and preserve and promote our cultural, historic, and rural resources to celebrate our heritage and encourage new investment.

Analysis of current conditions for this element includes:

- Community History
- Historic Infrastructure
- Urban Form and Design



COMMUNITY HISTORY

- Historically an area of manors and farmsteads, the sector plan area today is representative of the type of middle-class suburb that began to emerge early in the 20th century.
- Conversion of farmsteads into residential subdivisions began in the early 1930s and continued into the 1960s. Subdivisions, most of which still existing today, include:
 - Green Hill Park and Queens Chapel Manor were the first to be developed between 1927–1937.
 - Clearwood and Castle Manor neighborhoods were developed next, and finished by 1944.
 - Eight additional subdivisions were under development by 1948, including Avondale, Avondale Terrace, Brookside Manor, Chillum, Green Meadows, Hampshire Heights, Michigan Park Hills, and North Woodridge.

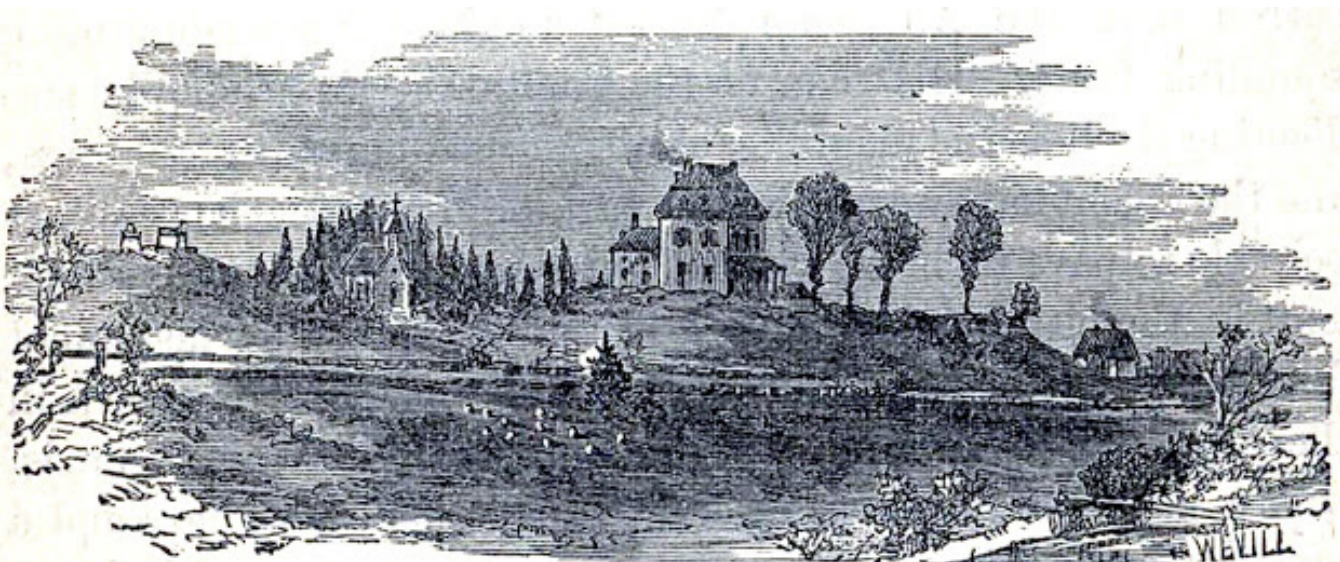
The West Hyattsville-Queens Chapel area is a portion of what was once collectively known as Chillum, taking its name from Chillum Castle Manor, Manor, a 4,400-acre land patent granted in 1763 to William Dudley Digges.

The Manor was located roughly between East-West Highway on the north, the area surrounding the Northwest Branch of the Anacostia River on the east, the District of Columbia boundary on the south, and Riggs Road on the west.



Green Hill (altered) at Chillum Castle Manor

Source - <https://collections.digitalmaryland.org/digital/collection/pgjw/id/173/>



MAJOR L'ENFANT'S RESTING PLACE—THE DIGGES FARM.

Source - <http://allenbrowne.blogspot.com/2013/12/lenfant-was-buried-here.html>

HISTORIC INFRASTRUCTURE

- Residential subdivisions were designed the existing Ager Road running roughly east-west, and MD 500 (Queens Chapel Road) running roughly north-south.
 - The construction of these roads provided important access between the area's manors and farmsteads, and the Capitol.
- Construction of the West Hyattsville Metro Station began in the late 1970s and was completed in 1993.
 - Former Queen's Chapel Airport site
 - Former Queen's Chapel Drive-in Theater site



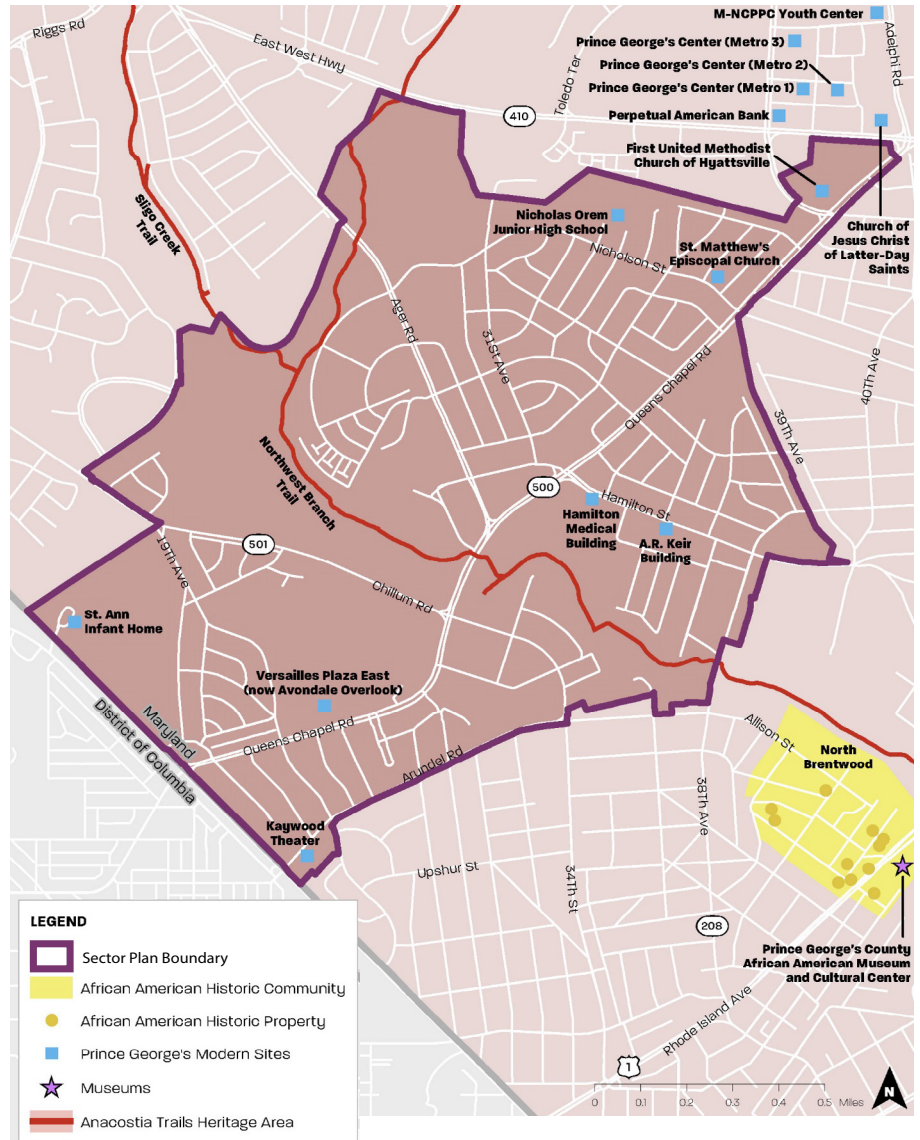
West Hyattsville Metro - today



West Hyattsville Metro Station - today

COMMUNITY HISTORY

- Sector plan area is located within the larger Anacostia Trails Heritage Area.*
- The Town of North Brentwood was the first black community to be incorporated in Prince George's County, in 1924.
- Eight identified mid-century modern buildings contribute to the variety of the architectural fabric.



*The Anacostia Trails Heritage Area designation enhances and protects the natural historic resources found in the Anacostia Area that represent the most significant aspects of the region's landscape.



PUBLIC FACILITIES

WHQC SECTOR PLAN: EXISTING CONDITIONS

Plan 2035 Public Facilities Goal: Enhance the quality of life and economic competitiveness of Prince George's County through the efficient, equitable, and strategic siting of education, public safety, water and sewer, solid waste, and parks and recreation facilities.

Analysis of current conditions for this element includes:

- Police and Fire
- Libraries
- Hospitals
- Parks and Community Centers
- Schools



Police and Fire

- Prince George's County, Mount Rainier, Hyattsville, Brentwood, and WMATA police departments all serve the sector plan area.
- Prince George's County Fire and EMS and Hyattsville Volunteer Fire Department serve the sector plan area.

Libraries

- Two libraries in the sector plan area:
 - Hyattsville Branch Library, which will be replaced by a new 40,000-square-foot library that is currently under construction and is anticipated to open in spring 2021.
 - Mount Rainier Branch Library.

Hospitals

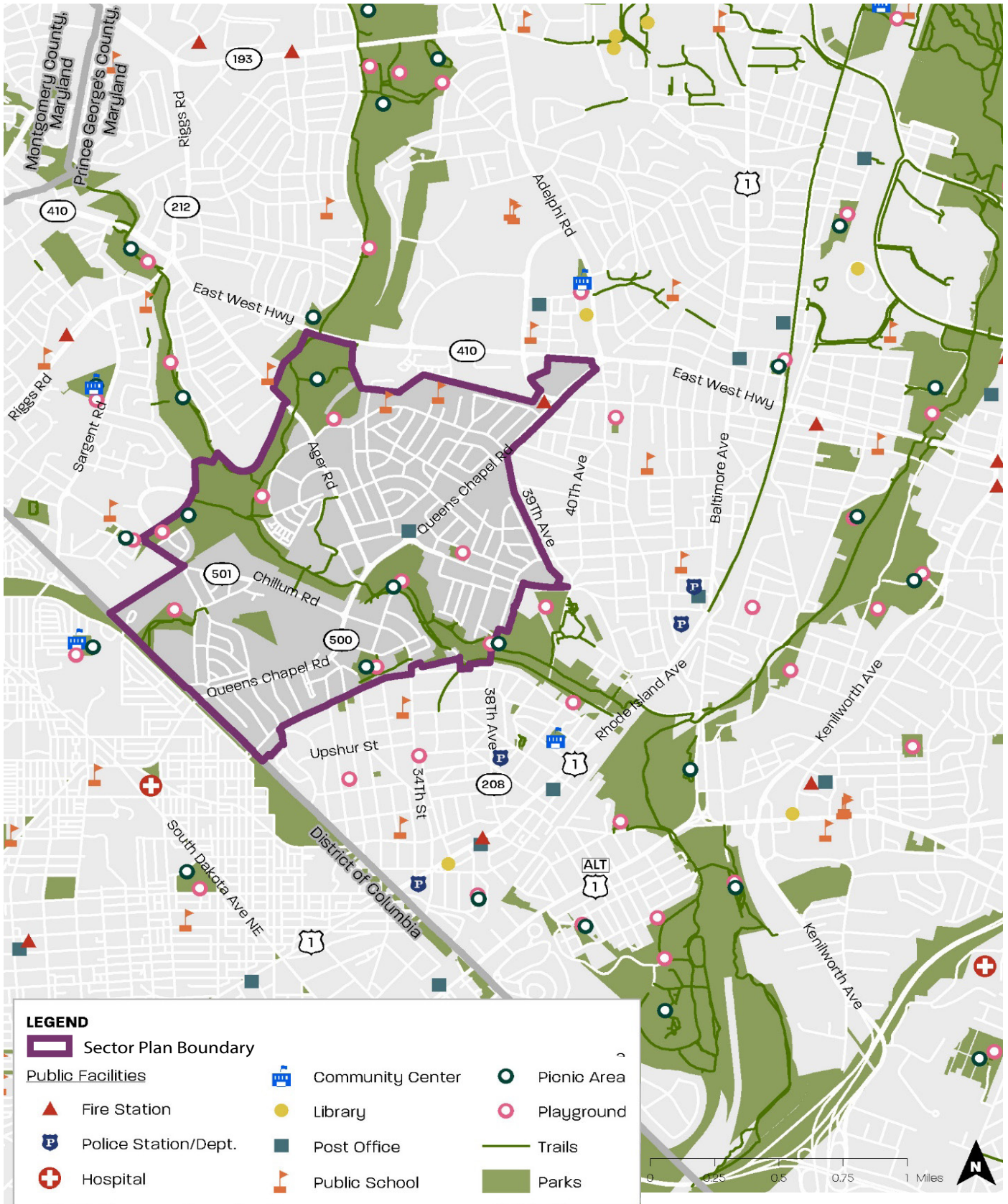
- Full service hospitals that serve the sector plan area are located outside the sector plan area.
- Kaiser Permanente has acquired land to build a new medical facility as part of the Riverfront at Hyattsville development, adjacent to the West Hyattsville Metro Station.

Parks and Community Centers

- Twelve M-NCPPC parks, located within the sector plan area, include a range of passive and active recreation opportunities.
- M-NCPPC owns the land for these 12 parks, however, in some instances, other jurisdictions or County departments operate and maintain the park space.
- The Mt. Rainier Nature/Recreation Center is Prince George's County's only urban nature center and provides services and amenities to residents of the sector plan area.



PUBLIC FACILITIES



PUBLIC FACILITIES

Schools

- Two public schools in sector plan area.
- Edward M. Felegy Elementary School:
 - Grades Pre-K to 5th grade
 - Ninety two percent utilized (2019)*
- Nicholas Orem Middle School:
 - Grades 6th to 8th
 - One hundred thirty six percent utilized (2019)*
- Located outside the sector plan area, Northwestern High School serves children in grades 9-12, and is 99.8 percent utilized.
- Additional schools that serve families inside the sector plan area but are located outside the boundary include:
 - Rosa Parks Elementary
 - Chillum Elementary
 - Thomas Stone Elementary
 - Hyattsville Elementary
 - Hyattsville Middle School



Edward M. Felegy Elementary School



Northwestern High School

* Utilization rates above 100 percent are not desirable. Preferred utilization rates by Prince George's County Public Schools range from 80–95 percent.