



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

CONNECTING PEOPLE AND OPPORTUNITIES

PLANNING FOR DEVELOPMENT
AROUND THE **PURPLE LINE** IN
PRINCE GEORGE'S COUNTY

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Supervisor, Long-Range Planning

TPB Technical Committee

April 5, 2019

Item 6

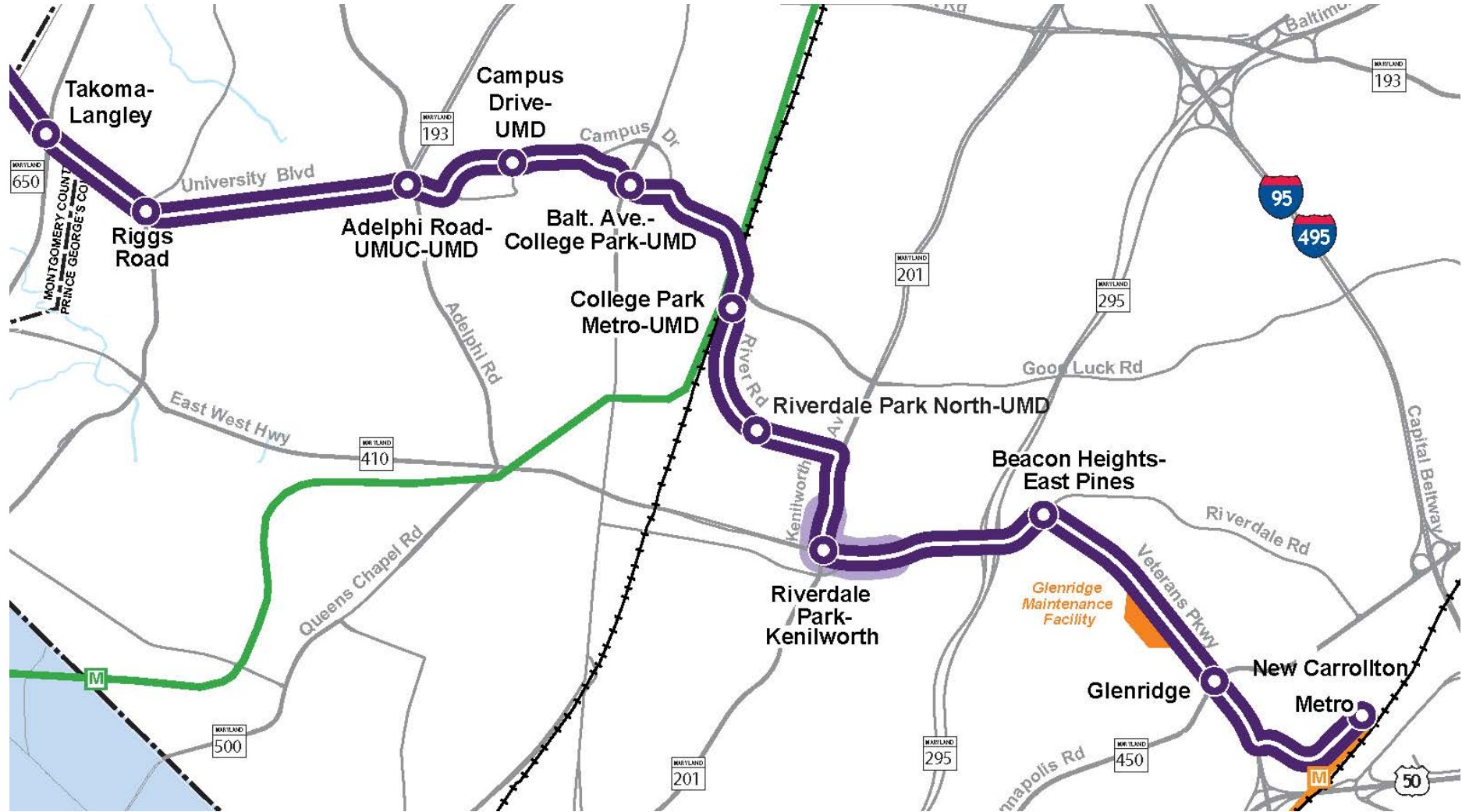
SUMMARY



- Context
- Plans
- Policy/Regulatory Changes
- New Development Activity
- Lessons Learned
- What's Next?



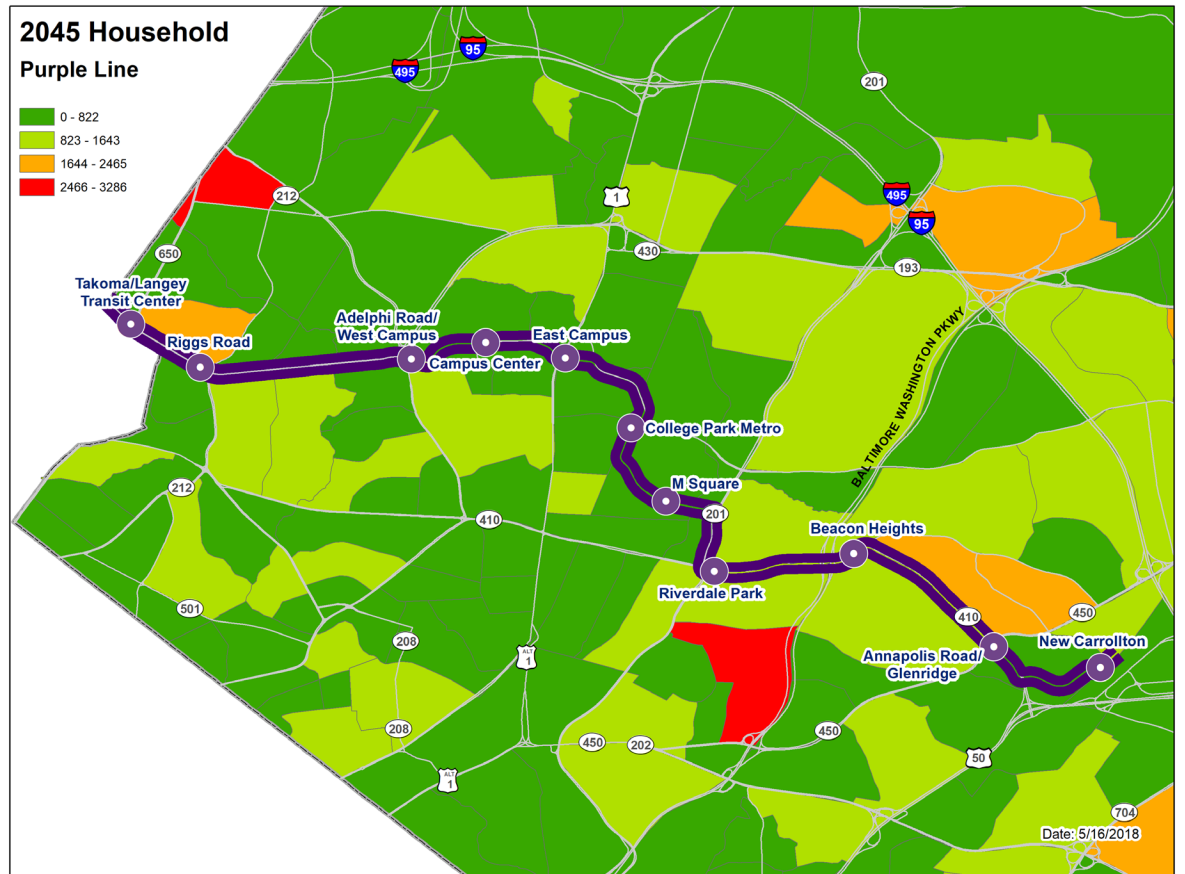
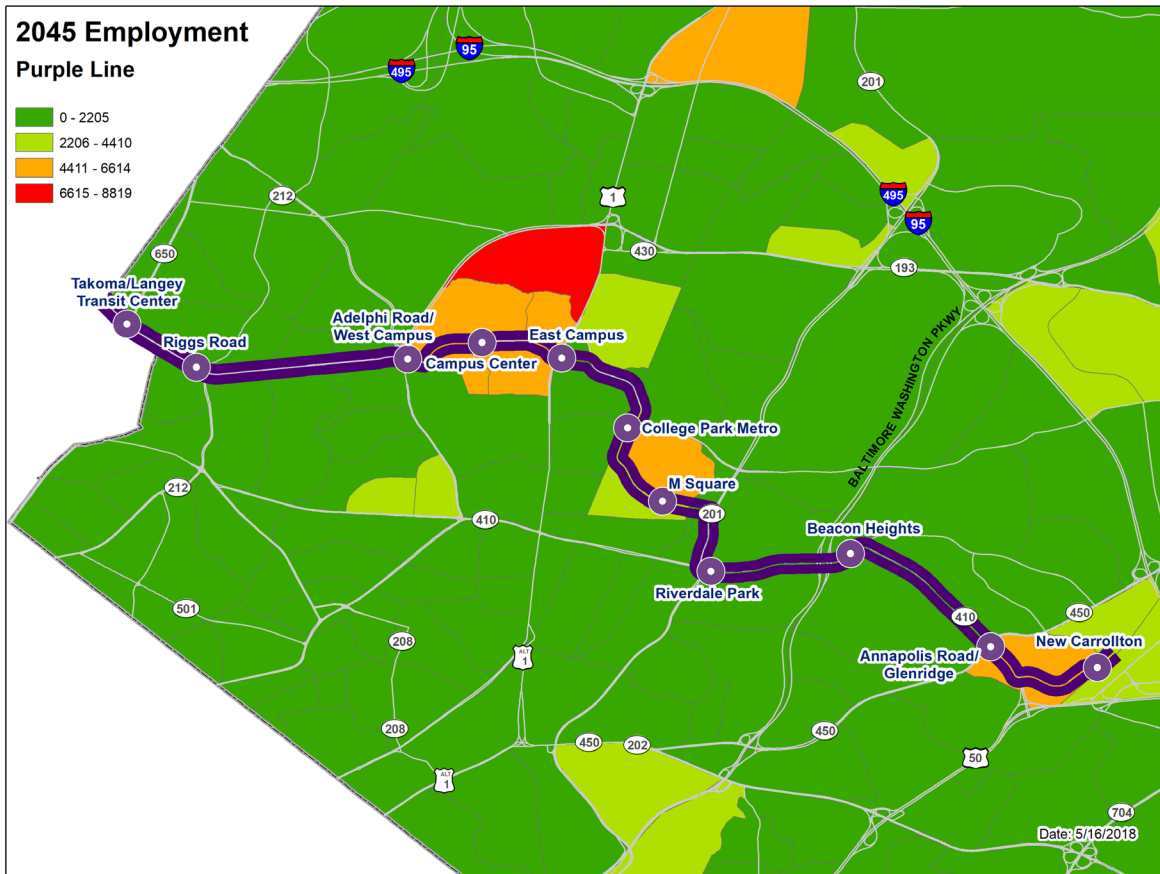
PURPLE LINE ROUTE AND STATIONS





ROUND 9.0 FORECAST

PURPLE LINE STATION AREAS





PLANNING FOR THE PURPLE LINE

Year	Plan/Study	Type	Stations Covered
2003	Bi-County Transitway Planning Study: International Corridor	Study	Takoma/Langley Riggs Road
2009	Takoma/Langley Crossroads Sector Plan	Plan	Takoma/Langley Riggs Road
2010	New Carrollton Transit District Development Plan and Transit District Overlay Zoning Map Amendment	Plan/ Rezoning	New Carrollton
2010	Central Annapolis Road Sector Plan and Sectional Map Amendment	Plan/ Rezoning	Annapolis Road-Glenridge
2010	Central US 1 Corridor Sector Plan and Sectional Map Amendment	Plan/ Rezoning	Baltimore Avenue-College Park-UMD
2011	Purple Line Corridor Access Study (CAST)	Study	All



PLANNING FOR THE PURPLE LINE

Year	Plan/Study	Type	Stations Covered
2013	Purple Line Transit-Oriented Development Study	Study	Beacon Heights-East Pines Riverdale Park-Kenilworth Riverdale Park North-UMD College Park Metro-UMD Adelphi Road-UMUC-UMD
2014	Plan Prince George's 2035	General Plan	All
2015	College Park-Riverdale Park Transit District Development Plan and Transit District Overlay Zoning Map Amendment	Plan/ Rezoning	College Park Metro-UMD Riverdale Park North-UMD
2017	East Riverdale-Beacon Heights Sector Plan	Plan	Beacon Heights-East Pines Riverdale Park-Kenilworth
2019	Countywide Map Amendment	Rezoning	All



Map 1. Prince George's County Growth Policy Map

Growth Boundary:

The growth boundary is important because it designates the areas that are eligible to receive public water and sewer service and impacts where we grow and develop. Rural and Agriculture Areas are not eligible for public water and sewer service.



REGIONAL TRANSIT DISTRICTS

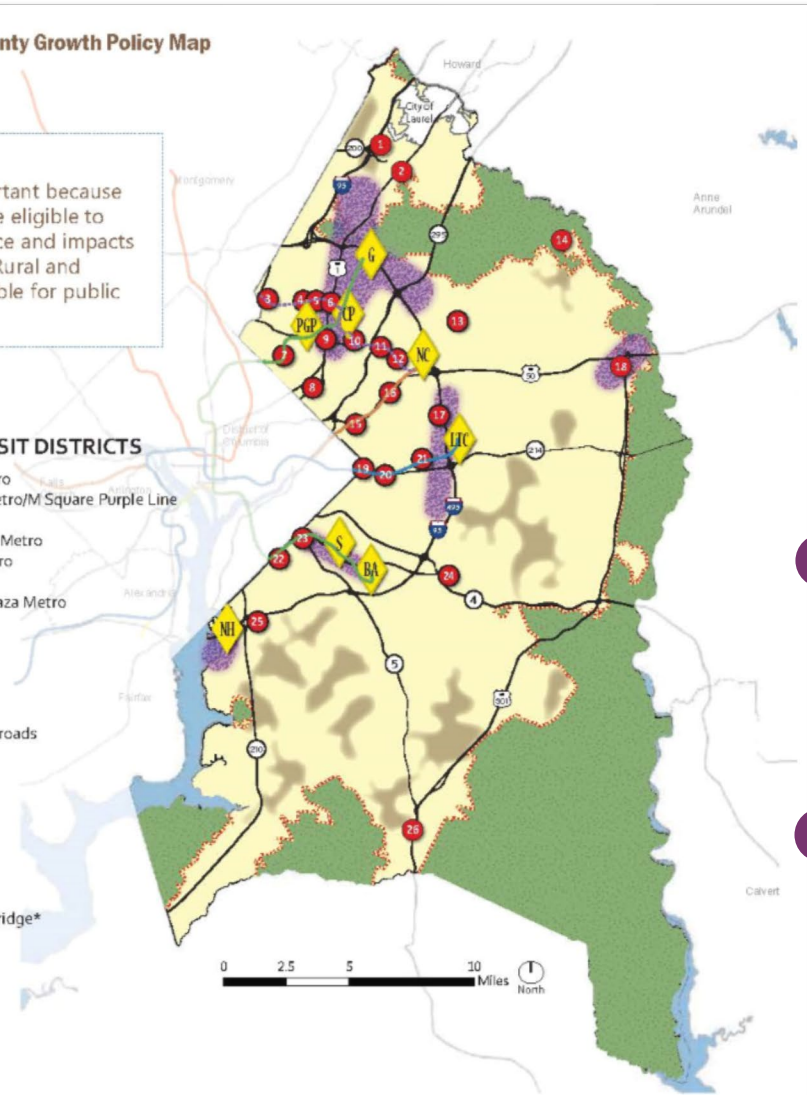
- BA - Branch Avenue Metro
- CP - College Park/UM Metro/M Square Purple Line
- G - Greenbelt Metro
- LTC - Largo Town Center Metro
- NC - New Carrollton Metro
- NH - National Harbor
- PGP - Prince George's Plaza Metro
- S - Suitland Metro



LOCAL CENTERS

1. Konterra
2. Muirkirk MARC
3. Takoma/Langley Crossroads
4. UMD West*
5. UMD Center*
6. UMD East *
7. West Hyattsville
8. Port Towns
9. Riverdale MARC
10. Riverdale Park*
11. Beacon Heights*
12. Annapolis Road/Glenridge*
13. Seabrook MARC
14. Bowie MARC
15. Landover Metro
16. Cheverly Metro
17. Landover Gateway
18. Bowie
19. Capitol Heights
20. Addison Road
21. Morgan Boulevard
22. Southern Avenue Metro
23. Naylor Road Metro
24. Westphalia
25. Oxon Hill
26. Brandywine

*Future Purple Line Centers



Legend

- Employment Areas
- Future Water and Sewer Service Area
- Rural and Agricultural Areas
- Established Communities
- Growth Boundary
- Metrorail
- Proposed Purple Line Light Rail

PLAN PRINCE GEORGE'S 2035

Center-focused development

- 75% of residential growth
- 70% of new jobs

Hierarchy of Centers

- Regional Transit Districts
- Local Transit Centers
- Neighborhood Centers
- Campus Centers
- Town Centers

PLAN 2035: PURPLE LINE CENTERS

Center Type	Buildout Goals	Purple Line Stations
Regional Transit Districts	40+ DU/acre 3+ F.A.R. 50% of new DU 50% of new jobs	New Carrollton College Park Metro-UMD Riverdale Park North-UMD
Local Transit Centers	15-30 DU/Acre 1.5 - 3 F.A.R 15% of new dwelling units 15% of new jobs	Takoma/Langley Riggs Road
Campus Centers	10-15 DU/Acre 0.5 – 3 F.A.R.	Adelphi Road-UMUC-UMD Campus Drive-UMD Baltimore Avenue-College Park-UMD
Neighborhood Centers	10-15 DU/Acre 0.5 – 2 F.A.R.	Annapolis Road-Glenridge Beacon Heights-East Pines Riverdale Park-Kenilworth



EXISTING CONDITIONS: PURPLE LINE REGIONAL TRANSIT DISTRICTS

Center Type	Buildout Goals	Purple Line Stations	Existing Conditions
Regional Transit Districts	40+ DU/acre 3+ F.A.R. 50% of new DU 50% of new jobs	New Carrollton	<ul style="list-style-type: none"> • Mid-Rise Office • Active Office Market • One Apartment Building over 40 DU/Acre • Several offices 1-1.5 F.A.R.
		College Park Metro-UMD Riverdale Park North-UMD	<ul style="list-style-type: none"> • UMD Discovery District • Low/Mid Rise Suburban Office Park • Mixed-Use Under Construction at CP Station (81 DU/ac) • Capacity Constrained: <ul style="list-style-type: none"> ➤ Floodplain ➤ Airport ➤ GSA Security Requirements

REGIONAL TRANSIT DISTRICTS: EXISTING CONDITIONS





EXISTING CONDITIONS: PURPLE LINE LOCAL TRANSIT CENTER

Center Type	Buildout Goals	Purple Line Stations	Existing Conditions
Local Transit Center	15-30 DU/Acre 1.5 - 3 F.A.R 15% of new dwelling units 15% of new jobs	Takoma/Langley Riggs Road	1960s Garden Apartments 1960s Strip Retail No Non-Pad Site Private Development since at least 2000 Most existing apartments exceed 15 DU/ac

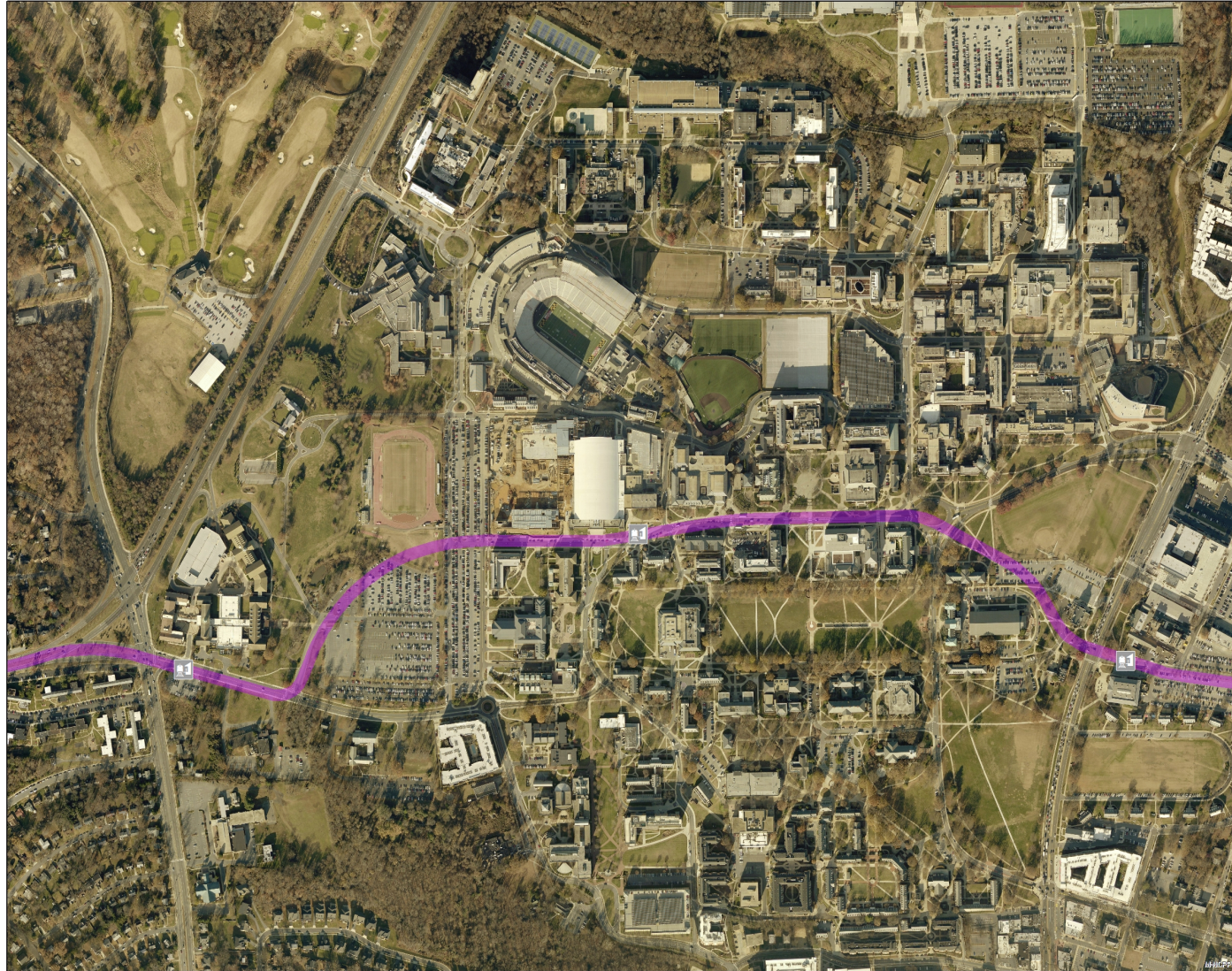


**LOCAL
CENTER:**

**EXISTING
CONDITIONS**

EXISTING CONDITIONS: PURPLE LINE CAMPUS CENTERS

Center Type	Buildout Goals	Purple Line Stations	Existing Conditions
Campus Centers	10-15 DU/Acre 0.5 – 3 F.A.R.	Adelphi Road-UMUC-UMD	Academic Buildings Churches Single-Family Neighborhoods
		Campus Drive-UMD	Academic Buildings
		Baltimore Avenue-College Park-UMD	Hotel/Conference Center/Restaurants Academic Buildings Planned Mixed-Use Development



**CAMPUS
CENTERS:**

**EXISTING
CONDITIONS**

EXISTING CONDITIONS: PURPLE LINE NEIGHBORHOOD CENTERS

Center Type	Buildout Goals	Purple Line Stations	Existing Conditions
Neighborhood Centers	10-15 DU/Acre 0.5 – 2 F.A.R.	Annapolis Road-Glenridge	1960s Strip Commercial Retail
		Beacon Heights-East Pines	Garden Apartments, Strip Commercial Retail Single-Family Neighborhoods No new development since 1960s Existing apartments exceed 10-15 DU/Acre
		Riverdale Park-Kenilworth	1960s Strip Commercial Retail, Churches Single-Family Neighborhoods No new development since 1960s Existing apartments exceed 10-15 DU/Acre



NEIGHBORHOOD
CENTERS:

EXISTING
CONDITIONS

PURPLE LINE STATIONS: NEW DEVELOPMENT



Kaiser Permanente Regional Headquarters
New Carrollton
176,000 sf office
850 employees



5801 University Research Center Court
Riverdale Park North - UMD
75,000 sf office
LEED Gold

PURPLE LINE STATIONS: NEW DEVELOPMENT



College Park Metro Apartments
College Park Metro - UMD
440 apartments
11,900 sf retail



The Hotel at the University of Maryland
Baltimore Avenue – UMD
297 guest rooms
43,000 sf meeting space
Four restaurants and a spa

POLICY/REGULATORY CHANGES TO SUPPORT PURPLE LINE

- EDI Fund (2015)
- Northern Gateway Initiative (2016)
- New Zoning Ordinance (2018)



POLICY/REGULATORY CHANGES TO SUPPORT PURPLE LINE

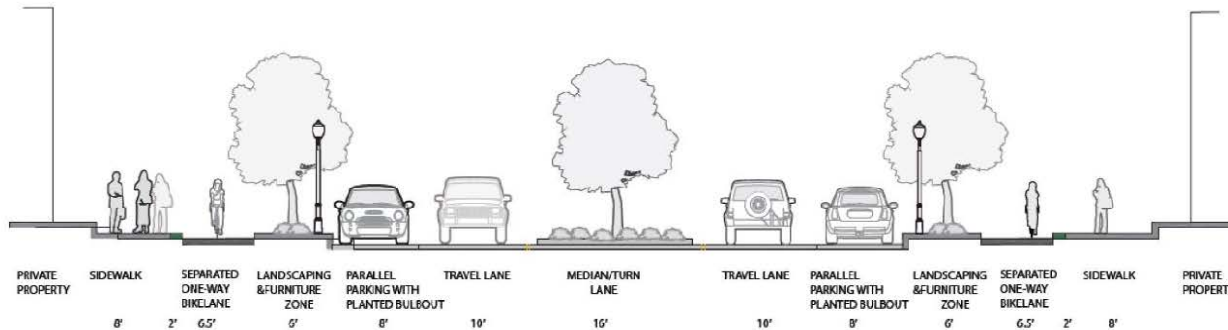
New Complete and Green Streets Standards (2017)




MIXED USE BOULEVARD – 2 & 4 LANES (A)


Department of Public Works and Transportation

New Street Type	Description	Features
Mixed Use Boulevard	<ul style="list-style-type: none"> Buildings close to street Mix of land uses Medium to high density land use High volumes of vehicles and transit Medium to heavy ped/bike activity Reduced vehicular speeds 	<ul style="list-style-type: none"> 2-4 travel lanes Median Sidewalks & bike facilities Street furniture & enhanced lighting On-street parking





Experience Community.
Expand Opportunity.
Explore Choice.



COMPREHENSIVE HOUSING STRATEGY
HOUSING OPPORTUNITY FOR ALL

Prepared in partnership with Enterprise Community Partners, Inc.



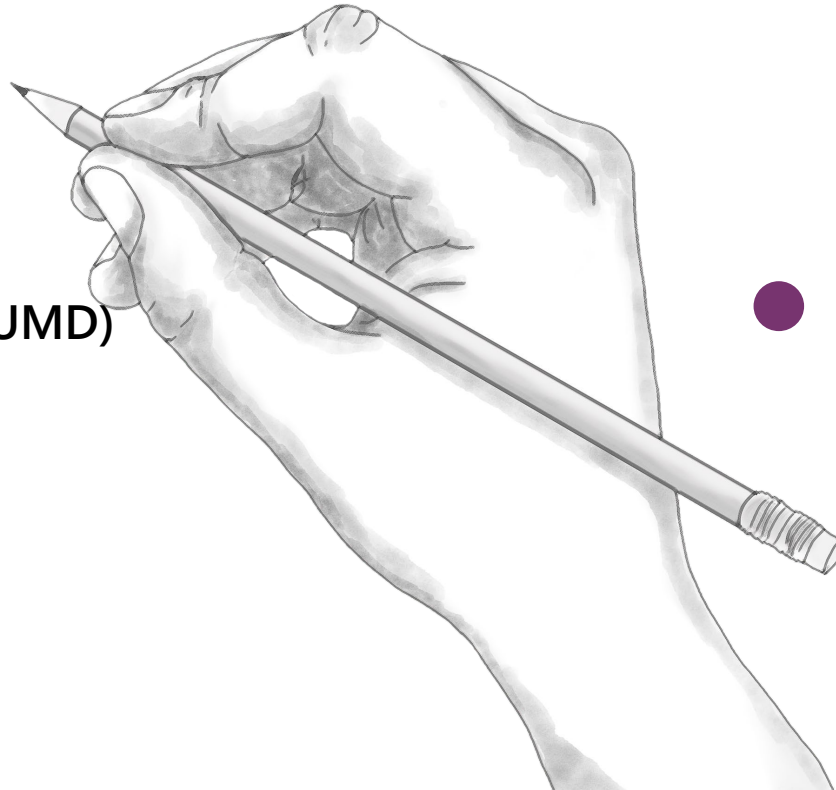
Comprehensive Housing Strategy (2019)



IMPLEMENTING THE VISION: ZONING ORDINANCE REWRITE AND COUNTYWIDE MAP AMENDMENT

- **RTO-H (New Carrollton)**
 - 30-120 DU/acre in core
 - 1.5- 5 F.A.R.

- **RTO-L (Riverdale Park North-UMD)**
 - 30-100 DU/acre
 - 1-4 F.A.R.



- **LTO (Takoma-Langley Crossroads, Riggs Road)**
 - 20-60 DU/acre
 - 0.5 – 3.0 F.A.R.

- **NAC (Riverdale Park-Kenilworth, Beacon Heights-East Pines, Annapolis Road-Glenridge)**
 - 10-30 DU/acre
 - 0.25-2 F.A.R.



IMPLEMENTING THE VISION: PURPLE LINE CORRIDOR MOBILITY, ECONOMIC DEVELOPMENT AND TOD FINANCE AND IMPLEMENTATION PLAN

- \$2M FTA Grant
- Collaborative Interagency Effort
 - MTA
 - M-NCPPC
 - Prince George's and Montgomery Counties
 - National Center for Smart Growth
- Supports work of the Purple Line Corridor Coalition
 - Multimodal Connectivity
 - Retain/Support/Grow Local Businesses
 - Innovative Strategies for Economic Development
 - Preserving Housing Choice
 - Facilitating Increased Ridership



IMPLEMENTING THE VISION: ADDITIONAL PLANNING DEPARTMENT COLLABORATIONS

- Northern Gateway SPACES Project
- Northern Gateway Wayfinding Study
- Purple Line Parking Study (TLC Grant)
- [Purple Line In Our Community Website](#)

LESSONS LEARNED

- Stakeholder Education
- Leadership
- Discretion
- Non-Traditional Partnerships
- Purple Line Market is Different at Each End of the Line

NEXT STEPS



Connecting existing jobs/housing (Bethesda/Silver Spring) with emerging centers.



New approaches to planning and regulation allow for more nimbleness and flexibility in responding to market demand.



Adding significant residential stock at Purple Line stations maximizes investment and reduces traffic.



Preserving transit-accessible affordable housing key to supporting economic growth.



While Purple Line will support housing, much greater opportunity exists at Metro stations for job growth.

QUESTIONS?



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