Henson Creek Village Area Study

March 25, 2020
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.
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 roadmap 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
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**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
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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
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.
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Existing Land Use Map

- Mostly Commercial Uses
- Industrial
- Wooded
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Floodplain and Wetlands
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
The Maryland-National Capital Park and Planning Commission

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Existing Zoning Map

- Commercial uses along Livingston Road
- Non-responsive for market change
- Not appropriate for future vision
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.
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 mixed-use development
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
Imagine the Possibility with the new zoning ordinance
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 – Updates

- Nearly every household should receive an invitation by mail (March 12 – March 20)
- Option to respond online, 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.
Thank You

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