



US ROUTE 1 LAND REDEVELOPMENT STUDY

Community Stakeholders Meeting



Smart Growth America
Improving lives by improving communities

**the
Neighborhood
DesignCenter**

How to Participate Using Teams

- This meeting will be recorded and shared on the website
- Please MUTE yourself when not speaking, VIDEO is optional, but we do like to see folks when possible.
- If you have a comment or question, type it in the chat or raise your hand.
- Unmute yourself if called upon.

Turn on/off camera

Open meeting chat



Turn on/off mic

Raise your hand

How to Participate Using Slido

1. Go to [Slido.com](https://www.slido.com) on your laptop, tablet or smartphone or snap a photo of the QR code with your smartphone
2. Type in code **#3987460**
3. Survey questions will appear throughout the presentation



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Agenda

6.30pm — Welcome, Introductions and Meeting Goals

6.45pm — Study Area, Existing Conditions and Points of Interest

7.00pm — Study Background and Subregion 1 Plan

7.20pm — Future Visions for the Route 1 Corridor in Beltsville, poll and discussion

7.40pm — Next Steps

7.45pm — Open Q&A



Meet the Team



Vanessa Akins
*Special Program
Coordinator*



Garrett Dickerson
*Planner II,
Placemaking Section*



Heather Asamoah
*Graduate Assistant,
Special Programs*

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Project Introduction

The Prince George's County Planning Department recently awarded a consultant contract for the Route 1 Land Redevelopment Study to Smart Growth America and the Neighborhood Design Center.

The study will bring together experts across various disciplines to focus on:

- Neighborhood revitalization
- Real estate development
- Complete streets
- Design

It will also engage local stakeholders to create recommendations for future development that align with the Approved Masterplan and Sectional Map Amendment for Subregion 1.



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Project Team



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Jordan Howard
Economic Development Specialist



Megan Wright
Economic Development Associate



Sophie Morley
Program Manager



Angelica Arias
Project Coordinator

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Study Background

The Approved Master Plan and Sectional Map Amendment for Subregion 1 contains several policies and strategies aimed at providing a more **walkable and urban street form** to the US Route 1 corridor. Much of this requires **investment and development** which has yet to happen

The study will **evaluate case studies** from across the country that faced similar implementation challenges and succeeded. **Recommendations** will be made regarding successful processes and strategies and how they can be applied to Prince George's County.



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Meeting Goals

- Share information about the study with business and property owners in the corridor
- Share a survey for the project
- Answer questions and discuss challenges and opportunities for future development in the corridor



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Please introduce yourself,

Name

Business, organization or affiliation

Why you joined us today?

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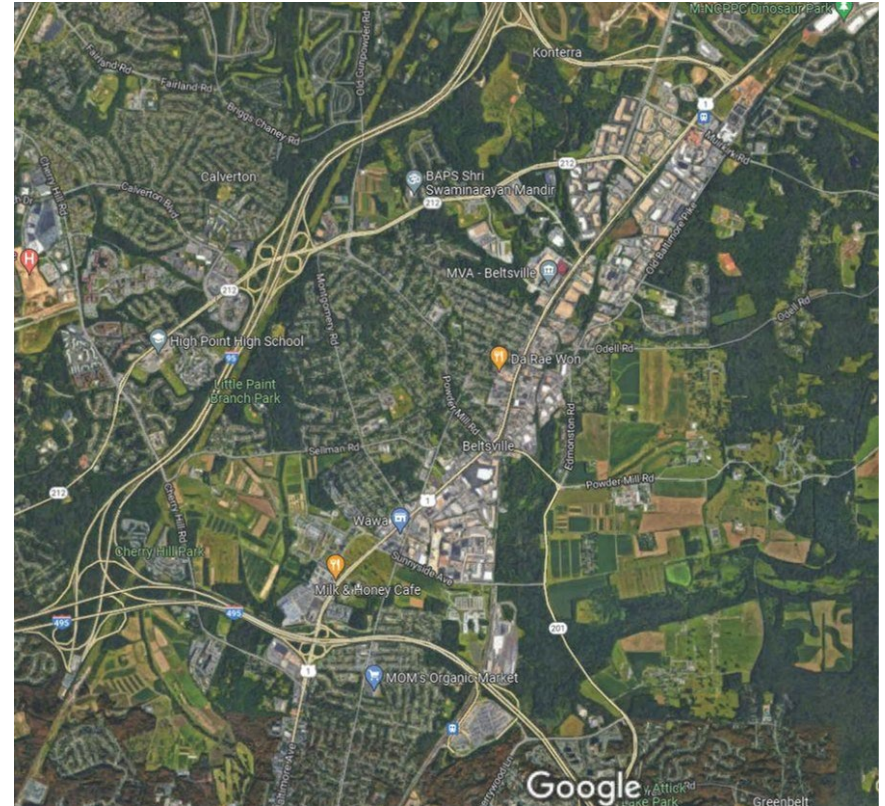
What best describes you?

① Start presenting to display the poll results on this slide.

Study Area Location

This study looks at the **Subregion 1 Plan** area along the **Route 1 Corridor** boundary

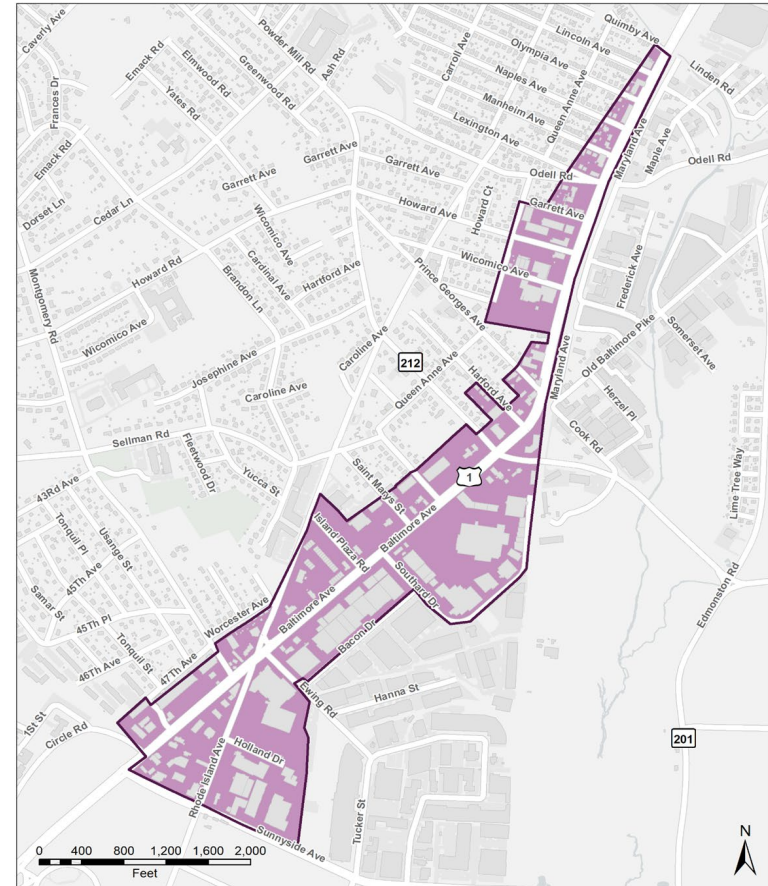
The boundaries are: Quimby Avenue to Sunnyside Avenue, adjacent to the Beltsville Agricultural Research Center and the immediate surrounding neighborhoods.



Study Area Map

This study looks at the **Subregion 1 Plan** area along the **Route 1 Corridor** boundary

The boundaries are: Quimby Avenue to Sunnyside Avenue, adjacent to the Beltsville Agricultural Research Center and the immediate surrounding neighborhoods.



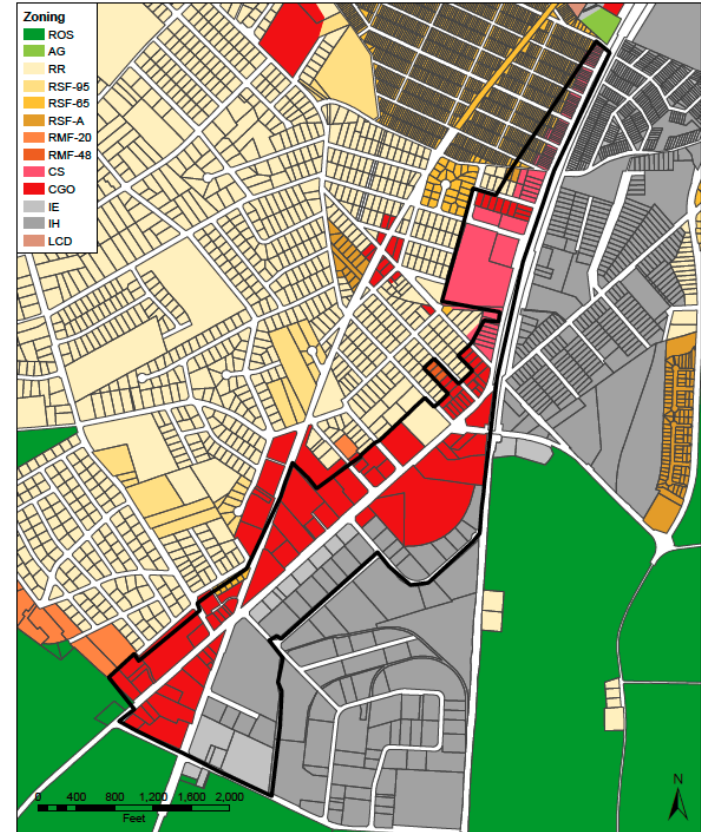
Study Area Zoning

CS: Commercial, Service Zone

CGO: Commercial, General and Office Zone

IE: Industrial, Employment Zone

IH: Industrial, Heavy Zone



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Study Area – Land Uses



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Study Area - Pedestrian Conditions



Good Conditions



Average Conditions



Poor Conditions



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Study Area - Pedestrian Conditions



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Study Area - Infrastructure Conditions



Good Conditions



Average Conditions



Poor Conditions



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How do you travel within the study area?

① Start presenting to display the poll results on this slide.

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Could you describe your experience in one word or a short phrase traveling in the study area

① Start presenting to display the poll results on this slide.



**What are some of the
existing strengths or assets
in the Beltsville area?**

① Start presenting to display the poll results on this slide.

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The Approved Master Plan and Sectional Map Amendment for Subregion 1 : Goals



Rhode Island Ave. at US 1—Existing



Sunnyside Road at US 1—Existing



Rhode Island Ave. at US 1—Possible



Sunnyside Road at US 1—Possible

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The Approved Master Plan and Sectional Map Amendment for Subregion 1 : Goals

Development

- Encourage small-scale, neighborhood-serving, retail uses along the US 1 Corridor to meet gaps in the marketplace.
- Provide high-quality mixed-use development along US
- Eliminate substandard, marginal uses and properties, along the US 1 Corridor that need major structural repair and/or promote an unsafe, low -quality setting.



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The Approved Master Plan and Sectional Map Amendment for Subregion 1 : Goals

Mobility

- Provide a pedestrian-friendly environment that is a safe and enjoyable place to walk.

Design

- Develop design standards and guidelines for achieving high-quality development and improving the form and character of development along the corridor.
- Support a quality urban design framework.



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**What goals would you
prioritize?**

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Case Study Images



Mosaic District, Fairfax, VA



Wyandanch, NY

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**Can you think of some
examples of places you like
to shop or do business?**

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Ten years from now the Route 1 corridor in Beltsville should support...please answer the sentence with a word or short phrase

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Ten years from now the Route 1 corridor in Beltsville should look like...please answer the sentence with a word or short phrase

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Ten years from now the Route 1 corridor in Beltsville should feel like...please answer the sentence with a word or short phrase

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**What are some of the
impediments or
challenges to achieve
change?**

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What type of support is in needed for these improvements?

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What are the best ways to bring the community and businesses together to support change.

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Timeline

Where do we go from here ?

June 2022 – Kickoff

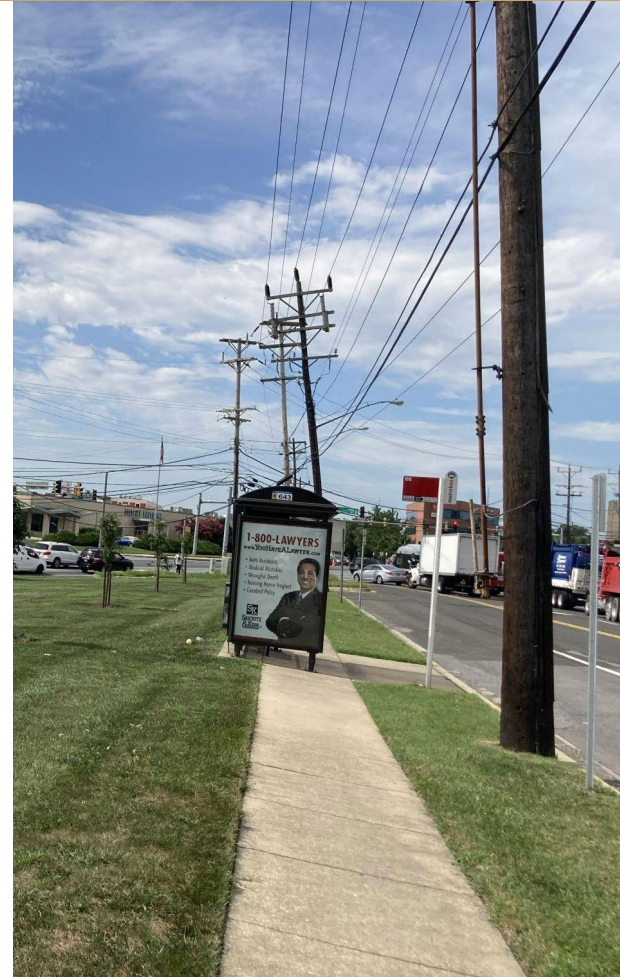
July 2022 – Site Visit

August 2022 – December 2022 - Stakeholder Meetings

December 2022 – March 2023 - Case Studies

May 2023 – Workshop

July 2023 – Final Report



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Open Q&A

Do you have questions for us?



On behalf of the M-NCPPC Community Planning Division,
Smart Growth America and Neighborhood Design Center, we...

THANK YOU FOR YOUR PARTICIPATION !

For more information on this project, please visit the Website and take the survey
<https://www.pg parks.com/5160/Route-1-Land-Redevelopment-Study>