

Preliminary

October 2021

Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan



Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan and Sectional Map Amendment

Joint Public Hearing

Tuesday, January 18, 2022, 5 P.M.

Shubha Punase, AICP, LEED-GA

Project Manager

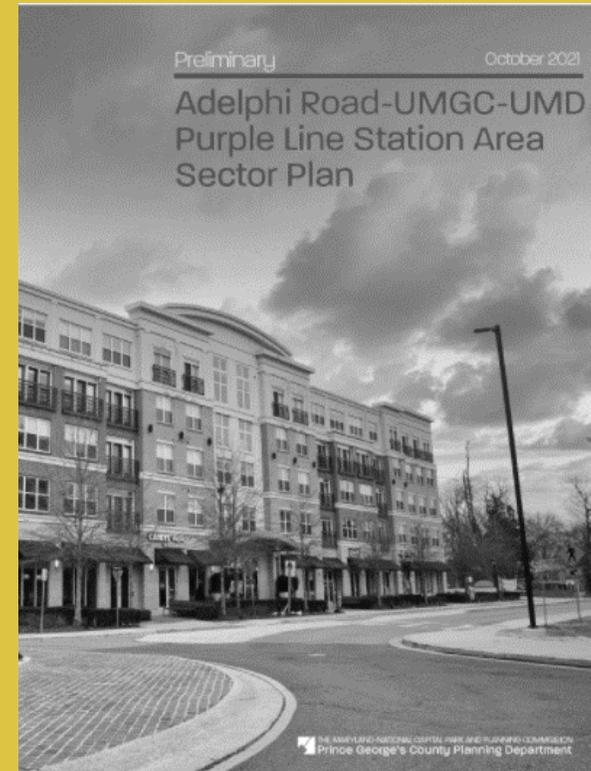
Community Planning Division

Agenda Item #:

PB Date: 1/18/2022

SUMMARY

- Plan Overview
- Summary of Public/Stakeholder Engagement
- Highlights from Preliminary Sector Plan and Proposed Sectional Map Amendment (SMA)
- Schedule with Upcoming Legislative Dates





PROJECT SCHEDULE TIMELINE



COMMUNITY ENGAGEMENT SUMMARY



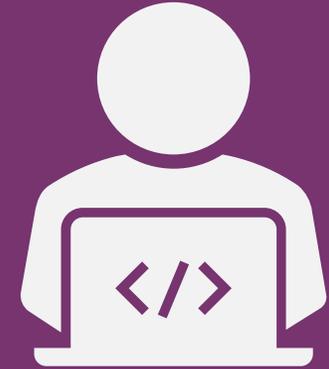
Community Inputs

- Online Community Survey
- Online Interactive Map
- Virtual Stakeholder Listening Sessions and Meetings/ Virtual Office Hours
- Virtual Briefing to Municipal Board



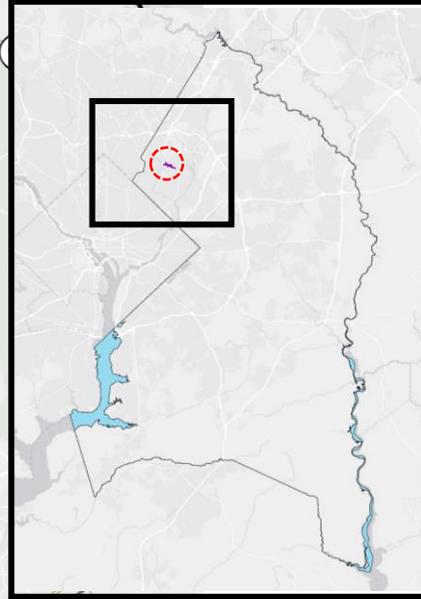
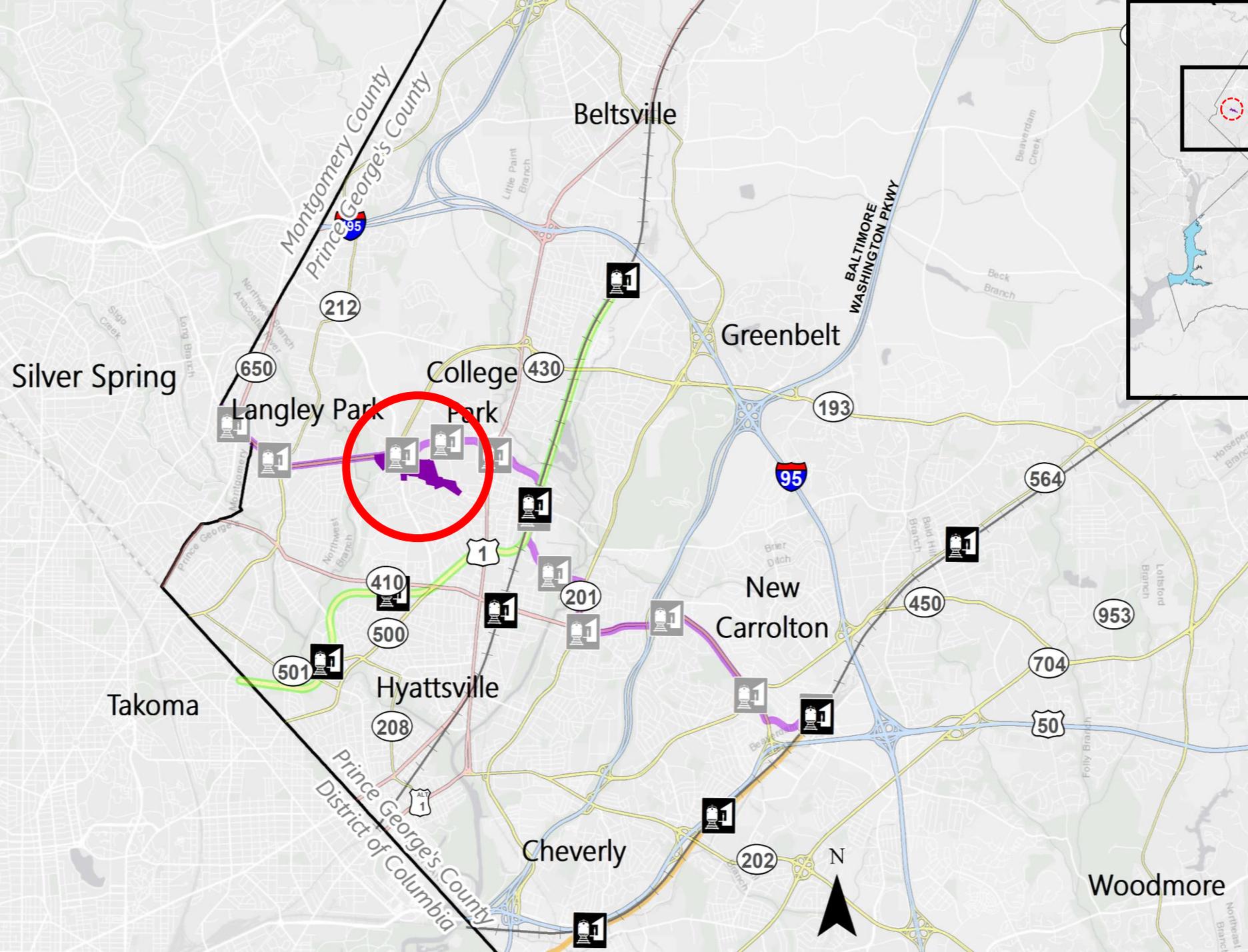
Virtual Community Workshops and Meetings

- Scenario Planning Workshop
- Visioning Workshop
- Project Kickoff Meeting
- In-person and Virtual - Public Open House and Information Sessions

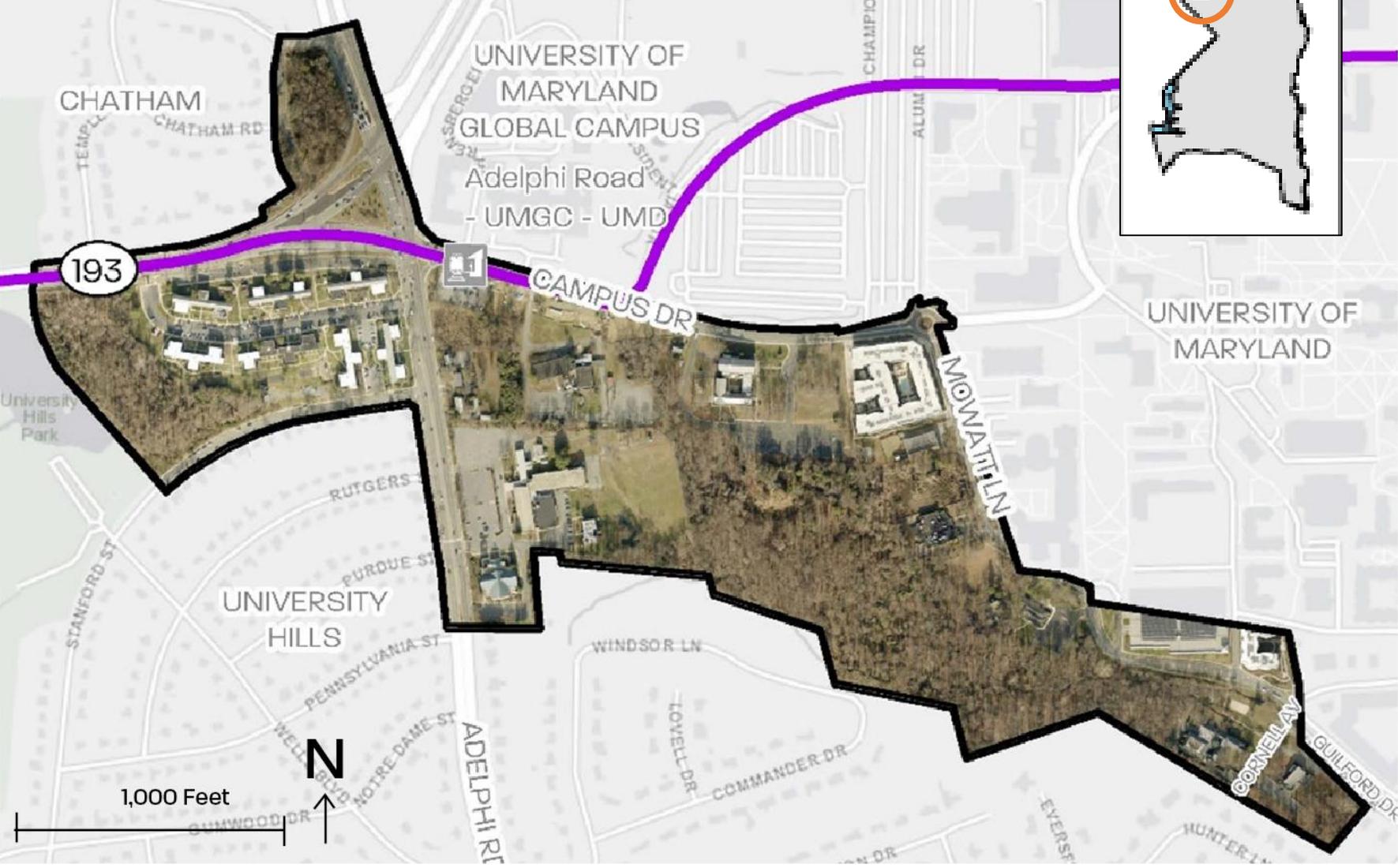
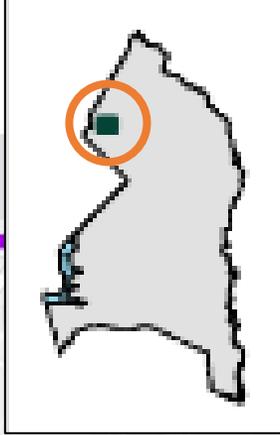


Public Comments

- Vision & Goals - Working Draft
- Scenario Presentation
- Emails/Letters

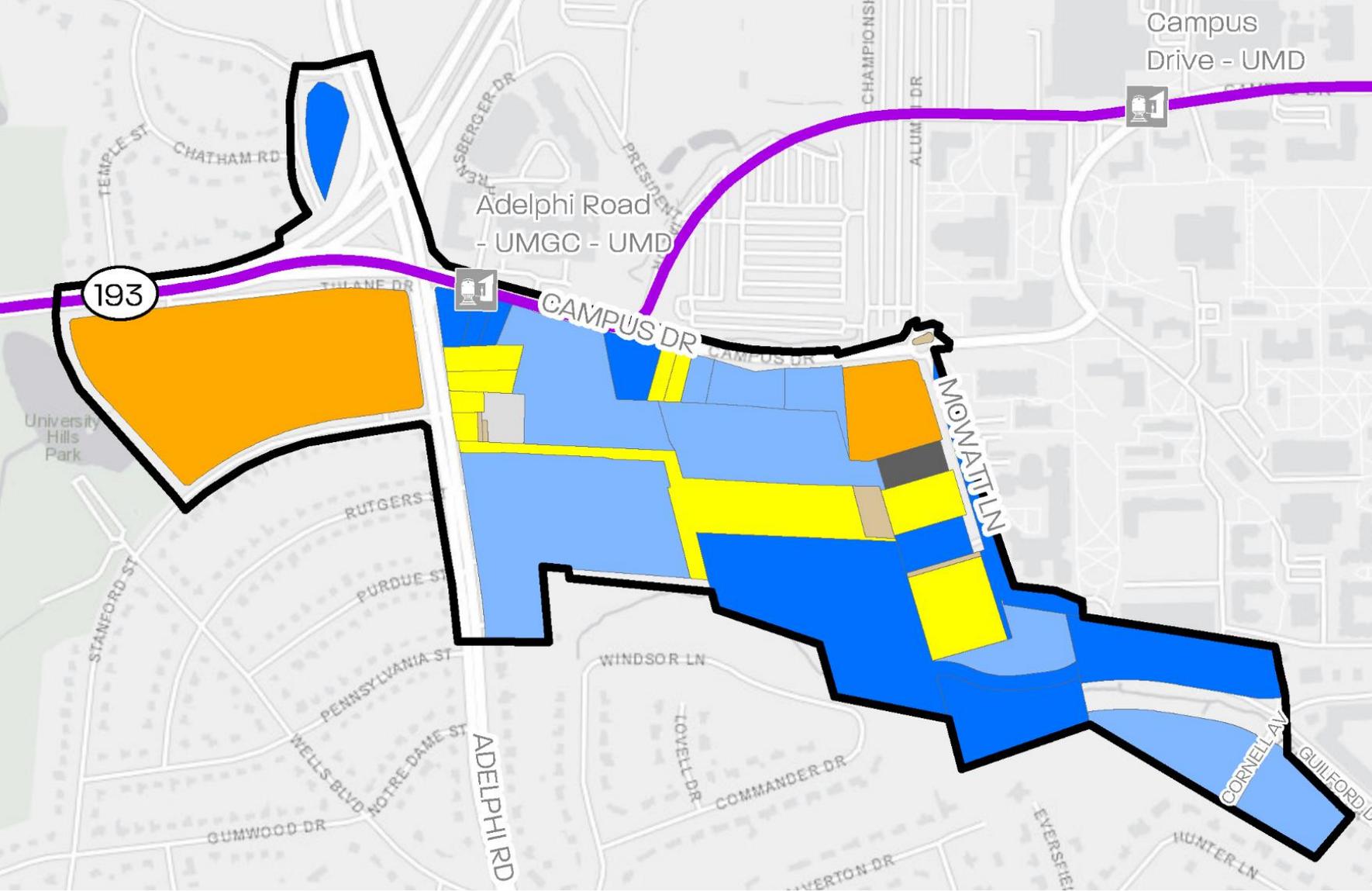


REGIONAL CONTEXT



SECTOR PLAN BOUNDARY

-  Sector Plan Boundary
-  Proposed Station
-  Purple Line (in construction)



EXISTING LAND USE

- Sector Plan Boundary
- Residential - Single Family
- Residential - Multi-family
- Institutional
- Institutional - Church
- Purple Line (in construction)
- Proposed Station
- Transportation and Utilities
- Vacant
- Not Classified

DEMOGRAPHICS*



24,212 residents in the sector plan area, which is 3% of the entire County population



DIVERSE

16% are Black and the number of residents who identify as Asian, two races, or other is rapidly growing. The Hispanic population grew by 43% in the past decade.



HIGHLY EDUCATED

58.6% aged 25+ have a bachelor's degree or higher, compared to 33% of Prince Georgians



YOUNG

More than 60% of residents are under 25 years old because of the large number of college students and young families.

THE STUDENT FACTOR



Many live in group quarters—such as on-campus dormitories

High percentage of renters and roommate situations

Median age of 22.0 years is 40% lower than the County



HEALTH AND EDUCATION WORKERS

42% of all jobs in the area are in the health and education fields.



PEDESTRIAN

22% of people walk to work/school, which is significantly more than the County overall (2%).



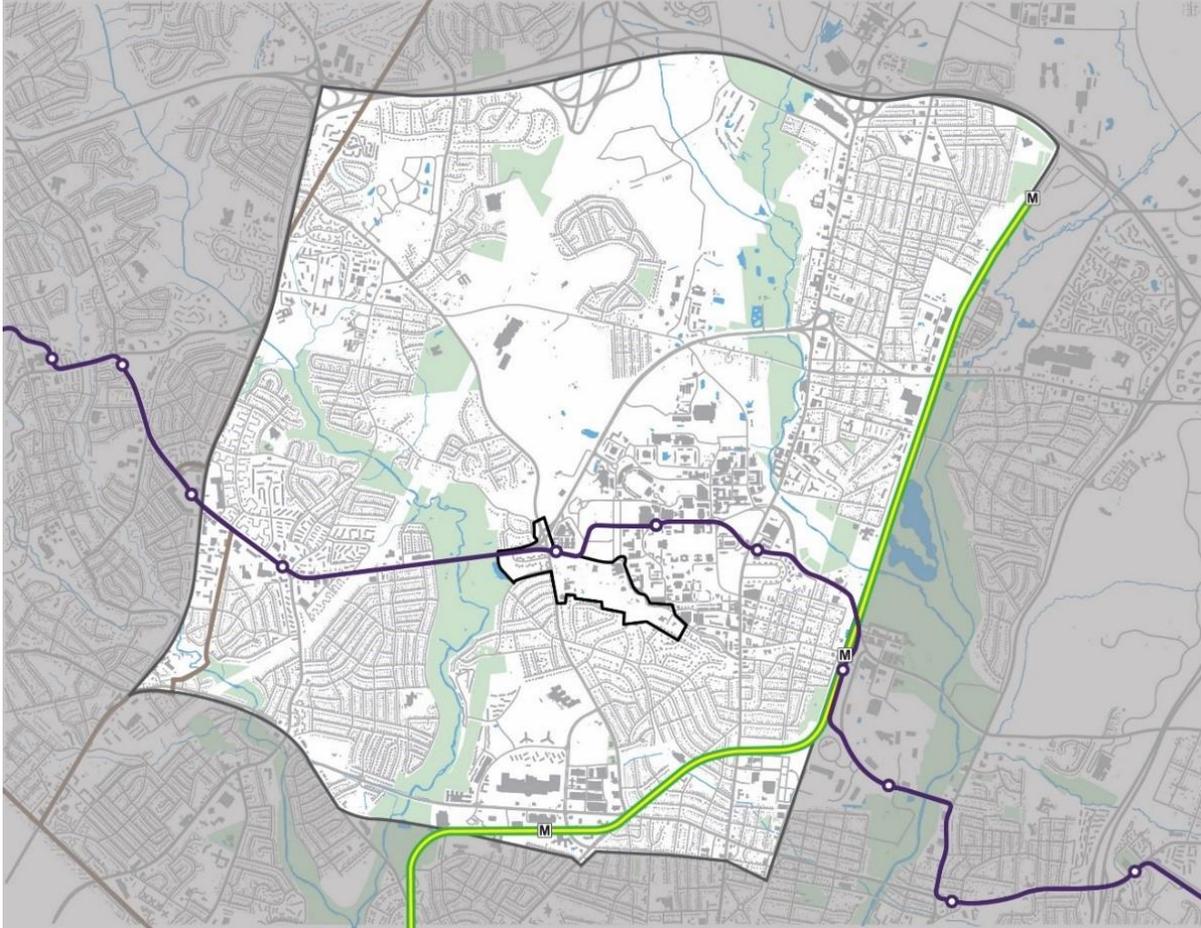
HIGH INCOMES

The median household income is \$81,359. 26% of residents make more than \$150,000.

Source: 2021 Adelphi Road Sector Plan - Market Study

*Data based on primary market area comprised of 9 MWCOG TAZs intersecting sector plan boundary within 1/2 mile of proposed Purple Line station

HOUSING DEMAND



RMA: This sector plan's primary residential market area (RMA) incorporates portions of the City of College Park and many neighborhoods outside the City of College Park, including Adelphi, Calvert Hills, Riverdale Park, and University Park.

19,560
faculty and
staff of UMD
and UMGC
in 2020

Rental market serves UMD students seeking off-campus options as well as university staff and younger couples.

Age-restricted developments could attract active seniors interested in downsizing from their homes.

There is a limited supply of high-end, multifamily residential offerings throughout the area for faculty and staff.

Source: 2021 Adelphi Road Sector Plan - Market Study

SECTOR PLAN THEMES

The Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan aligns with Plan 2035's three guiding themes—Work, Live, and Sustain—underscoring the importance of weighing economic, social, and environmental decisions when creating land use policy.



WORK



LIVE



SUSTAIN



PLAN VISION



In 2047, the Adelphi Road-UMGC-UMD Purple Line Station is the center of a unique, vibrant, welcoming, inclusive, and accessible neighborhood that serves as a gateway to the University of Maryland. Residents live in a range of housing options in walking distance to jobs, classes, recreational opportunities, and exceptional public transit that connects to jobs throughout the broader region. This sustainable community focuses on providing safe access to local amenities and regional destinations through and a network of open spaces to relax, gather, and recreate.



SECTOR PLAN ELEMENTS

Land Use

Transportation & Mobility

Housing &
Neighborhoods

Healthy Communities



Economic Prosperity

Natural
Environment

Community Heritage,
Culture, & Design

Public Facilities



LAND USE

GOAL

In 2047, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan area is an attractive, vibrant, walkable, sustainable transit-oriented neighborhood that enhances the University of Maryland and the surrounding community.





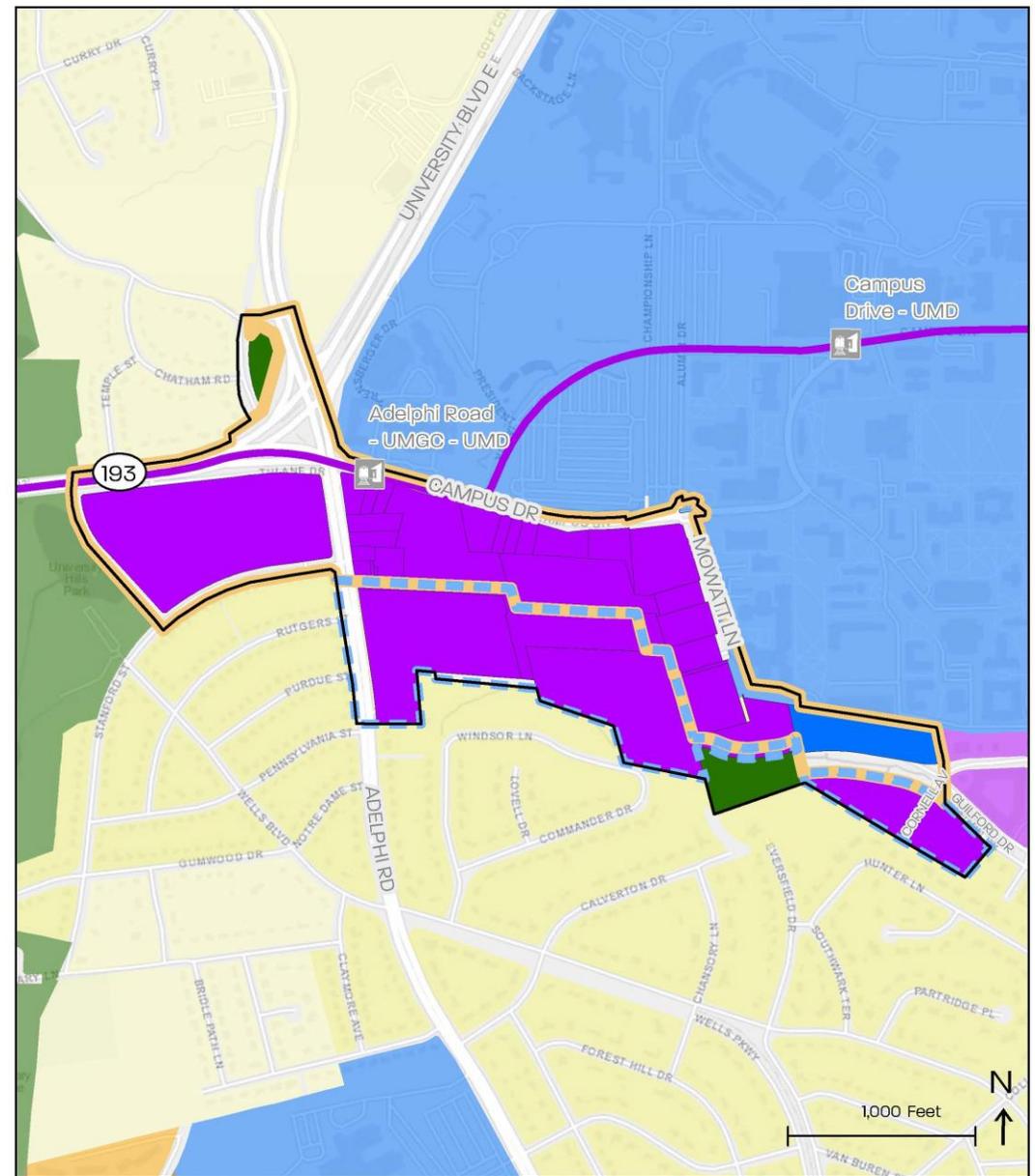
LAND USE

LU 1

Create a high-intensity, mixed-use, pedestrian-oriented, and university- and transit-supportive neighborhood at the Adelphi Road-UMGC-UMD Purple Line Station Area (UMD West Campus Center). Discourage non-transit-supportive or automobile-oriented uses.

LU 2

Preserve key publicly owned natural areas to preserve environmental assets and create buffers between the UMD West Campus Center and adjacent neighborhoods.





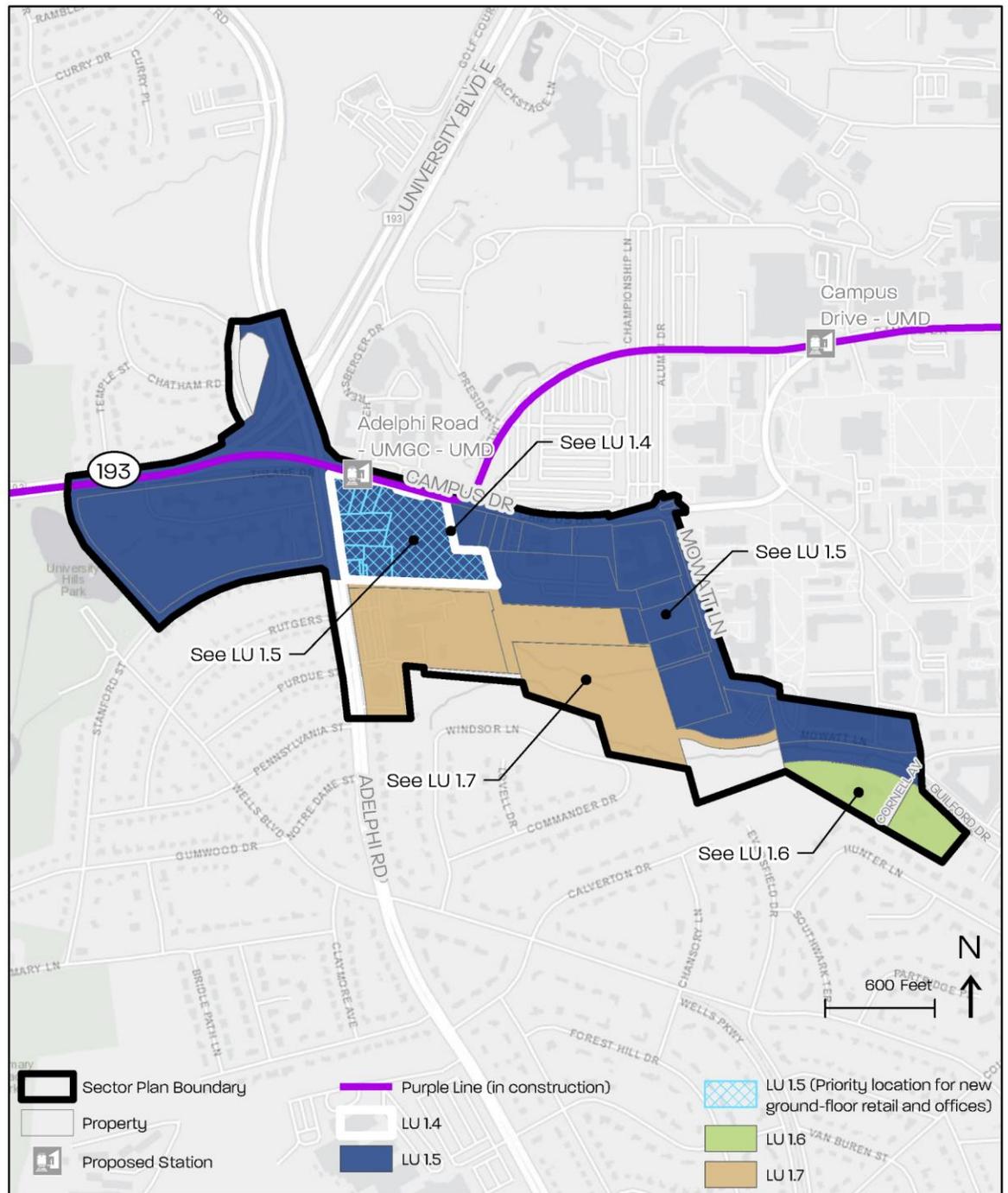
LAND USE

LU 3

Encourage and support the consolidation of parcels to facilitate the envisioned development.

LU 4

Assist property owners with the redevelopment of their properties.



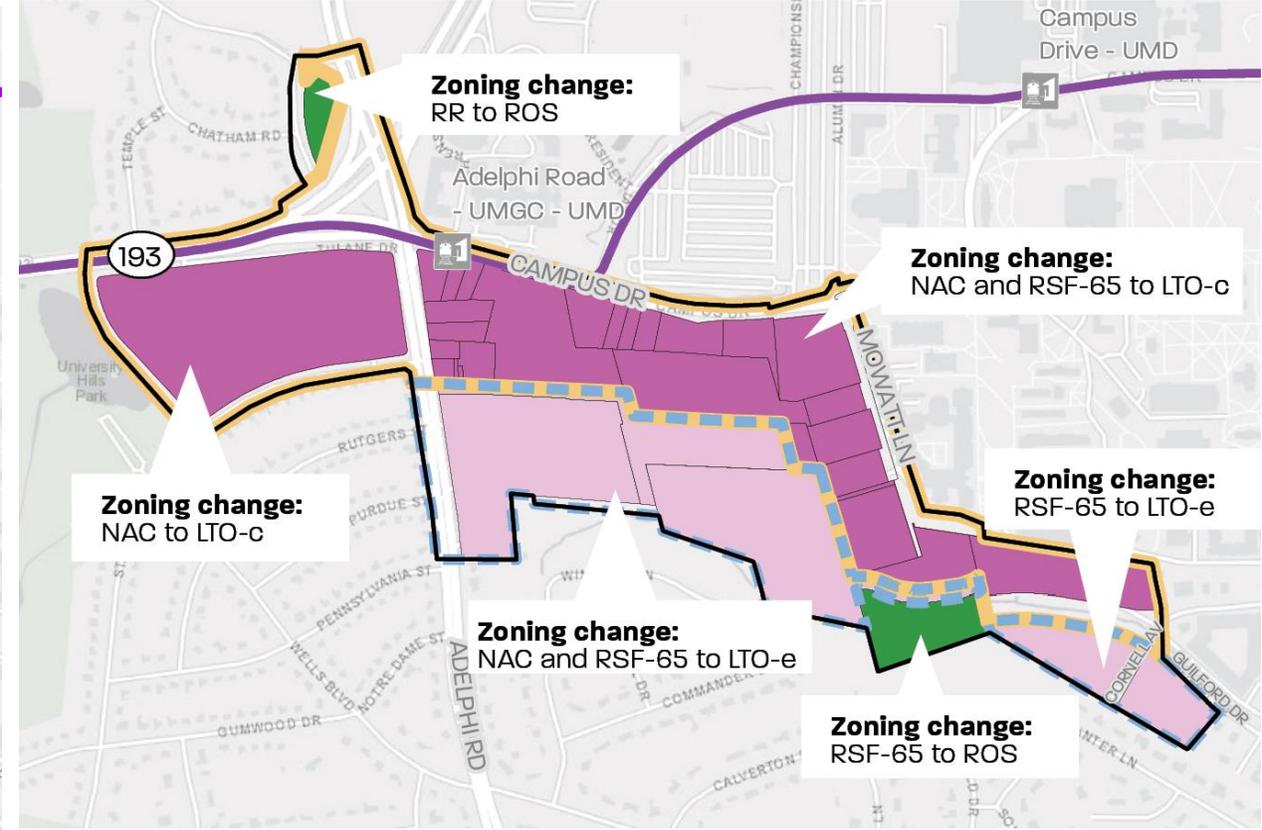
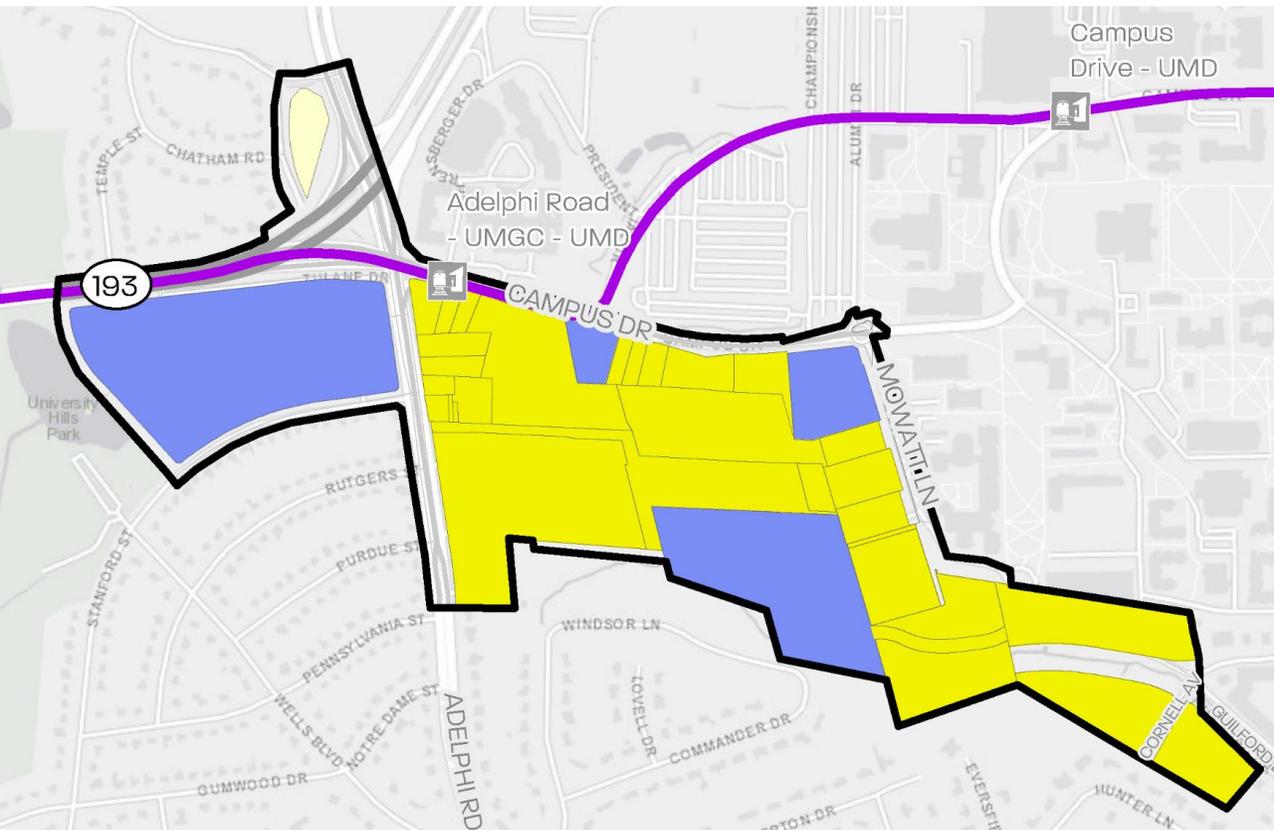


PROPOSED ZONING CHANGES



CMA Approved Zoning (Effective April 1, 2022)

Proposed Zoning



Sector Plan Boundary
 Proposed Station
 Purple Line (in construction)

Property

CMA Approved Zoning (Effective April 1, 2021)

NAC
 RR
 RSF-65

Sector Plan Boundary
 Proposed Station
 Purple Line (in construction)

Property
 UMD West Campus Center Edge
 UMD West Campus Center Core

Proposed Zoning

Reserved Open Space (ROS)
 Local Transit-Oriented Core (LTO-c)
 Local Transit-Oriented Edge (LTO-e)



ECONOMIC PROSPERITY

GOAL

In 2047, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan area thrives through its support of the University of Maryland, the County's largest employer, and the diverse businesses that serve the neighborhood, the University, and a growing research and development sector.





ECONOMIC PROSPERITY

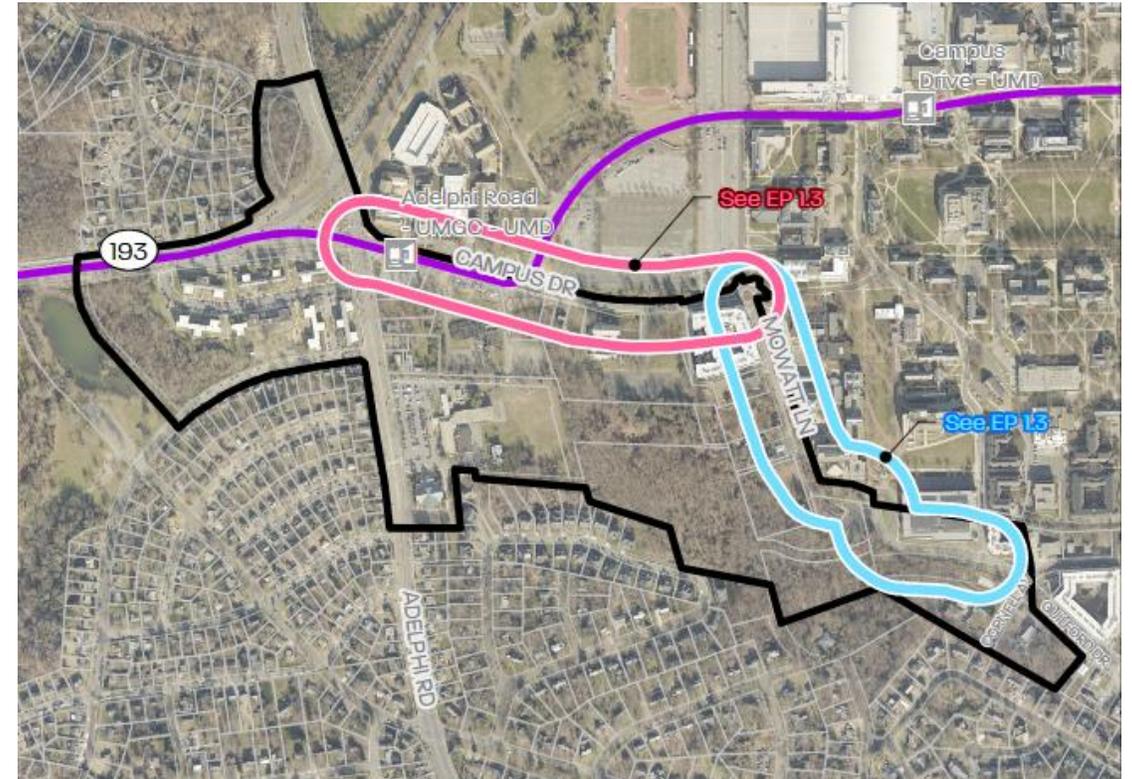
EP 1

Create a neighborhood destination by attracting high-quality retail, eating, and drinking establishments, and services to the Adelphi Road–UMGC–UMD Purple Line Station.

EP 2

Leverage the proximity of the County's largest employer, University of Maryland College Park (UMD), and the University of Maryland Global Campus (UMGC) for maximizing opportunities for business development.

Commercial Corridors





TRANSPORTATION AND MOBILITY

GOAL

In 2047, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan area **fosters safe travel for pedestrians, bicyclists, transit users, drivers** transitioning between the Purple Line light rail, campus, homes, jobs, recreation, and businesses. An improved transportation network and housing proximate to the Purple Line and the University of Maryland will reduce dependency on single-occupant vehicles.





TRANSPORTATION AND MOBILITY

TM 1

Incorporate active transportation safety features, attractive streetscaping, and stormwater management best practices into all streets throughout the sector plan area.

TM 2

Minimize the potential motor vehicle traffic impact generated by all future developments in the sector plan area.

TM 3

Minimize and mitigate the environmental impacts of transportation infrastructure, facility design, and construction.



Rendering Credit: Stantec, M-NCPPC; Image Source: M-NCPPC



TRANSPORTATION AND MOBILITY



TM 4

Enhance active transportation infrastructure to support healthy and sustainable travel modes and attract businesses and employees.

TM 5

Increase connectivity through development of a comprehensive shared-use path and trail network.

TM 6

Create micro-mobility opportunities at key locations.

TM 7

As development occurs in the Sector Plan area, explore the potential of increasing connectivity to destinations throughout the County by expanding transit services and amenities.



Image Source: MTA



Image Source: M-NCPPC



TRANSPORTATION AND MOBILITY

TM 8

Support the County's efforts to achieve Vision Zero Prince George's, a Countywide Interdisciplinary approach to eliminate all traffic-related fatalities and serious injuries.

TM 9

Manage parking to encourage walking, bicycling, transit, and other alternative modes of transportation.

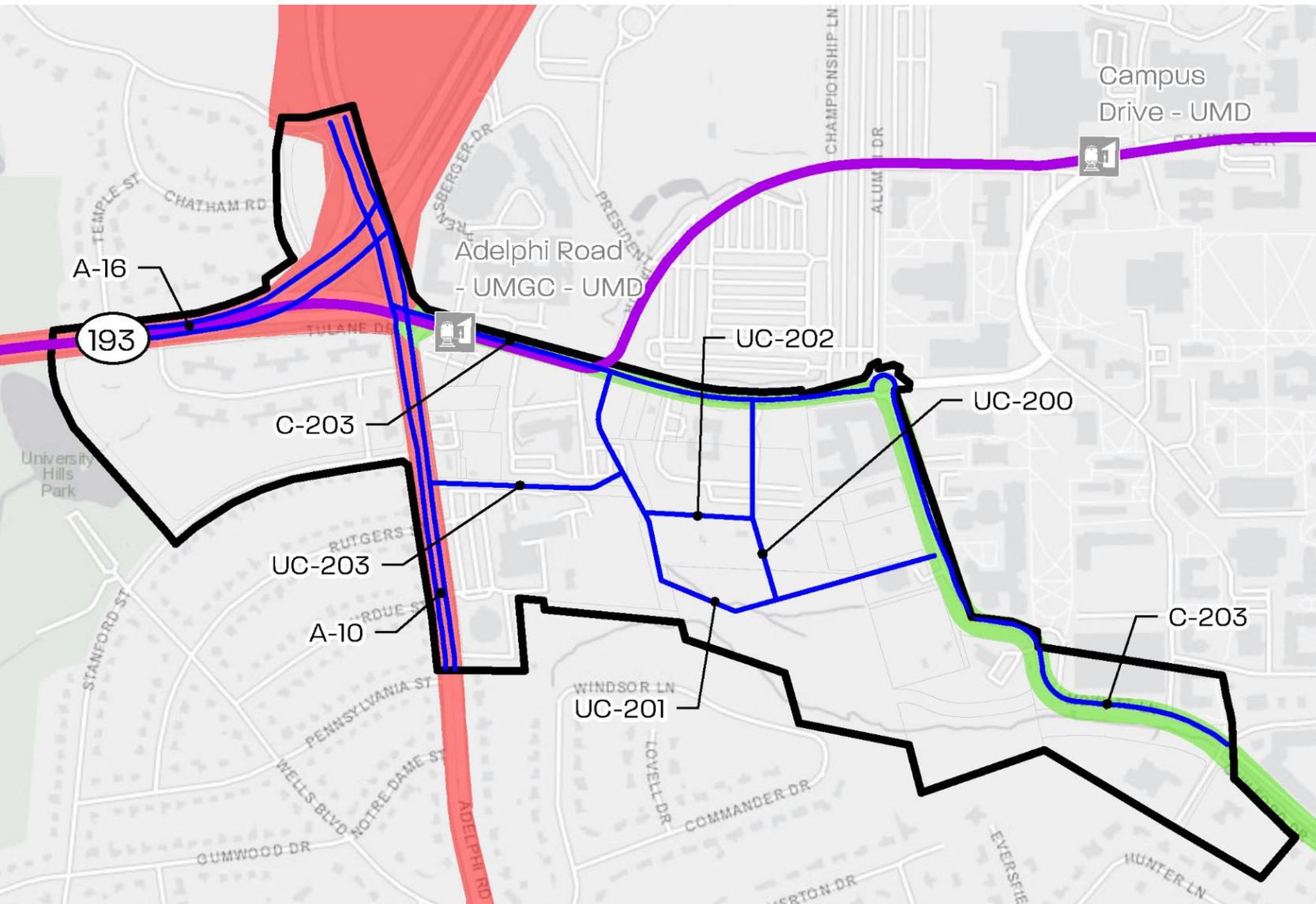


Rendering Credits: Stantec; M-NCPPC

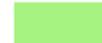




RECOMMENDED COMPLETE AND GREEN STREETS



-  Sector Plan Boundary
-  Proposed Station
-  Purple Line (in construction)

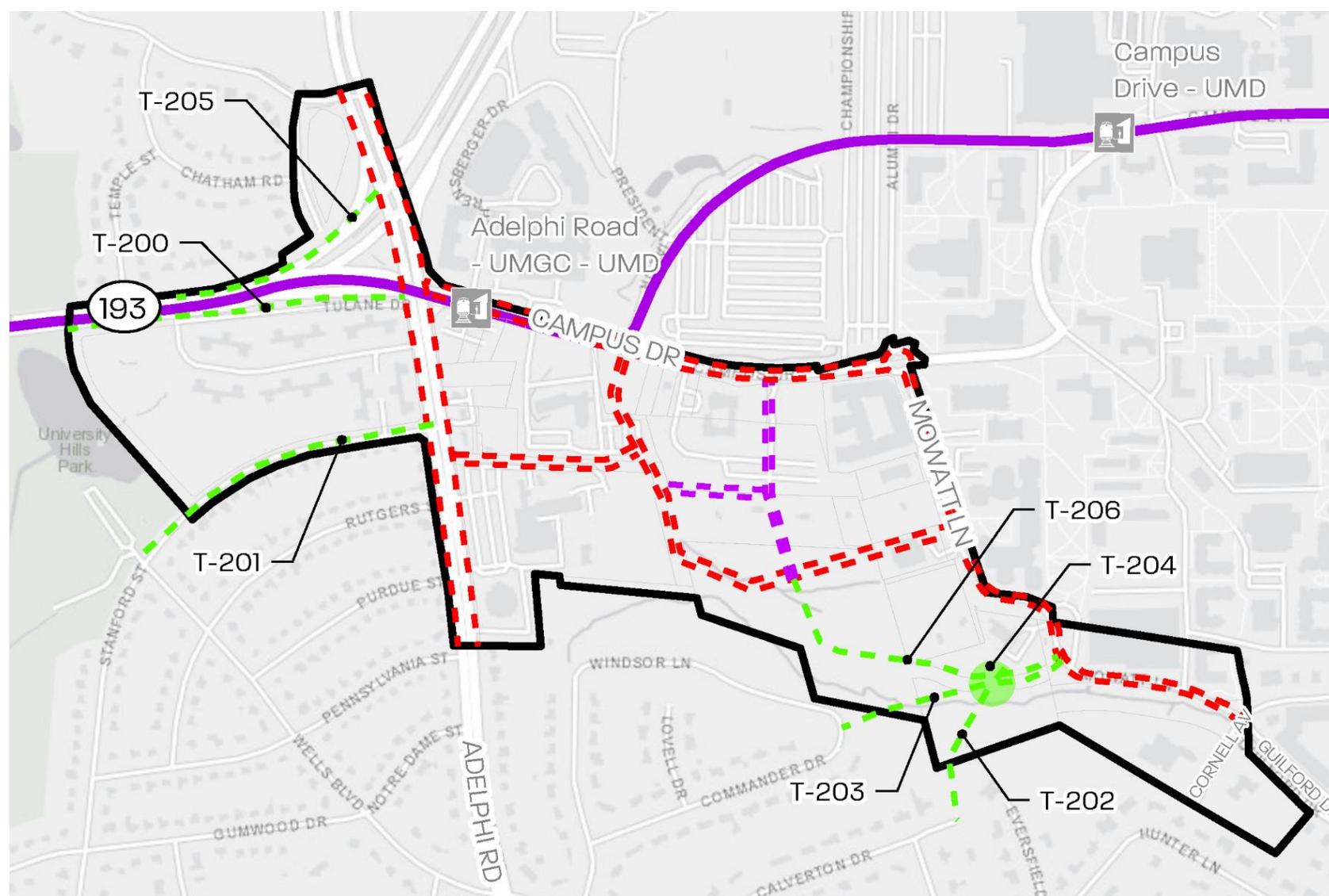
- Existing Street Types
 -  Arterial
 -  Collector

- Recommended Street Types
 -  Urban Street





RECOMMENDED PEDESTRIAN AND BICYCLE FACILITIES



- Sector Plan Boundary
- Purple Line (in construction)
- Proposed Station
- Trail Connection
- Recommended Bicycle and Pedestrian Facilities
 - Bicycle Lane
 - Shared Lane
 - Park Trail and Shared Use Path





NATURAL ENVIRONMENT

GOAL

In 2047, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan area promotes sustainability by protecting valuable natural resources and incorporating and integrating existing natural features within the built environment.





NATURAL ENVIRONMENT

NE 1

Preserve the maximum amount of existing natural resources practicable within the context of creating urban, walkable communities. Ensure that areas of connectivity and ecological functions are maintained, restored, or established.

NE 2

Proactively address stormwater management.



Image Source: M-NCPPC





NATURAL ENVIRONMENT

NE 3

Reduce urban heat island effect, thermal heat impacts on receiving streams and public health, reduce stormwater runoff by increasing the percentage of shade and tree canopy over impervious surfaces, and use pervious surfaces.

NE 4

Preserve the tree canopy to support the conservation of the natural environment.

NE 5

Support local actions that mitigate the impact of climate change.

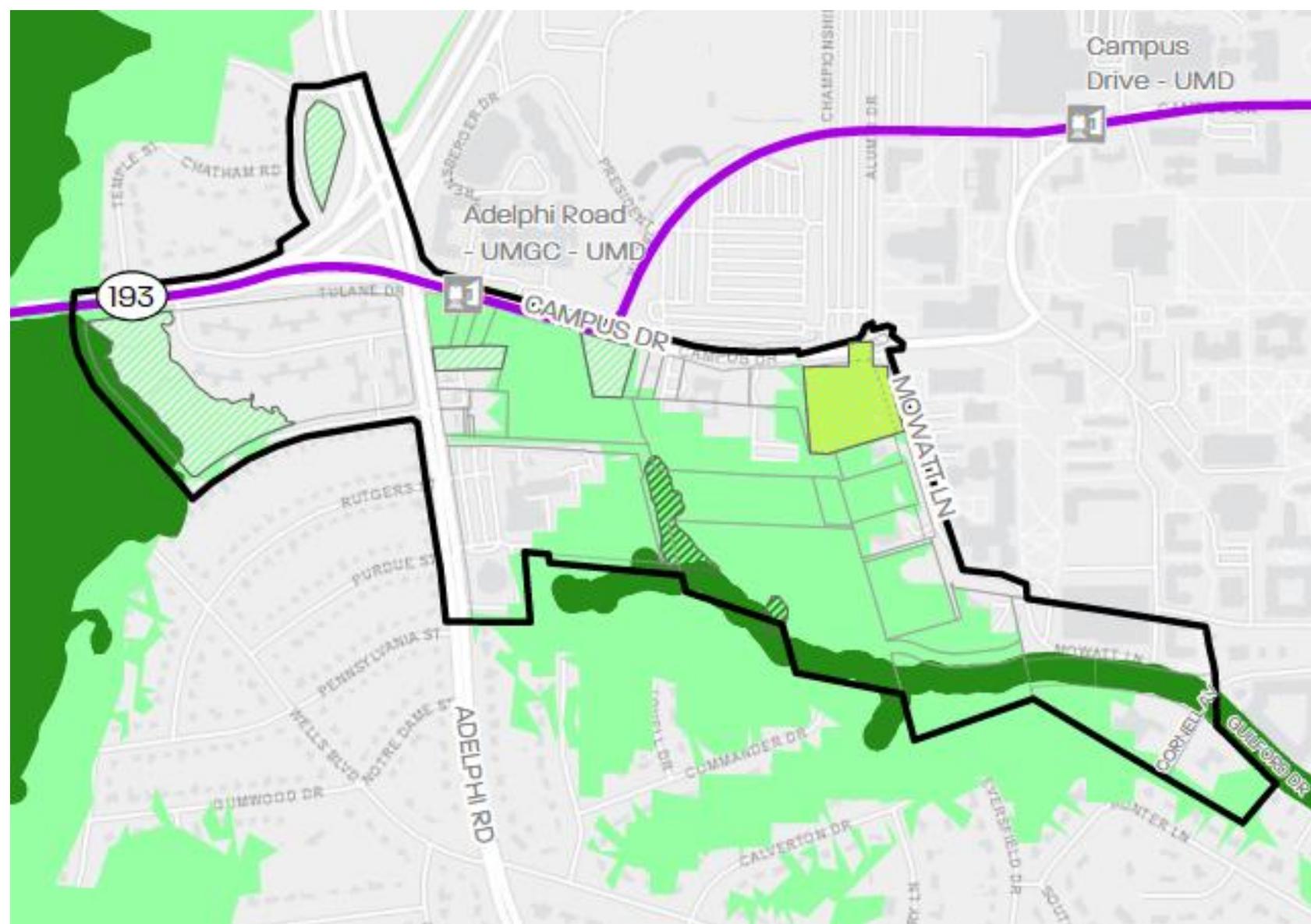


Image Source: M-NCPPC





RECOMMENDED AMENDMENTS TO THE GREEN INFRASTRUCTURE NETWORK





HOUSING AND NEIGHBORHOODS

GOAL

In 2047, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan area **provides a range of housing options for a diverse population** that meets the needs of the community and supports the anchor institutions and market demand to create an inclusive neighborhood.





HOUSING AND NEIGHBORHOODS

Mid-Rise Multifamily



Low-Rise
Multifamily



Townhome



Image Source: M-NCPPC

HN 1

Construct a range of housing units affordable to students, employees, and seniors at transit-supportive densities proximate to the Adelphi Road-UMGC-UMD Purple Line Station.





HEALTHY COMMUNITIES

GOAL

In 2047, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan area encourages a healthy and active lifestyle for a variety of abilities with a range of opportunities to safely walk, bicycle, or ride transit to variety of fresh and healthy food sources, natural areas, and recreational opportunities.





HEALTHY COMMUNITIES



HC 1

Create opportunities for recreation and healthy food access within the Sector Plan area.

HC 2

Connect sector plan area residents to recreational and healthy food opportunities beyond the plan boundary.



COMMUNITY HERITAGE, CULTURE & DESIGN

GOAL

In 2047, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector features an attractive built environment and public realm that celebrates the unique identity of the sector plan area as a gateway to the University of Maryland campus and the community at large, and presents diverse, inclusive, vibrant, and connected public spaces that integrate compatible uses, and maximize the benefits associated with the proximity to the transit station and adjacent campus.



COMMUNITY HERITAGE, CULTURE & DESIGN

HD 1

Transform the area closest to the Adelphi Road-UMGC-UMD Purple Line Station as a landmark gateway to the UMD campus, with a built form that presents distinctive design features that are inviting, safe, sustainable, comfortable, highly visible, accessible, and inclusive.

HD 2

Minimize and mitigate the impacts associated with new development on existing neighborhoods.



Image Source: M-NCPPC



COMMUNITY HERITAGE, CULTURE & DESIGN

HD 3

Create an integrated and connected street-and block layout that prioritizes pedestrians, promotes walkability, and provides safe and continued pedestrian connections within the sector plan area and to adjacent destinations.

HD 4

Highlight and celebrate the history and culture of the University of Maryland and the broader community.

HD 5

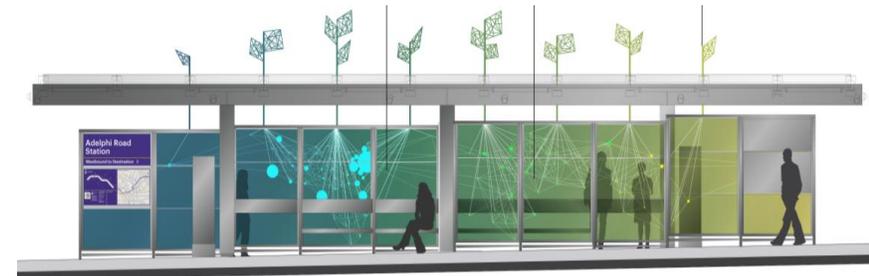
Promote crime prevention Techniques and sustainable, green neighborhoods.



Rendering Credits: Stantec; M-NCPPC



Source: M-NCPPC



Source: MTA



PUBLIC FACILITIES

GOAL

In 2047, the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan area features attractive urban parks, shared-use paths and public open spaces where residents choose to relax, gather, and play.





PUBLIC FACILITIES

PF 1

Minimize and mitigate the impact on school capacity from any new developments

PF 2

Provide a variety of parks and recreational facilities in the Sector Area to create a vibrant transit-oriented development with public gathering spaces and areas, preserve environmental assets, and help address identified park needs.

PF 3

Ensure all residents are connected to parks, recreation, and open space.

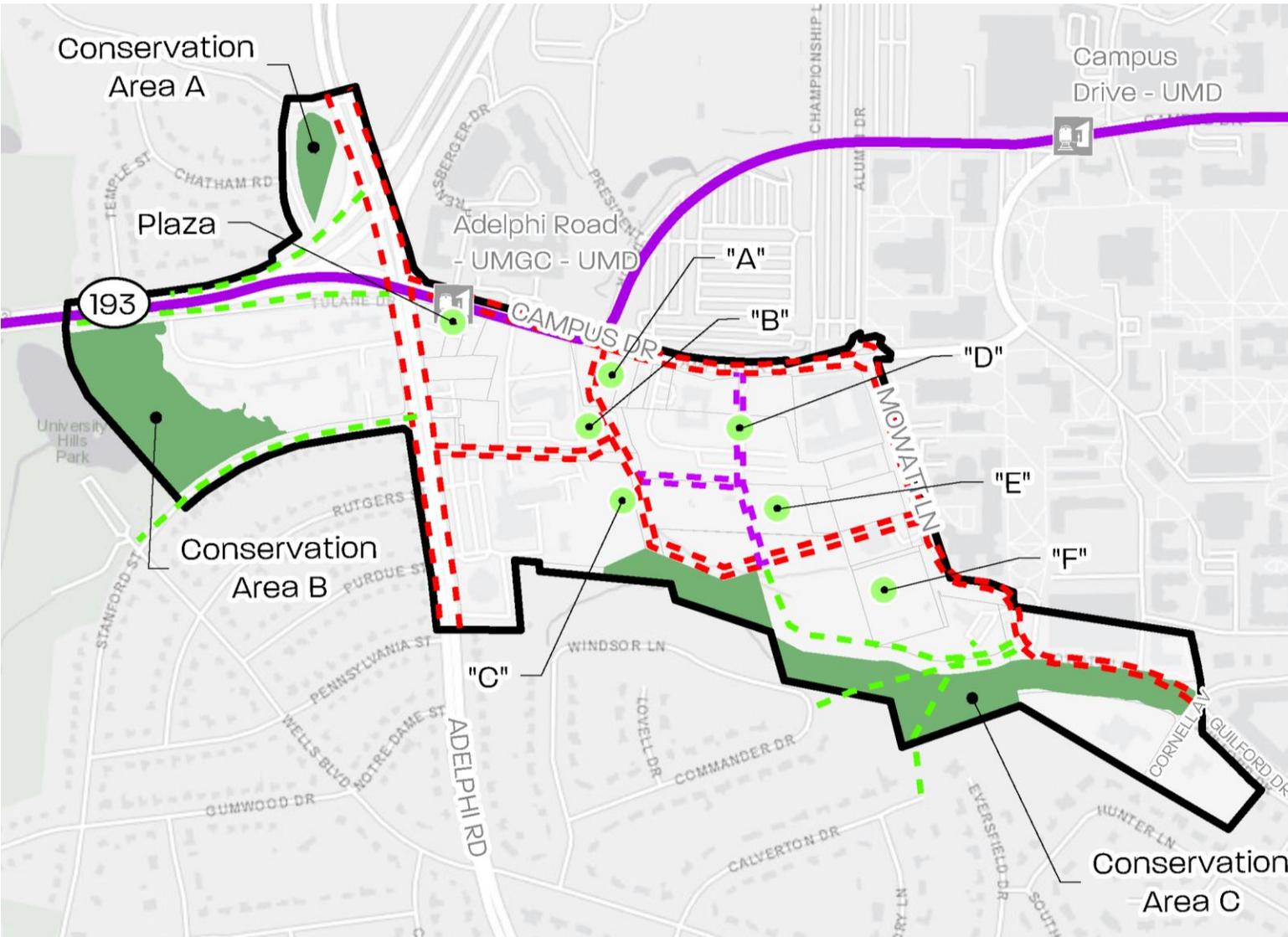


Image Source: Montgomery Parks





RECOMMENDED PARKS, OPEN SPACES AND TRAILS



 Conservation Area (Fixed)

 Proposed Park (Floating)

Recommended Bicycle and Pedestrian Facilities

 Bicycle lane

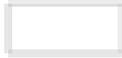
 Shared Lane

 Park Trail and Shared Use Paths

 Sector Plan Boundary

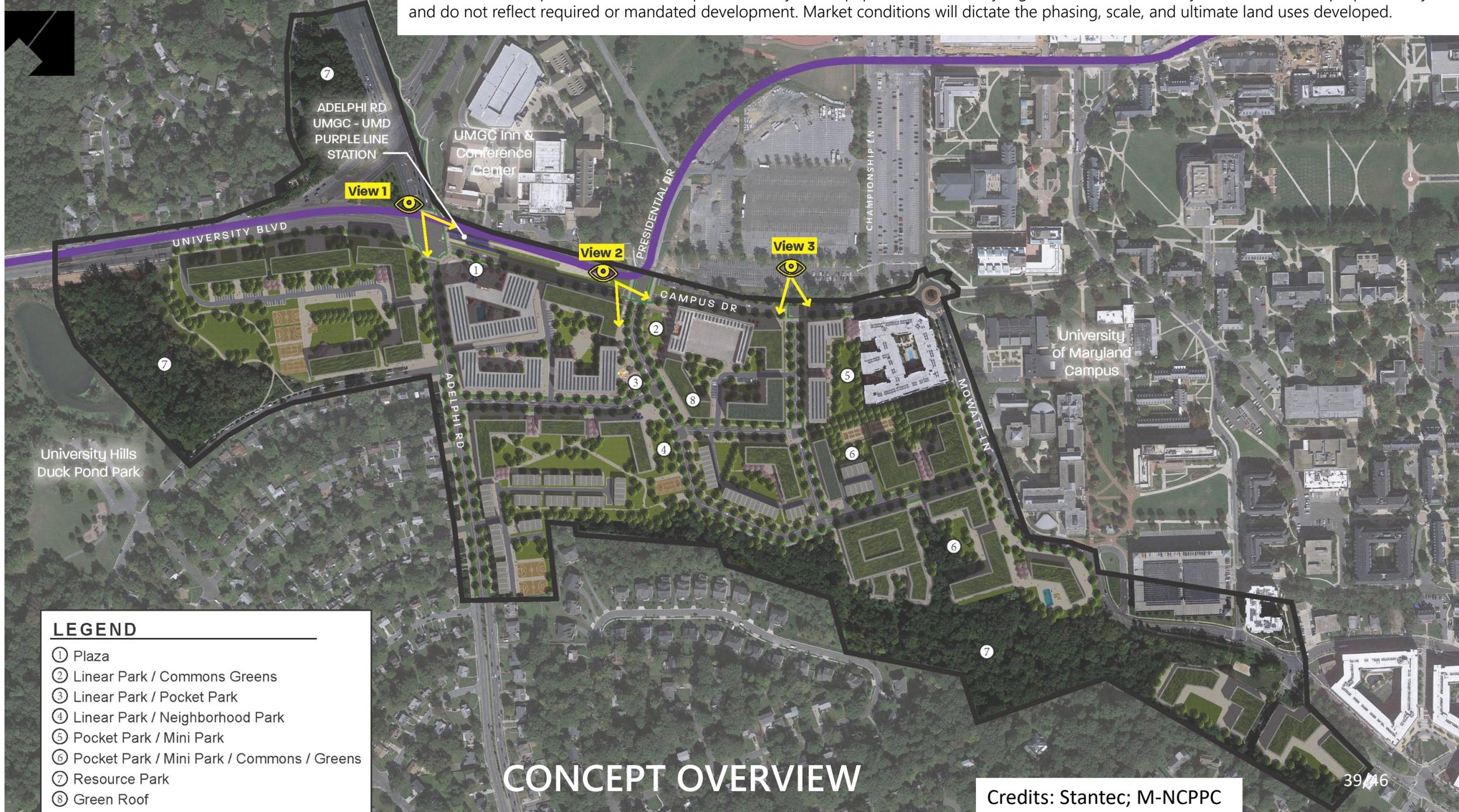
 Proposed Station

 Purple Line (in construction)

 Property



Note: These concepts illustrate how the plan area may develop, pursuant to County regulations, over time; they are for illustrative purposes only and do not reflect required or mandated development. Market conditions will dictate the phasing, scale, and ultimate land uses developed.



7
ADELPHI RD
UMGC - UMD
PURPLE LINE
STATION

UMGC Inn &
Conference
Center

View 1

View 2

View 3

UNIVERSITY BLVD

PRESIDENTIAL DR

CAMPUS DR

University
of Maryland
Campus

University Hills
Duck Pond Park

ADELPHI RD

MOWAT LN

LEGEND

- ① Plaza
- ② Linear Park / Commons Greens
- ③ Linear Park / Pocket Park
- ④ Linear Park / Neighborhood Park
- ⑤ Pocket Park / Mini Park
- ⑥ Pocket Park / Mini Park / Commons / Greens
- ⑦ Resource Park
- ⑧ Green Roof

CONCEPT OVERVIEW

Credits: Stantec; M-NCPPC



Credits: Stantec; M-NCPPC

Note: These concepts illustrate how the plan area may develop, pursuant to County regulations, over time; they are for illustrative purposes only and do not reflect required or mandated development. Market conditions will dictate the phasing, scale, and ultimate land uses developed.



VIEW 2: CONTINUATION OF PRESIDENTIAL DRIVE



Credits: Stantec; M-NCPPC

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VIEW 3: STREET LEVEL



Credits: Stantec; M-NCPPC

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SUBMIT TESTIMONY

All public comments are due by close of business on **Wednesday, February 2, 2022**, when the record of public hearing testimony will close.

Written comments may be emailed to clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Please note that **written testimony or comments will be accepted in electronic format only.**



NEXT STEPS

- Close of record for the Joint Public Hearing (JPH) testimony (**February 2, 2022**)
- Planning Board (PB) review of the digest of testimony and submission of the adopted Plan and SMA to the District Council (**March 2022 - April 2022**)
- District Council review and adoption of the Plan and SMA (**May 2022 - June 2022**)

FIND OUT MORE

[**http://bit.ly/AdelphiRd**](http://bit.ly/AdelphiRd)

Preliminary Sector Plan and

Proposed Sectional Map Amendment

FAQs

Market Study

Existing Conditions

Recordings of past community meetings

Virtual office hours

Survey results



Follow #ARSP on social
@PGPlanningMD

PROJECT TEAM CONTACTS



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