Hyattsville Facts
Founded in 1886
Located 1.8 miles from N/E Washington D.C.
Land Area Less than 3 square miles
Population of 18,000 Residents
Primary Employer: Federal Government
Childhood Home of Jim Henson
The Story of Us
What does Smart Growth look like in Hyattsville?

- Community Planning
- Placemaking & Programs
- Zoning & Land-Use
Community Planning

Extensive Community Visioning
• Playbook for Community Success
• 5 – 7 Years
• Extensive Community Input
• Diverse Opinions & User Groups
• Investment Priority Plan
• Opportunity to Evaluate Progress
Community Planning

Extensive Community Visioning
- SWOT Analysis
- Visioning Session
- Multiple Work Sessions
- Community Choices Workshop
- Community Survey’s
- GIS Data & Mapping Exercises

4 Focus area goals
60 Recommendations
190 Action Items

12 Critical Path Recommendations
54 Critical Path Action Items
Planning Principles Ranked

Create greater connectivity and access for bikes and pedestrians  4.59
Continue Route 1 development  4.52
Attract and incubate small businesses  4.50
Enhance public safety and police presence and lower crime rates  4.50
Develop activities and programs to keep young people off the street  4.47
Integrate school buildings within neighborhoods (walk to school)  4.44
Address pedestrian/bike safety  4.42
Manage traffic  4.35
Improve communication between City Hall and neighborhoods  4.25
Create a walkable town center/square  4.19
Community Planning

Benchmarking Results
• 29 Total Critical Actions Item Completed
• 10 Critical Action Items are In-Progress
• 16 Total Critical Action Items with No Significant Progress or Otherwise Not Pursued
• 53% Completion Rate
• 71% Complete + In-Progress Rate
Placemaking & Programs

- Adaptive Reuse & Commercial Facade
- Multi-Modal Transportation Options
- Land Acquisition, Infill & Redevelopment
- Well Managed Public Parking
- Revitalization Tax Credit Program
- Sustainable Operations & Practices
What does Placemaking look like?
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Zoning & Land-Use

Prince George’s County = Zoning & Land-Use Authority

The City of Hyattsville has NONE of the following:

• No local land use or zoning authority
• No local zoning enforcement authority
• No local signage authority
Zoning & Land-Use

Overlay zoning that governs land use and supersedes underlying zoning

Community participation in overlay zone creation
- Transit District Overlay Zone
- Development District Overlay Zone
Gateway Arts District
DDOZ

Comprehensive Plan to Guide Future Development

Identifies 7 Character Areas with Preferred Uses to Promote the Evolution of the District

Recommendations for Land-Use, Zoning, Transportation, Urban Design, Historic Preservation, Public Facilities and Parks

Main Street Concept Based on Art & Restaurants as an Economic Engine
West Hyattsville TDOZ

Prince George’s County 1st Form Based Zoning Development Standard Plan

Comprehensive Vision for Development around West Hyattsville Metro

Intended to Foster Transit-Oriented Development

Top 5 Most Biked to Stations in Maryland

WMATA Soliciting Development Proposals
Prince George’s Plaza TDOZ

Oldest TDOZ in Prince George’s County

$2.1 Billion Invested Since 2006

$250 Million Ongoing Development

60% of City Tax Base

New Plan Scheduled for 2015
  ▪ Transportation Management
  ▪ Creating Downtown Atmosphere
  ▪ Improved Connections to Metro
  ▪ Business Improvement District
  ▪ Redevelopment of Mall
Questions & Comments

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