

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

Virtual Stakeholder Listening Sessions — Summary

(conducted between December 1, 2020 – February 11, 2021)

JANUARY 2022

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

Introduction

Between December 1, 2020, and February 11, 2021, the M-NCPPC Prince George's County Planning Department conducted a series of virtual listening sessions with stakeholders to gather initial input on the Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan (ARSP). The team conducted 16 sessions via Microsoft Teams to introduce the project and gather feedback on the existing issues and future needs of the sector plan area. Stakeholders shared ideas, information, and suggestions on the future vision of the sector plan area. The feedback was documented by the team and summarized below.

Process

The team sent invitations to stakeholders via mail and email soliciting feedback about existing issues and concerns, community assets, and the future vision of the sector plan area. The team scheduled virtual meetings with the stakeholders who responded with interest to meet with the project team. During the meeting, the team presented the overview of the project and asked and answered questions. All feedback was documented in the form of meeting minutes.

Stakeholders invited for a listening session:

- All Property Owners
- Major Property Owners
 - University of Maryland at College Park (UMD)
 - University of Maryland Global Campus (UMGC)
- Homeowners Association (HOA) Representatives from neighborhoods within one mile of the sector plan boundary
- Municipalities (elected officials and planning department staff)
 - City of College Park
 - City of Hyattsville
 - Town of University Park
- Elected Officials
 - County Councilmembers (District 2 and 3, and At-Large members)
 - County Executive
 - State Delegates (District 21 and District 22)
 - State Senators (District 21 and District 22)
- Partners
 - Public Agencies (23 Agencies)
 - Purple Line Corridor Coalition (PLCC)
 - Advocacy Groups (representatives from 2 advocacy groups)
- Developers
 - Terrapin Development

These sessions were conducted in two formats:

1. **One-on-one/small group:** The project team met with the representatives of each stakeholder organization. Seven listening sessions were conducted in this format (The meetings in this format are in white on Table 1).
2. **Focus groups:** Representatives from 23 agencies were categorized and invited to meetings focused on specific topics. These meetings were jointly facilitated by the ARSP project team and the West Hyattsville-Queen Chapel Sector Plan project team because of the proximity of the two projects, common issues for the plan areas, and redundancy of stakeholders. Nine listening sessions were conducted in this format (These meetings are shaded in yellow on Table 1).

Meeting material were shared with all the stakeholders before each session. This included the presentation slides (providing an overview of the project), and the list of questions that the team was planning on discussing during the meeting. During the virtual meeting, the team presented an overview of the project, asked questions, and answered queries (all feedback received during each session were documented in the form of meeting minutes).

Table 1. Schedule of the Virtual Stakeholder Listening Sessions

No.	Date	Stakeholder	Topic
1.	12/01/2020	The Honorable Dannielle Glaros, County Councilmember for District 3	General
2.	12/03/2020	Terrapin Development Company (TDC)	Development
3.	12/11/2020	The Honorable Maria Mackie, City of College Park Councilmember for District 4	Municipality
4.	12/14/2020	The Honorable Deni Taveras, County Council Vice Chair, and Councilmember for District 2	General
5.	12/14/2020	Prince George's County Public Schools Prince George's County Memorial Library System	Schools & Libraries*
6.	12/15/2020	County Soil Conservation District Department of Permitting, Inspections and Enforcement- Prince George's (DPW&T) Maryland Department of the Environment Washington Suburban Sanitary Commission (WSSC)	Environmental Agencies*
7.	12/15/2020	Prince George's County Police Department Prince George's County Fire and Emergency Medical Services Department (Fire/EMS) City of Hyattsville Police Department Mount Rainier Police Department Brentwood Police Department University of Maryland Police Department	Public Safety*

No.	Date	Stakeholder	Topic
8.	12/15/2020	County Economic Development Corporation County Revenue Authority County Housing and Community Development	Economic Development and Housing*
9.	12/16/2020	Anacostia Watershed Society Anacostia Trails Heritage Area	Advocacy Groups*
10.	12/18/2020	MD Department of Transportation County Department of Public Works & Transportation (DPW&T)	Transportation*
11.	12/18/2020	City of College Park Planning Department	Municipality
12.	12/18/2020	Maryland Transit Administration (MTA) University of Maryland Transportation Services Washington Metropolitan Area Transit Authority (WMATA) County Department of Public Works & Transportation (DPW&T)	Transit Agencies*
13.	01/06/2021	University of Maryland at College Park (UMD)	Development
14.	01/06/2021	Metro Transit Police Department	Public Safety*
15.	01/20/2021	Purple Line Corridor Coalition (PLCC)	General
16.	02/11/2021	Department of the Environment – Prince George’s County	Environment*

*Sessions were held jointly with the West Hyattsville-Queens Chapel Sector Plan team.

Summary of Inputs

Inputs derived from the listening sessions and summarized for the eight Plan 2035 elements as major findings, issues, and opportunities for the sector plan area.

Table 2. Major Findings from the Virtual Stakeholder Listening Sessions

Comment	Issue	Opportunity	Plan 2035 Element
Traffic congestion at the Adelphi Road, University Blvd and Campus Drive.			
The area lacks connectivity			
Designated Trails/ Greenways are desired by the surrounding community for regional connections through the sector plan area to other destinations as well as to the sector plan area.			

The residents were concerned about the safe access and connections for pedestrian and bicyclists to the future Adelphi Road-UMGC-UMD Purple Line Station.	●		
Traffic congestion and safety at the Adelphi Road, University Blvd, and Campus Drive intersection.	●		
Pedestrian and bicycle safety and access for diverse population.	●		
Need for creating variety of travel options for residents from the sector plan area to the employment centers.	●		
Residents are generally positive about future Purple Line station in this area.		●	
The Purple Line provides opportunity for the future residents of this plan area to have better transit access to the campus as well as the region.		●	
Frequent flooding of the Guilford Run with the most recent major flooding that impacted the Guilford Drive was on September 10th, 2020. Future developments would need to build above the floodplain and create on-site storm water management to mitigate the impact of flooding.			
Green space and trees are highly valued by adjacent neighborhoods; support preservation.			
Lack of stormwater management, loss of tree canopies, and future developments requiring the clearing of green spaces.	●		
Preservation of the existing valuable natural resources as parks and open spaces.		●	
UMD students need housing closer to the University. Hence, UMD plans to develop the university owned parcels within the sector plan area for graduate student housing.			
Affordable housing and other amenities in this area should not just focus on the University needs but should also include the needs of other groups that are located in the adjacent neighborhoods close to the station area.			
Shortage of housing at College Park, and student housing is at a premium.	●		
Need for more diverse and affordable housing options.	●		
There is existing housing demand for UMD students, staff and faculty as well as for the community at large in the sector plan area. Future development in higher intensities close the transit station, UMD and US 1 corridor amenities would allow for accommodating high density multifamily buildings that would help in meeting this housing demand.		●	
The area is a no man's land almost feeling divided like the backdoor of campus.	●		
The community needs gathering spaces where the community can congregate.	●		

<p>This station area would help in creating a place that would serve as a Gateway to the Campus that is currently missing and residents desire at the Adelphi Road, University Boulevard, and Campus Drive intersection.</p>		<ul style="list-style-type: none"> ● 	
<p>This sector plan area would provide an opportunity for bringing diverse population together by creating spaces and amenities that would serve not only those who will live within the sector plan area but also those of the adjacent neighborhoods.</p>		<ul style="list-style-type: none"> ● 	
<p>Preservation of the existing valuable natural resources as parks and open spaces and creating better access to those via trails and design features would allow residents to relax and recharge for healthy living.</p>		<ul style="list-style-type: none"> ● 	
<p>Creating safe access and connections to adjacent existing parks and regional trails would provide the opportunity for the future and current residents to follow a healthy lifestyle by staying active and allowing access to healthy food options.</p>		<ul style="list-style-type: none"> ● 	
<p>There are no public facilities or plans to build public facilities within the plan area.</p>			
<p>There has been increase in only private recreational facilities. Many apartment buildings are being built with recreational facilities that are not open to the public.</p>	<ul style="list-style-type: none"> ● 		
<p>Projects are in place for improvements to school buildings and facilities that will serve the sector plan area residents. There is also an ongoing School Boundary Initiative¹ that would help in meeting the future demand for school facilities serving the sector plan area.</p>		<ul style="list-style-type: none"> ● 	

¹ The objective of the Boundary Initiative is to provide an impartial analysis of current school boundaries, feeder patterns and program locations and to develop, with community input, scenarios for adjustments in order to populate new and expanded school facilities and balance facility utilization throughout the County.