All Dogs Go to Prince George’s County

Finding a Home for a Second Animal Services Facility Using Advanced ArcGIS Tools

Karin Flom, Rahul Joshi, Nitish Pathak, Nayo Shell, Binya Zhang
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• Methodology and Process

• Research Interpretations
  o 7501 Landover Road
  o 6300 Kenilworth Avenue
  o 1500 University Boulevard East
  o 1535 University Boulevard East

• Recommendations

• Further Research
Background
Background: First Semester

- County will add a second animal shelter
  - counties of similar size have more than one, current facility is far from population centers
  - maximize access to population to increase animal adoptions

- First semester team presented four sites (red stars)
  - difficulties in site selection due to limited parameters

- First semester team recommended the county expand parameters and that the second semester team use drive-sheds to maximize population coverage
Background: Expanding Parameters

- Based on County’s 2015 distressed shopping center revitalization study, a site could:
  - be renovated and repurposed
  - have parking already available
  - be sufficiently sized
  - be already zoned for commercial use
  - And, the county would not have to occupy the entire center (some are very large)

- Team also suggested that site identification should focus on shopping centers in reinvestment zones according to the County’s 2035 Master Plan.
Background: Data Sources

- Prince George’s County Open Data GIS portal
  - public land
  - economic and transit development zones
  - roads

- ArcGIS Online/ESRI
  - population
  - households
  - vehicle ownership data

- Instructor provided
  - distressed shopping centers
Methodology and Process
Publicly-owned land decision tree

COUNTY-OWNED

VACANT

IMPROVEMENT < $10,000

PROPER ZONE

SUFFICIENT SIZE

NORTHERN PART OF COUNTY
Methodology: Policies

Permitted zones:

- I-1 (Light Industrial)
- I-2 (Heavy Industrial)
- U-L-I (Urban Light Industrial)
- C-S-C (Commercial Shopping Centers) *(with special exception)*
- C-M (Commercial Miscellaneous) *(with special exception)*
Methodology: Policies

County generated growth policy and investment maps:

• Identify areas where the County will focus investment and long-term stabilization

• Target distressed shopping centers that are within investment boundaries
Methodology: Policies

Distressed shopping centers within investment areas:

- Beacon Heights
  - Wildercroft
- Landover Metro
  - Kentland
  - Kent Village
  - Dodge Park Village
- Takoma/Langley Crossroads
  - University Plaza
  - University City
- New Carrollton Metro
  - Carrollan
- Riverdale Park
  - Riverdale Plaza
- Addison Road Metro
  - Mini Plaza Condo
Methodology: Scenarios

• Picked the 5 shopping centers accessible to the most people and those closest to highways and Metro stations

• Used driving times of 15- and 30-minutes to calculate how many people and households could reach a potential site (in ArcGIS Online)
  o Informed by the feasibility study for optimal driving time
  o Adjusted down to reflect “city” driving conditions

• Looked at each site individually
Research Interpretations
(Survey of Potential Sites)
Research Interpretations:
Site 1: 7501 Landover Road, Landover

Some highlights:

- 15-minute walk to Landover Metro Station
- within ½ mile of Routes 50 and I-495
- 27,211 square feet

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Research Interpretations:
Site 2: 6300 Kenilworth Avenue, Riverdale

Some highlights:

• Riverdale Community Park behind the site (for dog walking volunteers)
• 42,540 square feet

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Research Interpretations:
Site 3: 1500 University Boulevard East, Hyattsville

Some highlights:
- 30,161 square feet
- about 1 mile from Adelphi Park

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Some highlights:

- 30,161 ft²
- about 1 mile from Adelphi Park

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Research Interpretations:
Site 4: 1535 University Boulevard East, Hyattsville

Some highlights:

• 99,517 square feet
• Intersection of Riggs Road and University Boulevard
• Empty land behind the school could be repurposed for dog walking

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Research Interpretations:
Site 5: 6808 Riverdale Road, Riverdale

Some highlights:
• 24,540 square feet
• Within walking distance of surrounding apartments and single-family homes
• 0.42 miles from B/W Parkway
• 0.04 miles to Metrorail/Metrobus

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Recommendations
We recommend the site selection team consider:

- Community growth and development potential including:
  - potential population growth areas
  - plan for development

- Community and neighborhood involvement

- Budget for marketing the new site
Opportunities for Further Research
Further Research

- Explore the Growth Policy areas for other possible adaptive reuses

- Explore a public-private partnership
  - work with developer and establish County uses in a mixed-use development

- Purchase non-county owned land or work with municipalities

- Explore special exception requirements