



All Dogs Go to Prince George's County

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



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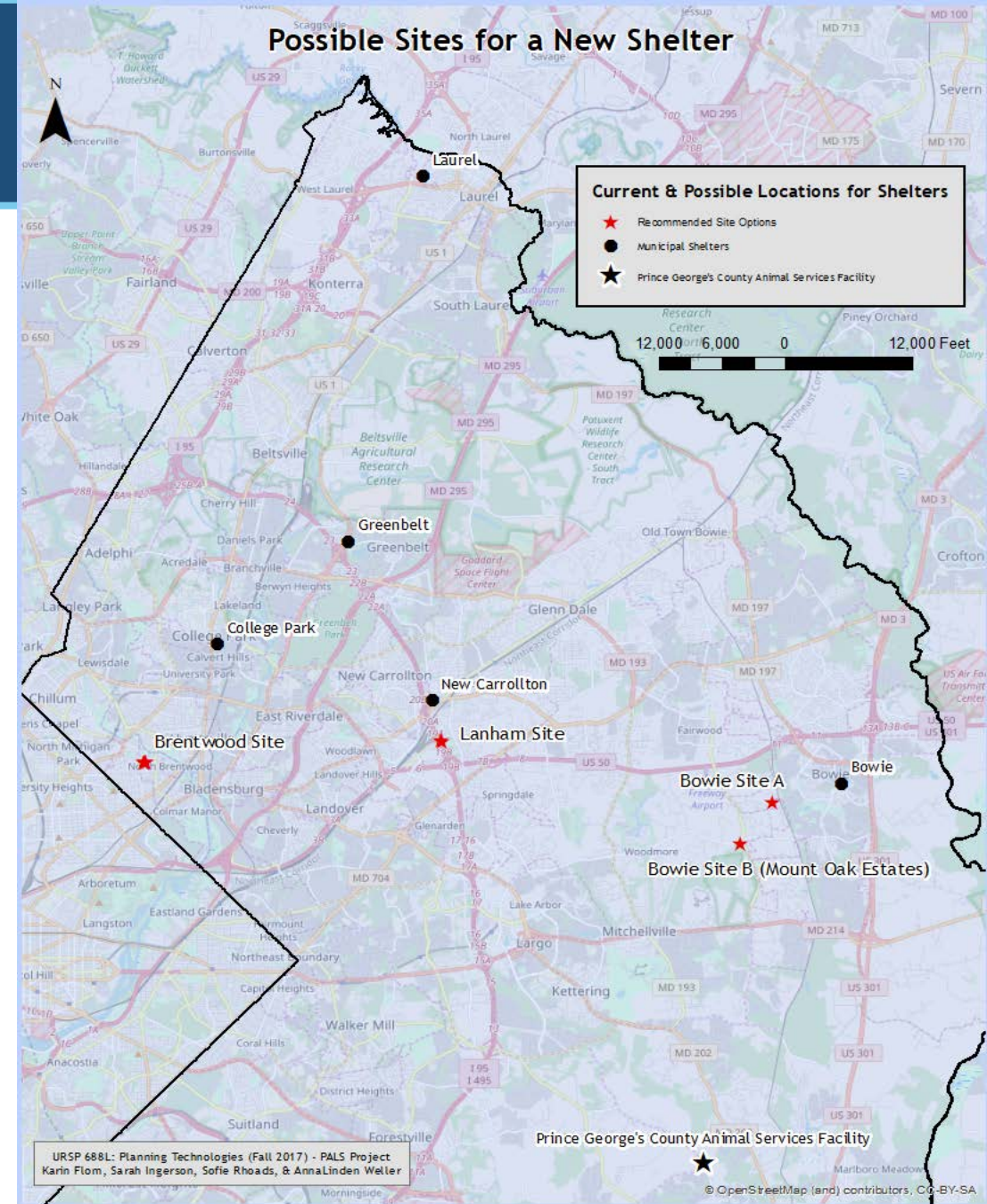


Background



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

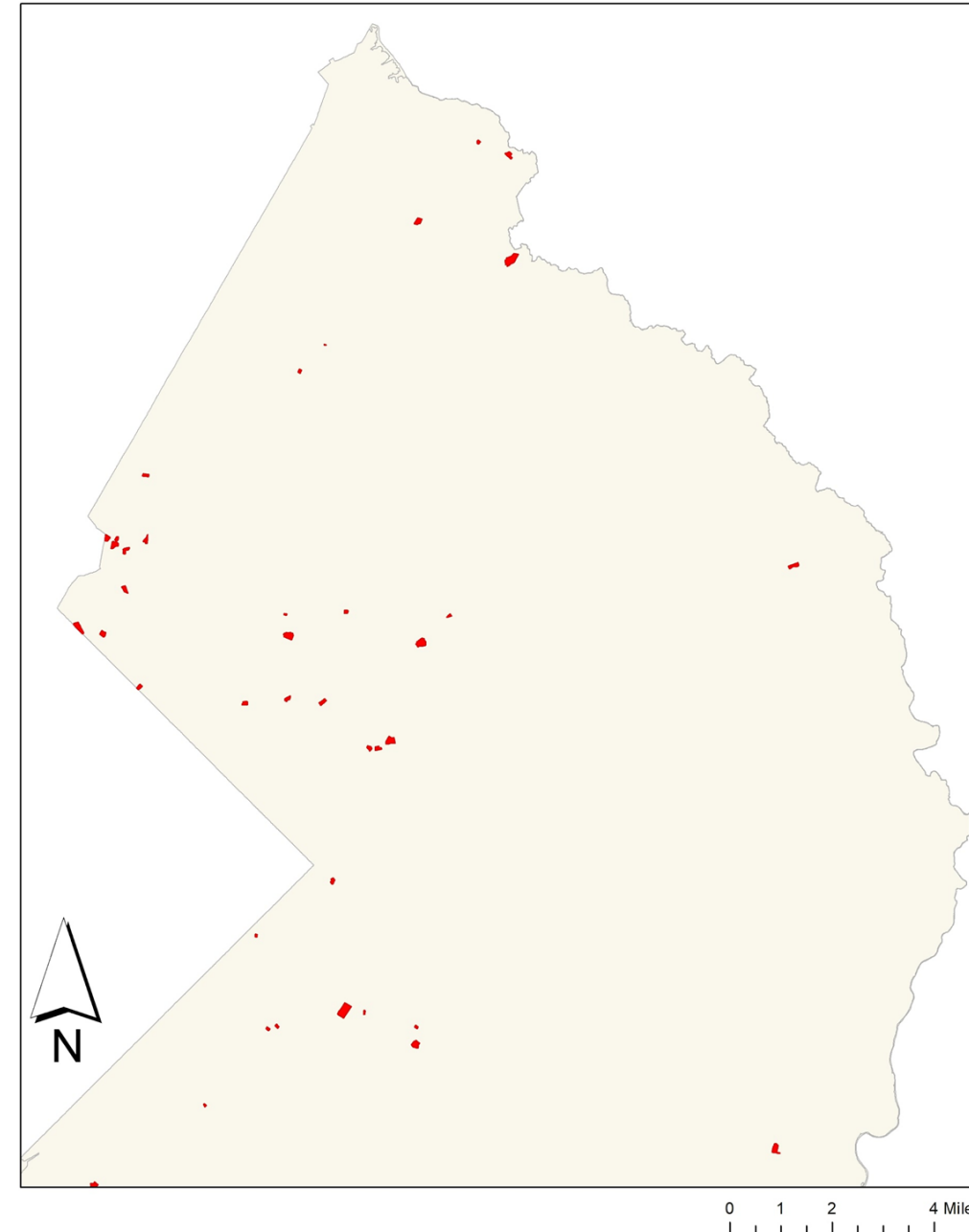




Background: Expanding Parameters

- Based on County's 2105 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.

Distressed Shopping Center Parcels





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

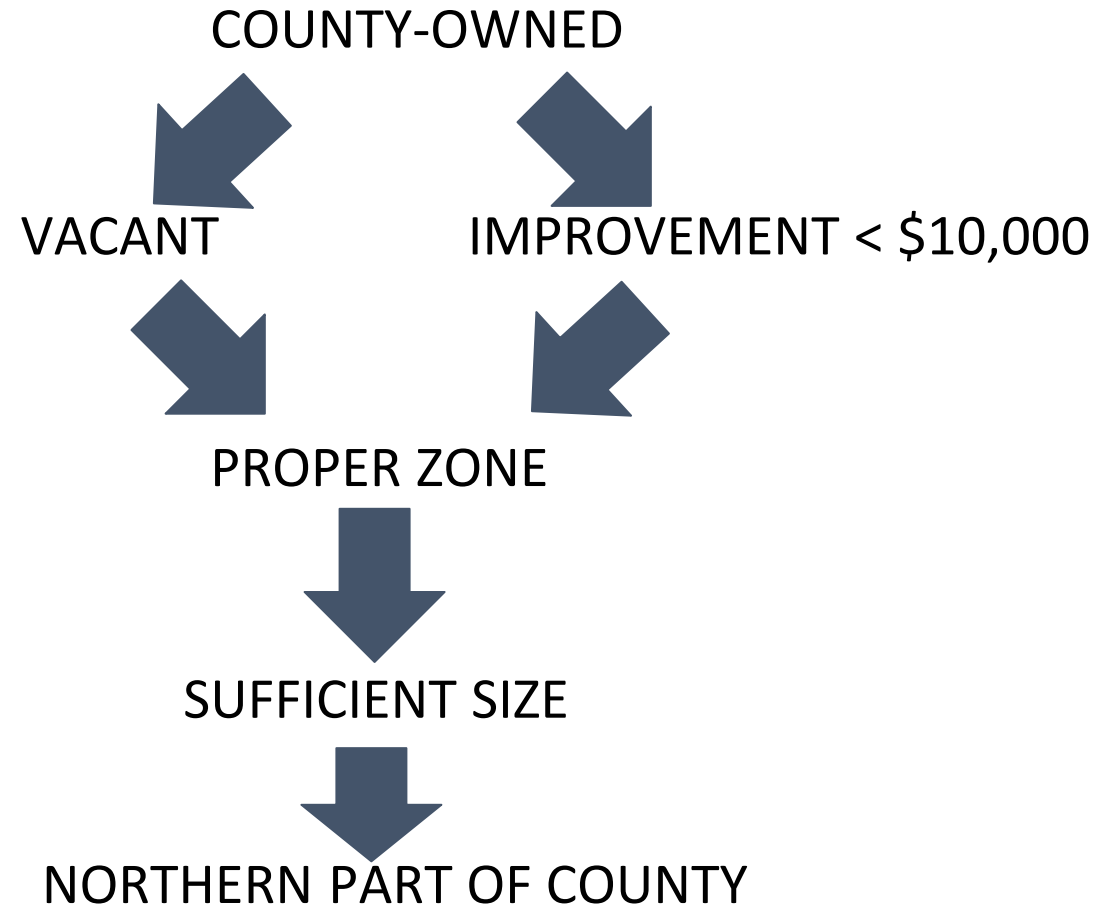


Methodology and Process



Methodology: Publicly-Owned Land

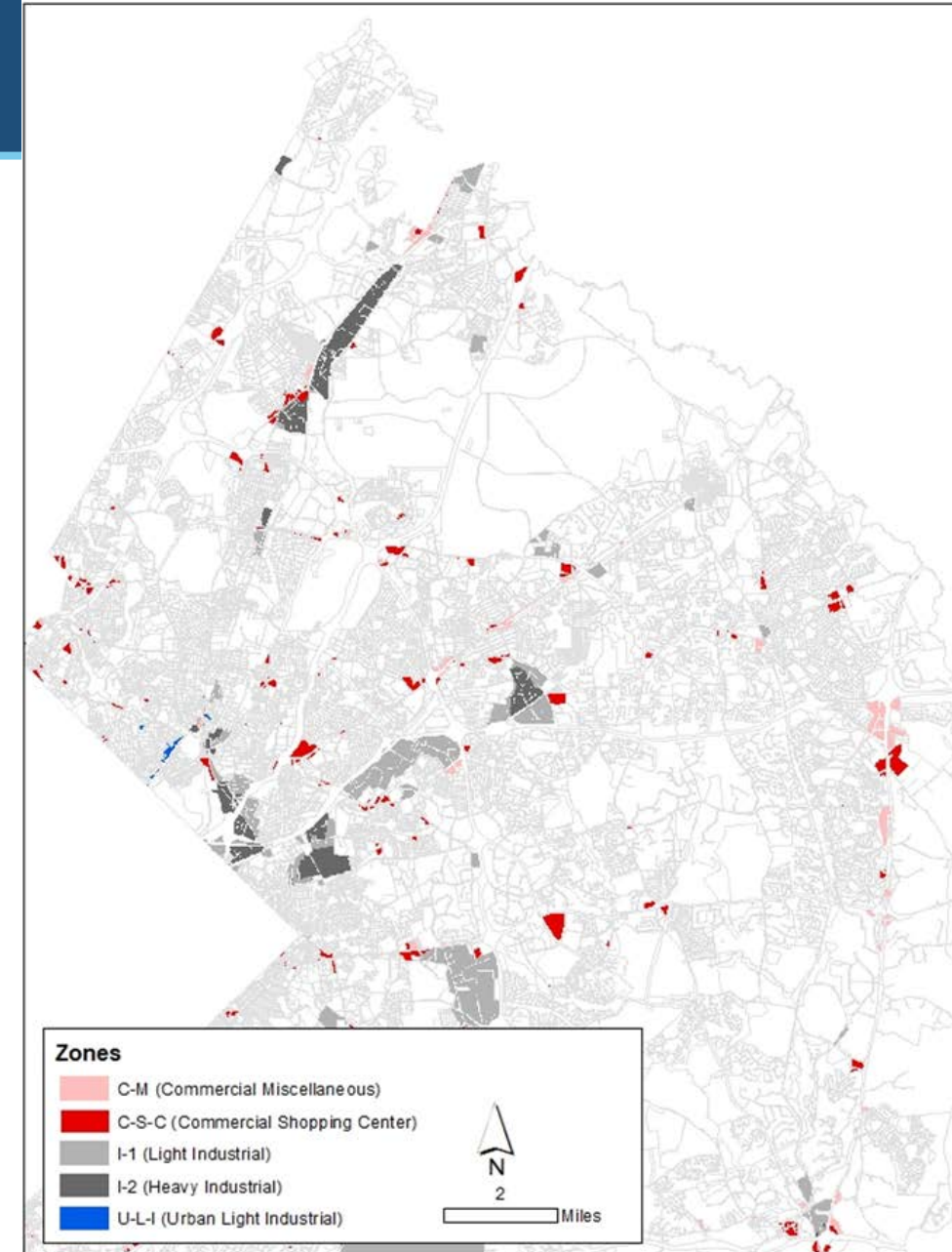
Publicly-owned land decision tree



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)

Zones under Consideration

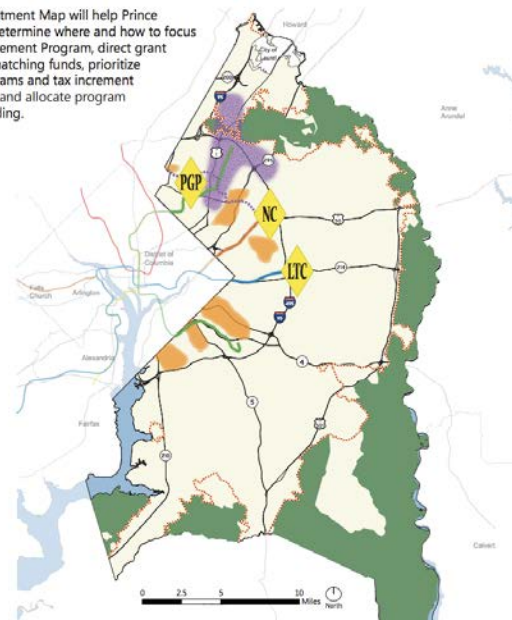


County generated growth policy and investment maps:

- Identify areas where the County will focus investment and long-term stabilization
- Target distressed shopping centers that are within investment boundaries

Strategic Investment Map

The Strategic Investment Map will help Prince George's County determine where and how to focus our Capital Improvement Program, direct grant applications and matching funds, prioritize tax incentive programs and tax increment financing districts, and allocate program resources and funding.

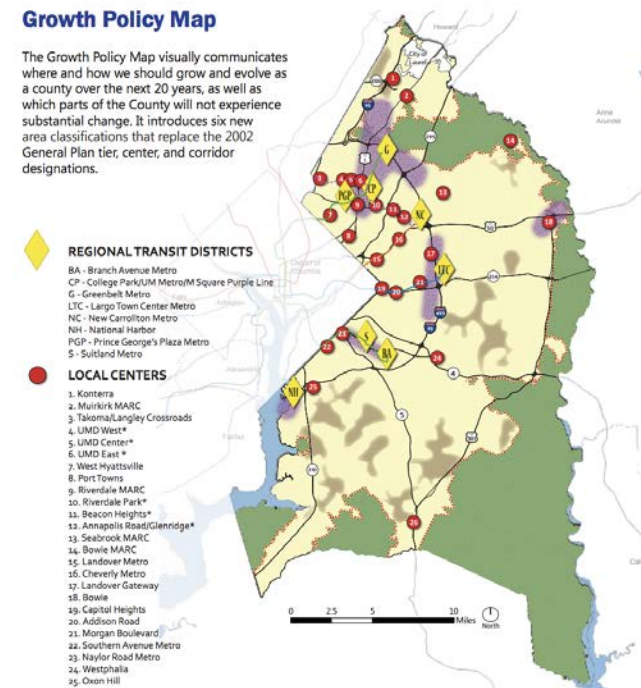


DOWNTOWN PRINCE GEORGE'S

- PGP Prince George's Plaza
- NC New Carrollton
- LTC Largo Town Center
- Innovation Corridor
- Neighborhood Reinvestment Areas
- Priority Preservation Areas
- Growth Boundary
- Metrorail
- Proposed Purple Line Light Rail

Growth Policy Map

The Growth Policy Map visually communicates where and how we should grow and evolve as a county over the next 20 years, as well as which parts of the County will not experience substantial change. It introduces six new area classifications that replace the 2002 General Plan tier, center, and corridor designations.



REGIONAL TRANSIT DISTRICTS

- BA - Branch Avenue Metro
- CP - College Park/UM Metro/M Square Purple Line
- G - Greenbelt Metro
- LTC - Largo Town Center Metro
- NC - New Carrollton Metro
- NH - National Harbor
- PGP - Prince George's Plaza Metro
- S - Suitland Metro

LOCAL CENTERS

- Konterra
- Muirkirk MARC
- Takoma/Langley Crossroads
- UMD West*
- UMD Center*
- UMD East*
- West Hyattsville
- Port Towns
- Riverdale MARC
- Riverdale Park*
- Beacon Heights*
- Annapolis Road/Glenridge*
- Seabrook MARC
- Bowie MARC
- Landover Metro
- Cheverly Metro
- Landover Gateway
- Bowie
- Capital Heights
- Addison Road
- Morgan Boulevard
- Southern Avenue Metro
- Naylor Road Metro
- Westphalia
- Oxon Hill
- Brandywine

*Future Purple Line Centers

Legend

- Employment Areas
- Established Communities
- Future Water and Sewer Service Area
- Growth Boundary
- Rural and Agricultural Areas
- Metrorail
- Proposed Purple Line Light Rail



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

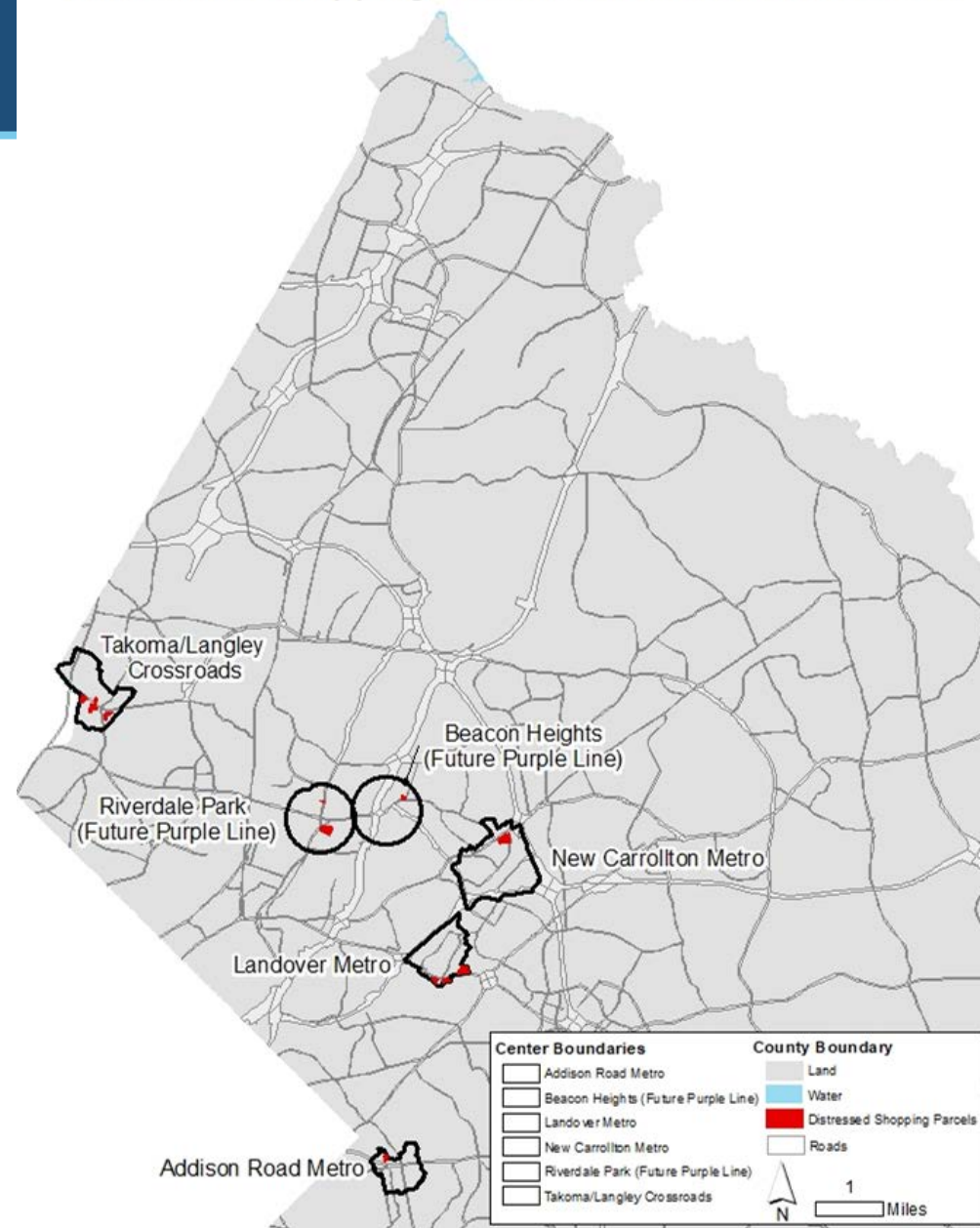
Riverdale Park

- Riverdale Plaza

Addison Road Metro

- Mini Plaza Condo

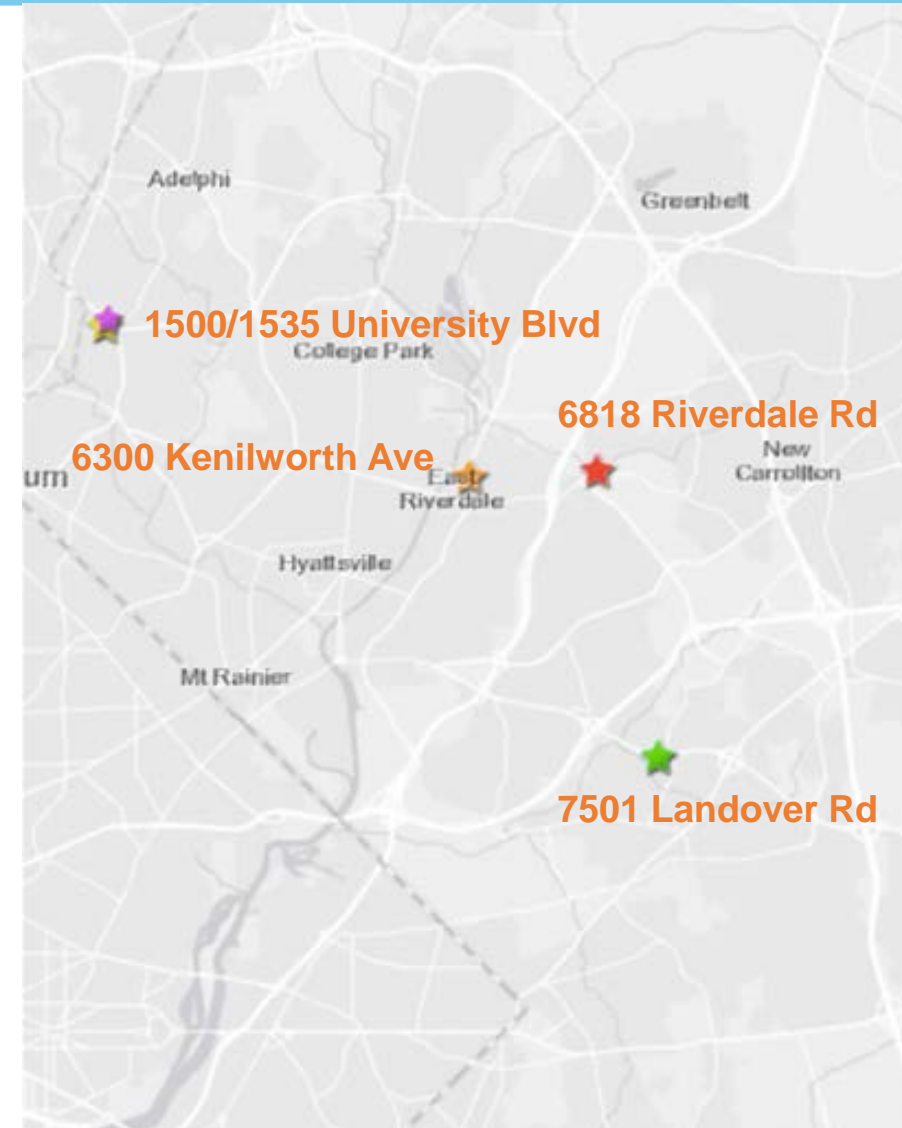
Distressed Shopping Centers in Center Boundaries





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)
 - Informed by the feasibility study for optimal driving time
 - Adjusted down to reflect “city” driving conditions
- Looked at each site individually





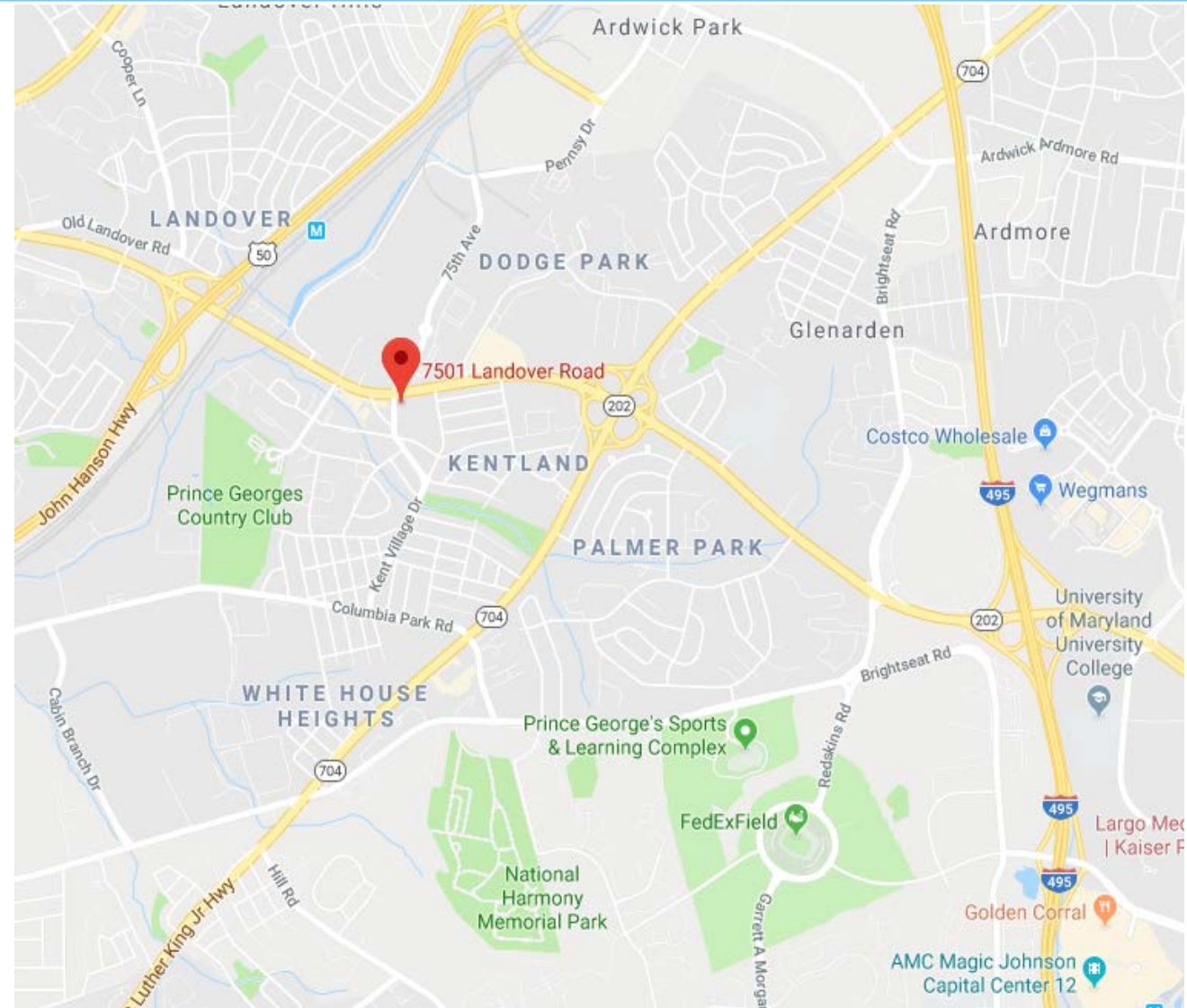
Research Interpretations (Survey of Potential Sites)



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



	15-minute drive	30-minute drive
Total Population	304,068	852,640
Total Households	105,517	319,827
Households with Vehicle	87,205	247,816

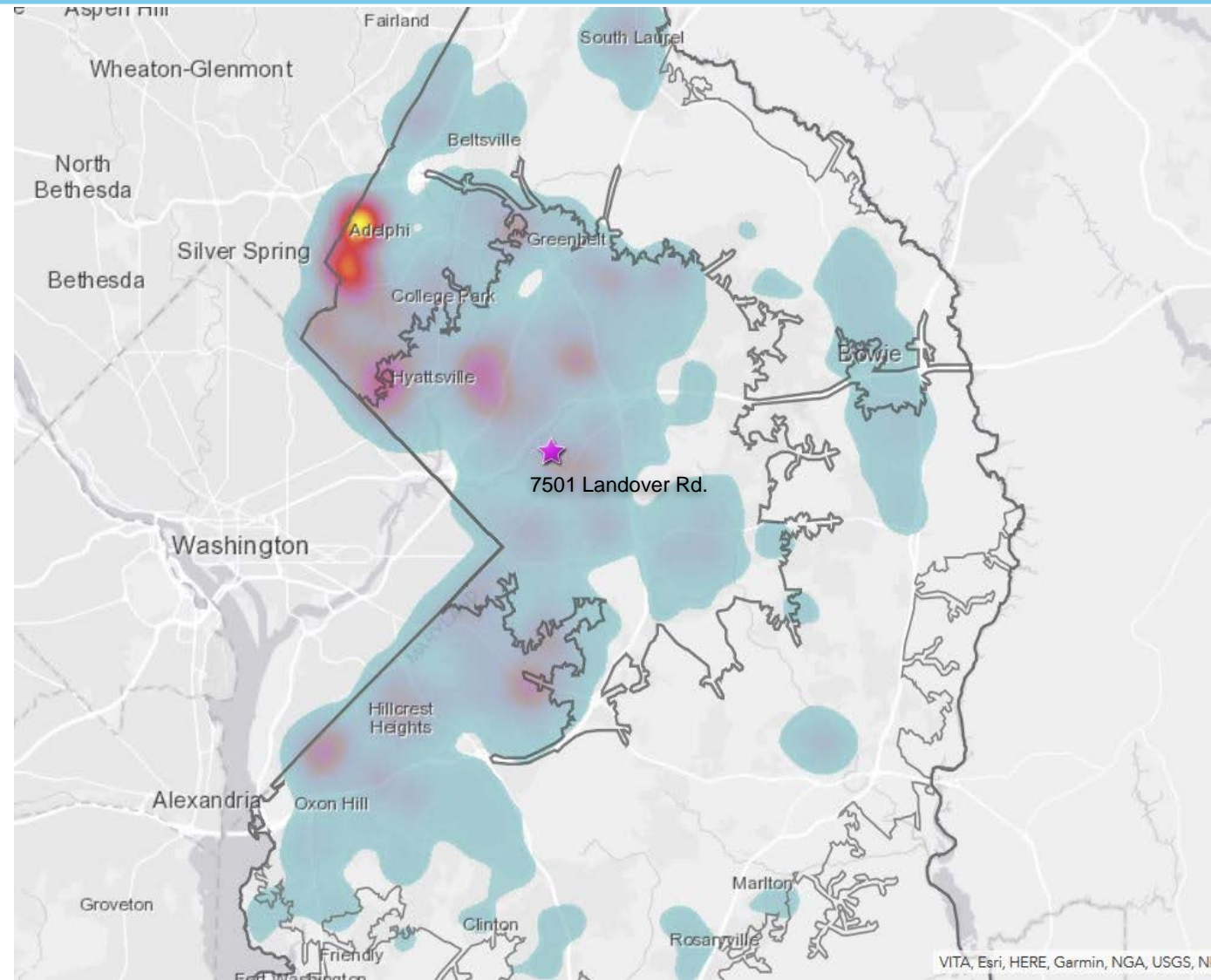


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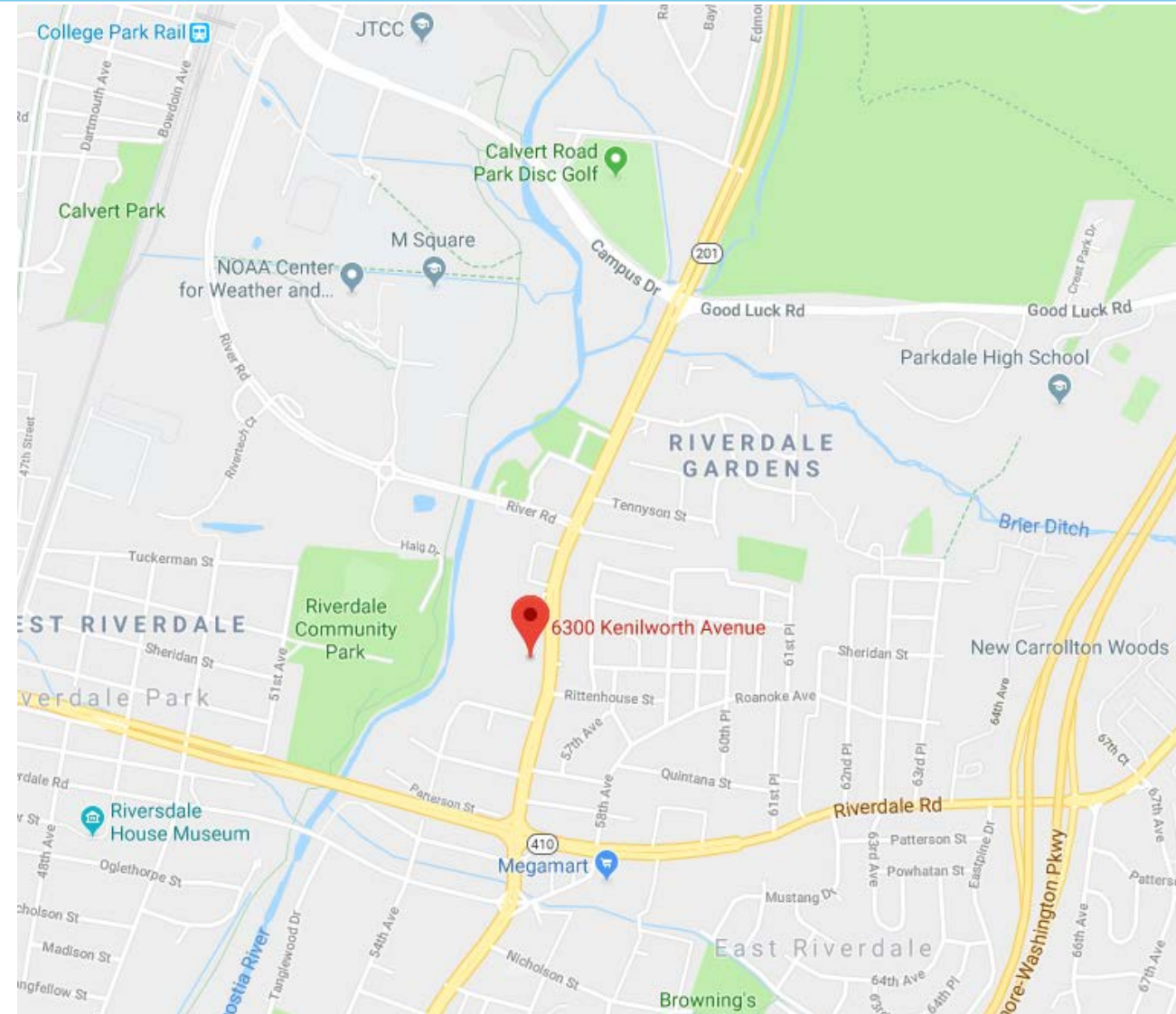


Research Interpretations: Site 2: 6300 Kenilworth Avenue, Riverdale

Some highlights:

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

	15-minute drive	30-minute drive
Total Population	325,125	763,305
Total Households	113,401	286,739
Households with Vehicle	83,505	219,534



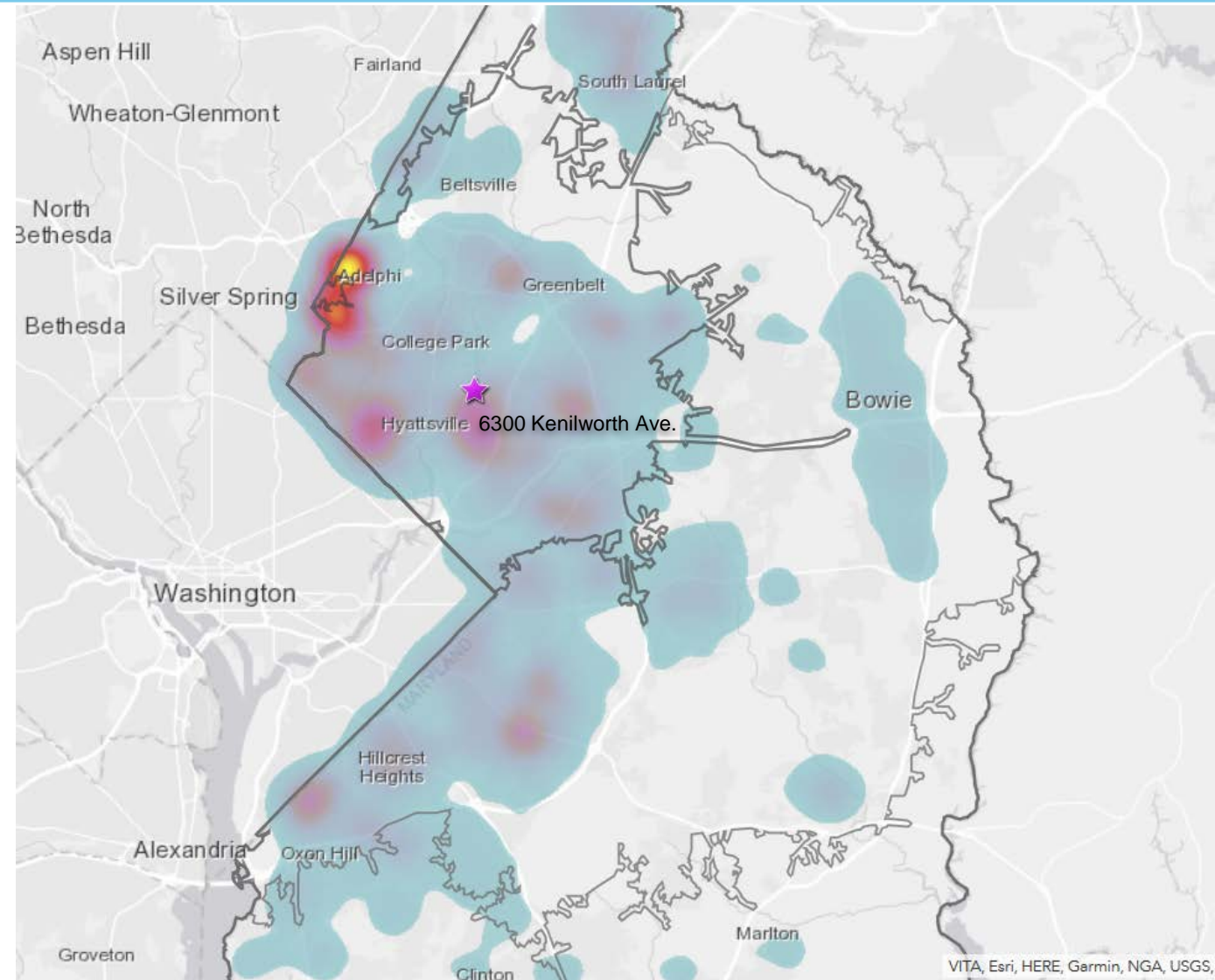


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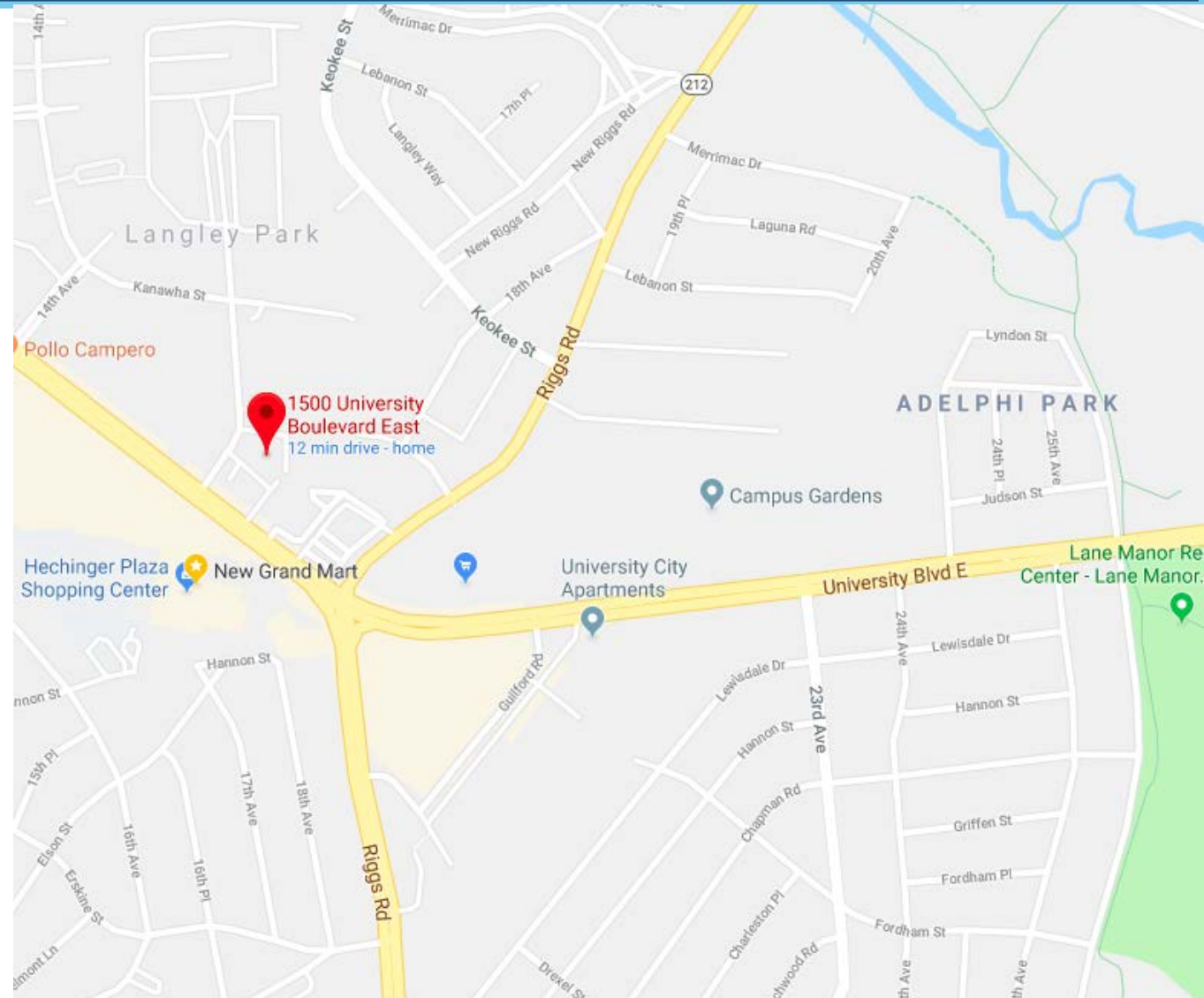


Research Interpretations: Site 3: 1500 University Boulevard East, Hyattsville

Some highlights:

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

	15-minute drive	30-minute drive
Total Population	178,666	526,129
Total Households	58,867	191,962
Households with Vehicle	42,636	147,253



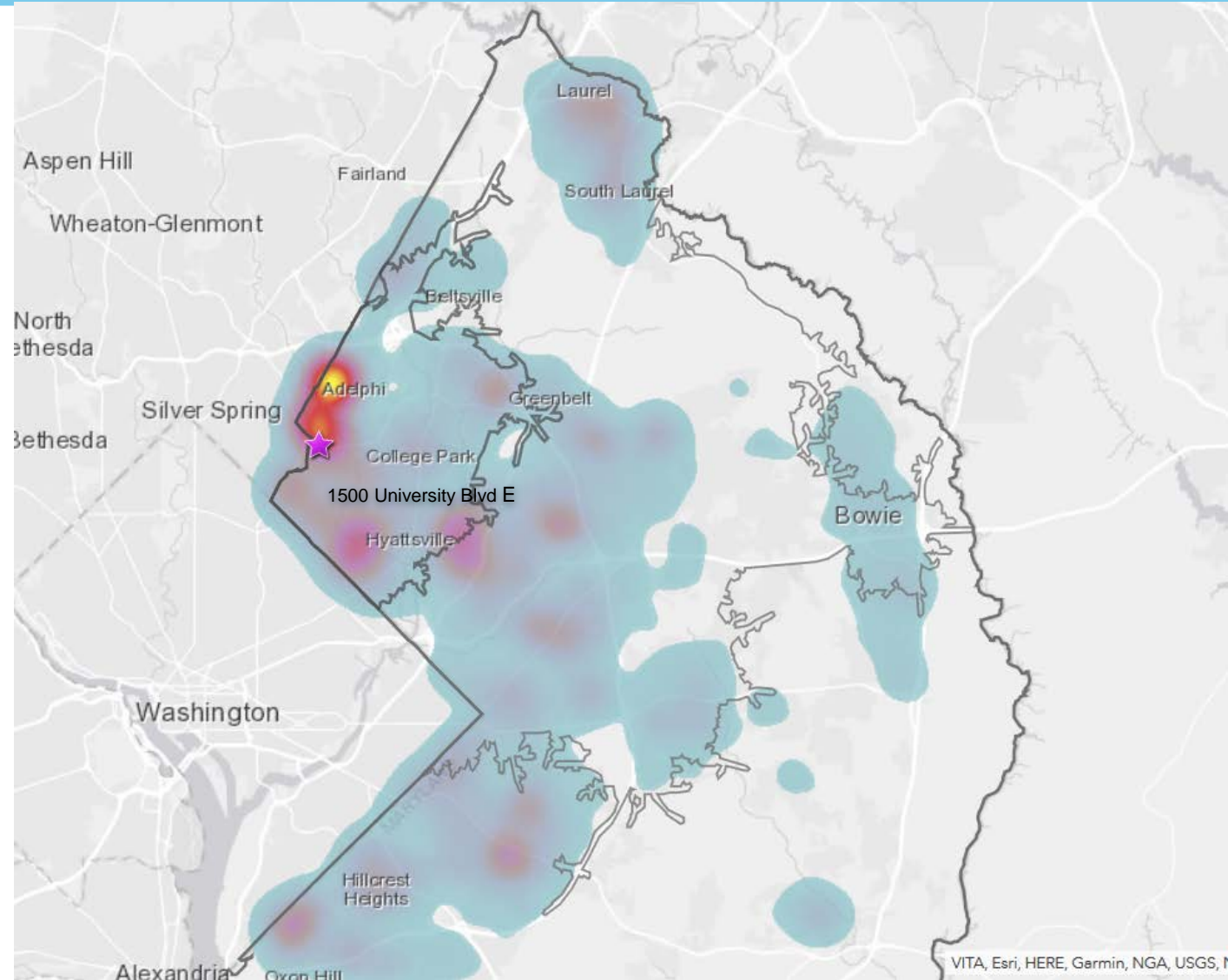


Research Interpretations: Site 3: 1500 University Boulevard East, Hyattsville

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	15-minute drive	30-minute drive
Total Population	178,666	526,129
Total Households	58,867	191,962
Households with Vehicle	42,636	147,253





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



	15-minute drive	30-minute drive
Total Population	183,232	535,535
Total Households	60,668	195,464
Households with Vehicle	43,944	150,254

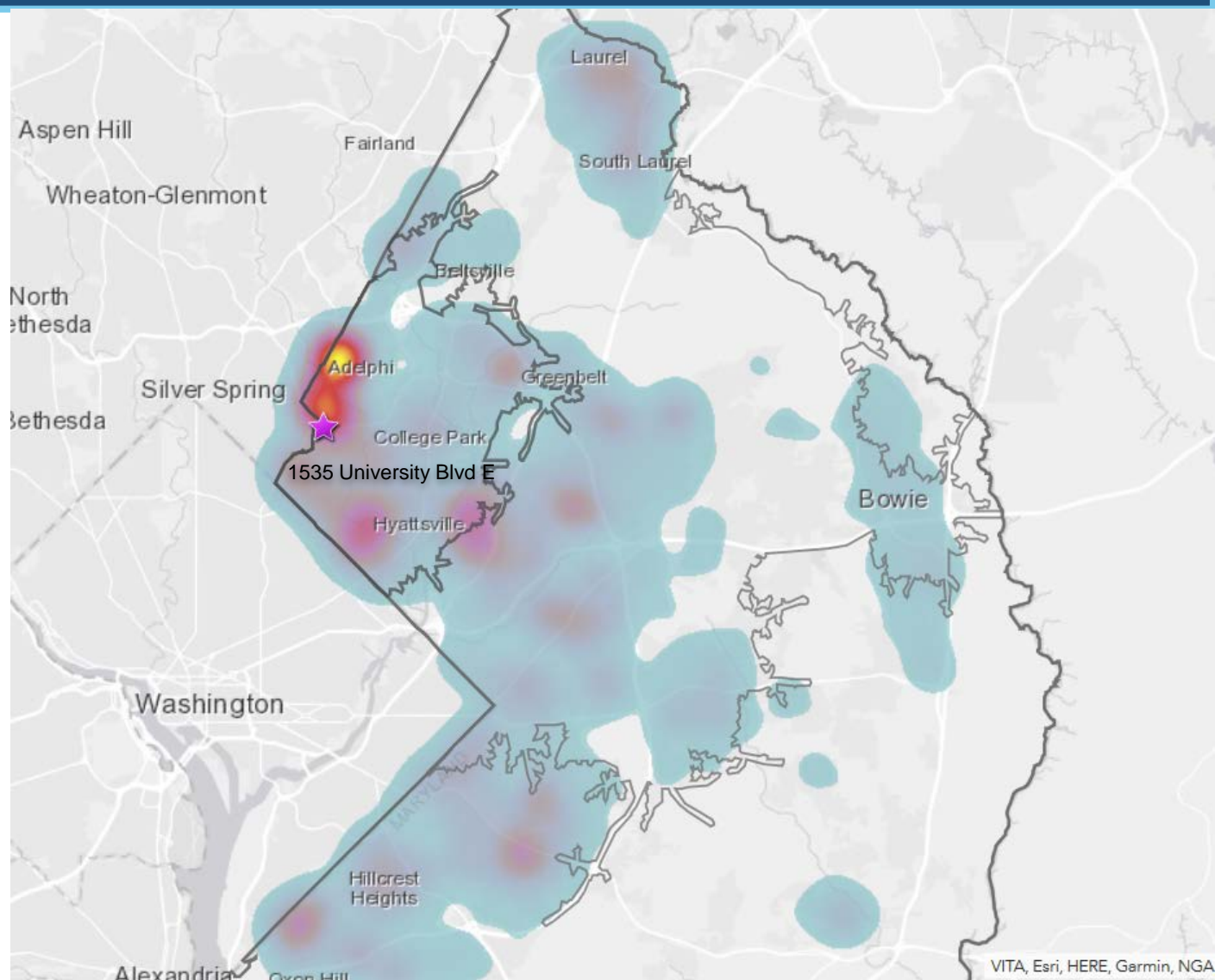


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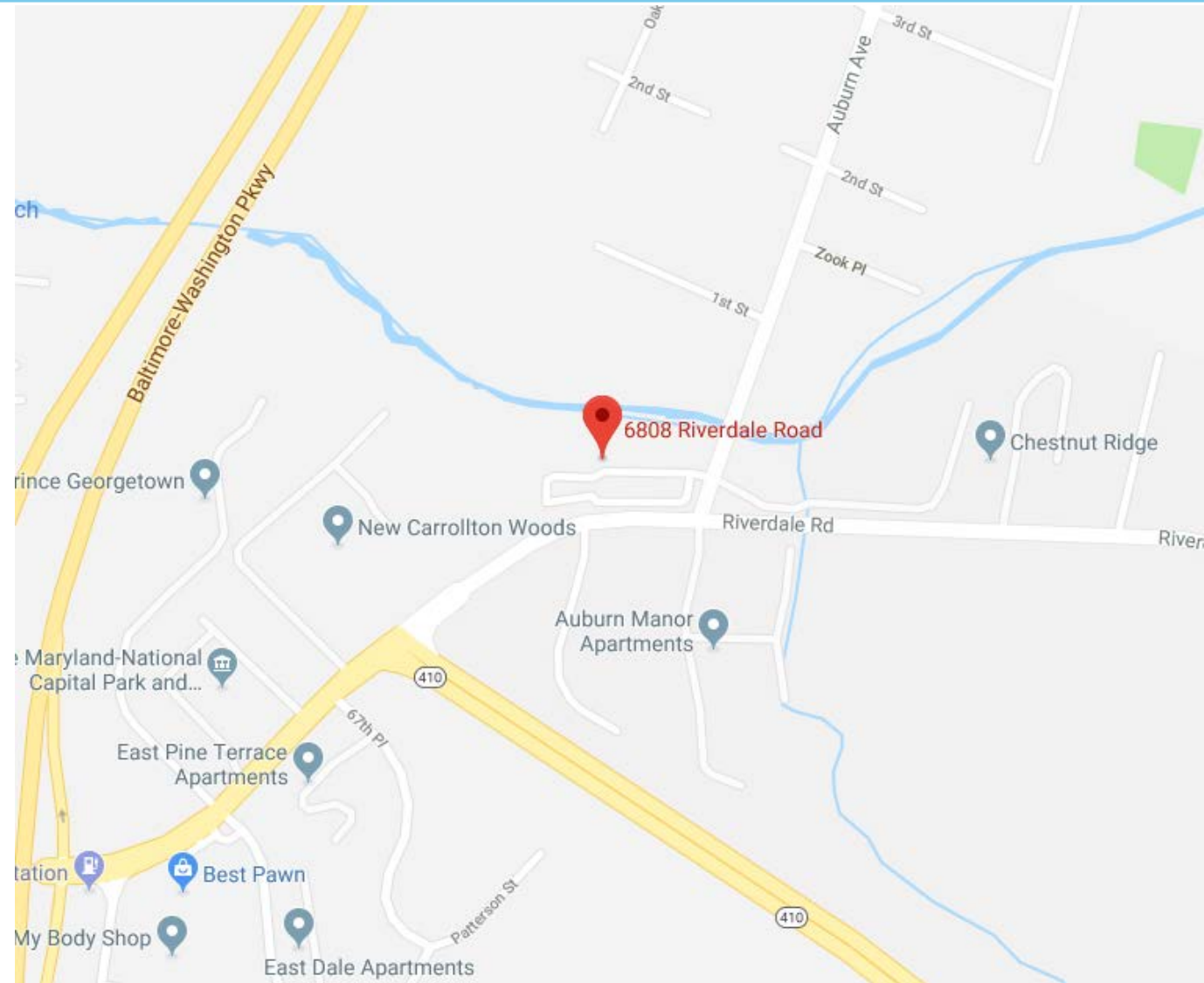


Research Interpretations: Site 5: 6808 Riverdale Road, Riverdale

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

	15-minute drive	30-minute drive
Total Population	284,379	797,360
Total Households	102,661	299,457
Households with Vehicle	75,878	230,157



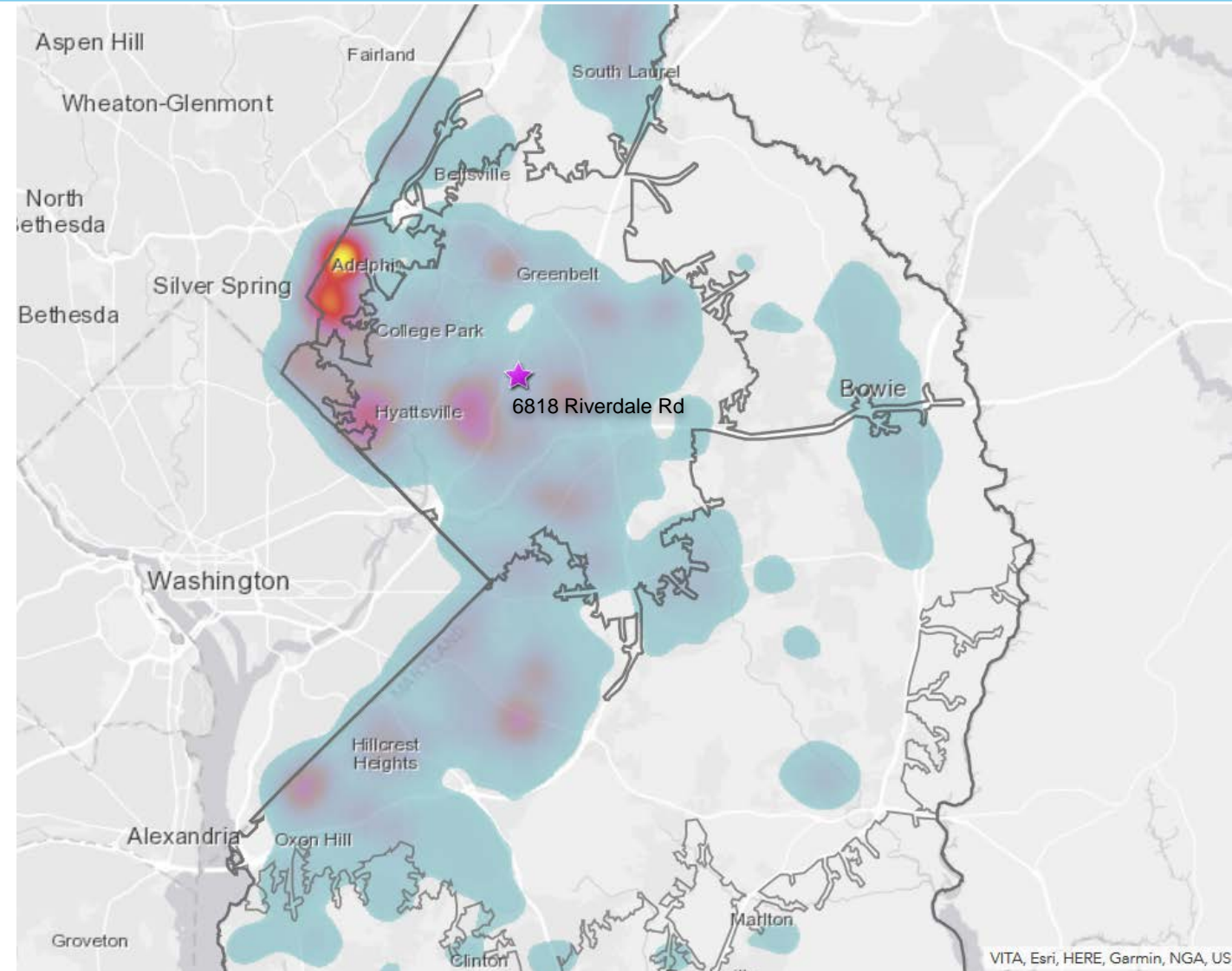


Research Interpretations: Site 5: 6808 Riverdale Rd, Riverdale, MD

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Total Population	284,379	797,360
Total Households	102,661	299,457
Households with Vehicle	75,878	230,157





Recommendations



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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