



Partnership for
Action Learning
in Sustainability



Planning Together for the Future of Langley Park

2024 Community Planning Studio

December 3rd, 2024

Table of Contents

Part I: Analysis of People & Place

1. Introduction
2. Analysis Findings
3. Key Takeaways
4. Community Engagement Event

Part II: Strategic Plan

5. Vision
6. Recommendations
7. Impact on Place and People
8. Conclusion

Part I: Analysis of People & Place

Introduction

Who We Are

University of Maryland Community
Planning Graduate Students

Our Themes

Housing & Neighborhoods

Aaron Stiegler, Ashley Morand, Ebenezer Amanguah

Transportation

Elle Provolo, Thomas Suchecki, Carey Thorpe

Environment, Climate & Sustainability

Sururah Abdulrazaq, Andrew Melmed, Khairun Fahmi

Economic & Community Development

Tayo Taiwo, John Abu, Ari Santana



Our Interlocutors



LANGLEY
PARK
CIVIC ASSOCIATION



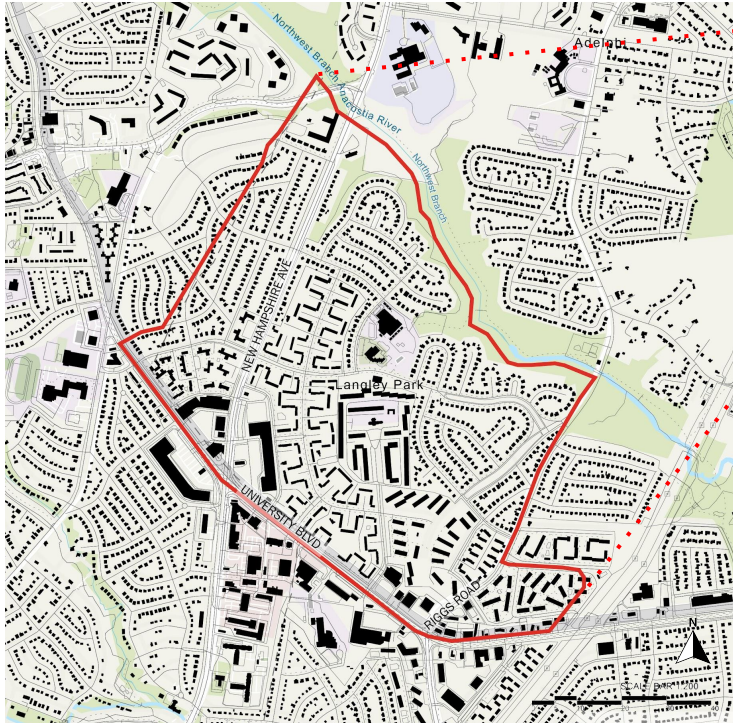
TAKOMA
LANGLEY
CROSSROADS

Prince George's County and PALS

Prince George's County, MD



Location



Langley Park

Maryland

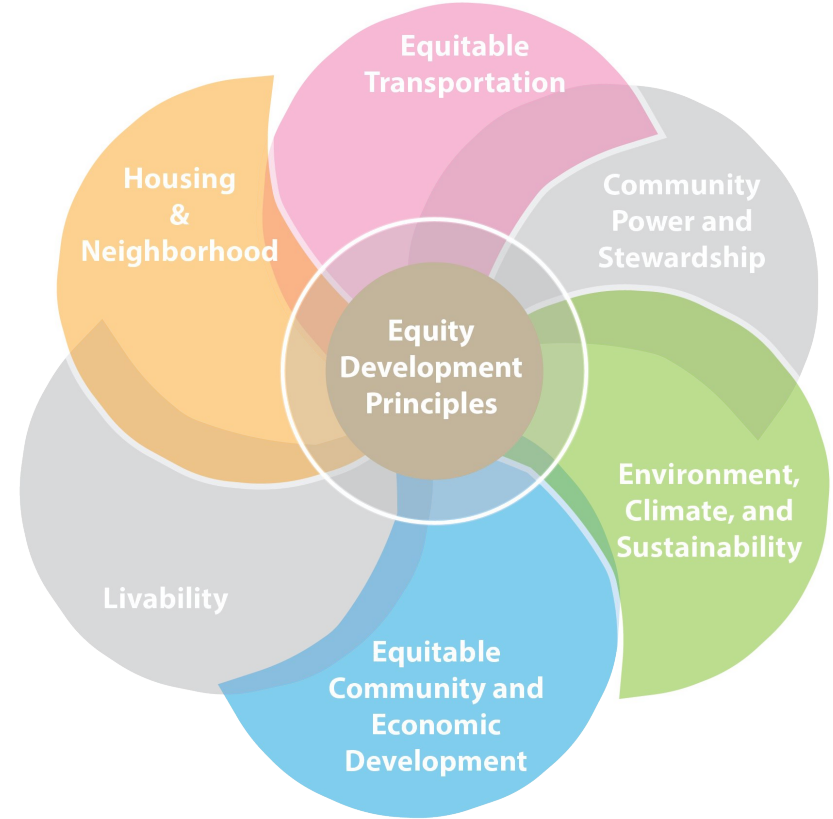


Prince George's County

Studio Objective

Conduct an analysis of Langley Park to:

- Assess existing conditions for 4 themes:
 - Housing & Neighborhoods
 - Transportation
 - Environment & Sustainability
 - Economic & Community Development
- Encourage community participation
- Provide recommendations for the 4 themes





Why Langley Park?

Analysis Findings

Types of Analysis

- People Analysis
- Place Analysis
- Stakeholder Analysis
- Economic Analysis
- Site Visits
- Literature Review



Analysis of People

Immigrant Population

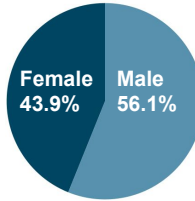


67% Born Outside US

80% Speak Spanish at home

Age & Gender

Langley Park Gender



29.3 years
Median Age

Economy



40% Work in Construction

\$77,731 Median Household Income

Skills



Construction



Entrepreneurship



Culinary

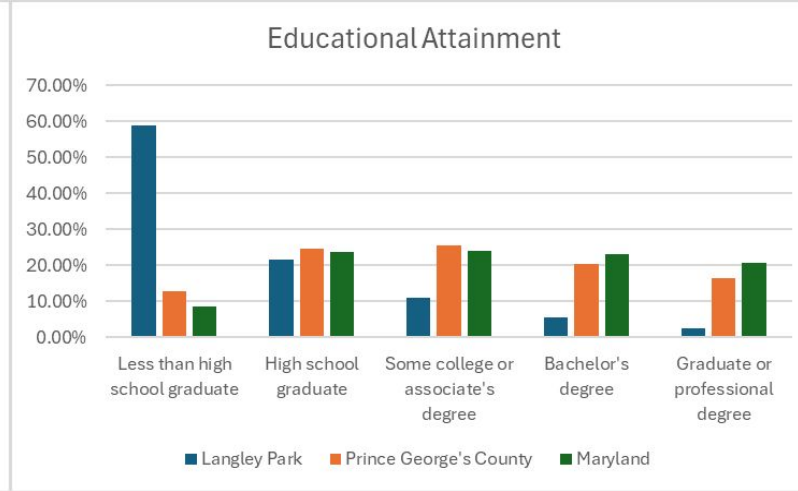
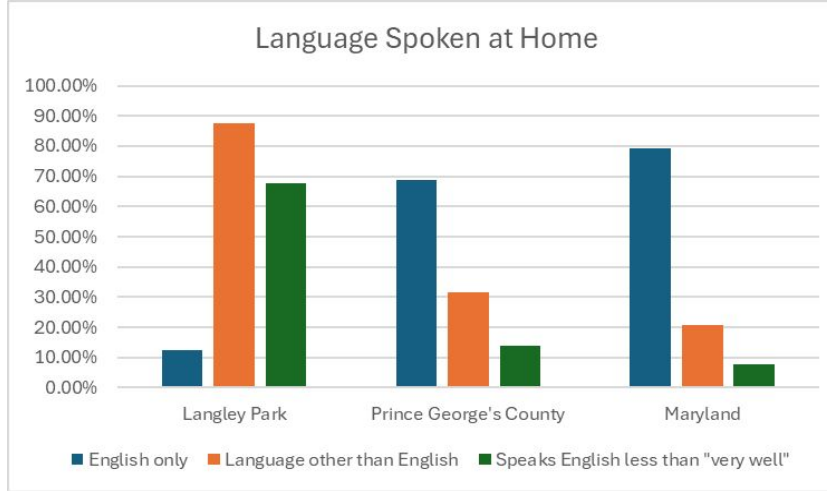
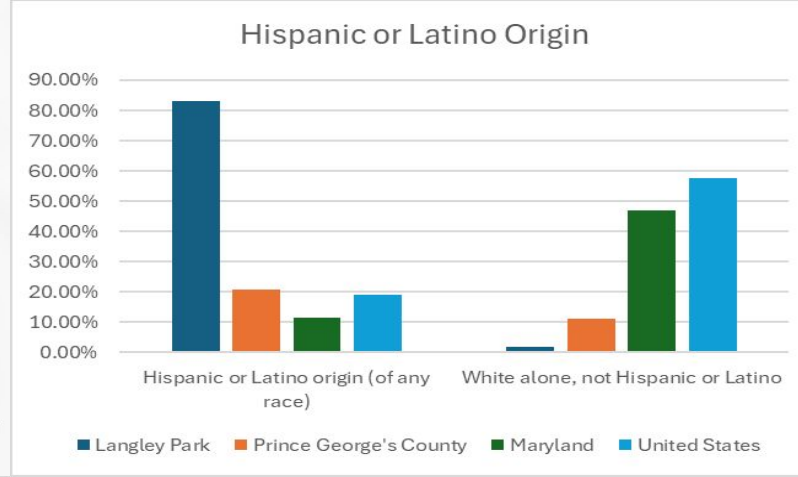
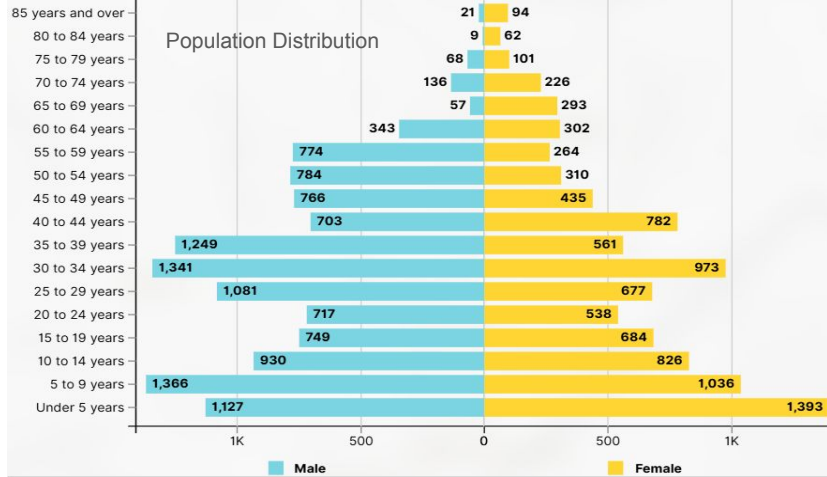


Multilingual

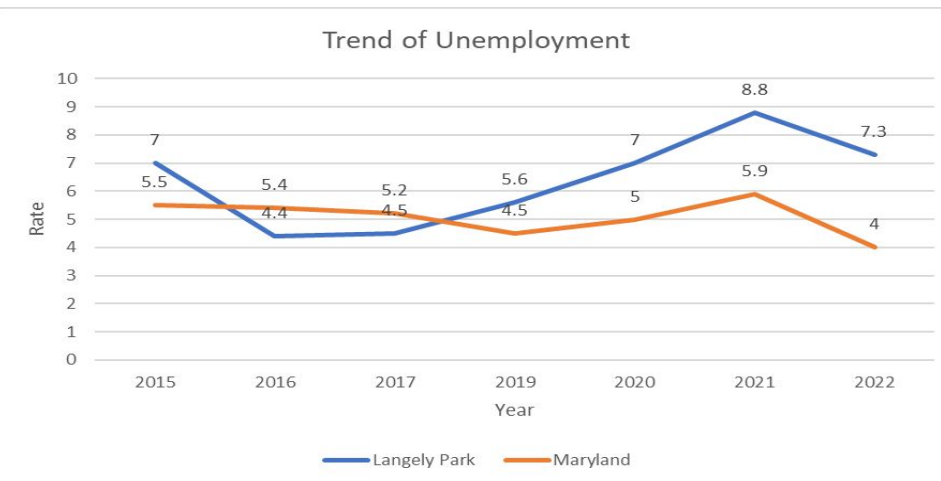
MANY MORE!



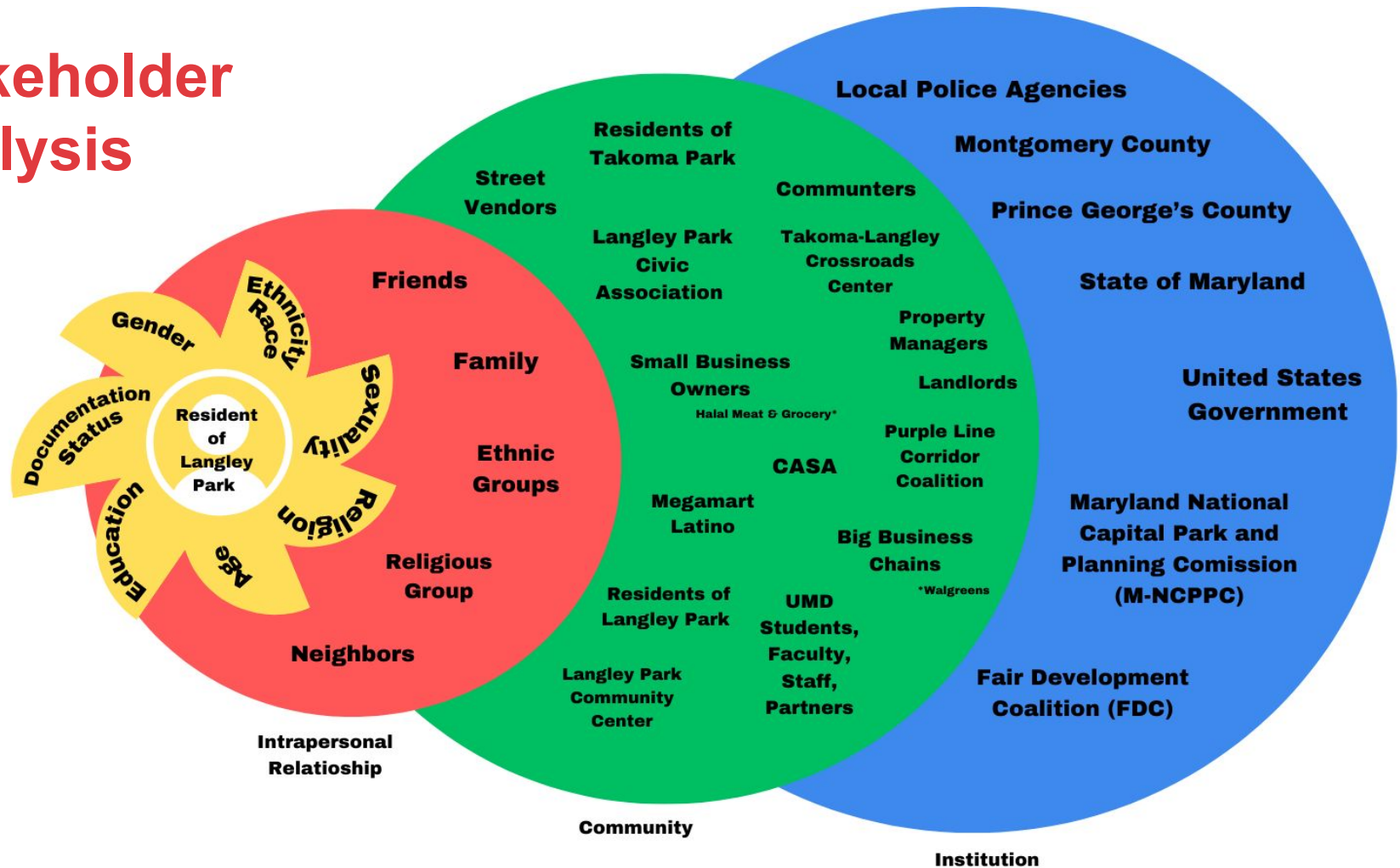
Analysis of People



Analysis of People (Economic)



Stakeholder Analysis

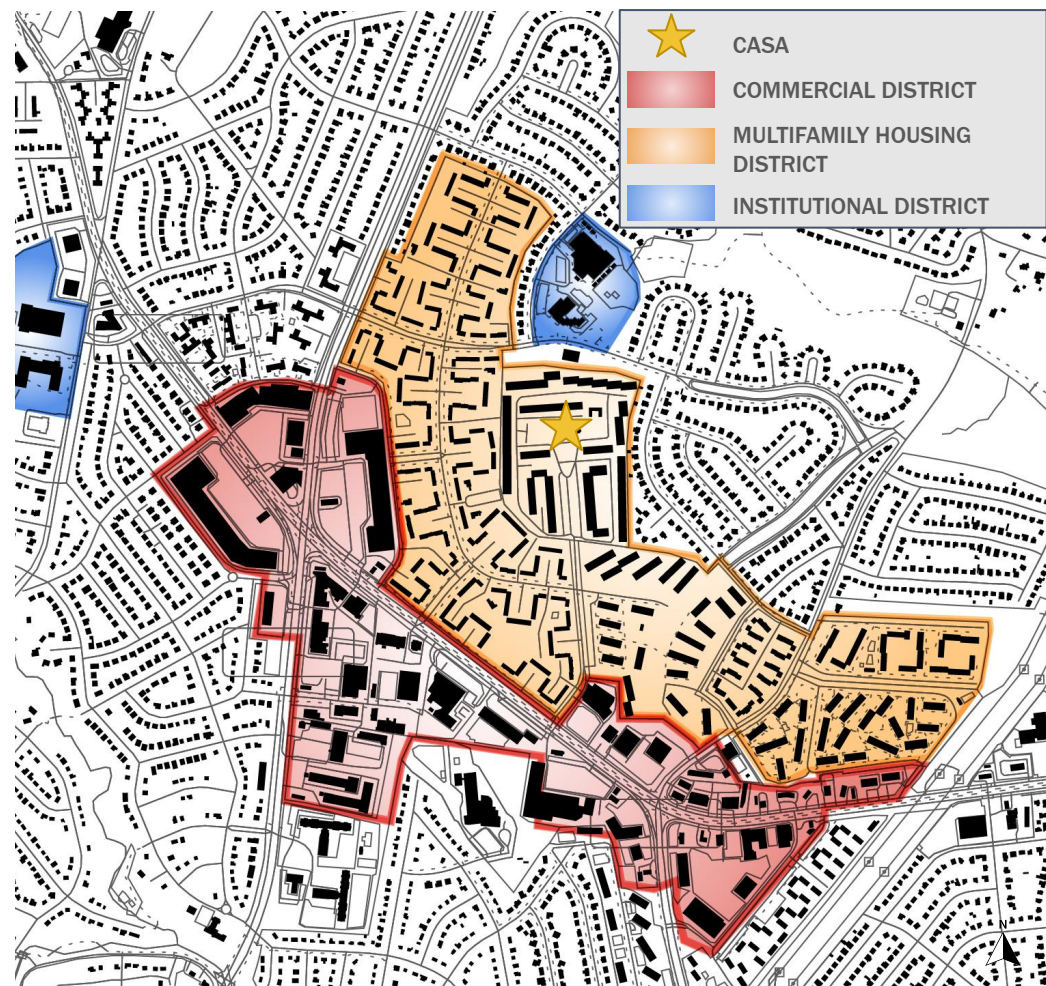


Site Visits



Analysis of Place

- Unincorporated community, situated within both Prince George's and Montgomery county
- Vibrant and culturally diverse community
- Population approximately 20,000, predominately Hispanic/Latino (70%)
- Home to several community organizations working to improve the quality of life for residents
- Located inside the Capital Beltway and proximity to D.C presents itself as an opportunity



Key Takeaways

Housing & Neighborhoods

Key takeaways

Challenges

- Increasing housing costs and cost-burdened residents
 - Exacerbated by Purple Line
- Limited housing choices
- Overcrowding and substandard housing
- Language barrier

Opportunities

- Current zoning allows mixed-use development
- New private investment along Purple Line corridor can improve housing quality
- Community power through resident-led organizing



University Gardens Apartments, one of 13 apartment complexes in Langley Park. Source: CASA

Transportation

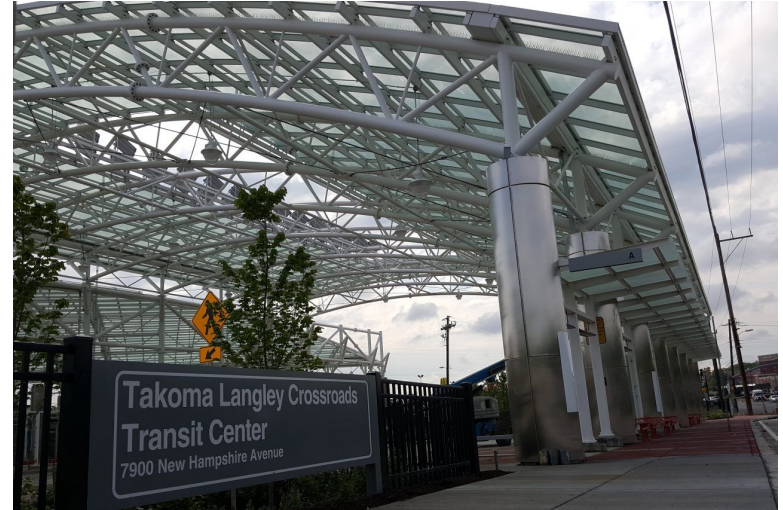
Key takeaways

Challenges

- Displacement fears from Transit-Oriented Development (TOD)
- Unfriendly/inconsistent streetscapes
 - High accident rates
- Shortcomings of Takoma-Langley Transit Center
 - Lack of reliable transit access

Opportunities

- Purple Line will increase access to a range of destinations
 - Ensure low-income riders benefit from Purple Line
- Better pedestrian access due to upgraded features around Purple Line stations



Takoma Langley Crossroads Transit Center

Environment & Sustainability

Key takeaways

Challenges:

- Air pollution, primarily due to heavy traffic
- Elevated surface temperatures
 - Lack of tree canopy cover
 - Impervious surfaces

Opportunities:

- Air monitoring stations
- Vegetation and tree canopy cover
- Pervious pavement
- Reflective surfaces
- Community gardens



Insert caption

Economics & Community Development

Key Takeaway

Challenges

- Threat of displacement
- Economic insecurity as a majority low-income community
- Institutional Distrust as a result of neglect
- Limited access to education, healthcare, and employment

Opportunities

- Rich cultural diversity fostering unique initiatives
- Resilient community with a history of advocacy
- Proximity to transit infrastructure for better connectivity
- Potential for participatory community planning
- Growth of immigrant-owned small businesses



CASA run Tenant Rights rally Source: wearecases.org

Community Engagement Event

Highlights

Celebration

- Music
- Dancing

Engagement Activities

- Asset/Concern Mapping
- Priorities
- Visioning

Giveaways

- Dinner
- Raffle
- Portraits



Engagement Findings

Housing & Neighborhoods

Asset/Concern Mapping

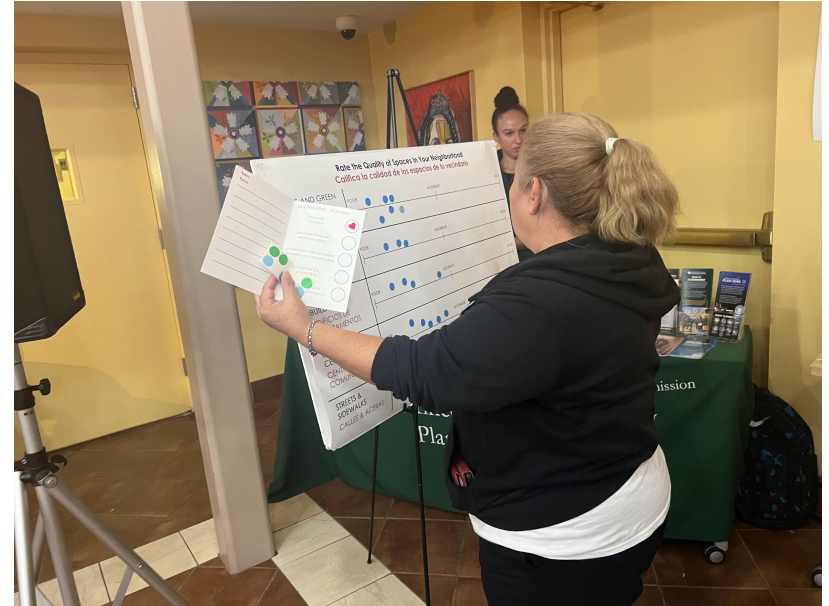
- Villas at Langley and the neighboring multifamily developments are the “heart” of the neighborhood, but also where residents feel unsafe and say needs improvement
- Commercial areas along University Blvd are residents’ “favorite” spaces

Priorities

- Apartment buildings, parks & green space, and streets & sidewalks identified by as the poorest quality spaces

Visioning

- Eliminating the presence of drugs and other forms of delinquency, better housing maintenance, and more opportunities and spaces for recreation--especially for youth and seniors



Langley Park resident interacting with housing and neighborhood priorities activity

Engagement Findings

Transportation

Asset/Concern Mapping

- Traffic congestion
- Disability accessibility
- Lack of walkability
- Concerns about children getting to school

Priorities

- Ensure the Purple Line provides the benefits the community is looking forward to without causing displacement

Visioning

- Providing safe walking conditions through transformations that make the streets accessible and high quality
- Improving traffic flow through better street design.



Community Engagement Event Posters

Engagement Findings

Environment & Sustainability

Asset/Concern Mapping

- Moderately high air pollution levels, particularly in the commercial corridor
- Elevated surface temperatures, especially in the commercial corridor

Priorities

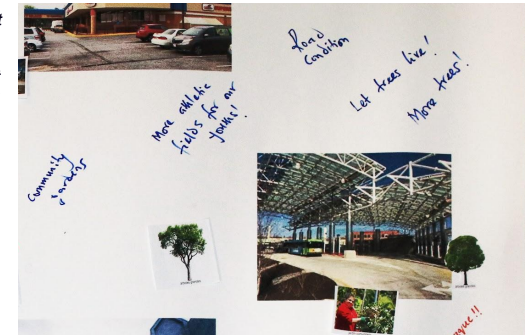
- Community gardens, tree canopy cover, pervious surfaces, reflective pavement, air quality monitoring stations

Visioning

- A Langley Park free from air pollution and elevated surface temperatures



Community Engagement Event Posters where community members indicated excessive heat with red dot and poor air quality with blue dot



Engagement Findings

Economic & Community Development

Asset/Concern Mapping

- Limited job opportunities
- Limited skills for the job market
- Disruption of small business by the purple line
- Limited access to safe and secured social spaces

Priorities

- Provide skill training programs, access to small business loans, renovate community spaces

Visioning

- A Langley Park that provides economic opportunities and social spaces to support community members ability to live a fulfilling and healthy life



Community Portraits



Part II: Strategic Plan

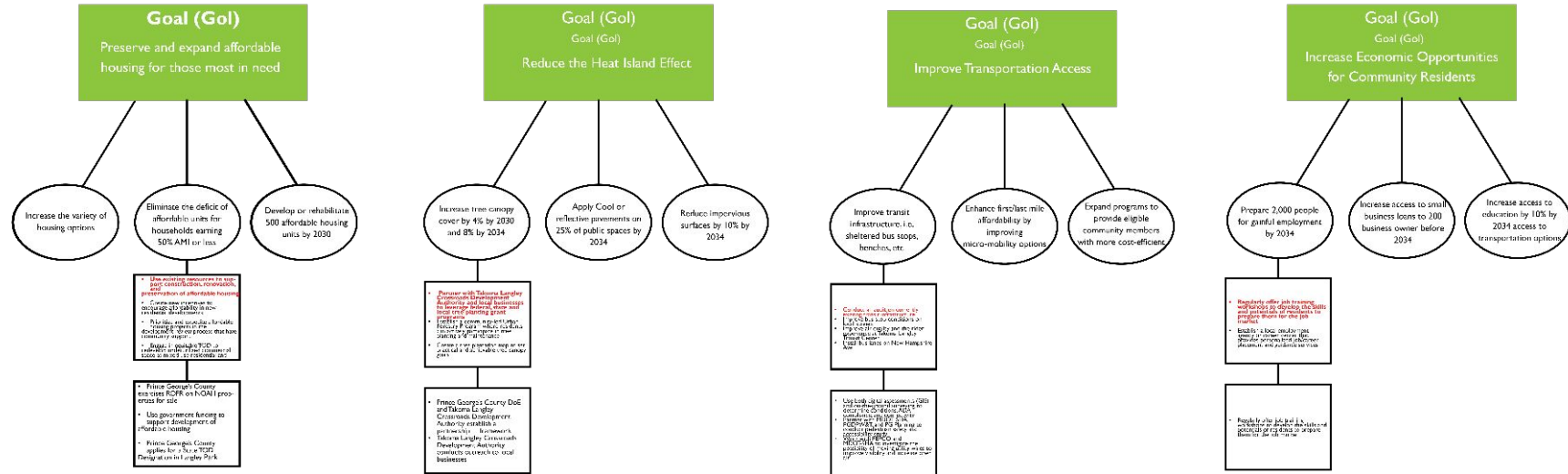
Logical Framework

Marco lógico

Objective
Objetivo

Strategy
Estrategia

Action Plan
Plan de Acción



Strategic Planning Framework



Strategic Plan Includes:

1. Goals
2. Objectives
3. Strategies
4. Action Plans
5. Key Performance Indicators
6. Stakeholder Involvement Process
7. Impact on People and Place

Vision



2034 Vision

In 2034, Langley Park is a thriving, inclusive, and sustainable community. All residents—regardless of income, education, or ethnicity—have access to affordable and suitable housing, reliable and multimodal transportation, vibrant community spaces, and a safe environment to live and play. New development enhances the built environment while serving the interests of current residents and businesses, prioritizing environmental stewardship through sustainable infrastructure and community-driven initiatives that mitigate air pollution and extreme heat, and improving access to transit.

Langley Park serves as a model for equitable urban living, fostering economic opportunities, and a sustainable community for all.



Recommendations

Goals

Housing & Neighborhoods



Preserve and expand affordable housing



Enhance housing quality



Create spaces for community activities and events

Transportation



Improve transportation access



Improve the quality of streetscapes

Environment & Sustainability



Reduce air pollution



Reduce the heat island effect

Economic & Community Development



Increase economic opportunities for community residents



Strengthen community organizing

Housing & Neighborhoods

Goals

Objectives

1

**Preserve and
Expand
Affordable
Housing**

1. Eliminate the deficit of affordable units for households earning 50% AMI or less
2. Reduce the percentage of Langley Park population burdened by housing costs (46.3%) to the current county average (37.5%) by 2030.
3. Increase the variety of housing options in which larger households can live together comfortably.

2

**Enhance
Housing Quality**

1. Rehabilitate 40% of aging housing stock by 2030 to meet health, safety, and energy standards.
2. Decrease the number of housing code violations at the multifamily rental properties in Langley Park of 50% by 2026.

3

**Create Spaces for
Community
Activities and
Events**

1. Establish at least four new parks and green spaces by 2030
2. Upgrade the Langley Park Community Center with modern facilities and programs by 2027
3. Decrease crime and delinquency in community spaces by promoting social cohesion

Transportation

Goals

Objectives

1

**Improve
Transportation
Access**

1. Improve transit infrastructure (sheltered bus stops, benches, curb extensions, information screens)
2. Enhance first/last mile affordability by improving micro-mobility options (bike/scooter sharing)
3. Expand programs to provide eligible community members with more cost-efficient access to transportation options

2

**Improve the
Quality of
Streetscapes**

1. Transform the main corridors in Langley Park into complete streets by 2034
2. Add bike lanes and other multimodal infrastructure on the local streets by 2034

Environment, Climate & Sustainability

Goals

Objectives

1

Reduce Air Pollution

1. Set up two air quality monitoring stations by 2030
2. Install three 600 square foot community gardens by 2030
3. Construct new bike lanes and improve the safety and accessibility of crosswalks and sidewalks along 1.33 miles of University Boulevard by 2034

2

Reduce the Heat Island Effect

1. Increase tree canopy cover by 4% by 2030 and 8% by 2034
2. Apply cool or reflective pavements on 25% of Langley Park's public spaces by 2034
3. Require 100% of new developments to meet green building standards by 2034
4. Reduce impervious surfaces by 10% by 2034

Goals

Objectives

1

Increase economic opportunity for community residents

1. Prepare 2000 people for gainful employment by 2034
2. Increase access to small business loans for approximately 200 businesses owners by 2034
3. Increase access to job-related educational programming within Langley Park by 2034

2

Strengthen Community Organizing

1. Identify 4 opportunities for Langley Park to strengthen community organization potential within the next 5 years
2. Increase the amount of programming by 15% for children and families living in Langley Park by 2034
3. Identify 3 outdoor spaces for designation. Build or rehabilitation within a 5-mile radius of CASA by 2034

Housing & Neighborhood

1 **Goal: Preserve and expand affordable housing**

Objective 1: Eliminate the deficit of affordable rental units for households earning 50% AMI or less by 2034.

Strategies:

1. Use existing county and state resources to support construction, renovation, and preservation of affordable housing
2. Prioritize and expedite affordable housing projects in the development review process that have community support
3. Create new incentives to encourage affordability in new residential developments
4. Engage in equitable TOD to redevelop underutilized commercial space as mixed-use residential and commercial developments

Housing & Neighborhood

1 Goal: Preserve and expand affordable housing

Objective 1: Eliminate the deficit of affordable rental units for households earning 50% AMI or less by 2034.

Strategy 1: Use existing county and state resources to support construction, renovation, and preservation of affordable housing

Action Plan:

1. Prince George's County Department of Housing and Community Development exercises its right of first refusal (ROFR) for naturally occurring affordable housing (NOAH) properties when they go up for sale.
 - a. Affordability Requirements: Adopt 50% AMI as the maximum standard for affordability requirements
 - b. Resident Empowerment & Community Support Plan: Prince George's County Department of Housing and Community Development and Takoma-Langley Crossroads Development Authority collaborate to ensure Langley Park-based small businesses are certified as County-Based Small Businesses and Minority Business Enterprises eligible to be part of a Resident Empowerment & Community Support Plan
2. For-profit and non-profit housing developers utilize Prince George's County's Housing Investment Trust Fund (HITF) to provide gap financing for acquisition, new construction, or rehabilitation of affordable multifamily rental housing
3. Prince George's County Department of Planning applies for a State TOD Designation for Langley Park to become more competitive for state funds and LIHTC

Housing & Neighborhood

1 Goal: Preserve and expand affordable housing

Objective 1: Eliminate the deficit of affordable rental units for households earning 50% AMI or less by 2034.

Strategy 1: Use existing county and state resources to support construction, renovation, and preservation of affordable housing

Action Plan:

1. Prince George's County Department of Housing and Community Development exercises its right of first refusal (ROFR) for naturally occurring affordable housing (NOAH) properties when they go up for sale.
 - a. Affordability Requirements: Adopt 50% AMI as the maximum standard for affordability requirements
 - b. Resident Empowerment & Community Support Plan: Prince George's County Department of Housing and Community Development and Takoma-Langley Crossroads Development Authority collaborate to ensure Langley Park-based small businesses are certified as County-Based Small Businesses and Minority Business Enterprises eligible to be part of a Resident Empowerment & Community Support Plan
2. For-profit and non-profit housing developers utilize Prince George's County's Housing Investment Trust Fund (HITF) to provide gap financing for acquisition, new construction, or rehabilitation of affordable multifamily rental housing
3. Prince George's County Department of Planning applies for a State TOD Designation for Langley Park to become more competitive for state funds and LIHTC

Housing & Neighborhood

1 Goal: Preserve and expand affordable housing

Objective 1: Eliminate the deficit of affordable rental units for households earning 50% AMI or less by 2034.

Strategy 1: Use existing county and state resources to support construction, renovation, and preservation of affordable housing

Action Plan:

1. Prince George's County Department of Housing and Community Development exercises its right of first refusal (ROFR) for naturally occurring affordable housing (NOAH) properties when they go up for sale.
 - a. Affordability Requirements: Adopt 50% AMI as the maximum standard for affordability requirements
 - b. Resident Empowerment & Community Support Plan: Prince George's County Department of Housing and Community Development and Takoma-Langley Crossroads Development Authority collaborate to ensure Langley Park-based small businesses are certified as County-Based Small Businesses and Minority Business Enterprises eligible to be part of a Resident Empowerment & Community Support Plan
2. For-profit and non-profit housing developers utilize Prince George's County's Housing Investment Trust Fund (HITF) to provide gap financing for acquisition, new construction, or rehabilitation of affordable multifamily rental housing
3. Prince george's County Department of Planning applies for a State TOD Designation for Langley Park to become more competitive for state funds and LIHTC

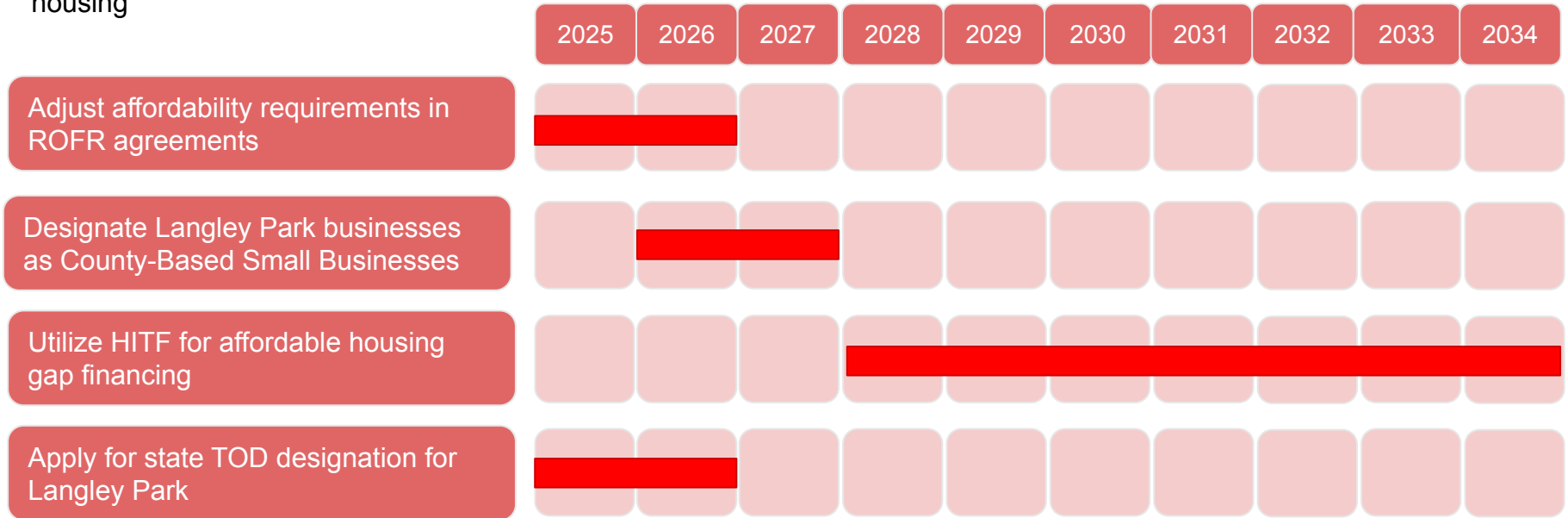
Housing & Neighborhoods

1

Goal: Preserve and expand affordable housing

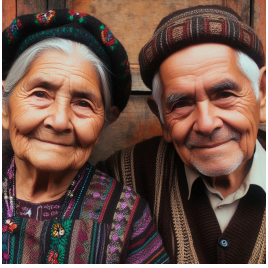
Objective 1: Eliminate the deficit of affordable rental units for households earning 50% AMI or less by 2034.

Strategy 1: Use existing county and state resources to support construction, renovation, and preservation of affordable housing



Impact on Place and People

Impact Analysis



Norberto & Consuelo



Esperanza & Eric



José



Joy

The Paniaguas Family

- Multi-generational household in Langley Park, MD
- Face significant financial, emotional, and social challenges
- Grandparents Norberto and Consuelo, undocumented immigrants from Guatemala, struggle with unstable work and limited resources
- Esperanza is a mother of three, whose husband was deported, leaving the family emotionally traumatized and financially strained
- Eric, 18, a soon to be high school graduate trying to figure out his next steps
- José, 11, is in middle school hoping to join a soccer team
- Three-year-old Joy exhibits emotional regression and trauma due to her father's absence
- The family lives in a cramped two-bedroom apartment, with minimal access to healthcare and social services

Areas of Interest



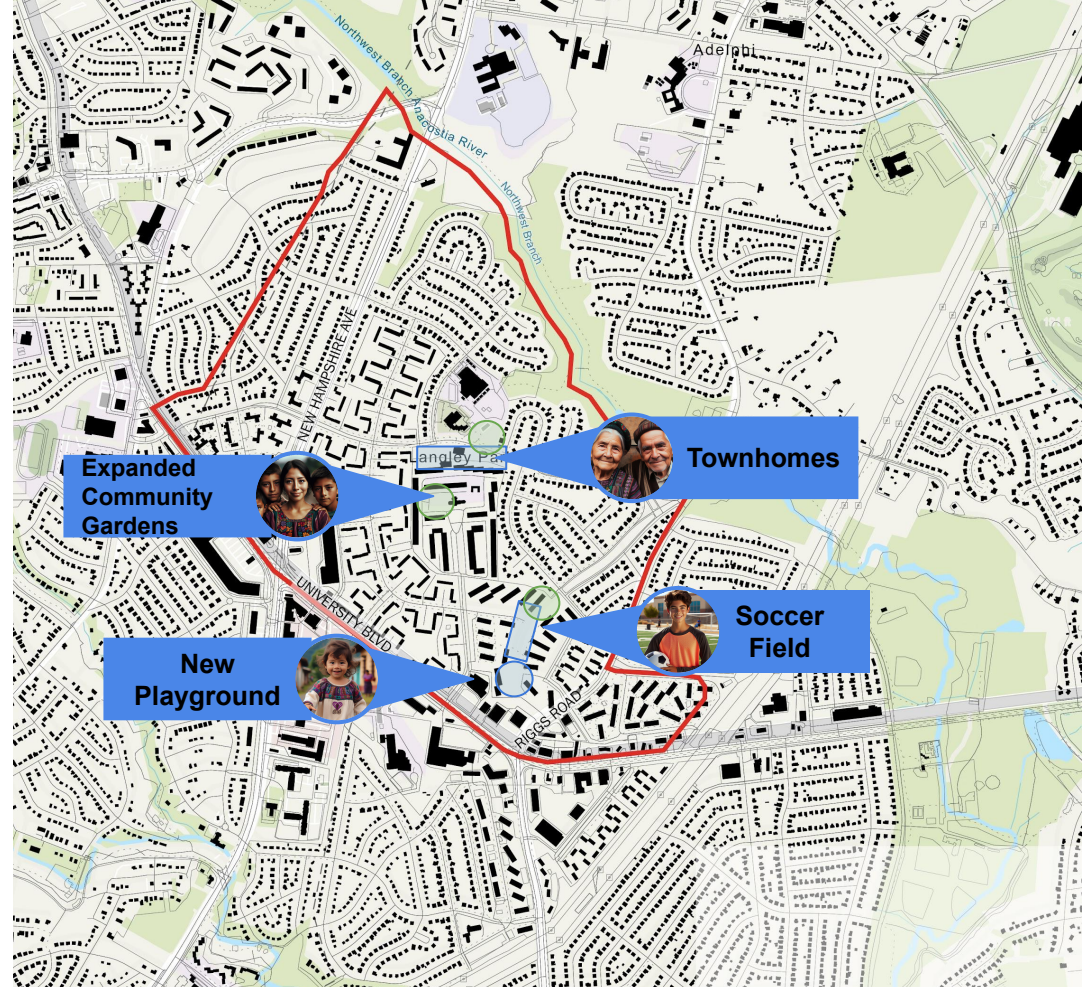
Green Spaces

Opportunity to improve existing community spaces



Development Sites

Opportunity to activate spaces that were 1) currently a crime hotspot 2) vacant space 3) an area of neglect and disinvestment



Impact Area: Housing & Neighborhood



Norberto & Consuelo

Norberto and Consuelo are 55 and 50 years old. They emigrated from Guatemala 25 years ago. They live with their daughter Esperanza and help her with the kids and work. At the end of the day the family goes on a walk before winding down for the evening.

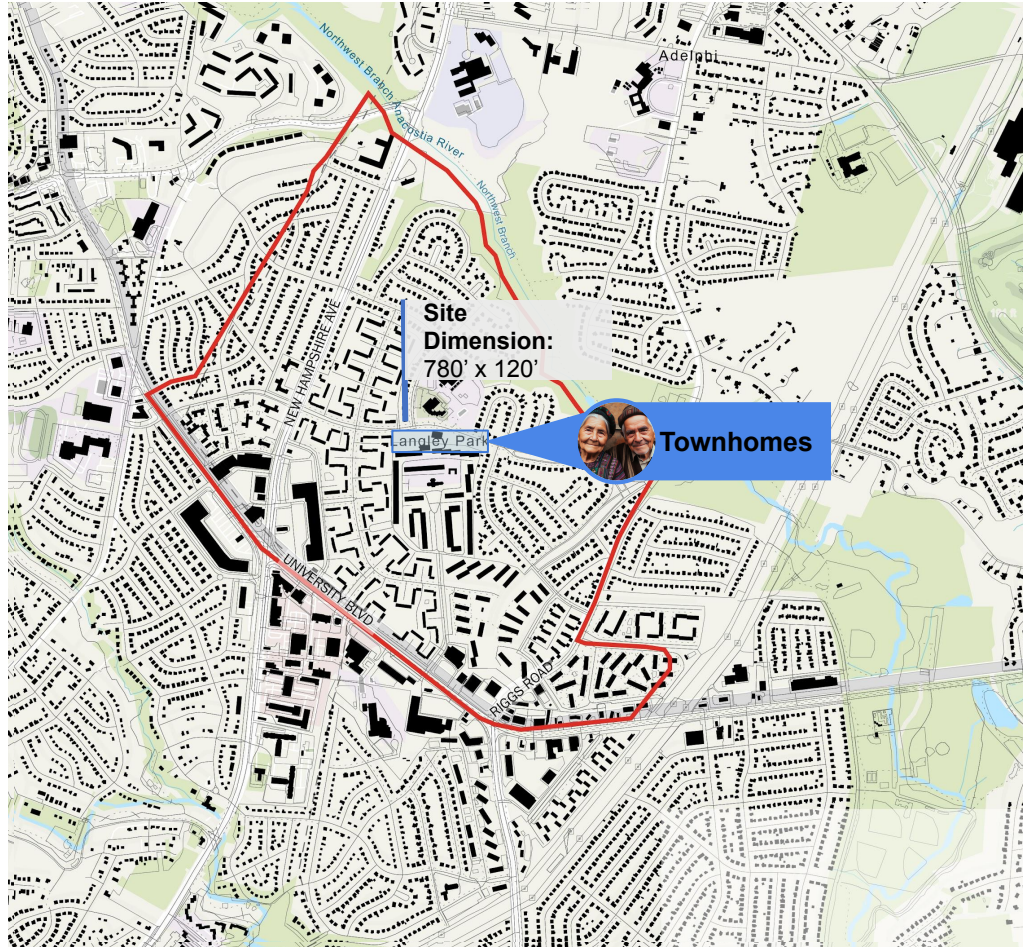


Google Earth



Combination of prime.ai & photoshop

Impact Area: Housing & Neighborhood



New Townhome Typology

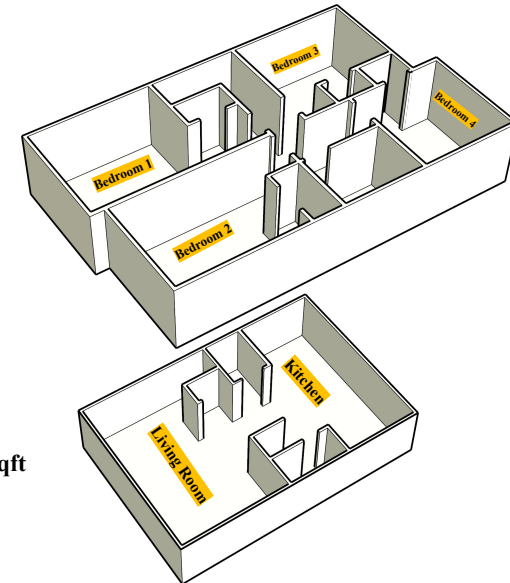
24 new townhomes built within two years

In Comparison:

Up to a 350 more sq ft increase compared to a one-bedroom unit

Up to 148 more sq ft increased compared to a two-bedroom unit

Up to 77 less sq ft compared to a three-bedroom unit



4 bedroom unit - 1140 sqft

Areas of Interest

 Potential Air Pollution Monitoring Station Sites

 Potential Community Garden Sites

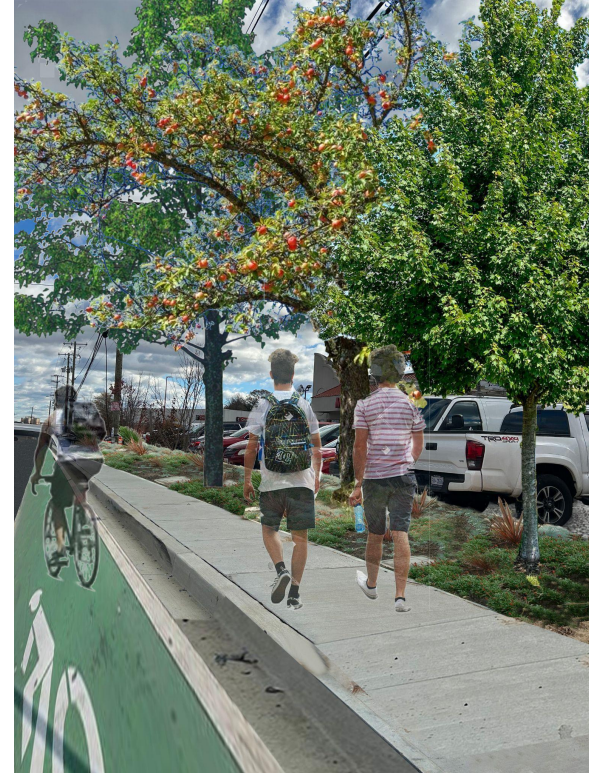
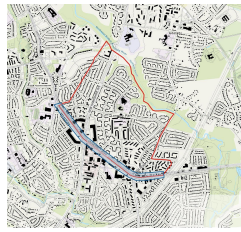


Impact Area: Environment & Sustainability









José

José is a 11 years old boy who is transitioning to middle school. He loves to play soccer and normally goes to the community center for soccer practices and games



Areas of Interest

-  Capital Bikeshare Docks
-  Purple Line Stations
-  Purple Line Route
-  Arterial Complete Streets
-  Planned Bike Lanes
-  Proposed Bike Lanes



Impact Area: Transportation



Esperanza & Eric

Esperanza is 36 years old and the mother of three US-born children. She runs an informal food-vending business with her mom. She currently sells her food on the local streets of Langley Park.

BEFORE / AFTER (15TH AVE.)



Before and After Transformation of 15th Avenue in Langley Park

Impact Area: Transportation



Esperanza & Eric

Eric is 18 years old and graduates from high school this year. He is torn between going to college or looking for a job to contribute to the family income. He currently takes the bus to school and Northwestern High School in Hyattsville.

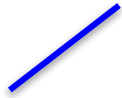


Capital Bikeshare Dock in Prince George's County



Recently Constructed Bike Lanes on Rhode Island Avenue, College Park, MD

Areas of Interest



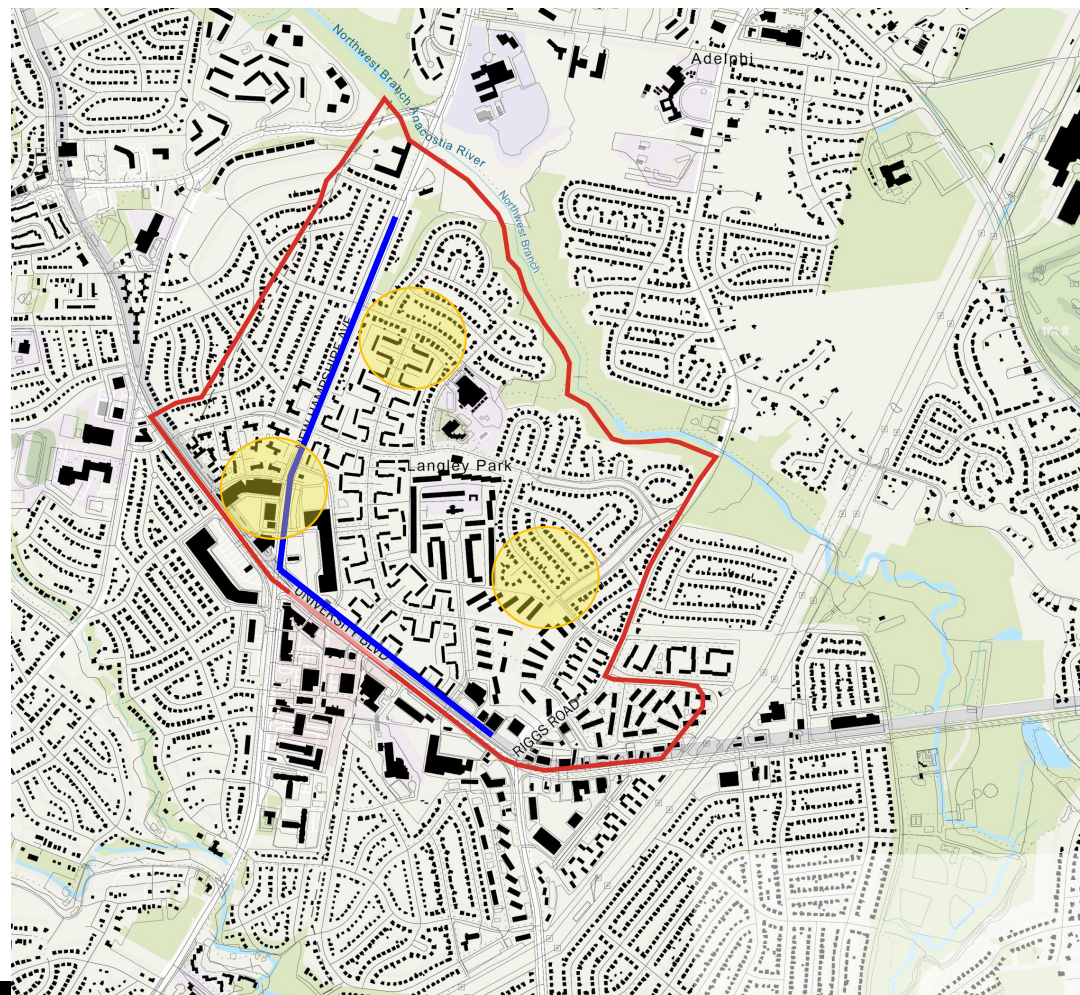
Workforce Training Centers

Opportunity to provide accessible job skills training centers



Small Business Hubs

Opportunity to support local entrepreneurs and small businesses



Impact Area: Economic & Community Development



José

José is a 11 year old boy who is transitioning to middle school. He loves to play soccer and normally goes to the community soccer field to play with his friends



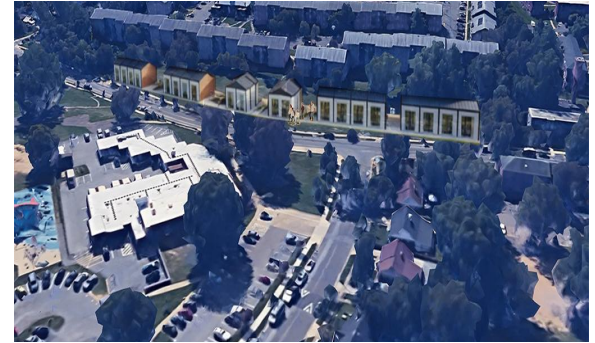
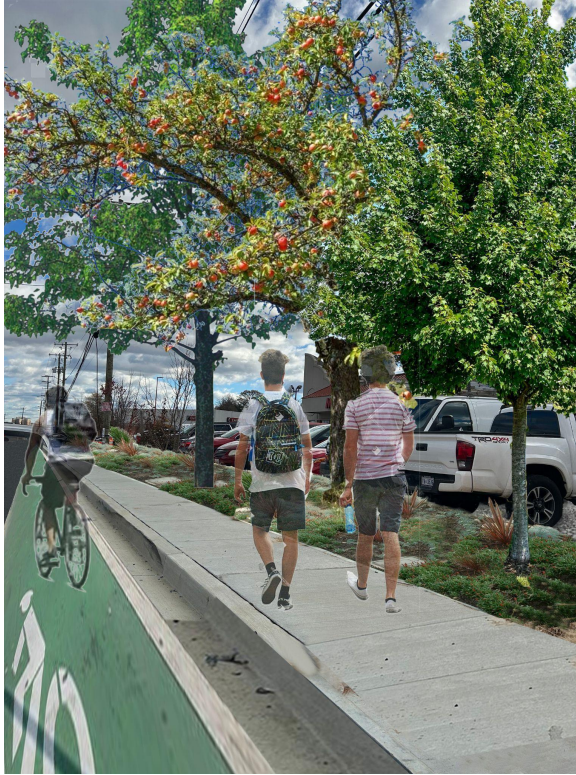
Joy

Joy is a joyful toddler who loves drawing and playing with her abuela, Consuela. Consuelo and Consuela have been taking Joy to the new community playground that has opened recently and she loves it!



Combination of prime ai, copilot ai & photoshop

Final Impact



Conclusion

Conclusion

By 2034, Langley Park has the opportunity to become a thriving, inclusive community where residents have **equitable access to safe housing, reliable transportation, sustainable green infrastructure, and robust economic opportunities**. However, progress may be hindered by funding uncertainties, rising costs, and the effects of federal, state, and local policies. Through strategic planning, meaningful community engagement, and focused investments, Langley Park can overcome these challenges, **cultivating a vibrant and sustainable future that honors its cultural diversity while advancing equity, economic vitality, and environmental resilience**.

Final Deliverables

1. Report for Prince George's County Planning Department and the Langley Park community
2. Community engagement event to discuss findings and recommendations



**Partnership for
Action Learning
in Sustainability**

