



Envision

Cheverly

2032



ENVISION STATEMENT

Envision Cheverly 2032 is the result of a community dialogue beginning in the spring of 2012 when the Town invited residents and community stakeholders to participate in the Envision Cheverly Survey. The survey asked, "What would the people of Cheverly like their community to look and feel like in ten to twenty years?" Over 150 surveys were completed, becoming the basis for discussion at a community open house and facilitated discussion held on June 16, 2012. The responses to the survey and open house were summarized into major themes and formed the framework for Envision Cheverly 2032. This

document is intended to reflect the community's values and priorities and will be used as a resource for the Town Council when making planning and development decisions.

The envision statement is a verbal snapshot of Cheverly in the year 2032. It assumes the comments and ideas from the community engagement process are achieved and describes what Cheverly is like as a place to live, work, or visit. Envision Cheverly 2032 is premised on the ability of the people of Cheverly to shape the future direction of the town through the planning and development process.



ENVISION CHEVERLY 2032

Cheverly in 2032 is an attractive, vibrant place where people of all ages, cultures and economic backgrounds enjoy a high quality of life based on housing choice, transportation options, employment opportunities, community services, and natural amenities. The town's evolution has successfully woven a 20th century residential suburb with the surrounding fabric of Prince George's County and the metropolitan Washington region, creating a community with greater outward connectivity and inward cohesion.

As a result, Cheverly is a place where diversity is respected, innovation is embraced, and people are friendly. Homeowners, businesses, and visitors are drawn to the town's lush tree canopy, green avenues, and protected watershed, affordable, diverse, and attractive housing; award winning schools; safe, walkable neighborhoods; abundant parks,

pathways and recreational trails. These attributes contribute to Cheverly's sustainability and livability.

Opportunities to engage in community life include a wide range of activities from attending concerts in Legion Park, walking or biking along miles of sidewalks and trails, shopping at local businesses or the farmers market, meeting family or friends for theater, a meal, or just soaking up the atmosphere at any of the local neighborhood gathering spots.

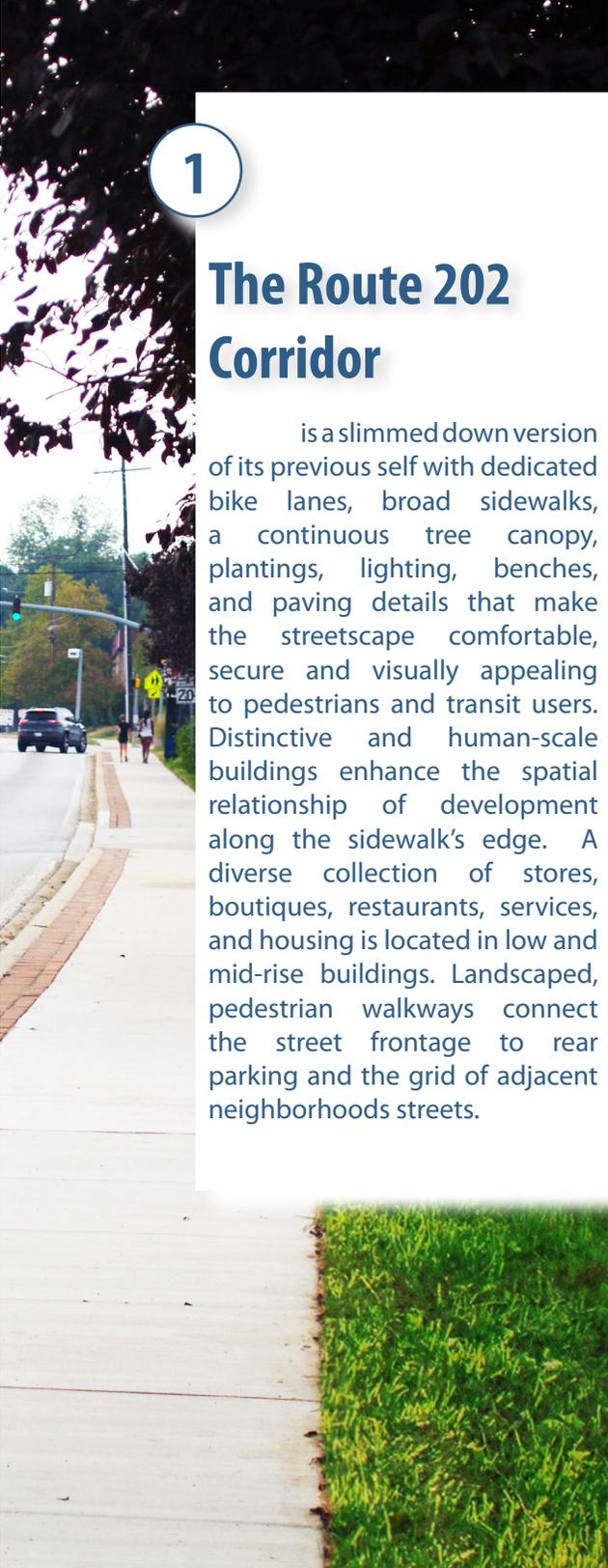
Cheverly continues its legacy as a green oasis, through environmental stewardship and climate-friendly practices. Homes and businesses are equipped with geothermal heating and cooling, wind, solar power, green roofs, and rainwater harvesting. Preserved tree cover, watersheds and wildlife habitat ensure nature remains integral in daily life.



RETAIL AND COMMERCIAL DEVELOPMENT

In 2032, thriving retail and commercial development is well integrated into the fabric of the town. Outstanding mixed-use centers, each with its own identity, hug the town's perimeter as a transition to Cheverly's mature

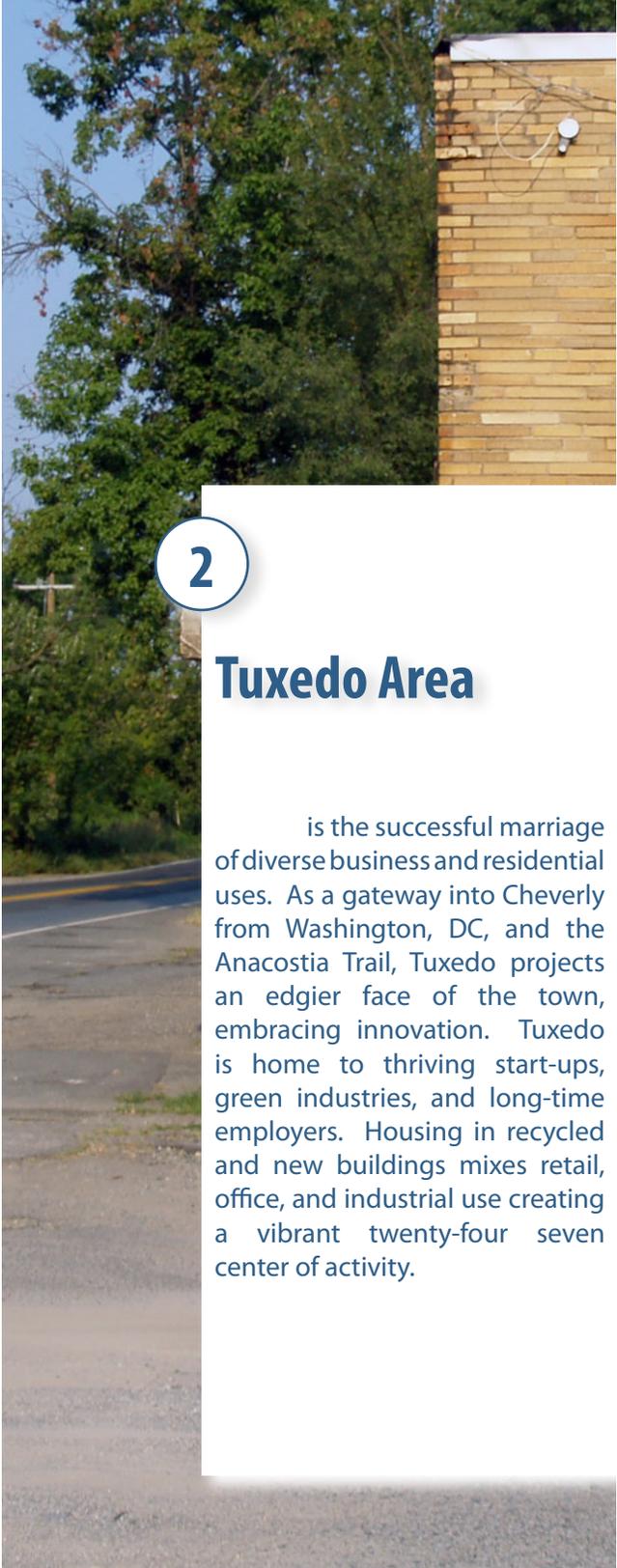
residential neighborhoods. The result of strategic public and private investments these centers are hubs for employment, living, shopping, and gathering for cultural events and festivals.



1

The Route 202 Corridor

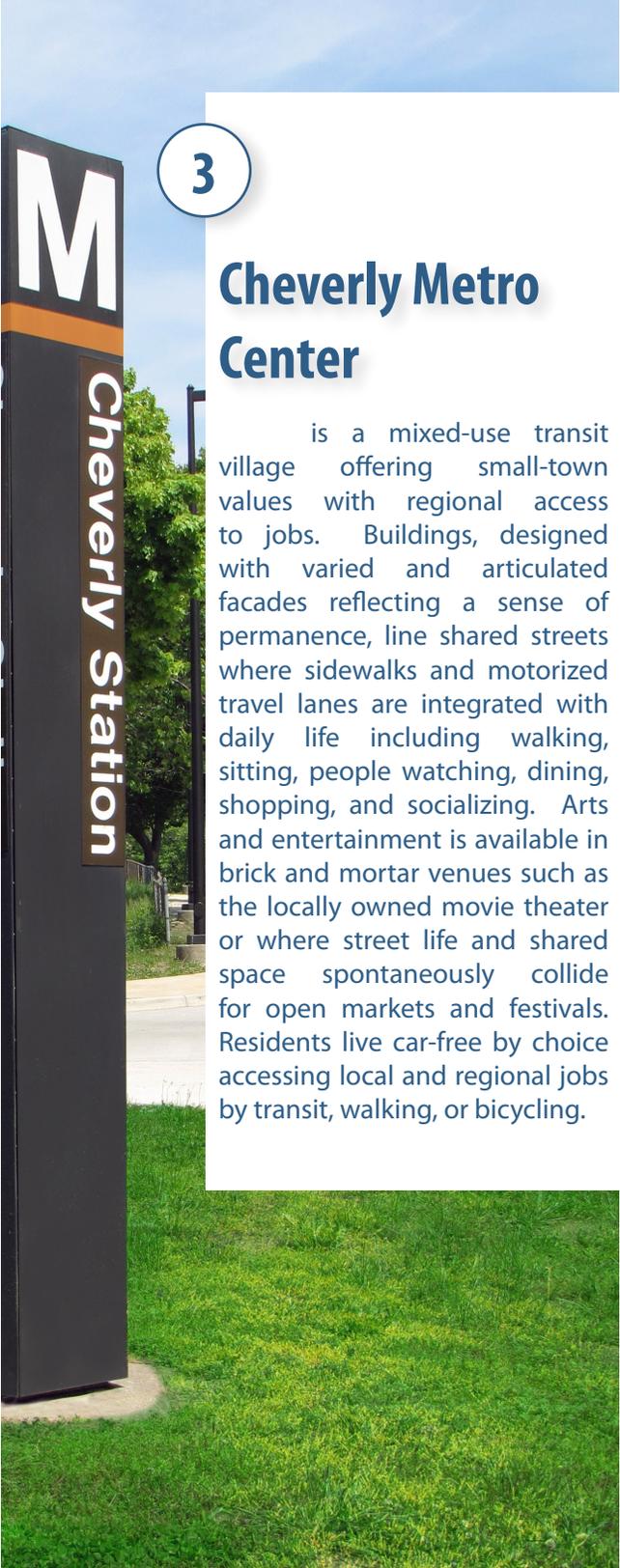
is a slimmed down version of its previous self with dedicated bike lanes, broad sidewalks, a continuous tree canopy, plantings, lighting, benches, and paving details that make the streetscape comfortable, secure and visually appealing to pedestrians and transit users. Distinctive and human-scale buildings enhance the spatial relationship of development along the sidewalk's edge. A diverse collection of stores, boutiques, restaurants, services, and housing is located in low and mid-rise buildings. Landscaped, pedestrian walkways connect the street frontage to rear parking and the grid of adjacent neighborhoods streets.



2

Tuxedo Area

is the successful marriage of diverse business and residential uses. As a gateway into Cheverly from Washington, DC, and the Anacostia Trail, Tuxedo projects an edgier face of the town, embracing innovation. Tuxedo is home to thriving start-ups, green industries, and long-time employers. Housing in recycled and new buildings mixes retail, office, and industrial use creating a vibrant twenty-four seven center of activity.



3

Cheverly Metro Center

is a mixed-use transit village offering small-town values with regional access to jobs. Buildings, designed with varied and articulated facades reflecting a sense of permanence, line shared streets where sidewalks and motorized travel lanes are integrated with daily life including walking, sitting, people watching, dining, shopping, and socializing. Arts and entertainment is available in brick and mortar venues such as the locally owned movie theater or where street life and shared space spontaneously collide for open markets and festivals. Residents live car-free by choice accessing local and regional jobs by transit, walking, or bicycling.



TRANSPORTATION

In 2032, Cheverly's transportation system provides efficient and convenient access to all areas of our town and region. New transportation infrastructure reflects a context sensitive approach, balancing safety and cost with a landscape architect's level of craft for aesthetics and environmental impacts. Working with Prince George's County and the State of Maryland, Cheverly has championed street improvement programs that accommodate all modes of travel. Reconstructed intersections, continuous travel lanes for bicycles, enhanced sidewalks, streetscape amenities—including transit shelters—street furniture, public art, and stormwater management features contribute to the livability of the entire town.

In 2032, traffic flows freely in and around Cheverly as the result of improvements along Routes 50, 295, and 202 to provide access, relieve congestion and bottlenecks, and reduce cut-through traffic. Landscaped roundabouts at major intersections serve as

gateways, minimizing speeds, simplifying pedestrian crossings, and moving traffic gently along corridors and local streets.

The recently completed Columbia Park Bridge is both a park and a bridge. A spacious landscaped pedestrian esplanade with a bi-directional bicycle path, Cheverly's version of the Highline Park, is paired with four traffic lanes providing vehicular access to and from Route 50 as well as local streets.

Neighborhood streets also serve as transportation hubs, whether you are a cyclist, pedestrian, or bus rider. Since many residents still work outside Cheverly, public transportation, including a circulator bus, provides a quick connection to the Cheverly metro station.

It is easy to walk or bicycle along the numerous pathways and trails that connect Cheverly's neighborhoods and development centers. Truly, there is no place that is not within a twenty-minute walk or bike ride.



RECREATION AND ENVIRONMENT

In 2032, Cheverly's residents enjoy natural areas and parks connected by green corridors providing an array of opportunities for walking, bicycling, sports, water play, as well as more restful pursuits such as viewing abundant wildlife. Fenced and well-lit dog parks are located within a short walk, whether you live in one of the development districts or older neighborhoods.

Community meeting space is located throughout Cheverly providing opportunities for residents to mix and mingle while engaging in a variety of activities from fitness classes, to classroom programs, seminars, or lectures. Working together, civic groups, schools, and businesses ensure meeting rooms are available year-round in park facilities, churches, classrooms and storefronts.

Cheverly's quiet environmental ambiance is the result of integrating deep green buffers along transit corridors, and within the development district to filter noise, sound, and pollution. Landscaping regulations ensure the preservation and planting

of native trees and plants that are visible in yards, streetscapes, along stream banks and in parks. Dedicated community volunteers have all but eradicated invasive plants allowing for the return of wildlife habitats. Cheverly continues to inventory and monitor environmental resources with a sense of stewardship for future generations.

For 20 years, an adherence to environmental design guidelines for existing and new development has reduced impervious cover to a standard of less than ten percent. A similar effort coordinated with other jurisdictions in the Anacostia River watershed has restored stream hydrology and ecosystems along the Lower Beaverdam, Cabin Branch, and Quincy Run creeks. Today, Cheverly supports a diverse habitat for wildlife and native plants along restored streams and wetlands as a part of an interconnected system of green corridors including two that follow a pedestrian / bike trail across Route 50 with connections to the Anacostia Trail.



RESIDENTIAL DEVELOPMENT

Cheverly's unique and identifiable neighborhoods differing in scale, character, and housing options meet the needs of singles, couples, families, and the elderly. Residents of all ages from childhood through retirement enjoy a sense of place and community achieved through a pattern of residential, open space and retail located within a five to ten minute walk.

Newer development has accommodated changing times and blends well with the established neighborhood character setting new standards for sustainable building, energy efficiency and environmental

sensitivity. Residents can leave their car at home and walk or ride a bicycle safely and easily around the town on an extensive network of interconnecting sidewalks and trails.

No matter where you live in Cheverly, there's no shortage of convenient destinations and cultural activities. Schools, parks, libraries, restaurants, neighborhood shops and services, transit stops and indoor and outdoor community gathering places are all easily accessible, attractive and well maintained.



ACKNOWLEDGEMENTS

The Town of Cheverly would like to thank its Planning Board for engaging the community in the Envision Cheverly process, in addition to all the residents of Cheverly who participated in the creation of this

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