

# 2009 DEVELOPMENT ACTIVITY TRENDS REPORT FOR PRINCE GEORGE'S COUNTY



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**2009 Development Activity Trends Report  
for Prince George's County**

## EXECUTIVE SUMMARY

The Development Activity Trends Report for Prince George's County identifies recent development activity (approved subdivisions and new building construction) in the county and anticipates the future of residential and nonresidential growth by 2015. The following are highlights from the report:

- **Increased Multifamily Development**—In 2009 there were more multifamily completions than in any other year over the last ten-year period, which made up 52 percent of total new residential units constructed in the county. Most of these projects were completed within or in close proximity to the Capital Beltway.
- **Improved Home Sales**—The county had an increase in new and existing home sales in 2009. Declining sales prices in both markets over the past year have helped attract prospective buyers. This is the first time since 2006 that home sales improved from the previous year. Increased sales indicate that the housing market in Prince George's County is recovering.
- **Housing for Seniors Continues to Grow**—Three of the largest residential projects completed in 2009 were for senior housing. The Jericho Residences, Newton Green Senior Apartments, and The Lodge at Marlton added a total of 450 affordable senior citizen rental units to the county's housing stock.
- **Developed Tier Sees More Residential Development**—Forty-nine percent of new residential development occurring in the county during 2009 was in the Developed Tier. This is much higher than in 2008 when 25 percent of new residential development in the county was in the Developed Tier. Increased development in the Developed Tier during 2009 occurred as a result of the completion of a number of multifamily units in Hyattsville and Camp Springs.
- **Retail Projects Dominate Nonresidential Completions**—New retail development in the county surpassed newly completed office and industrial projects during 2009. Thirty-five percent of new nonresidential building completions in the county (over 430,000 square feet) included retail development from continuing construction at National Harbor and Brandywine Crossing. Retail will continue to be a strong component of nonresidential development in the county with planned projects such as Woodmore Towne Centre, Mill Branch Crossing, and Ritchie Station Market Place in the pipeline.
- **Forecasted Growth**—Communities that are expected to generate the largest share of residential growth between 2010 and 2015 are Tippet, Westphalia, South Potomac Sector, Brandywine, College Park, and Laurel. The highest employment growth during this period will be in the Northwestern, South Potomac, Westphalia, Melwood, and Hyattsville planning areas.

# INTRODUCTION

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The Development Activity Trends Report for Prince George's County presents data and information pertaining to rezoning, subdivision, and building activity in 2009. The report displays growth trends in Prince George's County, which should prove useful for planning activities, including land use planning, facilities planning, and market analysis.

This report is divided into four sections: General County Trends, New Building Construction, Development Activity Trends, and Forecasted Growth. Development pressures that result from changing populations, demographics, and market conditions are presented in General County Trends. New Building Construction highlights major residential and nonresidential development activity in the county for 2009. Development Activity Trends presents data on approved subdivision and new building completions from 2007 to 2009 for all seven county subregions, as well as by development tier. Finally, Forecasted Growth presents the planning department's cooperative forecast to illustrate expected dwelling unit and employment growth between 2010 and 2015.

Definitions for zoning categories used in this report are located in the Appendix 2 on page 41.



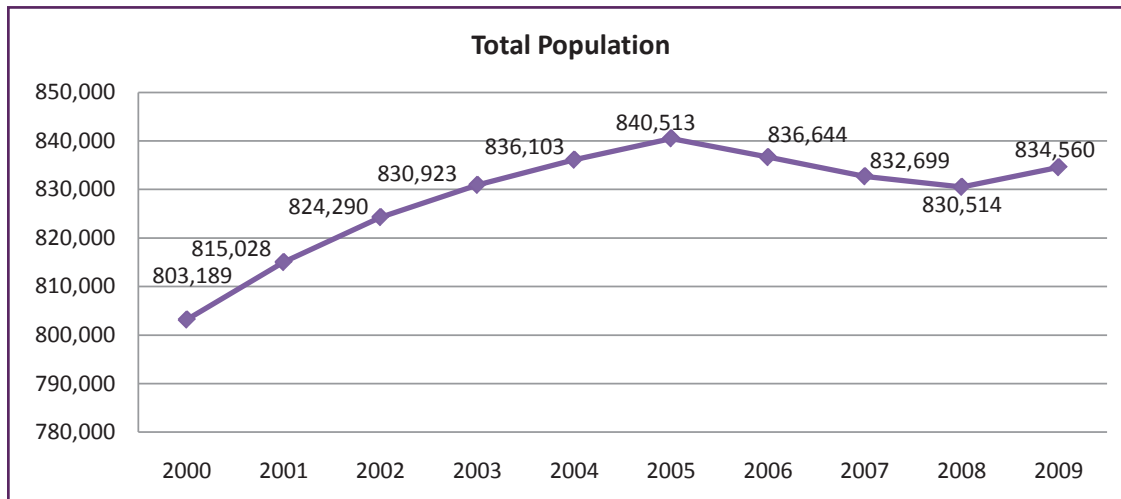
# GENERAL COUNTY TRENDS

## POPULATION

Prince George's County is a community that continues to grow despite some recent decline in population. The U.S. Census Bureau's Annual Population Estimates shows a total of 834,560 residents in the county as of 2009. Between 2000 and 2009 the total population in Prince George's County increased by four percent (31,371 residents). While the population increased consistently from 2001 to 2005, total population declined slightly from 2005 to 2008 and rebounded in 2009 (see *Chart 1 on page 3*).

The percentage of population gain that the county experienced between 2000 and 2009 was the smallest among the 22 jurisdictions in the Washington Metropolitan Area. The largest population growth was in suburban counties of Virginia, which included Loudoun, Prince William, and Stafford Counties (see *Table 1 on page 3*).

**CHART 1**



Source: U.S. Census Bureau, Annual Population Estimates Program

**TABLE 1**

JURISDICTION	2000-2009 POPULATION GROWTH
Prince George's County	4%
District of Columbia	5%
Fairfax County	6%
Montgomery County	11%
Washington Metropolitan Area	14%
Charles County	17%
Calvert County	19%
Stafford County	33%
Prince William County	33%
Loudoun County	73%

Source: U.S. Census Bureau, Annual Population Estimates Program

## RESIDENTIAL PERMITS & COMPLETIONS

In 2009, single-family residential permits and completions were at their lowest since 2000. Multifamily permits remained high, however, relative to previous years. In 2009 multifamily dwelling unit completions were the highest they have been over the last ten years and made up 52 percent of the total new residential units constructed in the county (see Table 3 on page 4).

**TABLE 2**

NEW RESIDENTIAL BUILDING PERMITS					
Year	Single-family Units*	Percent of Total Units	Multifamily Units	Percent of Total Units	Total Units
2000	2,543	92	209	8	2,752
2001	3,049	100	0	0	3,049
2002	2,470	97	78	3	2,548
2003	2,808	96	128	4	2,936
2004	1,875	96	73	4	1,948
2005	3,255	95	170	5	3,425
2006	2,918	96	115	4	3,033
2007	1,462	67	721	33	2,183
2008	1,012	77	308	23	1,320
2009	811	64	448	36	1,259

Source: U.S. Census Bureau, 2000-2009 Building Permit Files  
\* Includes townhomes

**TABLE 3**

ESTIMATED NEW DWELLING UNIT COMPLETIONS							
Year	Single-family Detached	Percent of Total Units	Single-family Townhouse	Percent of Total Units	Multifamily Units	Percent of Total Units	Total Units
2000	1,933	56	1,075	31	451	13	3,459
2001	1,997	70	830	29	34	1	2,861
2002	2,434	66	639	17	611	17	3,684
2003	1,864	79	197	8	310	13	2,371
2004	1,973	77	226	9	365	14	2,564
2005	2,202	68	443	14	596	18	3,241
2006	1,898	65	487	17	517	18	2,902
2007	2,480	61	346	9	1,211	30	4,037
2008	1,242	47	499	19	900	34	2,641
2009	971	34	376	13	1,474	52	2,821

Source: Maryland Tax Assessor's File

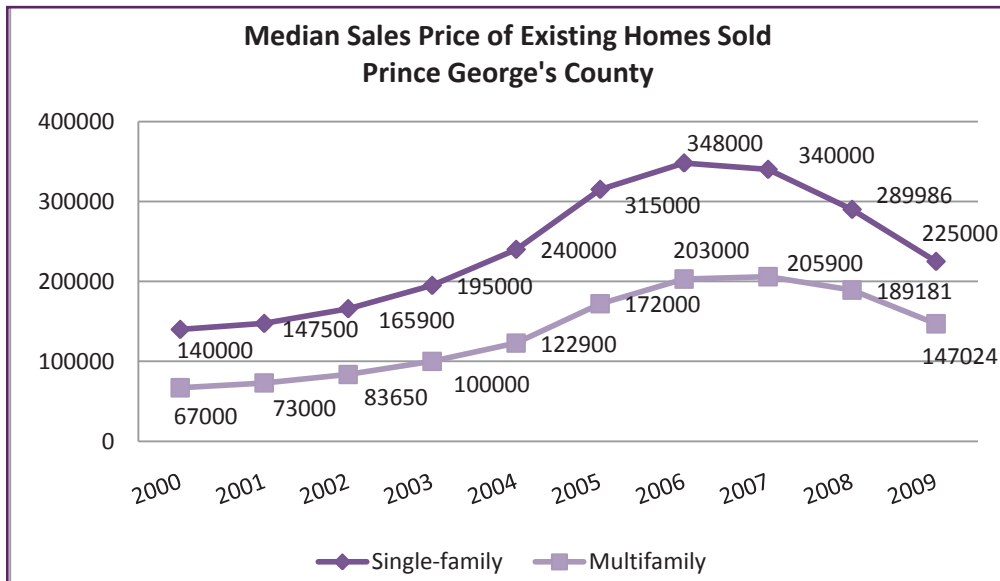
## HOUSING MARKET

### Existing Home Sales

As of November 2009, the median sales price of existing single-family homes in the county was \$255,000 and was \$147,024 for condominiums (see Chart 2 on page 5). Median sales prices in both markets have experienced significant declines in recent years because of the downturn in the national housing market.

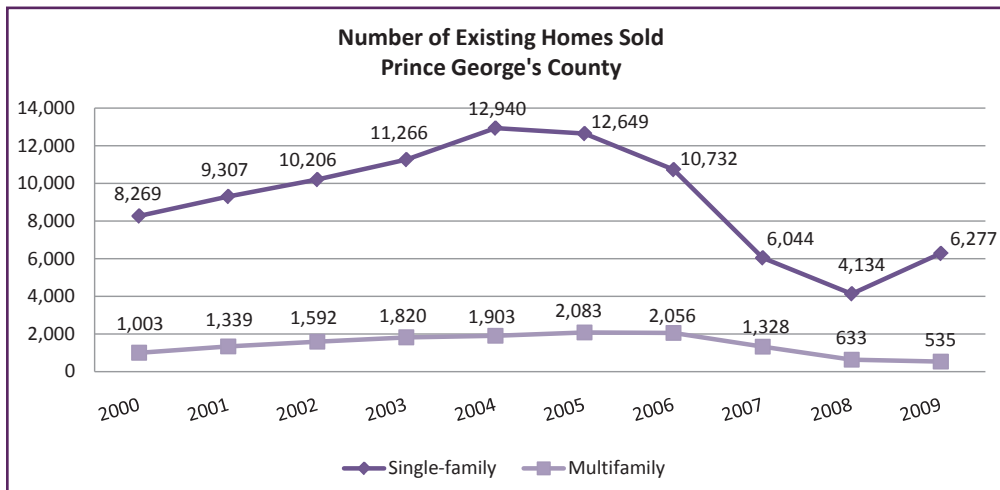
The total number of existing homes sold in the county declined by 54 percent between 2004 and 2009. Both the single-family and condo markets had significant decreases in sales since 2004 (see Chart 3 on page 5). In 2009, existing single-family home sales increased by 52 percent from the previous year for the first time since 2003.

CHART 2



Source: Greater Capital Area Association of Realtors

CHART 3



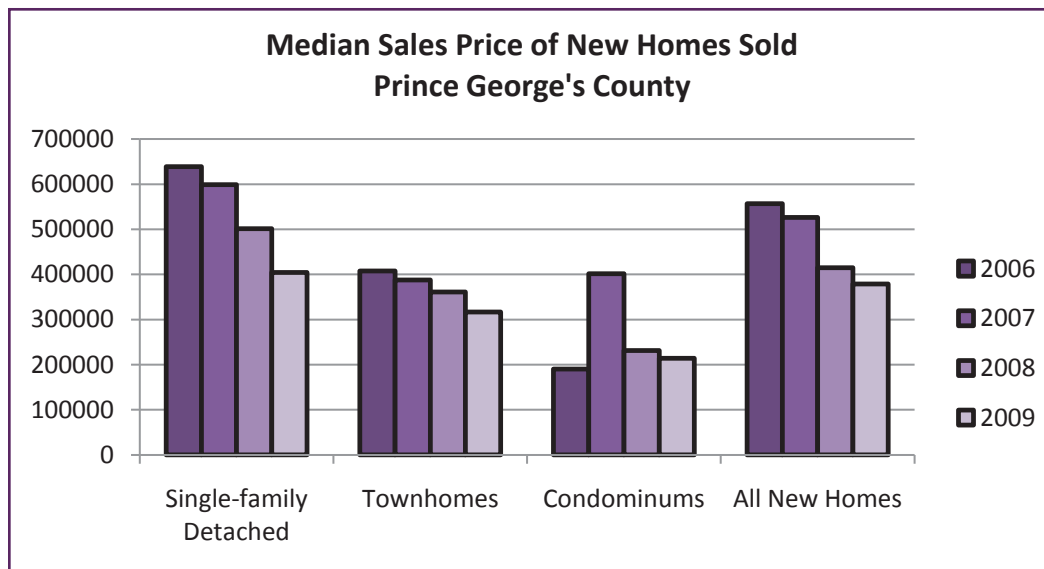
Source: Greater Capital Area Association of Realtors

### New Home Sales

In 2009 the median sales price of new homes sold in the county was approximately \$378,990 (a 19 percent decline from 2008). The median sales price of new homes has steadily declined since 2006 (see Chart 4 on page 6). The decline in prices is a market response to decreased sales in single-family, detached homes during the same period.

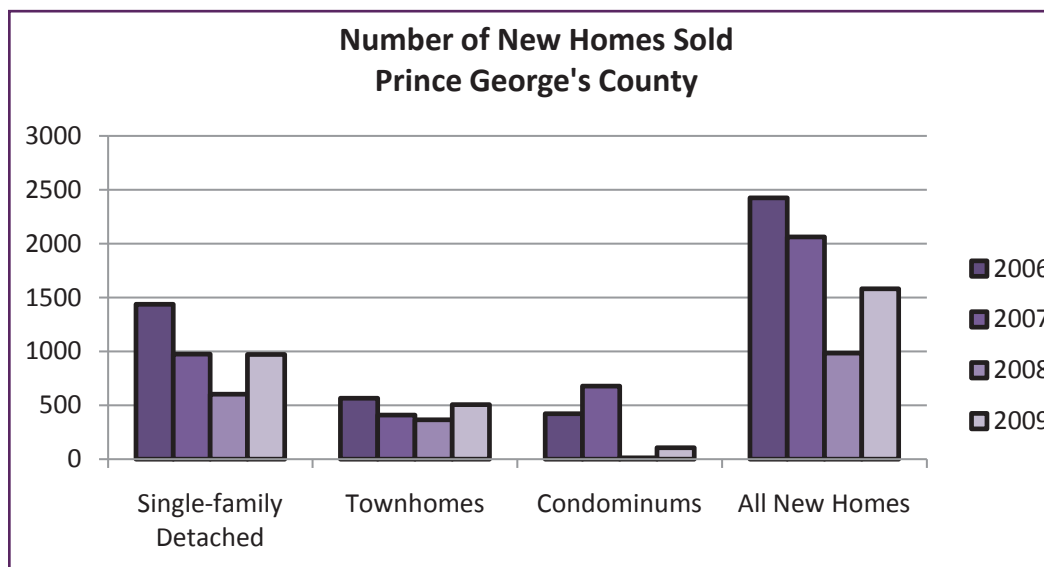
Declining sale prices of new homes is one contributing factor to the recent increase in the number of new homes sold (see Chart 5 on page 6). In 2009, new home sales increased by 61 percent from the previous year. This is the first time in the last three years that home sales have improved from the previous year.

CHART 4



Source: Hanley Wood, LLC

CHART 5

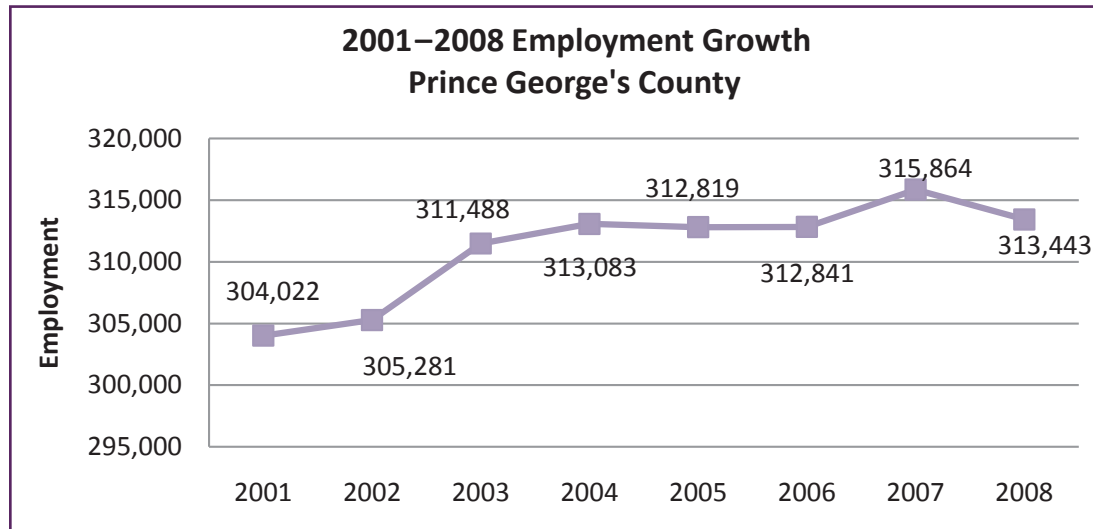


Source: Hanley Wood, LLC

## BUSINESS ECONOMY

Conditions in the local business economy affect the demand for new nonresidential construction. Between 2001 and 2007, the county averaged an annual estimated employment growth rate of 1.16 percent (or approximately 1,974 new jobs per year). At the end of 2008, there were 313,443 jobs in the county, which was a slight decline from the previous year.

**CHART 6**



Source: U.S. Bureau of Labor Statistics: Quarterly Census of Employment and Wages  
 Note: Excludes military and self-employed jobs

### Major Employers

In 2009 approximately sixty percent of the 25 largest employers in the county were office employers. Many of these employers are federal and include agencies such as the U.S. Internal Revenue Service, the U.S. Census Bureau, and the NASA Goddard Space Flight Center.

**TABLE 4**

TOP TEN LARGEST EMPLOYERS IN PRINCE GEORGE'S COUNTY FOR 2008-2009		
Employer	Product/Service	Employees
University System of Maryland	Higher Education	15,768
Andrews Air Force Base	Military Installation	15,000
U.S. Internal Revenue Service	Revenue Collection	5,539
United Parcel Service (UPS)	Mail and Package Delivery	4,220
U.S. Census Bureau	Demographic Research	4,158
Giant Food	Groceries	3,609
NASA—Goddard Space Flight Center	Space Research	3,083
Verizon Telecommunications	Telecommunications	2,738
Dimensions Healthcare System	Medical Services	2,500
Safeway Groceries	Groceries	2,400

Source: Prince George's County Economic Development Corporation

## Workforce

Prospective employers considering the county as a location for operations will evaluate the local workforce to determine the probability for satisfying job requirements. Some employers focus on the available workforce and the ratio of skilled to unskilled workers. Table 5 shows the education level of the 25-years-and-older population in the county and in neighboring jurisdictions. This county has a higher percentage of persons who have a high school diploma or less. Table 6 provides an indication of the type of job growth the county may see in the next few years based on current levels of education in the population.

**TABLE 5**

<b>EDUCATION LEVEL OF THE 25 YEARS AND OLDER POPULATION</b>			
<b>Jurisdiction</b>	<b>High School Diploma or Less (%)</b>	<b>Post-Secondary/Associate Degree (%)</b>	<b>Bachelor's Degree or Higher (%)</b>
Calvert County	45	30	25
Prince George's County	42	29	29
Charles County	36	37	27
Anne Arundel County	35	28	37
District of Columbia	34	18	48
Montgomery County	23	21	56
Howard County	19	21	60

*Source: 2008 American Community Survey, 1-Year Estimates*

**TABLE 6**

<b>TOP 5 OCCUPATIONS WITH HIGHEST EMPLOYMENT GROWTH POTENTIAL BETWEEN 2006 AND 2016 BY EDUCATIONAL ATTAINMENT</b>		
<b>High School or Less</b>	<b>Post-Secondary/Associate Degree</b>	<b>Bachelor's Degree or Higher</b>
Combined Food Preparation	Registered Nurses	Elementary School Teachers
Retail Sales Persons	Nursing Aides and Orderlies	Secondary School Teachers
Waiters and Waitresses	Preschool Teachers	Middle School Teachers
Teacher Assistants	Emergency Medical Technicians and Paramedics	Education Administrators
Electricians	Fitness Trainers and Aerobics Instructors	Construction Managers

*Maryland Department of Labor, Licensing and Regulation, Occupational Outlook (2006-2016)*

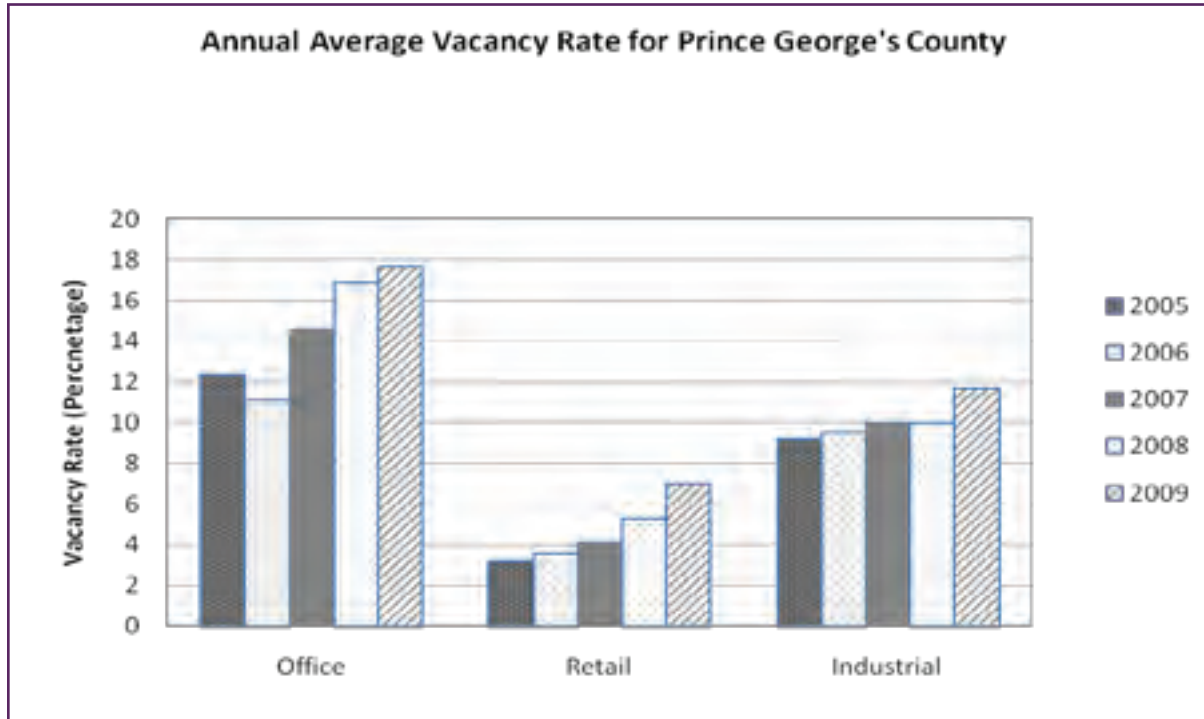
## Job Growth

According to the Maryland Department of Labor, Licensing and Regulation, between 2006 and 2016, the highest number of new jobs in the county will be in the combined food preparation occupations, with 1,180 jobs created during this period.

## Vacancy Rates

Vacancy rates for commercial properties indicate the demand for various types of commercial development. Increasing vacancy rates suggest less demand for space and, therefore, a slowdown in commercial development. As Chart 7 (see page 9) shows, since 2005, vacancy rates in the county have been steadily increasing. Office buildings are experiencing the highest vacancy rates in the county. This indicates that there currently is less demand for office use when compared to the demand for retail and industrial uses.

CHART 7



Source: CoStar

## ZONING MAP AMENDMENTS<sup>1</sup>

Applications for rezoning provide an indication of where new land development may occur in the near future. Many zoning map amendments approved between 2002 and 2008 are the sites of major growth in the county (see Map 1 on page 11). This includes retail development at Brandywine Crossing and Ritchie Station Market Place; mixed-use development at Woodmore Towne Centre; and residential development at Bevard East and Smith Home Farms (Westphalia). In 2009 rezoning was approved at Hyde Field in Clinton to change 423 acres of E-I-A and R-E to R-M<sup>2</sup>.

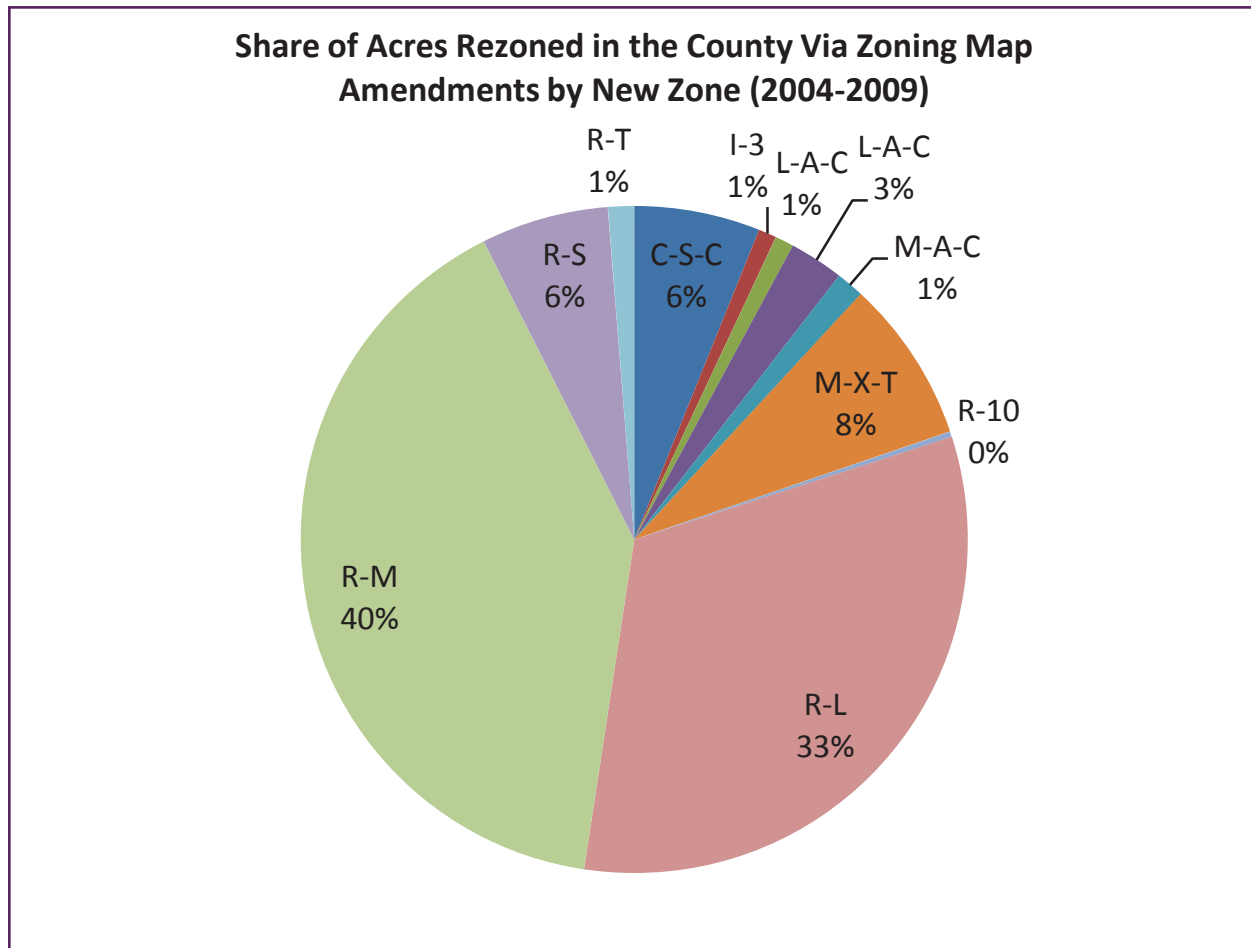
The majority of rezoning requests over the past five years sought a change in land use to a residential zone. Most of this rezoning was in the county's Developing Tier, which is an area in the county characterized by low- to moderate-density suburban residential communities.

<sup>1</sup> Rezoning shown do not include those that occurred through a sectional map amendment.

<sup>2</sup> For definitions of zoning categories, see Appendix A2.

Over the past five years, 79 percent of rezoning map amendments were to residential comprehensive design zones R-L, R-M, and R-S (see Chart 10 on page 27). Comprehensive design zones differ from typical Euclidean zones (residential, commercial, and industrial) in that they encourage a mix of uses and provide for ranges in intensity and density of development in return for public benefit features provided by the developer (for example, extensive recreational facilities, landscaping, urban design, and infrastructure).

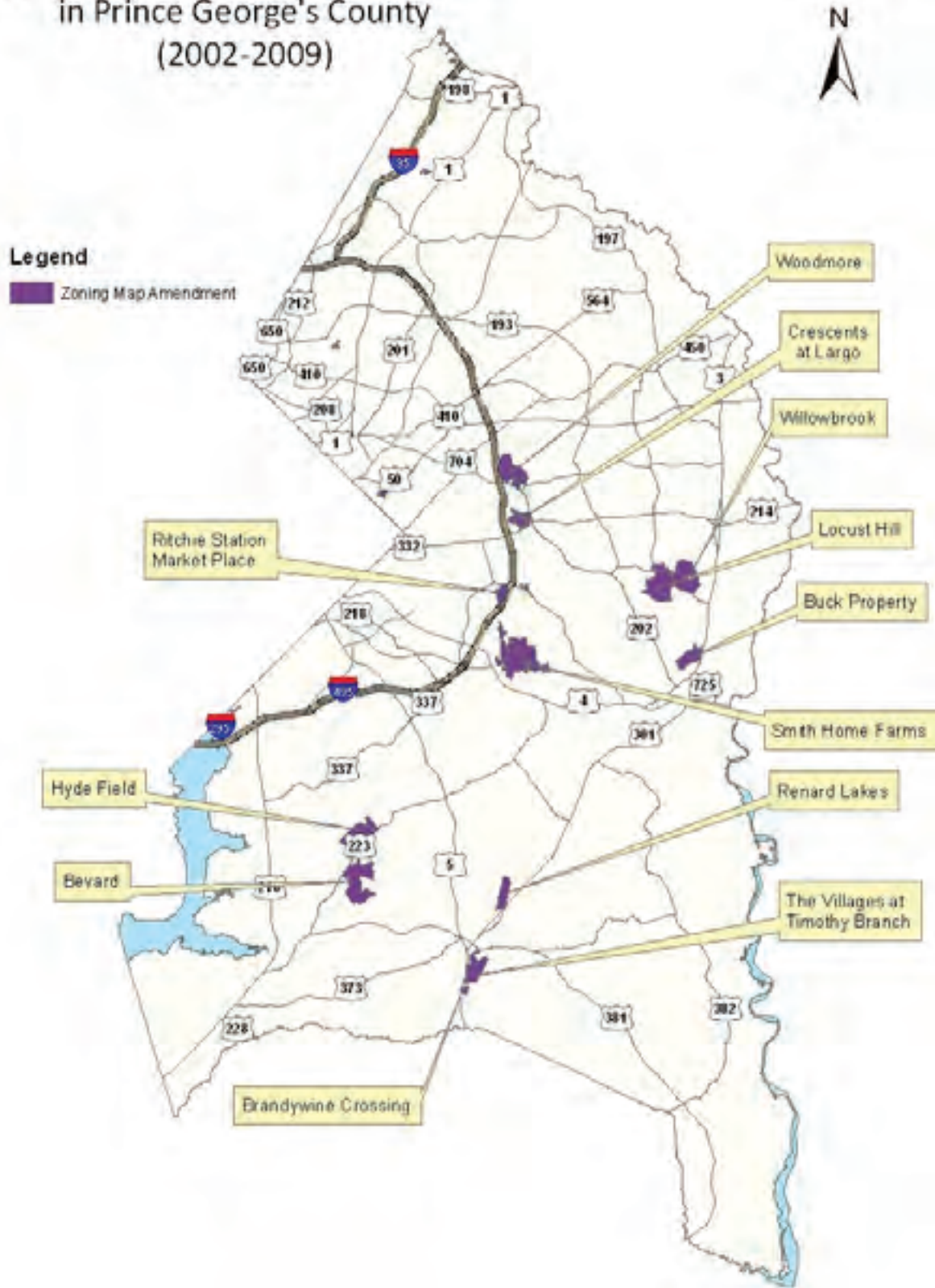
**CHART 8**



Source: M-NCPPC Development Activity Monitoring System

MAP 1

Approved Zoning Map Amendments  
in Prince George's County  
(2002-2009)



Source: M-NCPPC Development Activity Monitoring System

# NEW BUILDING CONSTRUCTION

## RESIDENTIAL BUILDING COMPLETIONS HIGHLIGHTS

Map 2 (see page 14) shows new dwelling unit completions in 2009 scattered throughout the county. Multifamily development occurred mostly in close proximity to, or inside, the Capital Beltway in Hyattsville, Camp Springs, and National Harbor, while phases of large single-family projects were completed in communities such as Brandywine, Bowie, and Upper Marlboro (see Map 3 on page 15).

Over the last three years, multifamily development in the county has rebounded with new projects like One National Harbor (2009), Midtown Largo Station (2008), and Tribeca at Camp Springs (2007). As shown in Table 7 (see page 12), the largest residential developments built in the county during 2009 were multifamily developments. Three of the multifamily developments consisted entirely of senior housing. Current multifamily construction in the county is primarily midrise versus the previous garden style.

Many of the largest single-family developments built during 2009 included townhomes and were built in comprehensive design zones, which can allow for a greater mix of residential types, lot sizes, and limited commercial use necessary to serve the dominant residential use.

**TABLE 7**

LARGEST NEW RESIDENTIAL PROJECTS BUILT IN 2009					
Subdivision	Dwelling Units	Unit Type	Location	Zoning	Median Sales Price/Rent
Post Park	396	MF	Hyattsville	M-X-T	\$1,410–\$1,850+
Jericho Residences*	270	MF	Capitol Heights	C-O	N/A
Mosaic at Metro	260	MF	Hyattsville	M-X-T	\$1,315–\$1,760+
Chelsea West	194	MF	Suitland	M-X-T	N/A
Fleet Street Condo	164	MF	National Harbor	M-X-T	\$375,900
Oak Creek Club	107	40 SF	Upper Marlboro	R-L	\$566,400 SF
		67 TH			\$373,183 TH
Beech Tree	100	SF	Upper Marlboro	R-S	\$424,490
Summerfield	84	TH	Landover	L-A-C	\$321,767
Newton Green Senior Apartments*	78	MF	Bladensburg	R-18	\$315–\$895
The Lodge at Marlton*	102	MF	Upper Marlboro	C-S-C	N/A
Lakeview at Brandywine	70	SF	Brandywine	R-R	\$447,075
Chaddsford	61	31 SF	Brandywine	R-M	\$372,500 SF
		30 TH			\$308,651 TH
Marlboro Ridge	57	31 SF	Upper Marlboro	R-R	\$694,885 SF
		26 TH			\$448,098 TH
Balk Hill Village	44	SF	Glenarden	M-X-T	\$385,747
Buckler	35	SF	Clinton	R-80	\$346,948

*Source: Maryland Tax Assessor's File*  
*Note: Multifamily (MF); Single-family (SF); Townhouse (TH)*  
*\*Senior Apartments*

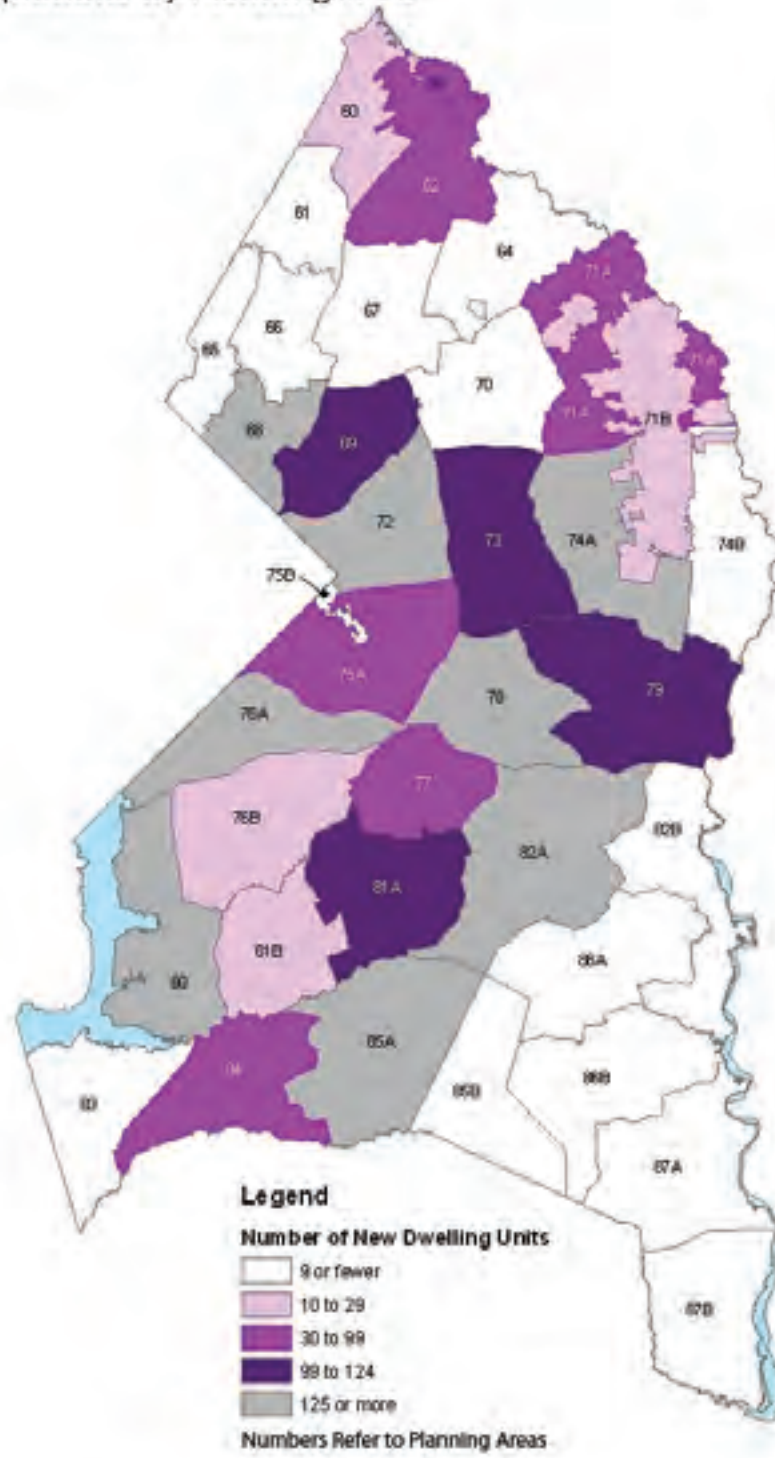


### IMAGE CAPTIONS

- Top Left:** Newton Green Senior Apartments in Bladensburg
- Top Right:** The Residences at Victory Promenade adjacent to Garrett Morgan Metro Station
- Middle Left:** Senior Apartments at Jericho Residences
- Middle Right:** The Mosaic at Metro Apartments in Hyattsville
- Bottom Left:** Single-family home at Beech Tree in Upper Marlboro

MAP 2

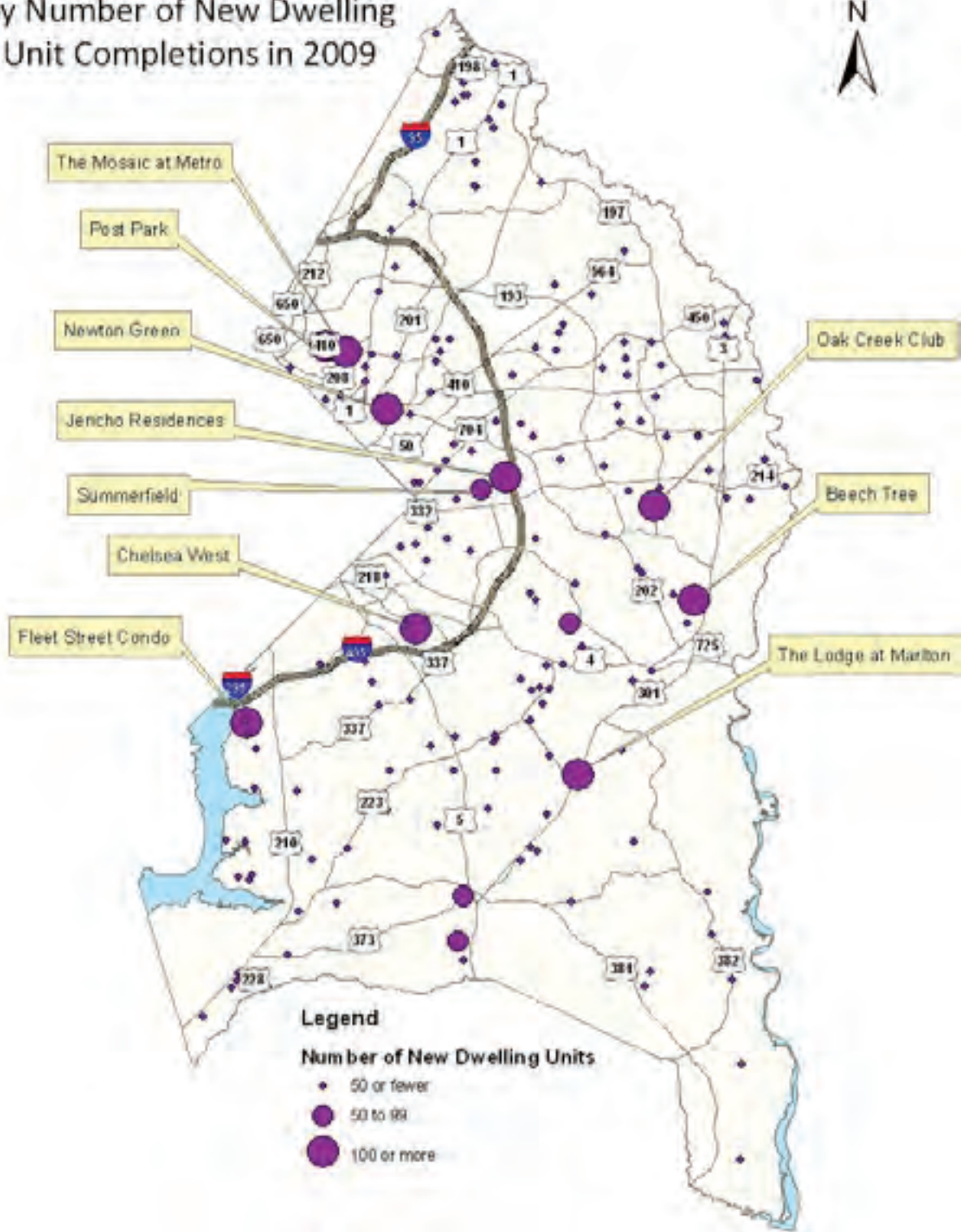
2009 New Dwelling Unit Completions by Planning Area



Source: Maryland Tax Assessor's File

MAP 3

**Residential Subdivisions  
by Number of New Dwelling  
Unit Completions in 2009**



Source: Maryland Tax Assessor's File

## NEW NONRESIDENTIAL COMPLETIONS HIGHLIGHTS

**TABLE 8**

2009 NEW NONRESIDENTIAL CONSTRUCTION BY ZONING AND LAND USE (IN SQUARE FEET)					
Zone	Flex/Industrial	Hotel	Office	Retail	Grand Total
C-M	18,080	-	-	-	18,080
C-O	-	-	57,182	-	57,182
C-S-C	-	-	60,157	294,389	354,546
E-I-A	30,000	-	-	-	30,000
I-1	308,147	-	-	5,742	313,889
I-3	-	-	120,636	-	120,636
I-4	9,058	-	-	-	9,058
M-U-T-C	-	-	10,886	-	10,886
M-X-T	-	43,532	35,043	234,229	312,804
R-T	-	-	-	7,368	7,368
Grand Total	365,285	43,532	283,904	541,728	1,234,449
Share	30%	3%	23%	44%	

*Source: Maryland Tax Assessor's File*

**TABLE 9**

LARGEST NEW NONRESIDENTIAL BUILDING COMPLETIONS IN 2009			
Project	Square Feet	Improvement Value	Type
National Harbor	272,721	\$49,379,300	Retail, Hotel
Brandywine Crossing	201,179	\$17,222,700	Retail
Lincoln Crossroad	152,400	\$9,578,000	Industrial
The Brick Yard	127,149	\$15,427,100	Flex/Industrial
M Square	120,636	\$22,694,100	Flex/Office
Shops At District Heights	72,800	\$6,653,200	Retail
Fairwood Office Park	52,426	\$19,401,200	Office
Hanover Drive Medical Condo	39,129	\$9,109,200	Office
Chelsea West	35,043	\$5,454,500	Retail
Maryland 50 Industrial Park	30,000	\$1,693,100	Industrial

*Source: Maryland Tax Assessor's File*

In 2009 there were 34 nonresidential projects completed in the county. Of those, 23 (67 percent) were new construction. The remaining 11 projects were property additions or conversions. New nonresidential construction totaled over 1.2 million square feet and generated approximately 173 million dollars in improved property value for the county. The largest share of new nonresidential building completions (44 percent) was for retail use (*see Table 8 on page 16*). The remaining was developed for industrial/flex (30 percent) and hotel office (26 percent) uses, respectively.

The zoning category having the highest share of total new nonresidential development (29 percent) was C-S-C (commercial shopping center). This was primarily because of development at Brandywine Crossing. For the I-1 and M-X-T Zones, each had a 25 percent share of total new nonresidential space constructed. The I-1 Zone supports light intensity manufacturing, warehousing, and distribution uses. The M-X-T Zone supports a variety of residential, commercial, and employment uses.

### **Retail and Hotel at National Harbor**

Over 270,000 square feet of hotel and retail space were constructed at National Harbor in 2009. National Harbor sits along the banks of the Potomac River and is home to the largest combined hotel and convention center complex on the East Coast, The Gaylord National Hotel. The project site consists of over 300 acres, which is anticipated to support 1 million square feet of retail, dining, and entertainment space by 2020. Retail construction completed in 2009 at National Harbor included a number of specialized shops and dining establishments, such as Grace's Mandarin, Bond 45, Rosa Mexicano, and Ketchup. Construction was also completed on the 184-room Aloft Hotel in 2009.

### **Brandywine Crossing**

In 2008, Phase I of Brandywine Crossing was completed just south of US 301/MD Route 5 and Chaddsford Road in Brandywine. Upon completion of Phase II, the shopping center will consist of approximately 800,000 square feet of retail, office, and flex space. Brandywine Crossing has been designed as a pedestrian-friendly development with a variety of retail and dining options, along with big box stores. As of 2009, Target, Costco, and Safeway have opened for business at the shopping center. Additional development at Brandywine Crossing has the capability to attract residents from the steadily growing population of neighboring Charles County while providing more retail options for residents in the southern portion of the county. In 2008, Brandywine Crossing was recognized by Maryland's *The Daily Record* as "Southern Maryland's Top Commercial Project."



## **Lincoln Crossroads**

Lincoln Crossroads is a 153,700 square foot flex/industrial building that was completed in 2009 and is situated directly on the Capital Beltway. The building is rear-load designed for bulk distribution and/or flex office space with a clearance height of 28' and 50' x 50' typical column spacing.

## **The Brick Yard**

The Brick Yard is a large development project that upon completion will include 750,000 square feet of commercial space in addition to 1,265 residential units. Approximately 127,000 square feet of class A flex space was constructed at the Brick Yard in Laurel in 2009. The developer of the Brick Yard, Jackson-Shaw, reported that, despite the depressed real estate market in 2009, the Brick Yard Business Park achieved a 60 percent occupancy rate with leases from 40,000 square feet to over 80,000 square feet and purchases from 24,000 square feet to over 40,000 square feet.

## **IARPA at M Square**

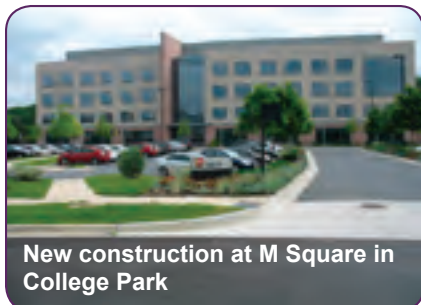
In 2009, a 120,000-square-foot office space was completed for the Intelligence Advanced Research Projects Activity (IARPA) at M Square in College Park. IARPA is a new federal agency charged with enhancing U.S. intelligence operations. The new IARPA group is a consolidation of several operations from the National Security Agency, the National Geospatial-Intelligence Agency, and the Central Intelligence Agency.

## **The Shops at District Heights**

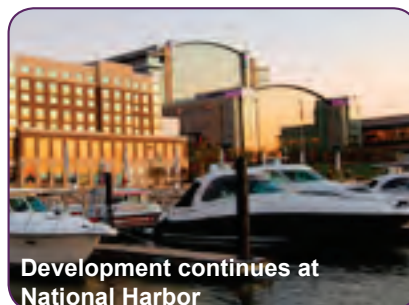
The Shops at District Heights is providing the communities of Suitland and District Heights with more than 70,000 additional square feet of retail. Located at the intersection of Silver Hill Road and Pennsylvania Avenue, this neighborhood shopping center includes a Giant Food grocery store, a number of eateries, and two personal service businesses.

## **Fairwood Office Park**

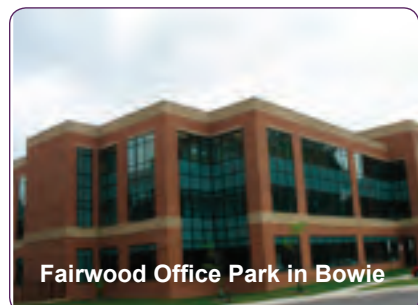
Fairwood Office Park is a two-building, 100,000-square-foot complex at the intersection of MD 450 and MD 193 (over 52,000 square feet completed in 2009). The building is currently fully leased, primarily with medical offices. These offices provide services for the steadily growing residential population in Glenn Dale in new communities such as Fairwood and Gabriel's Run. The offices also provide physicians with easy access to the nearby Bowie Health Center and the Prince George's Hospital Center.



New construction at M Square in College Park



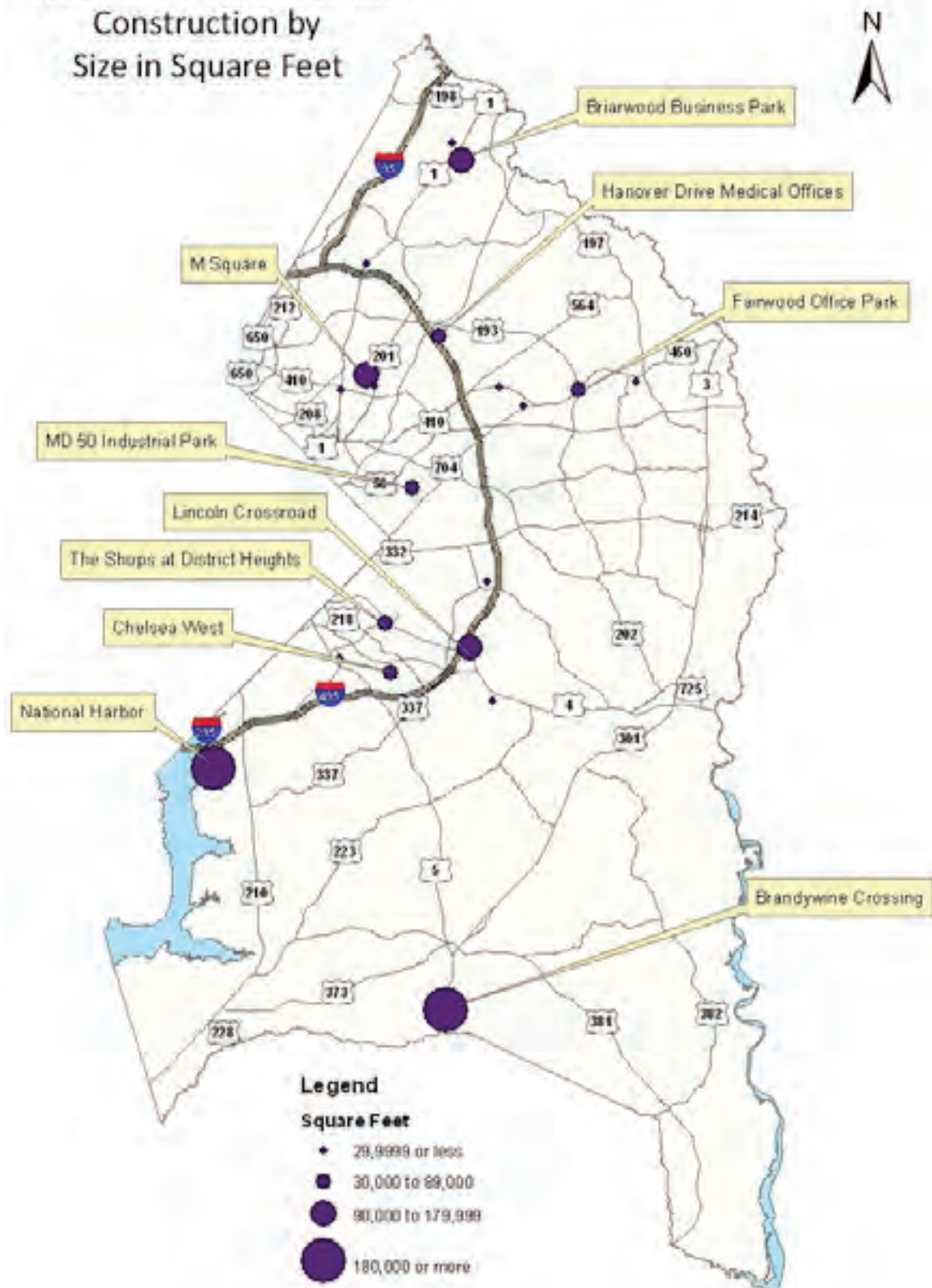
Development continues at National Harbor



Fairwood Office Park in Bowie

MAP 4

### 2009 New Nonresidential Construction by Size in Square Feet



## RESIDENTIAL PIPELINE DEVELOPMENT

### Approved Preliminary Plans

Preliminary plans of subdivision is a major step in the county's development review process (see Appendix A3 and A4). It is during this point of the site development process that the division of a parcel of land into individual residential or commercial lots are proposed. This is also the main point in the process where adequacy of public facilities is tested for proposed development. Approved preliminary subdivision cases provide an indication of where and what type of new development in the county will occur.

In 2009, there were 6,420 units approved for subdivision in preliminary plans. Forty-eight percent of these units were multifamily, forty-one percent were townhomes, and eleven percent were single-family. Locations in the county with the most units approved in 2009 via preliminary plan include Westphalia and in Suitland (Table 10).

**TABLE 10**

2009 LARGEST PRELIMINARY PLANS APPROVED FOR RESIDENTIAL SUBDIVISION					
Subdivision	Location	Single-Family	Townhome	Multifamily	Total Units
Westphalia Center	Westphalia	172	1,711	2,473	4,356
Moore Property	Westphalia	0	505	135	640
Quincy Manor	Hyattsville	0	411	0	411
TLBU Property	Rosaryville	409	0	0	409
Suitland Gateway	Suitland	0	0	271	271
Equinox Condominiums	Suitland	0	0	225	225
Total Preliminary Approved Residential Units*	County	675	2640	3105	6420

*Source: M-NCPPC Development Activity Monitoring System*  
*\*Includes other preliminary subdivision cases not identified in the table*

Over seven million square feet of nonresidential development was approved in preliminary plans during 2009 (Table 11). Eighty-four percent of this total was related to proposed commercial development at Westphalia. Another 11 percent of total preliminary approved nonresidential square footage was for Mill Branch Crossing, a proposed shopping center in Bowie.

TABLE 11

PRELIMINARY APPROVED NONRESIDENTIAL SUBDIVISION			
Project	Location	Zoning	Gross Leasable Area**
Westphalia Center	Westphalia	M-X-T	5,900,000
Mill Branch Crossing	Bowie	C-S-C	800,000
Alexander Square Business Park	Clinton	C-2	140,000
Melwood Hotel	Melwood	C-S-C	42,370
Walker Pontiac	Bowie	C-M	37,700
Multicultural Worship Center	Upper Marlboro	R-E	30,000
Temple of Praise Church	Bowie	Institutional	22.6
Clinton Industrial Center	Clinton	Industrial	18.85
D'arcy Road Crane Service	Upper Marlboro	Industrial	9.95

*Source: M-NCPPC Development Activity Monitoring System*  
*\*Includes other preliminary subdivision cases not identified in the table*  
*\*\*Figures are rounded*

### Approved Detailed Site Plans and Specific Design Plans

Detailed Site Plans (DSP) are required in certain conventional zones (such as the I-3, M-X-T, M-X-C, and residential zones allowing attached and multi-family dwellings) and for certain uses (such as private schools, recreational community developments, and cluster subdivisions) prior to a building permit. Similarly, a Specific Design Plan (SDP) is required prior to a building permit for all of the comprehensive design zones. DSPs and SDPs show the specific location of buildings and structures, parking facilities, streets, green areas, grading, etc.

In 2009, there were 5,155 units approved in DSPs and SDPs. Sixty-one percent of these units were multifamily, 26 percent were townhomes, and 13 percent were single-family (Table 12). Forty-two percent of dwelling units approved via DSP or SDP were at the proposed Konterra Site, near Beltsville.

TABLE 12

2009 LARGEST APPROVED RESIDENTIAL DETAILED SITE PLANS					
Subdivision	Location	Single-Family	Townhome	Multifamily	Total Units
Konterra Town Center East	Laurel	0	0	2,161	2,161
Woodmore Towne Centre	Glenarden	202	203	98	503
East Marlton	Marlton	0	304	0	304
University View Village	College Park	0	0	272	272
Parkview	College Park	0	0	258	258
Westphalia Row, Phase I	Westphalia	0	249	0	249
Total Approved Residential Units*	County	671	1,330	3,154	5,155

*Source: M-NCPPC Development Activity Monitoring System*  
*\*Includes other DSP and SDP cases not identified in the table*

Over 8.7 million square feet of nonresidential development was approved in DSPs or SDPs during 2009 (Table 13). A quarter of this total was related to proposed mixed used development at Konterra.

**TABLE 13**

<b>APPROVED NONRESIDENTIAL SITE PLANS</b>			
<b>Project</b>	<b>Location</b>	<b>Zoning</b>	<b>Gross Leasable Area**</b>
Konterra Town Center East	Laurel	M-X-T	2,200,950
Largo Town Center (One Largo Metro)	Largo	M-A-C	989,560
Woodmore Towne Centre	Glenarden	M-X-T	791,200
Collington	Bowie	E-I-A	526,200
Starview Plaza	College Park	M-U-I	366,550
Penn East Business Park	Westphalia	I-1	150,050
Total Approved Nonresidential Square Feet*	County		5,180,000

*Source: M-NCPPC Development Activity Monitoring System*  
*\*Includes other DSP and SDP cases not identified in the table*  
*\*\*Figures are rounded*

## PROPOSED DEVELOPMENT HIGHLIGHTS

### **Konterra Town Center East**

Konterra Town Center East will be the anchor of Konterra, a 2,200-acre, mixed-use development along the Interstate 95 corridor in Laurel. At nearly 500 acres, Konterra Town East is anticipated to offer 4,500 residential units; 5.3 million square feet of commercial, retail, and office space; and 500,000 square feet of hospitality space. *The Washington Post* reported that development at the site is expected to break ground in 2012.

### **Woodmore Towne Centre**

Once fully completed, Woodmore Towne Centre will be a 245-acre, mixed-use development including retail, residential, hotel, and office space. The site is located in Glenarden, at the interchange of the Capital Beltway and Landover Road, MD 202. Woodmore Towne Center will have more than 1,000 feet of frontage on the Capital Beltway. Overall, the plan calls for 700,000 square feet of retail, nearly 900 condominiums, a hotel, a conference center, and 200,000 square feet of office space. The project will bring retailers such as Costco, Best Buy, and Wegmans to Prince George's County.

### **Suitland Gateway & Equinox Condominiums**

Suitland Gateway is a mixed-use project being developed by Mid-Atlantic Real Estate Investment (MAREI). In its first phase, it will deliver 271 condominiums and approximately 40,000 square feet of retail space along Silver Hill Road. This phase of the project will also include a shuttle bus that will carry residents from the new building, Windsor Crossing, and an office at 5001 Silver Hill Road to the Metro every 15 minutes. Other phases will include additional office and retail space. MAREI is also submitting plans for the next phase of the development, which includes almost 200 units of office

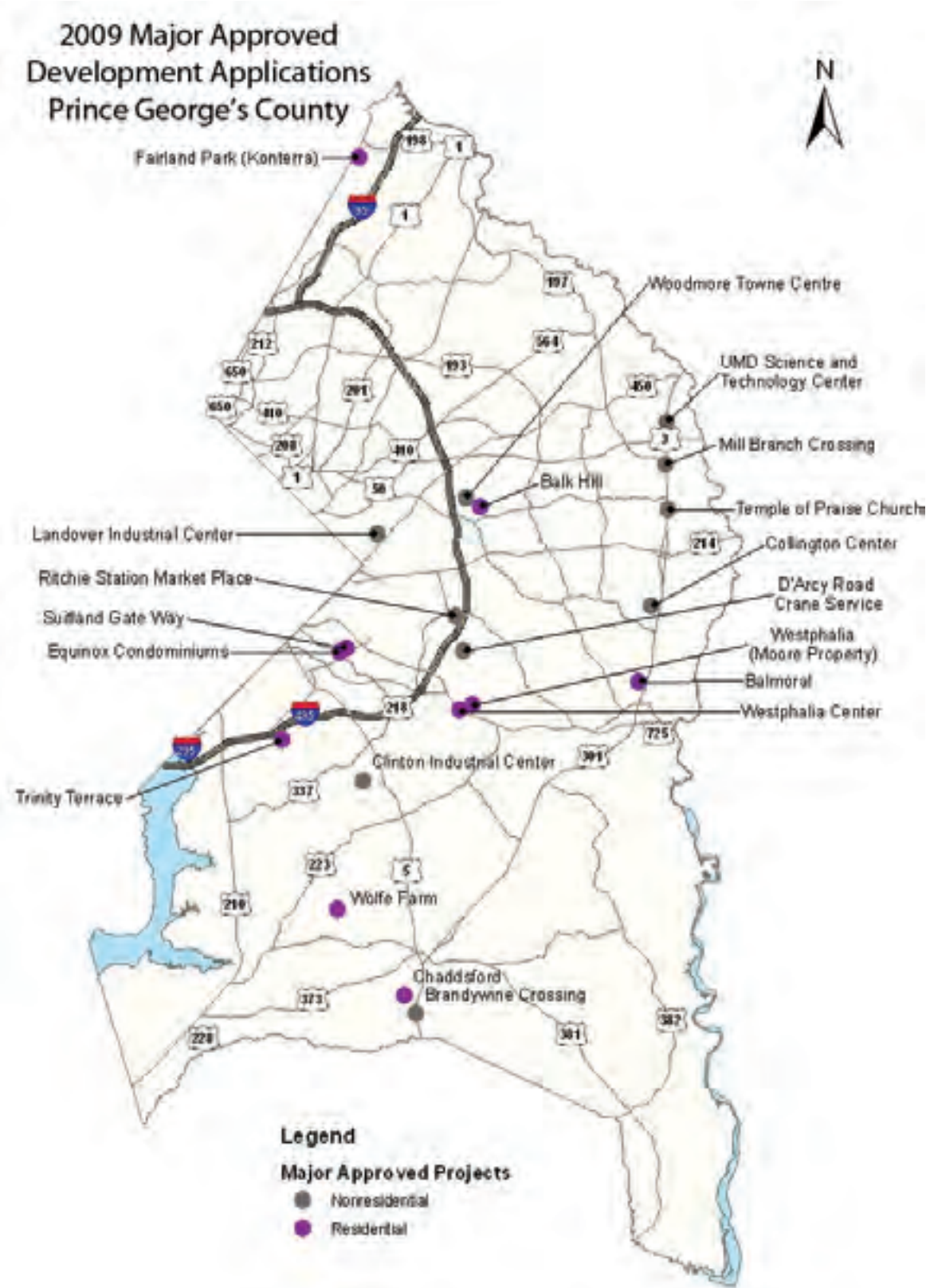
space, 8,000 square feet of retail space, and a community center with a pool. The units will be listed at full market price, but there will be special financing available for police, nurses, and teachers. The MAREI is also responsible for the development of the Equinox Condominiums. That project will consist of 225 condominiums and 15,000 square feet of commercial space near Suitland Metro.

### **Westphalia**

Westphalia Town Center is an urban, mixed-use development that is expected to include as many as 5,000 housing units, nearly 6 million square feet of retail and commercial space, and three hotels with perhaps 600 rooms. The town center will replace 530 acres of farmland and undeveloped property and will be located in the Developing Tier on the north side of Pennsylvania Avenue, extending from the Suitland Parkway interchange to the Woodyard Road interchange. It is part of the Westphalia sector plan, which covers 6,000 acres and is bounded by Ritchie Marlboro Road to the north and east, the Capital Beltway to the west, and Pennsylvania Avenue (MD 4) to the south. There are also plans to build an additional 10,000 homes outside the town center.



MAP 5



Source: M-NCPPC Development Activity Monitoring System

# DEVELOPMENT ACTIVITY TRENDS

## DEVELOPMENT TIER TRENDS

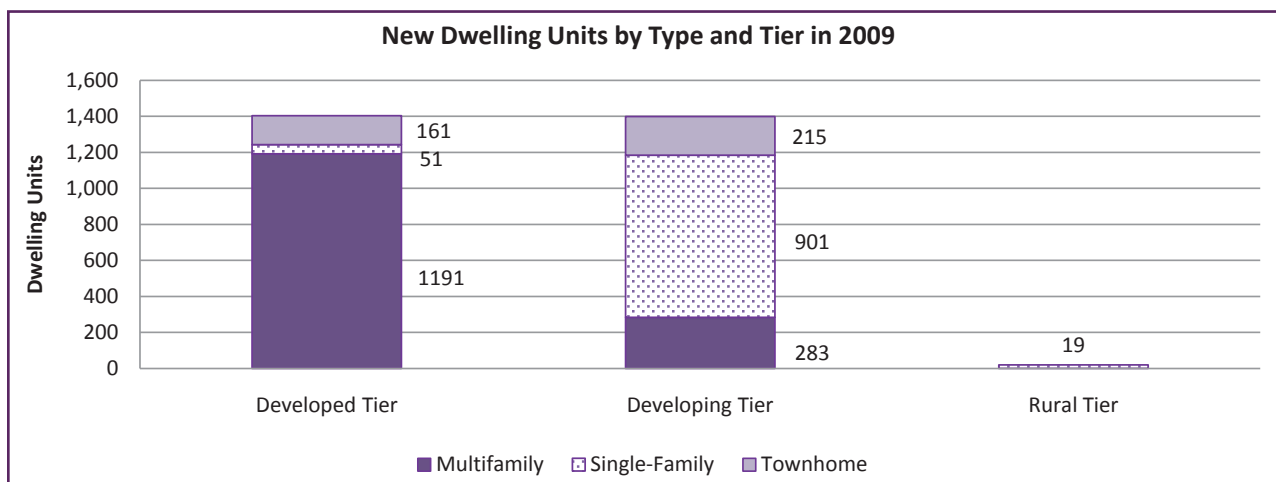
The *Prince George's County Approved General Plan* designates three policy tiers (the Developed Tier, the Developing Tier, and the Rural Tier) to guide the development pattern and future growth of the county (see *Map 6 on page 26*). Each tier is characterized by the intensity of residential and commercial development.

The Developed Tier includes stretches of commercial-strip properties, multifamily development, and older single-family neighborhoods. This tier also has the least amount of undeveloped land. The General Plan vision of this tier is a network of sustainable, transit-supporting, mixed-used, pedestrian-oriented, and medium- to high-density neighborhoods. In 2009, 50 percent of new residential units completed were in the Developed Tier (see *Chart 9 on page 25*). Eighty-five percent of new residential development in the Developed Tier was multifamily development. This is much higher than in 2008, when 52 percent of new residential development in the Developed Tier was multifamily.

The Developing Tier is made up of single-family, low- to moderate-density suburban residential communities, distinct commercial centers, and employment parks. Forty-nine percent of new residential development during 2009 was in the Developing Tier. Of this new development, 64 percent was single-family.

New development in the Rural Tier is less frequent. In 2009 only one percent of all new residential construction occurred in the Rural Tier. Less growth in this tier is a result of current local government policies that limit nonagricultural land use to preserve the natural environment and maintain its rural character.

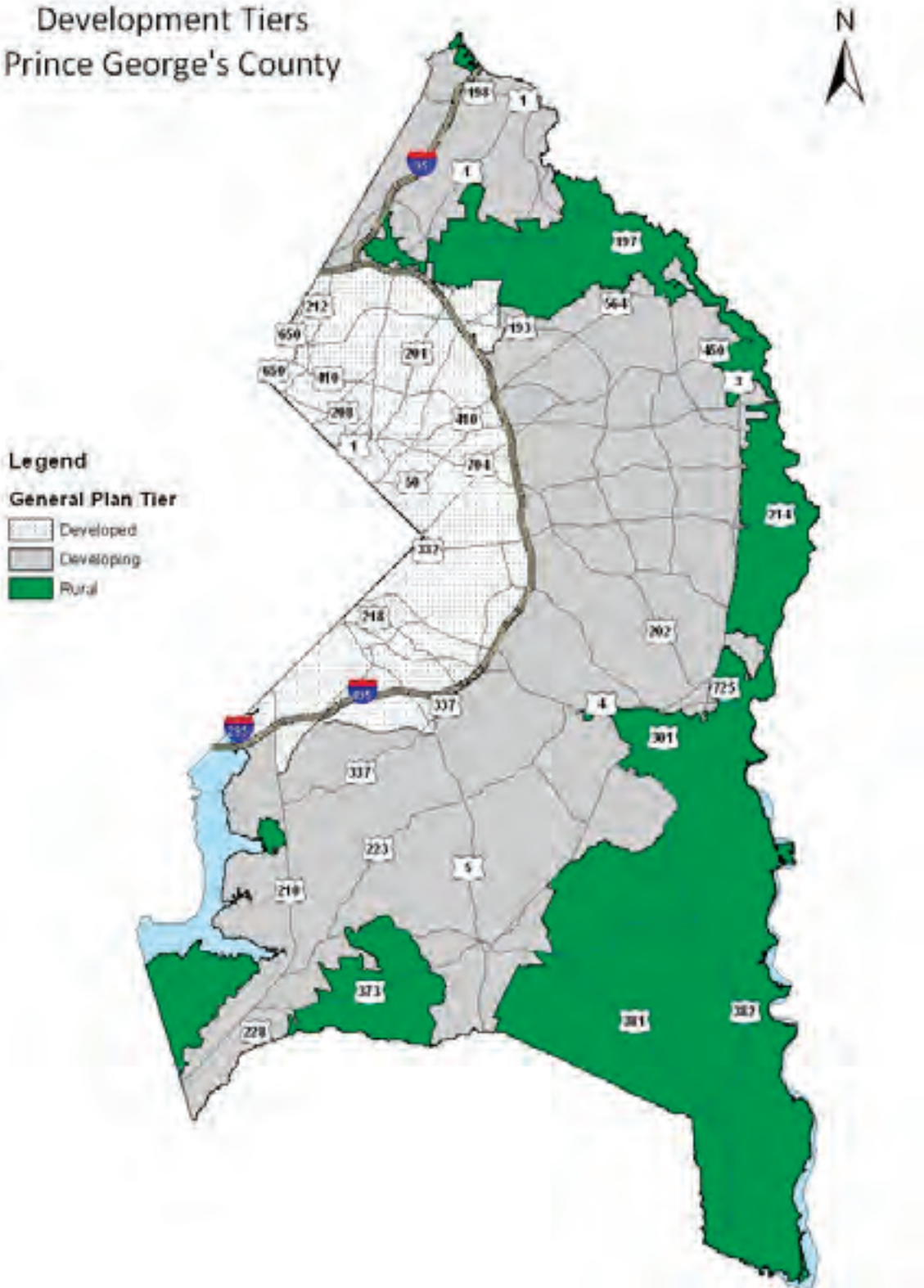
**CHART 9**



Source: *Maryland Tax Assessor's File; M-NCPPC*

MAP 6

### Development Tiers Prince George's County



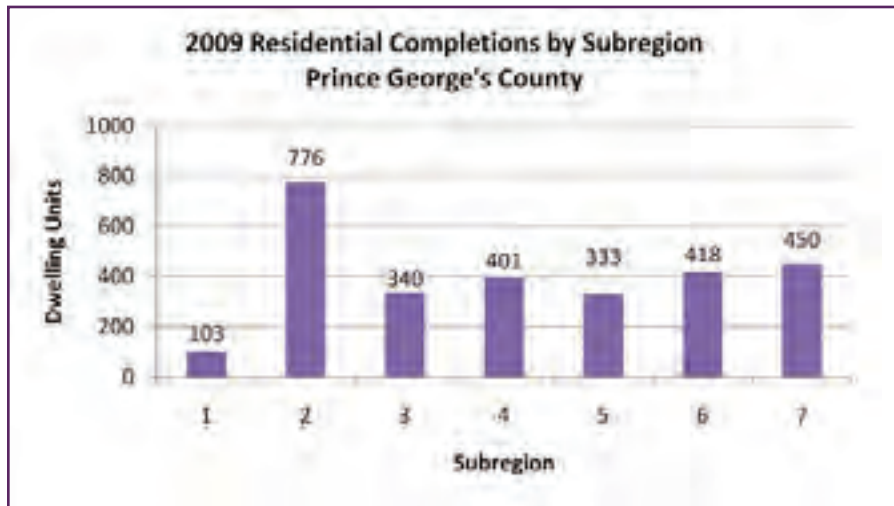
Source: M-NCPPC, Countywide Planning Division, Research Section

## SUBREGION TRENDS

Subregions are large regions of contiguous planning areas that may share similar community and population characteristics (see *Map 7 on page 28*). Planning areas typically have a radius of approximately three miles and are formed by major physical boundaries or barriers (major roads, rights of way, streams, etc.). As *Chart 10* illustrates (see *page 27*), a large portion of residential growth occurred in Subregion 2, which includes Hyattsville, College Park, Greenbelt, and Bladensburg. Residential growth in Hyattsville during 2009 is a result of the completion of large multifamily development at Post Park and the Mosaic at Metro.

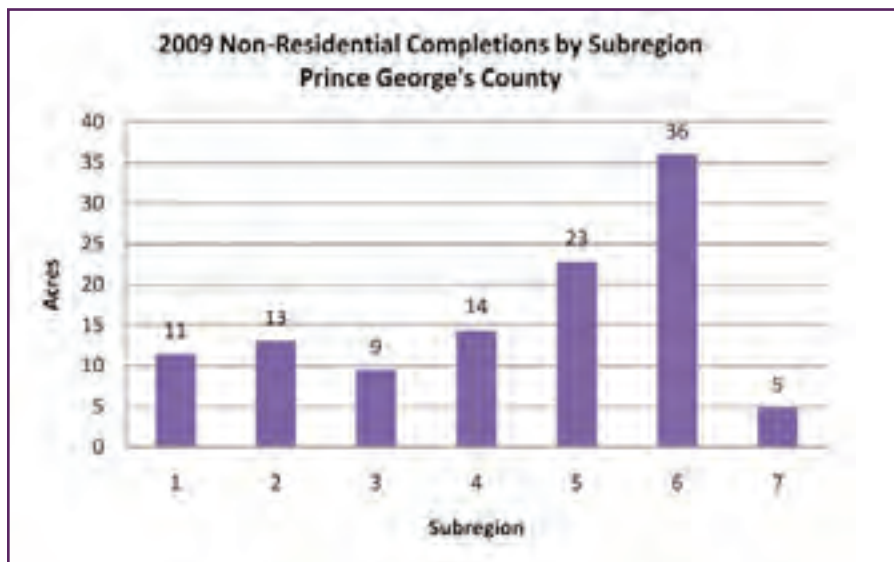
In contrast, in 2009 nonresidential growth was the highest in Subregion 6, which includes Upper Marlboro and Eagle Harbor. There were approximately 36 acres of construction (see *Chart 11 on page 27*), mostly industrial construction along Westphalia Road and Old Marlboro Pike.

**CHART 10**



Source: Maryland Tax Assessor's File; M-NCPPC

**CHART 11**



Source: Maryland Tax Assessor's File; M-NCPPC

MAP 7



Source: M-NCPPC, Information Management Division, Geographic Information Systems

### Subregion 1

In recent years, residential construction in Subregion 1 grew steadily with development of luxury, single-family homes and communities that promote active and healthy lifestyles for older adults.

The largest projects were 31 single-family detached units at Oaklands and 22 townhomes at the Crescent at Cherry Lane in Laurel.

In 2009 the largest nonresidential development was approximately 127,150 square feet of industrial and flex space at the Brick Yard site in Laurel.

The largest approved project in 2009 was Fairland Park, which is part of the Konterra community. Development at the Konterra and Brick Yard sites will be a major source of population and employment growth in the subregion in future years. Over 5,000 total units were approved for these sites in 2008.

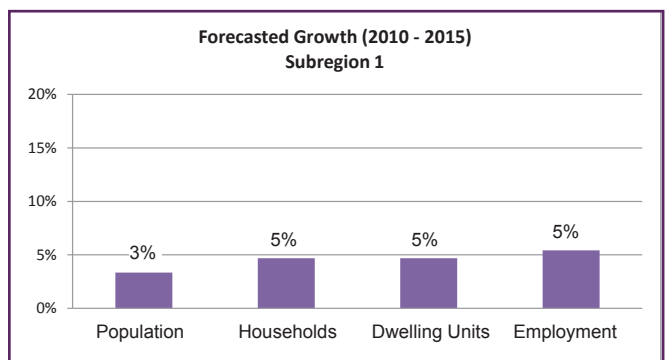


ROUND 7.2A COOPERATIVE FORECAST			
	2005	2010	2015
Population	75,555	79,576	82,239
Households	30,619	32,764	34,301
Dwelling Units	32,105	34,407	36,017
Employment	58,642	60,098	63,355

*Source: M-NCPPC, Round 7.2A Cooperative Forecast*

2009 APPROVED DEVELOPMENT CASES		
	Preliminary Plans	DSPs and SDPs
Total Residential Units	2	2,161
Single-family Detached	-	-
Single-family Attached	2	-
Multifamily Units	-	2,161
Nonresidential Acres	-	2.2 million

*Source: M-NCPPC Development Activity Monitoring System*



NEW COMPLETIONS			
	2007	2008	2009
Total Residential Units	741	273	103
Single-family Detached	197	161	80
Single-family Attached	49	63	23
Multifamily Units	495	49	0
Nonresidential Gross Leasable Area (Sq. Ft.)	163,823	292,067	155,747

*Source: Maryland Tax Assessor's File*

### 2009 MAJOR APPROVED PIPELINE PROJECTS

- Konterra Town Center East—2,161 multifamily units

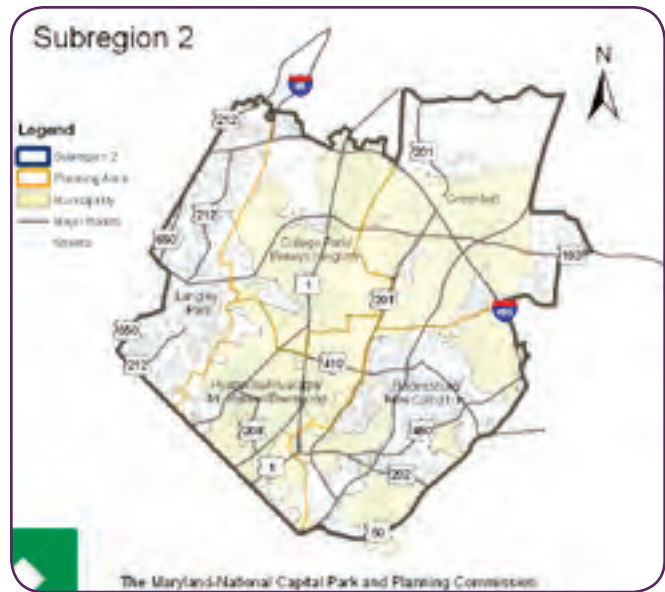
2009 REZONINGS: None

### Subregion 2

Subregion 2 is a melting pot of diversity. It is also where some of the oldest communities in the county are located. The University of Maryland and numerous Metro stations are a catalyst for growth through redevelopment.

In 2009 Hyattsville had the most residential completions in Subregion 2 and countywide. The development of Post Park and the Mosaic at Metro apartments added over 750 new residential units in the county. Redevelopment continued in Hyattsville from the previous year with the completion of 15 townhome units at EYA/ Hyattsville Arts District.

Several other projects are slated for completion in the near future for the College Park area along US 1. This includes student housing projects at University View Village Parkview and Starview Plaza.



2009 APPROVED DEVELOPMENT CASES		
	Preliminary Plans	DSPs and SDPs
Total Residential Units	411	732
Single-family Detached	-	-
Single-family Attached	411	-
Multifamily Units	-	732
Nonresidential Acres	-	142,236

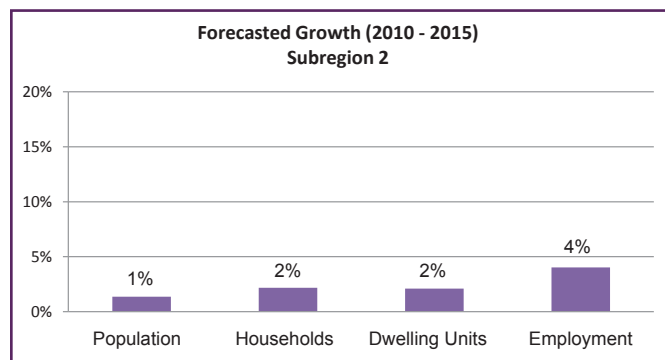
*Source: M-NCPPC Development Activity Monitoring System*

NEW COMPLETIONS			
	2007	2008	2009
Total Residential Units	105	225	754
Single-family Detached	73	44	26
Single-family Attached	16	69	21
Multifamily Units	16	112	707
Nonresidential Gross Leasable Area (Sq. Ft.)	78,652	166,714	178,547

*Source: Maryland Tax Assessor's File*

ROUND 7.2A COOPERATIVE FORECAST			
	2005	2010	2015
Population	228,306	231,787	234,945
Households	79,808	82,164	83,953
Dwelling Units	84,335	86,823	88,640
Employment	101,398	105,784	110,047

*Source: M-NCPPC, Round 7.2A Cooperative Forecast*



### 2009 MAJOR APPROVED PIPELINE PROJECTS

- Quincy Manor—382 multifamily units converted into 411 townhomes
- University View Village—272 multifamily units

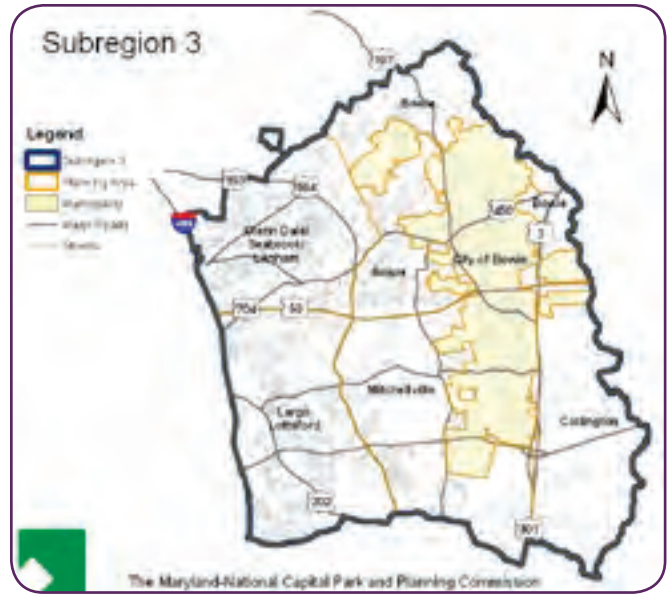
2009 REZONINGS (excludes sector map amendments): None

### Subregion 3

Subregion 3 is a mostly suburban area with access to major transportation facilities. Its proximity to Washington, D.C., and Annapolis makes this section of the county one of the most popular destinations for homebuyers.

Since 2009, development has been underway for large, planned communities, such as Balk Hill, Fairwood, and Oak Creek Club but has slowed with the national economic downturn.

Two office condos totaling approximately 52,400 square feet at Fairwood were constructed in 2009. There were 611 units approved through DSP for Woodmore Town Centre. Woodmore Towne Centre, the largest approved project in Subregion 3, is a mixed-used development encompassing over 244 acres of land in the northeast quadrant of Landover Road and the Capital Beltway.



2009 APPROVED DEVELOPMENT CASES		
	Preliminary Plans	DSPs and SDPs
Total Residential Units	52	720
Single-family Detached	52	241
Single-family Attached	-	273
Multifamily Units	-	206
Nonresidential Acres	858,482	2.3 million

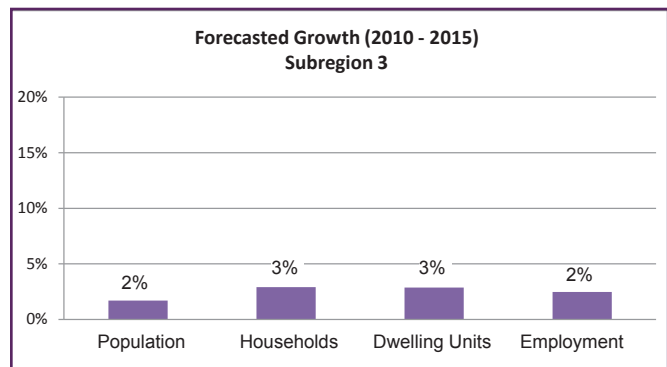
Source: M-NCPPC Development Activity Monitoring System

NEW COMPLETIONS			
	2007	2008	2009
Total Residential Units	1,100	807	340
Single-family Detached	980	369	230
Single-family Attached	48	172	110
Multifamily Units	72	266	0
Nonresidential Gross Leasable Area (sq. ft.)	269,981	264,028	93,314

Source: Maryland Tax Assessor's File

ROUND 7.2A COOPERATIVE FORECAST			
	2005	2010	2015
Population	160,710	167,821	170,686
Households	56,815	59,949	61,699
Dwelling Units	58,622	61,834	63,617
Employment	51,128	55,147	56,516

Source: M-NCPPC, Round 7.2A Cooperative Forecast



### 2009 MAJOR APPROVED PIPELINE PROJECTS

- Woodmore Towne Center—mixed-use development
- Mill Branch Crossing—Retail Center

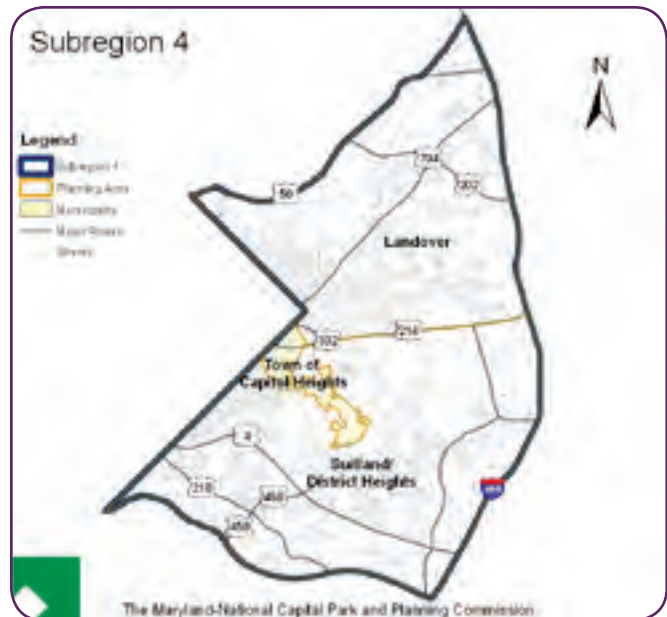
2009 REZONINGS (excludes sector map amendments): None

### Subregion 4

Subregion 4 is entirely in the Developed Tier bordering Washington, D.C. It is primarily characterized by older communities containing an even mix of rental and owner-occupied housing units. However, new development is occurring in this section.

The largest residential project completed during 2009 was the Residences at Jericho. This development consists of 270 multifamily units for senior citizens. New residential development is also anticipated in Suitland with 496 multifamily units planned along Silver Hill Road.

Construction of the Shops at District Heights and Lincoln Crossroad contributed to a total of 225,200 square feet of new nonresidential development in Subregion 4. Future nonresidential development is expected to increase with the completion of projects at the Ritchie Road interchange on I-95. One of these projects, Steeplechase, is a 108-acre, mixed-use business park that will incorporate restaurants, banks, and other services for employers, employees, and other patrons.



ROUND 7.2A COOPERATIVE FORECAST			
	2005	2010	2015
Population	123,114	122,040	122,226
Households	44,530	44,537	45,085
Dwelling Units	48,390	48,380	48,899
Employment	54,056	54,682	55,290

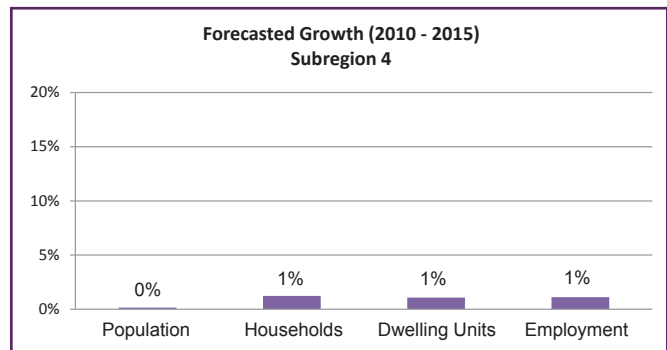
Source: M-NCPPC, Round 7.2A Cooperative Forecast

2009 APPROVED DEVELOPMENT CASES		
	Preliminary Plans	DSPs and SDPs
Total Residential Units	510	100
Single-family Detached	2	-
Single-family Attached	12	45
Multifamily Units	469	55
Nonresidential Acres	68,500	4,400

Source: M-NCPPC Development Activity Monitoring System

NEW COMPLETIONS			
	2007	2008	2009
Total Residential Units	494	200	401
Single-family Detached	84	64	23
Single-family Attached	119	92	108
Multifamily Units	291	44	270
Nonresidential Gross Leasable Area (sq. ft.)	421,134	63,332	108,542

Source: Maryland Tax Assessor's File



### 2009 MAJOR APPROVED PIPELINE PROJECTS

- Suitland Gateway—225 multifamily units
- Equinox Condominiums—271 multifamily units
- Ritchie Station Market Place—32 acres for retail

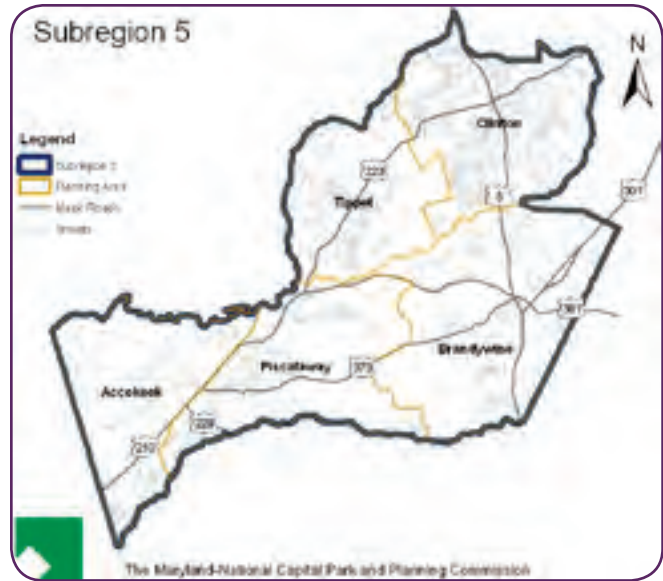
2009 REZONINGS (excludes sector map amendments): None

### Subregion 5

Subregion 5 is in both the Developing and Rural Tiers. It is positioned along major transportation routes, such as MD 210, US 301, and MD 5. Communities in Subregion 5 have developed into residential suburbs served by a number of neighborhood and community retail shopping centers, such as Brandywine Crossing.

In 2009, the largest developments were Lakeview at Brandywine and Chaddsford, with a total of 141 single-family units.

Residential construction was moderate in this subregion when compared to elsewhere in the county. However, growth in the number of single-family homes here—with pipeline projects such as Bevard, Chaddsford, and Hyde Field—is expected to surpass single-family home growth in many other parts of the county. Continuing construction at Brandywine Crossing, located on US 301, dominated nonresidential development in 2009.

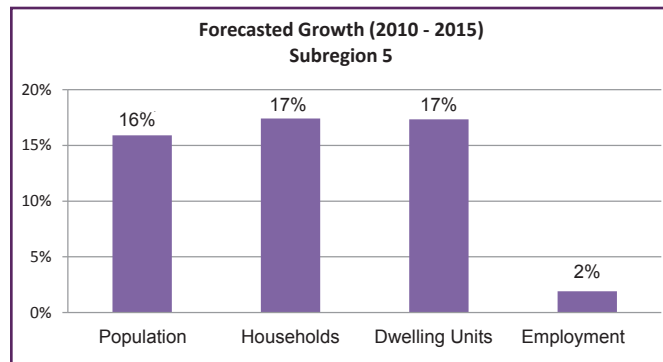


7.2A COOPERATIVE FORECAST			
	2005	2010	2015
Population	54,626	59,087	68,484
Households	18,602	20,345	23,886
Dwelling Units	19,310	21,117	24,777
Employment	17,997	18,332	18,682

Source: M-NCPPC, Round 7.2A Cooperative Forecast

2009 APPROVED DEVELOPMENT CASES		
	Preliminary Plans	DSPs and SDPs
Total Residential Units	22	25
Single-family Detached	22	25
Single-family Attached	-	-
Multifamily Units	-	-
Nonresidential Acres	148,000	7,640

Source: M-NCPPC Development Activity Monitoring System



NEW COMPLETIONS			
	2007	2008	2009
Total Residential Units	568	310	333
Single-family Detached	567	279	290
Single-family Attached	1	31	43
Multifamily Units	0	0	0
Nonresidential Gross Leasable Area (sq. ft.)	4,111	125,337	201,179

Source: Maryland Tax Assessor's File

### 2009 MAJOR APPROVED PIPELINE PROJECTS

- Silver Farm—22 single-family homes

### 2009 REZONINGS (excludes sector map amendments)

- 423.91 acres rezoned to R-M from RE and EIA

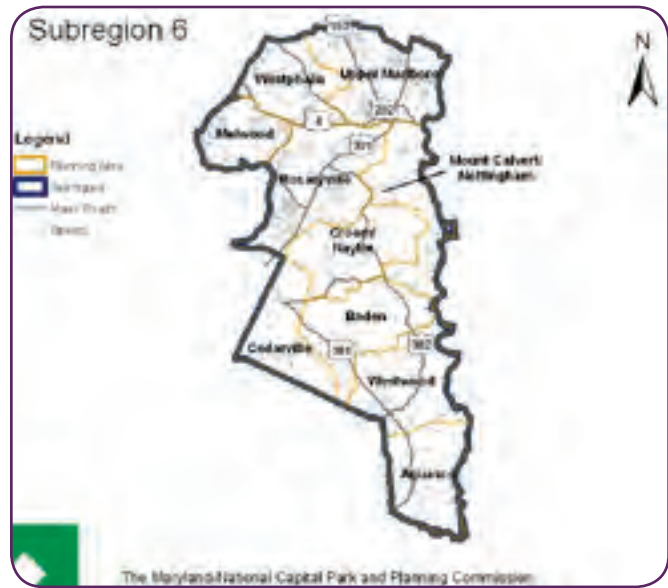
### Subregion 6

Subregion 6 consists of several communities in the Developing and Rural Tier, west of US 301. Residential areas in the Developing Tier are generally developed at low-to-medium densities and are suburban.

One-fourth of new residential units constructed in the subregion in 2009 occurred in the subdivisions of Marlboro Ridge and Marlboro Riding. Both subdivisions are part of a larger development project known as Westphalia, north of MD 4.

In 2009, the number of preliminary-approved residential units at Westphalia (172 single-family homes, 2,216 townhomes, and 2,608 multifamily units) was the most of any approved project in the county.

Despite the recent economic downturn, developers are pursuing a plan to build approximately 15,000 homes and about 6 million square feet of retail and commercial space at the Westphalia site.

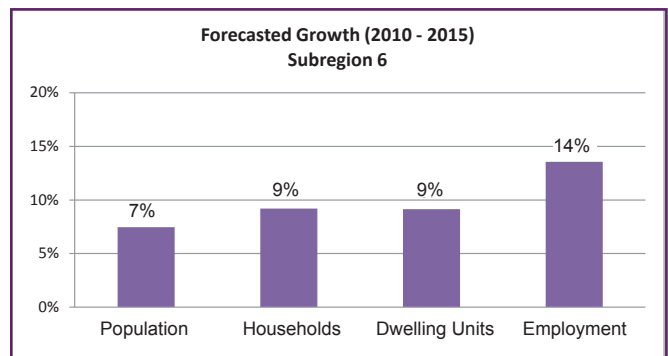


ROUND 7.2A COOPERATIVE FORECAST			
	2005	2010	2015
Population	65,085	68,605	73,723
Households	22,084	23,612	25,782
Dwelling Units	23,012	24,602	26,849
Employment	27,535	28,268	32,101

Source: M-NCPPC, Round 7.2A Cooperative Forecast

2009 APPROVED DEVELOPMENT CASES		
	Preliminary Plans	DSPs and SDPs
Total Residential Units	5,407	1,293
Single-family Detached	581	387
Single-family Attached	2,216	906
Multifamily Units	2,609	-
Nonresidential Acres	5.9 million	342,120

Source: M-NCPPC Development Activity Monitoring System



NEW COMPLETIONS			
	2007	2008	2009
Total Residential Units	514	328	420
Single-family Detached	453	300	279
Single-family Attached	61	28	39
Multifamily Units	0	0	102
Nonresidential Gross Leasable Area (sq. ft.)	17,440	225,600	161,458

Source: Maryland Tax Assessor's File

- 2009 MAJOR APPROVED PIPELINE PROJECTS**
- The Moore Property—640 units
  - Westphalia Center—4,356 units

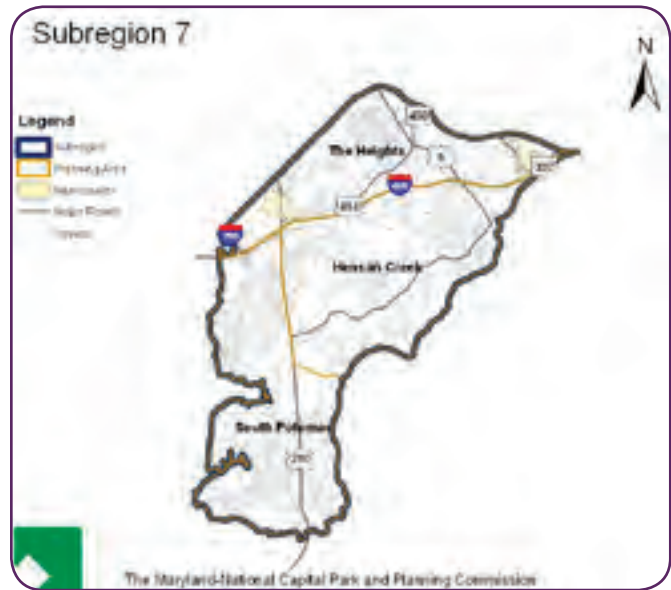
**2009 REZONINGS (excludes sector map amendments): None**

### Subregion 7

In 2009 Subregion 7 had the second largest share of new residential construction in the county (16 percent). This was attributed in part to substantial multifamily construction concentrated in dense development projects along the Capital Beltway.

At Town Center at Camp Springs, 375 multifamily units were completed for the Tribeca Condo and Chelsea West Apartments across from the Branch Avenue Metro Station. Both projects included a retail component on the first level.

At National Harbor, 183 multifamily units were completed for projects at Fleet Street Condo and One National Harbor Condo. An additional 2.90 acres at the site were developed for commercial space. Residential, retail, hotel, and office space will continue to be developed at National Harbor.



2009 APPROVED DEVELOPMENT CASES		
	Preliminary Plans	DSPs and SDPs
Total Residential Units	16	124
Single-family Detached	16	18
Single-family Attached	-	106
Multifamily Units	-	-
Nonresidential Acres	-	118,607

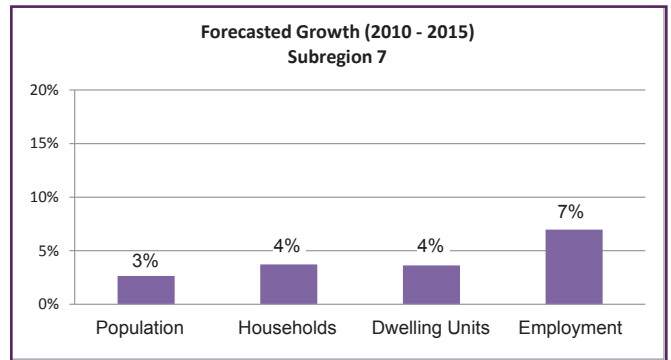
*Source: M-NCPPC Development Activity Monitoring System*

ROUND 7.2A COOPERATIVE FORECAST			
	2005	2010	2015
Population	141,937	143,098	146,889
Households	53,556	54,510	56,537
Dwelling Units	57,252	58,260	60,374
Employment	37,129	40,575	43,402

*Source: M-NCPPC, Round 7.2A Cooperative Forecast*

NEW COMPLETIONS			
	2007	2008	2009
Total Residential Units	515	498	450
Single-family Detached	126	25	43
Single-family Attached	52	44	32
Multifamily Units	337	429	375
Nonresidential Gross Leasable Area (sq. ft.)	44,311	2,738,746	335,662

*Source: Maryland Tax Assessor's File*



### 2009 MAJOR APPROVED PIPELINE PROJECTS

- Hampton Inn—81,333 square foot hotel

2009 REZONINGS (excludes sector map amendments): None

# FORECASTED GROWTH

Transportation Analysis Zones (TAZs) are the smallest forecasting geography. Forecasted growth in individual TAZs can be aggregated into larger planning areas that are expected to make up the majority of the county's residential and nonresidential growth over the next few years (see Table 12 on page 36).

Communities that are expected to generate the largest share of residential growth between 2010 and 2015 are Tippett (P.A. 81A), Westphalia (P.A. 78), South Potomac (P.A. 80), Brandywine (P.A. 85A), College Park (P.A. 66), and Laurel (P.A. 62) (see Map 8 on page 37). Total dwelling units are projected to account for ten percent of the county's existing units in 2015.

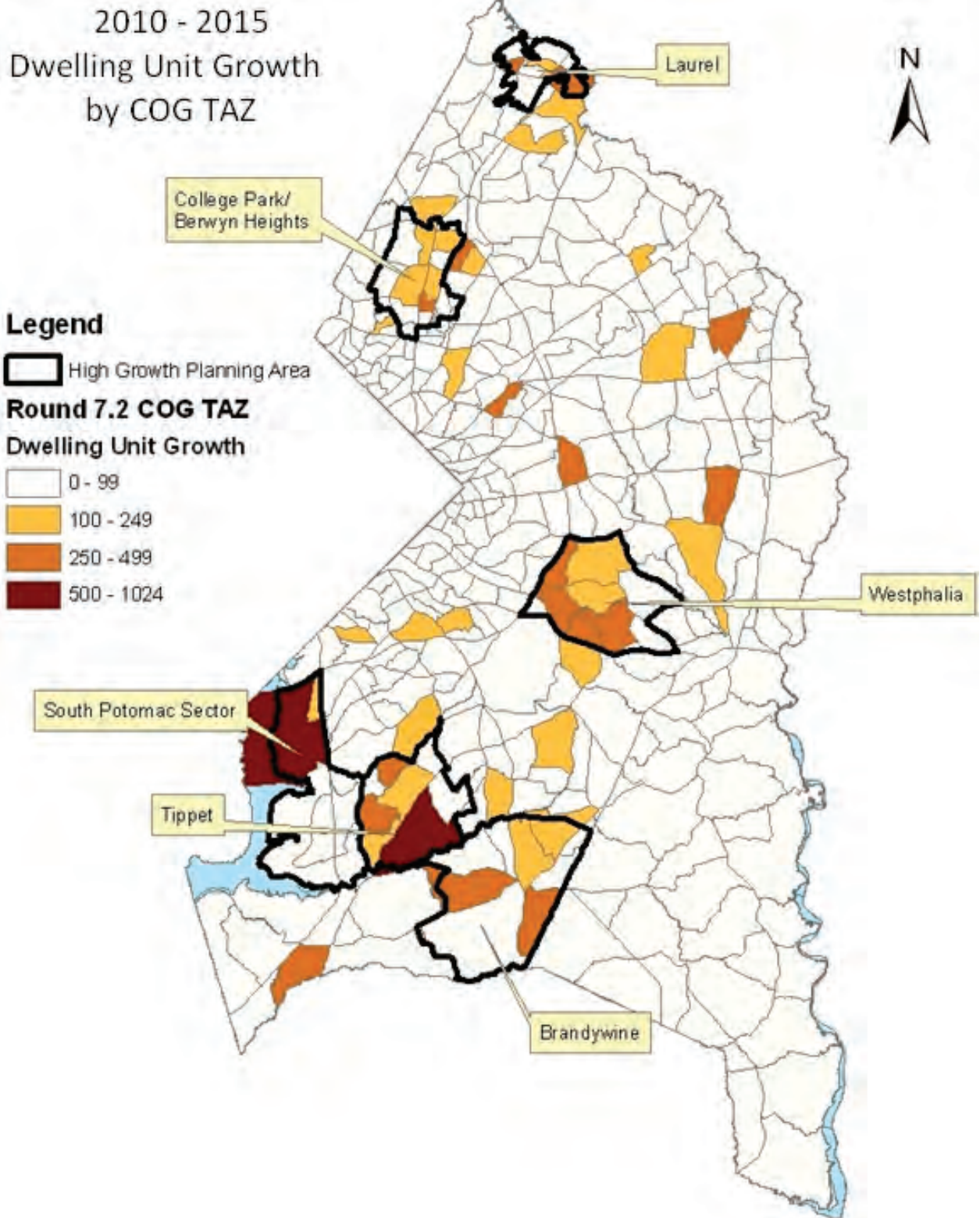
The highest employment growth between 2010 and 2015 will be in the Northwestern (not mapped), South Potomac (P.A. 80), Westphalia (P.A. 78), Melwood (P.A. 72), and Hyattsville (P.A. 68) planning areas (see Map 9 on page 38). Total employment in these communities is projected to account for 23 percent of the county's total employment in 2015.

**TABLE 12**

TOP FIVE GROWTH AREAS (2010-2015)			
DWELLING UNITS			
Community Planning Area	Significant Projects	Share of County Growth	Projected New Units
Tippett	Bevard	12%	1,583
Westphalia	Smith Home Farms	11%	1,507
South Potomac	National Harbor	9%	1,290
Brandywine	Chaddsford	9%	1,283
College Park	University Town Center	7%	968
Laurel	Villages at Wellington	7%	961
EMPLOYMENT			
Community Planning Area	Significant Projects	Share of County Growth	Projected New Jobs
Northwestern Area	Konterra	15%	2,518
South Potomac	National Harbor	14%	2,365
Westphalia	Westphalia Town Center	12%	1,899
Melwood	Joint Base Andrews Naval Air Facility	11%	1,760
Hyattsville	Prince George's Plaza	9%	1,535
	M Square		

Source: M-NCPPC, Round 7.2A Cooperative Forecast

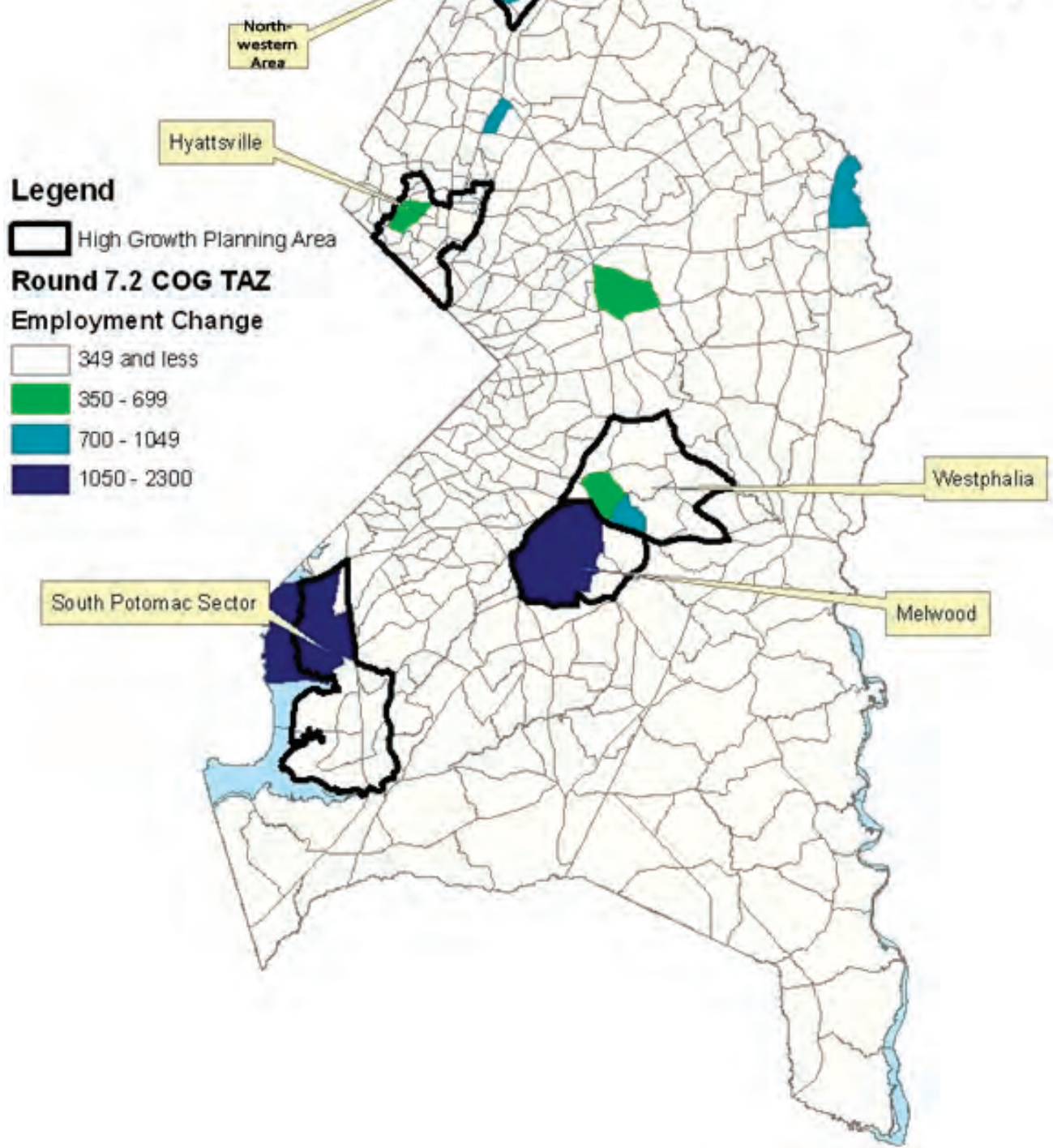
MAP 8



Source: M-NCPPC, Countywide Planning Division, Research Section

MAP 9

2010 - 2015  
Employment Growth  
by COG TAZ



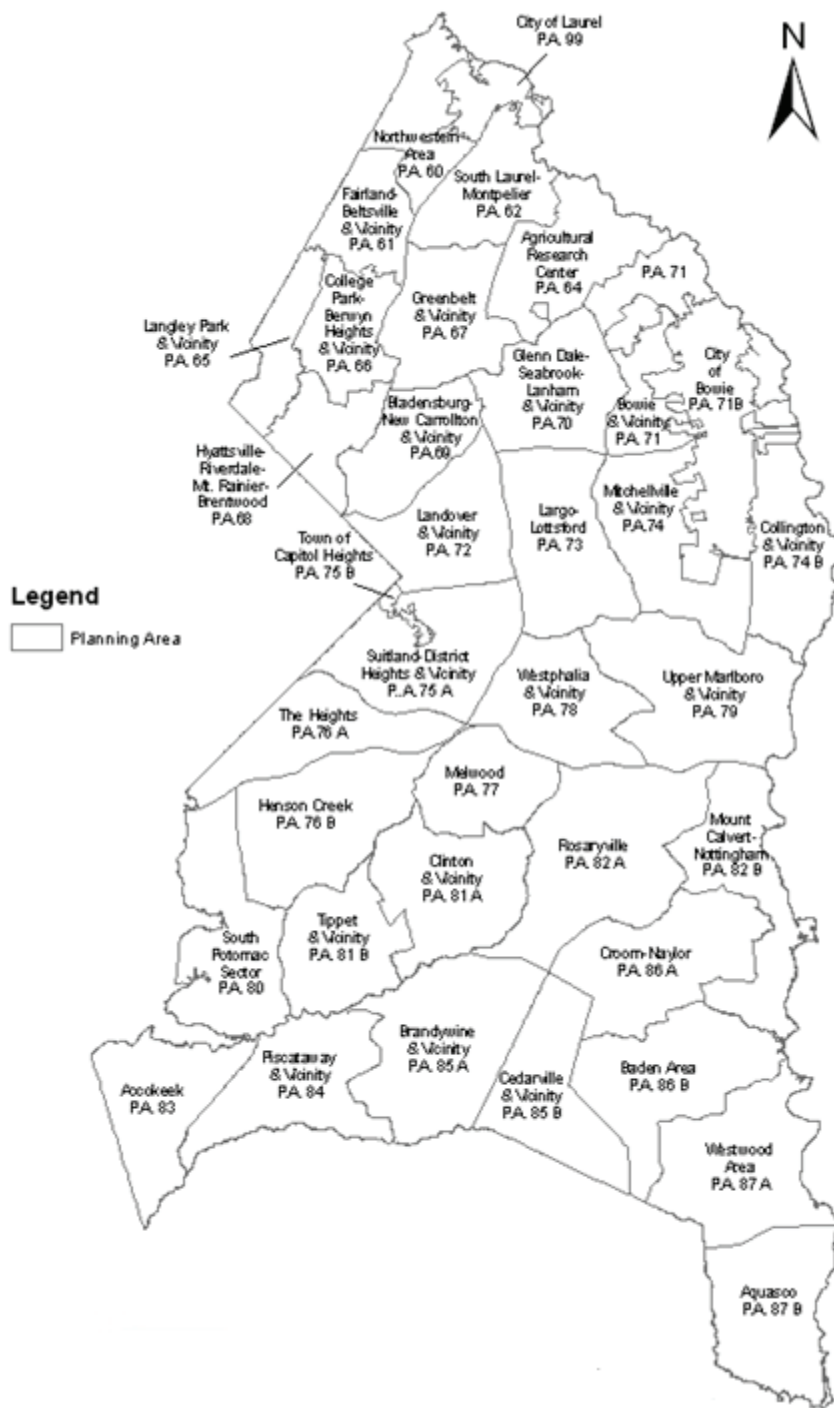
Source: M-NCPPC, Countywide Planning Division, Research Section



# APPENDICES

# APPENDIX 1

## PLANNING AREA MAP



Source: M-NCPPC, Countywide Planning Division, Research Section

# APPENDIX 2

## PRINCE GEORGE'S COUNTY ZONING CATEGORIES

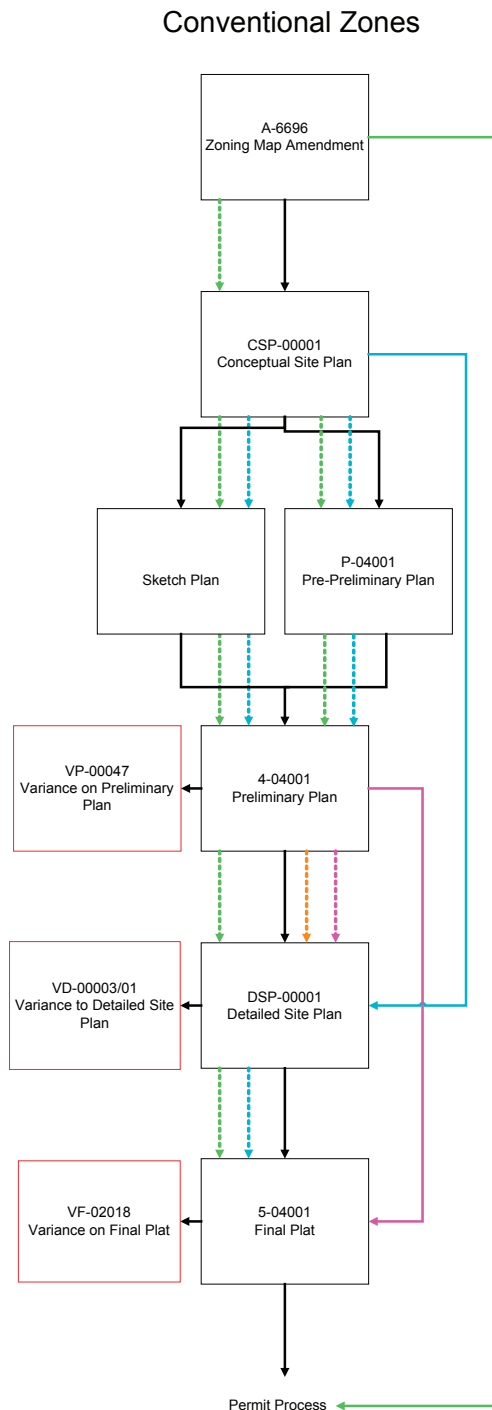
- **C-2: General Commercial**—All of the uses permitted in the C-S-C Zone, with additions and modifications.
- **C-M: Commercial Miscellaneous**—Varied commercial uses, including office and highway-oriented uses, which may be disruptive to the compactness and homogeneity of retail shopping centers.
- **C-S-C: Commercial Shopping Center**—Retail and service commercial activities generally located within shopping center facilities; size will vary according to trade area.
- **E-I-A: Employment and Institutional Area**—A concentration of nonretail employment and institutional uses and services such as medical, manufacturing, office, religious, educational, recreational, and governmental.
- **I-1: Light Industrial**—Light-intensity manufacturing, warehousing, and distributions uses; ten percent green area required.
- **I-2: Heavy Industrial**—Highly intensive industrial and manufacturing uses; ten percent green area required.
- **I-3: Planned Industrial/Employment Park**—Uses that will minimize detrimental effects on residential and other adjacent areas; a mixture of industrial, research, and office uses with compatible institutional, recreational, and service uses in a manner that will retain the dominant industrial/employment character of the zone; standard minimum tract size of 25 adjoining gross acres; standard minimum lot size of two acres; conceptual plan approval required; 25 percent green area required; outdoor uses restricted; warehousing and wholesaling uses limited.
- **I-4: Limited Intensity**—Commercial, manufacturing, warehousing, and distribution uses; development standards extended to assure limited intensity industrial and commercial development, and compatibility with surrounding zoning and uses; 25 percent green area required.
- **L-A-C: Local Activity Center**—A mixture of commercial retail and services uses along with complementary residential densities within a hierarchy of centers servicing three distinct service areas: neighborhood, village, and community.
- **M-A-C: Major Activity Center**—A mixture of uses that serve a regional residential market or provide concentrated employment, arranged to allow easy pedestrian access between uses; two types of functional centers are described: Major Metro and New Town or Corridor City.
- **M-U-I: Mixed-Use Infill**—Promotes Smart Growth principles by encouraging the efficient use of land, public facilities, and services in areas that are substantially developed. These regulations are intended to create community environments enhanced by a mix of residential, commercial, recreational, open space, employment, and institutional uses in accordance with approved plans. The infill zone may only be approved for property located in Transit District Overlay Zone or a Development District Overlay Zone.

- **M-X-T: Mixed Use**—Transit Oriented—Provides for a variety of residential, commercial, and employment uses; mandates at least two out of the following three use categories: (1) Retail businesses; (2) Office/Research/Industrial; (3) Dwellings, hotel/motel; encourages a 24-hour functional environment; must be located near a major intersection or major transit stop or at a location for which the applicable master plan recommends mixed uses similar to those permitted in the M-X-T Zone.
- **R-10: Multifamily High Density Residential**—Provides for suitable sites for high-density residential in proximity to commercial and cultural centers; also permits single-family detached dwellings. Detailed site plan approval required for buildings 110 feet in height or less; special exception required for buildings over 110 feet in height.
- **R-80: One-Family Detached Residential**—Provides for variation in the size, shape, and width of subdivision lots to better utilize the natural terrain and to facilitate planning of single-family developments with lots and dwellings of various sizes and styles.
- **R-L: Residential Low Development**—Provides for low-density residential development in areas recommended by a master plan for alternative low-density development techniques. The zone allows a mixture of residential types and lot sizes generally corresponding to single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.
- **R-M: Residential Medium Development**—A mixture of residential types with a medium-density range; provides for limited commercial uses necessary to serve the dominant residential uses.
- **R-R: Rural Residential**—Permits approximately one-half-acre residential lots; subdivision lot sizes depend on date of recordation; allows a number of nonresidential special exception uses.
- **R-S: Residential Suburban Development**—A mixture of residential types within the suburban density range generally corresponding to low-density, single-family development; provides for limited commercial uses necessary to serve the dominant residential uses.
- **R-T: Townhouse**—Permits one-family detached and attached two-family, and three-family dwellings; promotes the maximum amount of freedom in the design of attached dwellings and their grouping and layout; detailed site plan approval required for attached dwellings.
- **U-L-I: Urban Light Industrial**—Designed to attract and retain a variety of small-scale light industrial uses in older, mostly developed industrial areas located close to established residential communities; establishes a flexible regulatory process with appropriate standards to promote reinvestment in, and redevelopment of, older urban industrial areas as employment centers, in a manner compatible with adjacent residential areas.

# APPENDIX 3

## DEVELOPMENT APPLICATION ROUTE FOR CONVENTIONAL ZONES

The Conventional Zones route is diagrammed as follows:



A zoning map amendment can be the first type of application filed in the conventional zones route, but a zoning map amendment is only required in approximately three percent of cases. A zoning map amendment is required when an applicant desires to change the zoning of a property or properties. Zoning map amendments go through several steps: a staff report is generated, a Planning Board hearing is held, the application goes before the hearing examiner, and the application goes to the District Council. In rare cases, the application will go to court.

A conceptual site plan can also be the first type of application filed in the conventional zones route, or it can follow a zoning map amendment. Typically, if a conceptual site plan follows a zoning map amendment, it will have the same geographic extent as the zoning map amendment. Conceptual site plans can be required by the zoning category of the property or properties or by condition of another approval. A conceptual site plan has no validity period.

A pre-preliminary plan can be the first type of application filed in the conventional zones route, or it can follow a conceptual site plan. An applicant that will be required to submit a preliminary plan can choose to submit a pre-preliminary plan in order to seek comments from Commission staff before investing in the submission of a preliminary plan. A pre-preliminary plan has no validity period.

The conventional zones route was modified to include a sketch plan application based on a new Commission requirement. At this point along the route, applicants could submit either a pre-preliminary plan or a sketch plan, but not both

(and in some cases neither will be submitted).  
 Conservations subdivisions require a sketch plan.

A preliminary plan can be the first type of application filed in the conventional zones route, or it can follow a pre-preliminary plan or a sketch plan. Generally, a preliminary plan is required for applicants. A preliminary plan is not required when the applicant is not proposing any new development (no new structures or no additional square footage), and the property configuration is not changing. The geographic extent of a preliminary plan will typically match the geographic extent of earlier applications filed along the conventional zones route. The standard validity period for a preliminary plan is two years, although applications of a certain size have a validity period of six years.

A detailed site plan can be the first type of application filed in the conventional zones route, or it can follow a conceptual site plan or preliminary plan. A detailed site plan is typically required and is always required if a conceptual site plan was required. Often the geographic extent of a detailed site plan will be smaller than that of earlier applications along the route. A detailed site plan has a validity period of three years.

A final plat can be the first type of application filed in the conventional zones route, or it can follow a detailed site plan or preliminary plan. If a preliminary plan was required, a final plat will be required. The geographic extent of the final plat may or may not match the geographic extent of earlier applications filed along the route. The geographic extent of a final plat may be smaller than earlier applications, and multiple final plats relating to an earlier application may be filed. An applicant has 180 days after approval by the Planning Board to record the final plat with land records.

After an applicant obtains the needed approvals for the land development applications depicted in the conventional zones route, the applicant

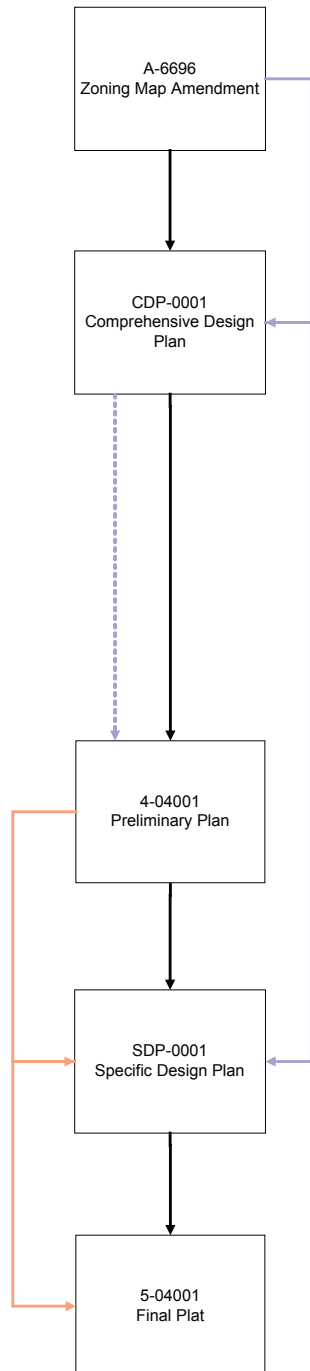
can proceed to the permit process. In some cases, additional applications can be required before the permit process can be initiated. For example, a detailed site plan might be required on individual lots that were created through a final plat.

The development application routes diagram also depicts companion cases that can be filed in conjunction with various land development application types. Specific to the conventional zones route are variances of preliminary plans, variances to detailed site plans, and variances on final plats. These applications are only required when the applicant is seeking a variance to a standard but could accompany preliminary plans, detailed site plans, and final plats. The geographic extent of the variances would match the geographic extent of the applications which they accompany.

# APPENDIX 4

## DEVELOPMENT APPLICATION ROUTE FOR COMPREHENSIVE DESIGN ZONES

### CDZ (Comprehensive Design)



A zoning map amendment (or base plan) is always required as the first application in the CDZ route. There will also be at least one comprehensive design plan and specific design plan for applications that follow this route. The design plans that are part of this route are very similar to site plans but are termed design plans to distinguish them as part of the CDZ route. It is typical to have the various application types that follow this route processed concurrently.

A comprehensive design plan is required after the zoning map amendment. A comprehensive design plan will typically have the same geographic extent as the zoning map amendment, but they can differ. The geographic extent of the application is typically smaller at the submittal of the preliminary plan or the specific design plan.

As in the conventional zones route, a final plat will be required if a preliminary plan is required. Generally, applications that follow the CDZ route will go through the subdivision process, requiring a preliminary plan and final plat, but this is not always the case.

# ACKNOWLEDGMENTS

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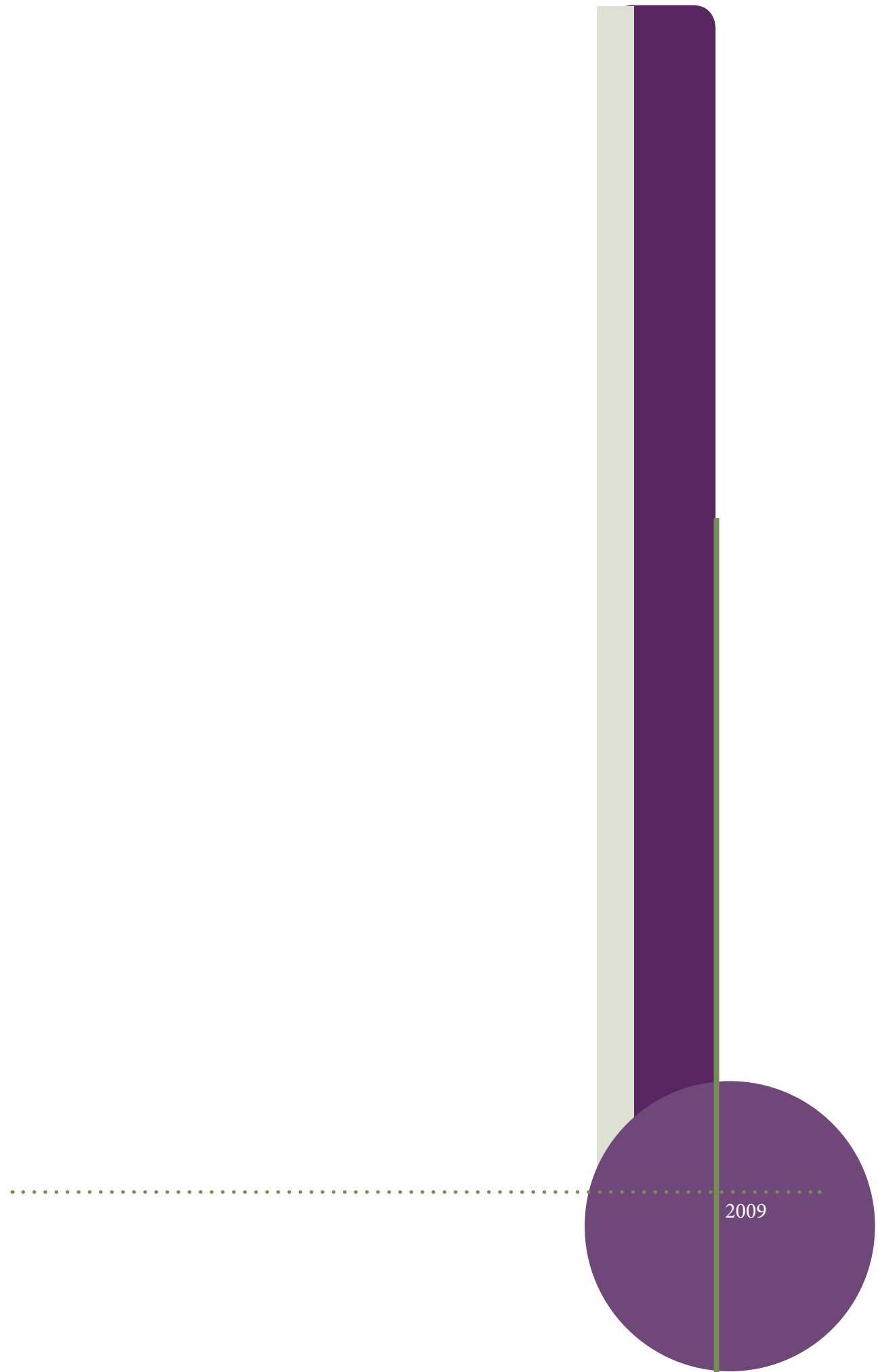
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