

Plan Progress Report

College Park-Riverdale Park Transit District Development Plan and Transit District Overlay Zone (TDOZ)

Date Plan Approved: March 17, 2015

Date of Progress Report: September 22, 2025

Councilmanic District: 3

Progress Summary

The Approved College Park-Riverdale Park Transit District Development Plan and TDOZ contains 247 recommendations, primarily focused on transportation and mobility as well as the natural environment.

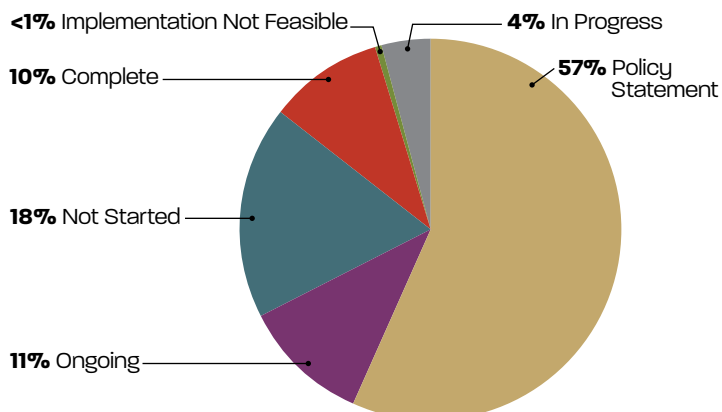
Since its adoption in 2015, approximately 10 percent (25) of the recommendations have been completed, 4 percent (10) are in progress, and 11 percent (27) are ongoing. Approximately 18 percent (44) have not yet had action taken.

Some highlights of completed recommendations include:

- The Discovery District research area opened in 2017, as a reimagined research park.
- The College Park Academy opened in 2013.



Plan Recommendation Status



Suggested Next Step(s)

- ☒ Review in 2027
- ☐ Major/Minor Plan Amendment
- ☐ Replace
- ☒ Consolidate

More information about this recommendation can be found at the end of the report.

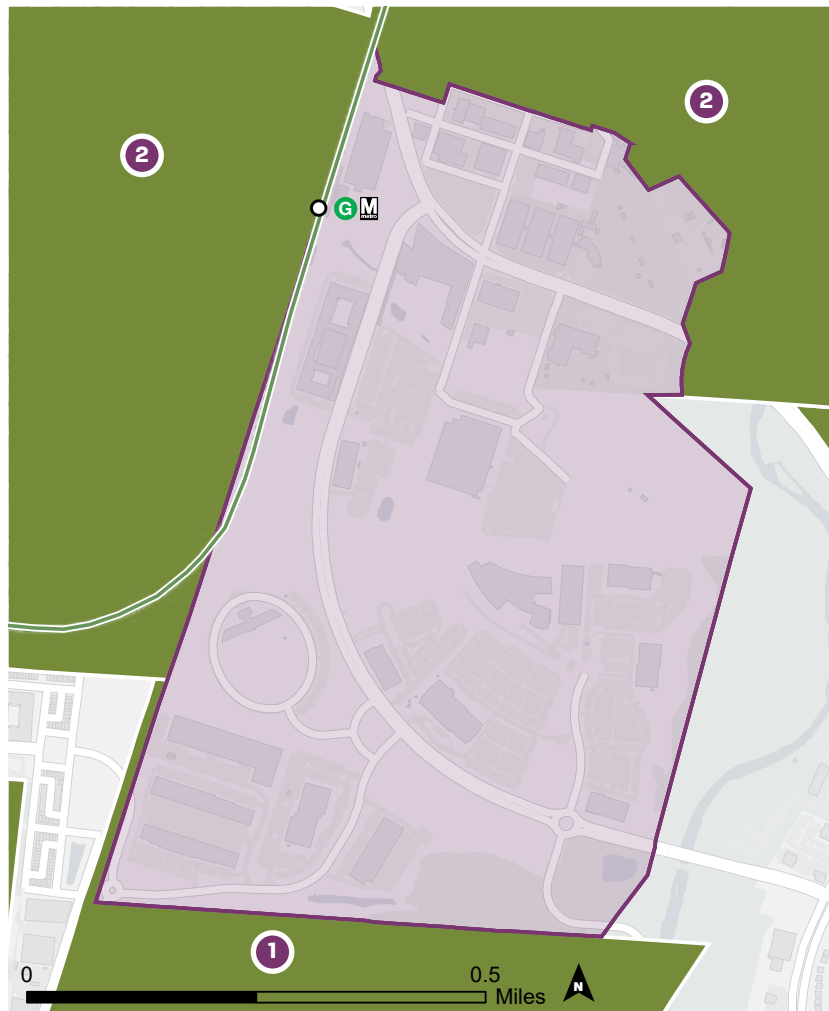
Related Plans

As-Approved Plan Area and Related Plan Boundaries

The original College Park-Riverdale Park Transit District Development Plan area centered on the College Park Metrorail station and the Discovery District and was bounded by Metrorail Green Line tracks to the west, College Park Airport to the north, the Paint Branch stream valley to the east, and Tuckerman Street to the south. The plan area superseded portions of multiple prior plans upon adoption.

-  **As-Approved Plan Area**
-  **Superseding Plans**
-  **Superseded Plans**
-  **Metrorail Lines and Stations**

As-Approved Plan Area and Related Plan Boundaries



Related Plans

The College Park-Riverdale Park Transit District Development Plan supersedes a portion of the following plans:

- 1** Planning Area 68 Master Plan (1994)
- 2** Langley Park-College Park-Greenbelt and Vicinity Master Plan (1989)

Plan Area Summary

Plan Area

Land within the transit district area is classified in the M-X-T (Mixed-Use/Transportation Oriented), I-3 (Planned Industrial/Employment Park), R-R (Rural Residential), O-S (Open Space), and R-O-S (Reserved Open Space) Zones. The transit district includes the College Park/U of MD Metro Green Line Station and a MARC station, and is the site of two forthcoming Purple Line stations (College Park/U of MD, and M Square). College Park Airport, the oldest continuously operated airport in the world, adjoins the transit district's northern boundaries, and the majority of the transit district area is within the County's aviation policy areas established to ensure a standard of safety and compatibility for airport-area residents, future residents, nearby businesses, pilots, and airport operators. The entire plan area is designated as a Plan 2035 Regional Transit District.

Plan Area Aerial with Key Locations Highlighted



SOURCE: M-NCPPC AERIAL IMAGERY (MARCH 2024)

Focus Areas and Goals

- 1 Metro Core:** Surrounds the Metro and MARC stations and one of its two future Purple Line stations and features a high-density mix of uses and new multipurpose transit plaza and green.
- 2 College Park Aviation Village:** A compact, predominantly residential community with integrated neighborhood-serving retail, civic uses, and new open spaces.
- 3 Research Core:** Serves as the transit district's dynamic and evolving hub of research, science, and technology companies, incorporating a range of existing and new office, research, and recreational uses with enhanced connectivity and walkability.
- 4 Riverdale Park Urban Village:** Proposed as a predominantly mixed-use office area extending along the south side of River Road at the proposed M Square Purple Line Station, shifting to more of a mixed-use multifamily and single-family attached residential development closer to Riverdale Park.

Plan Overview

Plan Vision

The College Park-Riverdale Park Transit District Development Plan (TDDP) envisions four interconnected neighborhoods that capitalize on the area's rich transit network and recreational amenities, celebrates its historic and environmental settings, and builds on its strong affiliation with the University of Maryland's flagship campus in College Park. Each neighborhood contributes to the transformation of the auto- and suburban-oriented office and industrial area into a vibrant, walkable, mixed-use center that attracts new residents, workers, and businesses; positions the innovative M Square Research Park as the centerpiece of a regional employment hub; emphasizes environmental stewardship; and improves walkability and access to the transit district's diverse transit options and surrounding historic communities.



SOURCE: COLLEGE PARK-RIVERDALE PARK TRANSIT DISTRICT DEVELOPMENT PLAN

Proposed Transit Plaza at Metro Core



SOURCE: COLLEGE PARK-RIVERDALE PARK TRANSIT DISTRICT DEVELOPMENT PLAN

Plan Highlights

The TDDP envisions a transformation of the current auto- and suburban-oriented office and industrial area into a vibrant, walkable mixed-use center and position the innovative M Square Research Park as the centerpiece of a regional employment hub. The TDDP emphasizes environmental stewardship and improves walkability and access to the transit district's diverse transit options and surrounding historic communities.

The Plan Prince George's 2035 Approved General Plan (Plan 2035) designates the transit district as one of eight medium- to high-density mixed-use centers, referred to as regional transit districts, and as part of the County's cutting-edge innovation corridor. The TDDP builds upon the economic, social, environmental, and placemaking recommendations of Plan 2035 to position the transit district to best leverage existing transit assets and new market opportunities as cornerstones of its transformation.

The TDDP is distinguished by its flexible approach to complex land use and urban design issues while respecting the priorities and needs of property owners and neighboring communities. The TDDP recommendations and the Transit District Overlay Zone (TDOZ) transit district design guidelines and standards foster an enhanced sense of place.

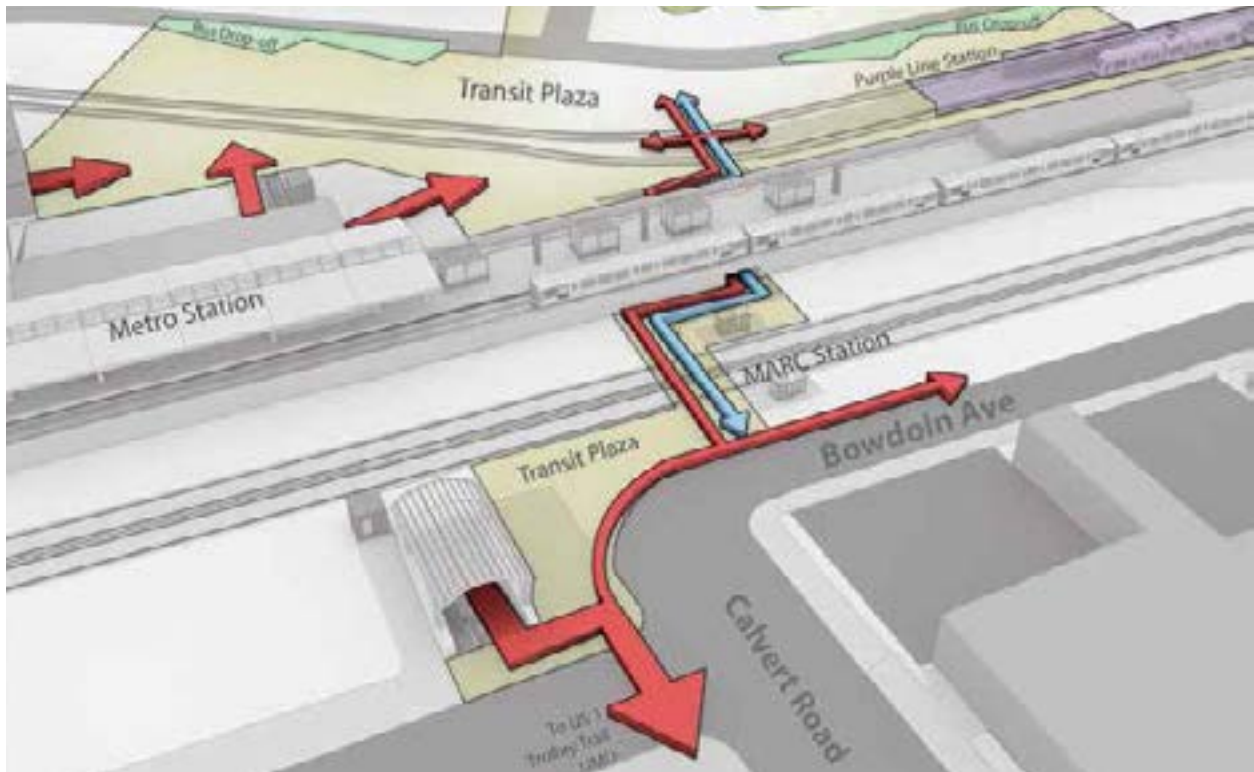
Plan Overview

MARC Tunnel



SOURCE: COLLEGE PARK-RIVERDALE PARK TRANSIT DISTRICT DEVELOPMENT PLAN

Proposed Transit Station Connectivity



SOURCE: COLLEGE PARK-RIVERDALE PARK TRANSIT DISTRICT DEVELOPMENT PLAN

Where Are We Now?

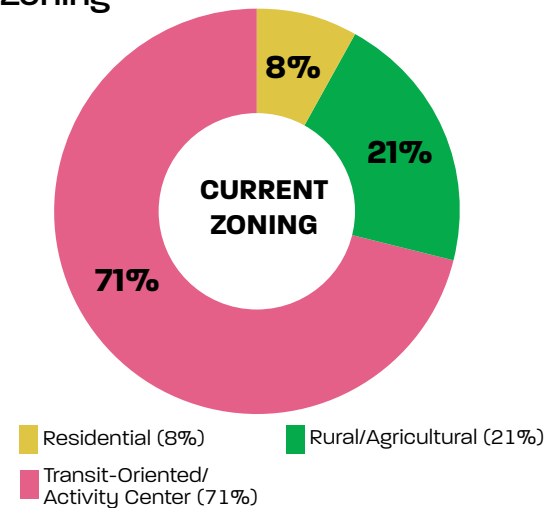
Population¹

Due to the small size of the plan area, we are unable to calculate accurate estimates of population and housing characteristics.

Housing²

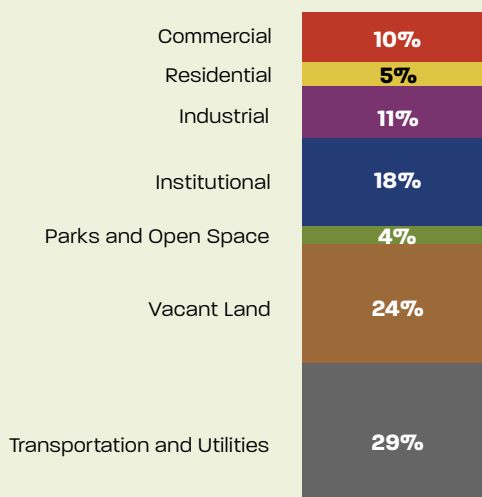
Due to the small size of the plan area, we are unable to calculate accurate estimates of population and housing characteristics.

Zoning³

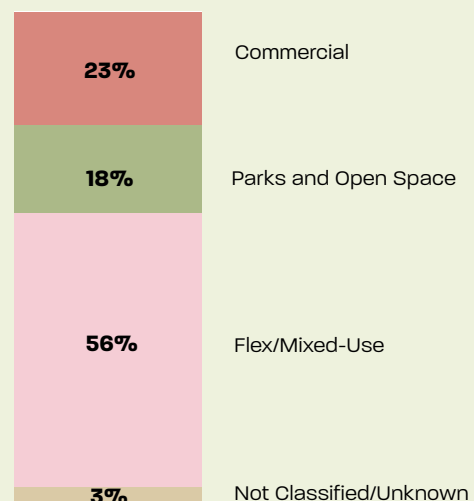


Land Use

CURRENT LAND USE⁴



PLANNED FUTURE LAND USE⁵



NOTE: CURRENT AND FUTURE LAND USE CATEGORIES MAY DIFFER DUE TO DIFFERENT SOURCES.

SOURCES: 1 — 2010 AND 2020 DECENNIAL CENSUS; 2 — 2010 AND 2020 DECENNIAL CENSUS; 3 — 2025 COUNTY DATA; 4 — 2025 COUNTY PARCEL DATA; 5 — 2025 COUNTY PLANNING DATA. ALL PLAN AREA DATA CALCULATED USING THE ACTIVE PLAN BOUNDARY AS OF THE DATE OF THE REPORT.

Development Activity

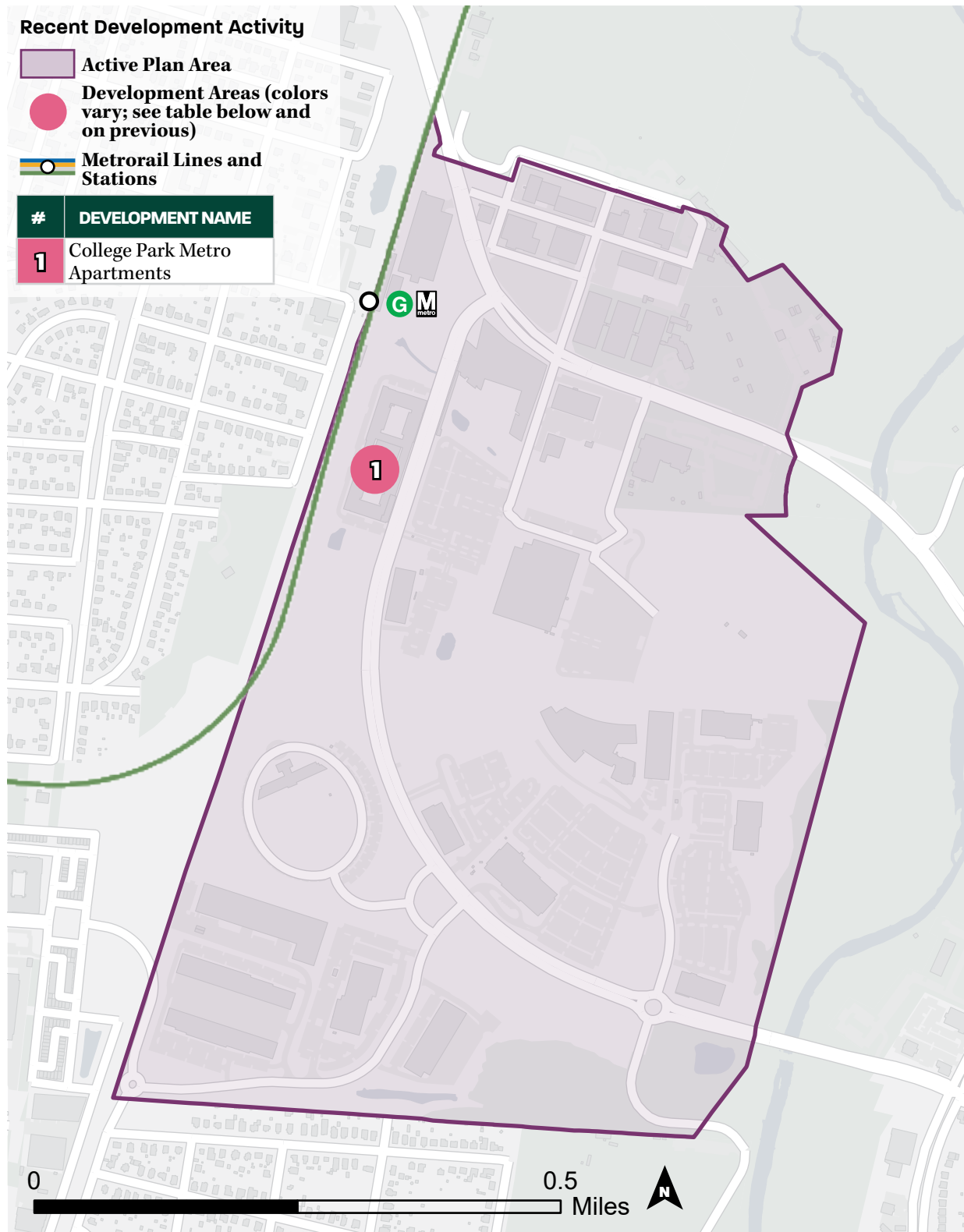
The plan calls for mixed-use development that leverages the area's proximity to multiple rail transit systems, existing research park and office uses, and the College Park airport to create a stronger, connected neighborhood with a balance of housing, jobs, and amenities. The plan area is home to an important employment center in M Square, a prominent research park.

Completed and ongoing residential and office development has helped meet the goals of the plan through increasing the number of residents and jobs in close proximity to Metro, MARC, and in the future, the Purple Line. Large residential transit-oriented development and expansion of the research park contribute to the development of a walkable, mixed-use center.

MAP #	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Mixed-Use/Flex			
1	College Park Metro Apartments	451 units constructed	4,998 SF constructed

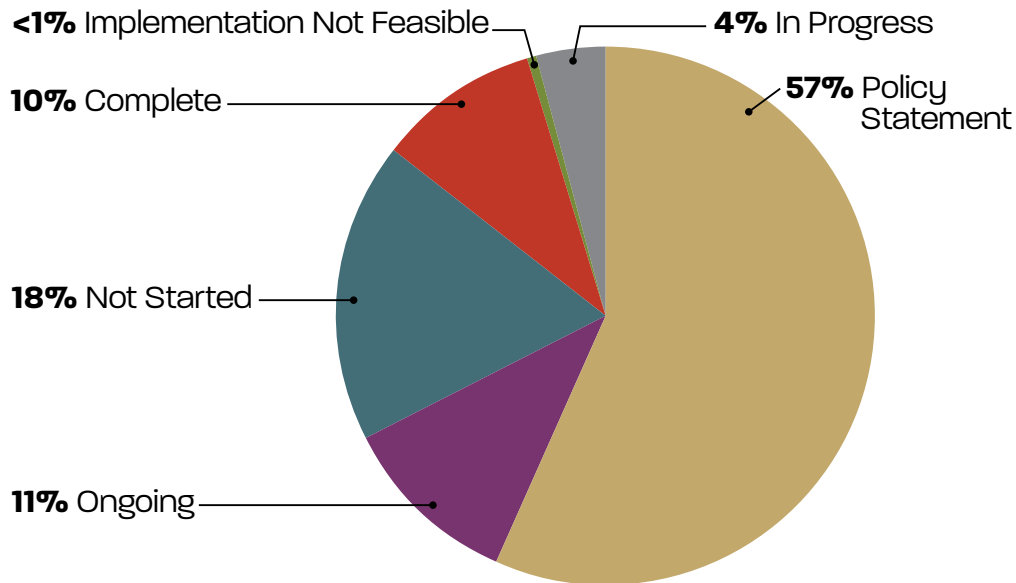
SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE OF ALL DEVELOPMENT IN THE COUNTY AND MAY NOT REFLECT THE MOST UP-TO-DATE BUILDOUT INFORMATION. THE PRIMARY SOURCE OF DEVELOPMENT ACTIVITY INFORMATION IS THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT DEVELOPMENT PIPELINE DATASET, WHICH WAS UPDATED THROUGH AUGUST 2022. DEVELOPMENT PIPELINE VALUES INCLUDE THE NUMBER OF RESIDENTIAL UNITS AND THE GROSS FLOOR AREA IN SQUARE FEET OF COMMERCIAL DEVELOPMENT THAT HAVE BEEN BUILT, AS WELL AS THE AMOUNT LEFT TO BE BUILT. ADDITIONAL DATA SOURCES THAT WERE USED TO IDENTIFY DEVELOPMENT ACTIVITY INCLUDE THE COUNTY'S DEVELOPMENT APPLICATION REVIEW TRACKING SYSTEM (DARTS), LOCAL MUNICIPALITY WEBSITES, AND NEWS ARTICLES.

Development Activity



Implementation

Status of Plan Recommendations



KEY CONSTRUCTED PROJECTS¹



The **Discovery District** opened in 2017, as a reimagined research park. A driver for growth, it offers flexible office spaces for start-up companies, larger technology clients, and more.



The Atworth, a transit-oriented mixed-use building, opened across the street from the Metro station in 2024.

KEY UPCOMING PROJECTS



The construction of the **Purple Line** is underway, and two of the light rail stops are within the TDDP area. Along with the MARC and Metro stations, this area is a key transit hub.

Challenges

- **Housing:** There will be challenges to provide the type, price, and size of new housing as identified in this plan. While the new Zoning Ordinance provides some flexibility in certain zones, greater housing choices may not be available for anticipated population growth and household configurations. Furthermore, mixed-income housing is less likely to be included in new developments as there currently is no requirement to provide this.
- **Facilities for Walking and Biking:** All bike and pedestrian infrastructure recommendations are not being constructed with new development. Dedicated bike lanes and sidewalks are not in place throughout the Discovery District and available right-of-way in other areas may impede their implementation.

¹ Constructed projects highlight infrastructure, community amenities, or other projects that have been built since plan approval.

Next Steps

Near-Term Opportunities

With the Discovery District, extensive existing transit service, and two soon-to-be-opened Purple Line stations, there are many ongoing activities within this area. The recommendation below focuses on ensuring the momentum is maintained as implementation continues. It can also support implementation of Plan 2035.



Task Force: The implementation plan noted that the first step should be to form a College Park-Riverdale Park TDDP Task Force of comprised of people/organizations with direct investment in the success of the transit district. This task force will be charged with actively pursuing the implementation of the plan recommendations and may further act in an advisory capacity, providing input and guidance to the governing bodies to ensure plan conformance. This opportunity can support Plan 2035 Partnerships and Civic Engagement Policy 2, to “strategically build partnerships with public and private stakeholders.”

Responsible Parties:

- Prince George’s County
- City of College Park, Town of Riverdale Park
- University of Maryland/Corporate Office Properties Trust
- Washington Metropolitan Area Transit Authority (WMATA)
- Business and property owners

PLAN UPDATE RECOMMENDATION

- Review for updates as scheduled
- Consolidate

NEXT SIX-YEAR UPDATE DUE DATE

March 2027

Plan implementation is underway. While this plan is not in need of immediate updates, we recommend consolidating several plans in this area to reduce fragmentation, including: Gateway Arts District Sector Plan, Planning Area 68 Master Plan, Prince George’s Plaza TDDP and TDOZMA, College Park-Riverdale Park TDDP, and the portion of East Riverdale-Beacon Heights Sector Plan located west of MD 295 (Baltimore-Washington Parkway).