

Plan Progress Report

East Glenn Dale Area Sector Plan and Sectional Map Amendment

Date Plan Approved: March 28, 2006

Date of Progress Report: September 22, 2025

Councilmanic District: 4

Progress Summary

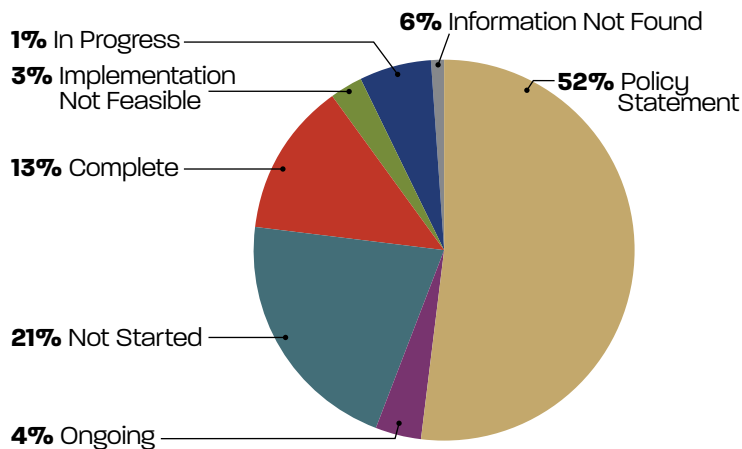
The Approved Sector Plan and Sectional Map Amendment (SMA) for the East Glenn Dale Area contains 116 recommendations, primarily focused on transportation and mobility, and community heritage, culture, and design.

Since its adoption in 2006, approximately 13 percent (15) of the recommendations have been completed, 1 percent (1) are in progress, and 4 percent (5) are ongoing. Approximately 21 percent (24) have not yet had action taken.

Some highlights of completed recommendations include:

- Several elements of Daisy Lane Neighborhood Park were improved in alignment with the plan.
- Though they are not within the boundary of the plan area, the conversion of Samuel Ogle Elementary School to a Middle School and an expansion of DuVal High School were both recommendations of this plan, and were both completed.

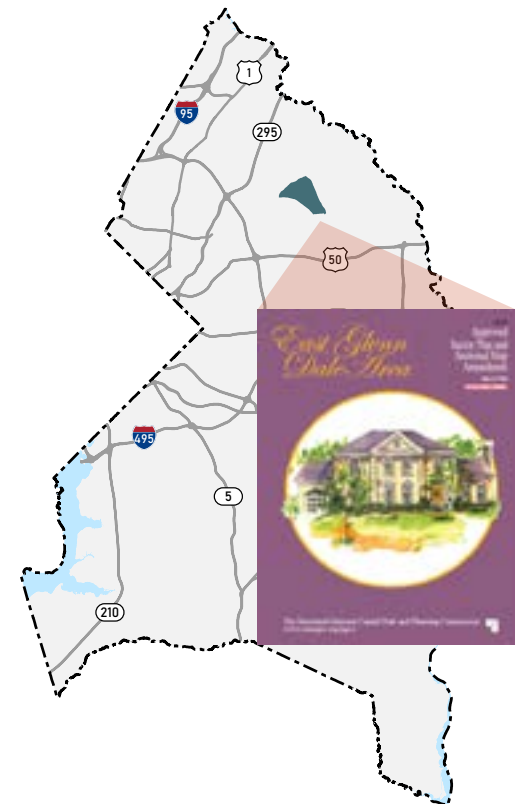
Plan Recommendation Status



Suggested Next Step(s)

- ☒ Review in 2030
- ☐ Major/Minor Plan Amendment
- ☐ Replace
- ☒ Consolidate

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

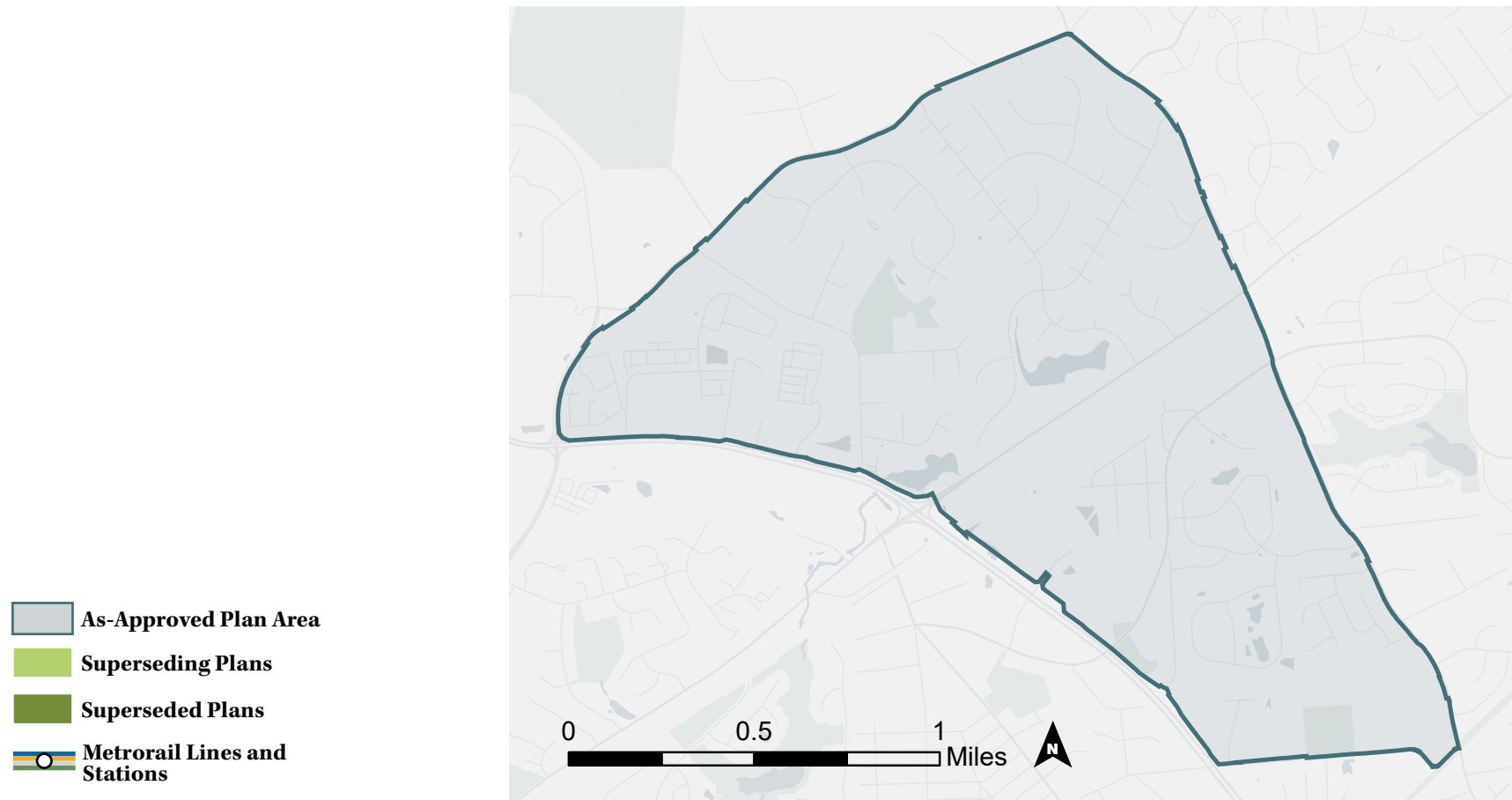


Related Plans

As-Approved Plan Area and Related Plan Boundaries

The original approved borders of the East Glenn Dale Area Sector Plan were bounded by Good Luck Road to the northwest, Springfield Road to the east, Daisy Lane to the south, and Greenbelt Road (MD 193) to the southwest. The plan area has not been superseded by any other plans since adoption.

As-Approved Plan Area and Related Plan Boundaries



Plan Area Summary

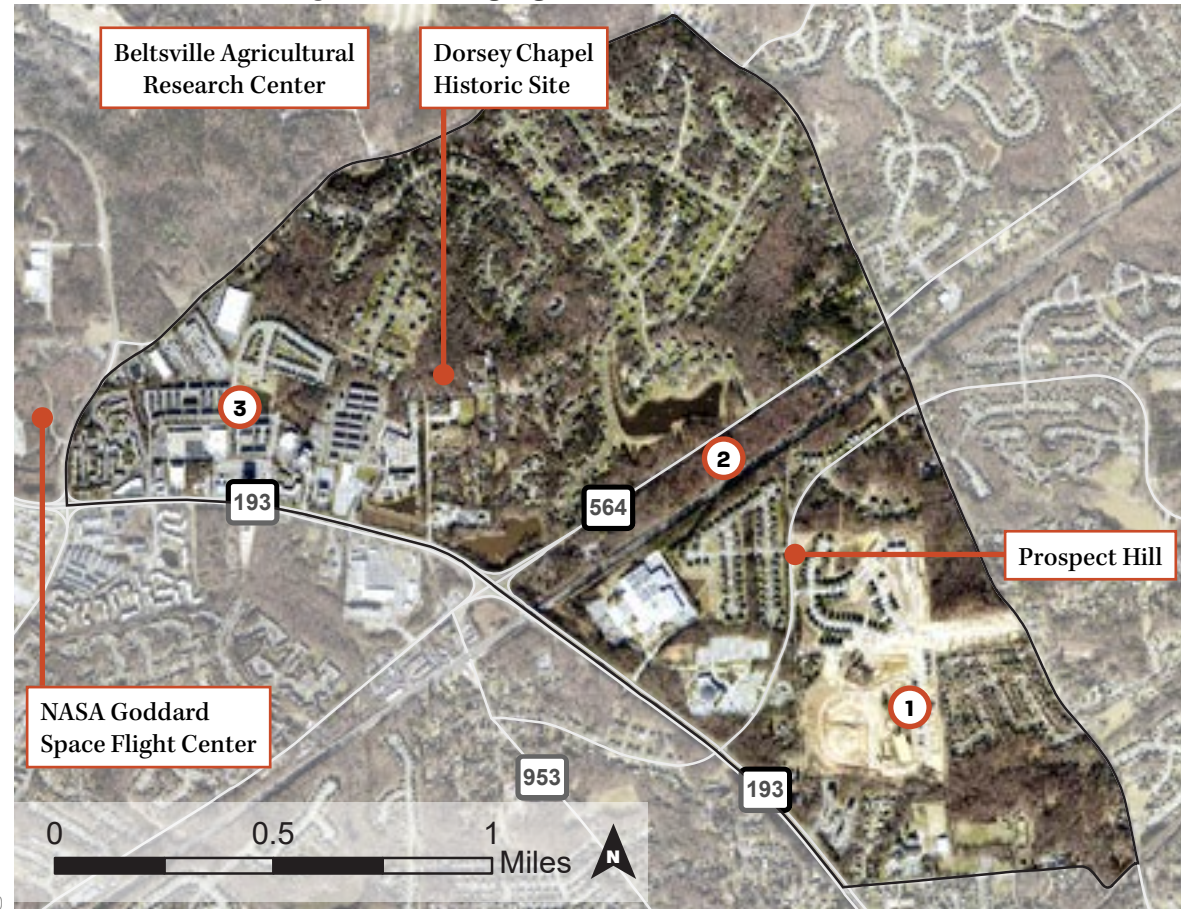
Plan Area

The sector plan area is part of Planning Area 70 (Glenn Dale-Seabrook-Lanham and Vicinity) and is bounded on the north by Good Luck Road, on the east by Springfield Road and Hillmeade Road, on the south by Daisy Lane, and on the west by Glenn Dale Boulevard (MD 193). The sector plan area abuts Planning Areas 71A (Bowie and Vicinity) and 71B (City of Bowie) to the east and Planning Area 64 (Beltsville Agricultural Research Center) to the north. The sector plan area goes beyond these geographic boundaries and addresses areawide issues such as floodplain, wetlands, transportation, trails, and parkland.

Focus Areas and Goals

- 1 The Area Between Prospect Hill Road and Daisy Lane:** Land uses in this area that contribute to continuance of the quality of life in the sector plan area.
- 2 The Area Between MD 564 and Railroad Tracks:** A comprehensively planned attractive, wooded, low-density employment and commercial area and limited low-density single-family residential development.
- 3 Glenn Dale Commons and Vicinity:** Glenn Envisioned to be a pedestrian-friendly community with vertical and horizontal mixed-use development including retail, office, residential, employment, live/work spaces, restaurant, and entertainment uses. It will draw customers and local residents to high-end stores, outdoor cafes, and quality restaurants.

Plan Area Aerial with Key Locations Highlighted



SOURCE: M-NOPPC AERIAL IMAGERY (MARCH 2024)

Plan Overview

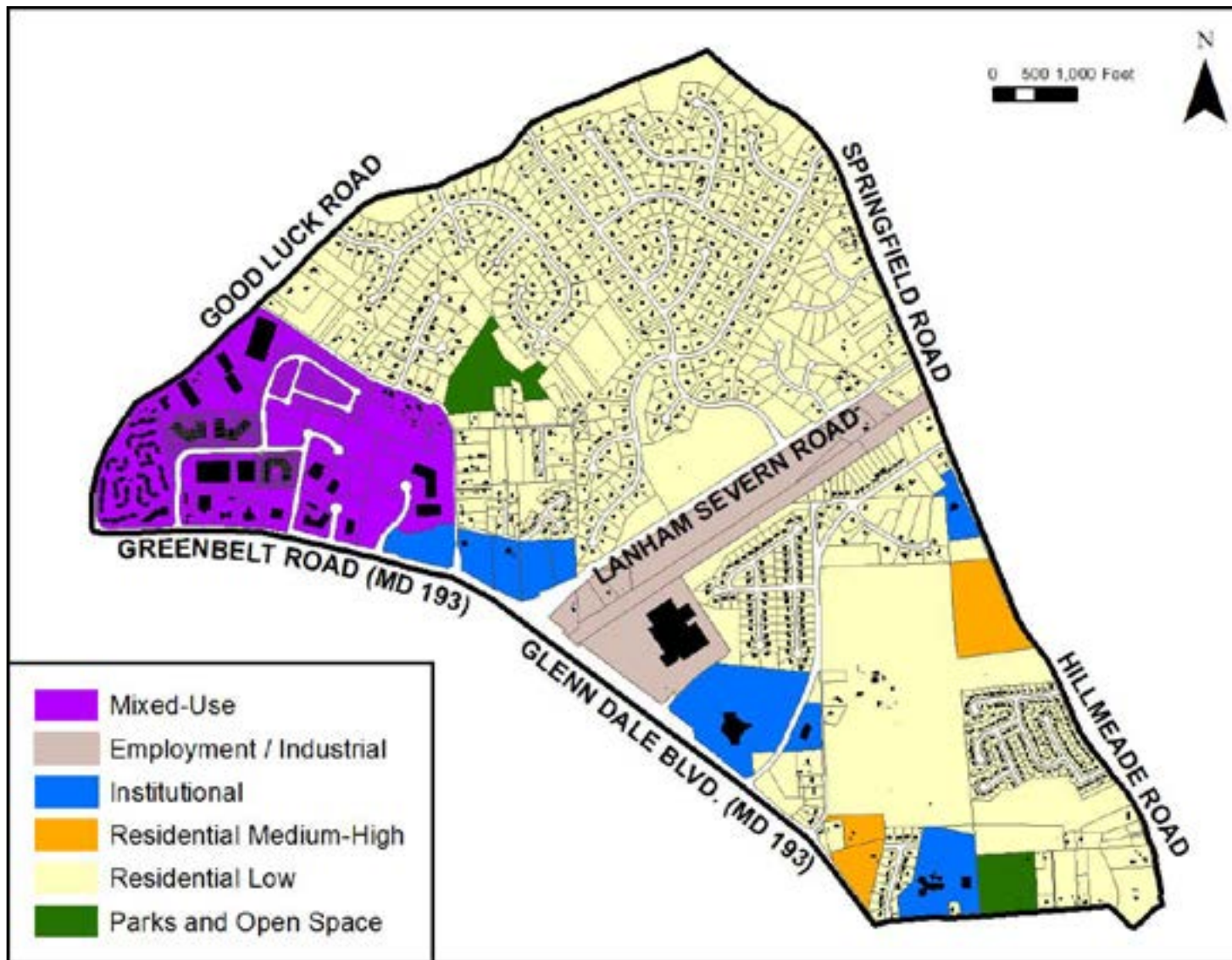
Plan Vision

- Within the Developing Tier and the MD 193 Corridor, maintain a pattern of low- to moderate-density suburban residential communities, distinct commercial centers, and employment areas that are increasingly transit serviceable. The Developing Tier corridors will be a mix of uses that are community-oriented in scope at moderate densities and intensities.
- The environmental infrastructure is an interconnected system of public and private lands that contains significant areas of woodlands, wetlands, wildlife habitat, and other environmentally sensitive areas with minimal intrusions from land development and light and noise pollution.
- Create a comprehensive multimodal transportation network that accommodates transit services, automobiles, pedestrians, and bicyclists. This system of roads, bicycle facilities, sidewalks, trails, and public transportation is integrated with the plan's land use recommendations to encourage a user-friendly system. This multimodal vision is focused on corridors adjacent to the sector plan area with an emphasis on accessibility to these areas from the surrounding communities.
- Public parks and open spaces provide recreation, relaxation, and socialization opportunities.
- Historic properties are appreciated and valued as important elements of the sector plan area's cultural heritage.
- The East Glenn Dale sector plan area consists of high-quality, attractive, and safe residential communities closely integrated with open space and recreational opportunities and complemented by upscale mixed-use development and attractively designed industrial areas. East Glenn Dale incorporates exemplary urban design, pedestrian- and transit-friendly environments, and civic spaces such as parks and community facilities to create a unique sense of place.

Plan Highlights

- Recognizing and preserving existing high-quality, rural and estate residential development communities and open space.
- Preserving the existing 18-hole Glenn Dale Golf Course by designating a planned active adult community within and adjoining the golf course.
- Designating limited low-density, single-family residential and employment development for the area between MD 564 and the railroad tracks.
- Redeveloping the Glenn Dale Commons and vicinity for a mixed-use community in which a large portion of its residential component should be an active adult and/or assisted living community.
- Establishing a comprehensive multimodal transportation network that accommodates transit services, automobiles, pedestrians, and bicyclists.
- Establishing a comprehensive network of sidewalks, park trails, side paths, and bicycle-friendly roadways and providing a variety of parks, open space, and recreation, relaxation, and socialization opportunities.
- Protecting and preserving historic properties and historic resources.
- Preserving and enhancing the existing high-quality character of the community.
- Establishing an interconnected environmental infrastructure containing significant areas of woodlands, wetlands, wildlife habitat, and other sensitive areas with minimal intrusion from land development and light and noise pollution.

Plan Overview



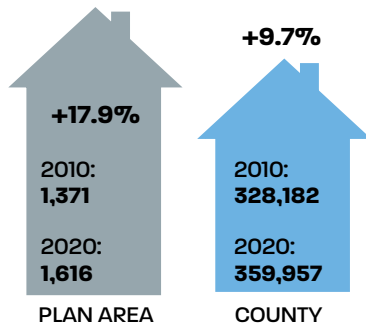
Approved Land Use Map

SOURCE: EAST GLENN DALE
AREA SECTOR PLAN

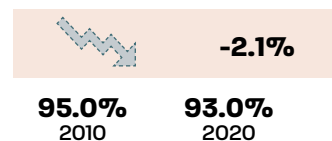
Where Are We Now?

Housing¹

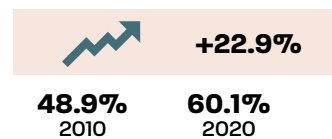
TOTAL UNITS



OCCUPANCY RATE (PLAN AREA)



HOMEOWNERSHIP RATE (PLAN AREA)



Population²

PLAN AREA

2010: 3,989
2020: 4,517



+13.2%



COUNTY

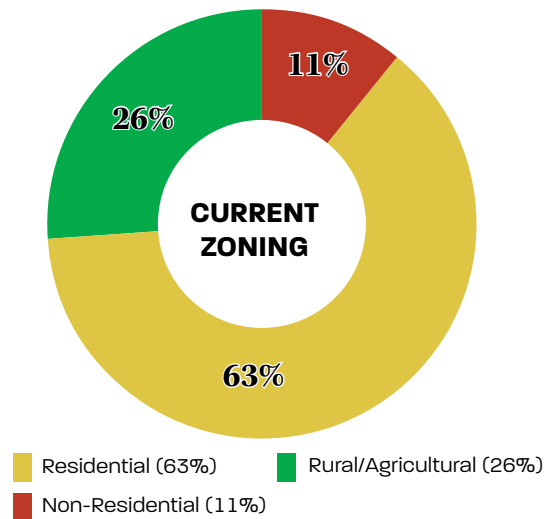
2010: 863,420
2020: 967,201



+12.0%

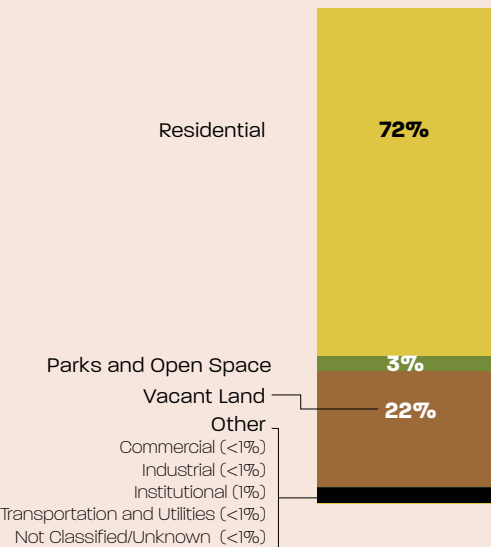


Zoning³

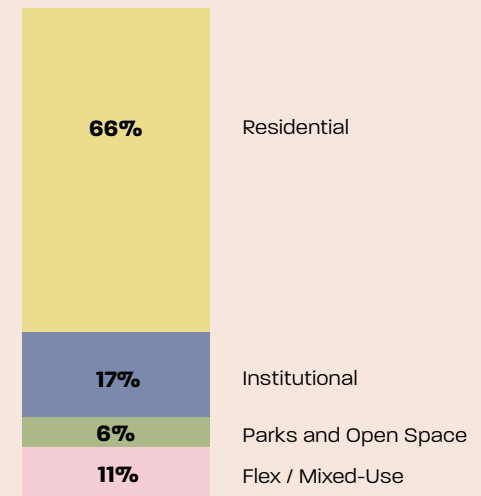


Land Use

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 envisions a community that retains its unique rural and low-density identity, with infill development and mixed-use nodes located at specific, key sites within the plan area. Respecting the existing land development patterns, higher density residential development is planned for the land south and east of the Amtrak rail right-of-way, and lower density estate residential uses were planned for the north and west side.

The plan establishes goals to foster the transition of Glenn Dale Commons into a mixed-use community (original 2006 plan) and the redevelopment of the Glenn Dale Golf Course into housing (2018 plan update). Both goals have been achieved in the intervening years.

Future development of housing for aging-in-place and active adult communities is encouraged in the plan.

MAP #	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Development Type: Residential			
1	The Fairways	280 units constructed, 244 in the pipeline	
Mixed-Use/Flex			
2	Glenn Dale Commons	409 units constructed, 136 in the pipeline	36,185 SF constructed

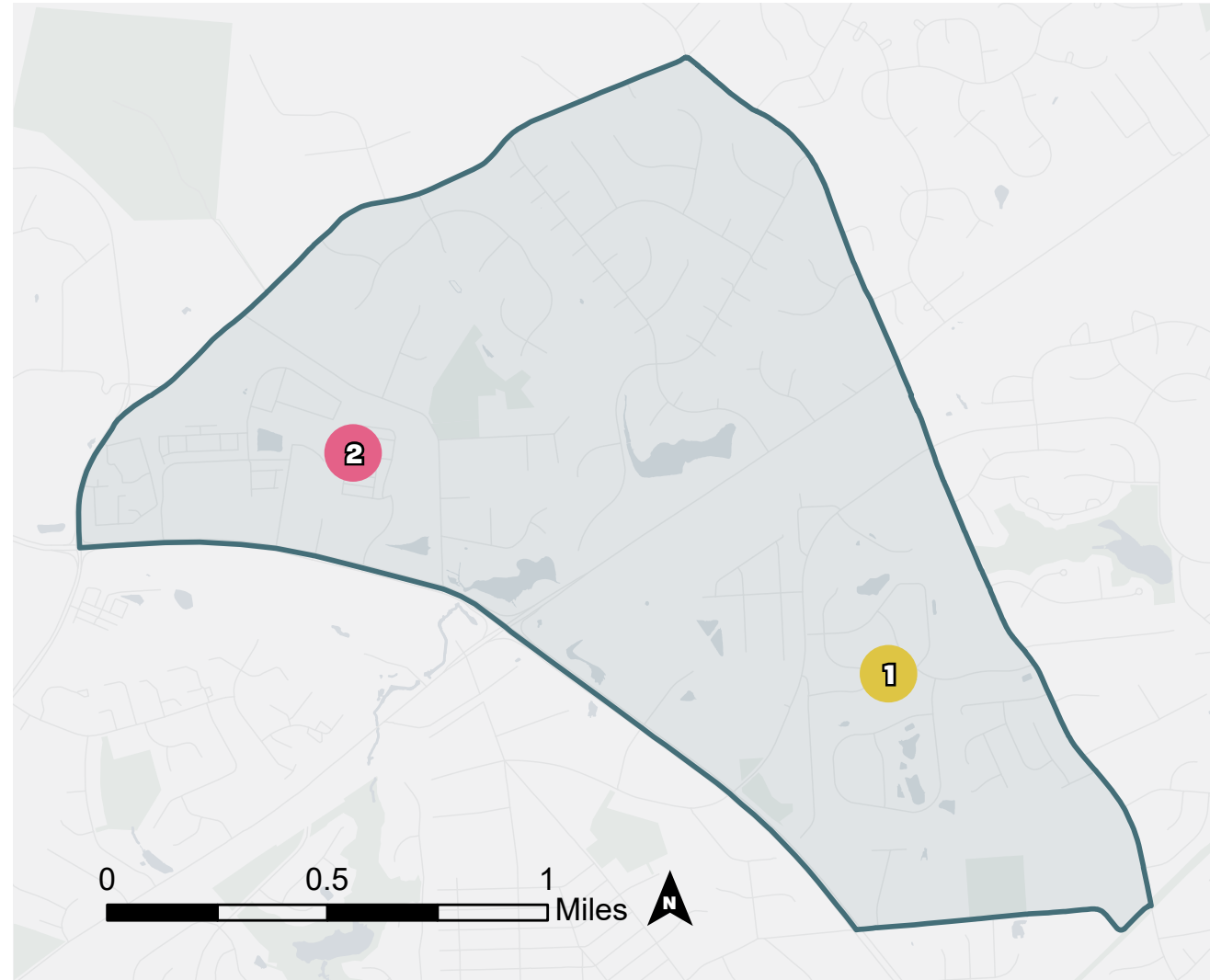
SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE 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

-  Active Plan Area
-  Development Areas
(colors vary; see table below and on previous)
-  Metrorail Lines and Stations

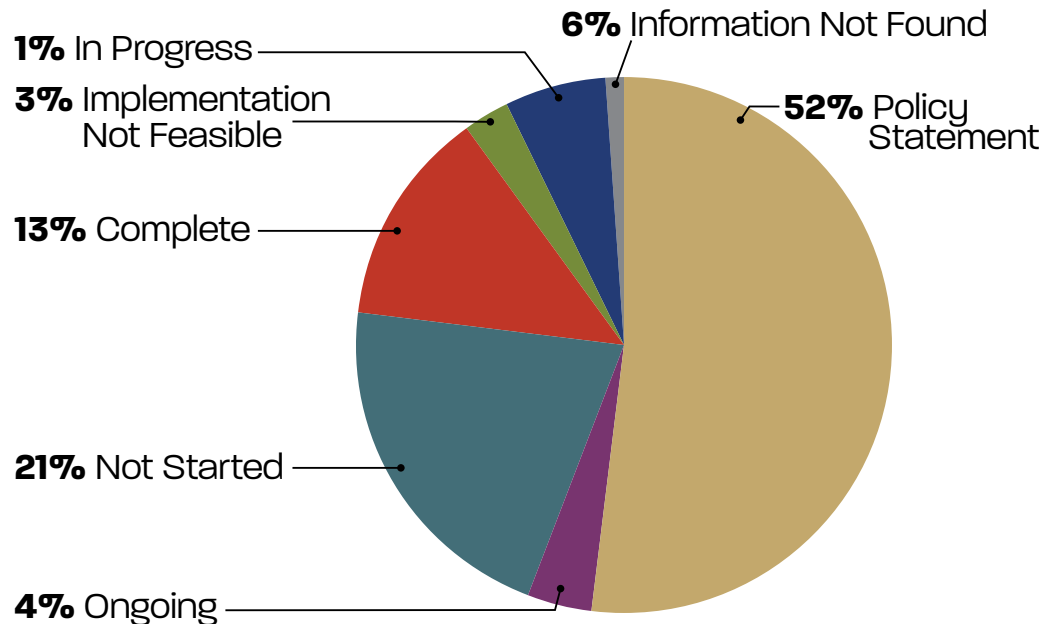
#	DEVELOPMENT NAME
1	The Fairways
2	Glenn Dale Commons

Recent Development Activity



Implementation

Status of Plan Recommendations



KEY CONSTRUCTED PROJECTS ¹



Daisy Lane Park was renovated and reopened in 2025. It includes a baseball field, a little league field, a youth soccer field, a tot lot, a gazebo, a picnic area, a horseshoe pit, a trail, and a parking lot.

KEY UPCOMING PROJECTS

[No upcoming projects found]

Challenges

- **Lack of Rail Transit:** The plan area resides between two MARC stations and does not have its own rail station. Without a light rail, heavy rail, or Metrorail station, it is difficult to compete for higher-intensity development and investment that can support true walkability.
- **Pedestrian and Bicycle Needs:** The plan area sits at the axis point of the intersection of two Maryland State highways: MD 193 (Greenbelt Road/Glenn Dale Boulevard) and MD 564 (Lanham-Severn Road). The plan recommendations regarding transportation and mobility, particularly pertaining to pedestrian and bicycle facilities, have not shown much progress. In addition, in some of the less developed areas, there are no sidewalks. This also includes areas along bus routes, which causes passengers to wait, embark, and disembark in areas without pedestrian infrastructure.

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

Next Steps

Near-Term Opportunities

While progress has been made, there are several outstanding recommendations in the plan. Actions below are meant to work toward addressing the plan's vision as well as contribute to implementation of Plan 2035.



Connectivity and Access: The plan recommends designating Brookland Road, Facchina Lane, Hillmeade Road, and Northern Avenue as priority sidewalk corridors. (See plan page 30.) This opportunity could expand multimodal access to the Dorsey Chapel Historic Site as well as Brookland Park, and can support implementation of Plan 2035 Community Heritage, Culture, and Design Policy 3, to “integrate historic resources, sites, and districts into the County’s development pattern by promoting compatible urban design and enhanced connectivity.”

Responsible Parties:

- Department of Public Works and Transportation
- Department of Parks and Recreation



Parks and Trails: The plan recommends providing a natural surface hiker/equestrian trail along Horsepen Branch linking to M-NCPPC parkland from Daisy Lane Community Park to Highbridge Road. (See page 31.) This trail could improve connectivity to local parks as well as build on the County’s equestrian heritage, as supported by Plan 2035 Transportation and Mobility Strategy TM1.8.

Responsible Parties:

- Department of Public Works and Transportation
- Department of Parks and Recreation

PLAN UPDATE RECOMMENDATION

- Review for updates as scheduled
- Consolidate

NEXT SIX-YEAR UPDATE DUE DATE

March 2030

While no immediate amendment needs are identified, we recommend a future replacement consolidating the Glenn Dale - Seabrook - Lanham Sector Plan and the East Glenn Dale Area Sector Plan areas into a Planning Area 70 (Glenn Dale-Seabrook-Lanham and Vicinity) Master Plan, as part of an overall plan consolidation effort in the County.