

Plan Progress Report

East Riverdale-Beacon Heights Sector Plan

Date Plan Approved: April 27, 2017

Date of Progress Report: September 22, 2025

Councilmanic District: 3

Progress Summary

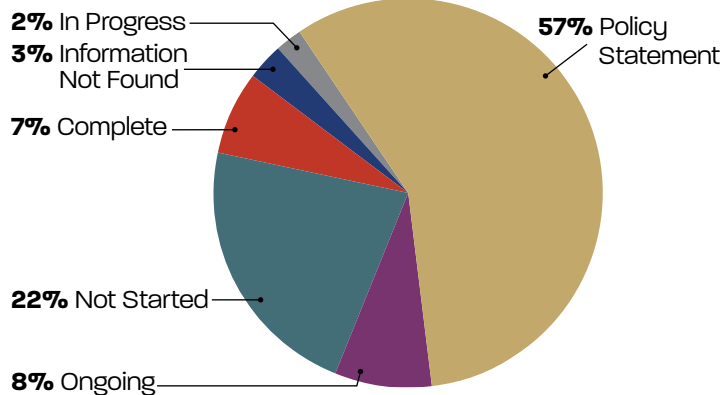
The Approved East Riverdale-Beacon Heights Sector Plan contains 260 recommendations, primarily focused on transportation and mobility; community heritage, culture, and design; housing and neighborhoods; the natural environment; and public facilities.

Since its adoption in 2017, approximately 7 percent (18) of the recommendations have been completed, 2 percent (6) are in progress, and 8 percent (22) are ongoing. Approximately 22 percent (57) have not yet had action taken.

Some highlights of completed recommendations include:

- Park and trail improvements were installed along Brier's Mill Run to the Anacostia Trails Heritage Area.
- Though they are not within the boundary of the plan area, the completion of the new Bladensburg Branch Library and the renovations to the New Carrollton Branch Library were both recommendations of this plan.

Plan Recommendation Status



Suggested Next Step(s)

- ☒ Review in 2029
- ☐ 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 Riverdale-Beacon Heights Sector Plan area are bounded by the Paint Branch stream valley to the west, Good Luck Road to the north, Veterans Parkway to the east, and Carters Lane to the south. The plan area superseded portions of the Planning Area 68 Master Plan upon adoption.

As-Approved Plan Area and Related Plan Boundaries



Related Plans

The East Riverdale-Beacon Heights Sector Plan supersedes a portion of the following plans:

- 1 Planning Area 68 Master Plan (1994)
- 2 Bladensburg, New Carrollton, and Vicinity Master Plan (1994)

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-  **Superseded Plans**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

Plan Area Summary

Plan Area

The East Riverdale-Beacon Heights Sector Plan covers 1,340 acres in northwestern Prince George's County. The sector plan includes communities along Riverdale Road between Auburn Avenue and the Northeast Branch of the Anacostia River, and along MD 201 (Kenilworth Avenue) between Good Luck Road and Campus Drive to the north and Fletcher's Field Park to the south. A portion of the sector plan is within the Town of Riverdale Park. There are two future Purple Line stations in this area. The area around each has been designated as a Plan 2035 Neighborhood Center.

Plan Area Aerial with Key Locations Highlighted



○ Focus Areas and Goals

- 1 Riverdale Park Neighborhood Center:**
Several businesses in the station area are slated for acquisition and demolition as part of the Purple Line project. The Riverdale Plaza Shopping Center presents a redevelopment opportunity, as well as an adjacent large vacant property.
- 2 Beacon Heights Neighborhood Center:**
Presents an opportunity for the redevelopment of East Pines Terrace, as well as the New Carrollton Woods Apartments and Prince Georgetown Apartments with a dense mix of transit-supportive uses.

SOURCE: M-NOPPC AERIAL IMAGERY (MARCH 2024)

Plan Overview

Plan Vision

The Purple Line will connect East Riverdale and Beacon Heights to the region, cultivating new, sustainable opportunities for living, working, interacting, playing and shopping that preserve and celebrate the diversity and neighborhoods that continue to make this a unique and exciting place.

Plan Goals

Connect: Improved access to the Purple Line, the regional trail network, and destinations within the sector plan area through safe opportunities to bike, walk, and/or take transit. New growth directed to the station areas and away from floodplains and other environmentally sensitive areas. Increased connections to educational and workforce development opportunities.

Cultivate: Great public spaces that facilitate social, cultural, and economic interaction. New, walkable, mixed-use development to capitalize upon Purple Line investment. Repurposed office stock that supports emerging businesses and markets.

Celebrate: New businesses, residents, and visitors attracted to the area's diversity. Stable residential neighborhoods with improved access to main corridors, transit, and schools. A range of housing types and price points that preserve affordability for a broad cross-section of residents. New and revitalized retail spaces that support local and family-owned businesses. The character of established single-family neighborhoods is maintained in order to ensure continued neighborhood stability and to preserve homeownership.

Beacon Heights Core and Edge



SOURCE: EAST RIVERDALE-BEACON HEIGHTS SECTOR PLAN

Riverdale Park Core and Edge



SOURCE: EAST RIVERDALE-BEACON HEIGHTS SECTOR PLAN

Plan Highlights

The East Riverdale-Beacon Heights Sector Plan contains goals, policies, and strategies at two different scales. First and foremost are those goals, policies, and strategies that apply to the entire sector plan area. Additional goals, policies, and strategies were developed for five specific character areas. Each of these areas contain unique attributes, and have particular assets and challenges, that require specialized focus. These character areas are: Beacon Heights Neighborhood Center, Riverdale Park Neighborhood Center, Neighborhood Character Area, Kenilworth North Character Area, and the Kenilworth South Character Area.

Existing Views of East Riverdale and Beacon Heights

A wide-angle photograph of a river flowing from the foreground towards a bridge in the distance. The river is bordered by dark, jagged rocks on both sides. The water is a murky, brownish-grey color. The bridge is a simple concrete structure with several supports. In the background, there are many bare trees and some evergreens, suggesting a late autumn or winter setting. The sky is overcast and grey.

SOURCE: EAST RIVERDALE-BEACON HEIGHTS SECTOR PLAN

Existing Views of East Riverdale and Beacon Heights

SOURCE: EAST RIVERDALE-BEACON HEIGHTS SECTOR PLAN

Character Areas

East Riverdale-Bowen Heights Sector Plan Boundary

Buildings

Parkland

Purple Line and Trail (BRT)

Transit Road

Secondary Road

Bowen Heights Neighborhood Center

Riverdale Park Neighborhood Center

Neighborhood Character Area

Character Areas

Northwest North Character Area

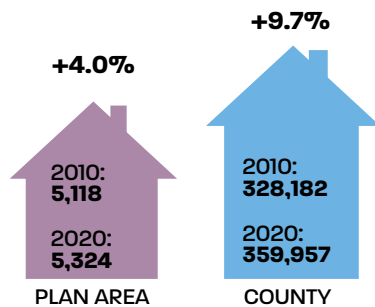
Northwest South Character Area

SOURCE: EAST RIVERDALE-BEACON HEIGHTS SECTOR PLAN

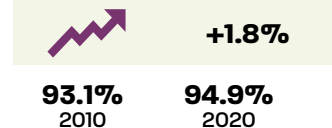
Where Are We Now?

Housing¹

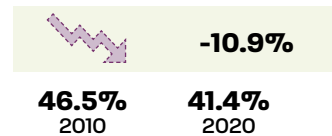
TOTAL UNITS



OCCUPANCY RATE (PLAN AREA)



HOMEOWNERSHIP RATE (PLAN AREA)



Population²

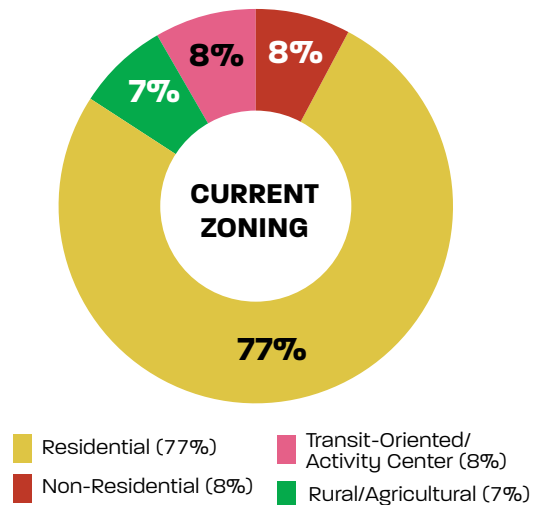
PLAN AREA
2010: 17,194
2020: 19,637



COUNTY
2010: 863,420
2020: 967,201

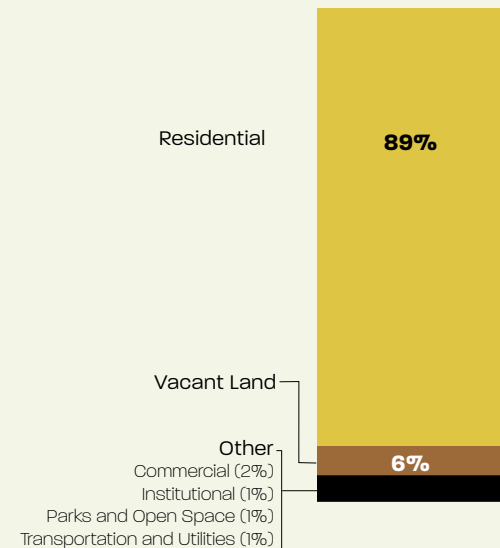


Zoning³

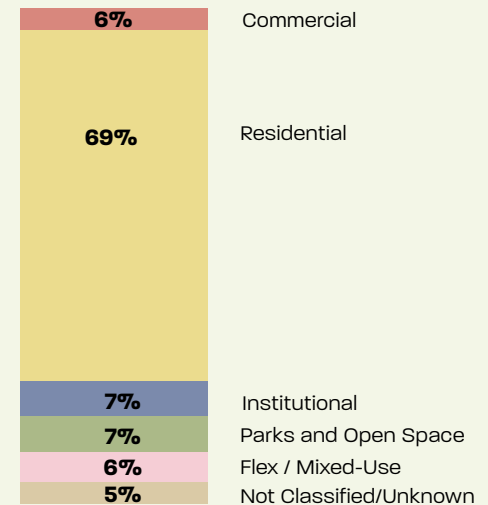


Land Use

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 creates a new vision for development, focused in the Neighborhood Centers of the two future Purple Line stations in the plan area along Riverdale Road. These Centers are primarily residential nodes where neighborhood-serving retail and businesses should locate. High density and intensity uses are recommended to be proposed outside the plan area in the nearby established Regional Transit Districts. The plan also calls for the preservation of the existing single-family neighborhoods and affordable housing outside the Neighborhood Centers.

Since adoption, little development has occurred in the plan area. Within the Neighborhood Centers, there are few undeveloped parcels available for greenfield development and redevelopment pressure may increase as the Purple Line nears completion and begins service.

MAP #	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Development Type: Residential			
1	No Recent Development		
Mixed-Use/Flex			
2	No Recent Development		
Retail/Services			
3	No Recent Development		
Institutional			
4	No Recent Development		
Industrial			
5	No Recent Development		

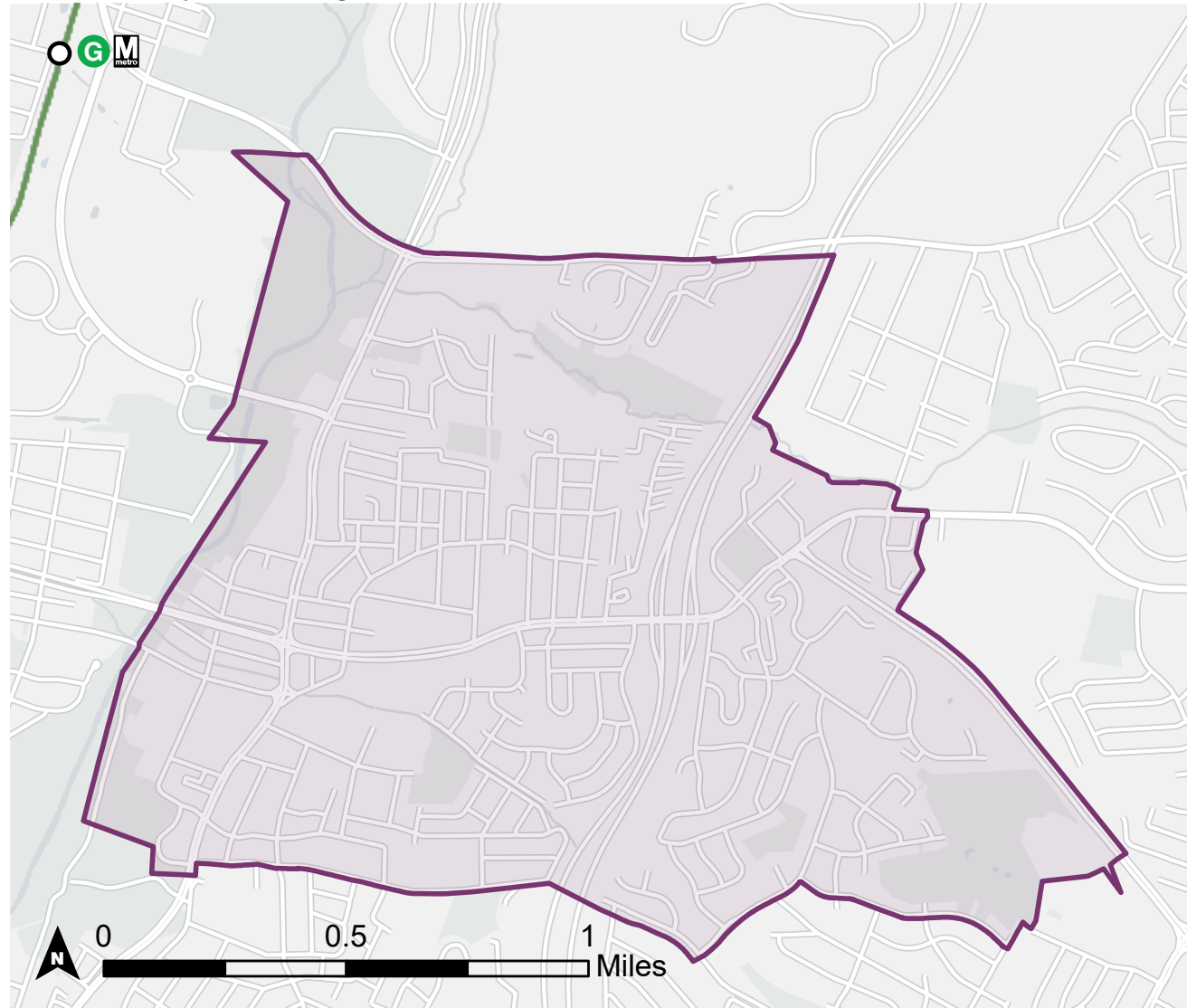
SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE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

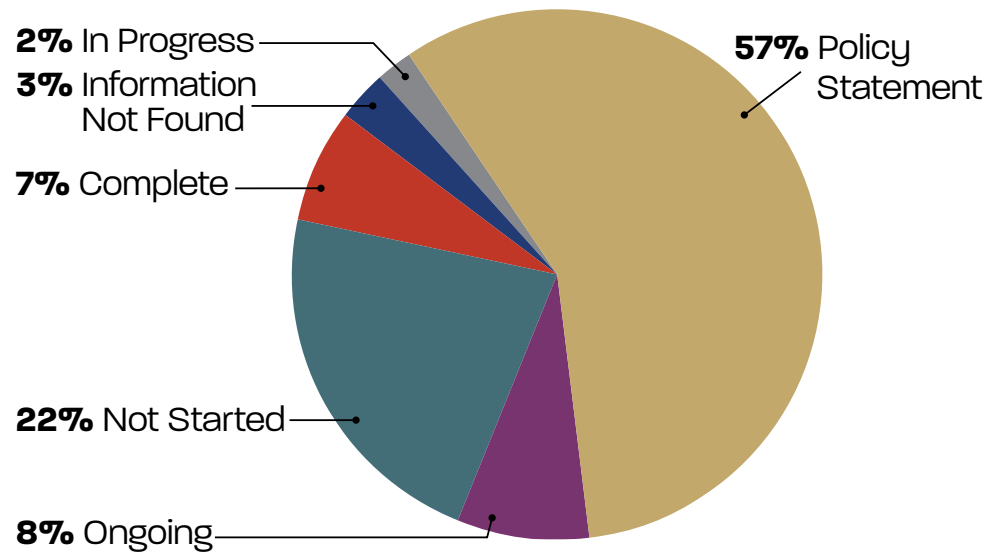
#	DEVELOPMENT NAME
1	No recent development
2	No recent development
3	No recent development
4	No recent development
5	No recent development

Recent Development Activity



Implementation

Status of Plan Recommendations



Challenges

- **Floodplains:** As noted in the plan (page 29), a key environmental constraint to development and redevelopment is the presence of floodplains. These are areas that are subject to flooding during major precipitation and snowmelt events or a failure of the flood control system.
- **Connectivity to Transit:** The area's existing bicycle and pedestrian infrastructure is inadequate to support transit use. The capital expense required to retrofit the sector plan area with safe and visible pedestrian pathways, sidewalks, crosswalks, signage, and signalization could strain town, County, and state resources in the short-term, when the Purple Line needs to attract riders

KEY CONSTRUCTED PROJECTS ¹

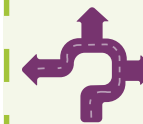


Ellen Ochoa Middle School opened for the 2024-2025 school year. It is located near the Glenridge Community Park and seats 1,200 students.

KEY UPCOMING PROJECTS



The **Purple Line** will have two stations in the active plan area, helping to support transit-oriented development, job opportunities, and a multimodal transportation network that are essential in implementing the goals of the East Riverdale-Beacon Heights Sector Plan.



Campus Drive Green Street Improvements are in final design, from River Road to Kenilworth Avenue. This project will improve appearance, safety, and functionality of Campus Drive by slowing down traffic through implementation of a road diet, installation of on-road bike lanes and enhancements to sidewalk system for ADA compliance.

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

Next Steps

Near-Term Opportunities

There are several short-term actions that can help support the plan's vision. Example opportunities are noted below. These can also support implementation of Plan 2035, including Transportation and Mobility Policy 2: "Expand and improve transit service, particularly on routes connecting Downtowns, the Innovation Corridor, and Regional Transit Districts in order to maximize the economic development potential and synergies between these areas."



Purple Line Access: The plan recommends that 57th Avenue between Riverdale Road and the Riverdale Park-Kenilworth Station should be constructed as a Special Pedestrian Street (Transportation and Mobility Strategy 8.10). A pedestrian mall treatment can make it more comfortable to access the station and also serve as a gateway and gathering plaza. Consideration should be given for ensuring and clarifying vehicle access to the station.

Responsible Parties:

- Maryland Department of Transportation State Highway Administration
- Maryland Transit Administration (MTA)
- Department of Public Works and Transportation
- Town of Riverdale Park



Public Plaza Expansion: Another recommendation from the plan that builds on the forthcoming Purple Line is to acquire the property at 5600 Riverdale Road and integrate it into the proposed public plaza (Land Use Recommendation 8.3). This should be investigated as a way to provide space for more seating and art and support the vision for daylighting and restoration of Captain John's Branch.

Responsible Parties:

- Property owners
- Department of Parks and Recreation
- MTA
- Town of Riverdale Park

PLAN UPDATE RECOMMENDATION

- Review for updates as scheduled
- Consolidate

NEXT SIX-YEAR UPDATE DUE DATE

April 2029

While this plan is not in need of immediate updates, we recommend consolidating several plans in this area to reduce fragmentation. As recommended, the East Riverdale-Beacon Heights Sector Plan will be split into two plans:

- A sector plan combining the 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 the East Riverdale-Beacon Heights Sector Plan located west of MD 295 (Baltimore-Washington Parkway).
- A sector plan combining the Bladensburg, New Carrollton and Vicinity Master Plan, Central Annapolis Road Sector Plan, and the portion of the East Riverdale-Beacon Heights Sector Plan that is located east of MD 295 (Baltimore-Washington Parkway).