

Plan Progress Report

Glenn Dale - Seabrook - Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment

Date Plan Approved: March 16, 2010

Date of Progress Report: September 22, 2025

Councilmanic Districts: 3, 4, 5

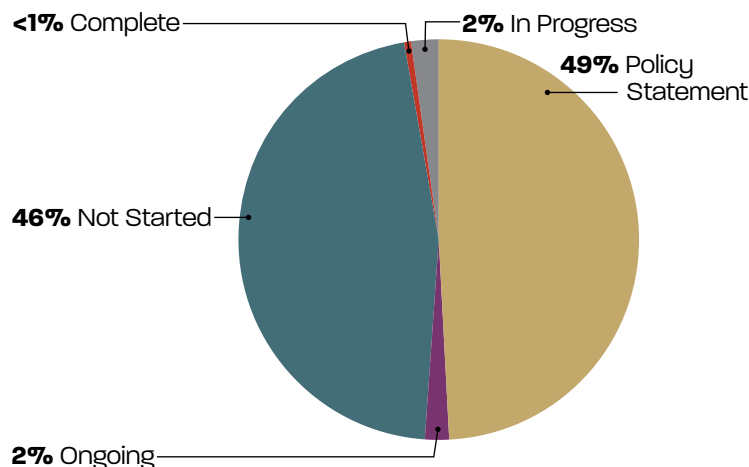
Progress Summary

The Glenn Dale - Seabrook - Lanham and Vicinity Approved Sector Plan and Sectional Map Amendment contains 206 recommendations, with more than half of the recommendations focused on transportation and mobility.

Since its adoption in 2010, less than 1 percent (1) of the recommendations have been completed, 2 percent (5) are in progress, and 2 percent (4) are ongoing. Approximately 46 percent (95) have not yet had action taken.



Plan Recommendation Status



Suggested Next Step(s)

- ☒ Review in 2028
- ☐ Major/Minor Plan Amendment
- ☐ Replace
- ☒ Consolidate

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

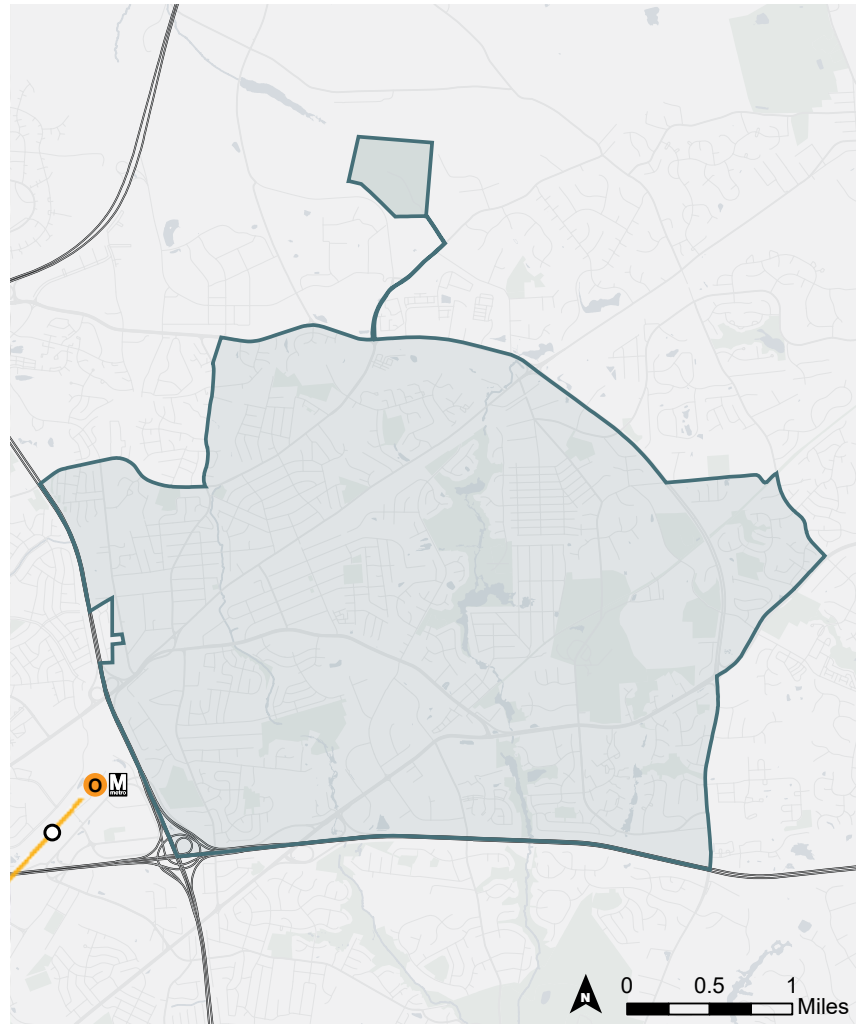
Related Plans

As-Approved Plan Area and Related Plan Boundaries

The original approved borders of the Glenn Dale Seabrook Lanham and Vicinity Sector Plan were bounded by the Capital Beltway (I-95/I-495) to the west, Greenbelt Road and Glenn Dale Boulevard to the north and east, and US 50 to the south, and also includes the Prince George's County Trap and Skeet Center and an area east of Glenn Dale Boulevard, south of Daisy Lane, west of Hillmeade Road, and north of Annapolis Road. The plan area has not been superseded by any other plans.

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

As-Approved Plan Area and Related Plan Boundaries



Plan Area Summary

Plan Area

The Glenn Dale-Seabrook-Lanham area covers approximately 10.9 square miles of Planning Area 70 (Glenn Dale-Seabrook-Lanham and Vicinity) and includes portions of three councilmanic districts (Districts 3, 4, and 5). Located six miles northeast of Washington, D.C., the sector plan area lies in the central portion of Prince George's County and is bordered by two major regional highways, the Capital Beltway to the west and US 50 (John Hanson Highway) to the south. Plan 2035 designated the area around the Seabrook MARC Station as a Neighborhood Center.

Plan Area Aerial with Key Locations Highlighted



SOURCE: M-NOPPC AERIAL IMAGERY (MARCH 2024)

Plan Overview

Plan Vision and Goals

The Glenn Dale-Seabrook-Lanham area will continue to be a lower-density suburban community comprising stable single-family neighborhoods, successful commercial and employment centers, and open space amenities. Quality-of-life improvements will establish a unique area identity defined by:

- Walkable, safe, and attractive neighborhoods with well-designed and maintained homes.
- A range of vital pedestrian-oriented commercial areas that serve resident needs.
- Well-defined and inviting gateways at key community entry points.
- A community forest formed by parks, open spaces, green streetscapes, and private yards.
- Historic buildings, sites, neighborhoods, and landscapes that communicate the area's past and provide a context for the future.
- Preserved and restored watersheds, wetlands, and environmentally sensitive areas.
- An expanded and interconnected park and recreation system.
- A network of pedestrian and bicycle trails that connect to important destinations within and outside the sector plan area.
- Accessible, high-quality public facilities that meet current and future demands.
- Roadway, signalization, and pedestrian crossing improvements that consider the needs of a variety of users.
- Community amenities that encourage use of alternative forms of transportation.
- A mixed-use, transit-oriented community center that serves as a model for successful community-scaled redevelopment.

Vista Gardens Marketplace



Vista Gardens Marketplace Focus Area Concept Plan



SOURCE: GLENN DALE - SEABROOK - LANHAM AND VICINITY SECTOR PLAN

Commercial Area Road



SOURCE: GLENN DALE - SEABROOK - LANHAM AND VICINITY SECTOR PLAN

Plan Highlights

Some of the sector plan's key recommendations revolve around maintaining and strengthening the character of neighborhoods and the public realm via compatible design, beautification, and the creation of community gateways to enhance the experience of Annapolis Road, Greenbelt Road, Martin Luther King, Jr Highway, and Glenn Dale Boulevard.

Another focus, outside of the two mixed-use focus areas, is maintaining the separation of land uses and current residential densities, while improving connections between the uses.

Plan Overview

Residential Neighborhood (Existing During Plan Development)



SOURCE: GLENN DALE - SEABROOK - LANHAM AND VICINITY SECTOR PLAN

Seabrook MARC Focus Area Concept Plan



SOURCE: GLENN DALE - SEABROOK - LANHAM AND VICINITY SECTOR PLAN

Where Are We Now?

Population¹

PLAN AREA

2010: **34,757**
2020: **40,728**



+17.2%



COUNTY

2010: **863,420**
2020: **967,201**

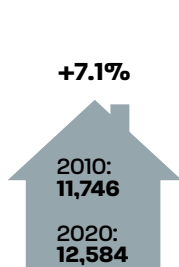


+12.0%

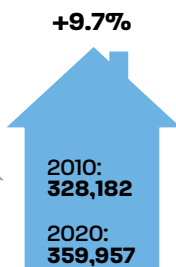


Housing²

TOTAL UNITS

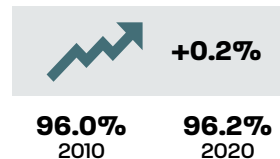


PLAN AREA

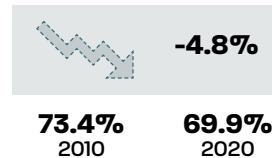


COUNTY

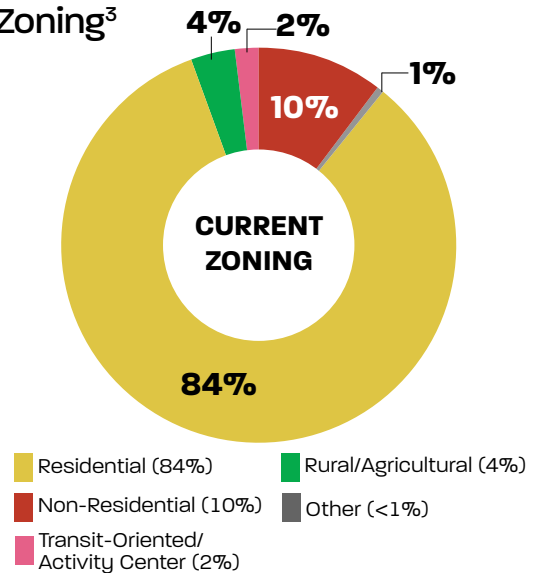
OCCUPANCY RATE (PLAN AREA)



HOMEOWNERSHIP RATE (PLAN AREA)

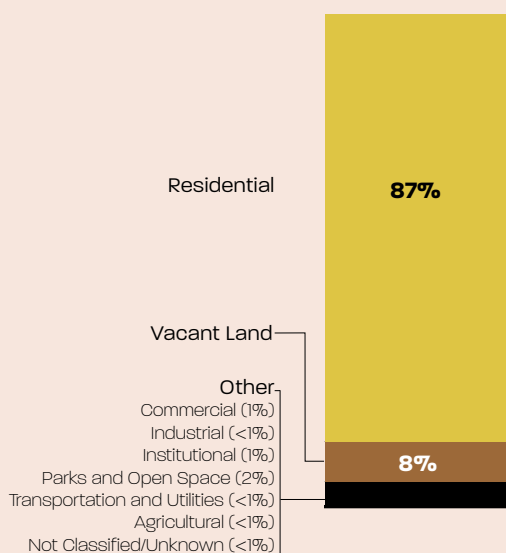


Zoning³

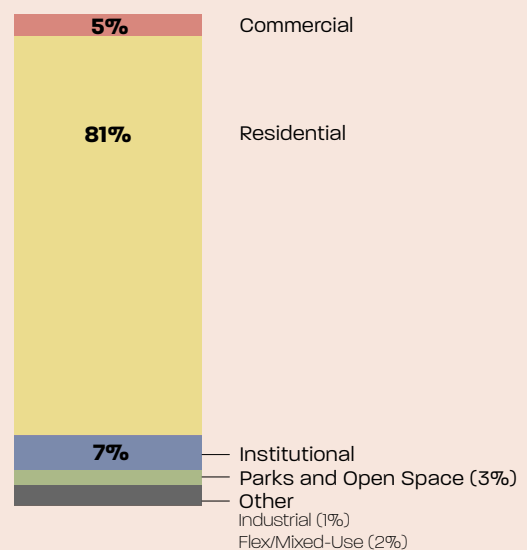


Land Use

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

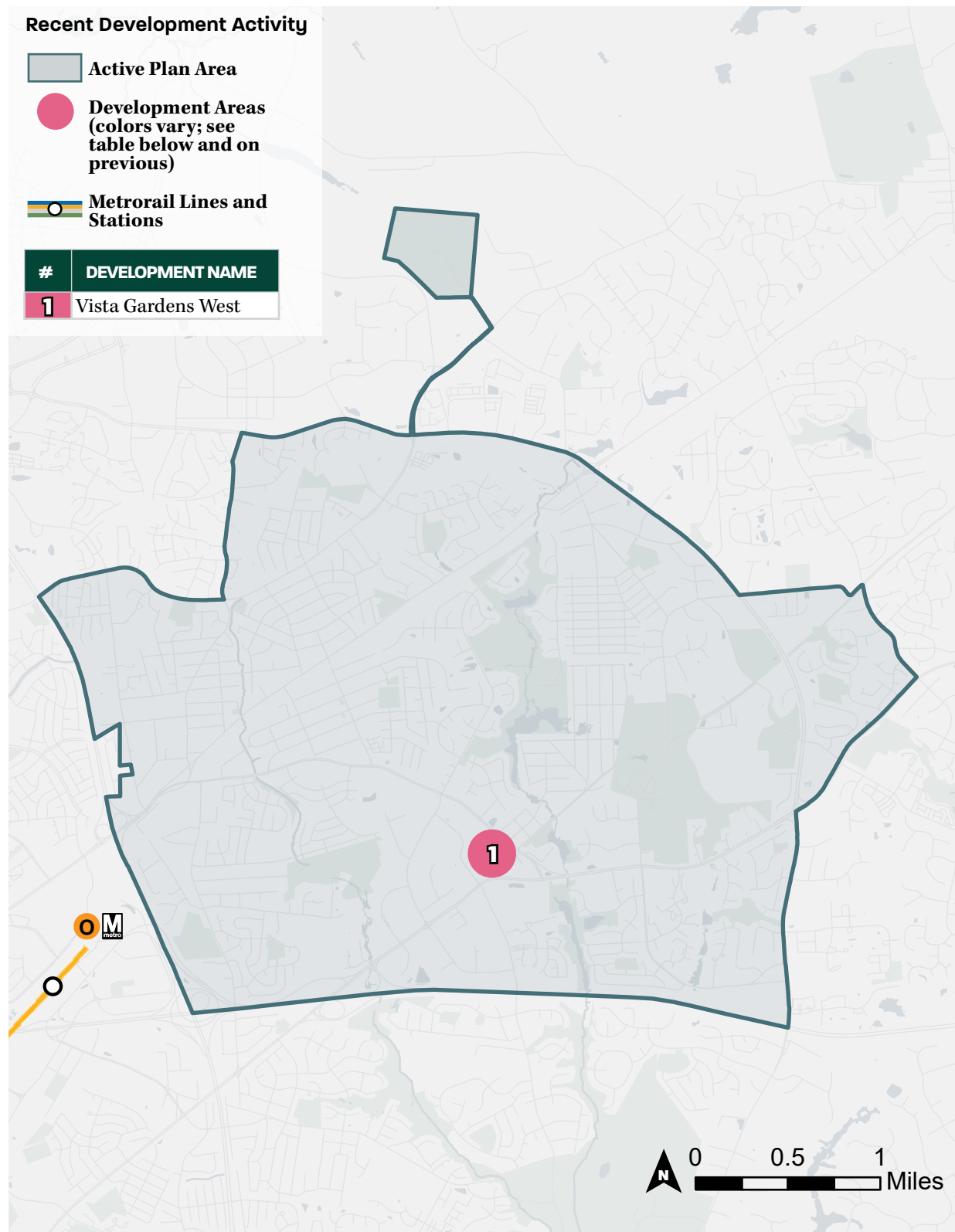
The plan calls for preservation of the existing low-density suburban character, with enhancement of the parks, open space, and transportation networks to strengthen the quality and safety of the area. At the time of adoption, the plan area was mostly built out; further development would come from smaller infill projects or redevelopment. Community gateways were envisioned along Annapolis Road (MD 450), Greenbelt Road (MD 193), Martin Luther King, Jr Highway (MD 704), and Glenn Dale Boulevard (MD 193) to contribute to the sense of place and character.

Some infill development has occurred since adoption of the plan. Generally in-line with the established vision, housing has been proposed and constructed at lower densities, generally fitting in with the existing character of its surroundings. The most development has occurred along Annapolis Road and Martin Luther King Jr Highway on the southern side of the plan area.

MAP #	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Mixed-Use/Flex			
1	Vista Gardens West	153 units constructed, 13 in the pipeline	25,322 SF constructed, 3,904 in the pipeline (retail)

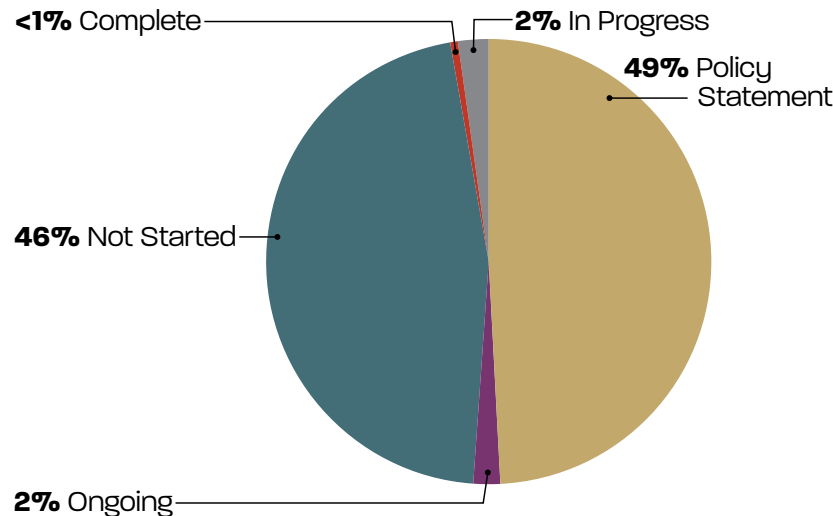
SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE 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 PROJECTS ¹



Maryland Department of Transportation State Highway Administration (MDOT SHA) installed improvements such as a new signals, accessible pedestrian signals, and curb ramps at Boston Way/Parliament Place, as part of the **MD 704 (Martin Luther King Jr Hwy) Intersection Improvement Project**.



The **Daisy Lane at Glenn Dale Road Drainage Remediation Project** incorporated a holistic drainage area approach.



DuVal High School underwent an expansion to enhance its Science, Technology, Engineering, Math (STEM) program, with completion in 2020.

KEY UPCOMING PROJECTS



The FY2025 Capital Improvements Program (CIP) budget contains funding for **rehabilitation of Marietta**. Built around 1813, Marietta is a Federal style brick home situated on 25 acres of lawn and wooded areas. The site also includes the Duvall law office and a root cellar. It is open to the public as a house museum.



The **Good Luck Community Center** is an existing community center, constructed in 1972 and most recently renovated in 1990. The FY2025 CIP budget includes funding for improvements, including renovation of the complete site envelope, including the community center.

Challenges

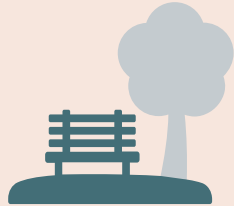
- **Stormwater:** As noted in the plan (page 101), reducing the amount of stormwater runoff, and retrofitting areas through the use of innovative stormwater management practices, is a key challenge.
- **Parks:** Though the plan identified a need for additional parks, it also noted that a challenge is that few large tracts of land exist for future parkland development. (See plan page 115.)

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 strategies listed for short-term implementation (within two years) that have not shown progress in the database. We identify one key opportunity below.



Parks: Glenn Dale Hospital Park is an undeveloped park surrounding the 60 acre historic core of the Glenn Dale Hospital facility. The 2025-2030 approved CIP includes funding for FY2026 for a Master Park Development Plan for the Glenn Dale Hospital Park. This site presents a catalyst opportunity for this sector plan area and would address one of the short-term policies from the Sector Plan (as noted on plan page 223). This opportunity can support Plan 2035 Community Heritage, Culture, and Design Strategy HD3.3, to “integrate environmental settings of historic sites with proposed parks and open space plans, such as the Glenn Dale Hospital site and the surrounding park land.”

Responsible Parties:

- Department of Parks and Recreation

PLAN UPDATE RECOMMENDATION

- Review for updates as scheduled
- Consolidate

NEXT SIX-YEAR UPDATE DUE DATE

March 2028

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.