

Plan Progress Report

Landover Metro Area and MD 202 Corridor Sector Plan and Sectional Map Amendment

Date Plan Approved: May 13, 2014

Date of Progress Report: September 22, 2025

Councilmanic Districts: 5

Progress Summary

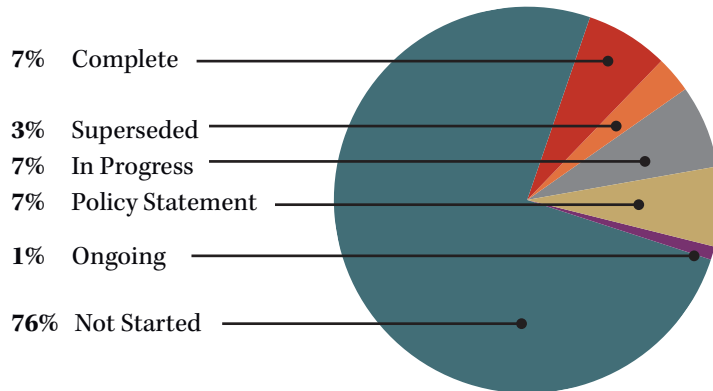
The Approved Landover Metro Area and MD 202 Corridor Sector Plan and Sectional Map Amendment (SMA) contains 90 recommendations, with more than half focused on transportation and mobility.

Since its adoption in 2014, approximately 7 percent (6) of the recommendations have been completed, 7 percent (6) are in progress, and 1 percent (1) are ongoing. Approximately 76 percent (68) have not yet had action taken.

Some highlights of completed recommendations include:

- The Maryland Department of Transportation State Highway Administration (MDOT SHA) installed pedestrian safety improvements in several locations along MD 202 (Landover Road).
- While the Kentland Community Center is just outside the sector plan area, the completion of a replacement for the formerly aging center was a recommendation in the sector plan. It opened in 2016.

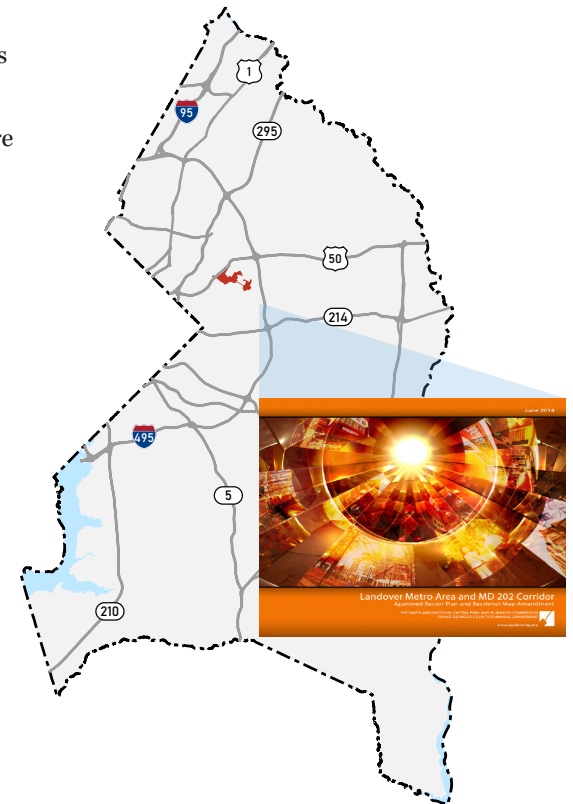
Plan Recommendation Status



Suggested Next Step(s)

- ☒ Review in 2026
- ☐ 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 Landover Metro Area and MD 202 Corridor Sector Plan area centered on the Landover Metro Station and the Landover Road (MD 202) corridor between the Baltimore-Washington Parkway (MD 295) and Barlowe Road. Portions of the plan area were superseded by the Greater Cheverly Sector Plan, and the plan area also superseded portions of multiple prior plans.

As-Approved Plan Area and Related Plan Boundaries



Related Plans

The following plan supersedes a portion of the Landover Metro Area and MD 202 Corridor Sector Plan:

- 1 Greater Cheverly Sector Plan (2018)

The Landover Metro Area and MD 202 Corridor Sector Plan supersedes a portion of the following plans:

- 2 Subregion 4 Master Plan (2010)
- 3 Bladensburg, New Carrollton and Vicinity Master Plan (1994)

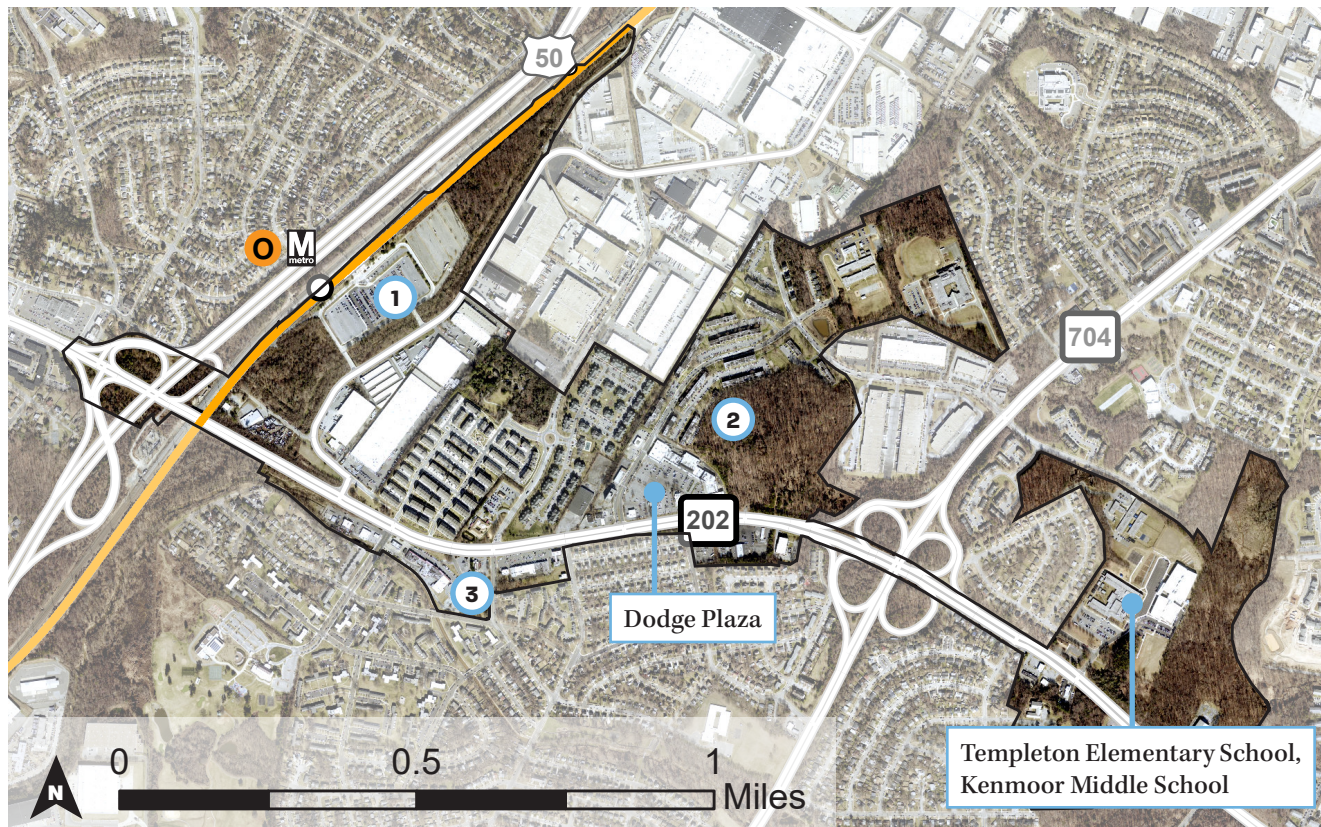


Plan Area Summary

Plan Area

The approved sector plan area contains approximately 528.5 acres. The boundary includes the MD 202 Corridor right-of-way from slightly west of the Baltimore-Washington Parkway to Barlowe Road and a number of the commercial, multifamily, institutional, and industrial properties immediately adjacent to the corridor between these two intersections. The area is divided into sections by MD 295, John Hanson Highway, and MD 704. The Metrorail Orange Line bisects the area and runs in a northeast-southwest direction almost parallel to US 50. The current, active plan boundary is highlighted in the map below; it has been reduced by superseding plans, as noted on the previous page. Much of the plan area is designated as a Plan 2035 Local Transit Center.

Plan Area Aerial with Key Locations Highlighted



SOURCE: M-NOPPC AERIAL IMAGERY (MARCH 2024)

Focus Areas and Goals

- 1 Metro Focus Area:** The Metro Focus Area vision is a vibrant, walkable, transit-oriented center anchored by a green industrial district and mixed-use development primarily for research and technology office uses.
- 2 Dodge Park Focus Area:** Dodge Plaza Shopping Center is a walkable, mixed-use destination that serves as the focal point for the surrounding community and regional shoppers.
- 3 South Landover Road Focus Area:** The south side of Landover Road is a thriving residential community with condominiums, apartments, and townhomes. The streetscape improvements have made the area pedestrian friendly, and now Landover Road is no longer seen as a barrier to the community.

Plan Overview

Plan Vision

Transportation Network: Landover Road and the secondary streets of the sector plan area are complete streets with a multitude of travel options accessible to residents, workers, and visitors of all ages and abilities. The area is developed with a finely grained, interconnected street network and trail system to facilitate direct access and travel throughout the area. The street and transportation network supports the local land uses and economic position of the area as well as provides a role in the regional system.

Environmental Features: The environmental resources within and immediately surrounding the sector plan area have been protected and enhanced. Improvements in water quality have been achieved by increasing the tree canopy coverage, restoring lost stream buffers, and carefully designing new development to protect environmentally sensitive areas.

Metro Focus Area: The Metro Focus Area vision is a vibrant, walkable, transit-oriented center anchored by a green industrial district and mixed-use development primarily for research and technology office uses

Dodge Park Focus Area: Dodge Plaza Shopping Center is a walkable, mixed-use destination that serves as the focal point for the surrounding community and regional shoppers.

South Landover Road Focus Area: The south side of Landover Road is a thriving residential community with condominiums, apartments, and townhomes. The streetscape improvements have made the area pedestrian friendly, and now Landover Road is no longer seen as a barrier to the community.



SOURCE: LANDOVER METRO AREA AND MD 202 CORRIDOR SECTOR PLAN

Plan Highlights

The plan focuses primarily on short-term recommendations to spur revitalization in three focus areas in the longer term: Metro, Dodge Park, and South Landover Road. These recommendations are intended to physically enhance the corridor and make it safer; enhance the quality of life for current residents and property owners and improve the experience for commuters, employees, shoppers, and business owners; and stimulate new residential and commercial investment and increase Metro ridership over the mid- and long-term.

This plan also provides improvements that intend to make the corridor safer and easier to use for pedestrians, bicyclists, and motorists; promote better connectivity to, and visibility and ridership at, the Landover Metro Station; and promote upgraded development and long-term redevelopment that will provide vibrant places for gathering, shopping, and working.

Plan Overview



SOURCE: LANDOVER METRO AREA AND MD 202 CORRIDOR SECTOR PLAN

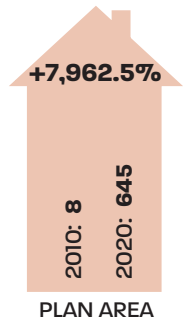


SOURCE: LANDOVER METRO AREA AND MD 202 CORRIDOR SECTOR PLAN

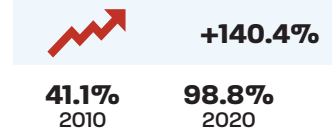
Where Are We Now?

Housing¹

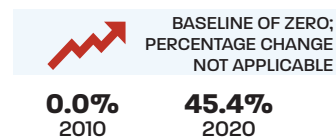
TOTAL UNITS



OCCUPANCY RATE (PLAN AREA)



HOMEOWNERSHIP RATE (PLAN AREA)



Population²

PLAN AREA

2010: 15
2020: 1,608

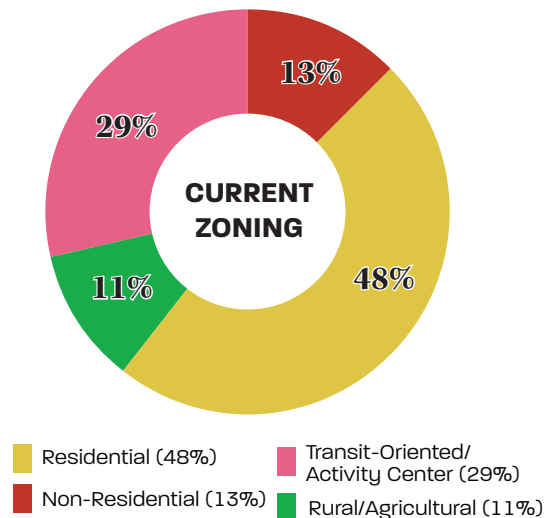


COUNTY

2010: 863,420
2020: 967,201

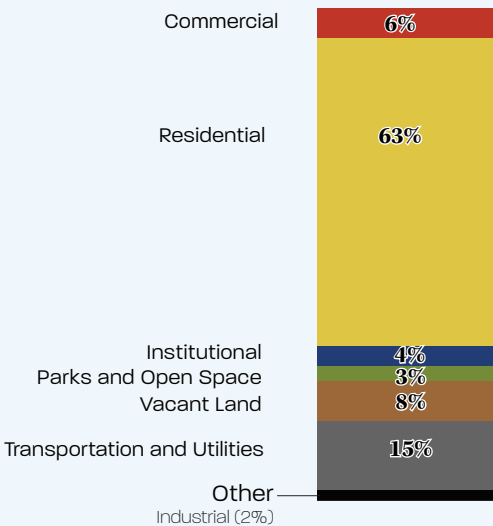


Zoning³

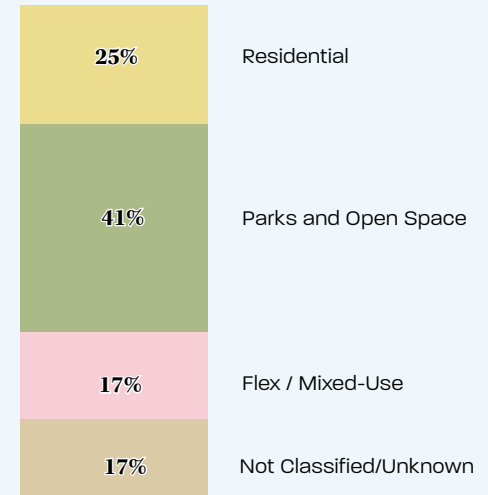


Land Use

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 seeks to transform the Landover Metro area and the MD 202 corridor into a pedestrian- and bicycle-centric community with connectivity to the Metro network. Three revitalization focus areas order the plan: the mixed-use Metro Focus Area to the west of US 50 and Dodge Park Focus Area further westward, and the mainly commercial South Landover Road Focus Area to the south. Across focus areas, infill development and residential densification is proposed, along with policies for improving green spaces and connectivity.

One major project has been completed, shown in the table below, as well as the map on the following page. No significant projects are currently in the development pipeline in the plan area.

MAP #	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Development Type: Residential			
1	Metro Pointe (FKA Hunters Ridge)	190 units constructed	

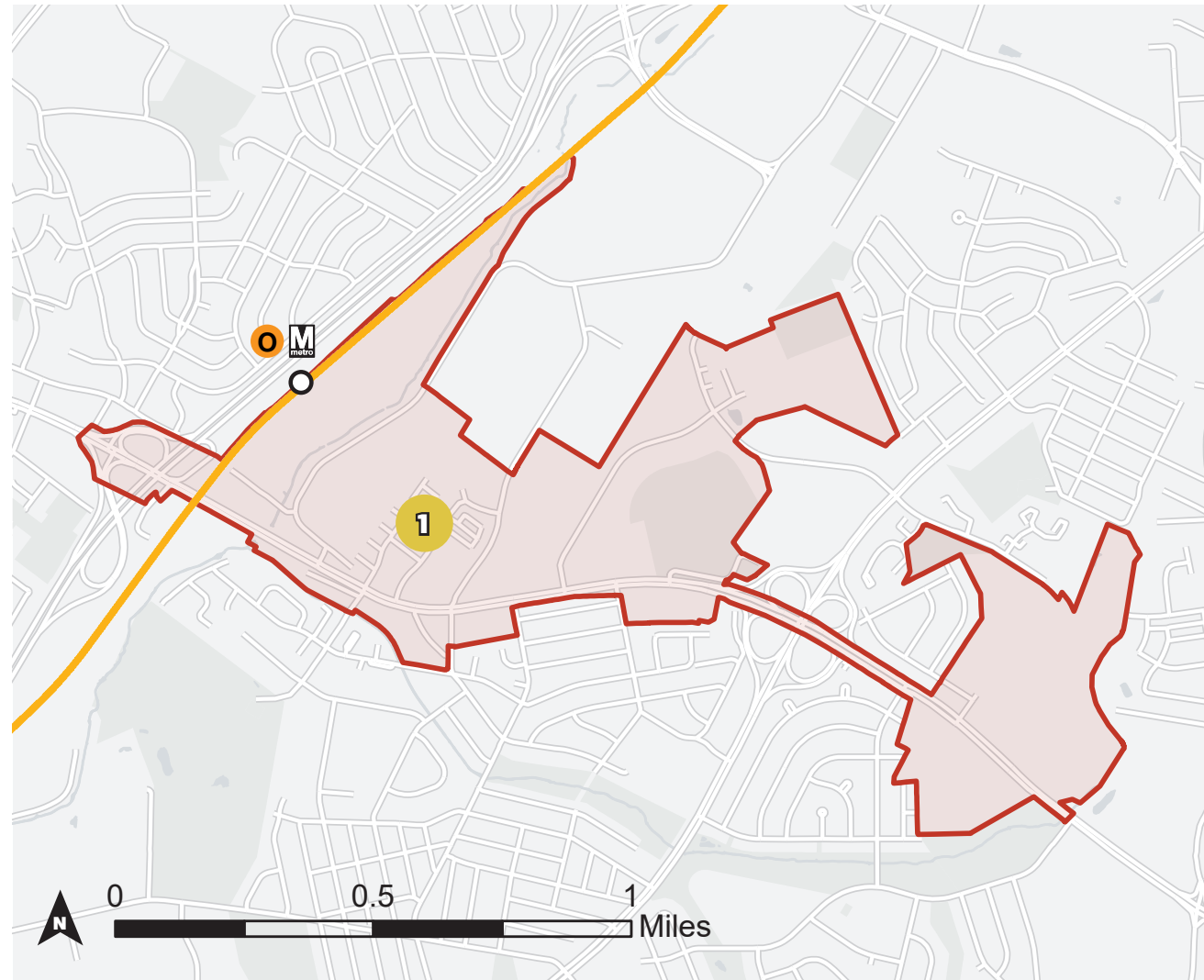
SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE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

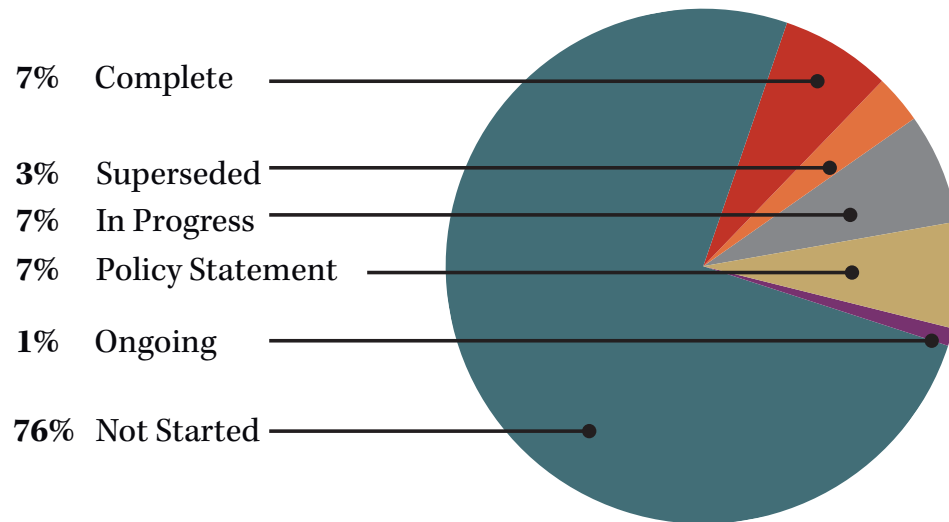
#	DEVELOPMENT NAME
1	Metro Pointe (FKA Hunters Ridge)

Recent Development Activity



Implementation

Status of Plan Recommendations

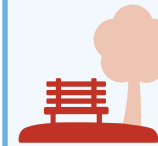


Challenges

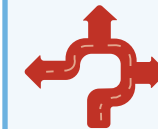
- **Accessibility and Connectivity:** While the Metro station and MD 202 access are welcome features of this area, there is limited pedestrian access to Landover Metro Station, and there are many points of conflict for pedestrians and vehicles, such as along MD 202.
- **Sense of Place:** Though the area has many amenities and great regional access, it is lacking distinguishing placemaking features that could help draw investment and visitors.

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

KEY CONSTRUCTED PROJECTS¹



While the **Kentland Community Center** is just outside the sector plan area, the completion of a replacement for the formerly aging center was a recommendation in the sector plan. It opened in 2016.



Maryland Department of Transportation State Highway Administration (MDOT SHA) has completed several **intersection improvement projects along MD 202** (Landover Road), including improvements for both drivers and pedestrians.

KEY UPCOMING PROJECT



In July 2025, the Washington Metropolitan Area Transit Authority (WMATA, Metro) Finance and Capital Committee approved a **joint development agreement for Landover Metro**, clearing the way for mixed-use development on both privately-owned land and Metro property. It is projected to break ground in 2027.

Next Steps

Near-Term Opportunities

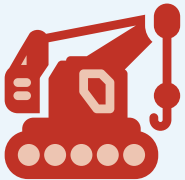
Though the plan is 11 years old, many recommendations and actions have not seen progress. Below, there are examples of near-term opportunities that can help address identified challenges and support implementation of Plan 2035.



Crossings: The plan has short-term recommendations related to improving pedestrian crossings along MD 202 and Dodge Park Road in the plan's focus areas. (See plan page 45.) Revisit these recommendations and consider for inclusion in capital improvement budgeting. This can support Plan 2035 Transportation and Mobility Policy 1, to "ensure that countywide transportation improvements are integrated with and support the Plan 2035 vision and land use pattern."

Responsible Parties:

- MDOT SHA
- Department of Public Works and Transportation



Redevelopment: The plan includes a vision for Dodge Plaza that includes both short-term and longer-term strategies, with the ultimate goal of a more walkable, green area with a mix of uses (page 50). To address shorter term goals, consider implementing the recommended pilot program to revitalize older shopping centers by improving façades and signage, enhancing landscaping, and adding new signage. This can help support reinvestment and growth in existing commercial areas, as envisioned in Plan 2035 Land Use Policy 9.

Responsible Parties:

- Department of the Environment
- Redevelopment Authority
- Prince George's County Economic Development Corporation
- County Executive's Office
- Property owner

PLAN UPDATE RECOMMENDATION

- Review for updates as scheduled
- Consolidate

NEXT SIX-YEAR UPDATE DUE DATE

May 2026

Implementation of the plan is underway, and with a forthcoming joint development project occurring, progress is being made.

We recommend a future consolidation with other neighboring plans, creating a sector plan combining the northern portion of the Subregion 4 Master Plan (north of the in-development Central Avenue-Blue/Silver Line Sector Plan and SMA), Landover Metro Area and MD 202 Corridor Sector Plan, and the portion of Landover Gateway Sector Plan west of I-495 (Capital Beltway).