

Plan Progress Report

Master Plan for Langley Park-College Park-Greenbelt and Vicinity

Date Plan Approved: October 31, 1989

Date of Progress Report: September 22, 2025

Councilmanic Districts: 1, 2, 3, 4

Progress Summary

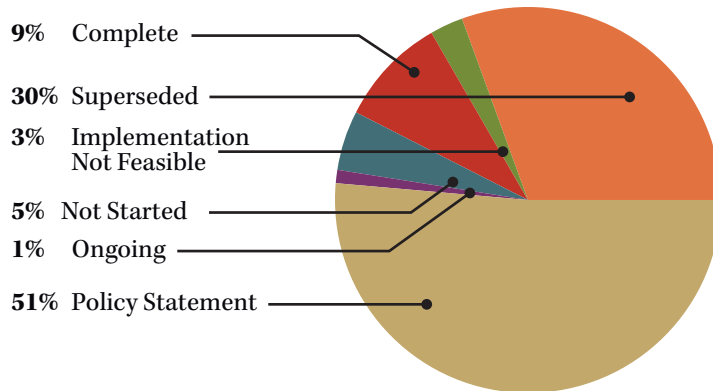
The Approved Master Plan for Langley Park - College Park - Greenbelt and Vicinity, and Adopted Sectional Map Amendment for Planning Areas 65 (Langley Park and Vicinity), 66 (College Park-Berwyn Heights and Vicinity), and 67 (Greenbelt and Vicinity) contains 450 recommendations, primarily focused on economic prosperity and public facilities.

Since its adoption in 1989, approximately 9 percent (41) of the recommendations have been completed and 1 percent (6) are ongoing. Approximately 5 percent (21) have not yet had action taken.

Some highlights of completed recommendations include:

- A ramp now connects eastbound Greenbelt Road (MD 193) to southbound Baltimore-Washington Parkway.
- Several trails and paths were installed, including the Paint Branch and Indian Creek trails.

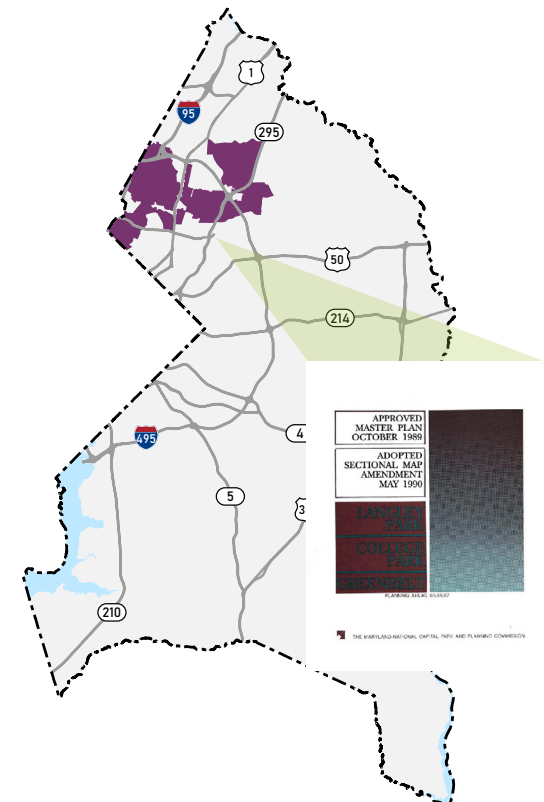
Plan Recommendation Status



Suggested Next Step(s)

- ☐ Review in 2031
- ☐ Major/Minor Plan Amendment
- ☒ Replace
- ☒ Consolidate

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

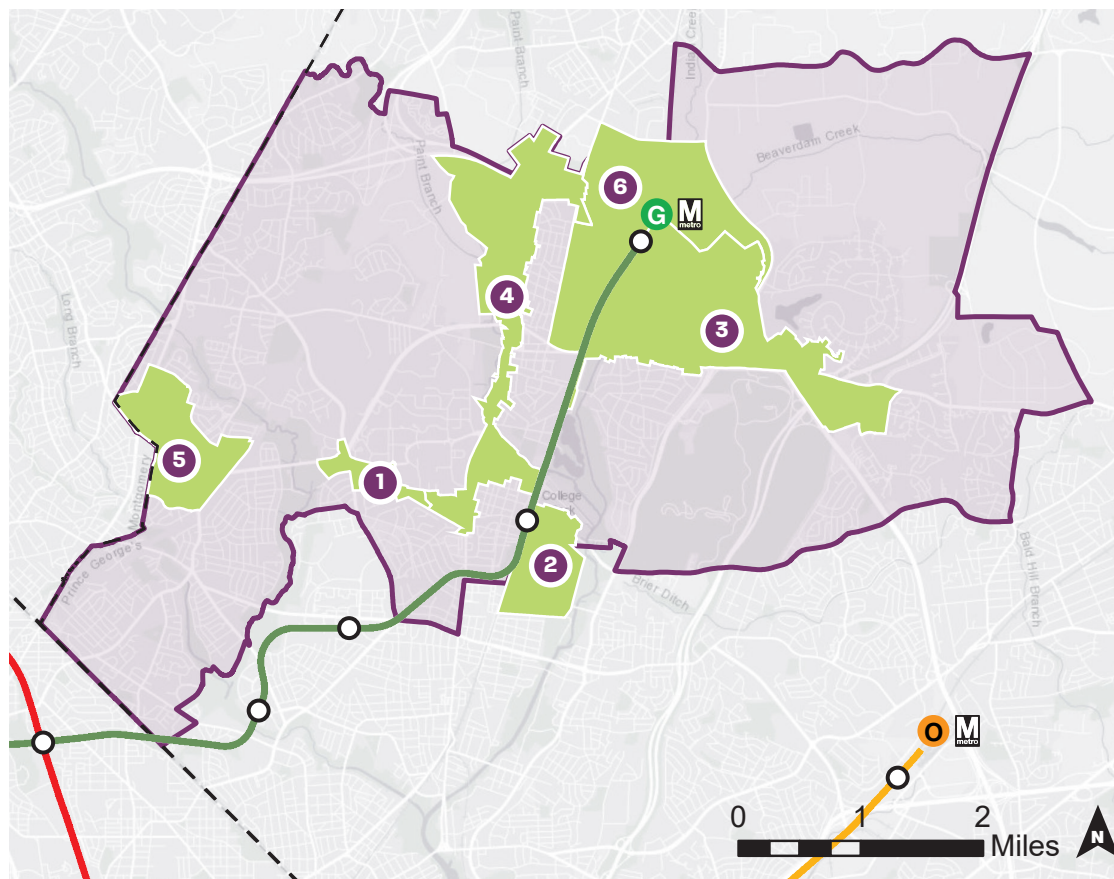


Related Plans

As-Approved Plan Area and Related Plan Boundaries

The original approved borders of the Langley Park-College Park-Greenbelt and Vicinity Master Plan were bounded by Montgomery County to the west, Subregion 1 to the north, the municipal boundaries of Greenbelt, College Park, and University Park to the east and south, and Washington, D.C., to the southwest. As the oldest active plan in Prince George's County, the plan area has been superseded by a number of plans since adoption, with each superseding plan carving out a portion of the original plan area.

As-Approved Plan Area and Related Plan Boundaries



Related Plans

The following plans supersede a portion of the Langley Park-College Park-Greenbelt and Vicinity Master Plan:

- 1 Adelphi Road-UMGC-UMD Purple Line Station Area Sector Plan (2022)
- 2 College Park-Riverdale Park Transit District Development Plan (2015)
- 3 Greenbelt Metro Area and MD 193 Corridor Sector Plan (2013)
- 4 Central US 1 Corridor Sector Plan (2010)
- 5 Takoma-Langley Crossroads Sector Plan (2009)
- 6 Greenbelt Metro Area Sector Plan (2001)

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

Plan Area Summary

Plan Area

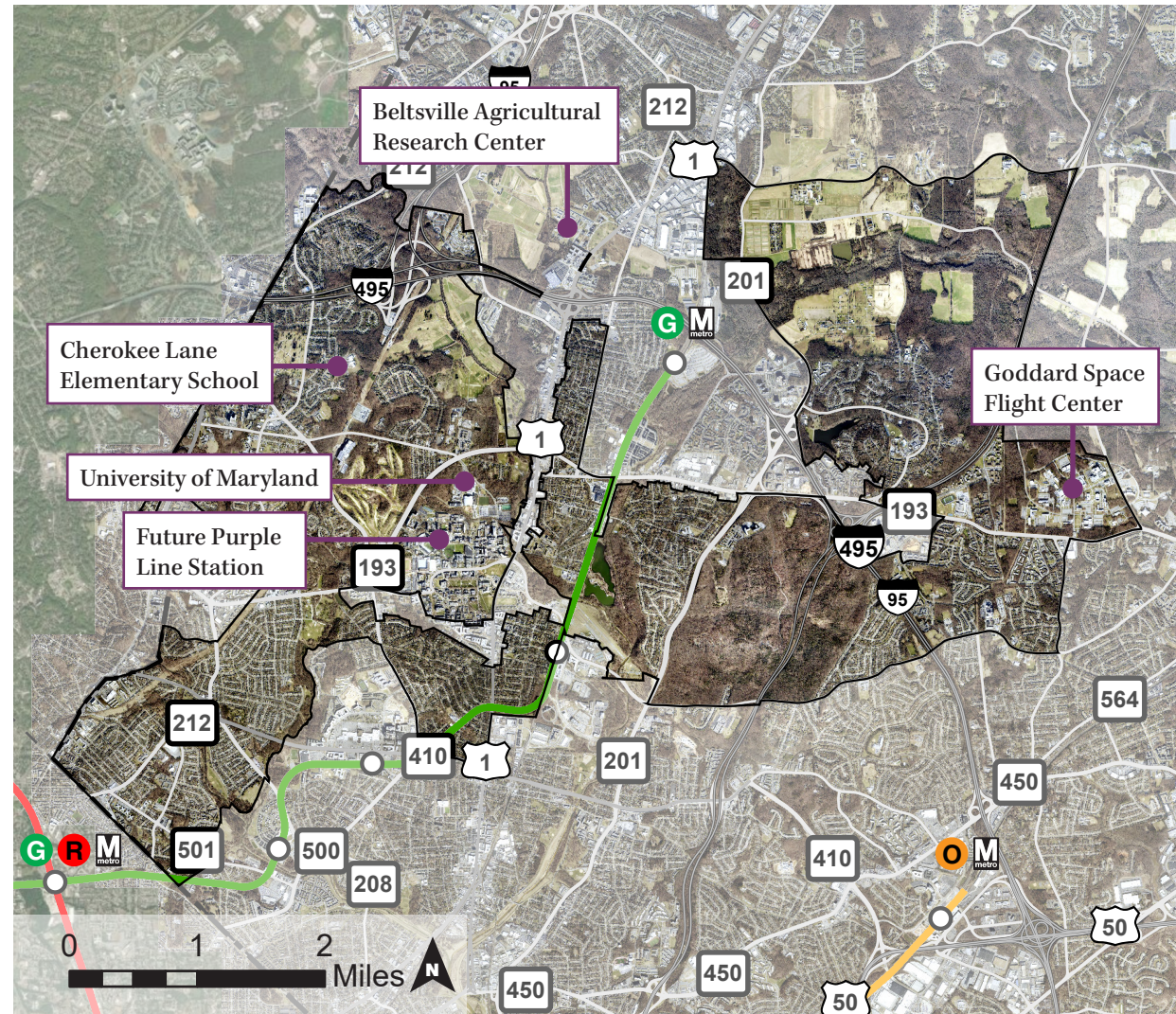
The approved plan area consisted of Planning Areas 65 (Langley Park and Vicinity), excluding the City of Takoma Park, as well as Planning Areas 66 (College Park-Berwyn Heights and Vicinity) and 67 (Greenbelt and Vicinity), which are bounded loosely by I-495 / Capital Beltway to the north, Baltimore-Washington Parkway to the east, District of Columbia and Good Luck Road to the South, and the Montgomery County line to the west. This original plan area contains approximately 27.8 square miles, which constitutes 6 percent of the total land area of Prince George's County.

The current, active plan boundary is highlighted in the map on the right; it has been reduced by superseding plans, as noted on the previous page.

The leading land use is public and quasi-public due to the presence of the University of Maryland, portions of the Beltsville Agricultural Research Center, and the Goddard Space Flight Center.

The area near the forthcoming Purple Line station is designated as a Campus Center (UMD Center).

Plan Area Aerial with Key Locations Highlighted



SOURCE: M-NOPPC AERIAL IMAGERY (MARCH 2024)

Plan Overview

Plan Goals (Summarized)

Environmental Envelope: To protect and enhance environmental quality.

Historic preservation: To enhance quality of life through the preservation of designated historic resources.

Living Areas: To protect and improve the quality of all living areas.

Housing: To provide decent, safe, and sanitary housing for all County residents.

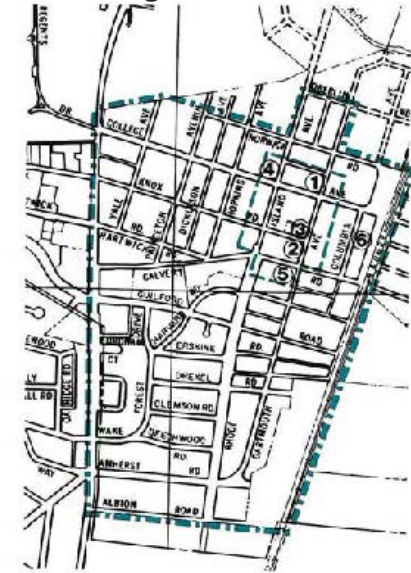
Commercial Areas and Activity Centers: To provide for reasonable amounts and distribution of various types of commercial space.

Employment Areas: To create more diversity in job opportunities for local residents and to enhance the economic base of the County and the planning areas.

Circulation and Transportation: To create and maintain a transportation network that is safe, efficient, and provides for all modes of travel in an integrated manner.

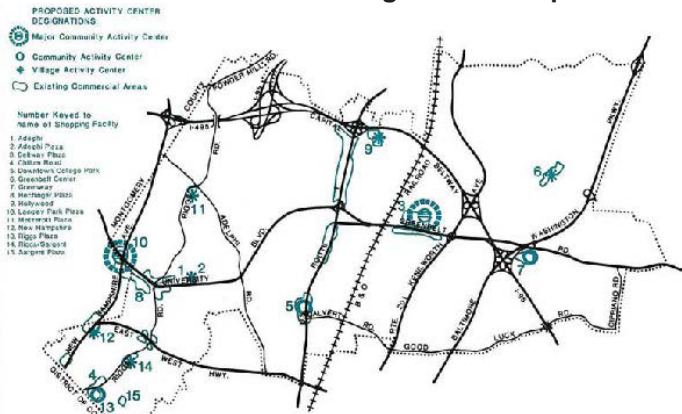
Public Facilities: To provide the needed public infrastructure and services in a timely manner and with attention given to the needs of specific user groups.

Potential Old Town College Park Historic District



SOURCE: LANGLEY PARK-COLLEGE PARK-GREENBELT AND VICINITY MASTER PLAN

Commercial Areas and Activity Centers Map



SOURCE: LANGLEY PARK-COLLEGE PARK-GREENBELT AND VICINITY MASTER PLAN

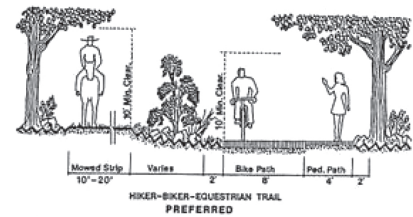
Plan Highlights

The plan recognizes two Major Community Activity Centers, three Community Activity Centers, and six Village Activity Centers as key elements in the overall development plan to serve as social and economic focal points. Recommendations encourage additional commercial activities and services, as well as public service facilities within the Centers.

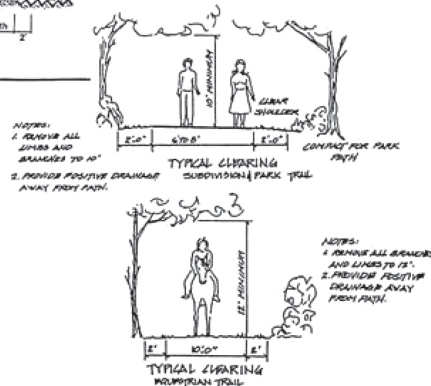
The plan also recommends future Employment Areas, principally adjoining the Beltway at the I-95 and US 1 interchanges in the vicinity of the town Metro stations, to increase the variety of job opportunities in the planning areas and to produce a more favorable tax revenue situation.

The master plan also includes a sectional map amendment with 306 proposed zoning changes to implement the policies and recommendations.

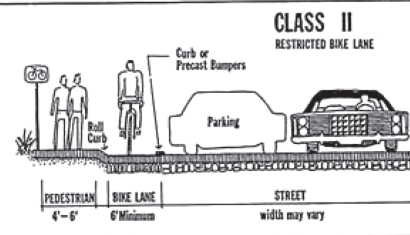
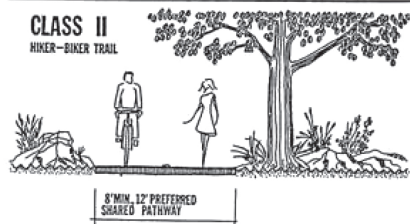
Plan Overview



Hiker Biker Equestrian Trails Sections

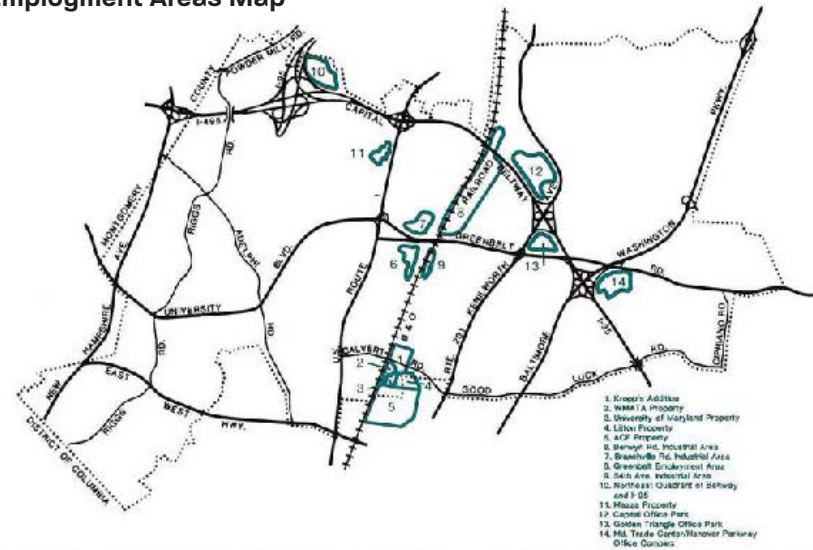


CLEARING CROSS SECTION



SOURCE: LANGLEY PARK-COLLEGE PARK-GREENBELT AND VICINITY MASTER PLAN

Employment Areas Map

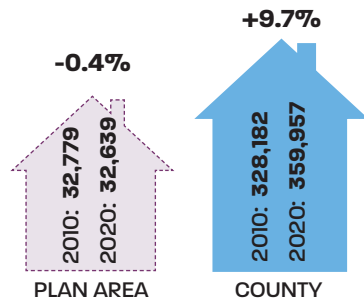


SOURCE: LANGLEY PARK-COLLEGE PARK-GREENBELT AND VICINITY MASTER PLAN

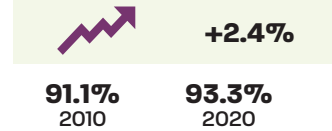
Where Are We Now?

Housing¹

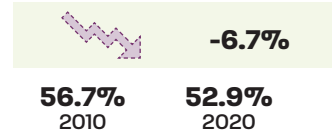
TOTAL UNITS



OCCUPANCY RATE (PLAN AREA)



HOMEOWNERSHIP RATE (PLAN AREA)



Population²

PLAN AREA

2010: 90,162
2020: 93,032

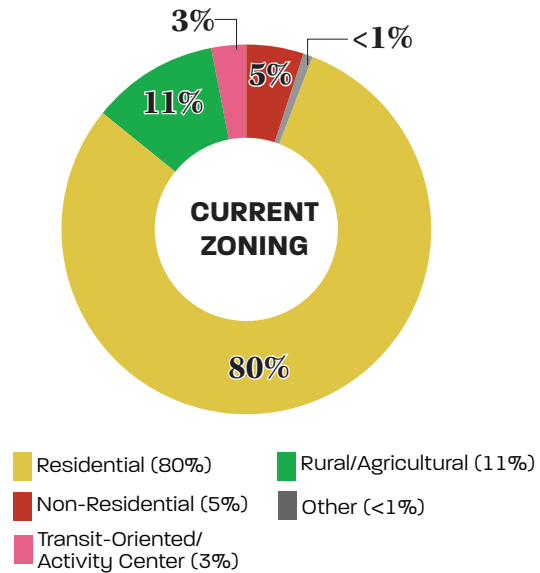


COUNTY

2010: 863,420
2020: 967,201

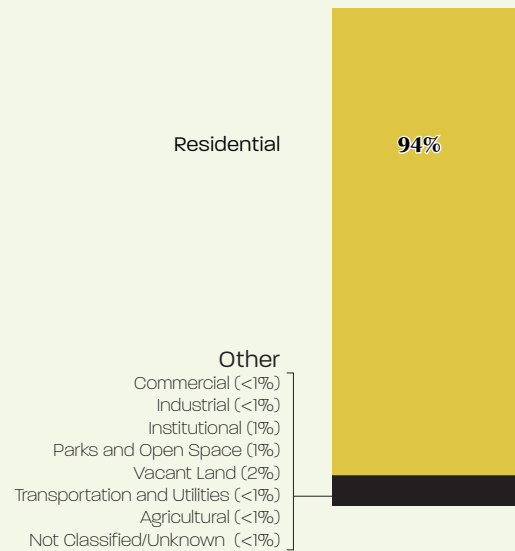


Zoning³

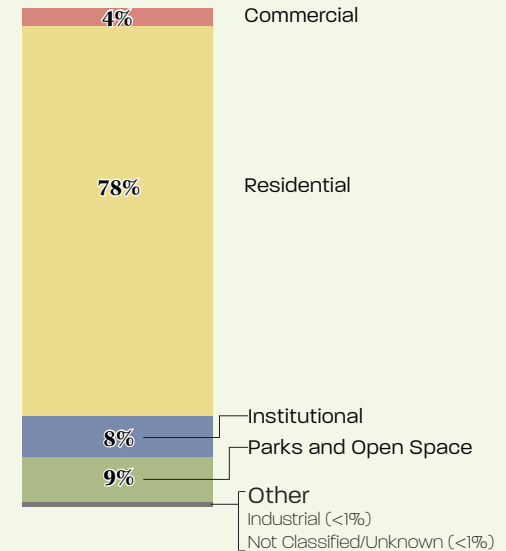


Land Use

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 as-approved plan area identified three communities and eight subcommunities with its own recommendations for future development, circulation, and open space. Recommendations place high priority on upgrading existing neighborhoods and removing incompatible uses, and limiting the additional density added due to burdens on County roads and services. The great majority of future development outside of designated employment centers is planned to be single-family detached residential.

While development and redevelopment in the plan area has been extensive, most of the more transformative development has occurred in areas where the plan has been superseded and replaced with a vision for denser, more urban development. Within the plan area, small, scattered single-family detached houses and commercial rebuildings and expansions have been the development types.

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		

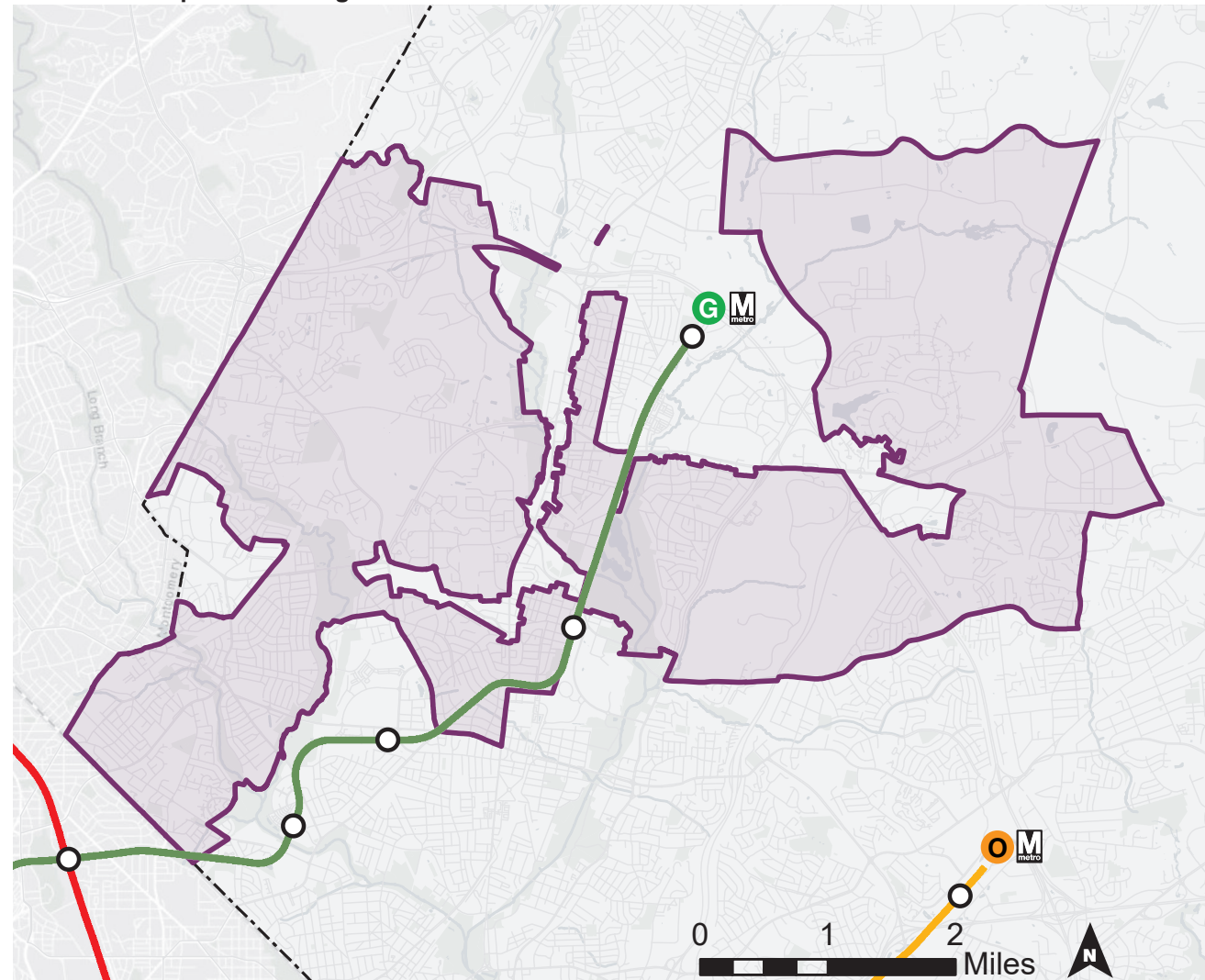
SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE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

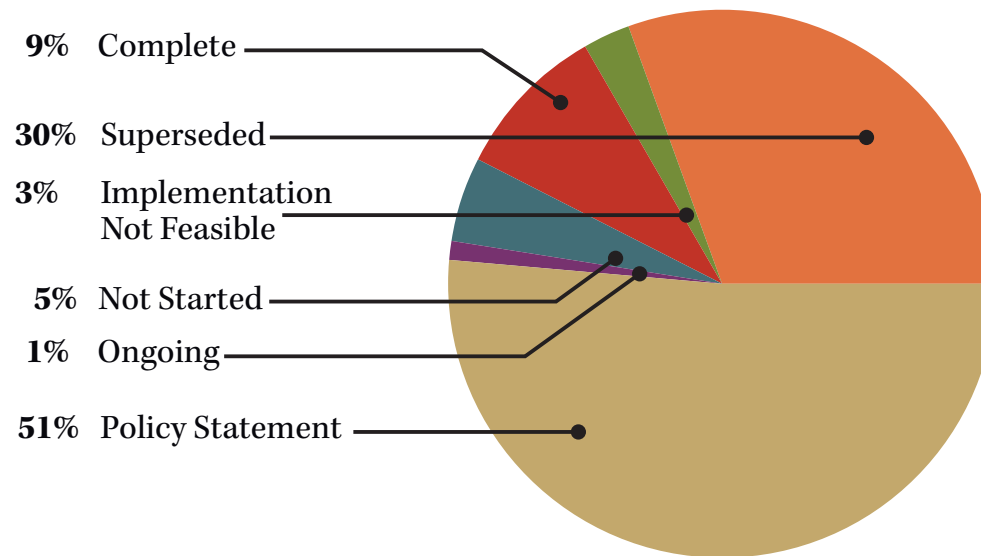
#	DEVELOPMENT NAME
1	No recent development
2	No recent development
3	No recent development
4	No recent development
5	No recent development

Recent Development Activity



Implementation

Status of Plan Recommendations



Challenges

- **Age of Plan:** The plan is 34 years old, and has been superseded in several places. Many of the incomplete recommendations are out of date or no longer relevant, even with minor amendments aligning the plan with Plan Prince George's 2035. Additionally, the age and format of the plan make it less easy to use and navigate than more recent documents.

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

KEY CONSTRUCTED PROJECTS¹



Sonia Sotomayor Middle School completed construction in 2023 in Adelphi. It is a 144,000-square-foot facility, designed to serve 1,200 students in grades 6–8.

KEY UPCOMING PROJECTS



The sector plan area has, or is adjacent to, the Adelphi Road/West Campus, UM Campus Center, East Campus, and College Park **Purple Line** stations, which are currently under construction.



The Maryland Department of Transportation State Highway Administration has initiated a **pedestrian and bicycle safety project along MD 650** (New Hampshire Avenue) from MD 193 (University Boulevard) to Powder Mill Road.

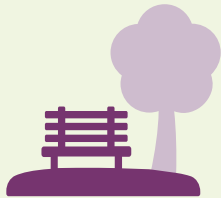


The new **Northern Adelphi Area High School** will be a state-of-the-art educational facility located on the former Cherokee Lane Elementary School site and adjacent properties. It is in the design phase, with an estimated project completion date of 2034.

Next Steps

Near-Term Opportunities

While many of the plan recommendations have either been addressed or superseded, there are remaining items that may warrant an investigation in the short term to help achieve the plan vision, as well as support implementation of Plan 2035.



Stream Valley Trails and Paths: The plan notes that the extensive network of stream valley parkland provides excellent locations for public facilities, bike trails, parks, and recreation, and recommends several potential locations for improvements. (See plan page 151.) It is recommended that the remaining potential opportunities in the plan should be re-assessed for relevance and need, and incorporated into planning and budgeting as needed. Given the area's proximity to the Plan 2035 Downtown at Prince George's Plaza, this could help support Plan 2035 Transportation and Mobility Strategy TM 1.5, to "fund improvements to the trail network that serves the Downtowns. Explore alternative trails, such as water trails, and fill gaps in the trail network."

Responsible Parties:

- Department of Parks and Recreation
- Department of the Environment

PLAN UPDATE RECOMMENDATION

- Replace plan
- Consolidate

NEXT SIX-YEAR UPDATE DUE DATE

October 2031

Given the plan's age, a new plan may be warranted to identify new opportunities for transit-oriented development or infrastructure improvements not currently identified in the plan.

We recommend consolidating the following plans into a single sector plan to reduce fragmentation: Langley Park-College Park-Greenbelt Sector Plan, Central US 1 Corridor Sector Plan, Greenbelt Metro Area Sector Plan, and the Greenbelt Metro Area and MD 193 Corridor Sector Plan.