

Plan Progress Report

Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment

Date Plan Approved: June 19, 2016

Date of Progress Report: September 22, 2025

Councilmanic District: 2

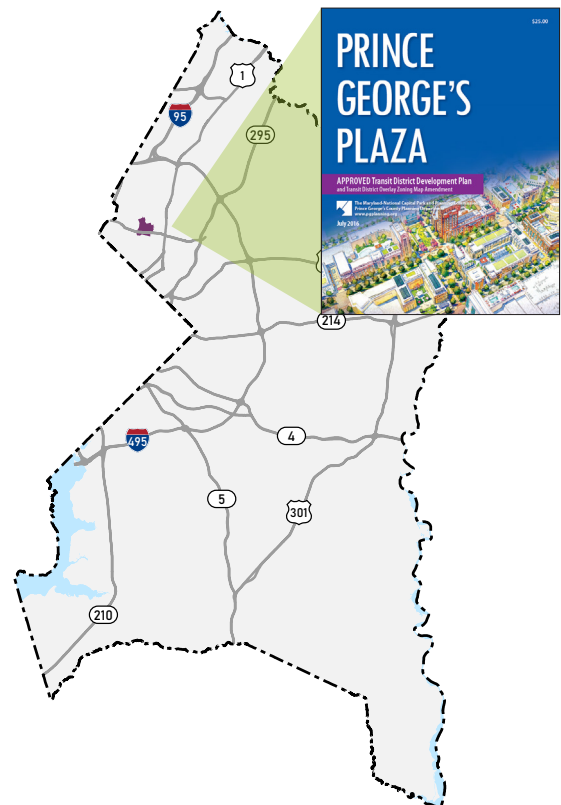
Progress Summary

The Approved Prince George's Plaza Transit District Development Plan and Transit District Overlay Zoning Map Amendment contains 385 recommendations, primarily focused on transportation and mobility, as well as public facilities.

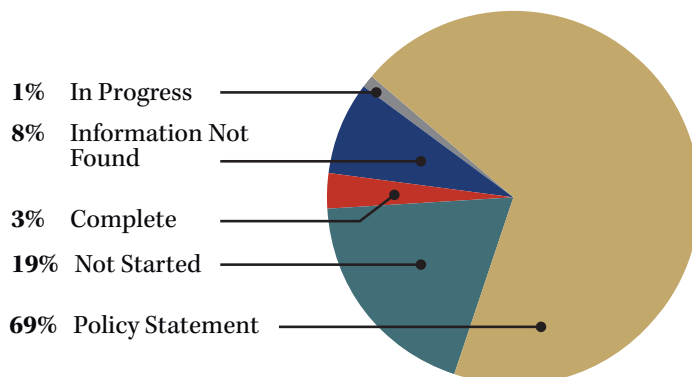
Since its adoption in 2016, approximately 3 percent (13) of the recommendations have been completed and 1 percent (4) are in progress. Approximately 19 percent (72) have not yet had action taken.

Some highlights of completed recommendations include:

- On-street bicycle facilities and off-street paths have been added in several locations.
- Completion of the 2019 Pedestrian Accessibility and Safety Study



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

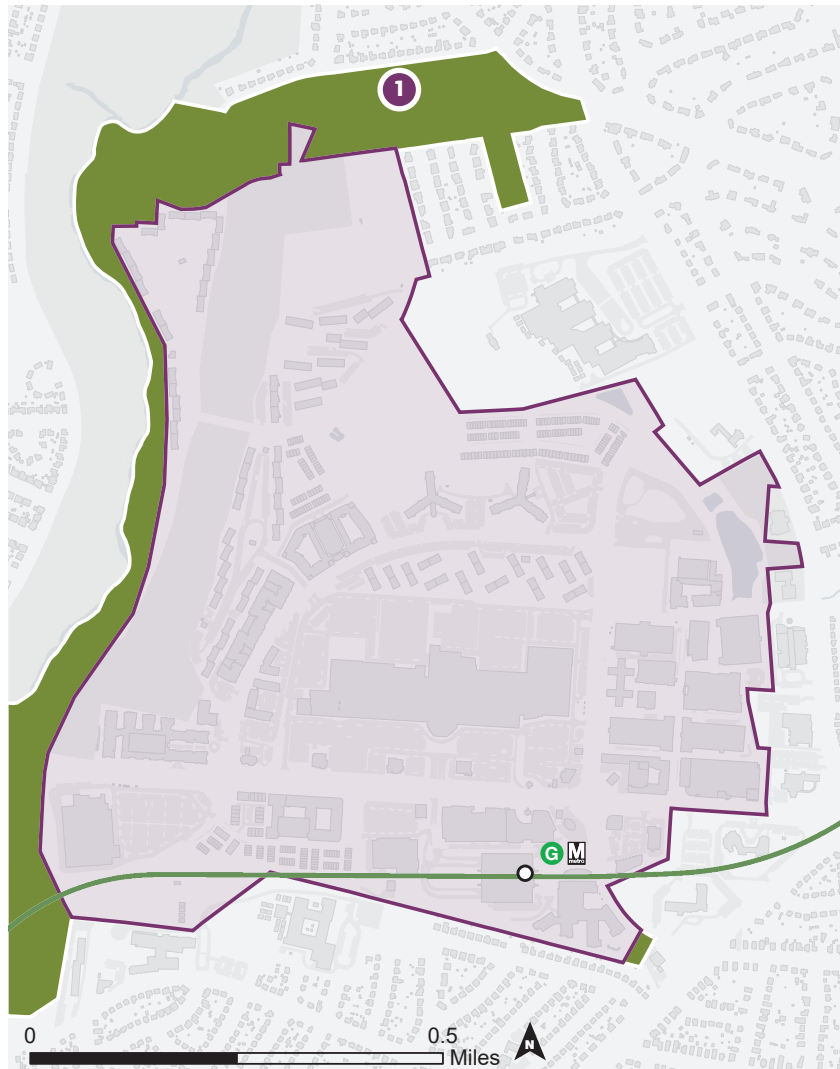
The original approved College Park-Riverdale Park Transit District Development Plan area centered on the Prince George's Plaza shopping center and Hyattsville Crossing Metrorail station and was bounded by the Northwest Branch stream valley to the west, Rosemary Lane and Toledo Terrace to the north, Adelphi Road to the east, and the Metrorail Green Line tracks to the south. The plan area superseded portions of the Planning Area 68 Master Plan upon adoption.

Related Plans

The Prince George's Plaza Transit District Development Plan supersedes a portion of the following plan:

- 1 Planning Area 68 Master Plan (1994)

As-Approved Plan Area and Related Plan Boundaries



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- Superseded Plans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

Plan Area Summary

Plan Area

The Prince George's Plaza Transit District is located in northern Prince George's County, just over a mile north of Washington, D.C. It is approximately 363 acres in size and lies predominantly within the City of Hyattsville, Maryland. The Transit District is anchored by the Hyattsville Crossing (formerly Prince George's Plaza) Metro Station, the Mall at Prince Georges, and the University Town Center mixed-use development. The Transit District was established in 1992, was designated a Regional Center by the 2002 Approved General Plan and a Regional Transit District and Downtown by the 2014 Plan Prince George's 2035 Approved General Plan (Plan 2035).

Plan Area Aerial with Key Locations Highlighted



SOURCE: M-NCPPC AERIAL IMAGERY (MARCH 2024)

Plan Overview

Plan Vision and Goals

Prince George's Plaza is a new destination and downtown for the Washington, D.C., region. New retail outlets bustle with shoppers from across the region. New eateries stand up to the challenge of the most discriminating palates. New residents have their choice of housing options, ranging from chic apartments and rowhomes to quieter detached houses nestled against the dense tree canopy of the Northwest Stream Valley Park. New businesses find flexible and modern workspace convenient to transit, the University of Maryland, and an educated workforce. New green development replaces the bleak asphalt of expansive parking lots. New facilities—a state-of-the-art multigenerational regional recreation center, library, fire station, and elementary school—provide high-quality services and welcome residents and visitors of all ages. New open spaces offer a mix of relaxation and fun while a network of trails, sidewalks, and bicycle lanes make walking and commuting safe and comfortable for residents, visitors, and workers.



SOURCE: PRINCE GEORGE'S PLAZA TRANSIT DISTRICT DEVELOPMENT PLAN

Recommended Street Connections



SOURCE: PRINCE GEORGE'S PLAZA TRANSIT DISTRICT DEVELOPMENT PLAN

Plan Highlights

One major component of the plan is strengthening the connectivity of the area's road network. Many strategies focus on road extensions and wayfinding, many of which depend on the redevelopment of the Mall at Prince George's property.

To support the Transit District's future population, the plan also includes a range of policies to increase access to parks and open space. Strategies include acquiring parkland, locating a community center in the Downtown Core area, and increasing pedestrian and bicycle accessibility.

Plan Overview



SOURCE: PRINCE GEORGE'S PLAZA TRANSIT DISTRICT DEVELOPMENT PLAN



SOURCE: PRINCE GEORGE'S PLAZA TRANSIT DISTRICT DEVELOPMENT PLAN

Where Are We Now?

Population¹

PLAN AREA

2010: 4,775

2020: 7,541



+57.9%



COUNTY

2010: 863,420

2020: 967,201

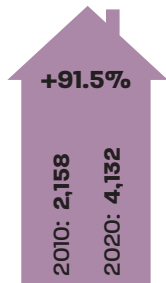


+12.0%

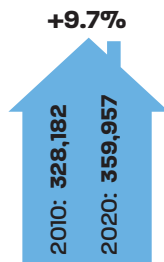


Housing²

TOTAL UNITS



PLAN AREA



COUNTY

OCCUPANCY RATE (PLAN AREA)



-2.7%

87.2%

2010

84.9%

2020

HOMEOWNERSHIP RATE (PLAN AREA)



+27.1%

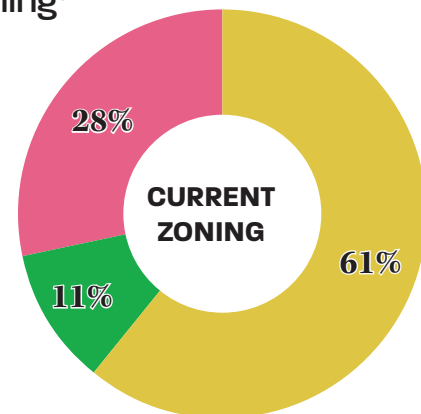
6.5%

2010

8.3%

2020

Zoning³



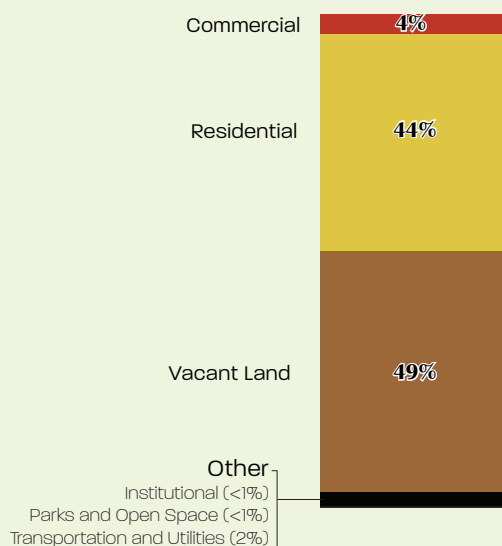
Residential (61%)

Rural/Agricultural (11%)

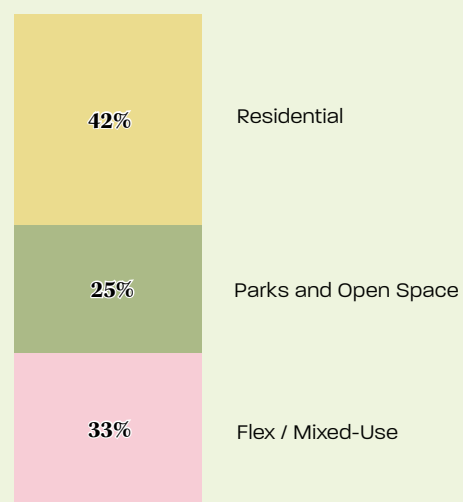
Transit-Oriented/
Activity Center (28%)

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

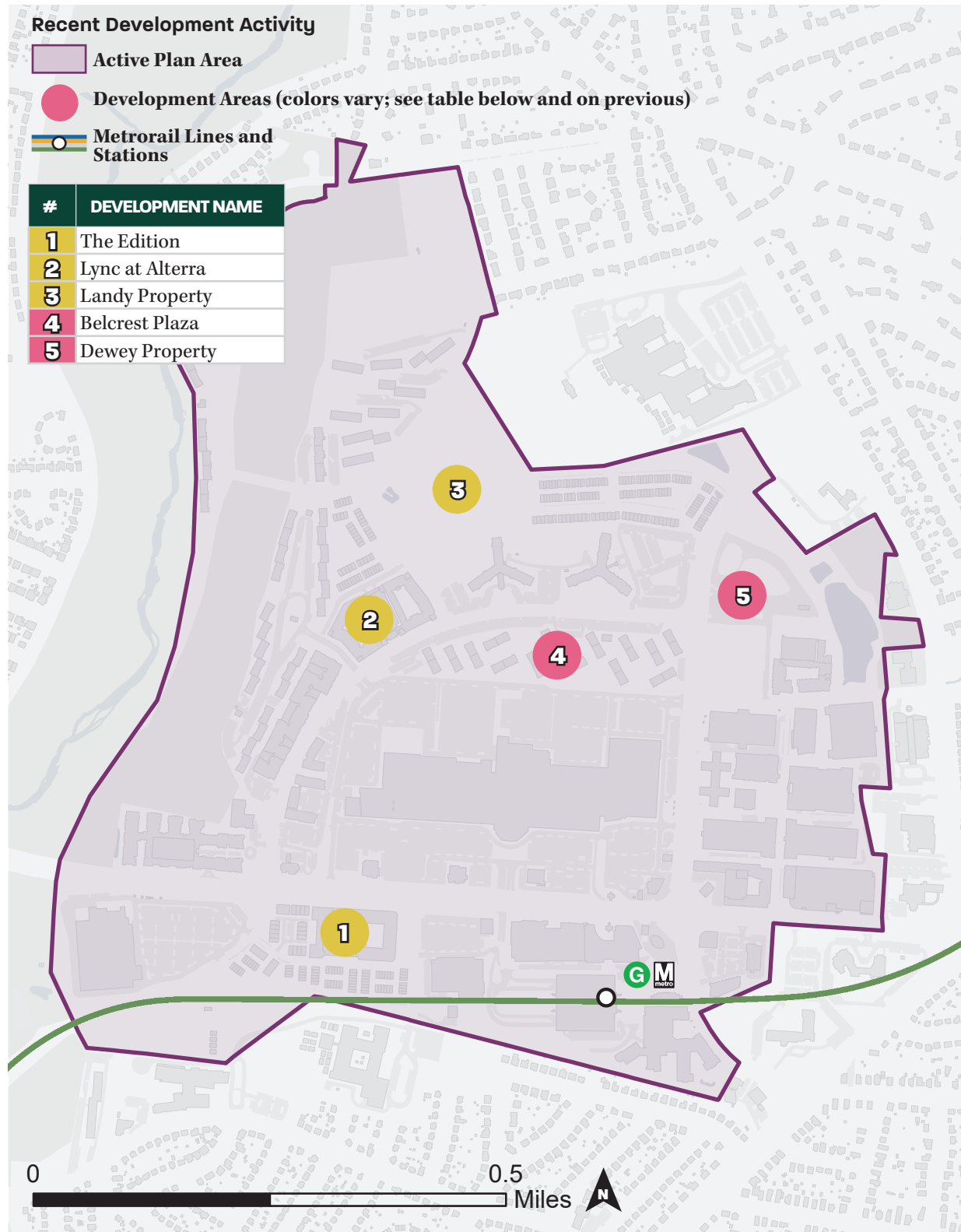
The plan area is compact and mostly built out. Current land cover consists of the mall site, with commercial uses and surface parking, which is surrounded by other commercial and office buildings with paved surface parking. Some multifamily development had occurred in the area prior to plan approval. The full vision for the plan area is phased, until 2035, and then from 2035 on, when the Mall at Prince Georges is expected to reach the end of its life and be ready for redevelopment. The plan proposes for the area to transition into a highly connected mixed-use neighborhood with a dense network of tree-lined streets creating the framework for high density and intensity homes, offices, and shops, all connected to the Metro station.

Some development has occurred in the plan area, by and large following the vision established by the plan. Prior to plan approval, the area was governed by the Planning Area 68 Master Plan, which designated the area as a transit district and called for dense development around the Metro station in a manner similar to the current plan. Future infill and redevelopment may occur as time goes on.

MAP #	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Development Type: Residential			
1	The Edition	427 units constructed	
2	Lync at Alterra	696 units constructed	
3	Landy Property	71 units constructed, 260 in the pipeline	
Mixed-Use/Flex			
4	Belcrest Plaza	644 units constructed, 26 in the pipeline	2,804 SF constructed
5	Dewey Property	850 units under construction	1,258 SF under construction

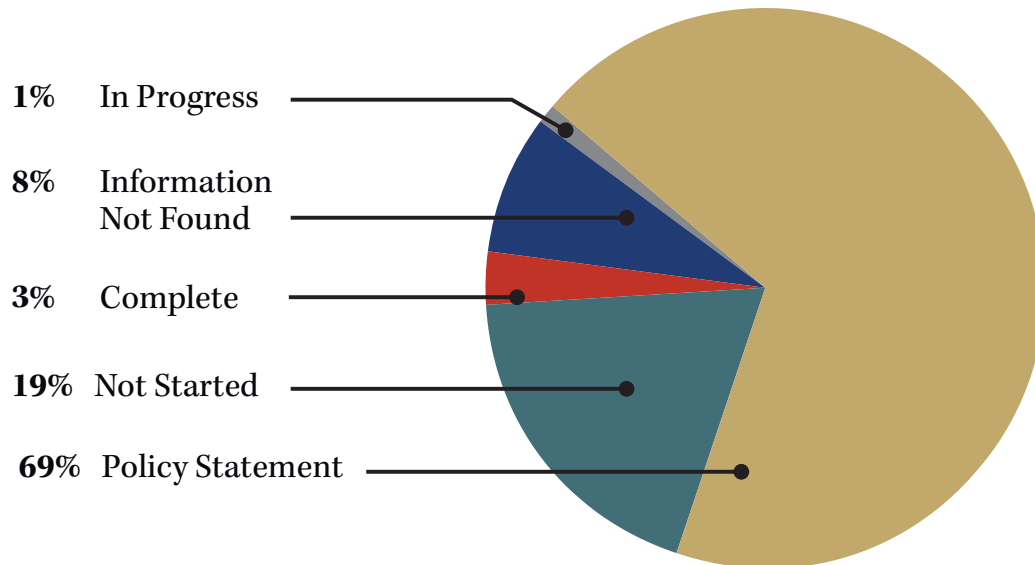
SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE 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 PROJECTS¹



There have been several large residential or mixed-use projects. For example, **The Residences at the Six** features 316 apartments.



The Prince George's Plaza Metro station, now known as Hyattsville Crossing, underwent **major station platform improvements** in summer 2021 as part of Washington Metropolitan Area Transportation Authority's (WMATA) Platform Improvement Project.

KEY UPCOMING PROJECTS



M-NCPPC has secured land to replace the **Prince George's Plaza Community Center** with a larger multigenerational center that will include a double gymnasium, a fitness center and running track, multipurpose program spaces, and an indoor aquatic feature.



M-NCPPC is working to improve **Prince George's Plaza** and **remedy connectivity issues** identified in a 2019 Pedestrian Accessibility and Safety Study.

Challenges

- **Connectivity:** While the access to a Metro station is a benefit, MD 410 (East West Highway) and the railway provide connectivity barriers to the Metro station for much of this sector plan area.
- **Impervious Surfaces:** There is a large amount of parking and other asphalt in the plan area, leading to a need to develop a long-term regional approach to stormwater management, as well as strategies to reduce a heat island effect.

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

Next Steps

Near-Term Opportunities

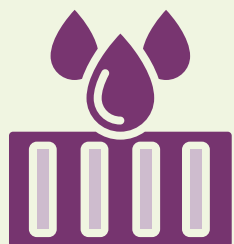
There are several potential opportunities to consider in the Prince George's Plaza area in the near term, with a focus on implementing projects from the sector plan. Below, we have identified some potential short-term projects that could be a catalyst for change in the plan, as well as implement Plan 2035.



Implementation Champions: The plan designated one item as the most important implementation action (Priority Short-Term Action 1): development of a group to lead the transformation of Prince George's Plaza into a regional transit district. Consider development of a Transit District Task Force, which can help lead implementation efforts and champion changes such as potential infill and redevelopment to rethink the Mall and adjacent areas a mixed-use. This can support Plan 2035 Partnerships and Civic Engagement Policy 2, to "strategically build partnerships with public and private stakeholders."

Responsible Parties:

- County Council
- Property owners



Stormwater Management: Strategy NE1.1 recommends conducting a Transit District-wide study of the flood control volumes that exist and will need to be addressed during redevelopment of the Transit District. The purpose of the study would be to determine appropriate Transit District-wide solutions for handling stormwater volumes. This can help support Plan 2035 Natural Environment Policy 2, to "improve and maintain water quality through stormwater management and water resource protection."

Responsible Parties:

- County Department of the Environment

PLAN UPDATE RECOMMENDATION

- Review for updates as scheduled
- Consolidate

NEXT SIX-YEAR UPDATE DUE DATE

June 2028

Plan implementation is underway. While no immediate update needs are identified, we recommend consolidating several plans in this area to reduce fragmentation, including: 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 East Riverdale-Beacon Heights Sector Plan located west of MD 295 (Baltimore-Washington Parkway).