

Plan Progress Report

Approved Master Plan and Sectional Map Amendment for Planning Area 68

Date Plan Approved: May 19, 1994

Date of Progress Report: September 22, 2025

Councilmanic Districts: 2, 3, 5

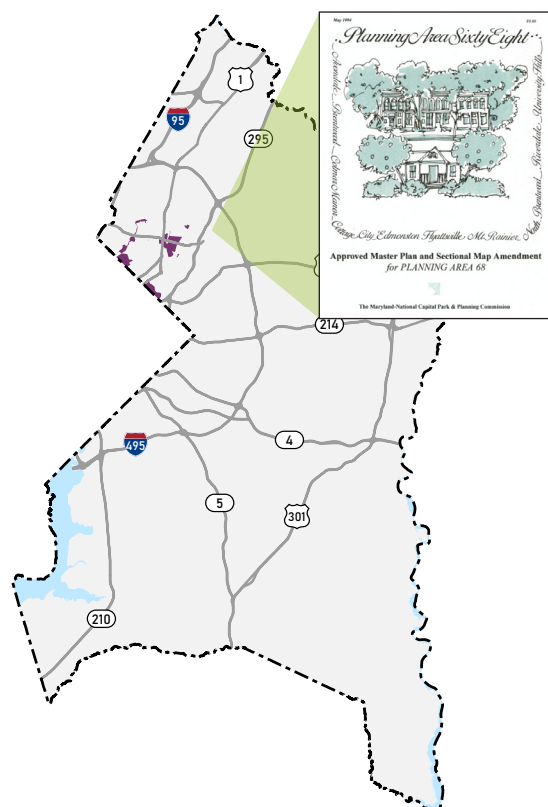
Progress Summary

The Planning Area 68 Approved Master Plan and Sectional Map Amendment contains 292 recommendations, primarily focused on transportation and mobility; community heritage, culture, and design; and land use.

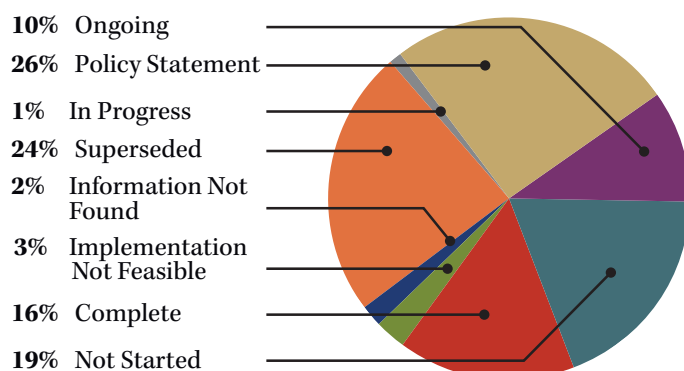
Since its adoption in 1994, approximately 16 percent (46) of the recommendations have been completed, 1 percent (3) are in progress, and 10 percent (28) are ongoing. Approximately 19 percent (56) have not yet had action taken.

Some highlights of completed recommendations include:

- The Riverdale Park Business Association has been active since 1992.
- The Preservation Association of Riverdale Park was created in 1993.
- Rosa Parks Elementary School opened at 6111 Ager Road in 2005.
- The MARC Station and shopping area were renovated in the 2000s.



Plan Recommendation Status



Suggested Next Step(s)

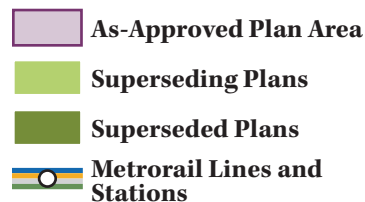
- ☐ Review in 2030
- ☐ Major/Minor Plan Amendment
- ☒ Replace
- ☒ Consolidate

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

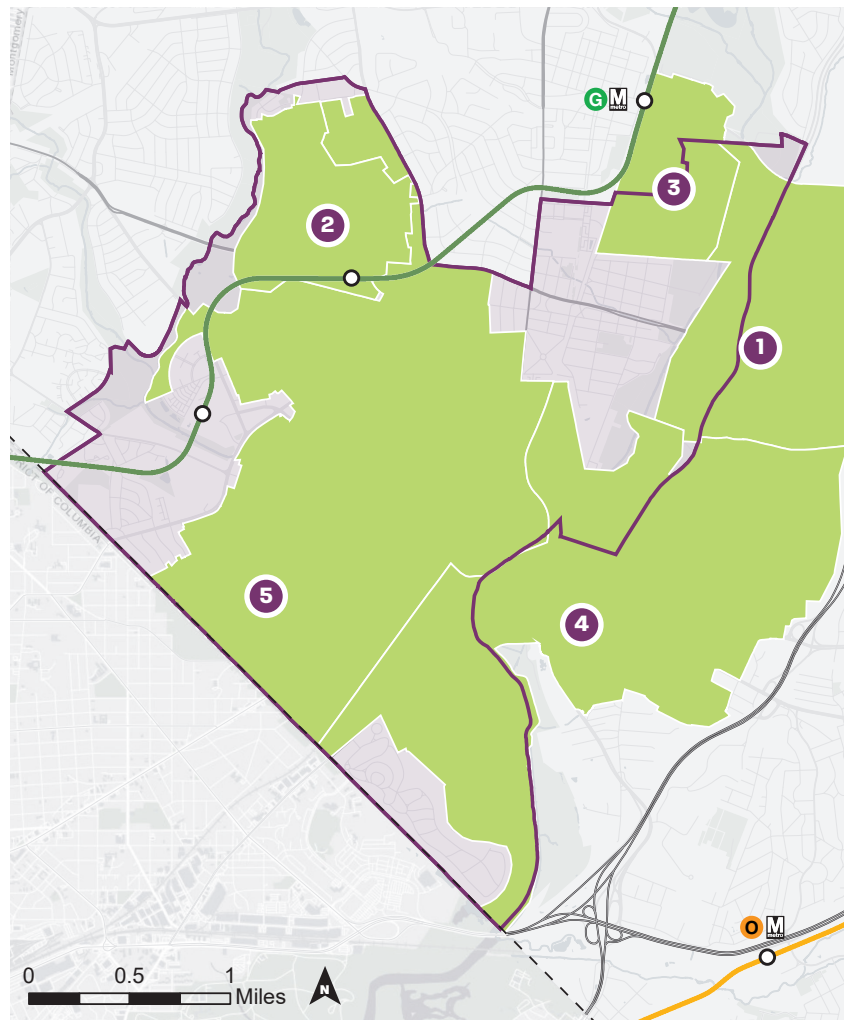
Related Plans

As-Approved Plan Area and Related Plan Boundaries

The original approved borders of the Planning Area 68 Master Plan were bounded by the Northwest Branch stream valley to the west, Adelphi Road and the municipal boundaries of University Park and College Park to the north, Kenilworth Avenue and the Anacostia River to the east, and Washington, D.C., to the south. The plan area has been superseded by a number of plans since adoption, with each superseding plan carving out a portion of the original plan area.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 Planning Area 68 Master Plan:

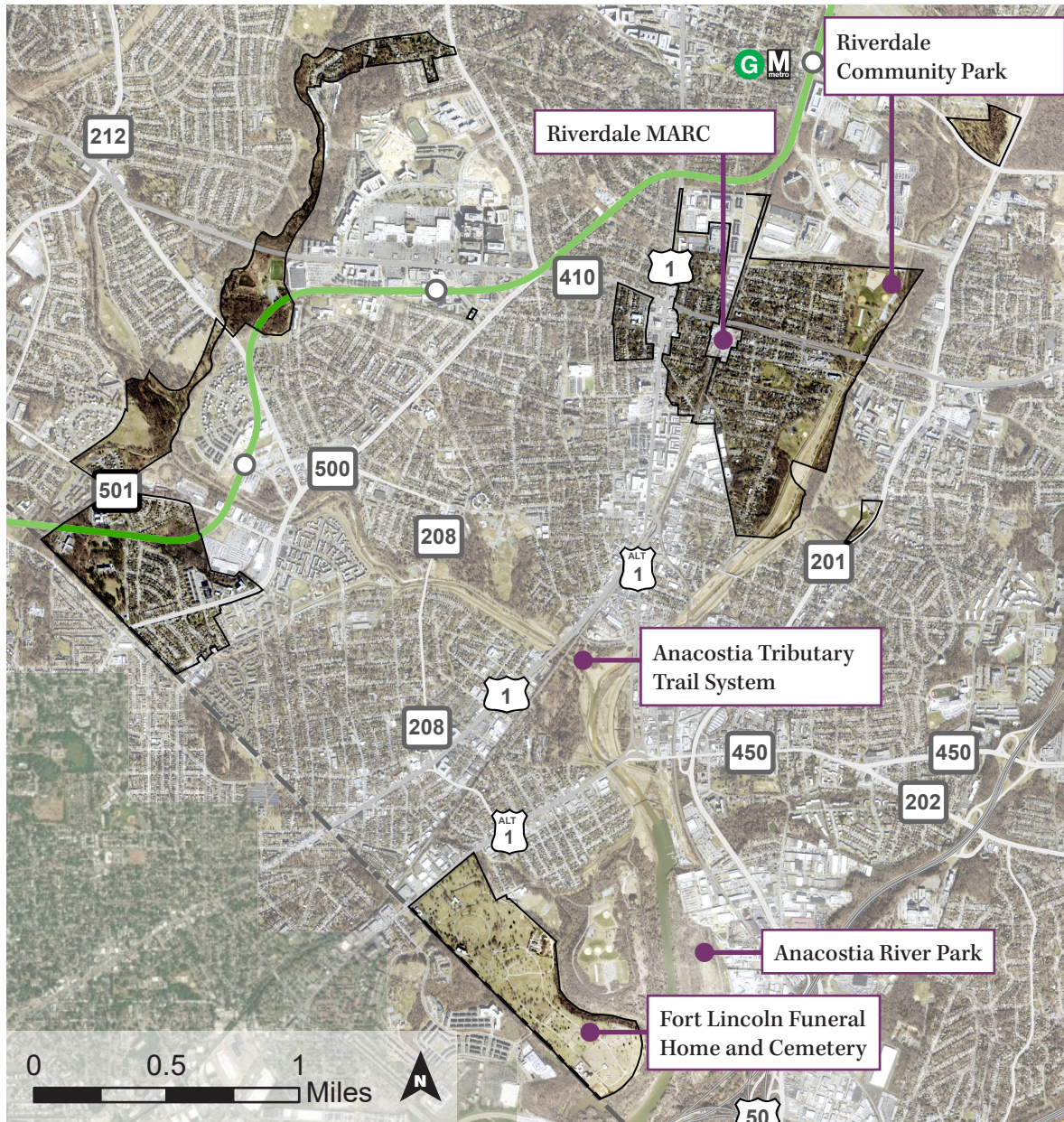
- 1 East Riverdale-Beacon Heights Sector Plan (2017)
- 2 Prince George's Plaza Transit District Development Plan (2016)
- 3 College Park-Riverdale Park Transit District Development Plan (2015)
- 4 Port Towns Sector Plan (2009)
- 5 Gateway Arts District Sector Plan (2004)

Plan Area Summary

Plan Area

The approved plan area for the Planning Area 68 Master Plan included eight municipalities: Brentwood, Colmar Manor, Cottage City, Edmonston, Hyattsville, Mount Rainier, North Brentwood, and Riverdale and the unincorporated areas of Avondale and University Hills. While its north and west boundaries follow a myriad of small roads along town boundaries, it is bounded by the Anacostia River and Kenilworth Avenue to the east and Eastern Avenue to the southwest. A portion of the plan area is within the Plan 2035 innovation corridor and the area surrounding the Riverdale MARC Station is a Plan 2035 neighborhood center. The current, active plan boundary is highlighted in the map below; it has been reduced by superseding plans, as noted on the previous page.

Plan Area Aerial with Key Locations Highlighted



SOURCE: M-NCPPC AERIAL IMAGERY (MARCH 2024)

Plan Overview

Plan Goals

- **Residential Neighborhoods:** Protect, maintain and enhance area neighborhoods to further foster safe and stable residential environments.
- **Commercial Areas:** Encourage attractive and thriving commercial development which provides a variety of goods and services for both local users and outside shoppers and which serves as an appealing focal point for the community.
- **Industrial and Employment Centers:** Enhance designated industrial areas to create job opportunities and improve the economic base of the planning area.
- **Transportation and Circulation Network:** To establish an integrated transportation system within the planning area that is safe, efficient and accessible and reduces dependency on the automobile.
- **Trails System:** Implement the planned trail network, which provides opportunities for safe and accessible nonmotorized transportation, including hiking, biking and horseback riding.
- **Parks and Recreation:** Provide and maintain parks and recreation facilities and programs that are safe, accessible and meet the needs and preferences of community users.
- **Natural Resources:** Maintain, restore, and enhance the natural character and aesthetic qualities of the Anacostia River stream valley and preserve and expand the plan area's forest cover.
- **Public Facilities:** Ensure that adequate police, school, fire and library facilities which meet the needs of the community are provided without unnecessary duplication of services.

Map of M-NCPPC Parkland



SOURCE: PLANNING AREA 68 MASTER PLAN

Plan Highlights

The plan contains detailed revitalization plans for Hyattsville Town Center, Mount Rainier Town Center, Riverdale Town Center, and the Brentwood and North Brentwood Industrial Employment District. These plans contain recommendations ranging from public and private realm aesthetics to specific redevelopment and infill sites.

The plan is accompanied by a Sectional Map Amendment with zoning changes designed to implement the Plan's recommendations, including two new zones: the Mixed-Use Town Center Zone and the Urban Light Industrial Zone.

Plan Overview

Existing Residential Apartments



SOURCE: PLANNING AREA 68 MASTER PLAN

Historic Preservation Renovation in Old Town Riverdale



SOURCE: PLANNING AREA 68 MASTER PLAN

Where Are We Now?

Population¹

PLAN AREA

2010: 6,831

2020: 7,046



+3.1%



COUNTY

2010: 863,420

2020: 967,201



+12.0%



Housing²

TOTAL UNITS

-3.6%

2010: 2,499
2020: 2,408

PLAN AREA

+9.7%

2010: 328,182
2020: 359,957

COUNTY

OCCUPANCY RATE (PLAN AREA)



-1.2%

93.2%
2010

92.1%
2020

HOMEOWNERSHIP RATE (PLAN AREA)

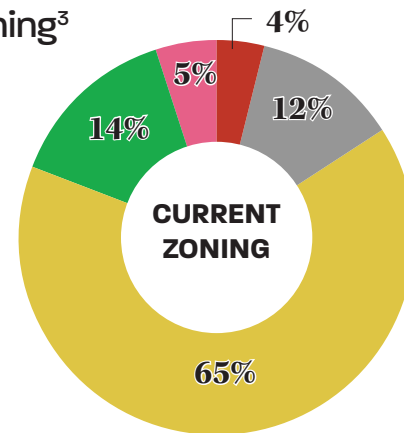


+3.1%

53.2%
2010

54.8%
2020

Zoning³



- Residential (65%)
- Rural/Agricultural (14%)
- Non-Residential (4%)
- Other (12%)
- Transit-Oriented/Activity Center (5%)

Land Use

CURRENT LAND USE⁴

Residential

90%

Vacant Land

Other

Commercial (<1%)

Institutional (1%)

Parks and Open Space (2%)

Transportation and Utilities (<1%)

PLANNED FUTURE LAND USE⁵

Commercial

Residential

Institutional

Parks and Open Space

Other

Industrial (2%)

Not classified/Unknown (<1%)

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

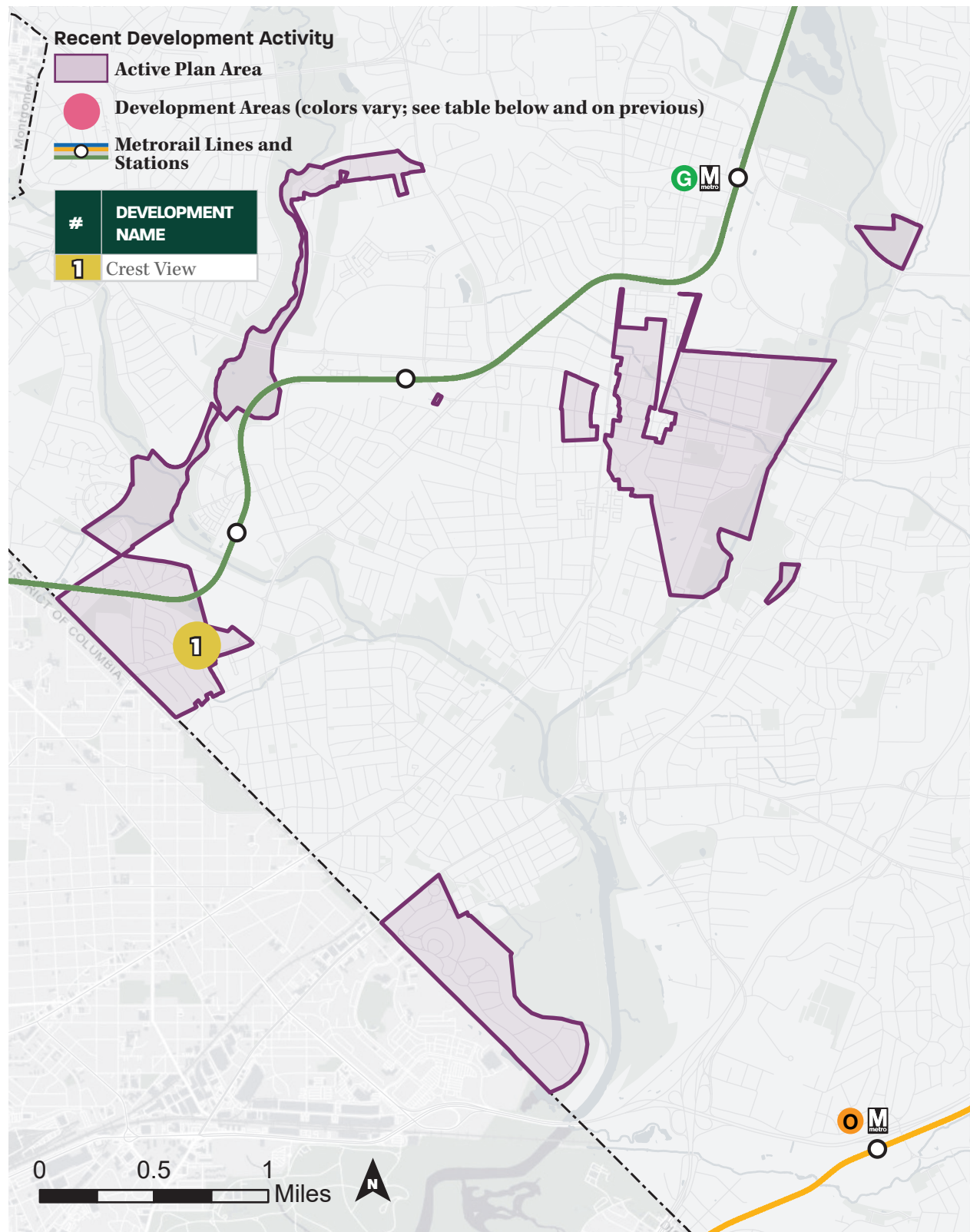
The plan notes the area's land cover as mostly developed with some opportunities for infill development. Promoting home ownership, continued maintenance of residential neighborhoods, and improvement of existing commercial areas. Parkland is proposed extensively along the stream corridors in the plan area, which include the Anacostia River, Northeast Branch, and Northwest Branch.

Development in the plan area has been significant, but the largest projects have been in areas no longer part of the plan area, having been superseded by new plans in the intervening years. However, the locations align with the transit districts around the Green Line stations identified in the master plan. Single-family homes have been built as infill and redevelopment projects across the approved planning area but are mostly no longer included in the active boundaries.

MAP #	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Development Type: Residential			
1	Crest View	71 units constructed	

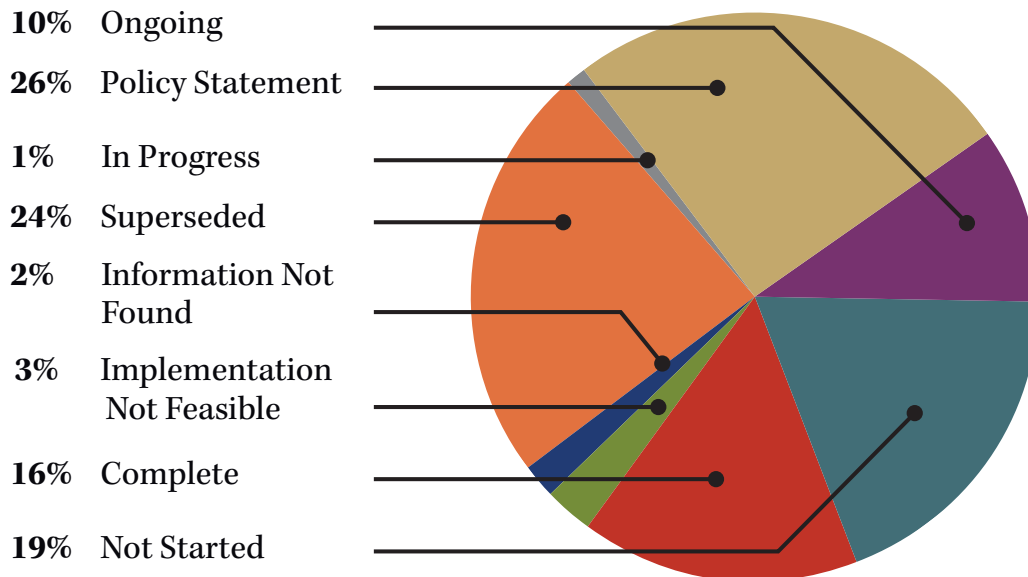
SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE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



Implementation

Status of Plan Recommendations



KEY CONSTRUCTED PROJECTS¹



The **Northwest and Northeast Branch Trails** have been completed through the plan area.



MD 500 (Queens Chapel Road) Crosswalk Improvements Phase 2 (MD 500 [Queens Chapel Road] from MD 208 [Hamilton Street] to Eastern Avenue) provided **traffic calming and enhanced pedestrian safety** through the addition of a landscaped median, new sidewalks, and crosswalks.



The **Heurich Park Community Garden** was established in 2023.

Chillum Park reopened in 2025 after a multi-year closure, with a new playground.

KEY UPCOMING PROJECTS



The **Purple Line Neighborhood Connectivity Project** in Riverdale Park aims to enhance bicyclist and pedestrian access to the Purple Line Transit, particularly for residents of nearby low- to moderate-income communities. The project will incorporate environmental resiliency measures to address long-term sustainability challenges.



There are **transportation improvement projects** planned for Riverdale Park in FY2025, including speed hump installation, raised crosswalks and intersections, improved curb ramps, and more.

Challenges

- **Plan Age:** A large amount of the planning area (and 24 percent of recommendations) have been superseded. The planning area is now broken into multiple parts of varying sizes, which leads to difficulty in tracking progress and championing plan recommendations.

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

Next Steps

Near-Term Opportunity

While many of the Planning Area 68 Master Plan actions have been superseded, there are remaining actions that can help achieve the plan's goals, as well as support implementation of Plan 2035.



Underutilized Properties: Under the commercial and industrial revitalization section, the plan suggests exploring adaptive reuse to revitalize underutilized properties, including industrial areas. (See plan page 85.) To investigate the potential and feasibility for this, develop an inventory of underutilized or vacant spaces and prepare a feasibility strategy for targeted sites for adaptive reuses. This can help support Plan 2035 Priority Strategies, Policy 2, to “support the development of the Innovation Corridor around the College Park-U of MD and Greenbelt Metro Stations and along US 1 (Baltimore Avenue) and MD 193 (Greenbelt Road).”

Responsible Parties:

- Planning Department
- Prince George's County Economic Development Corporation
- Property owners

PLAN UPDATE RECOMMENDATION

- Replace plan
- Consolidate

NEXT SIX-YEAR UPDATE DUE DATE

May 2030

This plan is 31 years old, and has been significantly fragmented by superseding plans. We recommend replacing the plan while 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).