

Plan Progress Report

Subregion 4 Master Plan and Sectional Map Amendment

Date Plan Approved: June 1, 2010

Date of Progress Report: September 22, 2025

Councilmanic Districts: 3, 5, 6, 7

Progress Summary

The Approved Subregion 4 Master Plan and Sectional Map Amendment contains 1,143 recommendations, primarily focused on transportation and mobility, land use, and housing and neighborhoods.

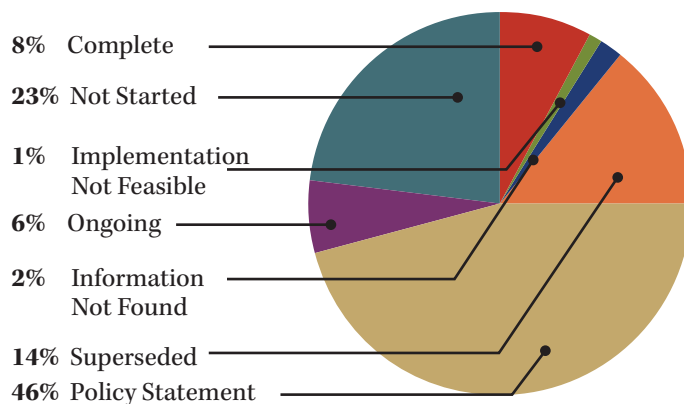
Since its adoption in 2010, approximately 8 percent (95) of the recommendations have been completed and 6 percent (74) are ongoing. Approximately 23 percent (261) have not yet had action taken.

Some highlights of completed recommendations include:

- Completion of numerous sidewalk and bike connectivity and intersection improvements, including sidewalks on portions of Dodge Park Road, Garrett A. Morgan Boulevard, Hill Oaks Road, Johnson Avenue, Landover Road, Reed Street, and Sheriff Road
- Adoption of Urban Street Design Standards, which addresses several plan recommendations, including developing a hierarchy of urban road and streetscape standards
- Construction of the new LEED-Gold Certified Fairmont Heights High School, completed in 2017
- The County's 2018 Zoning Ordinance rewrite eliminated mixed-use overlays; elimination was recommended in this plan



Plan Recommendation Status



Suggested Next Step(s)

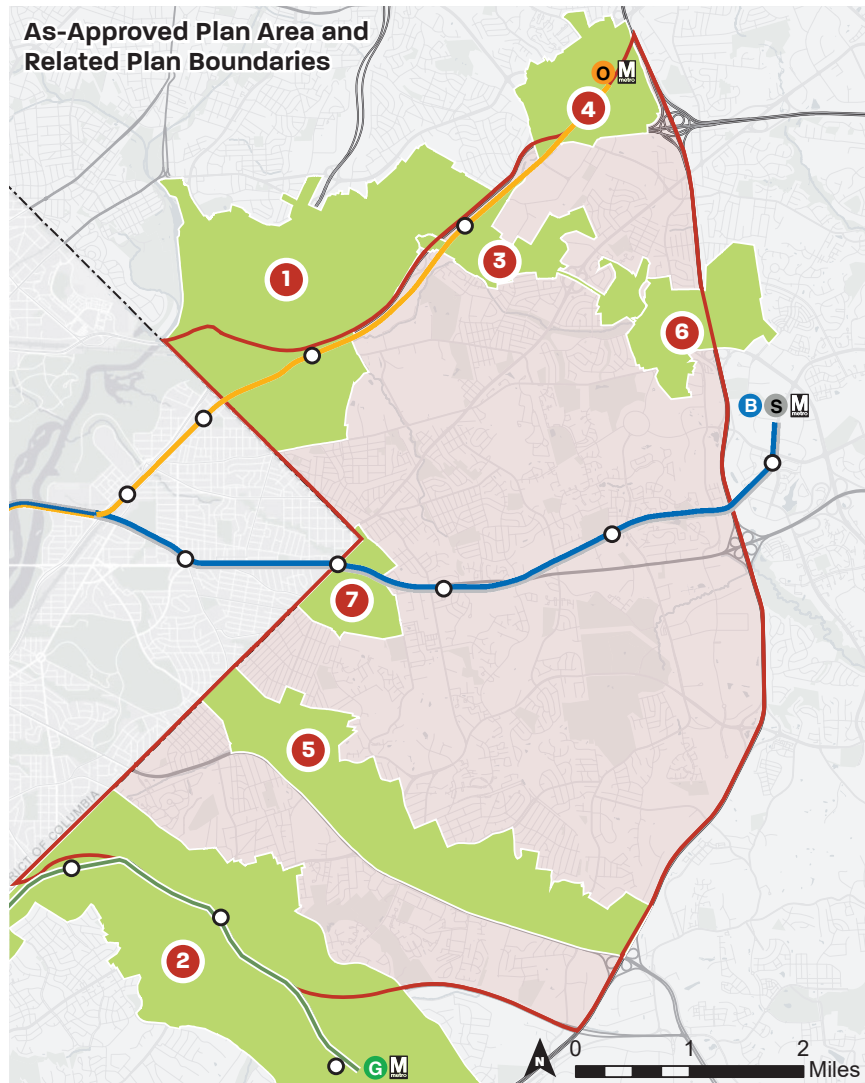
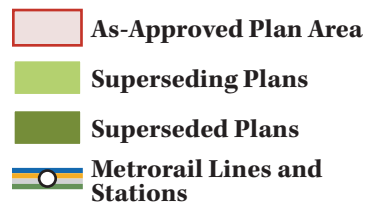
- ☐ Review in 2028
- ☐ Major/Minor Plan Amendment
- ☒ Replace
- ☒ Consolidate

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 Subregion 4 Master Plan were bounded by Washington, D.C., to the west, US 50 to the northwest, I-95 to the east, and Suitland Parkway to the south. The plan area has been superseded by a number of plans since adoption, each one carving out a portion of the original plan area.



Related Plans

The following plans supersede a portion of the Subregion 4 Master Plan:

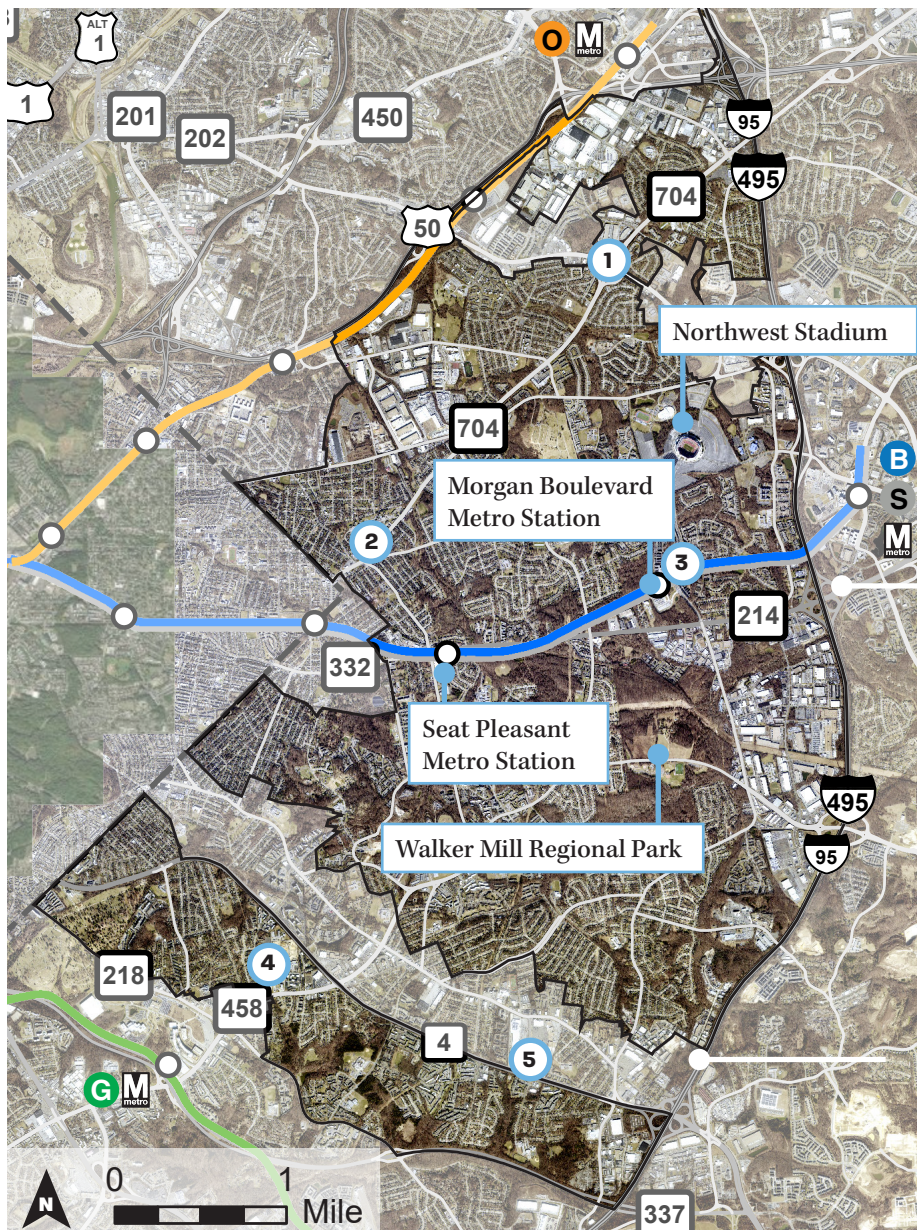
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| <p>1 Greater Cheverly Sector Plan (2018)</p> <p>2 Southern Green Line Station Area Sector Plan (2014 - Unpublished) and Minor Plan Amendment to the Southern Green Line Station Area Sector Plan (2023)</p> <p>3 Landover Metro Area and MD 202 Corridor Sector Plan (2014)</p> | <p>4 New Carrollton Transit District Development Plan (2010)</p> <p>5 Marlboro Pike Sector Plan (2009)</p> <p>6 Landover Gateway Sector Plan (2009)</p> <p>7 Capitol Heights Transit District Development Plan (2008)</p> |
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Plan Area Summary

Plan Area

As approved, the Subregion 4 area was approximately 29 square miles and bordered by US 50 to the north, Washington, D.C., to the west, Suitland Parkway to the south, and I-95/I-495 to the east. The current, active plan boundary is highlighted in the map below; it has been reduced by superseding plans, as noted on the previous page. The subregion comprises six “living areas” that are predominately residential in character, containing six established municipalities. The plan area spans portions of Councilmanic Districts 3, 5, 6, and 7. The plan area contains two Metro stations; the area around each station was designated as a Local Transit Center in Plan 2035. In addition, the area around Northwest Stadium has been designated a Neighborhood Reinvestment Area. The subregion also contains a number of economic development focus areas with potential for future redevelopment through targeted public and private implementation efforts.

Plan Area Aerial with Key Locations Highlighted



○ Economic Development Focus Areas and Goals

- 1 Landover Road / Martin Luther King Jr Highway: Refocus and cluster new businesses in close proximity to existing shopping centers.
- 2 Addison Road and Martin Luther King Jr. Highway: Provide incentive packages to stimulate reinvestment in aging properties.
- 3 Summerfield Military Housing Development: Encourage transit-oriented development (TOD) through zoning changes and financial incentives.
- 4 Silver Hill Road and Suitland Road: Develop a business improvement district (BID) to attract new investment.
- 5 Forestville Shopping Center: Provide appropriate physical buffers between the site and nearby residential areas.

SOURCE: M-NCPPC AERIAL IMAGERY (MARCH 2024)

Plan Overview

Plan Vision

As described in the plan, Subregion 4 thrives as the “heart of Prince George’s County.” It is home to more than one-third of the County’s residents and employment base. As described in the General Plan’s vision for the Developed Tier, the subregion is a unique location where new and older suburban neighborhoods are balanced by development that is more urban in character.

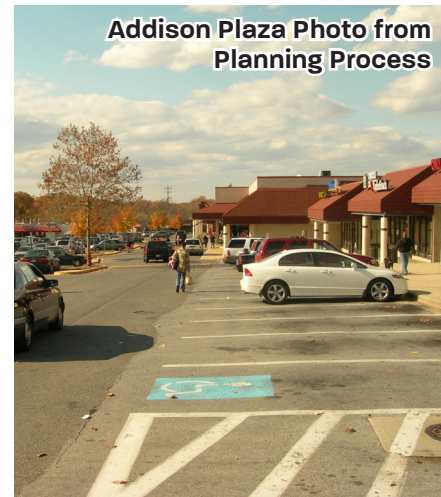


SOURCE: SUBREGION 4 MASTER PLAN

Plan Goals

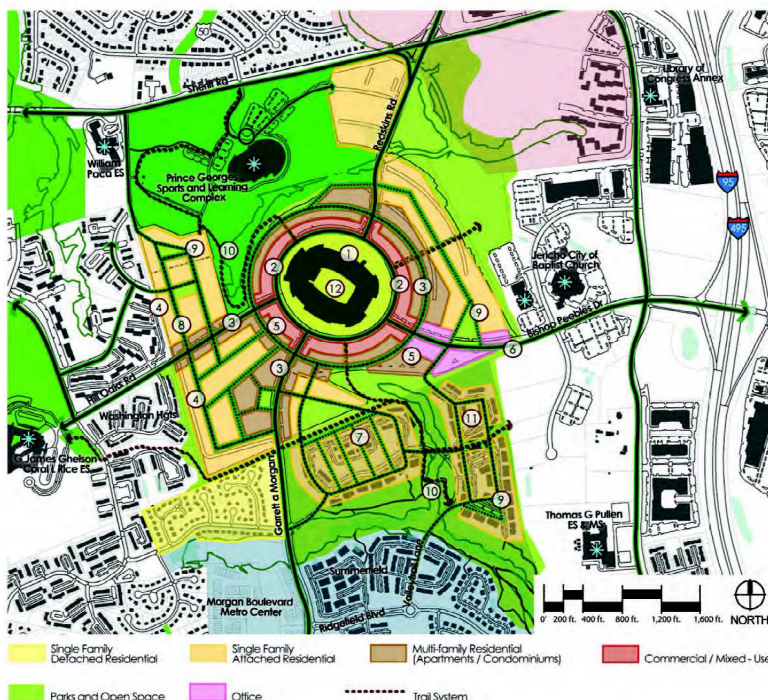
The major goals of this master plan are:

- To enhance the quality and character of the existing communities.
- To encourage quality economic development.
- To preserve and protect environmentally sensitive land.
- To make efficient use of existing and proposed County infrastructure and investment.
- To provide for a safe and accessible multimodal transportation system.
- To provide needed public facilities in locations that efficiently serve the region’s population.
- To identify feasible implementation strategies to achieve the key recommendations of the master plan.



SOURCE: RHI

Northwest Stadium Area Illustrative Concept Plan



Plan Highlights

One major focus of the plan is supporting the redevelopment of several large parcels to new uses, including Forestville Shopping Center, Summerfield Military Housing development, and the stadium parking area. These sites are intended as catalyst projects for revitalization efforts.

Another key principal is to support single-family residential development and increase support for first-time home-buyers. Many housing and neighborhood actions revolve around the creation of a new community development corporation (CDC) to facilitate housing implementation projects.

Plan Overview

Donnell Drive Mixed-Use Village Redevelopment Illustrative Concept Plan



SOURCE: SUBREGION 4 MASTER PLAN

Donnell Drive Mixed-Use Village Redevelopment Massing Model



SOURCE: SUBREGION 4 MASTER PLAN

Where Are We Now?

Population¹

PLAN AREA

2010: 95,897
2020: 100,295



+4.6%



COUNTY

2010: 863,420
2020: 967,201



+12.0%



Housing²

TOTAL UNITS

+2.3%

2010: 38,577
2020: 39,459

PLAN AREA

+9.7%

2010: 328,182
2020: 359,957

COUNTY

OCCUPANCY RATE (PLAN AREA)



+3.7%

91.8% 2010
95.1% 2020

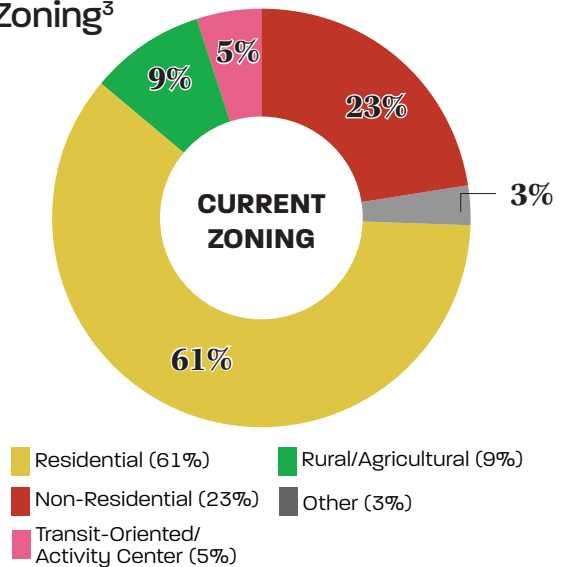
HOMEOWNERSHIP RATE (PLAN AREA)



-7.4%

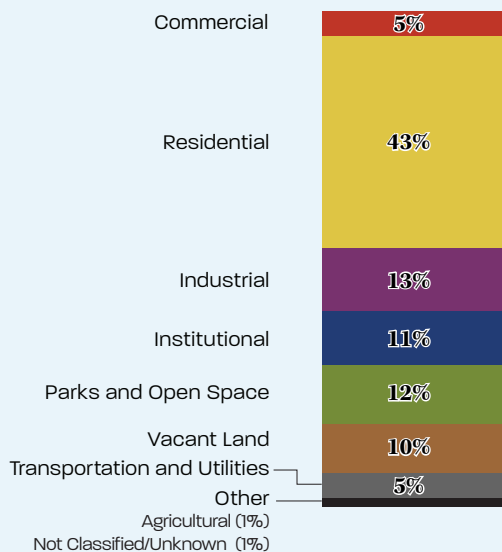
61.3% 2010
56.8% 2020

Zoning³

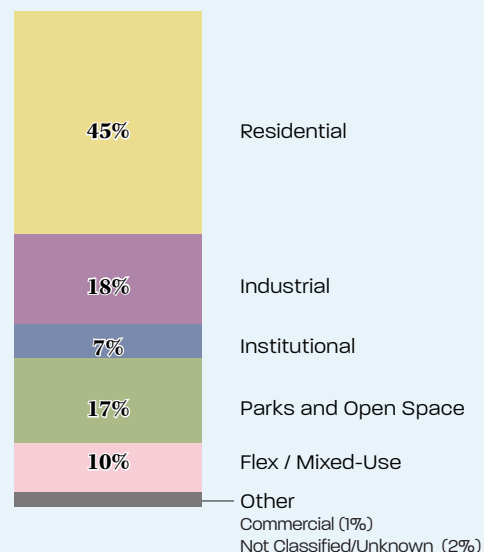


Land Use

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

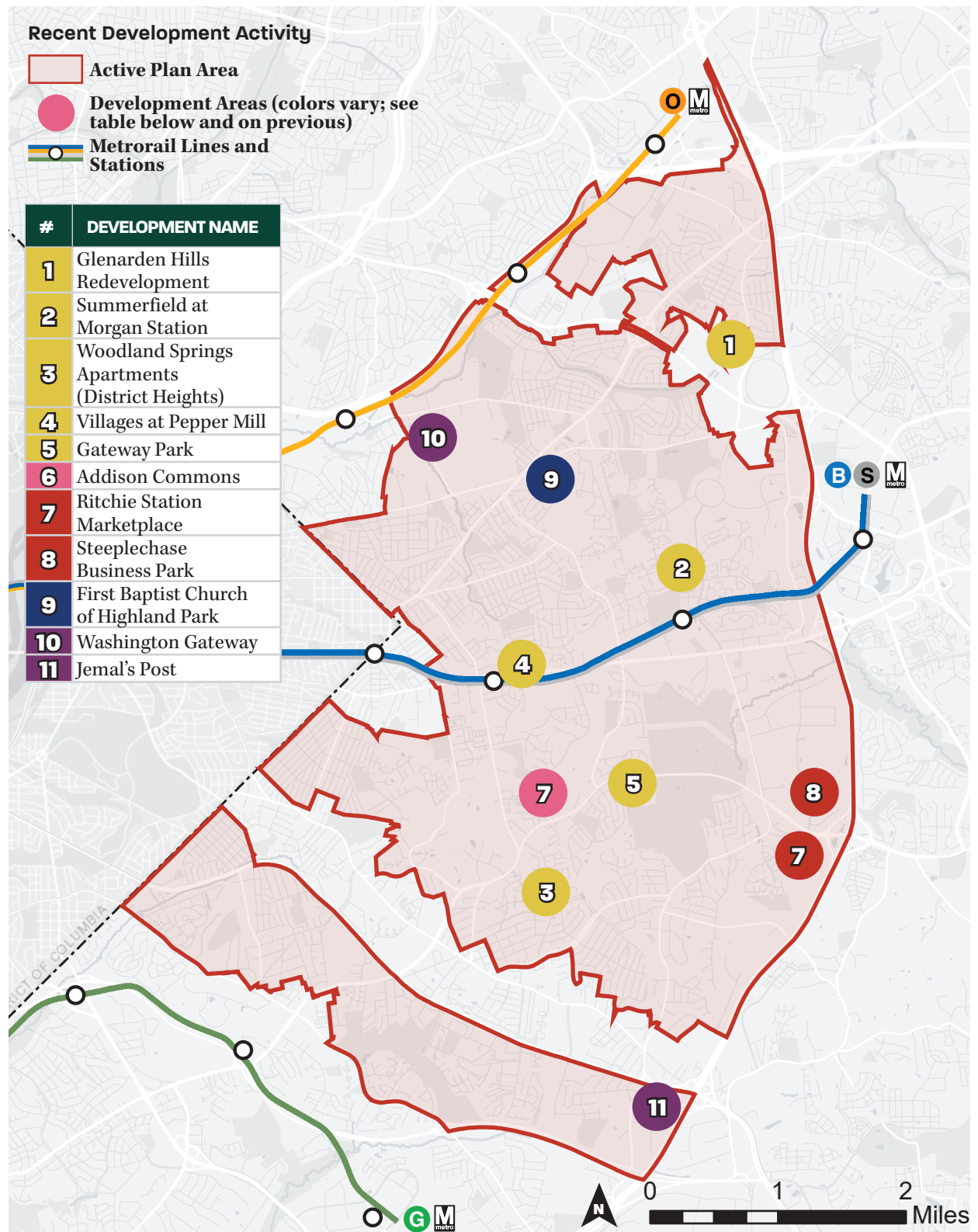
The plan envisioned a variety of development opportunities, largely focused around key corridors (e.g., Addison Road, Landover Road, Martin Luther King Jr Highway, Silver Hill Road, and Suitland Road) as well as redevelopment of key sites such as the Forestville Shopping Center and the Summerfield Military Housing Development. The plan also considered ways to revitalize existing neighborhoods and commercial areas, focus new development around community nodes, and reinforce Subregion 4 as an industrial and employment center.

The table below and the map on the following page highlight both completed and ongoing developments. There are also many additional projects in the development pipeline, including several with more than 100 residential units and others featuring mixed-use or commercial space.

MAP #	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Residential			
1	Glenarden Hills Redevelopment	243 units constructed	
2	Summerfield at Morgan Station	923 units constructed	Commercial planned
3	Woodland Springs Apartments (District Heights)	524 units constructed	
4	Villages at Pepper Mill	96 units constructed	
5	Gateway Park	37 units constructed	
Mixed-Use/Flex			
6	Addison Commons	122 units constructed	2,557 SF
Retail/Services			
7	Ritchie Station Marketplace		627,725 SF
8	Steeplechase Business Park		488,442 SF
Institutional			
9	First Baptist Church of Highland Park	Residential planned	128,112 SF
Industrial			
10	Washington Gateway		172,200 SF
11	Jemal's Post		130,625 SF

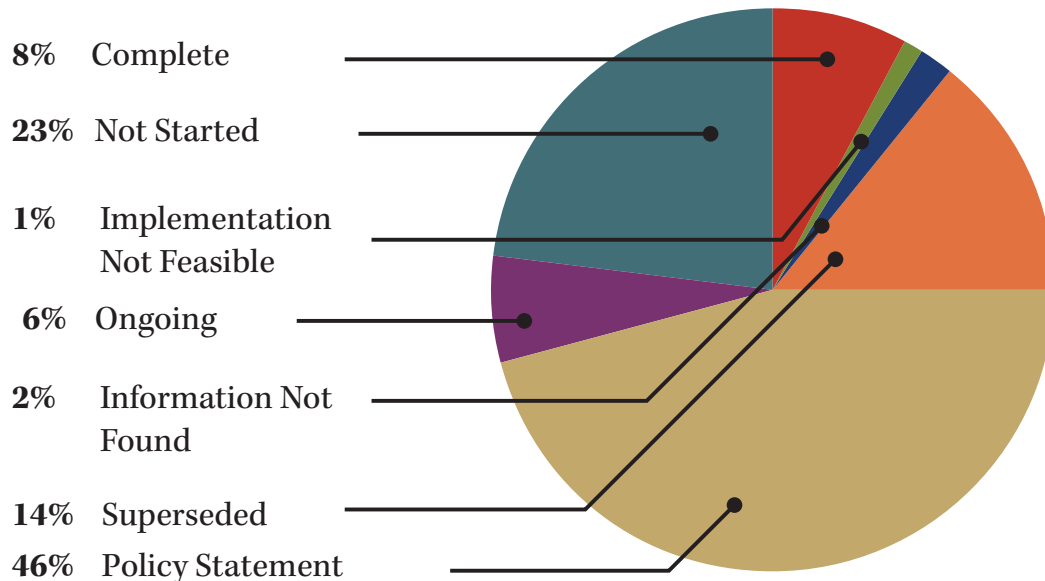
SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE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



Many of the **key sidewalk and path connections** envisioned in the plan have been completed, including intersection improvements and sidewalk connectivity enhancements.

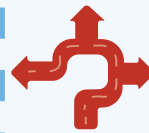


The new **Fairmont Heights High School** was completed in 2017 and is LEED Gold certified. **Adaptive reuse** is being considered for the original school site.

KEY UPCOMING PROJECTS



Walker Mill Regional Park Master Plan implementation is underway, including improvements to the historic Concord Manor House.



Improvements are currently under construction at the **Addition Road and Walker Mill Road intersection**. The new design will include multimodal improvements.

Challenges

- **Plan Size:** While the plan is comprehensive in nature, reflecting the large size of the geographic area, it includes hundreds of recommendations. The lack of clear priority actions may be a barrier to completion.
- **Land Use Implementation:** One challenge identified in the plan is the lack of vertical mixed-use areas in the subregion, contributing to a suburban character. The plan recommended and implemented several zoning changes to support a better mix of uses and walkability. While many of the recommended zoning changes have been made, in many cases, the desired development has not materialized.

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 Subregion 4 in the near term, with a focus on implementing projects from the 2010 master plan. Below, we have identified some potential short-term catalyst projects that could drive change in the plan area. These opportunities can also help support implementation of Plan 2035 Land Use Policy 8, to “strengthen and enhance existing residential areas and neighborhoods in the Plan 2035 Established Communities.”



Toolbox for Development: One of the priority initiatives recommended in the plan under economic development Goal 2 is to develop a comprehensive toolbox of incentives and policies designed to promote economic development. One short-term element that should be revisited is identifying tax increment financing (TIF) locations to promote neighborhood-serving commercial development.

Responsible Parties:

- Prince George’s County Economic Development Corporation
- State of Maryland



Revitalization: A short-term priority action under Goal 1 of the land use and urban design recommendations in the plan is to develop a detailed Martin Luther King Jr Highway/Glenarden City revitalization study and supporting residential and commercial corridor guidelines. This study can include both a land use study and review of necessary connectivity improvements and other incentives to promote revitalization.

Responsible Parties:

- Glenarden City
- Planning Department

PLAN UPDATE RECOMMENDATION

- Replace plan
- Consolidate

NEXT SIX-YEAR UPDATE DUE DATE

June 2028

Though the master plan is 15 years old, there are many ongoing activities that build on its recommendations. While many recommendations can remain, a new plan for this region will allow the County to identify additional opportunities that have emerged. Recognizing that the ongoing Central Avenue-Blue/Silver Line Sector Plan and Sectional Map Amendment will supersede a portion of the Subregion 4 Master Plan area, we recommend replacing this plan in two parts.

- One 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).
- One sector plan combining the southern portion of the Subregion 4 Master Plan (south of the in-development Central Avenue-Blue/Silver Line Sector Plan and SMA), Marlboro Pike Sector Plan, and the portion of the Southern Green Line Sector Plan north of Suitland Parkway.