

Plan Progress Report

Subregion 5 Approved Master Plan and Sectional Map Amendment

Date Plan Approved: July 24, 2013

Date of Progress Report: September 22, 2025

Councilmanic Districts: 8, 9

Progress Summary

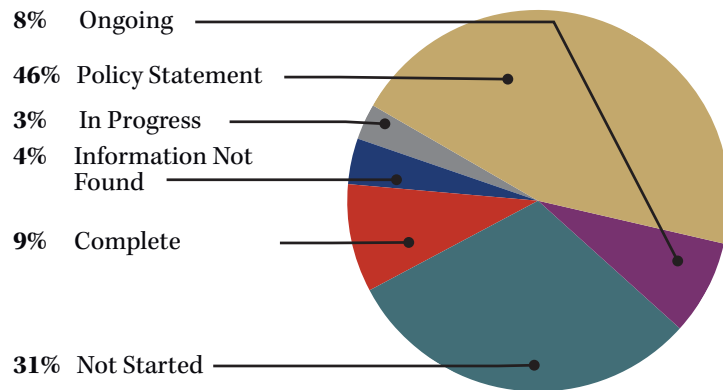
The Subregion 5 Approved Master Plan and Sectional Map Amendment contains 435 recommendations, primarily focused on transportation and mobility, as well as the natural environment.

Since its adoption in 2013, approximately 9 percent (39) of the recommendations have been completed, 3 percent (12) are in progress, and 8 percent (35) are ongoing. Approximately 31 percent (134) have not yet had action taken.

Some highlights of completed recommendations include:

- The Brandywine Fire/EMS Station was completed in 2015.
- The District VII Police Station in Fort Washington was completed in 2016.
- M-NCPPC opened the Southern Area Aquatic and Recreation Complex (SAARC) in 2021.

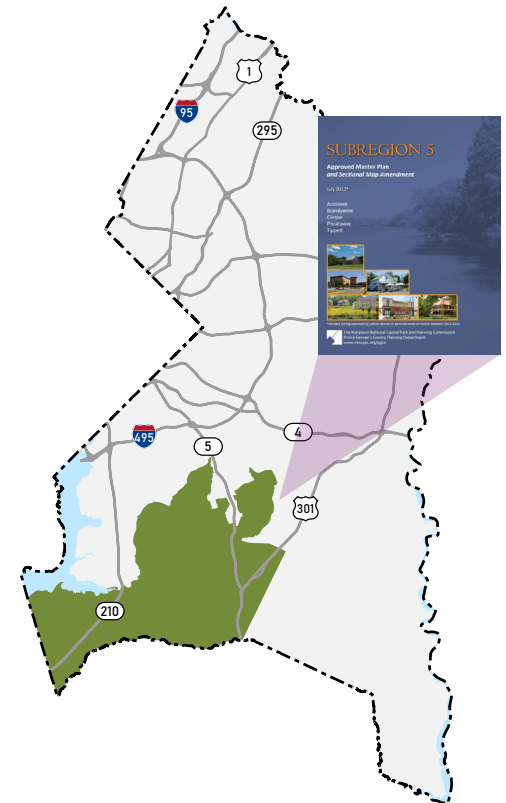
Plan Recommendation Status



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 Subregion 5 Master Plan were bounded by Charles County to the southwest, the Potomac River and Piscataway Creek and Tinkers Creek stream valleys to the west and northwest, Piscataway Creek to the northeast, and CSX tracks to the southeast. A portion of the Central Branch Avenue Corridor Revitalization Sector Plan area falls within the Subregion 5 Master Plan area.

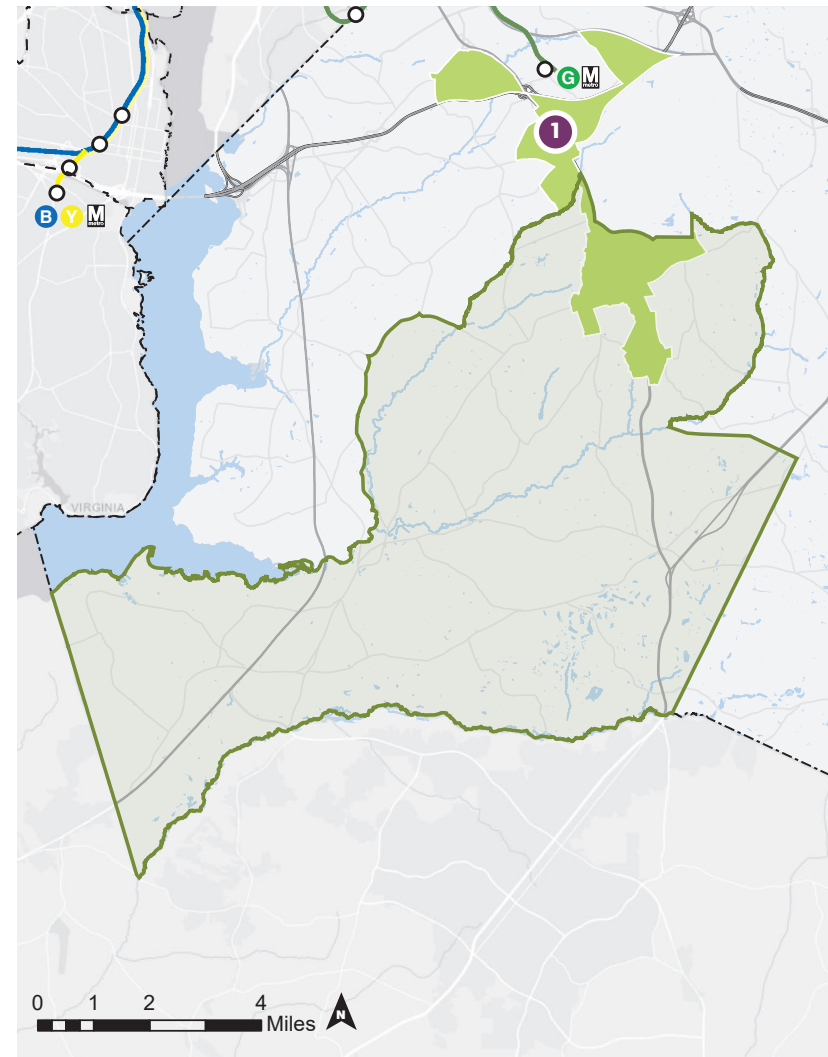
Related Plans

The following plan supersedes a portion of the Subregion 5 Master Plan:

- 1 Central Branch Avenue Corridor Revitalization Sector Plan (2013)

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- Superseded Plans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

As-Approved Plan Area and Related Plan Boundaries



Plan Area Summary

Plan Area

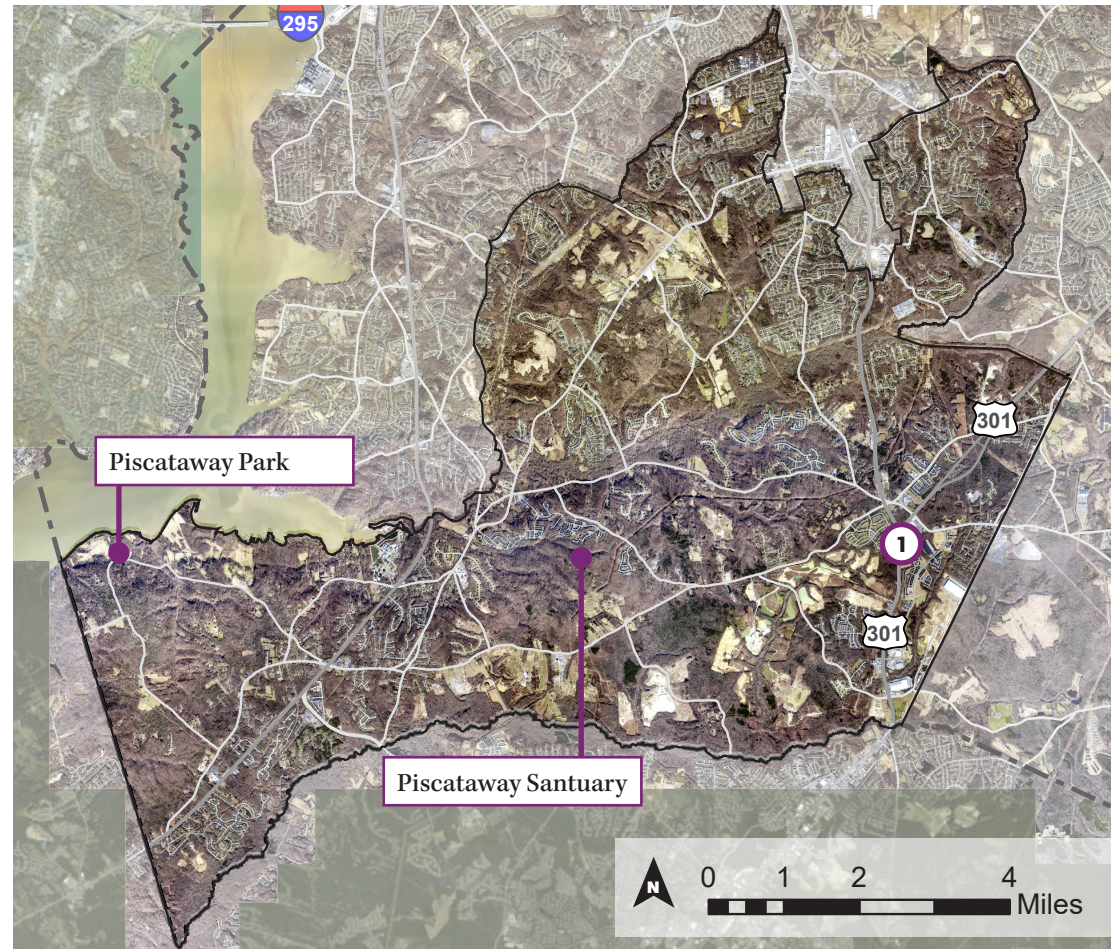
The master plan area includes land in south and southwest Prince George's County generally bounded by the Potomac River, Tinkers Creek, Joint Base Andrews, Piscataway Creek, the CSX (Popes Creek) railroad line, Mattawoman Creek, and the Charles County line. The original subregion was approximately 74 square miles of land, equivalent to 15 percent of the total land area of Prince George's County. For this master plan, Subregion 5 encompasses Accokeek, Brandywine, and Clinton/Tippett in Planning Areas 81A (Clinton and Vicinity), 81B (Tippett and Vicinity), 83 (Accokeek), 84 (Piscataway and Vicinity), and 85A (Brandywine and Vicinity).

Plan 2035 designated the Brandywine Town Center, located along US 301 (Crain Highway), in the Brandywine Community Center area.

Focus Areas and Goals

- 1 Brandywine Community Center:** Promote mixed-use development at moderate to high densities and intensities in context with surrounding neighborhoods and with a strong emphasis on transit-oriented design.

Plan Area Aerial with Key Locations Highlighted



SOURCE: M-NOPPC AERIAL IMAGERY (MARCH 2024)

Plan Overview

Plan Vision and Goals

Subregion 5 is a diverse and important part of the County with a variety of living choices and employment opportunities for residents in the Developing and Rural tiers. The Developing Tier portion has a network of distinct communities in Clinton/Tippett, Brandywine, and Accokeek. The Branch Avenue and Indian Head Highway corridors will continue to provide employment, shopping, and expanded home ownership opportunities. Mass transit will support new developments in the designated Brandywine Community Center area and innovative design techniques will be used to minimize environmental impacts. Communities will have a system of sidewalks and multiuse trails connecting to parks, open space, recreation centers, and other destinations.

In the Piscataway, Mattawoman, and Potomac watersheds, land along the periphery of the County, is preserved to protect the landscape, rivers, creeks, forests, farms, and rich history that defines and unites the subregion. Historic sites and new businesses complement each other to promote tourism, which will encourage visitors to experience agricultural and rural lifestyles firsthand. The rural character of the region is preserved through measures that minimize sprawl and protect cultural, natural, and agricultural resources. Existing agricultural and mineral resources serve as catalysts for economic activities conducted in an environmentally sensitive manner.

The three vibrant communities of Accokeek, Brandywine, and Clinton/Tippett build upon and protect their distinct characters.



SOURCE: SUBREGION 5 MASTER PLAN

Barn on Springfield Road



SOURCE: SUBREGION 5 MASTER PLAN

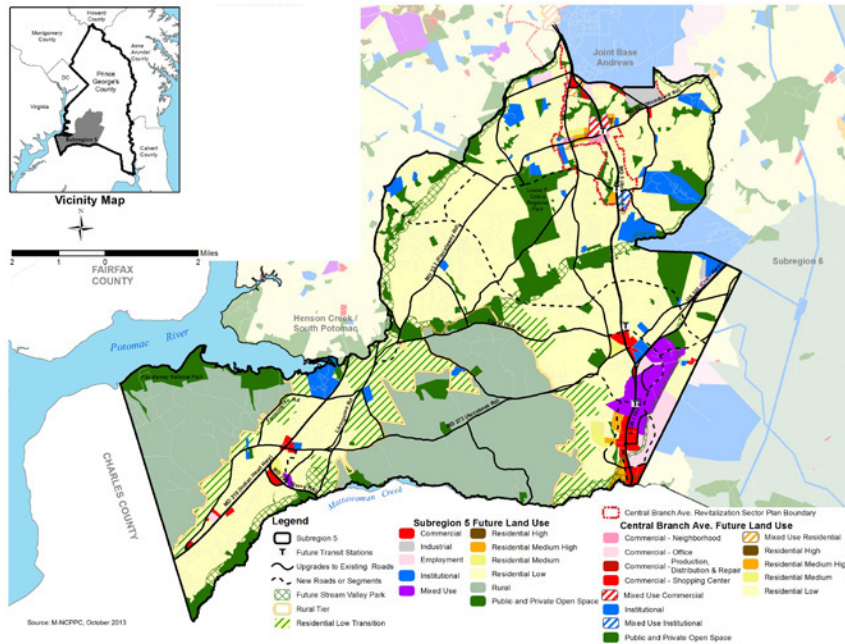
Plan Highlights

The plan includes a focus on land conservation in the Rural Areas, which is strengthened through zoning, water and sewer policies, and the designation of approximately 9,000 acres in Accokeek and Brandywine as priority preservation areas that are supportive of agricultural and forestry enterprises.

The plan also contains main actions centered around public facilities, including pedestrian and bicycle connectivity improvements, new and expanded parks, the addition of three new schools, and improved emergency response infrastructure.

Plan Overview

Future Land Use Map



SOURCE: SUBREGION 5 MASTER PLAN

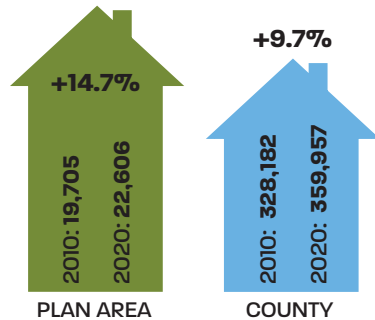
Concept for the Brandywine Community Center and Surrounding Area



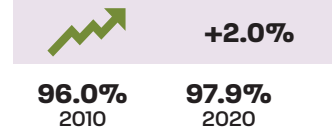
Where Are We Now?

Housing¹

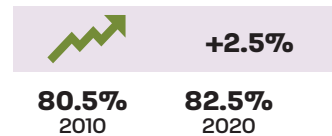
TOTAL UNITS



OCCUPANCY RATE (PLAN AREA)



HOMEOWNERSHIP RATE (PLAN AREA)



Population²

PLAN AREA

2010: 55,413

2020: 65,173



+17.6%



COUNTY

2010: 863,420

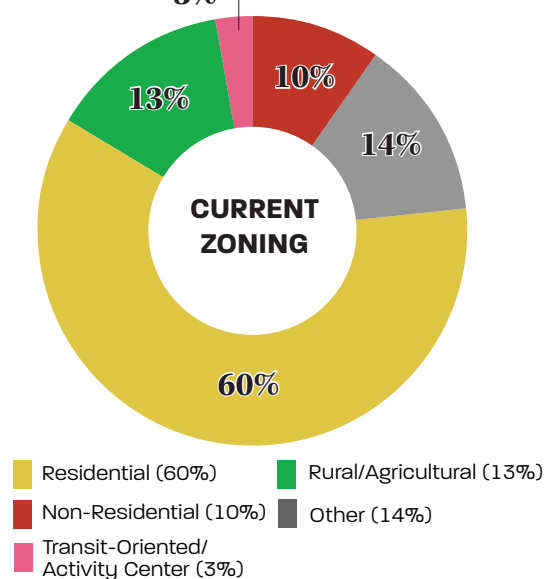
2020: 967,201



+12.0%

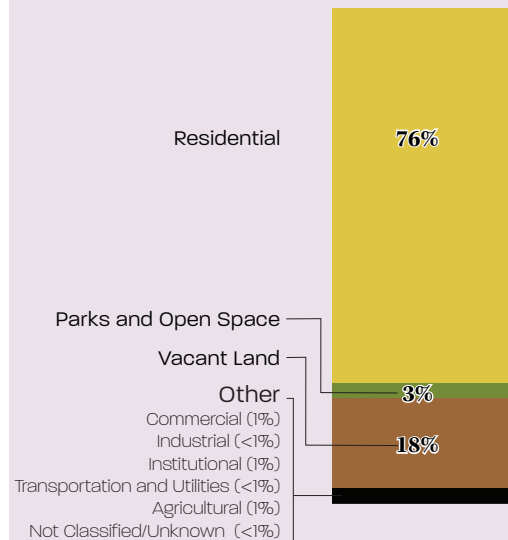


Zoning³

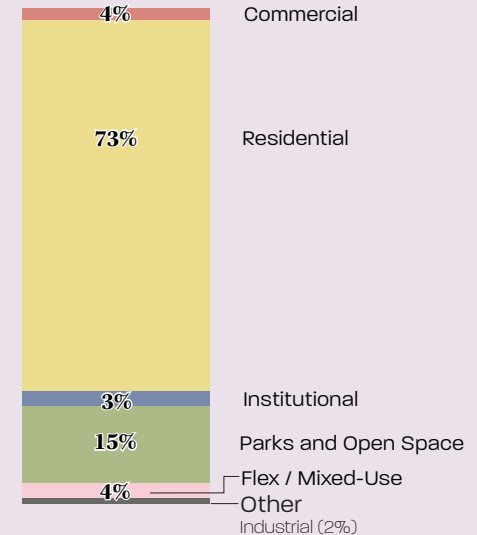


Land Use

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 divides the area into three communities: Accokeek to the southwest, Brandywine to the east, and Clinton/Tippett to the northeast, each with its own character and policies for growth and improvement. Accokeek is planned to maintain its rural character and large open spaces, while Brandywine is envisioned to be the home of a large, transit-oriented, mixed-use community east of Crain Highway/MD 5. Clinton and Tippett are more mature communities with guidelines for moderate infill development at densities in line with its context. The plan calls for a rapid transit line running along MD 5, connecting east Brandywine with the Metro system to the west.

Development has been extensive and varied across the plan area. Most large redevelopment projects have been located in the Brandywine community, with a few other projects close to its boundaries in the other communities. While no rapid transit line has been developed or constructed along MD 5, significant greenfield development has been completed or is currently underway. Housing is primarily suburban and rural in character and not integrated with commercial and institutional uses.

MAP #	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Development Type: Residential			
1	Timothy Branch	1,070 units constructed, 211 in the pipeline	
2	The Preserve at Piscataway	942 units constructed, 14 in the pipeline	
3	Dobson Ridge	83 units constructed, 113 in the pipeline	
4	Fallen Oaks Townhomes	37 units constructed, 7 in the pipeline	
5	Townes at Brandywine Crossing	102 units constructed, 68 in the pipeline	
Mixed-Use/Flex			
6	Brandywine Village	631 units constructed	21,264 SF constructed, 334,636 in the pipeline
7	Branch Avenue MXT	119 units constructed, 528 in the pipeline	12,000 SF in the pipeline
Industrial			
8	Brandywine Commercial Center		127,206 SF constructed, 167,944 in the pipeline
9	Elion Logistics Park DC		840,000 SF constructed, 2,400,000 in the pipeline

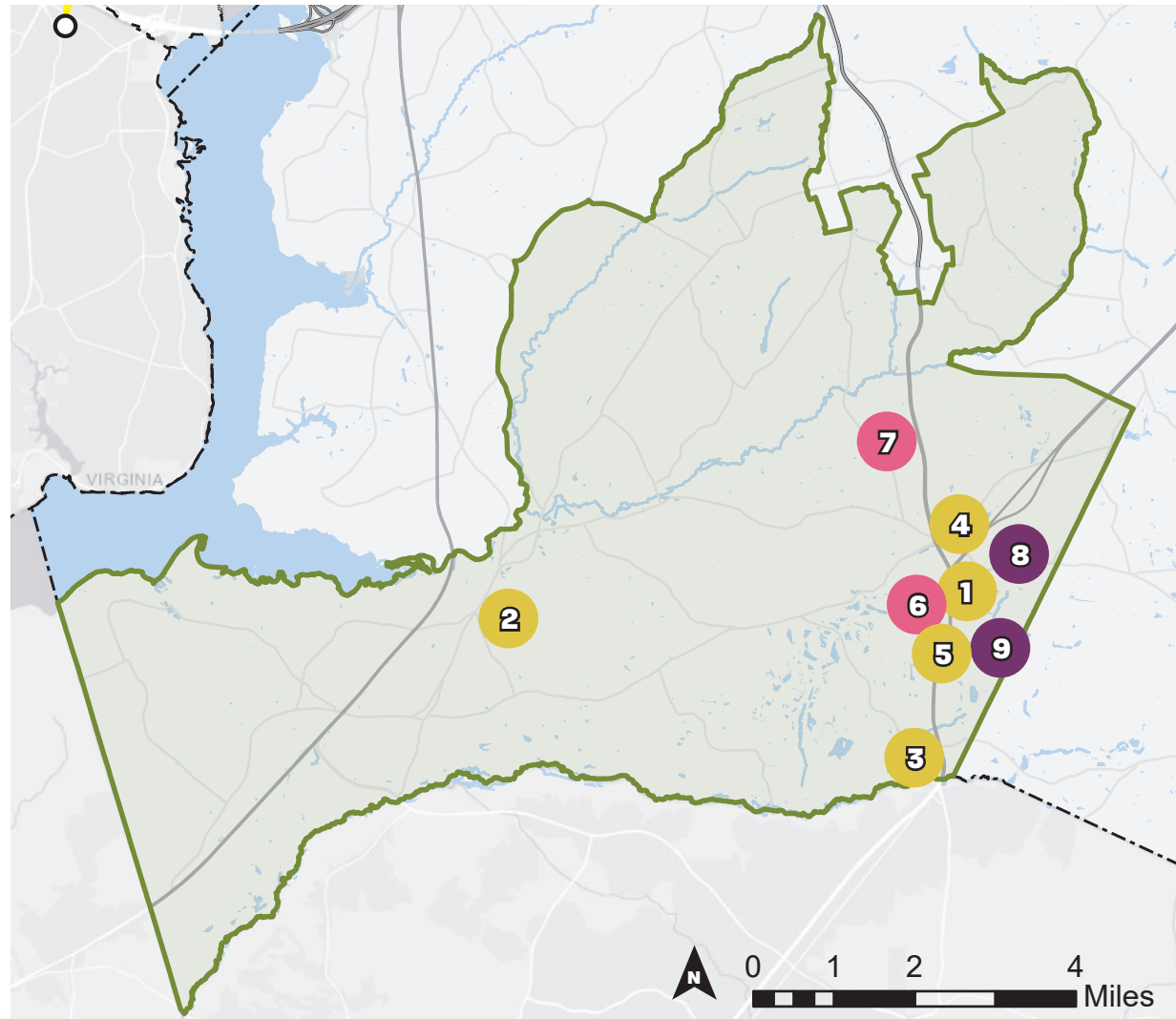
SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE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

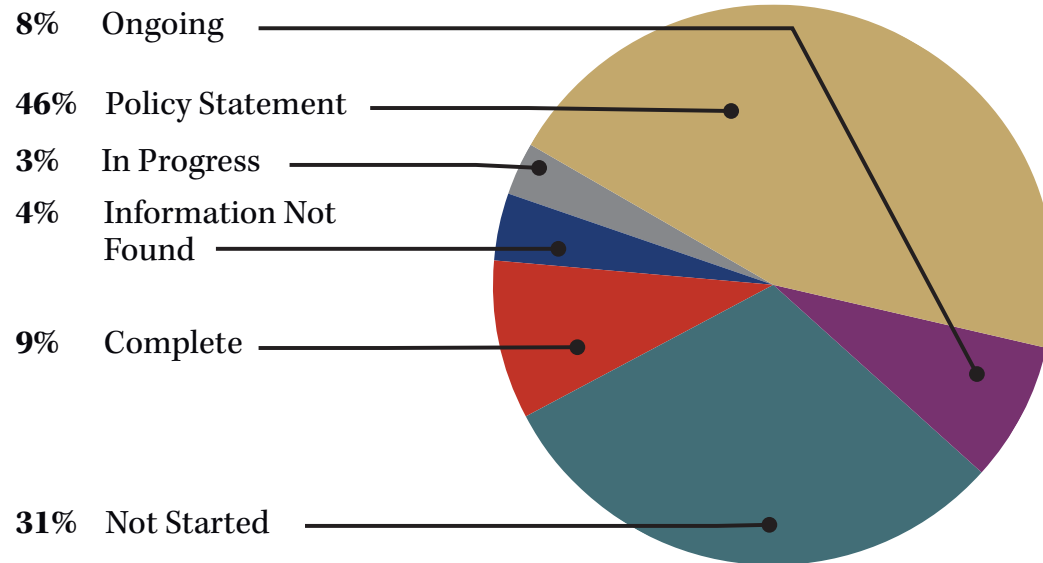
#	DEVELOPMENT NAME
1	Timothy Branch
2	The Preserve at Piscataway
3	Dobson Ridge
4	Fallen Oaks Townhomes
5	Townes at Brandywine Crossing
6	Brandywine Village
7	Branch Avenue MXT
8	Brandywine Commercial Center
9	Elion Logistics Park DC

Recent Development Activity



Implementation

Status of Plan Recommendations



Challenges

- **Access to amenities:** There is a recognized disparity in the number of community-serving amenities in this region, and access to existing amenities is poor.
- **Transit service:** Though the plan envisions mixed-use, transit-supportive community areas in Brandywine and Clinton, new transit service and related walking/biking amenities have not developed.
- **Development delays:** The development of a Brandywine Community Center design plan has been put on hold for fiscal reasons.

KEY CONSTRUCTED PROJECTS¹



Improved intersections were installed at Surratts Road and Thrift Road with Brandywine Road, as well as an upgrade of both roads. A large utility relocation was required as part of this effort.



The **Surratts-Clinton Branch Library** opened in April 2024.



The **Southern Area Aquatics and Recreation Complex** was completed in 2021.

KEY UPCOMING PROJECTS



Accokeek East Park improvements are planned for FY2025-2026. The project involves the design and construction of a restroom facility and upgrades to the athletic facilities.



A **new library** and a **new Piscataway Fire/EMS station** are planned. However, these are not programmed in the Capital Improvement Plan in the next five years.

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

Next Steps

Near-Term Opportunities

While this plan is scheduled for a potential minor plan amendment, there are opportunities supported by the current plan that can help catalyze long-term change.



Build Support for Transit: The plan supports the development of transit service along MD 5/ US 301. The Maryland Transit Administration (MTA), in partnership with Charles County and Prince George’s County, is conducting the Southern Maryland Rapid Transit (SMRT) Planning and Environment Linkages Study (PEL Study) to evaluate Rapid Transit Improvements along nearly 19 miles of the MD 5 (Branch Avenue) / US 301 (Crain Highway) corridor. M-NCPPC, Prince George’s County, and others should continue to champion and build awareness of this effort, and ensure future land use and transportation planning is supportive. This can help support Plan 2035 Partnerships and Civic Engagement Policy 2, to “strategically build partnerships with public and private stakeholders.”

Responsible Parties:

- MTA
- M-NCPPC
- Prince George’s County
- Municipalities

PLAN UPDATE RECOMMENDATION

- Minor Plan Amendment
- Consolidate

NEXT SIX-YEAR UPDATE DUE DATE

July 2031

The Planning Department is preparing an amendment to the Subregion 5 Master Plan and Sectional Map Amendment. This minor plan amendment will create a forward-looking, market-viable framework to guide investment and economic development while enhancing the quality of life for residents and workers in the area.

If possible, the ongoing amendment should re-incorporate the portion of the Central Branch Avenue Sector Plan south of Tinkers Creek into the Subregion 5 Master Plan.