

Plan Progress Report

Approved Subregion 6 Master Plan and Sectional Map Amendment

Date Plan Approved: July 24, 2013

Date of Progress Report: September 22, 2025

Councilmanic Districts: 6, 8, 9

Progress Summary

The Approved Subregion 6 Master Plan and Sectional Map Amendment contains 492 recommendations, primarily focused on transportation and mobility, public facilities, and economic prosperity.

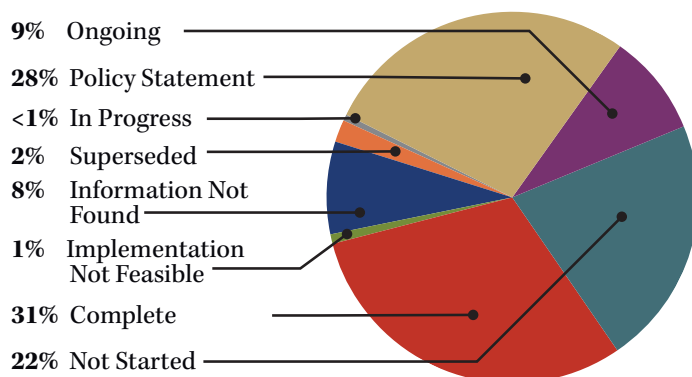
Since its adoption in 2013, approximately 31 percent (152) of the recommendations have been completed, less than 1 percent (2) are in progress, and 9 percent (42) are ongoing. Approximately 22 percent (108) have not yet had action taken.

Some highlights of completed recommendations include:

- Several park locations were developed, including Turkey Branch Park.
- Upper Marlboro completed an Economic Development Strategic Plan in 2018.
- The Office of the Sheriff was relocated to Upper Marlboro.



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.

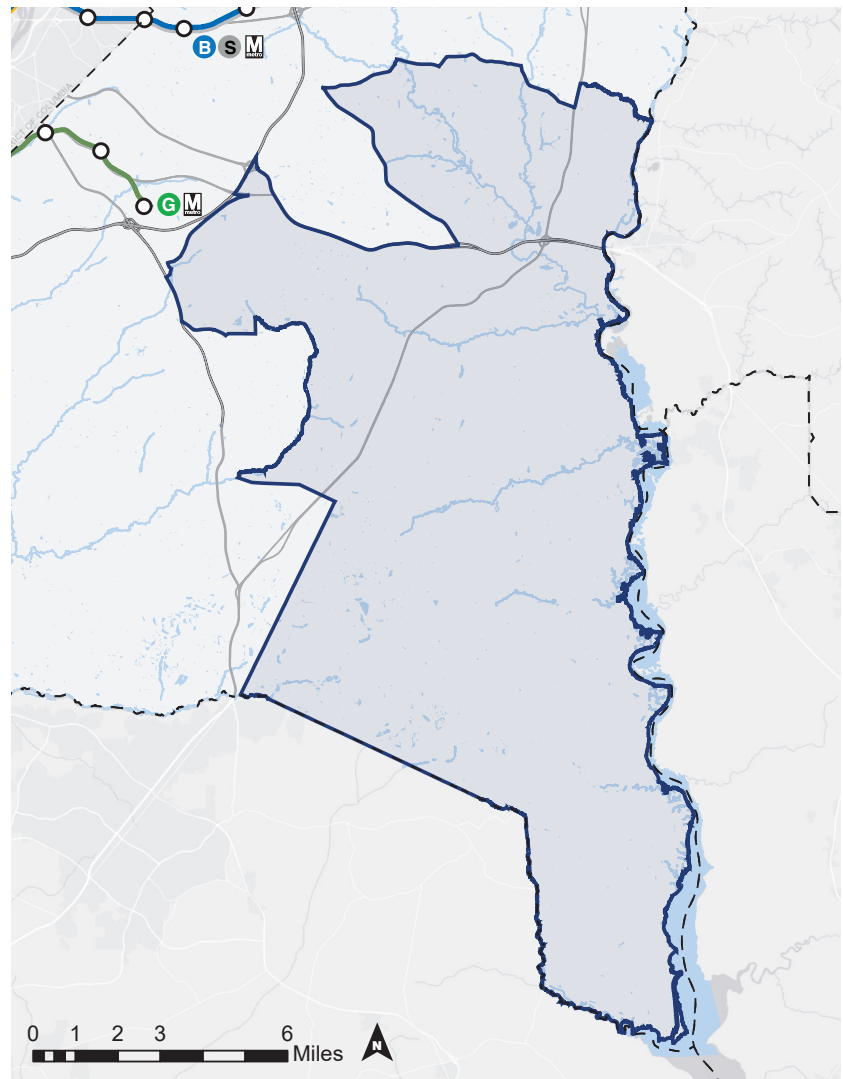
Related Plans

As-Approved Plan Area and Related Plan Boundaries

The original approved borders of the Subregion 6 Master Plan were bounded by Piscataway Creek and CSX tracks to the west and northwest, White Horse Road and Oak Grove Road to the north, Anne Arundel County and Calvert County to the east, and Charles County to the south. The plan area has not been superseded by any other plans since adoption.



As-Approved Plan Area and Related Plan Boundaries

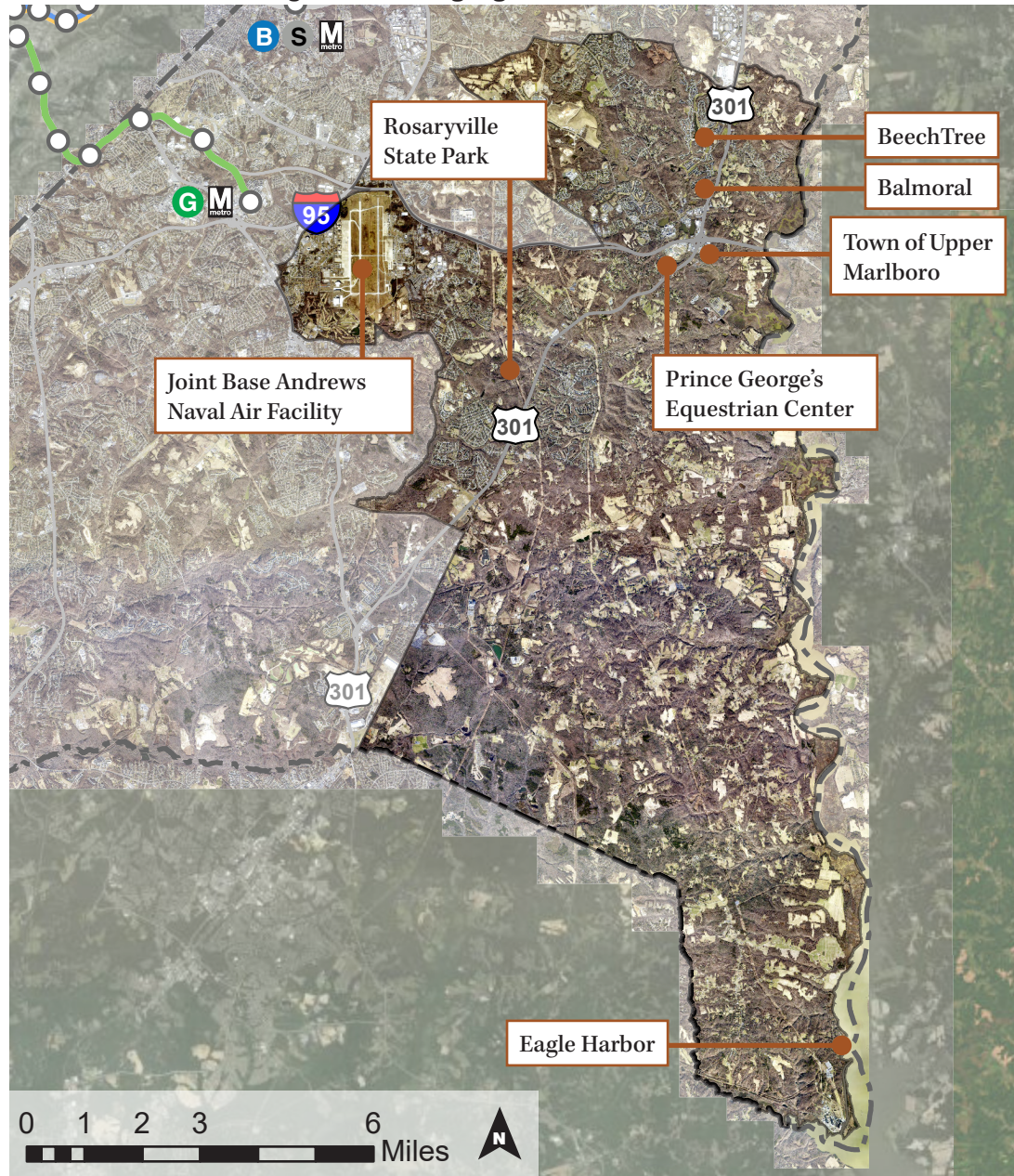


Plan Area Summary

Plan Area

The master plan area comprises the southeast portion of Prince George's County and is approximately 151 square miles, or 31 percent, of the land area of the County. The southern boundary of the subregion is Charles County and the Patuxent River is the eastern boundary. Joint Base Andrews Naval Air Facility is located on the western edge of the subregion. The subregion includes two municipalities: Upper Marlboro, the County seat, and Eagle Harbor. It is home to a number of older established communities including Aquasco, Baden, Brock Hall, Croom, Marlboro Meadows, Marlton, Melwood, Perrywood, Rosaryville, and Villages of Marlborough. There are also newer communities, primarily north of MD 4, including two large comprehensively designed developments: Balmoral and BeechTree. Much of the plan area was designated as a Priority Preservation Area by Plan 2035.

Plan Area Aerial with Key Locations Highlighted



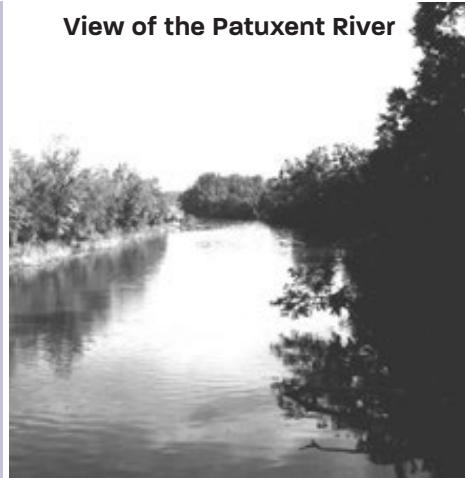
Plan Overview

Plan Vision

The Developing Tier is envisioned as an area of low- to moderate-density suburban residential communities, distinct commercial centers, and transit-serviceable employment areas. Growth policies in the Developing Tier encourage compact residential neighborhood design and limit commercial uses to designated centers.

The vision for the Rural Tier is protection of large amounts of land for agricultural pursuits and preservation of rural character and vistas, recreation, woodland, and wildlife habitat. Land use, environmental, transportation, and public facilities policies recommended for the Rural Tier are intended to balance pressure for residential development and landowners' equity with the desire to maintain rural environments and character.

View of the Patuxent River

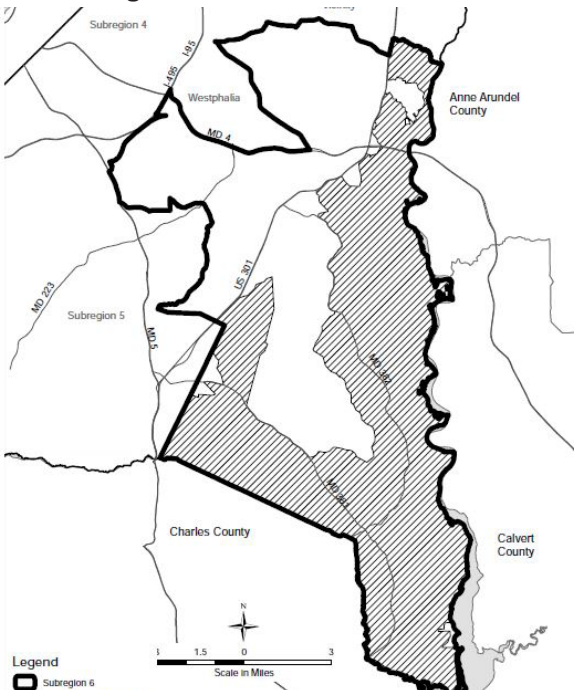


SOURCE: SUBREGION 6 MASTER PLAN

Plan Goals

- Encourage quality economic development.
- Make efficient use of existing and proposed County infrastructure and investment.
- Enhance quality and character of communities and neighborhoods.
- Preserve rural, agricultural, and scenic areas.
- Protect environmentally sensitive lands.

Plan Priority Preservation Areas



SOURCE: SUBREGION 6 MASTER PLAN

Plan Highlights

The master plan was the County's first plan to place a special focus on the principle of sustainability. As such, many actions aim to preserve the rural landscape and retain sustainable agricultural land such as gaining state certification for the Priority Protection Area, increasing the use of easements, and expanding allowable uses and activities on farms to promote profitable agricultural activities (e.g., agritourism).

Several policies and many actions specifically address the preservation of scenic and historic values along roadways, such as special road designations and viewshed conservation, particularly the Star-Spangled Banner Scenic Byway.

Plan Overview

Equine Industry, Subregion 6



SOURCE: SUBREGION 6 MASTER PLAN

Marlboro Meadows Neighborhood



SOURCE: SUBREGION 6 MASTER PLAN

Where Are We Now?

Population¹

PLAN AREA

2010: 60,942

2020: 68,783



+12.9%



COUNTY

2010: 863,420

2020: 967,201



+12.0%



Housing²

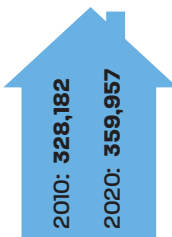
TOTAL UNITS

+12.1%



PLAN AREA

+9.7%



COUNTY

OCCUPANCY RATE (PLAN AREA)



+1.3%

95.9%
2010

97.1%
2020

HOMEOWNERSHIP RATE (PLAN AREA)

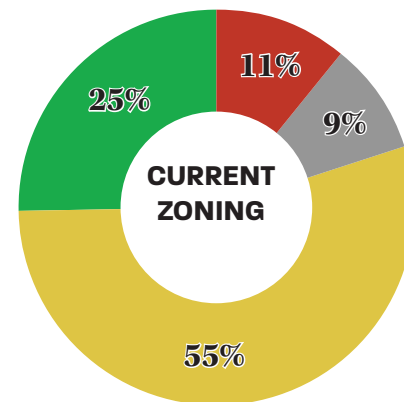


+5.2%

75.1%
2010

79.0%
2020

Zoning³



Residential (55%)

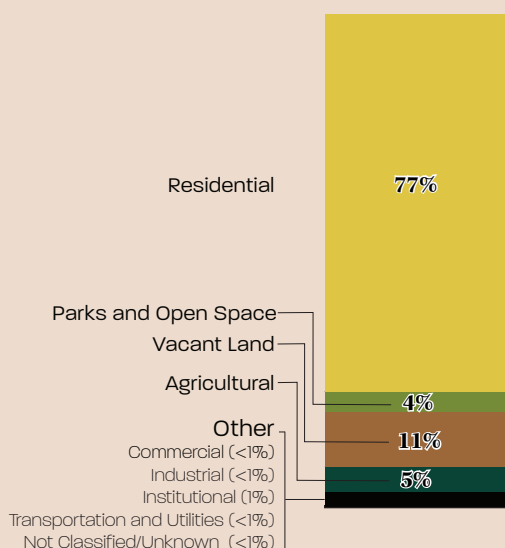
Rural/Agricultural (25%)

Non-Residential (11%)

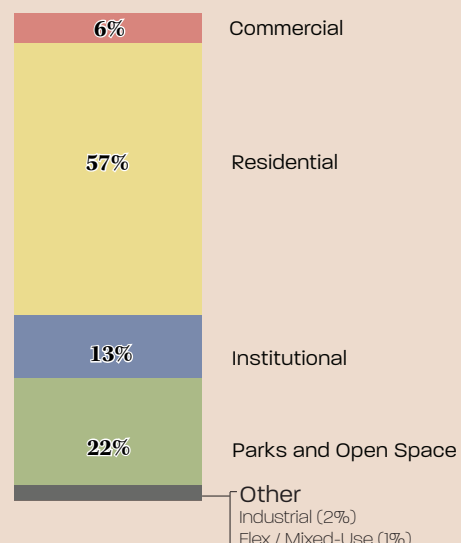
Other (9%)

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

With the plan area being located in the eastern side of the County, land use is mostly rural and suburban. Conserving agricultural land and open space are major goals of the plan. At the same time, the plan recommends moving land from the Rural Tier (now Agricultural Preservation Area) to the Developing Tier (now Established Communities). Upper Marlboro is located within the plan area and is recommended to be moved into the Developing Tier; but this has not yet led to buildout of the town. The area surrounding the intersection of MD 725 and US 301 is identified as a site for industrial and mixed-use development. Large master-planned communities such as BeechTree and Perrywood are envisioned to house much of the future residential development in the plan area.

Extensive development is occurring adjacent to the plan area in Westphalia, where hundreds of homes have been recently completed with hundreds more currently under construction. Smaller housing developments have been completed within the plan area near this larger center.

MAP #	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Development Type: Residential			
1	Canter Creek	288 units constructed, 121 in the pipeline	
2	Garretts Chance	23 units constructed	
3	Archer's Glen	55 units constructed	
4	Woods of Marlton	92 units constructed	
5	Marlboro Riding	101 units constructed	
Mixed-Use/Flex			
6	BeechTree	1,872 units constructed, 480 in the pipeline	4,736 SF constructed, 300,000 in the pipeline

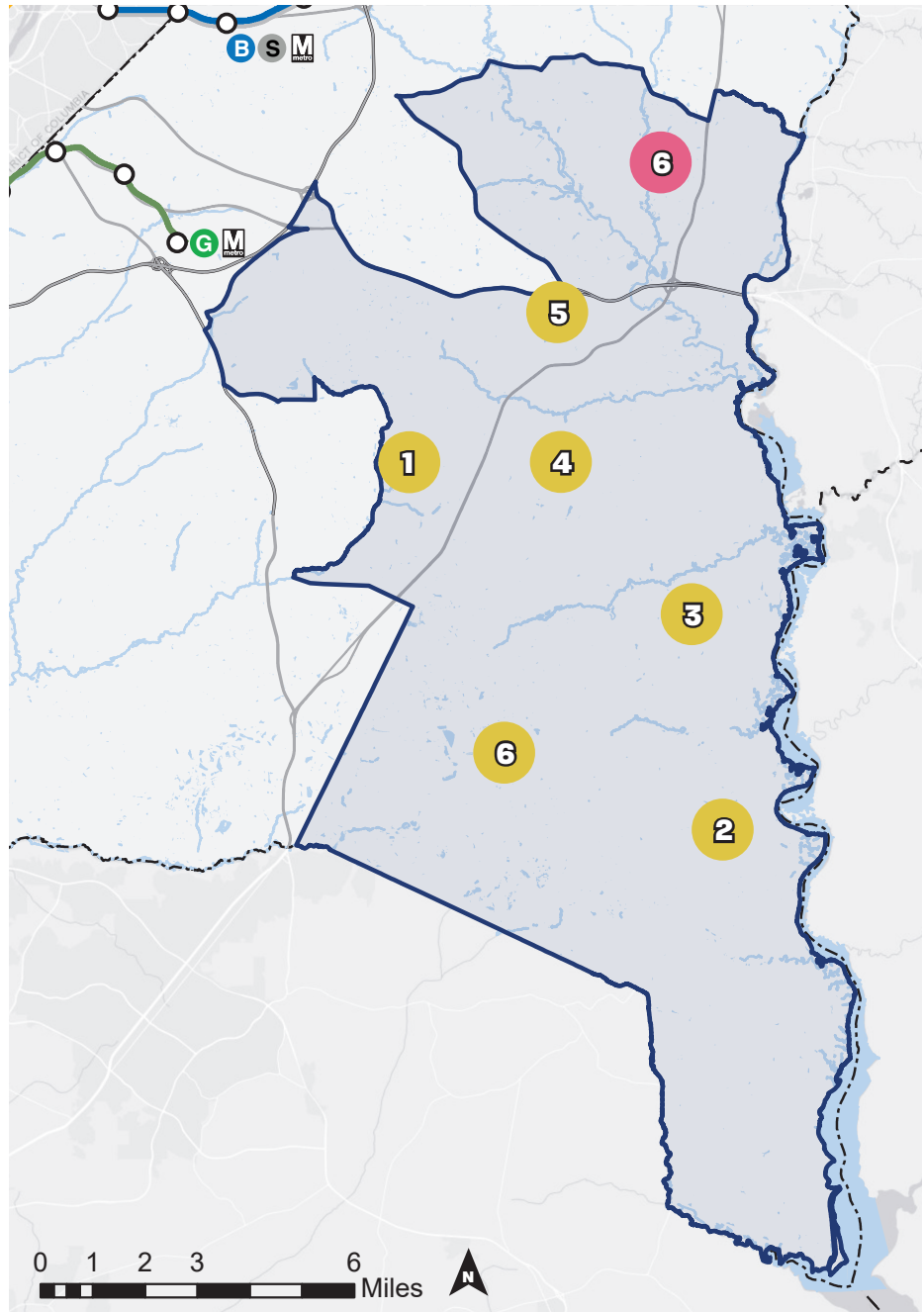
SOURCE: FOR THE PURPOSES OF THESE PROGRESS REPORTS, "DEVELOPMENT ACTIVITY" IS DEFINED AS COMPLETED OR UPCOMING CONSTRUCTION OCCURRING IN THE ACTIVE PLAN AREA, WITH AN EMPHASIS ON LARGER RESIDENTIAL, MIXED-USE, AND COMMERCIAL PROJECTS. PLEASE NOTE THAT THE INFORMATION IN THIS SUMMARY IS NOT COMPREHENSIVE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

Recent Development Activity

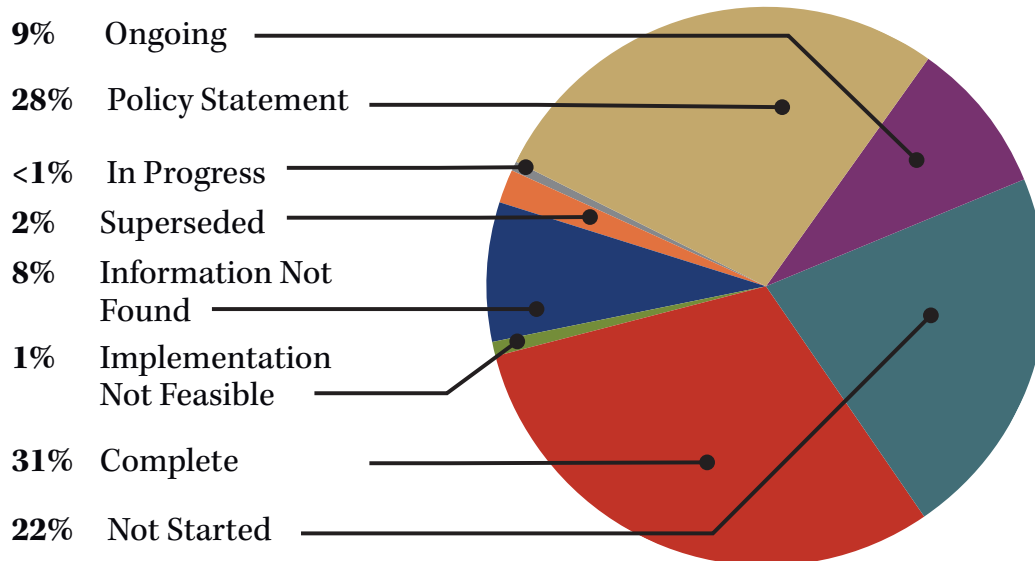
- Active Plan Area
- Development Areas (colors vary; see table below and on previous)
- Metrorail Lines and Stations

#	DEVELOPMENT NAME
1	Canter Creek
2	Garretts Chance
3	Archer's Glen
4	Woods of Marlton
5	Marlboro Riding
6	Beechtree



Implementation

Status of Plan Recommendations



KEY CONSTRUCTED PROJECTS¹



There were 4,560 feet of **new bike lanes** installed on Village Drive West (9,120 feet total both ways) between Old Crain Highway and Endsley Place.



MD 725 (Main Street) Intersection Improvements include **signal reconstruction, accessibility improvements, and new LED lighting.**

KEY UPCOMING PROJECTS



The **Upper Marlboro Flood Risk Management project** is currently in final review.



The **modernization of the William S. Schmidt Environmental Center** will include the new “Green Village,” a residential area featuring student sleeping cabins, a camp center, a new pavilion classroom, outdoor learning spaces, and improved walking and driving paths. Construction is currently underway on the Green Village and dining hall, with anticipated completion in April 2026.

Challenges

- **Car-centric area:** The subregion is largely auto-oriented, and much of the economic and residential growth in the County is focused in walkable, transit-oriented areas.
- **Mining:** Sand and gravel mining operations are important to the southern part of the County, but impact local roadways and create traffic issues.

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 older and is scheduled for a potential minor plan amendment, there are a number of opportunities proposed by the current plan that can be investigated further to help achieve the vision of this plan, as well as Plan 2035.



Stream Valley Trails: Under Transportation Systems Policy 10, the plan recommends providing high-quality, hiker/biker/equestrian trails as development occurs through the acquisition of dedicated parkland and public use trails easements. This can help support Plan 2035 Transportation and Mobility Strategy TM1.8, to “coordinate future transportation and mobility improvements [...] to ensure the County’s rural character is preserved. Improvements include promoting the County’s equestrian heritage—focused on trails that facilitate access to the Prince George’s Equestrian Center, Jug Bay Natural Area, and Rosaryville State Park—and preserving existing equestrian trail corridors within the Rural and Agricultural Areas.”

Responsible Parties:

- Department of the Environment (DoE)
- Department of Public Works and Transportation
- Property owners



Environmental Protection: Under Environment Policy 2, the plan suggests developing an interjurisdictional development and management plan with Charles County for the protection of the Mattawoman watershed. This should continue to be considered. At minimum, consider regular coordination and collaboration. 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:

- Maryland Department of Natural Resources
- DoE
- Charles County

PLAN UPDATE RECOMMENDATION

Minor Plan Amendment

NEXT SIX-YEAR UPDATE DUE DATE

July 2031

The Planning Department is preparing an amendment to the approved Subregion 6 Master Plan and Sectional Map Amendment. This minor plan amendment is intended to establish a forward-looking, market-viable framework that enables investment and economic development while enhancing quality of life for residents and workers in the area.