

Plan Progress Report

The Heights and Vicinity Approved Master Plan and Sectional Map Amendment

Date Plan Approved: November 21, 2000

Date of Progress Report: September 22, 2025

Councilmanic Districts: 7, 8

Progress Summary

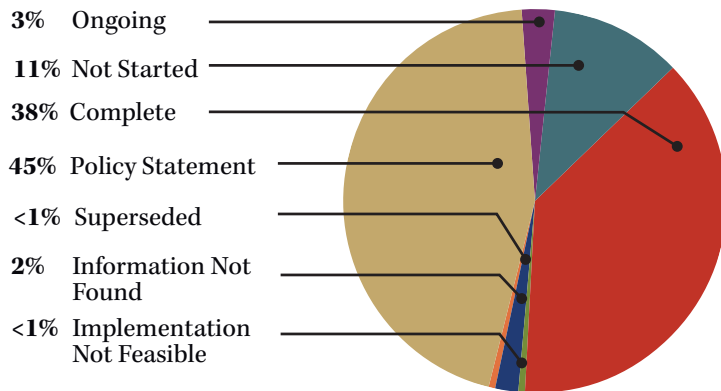
The Heights and Vicinity Approved Master Plan and Sectional Map Amendment contains 497 recommendations, primarily focused on land use; transportation and mobility; and community heritage, culture, and design.

Since its adoption in 2000, approximately 38 percent (189) of the recommendations have been completed and 3 percent (15) are ongoing. Approximately 11 percent (57) have not yet had action taken.

Some highlights of completed recommendations include:

- Barnaby Run Estates Park was added to the County parks network.

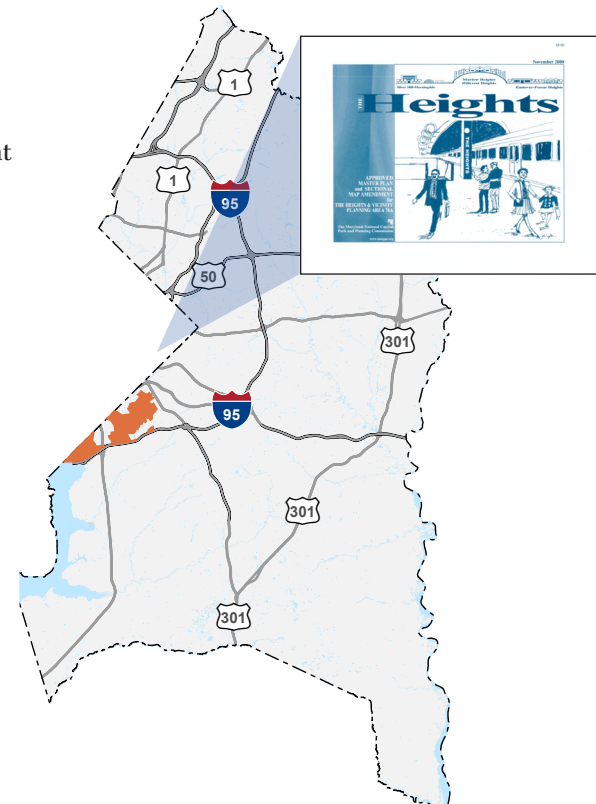
Plan Recommendation Status



Suggested Next Step(s)

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

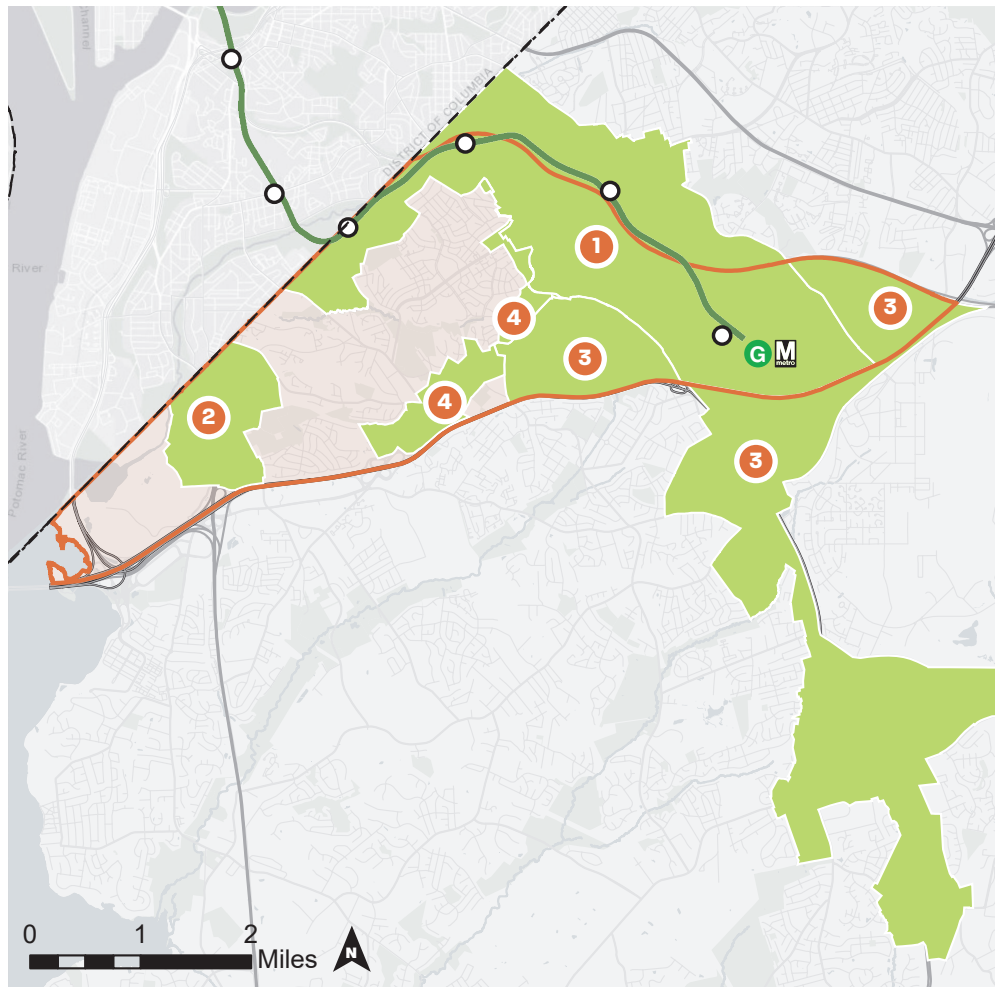
More information about this recommendation can be found at the end of the report.



Related Plans

As-Approved Plan Area and Related Plan Boundaries

The original approved borders of The Heights and Vicinity Master Plan were bounded by Washington, D.C., to the west, Suitland Parkway to the north, and the Capital Beltway (I-95/I-495) 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 The plan area has been superseded by a number of plans since adoption, with each superseding plan carving out a portion of the original plan area.



Related Plans

The following plans supersede a portion of The Heights and Vicinity Master Plan:

- 1 Southern Green Line Sector Plan (2014)
- 2 Eastover-Forest Heights-Glassmanor Sector Plan (2014)
- 3 Central Branch Avenue Corridor Revitalization Sector Plan (2013)
- 4 Branch Avenue Corridor Sector Plan (2008)

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-  Superseded Plans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

Plan Area Summary

Plan Area

The original approved master plan area covered 12.4-square-miles. It encompasses Planning Area 76A (The Heights) and includes the Town of Forest Heights and the Town of Morningside. The Heights area is bounded by Suitland Parkway to the north, the Capital Beltway to the south and Washington, D.C., line and the Potomac River to the west. The current, active plan boundary is highlighted in the map to the right; it has been reduced by superseding plans, as noted on the previous page.

Two areas within the plan were designated as Neighborhood Reinvestment Areas in Plan 2035: Glassmanor/Oxon Hill and Hillcrest Heights.



SOURCE: M-NOPPC AERIAL
IMAGERY (MARCH 2024)

Plan Overview

Plan Vision

The Heights and Vicinity Master Plan does not relay a specific vision, instead, it adopts several themes around five focus areas and gateways, residential preservation, revitalization, transportation, public facilities and amenities. The plan aims to reinforce the strength and character of the established neighborhoods by reducing the potential for encroachment of incompatible land uses and recommending quality residential development. Additionally, the plan emphasizes revitalization adjacent to the Metro stations (Branch Avenue, Southern Avenue, and Naylor Road) with increased residential densities and nonresidential intensities. Another theme focuses on reinforcing the use of public transportation by proposing an integrated transportation system, composed of roadways, Metrorail, bus systems, and trails. Further, another theme focuses on providing public facilities and amenities for existing and future residents by strengthening community assets and identity. The last theme focuses on community involvement and partnerships throughout the implementation process, the development review process, and the County budget hearings which will ensure that the County decision makers are aware of the community needs throughout.

Plan Goals

- Providing appropriate development opportunities, including employment opportunities, new and diverse housing, and limited new commercial retail and office uses.
- Providing a multimodal network that is safe, efficient, accessible and convenient, consistent with State Smart Growth policy objectives, and that does not adversely affect neighborhoods.
- Preserving neighborhoods by promoting maintenance programs as well as new and diverse quality residential development.
- Creating an attractive, and functional character of the planning area and the creation of positive images of places where people live, work and play.
- Providing needed public infrastructure and services in a timely manner.
- Protecting and enhancing the environment of the planning area.
- Providing parks, recreation facilities and trails.
- Protecting historic resources.



SOURCE: THE HEIGHTS AND VICINITY MASTER PLAN



SOURCE: THE HEIGHTS AND VICINITY MASTER PLAN

Plan Highlights

The plan contains recommendations for five focus areas and eight gateways that include strategies to improve the appearance of major corridors, create a welcoming, pedestrian-oriented environment, and encourage development.

Plan Overview

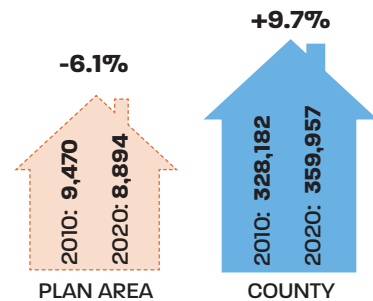


SOURCE: THE HEIGHTS AND VICINITY MASTER PLAN

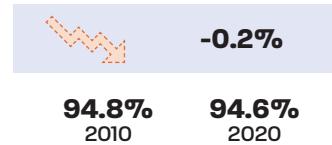
Where Are We Now?

Housing¹

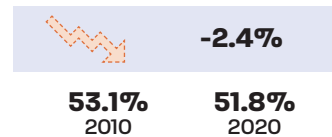
TOTAL UNITS



OCCUPANCY RATE (PLAN AREA)



HOMEOWNERSHIP RATE (PLAN AREA)



Population²

PLAN AREA

2010: 23,036
2020: 22,165

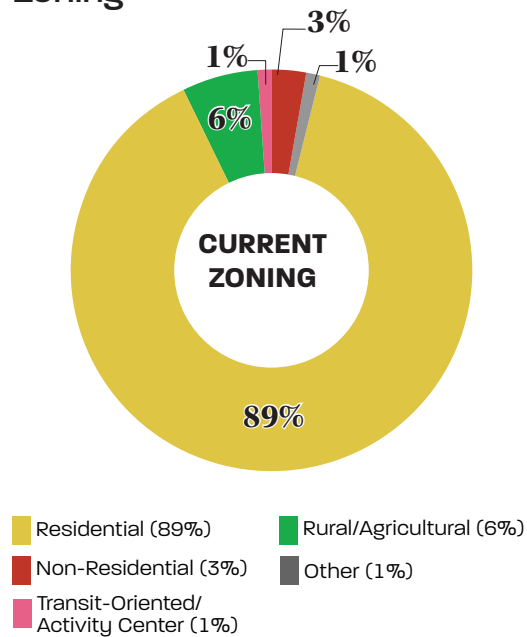


COUNTY

2010: 863,420
2020: 967,201

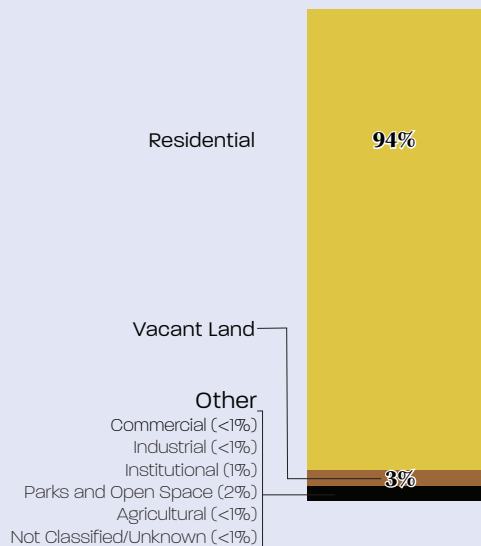


Zoning³

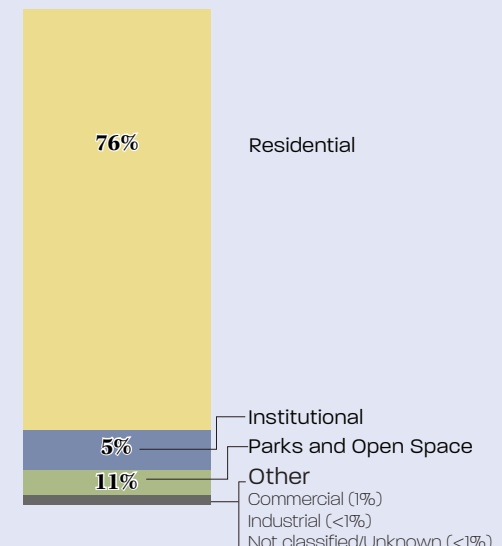


Land Use

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.

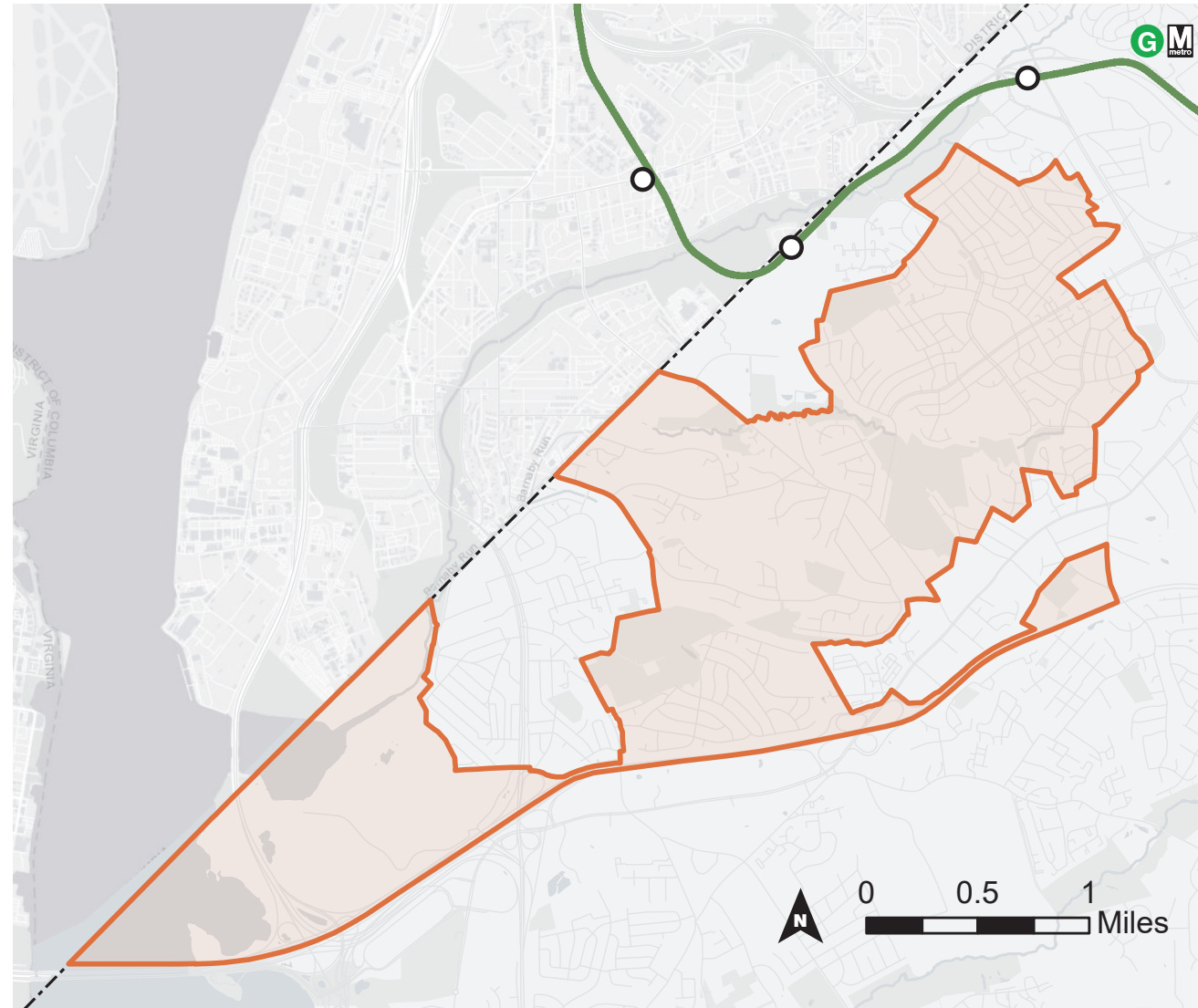
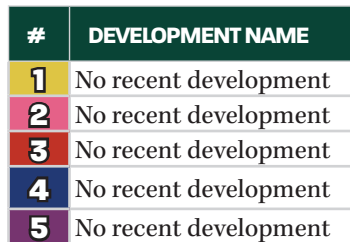
Development Activity

The plan identifies five focus areas with more, larger opportunities for future growth and redevelopment, outside of which the residential neighborhoods are recommended to be preserved and filled out, matching their existing character. Three of the focus areas surround Green Line Metro stations, and all five focus areas have been superseded by newer plans. The remaining land is mostly suburban residential, strip commercial, and protected green space with few opportunities for infill and redevelopment.

While development has occurred within the approved plan area, the remaining, current boundaries have seen few notable developments. The continuity of the long-standing land use policies in this area mean there is little incentive to develop or change. There has been interest in large development near National Harbor, but no projects have moved forward.

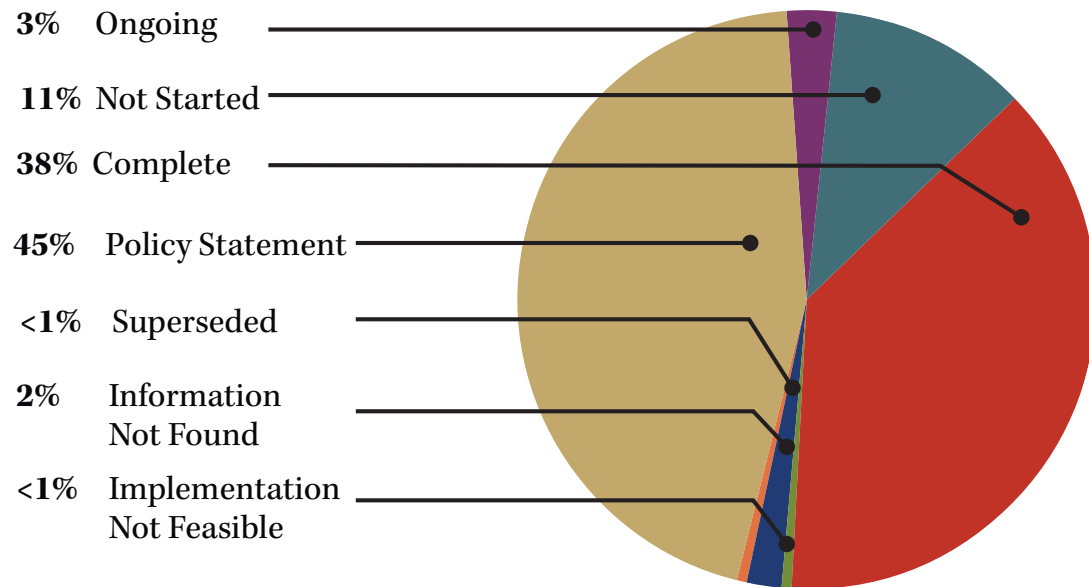
# MAP	DEVELOPMENT NAME	NUMBER OF HOUSING UNITS	SQUARE FOOTAGE (SF) OF OTHER USES
Development Type: Residential			
1	No Recent Development		
Mixed-Use/Flex			
2	No Recent Development		
Retail/Services			
3	No Recent Development		
Institutional			
4	No Recent Development		
Industrial			
5	No Recent Development		

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.



Implementation

Status of Plan Recommendations



Challenges

- **Age of Plan:** The plan is 25 years old. Many of the incomplete recommendations are out of date or no longer relevant. In addition, the age and format of the plan makes it less easy to use and navigate than more recent documents.

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

KEY CONSTRUCTED PROJECTS¹



The Prince George's County Department of Public Works and Transportation (DPW&T) implemented a **road diet** and approximately 1.5 miles of **new bicycle lanes** along Wheeler Road from MD 414 to Southern Avenue SE.

KEY UPCOMING PROJECTS



The FY2025 Capital Improvement Plan (CIP) includes a feasibility study to plan for upgrades at **Glassmanor Community Center**.



DPW&T is planning **pedestrian improvements** near Hillcrest Heights Elementary School (including crosswalk improvements and additional pedestrian crossing and speed limit signs).



DPW&T is also planning **improvements** along the Iverson Street corridor from MD 5 to 23rd Parkway, including pedestrian safety enhancements such as crosswalks, re-striping, and ADA improvements.

Next Steps

Near-Term Opportunities

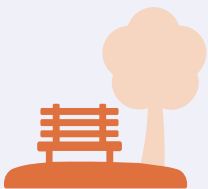
There are several potential near-term activities that can continue to help achieve the vision of this plan, and can help support implementation of Plan 2035.



Gateways: Though the most visible Metro-adjacent gateway areas have been superseded out of the plan, the Wheeler Road and Owens Road entrances to the plan area (as shown on Map 7 in the Master Plan) provide ample opportunities to welcome residents and visitors entering the County from Washington, D.C. Opportunities for targeted landscaping and other features should be explored along with any roadway updates, or as a separate process. This can help support Plan 2035 Community Heritage, Culture, and Design Policy 9, to “use urban design to guide development, promote community health, protect our natural, historic, and cultural resources and quality of life, and enhance mobility.”

Responsible Parties:

- DPW&T



Park Land: The plan notes that though it identifies five areas for future parkland (as shown on Map 12 in the master plan), the Department of Parks and Recreation will consider other sites throughout the development review process to add parkland beyond the recommendations of this plan. To continue this effort, conduct a review of park and open space access and potential opportunity sites, particularly in Neighborhood Reinvestment Areas. This can help support Plan 2035 Neighborhood Reinvestment Area Policy 3, to “adequately fund neighborhood revitalization programs and coordinate resources to revitalize targeted neighborhoods.”

Responsible Parties:

- Department of Parks and Recreation

PLAN UPDATE RECOMMENDATION

- Replace plan
- Consolidate

NEXT SIX-YEAR UPDATE DUE DATE

November 2030

This plan was completed in 2000 and has not had any amendments. A replacement is suggested to establish a new vision based on current and projected market conditions as well as new opportunity areas. We recommend a master plan for Planning Area 76A (The Heights), combining the Branch Avenue Corridor Sector Plan, The Heights and Vicinity Master Plan, the Eastover/Forest Heights/Glassmanor Sector Plan, and the portions of the Southern Green Line Sector Plan and the Central Branch Avenue Sector Plan that fall within Planning Area 76A (The Heights).