

COUNCIL

DISTRICT 9

Subregions
5 + 6

Accokeek
Brandywine
Clinton
Piscataway
Upper Marlboro

Coffee Club & Breakfast Meeting
Mix and Mingle Coffee Lounge, Clinton
Wednesday June 11, 2025

 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department



M-NCPPC, Prince George's Planning Department



Lakisha Hull, AICP, LEED AP BD+C
Planning Director

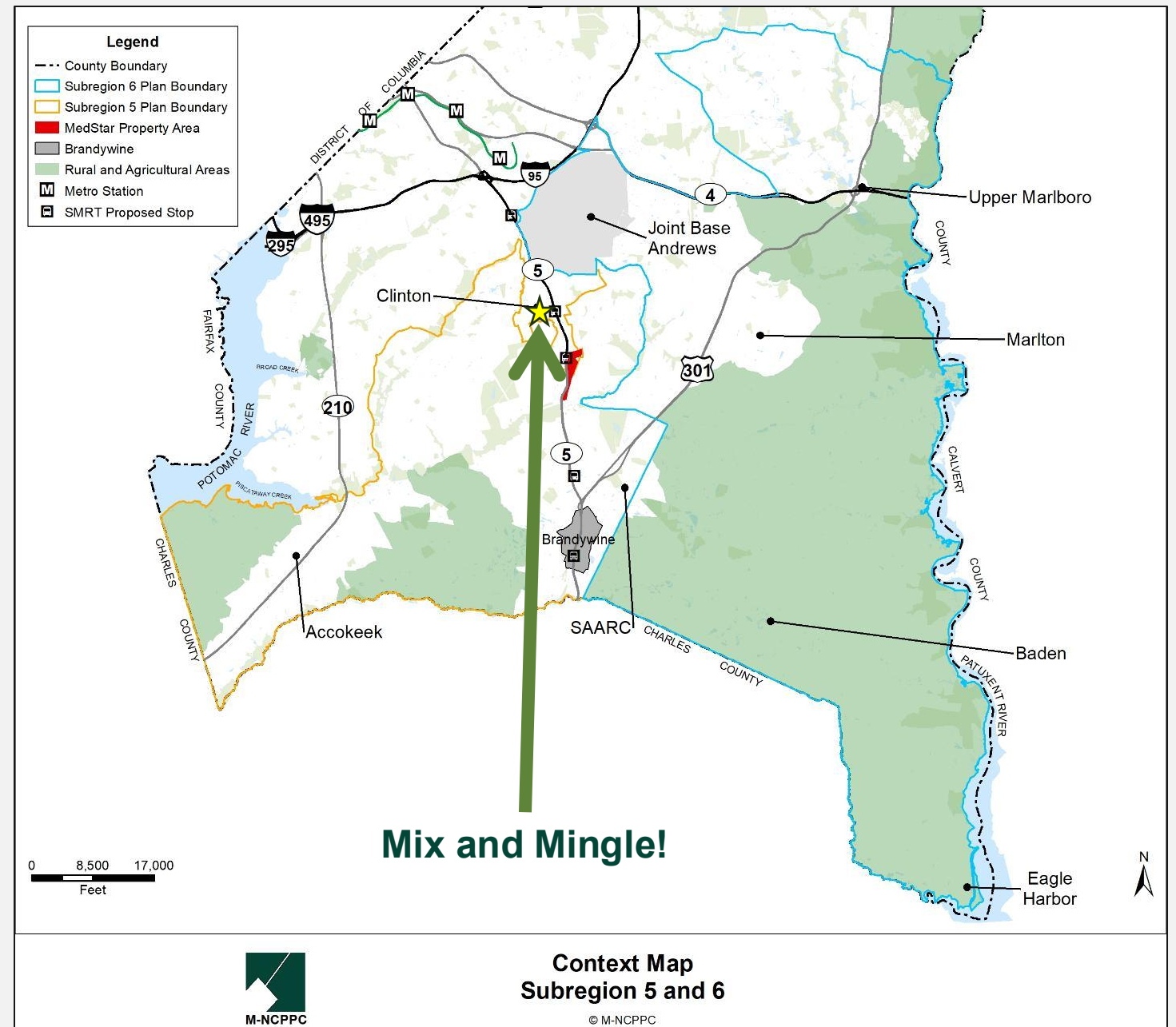


Michael D. Calomese, AICP
Project Manager and Planner III
Master Plans and Studies Section
Community Planning Division



Location

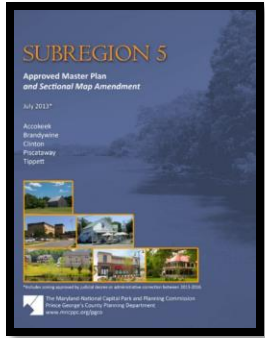
- Key Roadways
 - MD 4 (Pennsylvania Avenue)
 - MD 5 (Branch Avenue)
 - MD 210 (Indian Head Highway)
 - US 301 (Robert S. Crain Highway)
- Includes Southern Maryland Rapid Transit stops
- Brandywine as sole Plan 2035 Center
- Key municipalities
 - Accokeek
 - Clinton
 - Marlton
 - Upper Marlboro
 - Eagle Harbor
- MedStar Southern Maryland Hospital and surrounding properties as Innovation Opportunity Site



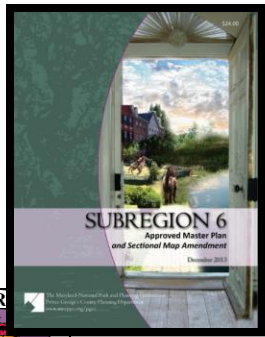
Active Plans



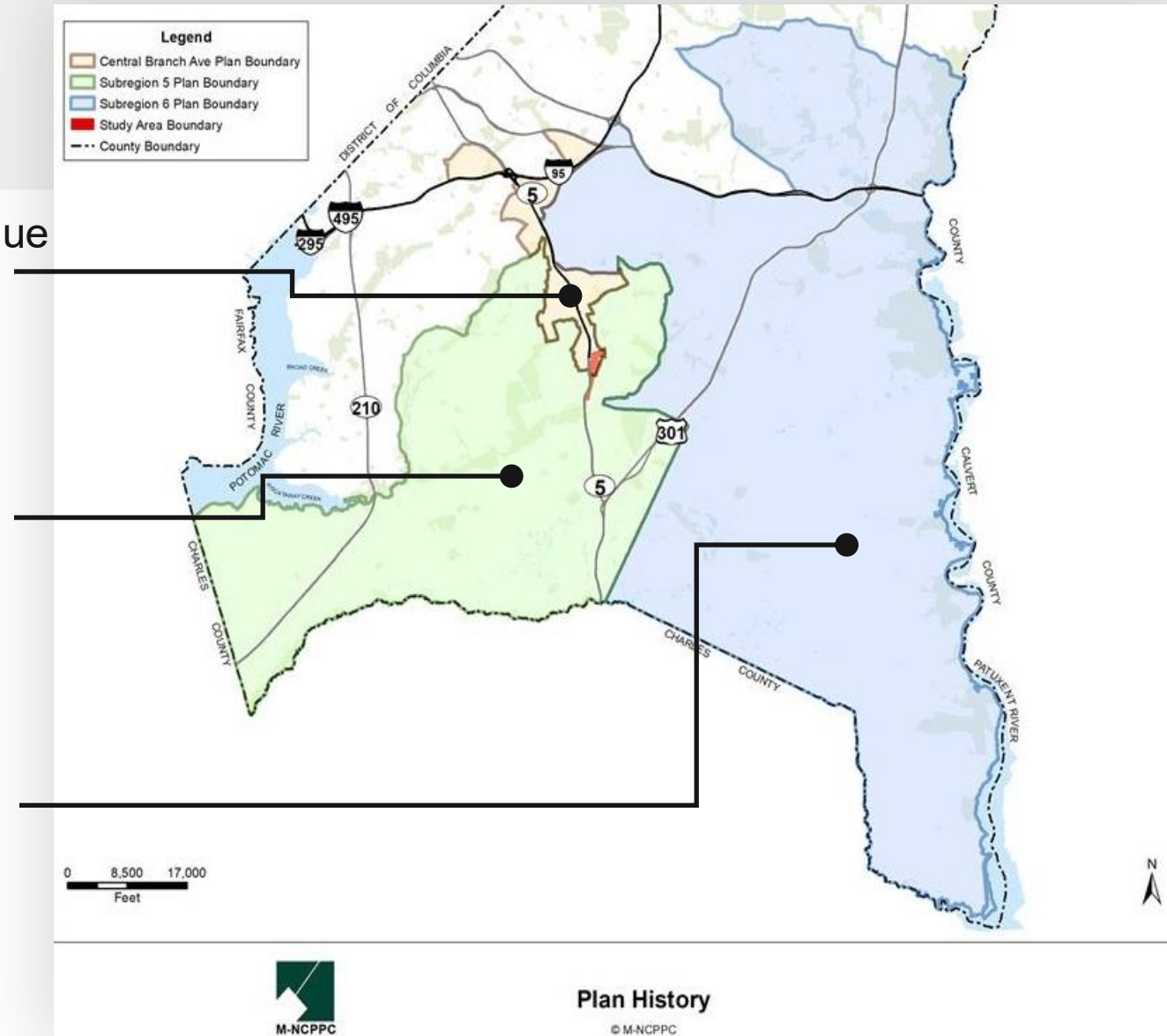
2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan



2013 Approved Subregion 5 Master Plan and Sectional Map Amendment



2013 Approved Subregion 6 Master Plan and Sectional Map Amendment





PLANNING...

- Is fact-based
- Covers various topics including:
 - Economic development
 - Housing
 - Land use
 - Zoning
- Seeks consensus among competing goals
- Balances short-, long-term goals
- Is often long-term (20-25 years)
- Aims for success



A MASTER PLAN...

CAN

Contain strategies to attract and retain a **variety** of businesses

Contain strategies that may make the area more attractive for investment

Recommend zoning changes

CANNOT

Bring a **specific** business to an area

Raise or lower property values or taxes

Lead to specific projects being funded or constructed by implementing agencies



WHAT IS ZONING?

The law that determines:

- WHAT can be built

- WHERE we can build it

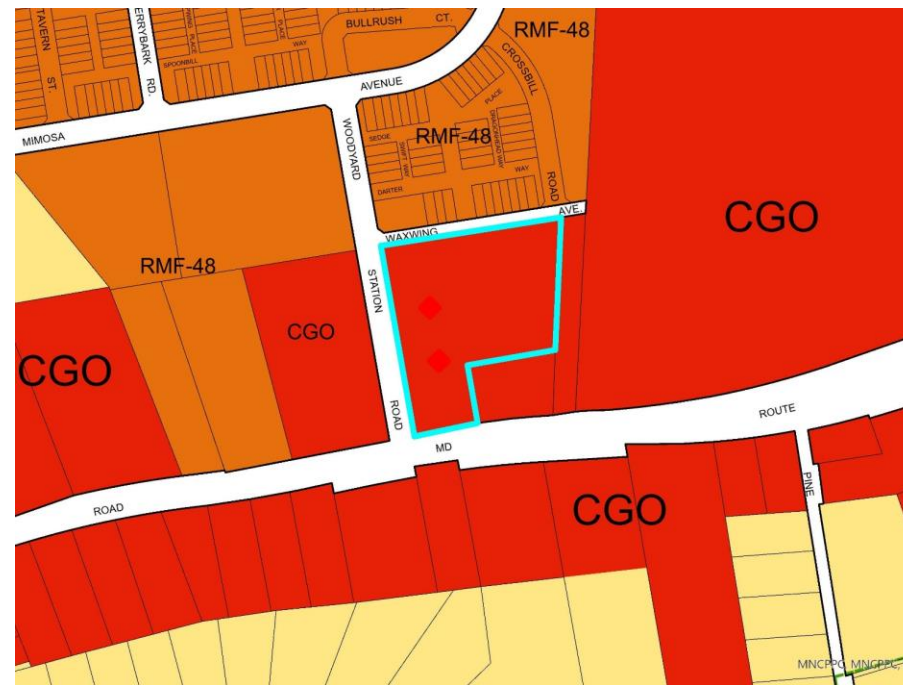
- HOW it is built



HOW DOES ZONING WORK?



● Zoning Ordinance sets the rules



● Zoning Map shows where the rules apply



Project Webpage

Search:
Medical Innovation Campus

- Precedent images and photos
- Outreach Summary Report
- Online Preference and Demographic Survey
 - Retail
 - Housing
 - Amenities
 - Shopping Habits

Prince George's County, MD
PRINCE GEORGE'S COUNTY
Planning Department

ABOUT COUNTYWIDE PLANNING COMMUNITY PLANNING DEVELOPMENT PROCESS DATA & TOOLS Search

Medical Innovation Campus Feasibility Study

HOME > COMMUNITY PLANNING > ONGOING PROJECTS & PLANS > MEDICAL INNOVATION CAMPUS FEASIBILITY STUDY



Project Contact Information

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News Overview Maps

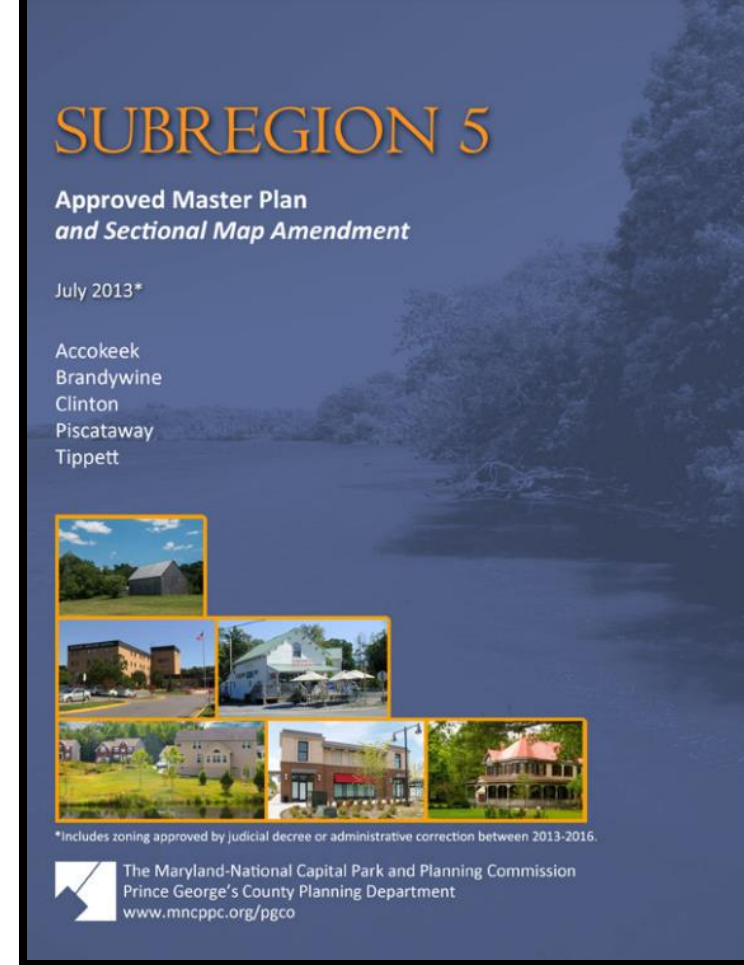


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Prince George's County Planning Department

Legislative Action

2013 *Approved Master Plans for Subregions 5 and 6*

- New policies and strategies for accelerating economic development
- Become regional leader in job creation with high-quality retail
- Value-added agriculture
- Innovative housing strategies
- Zoning updates
- Robust community engagement
- **DATE OF COMPLETION: Winter 2026**
 - All legally necessary tools to implement the plan



Legislative Action

2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan

- Amendment for Medical Innovation Campus
- Sectional map amendment for zoning that implements plan and accommodates Medical Innovation Campus
- Robust community engagement
- **DATE OF COMPLETION: Spring 2026**
 - All legally necessary tools to implement the plan



Consultant Team



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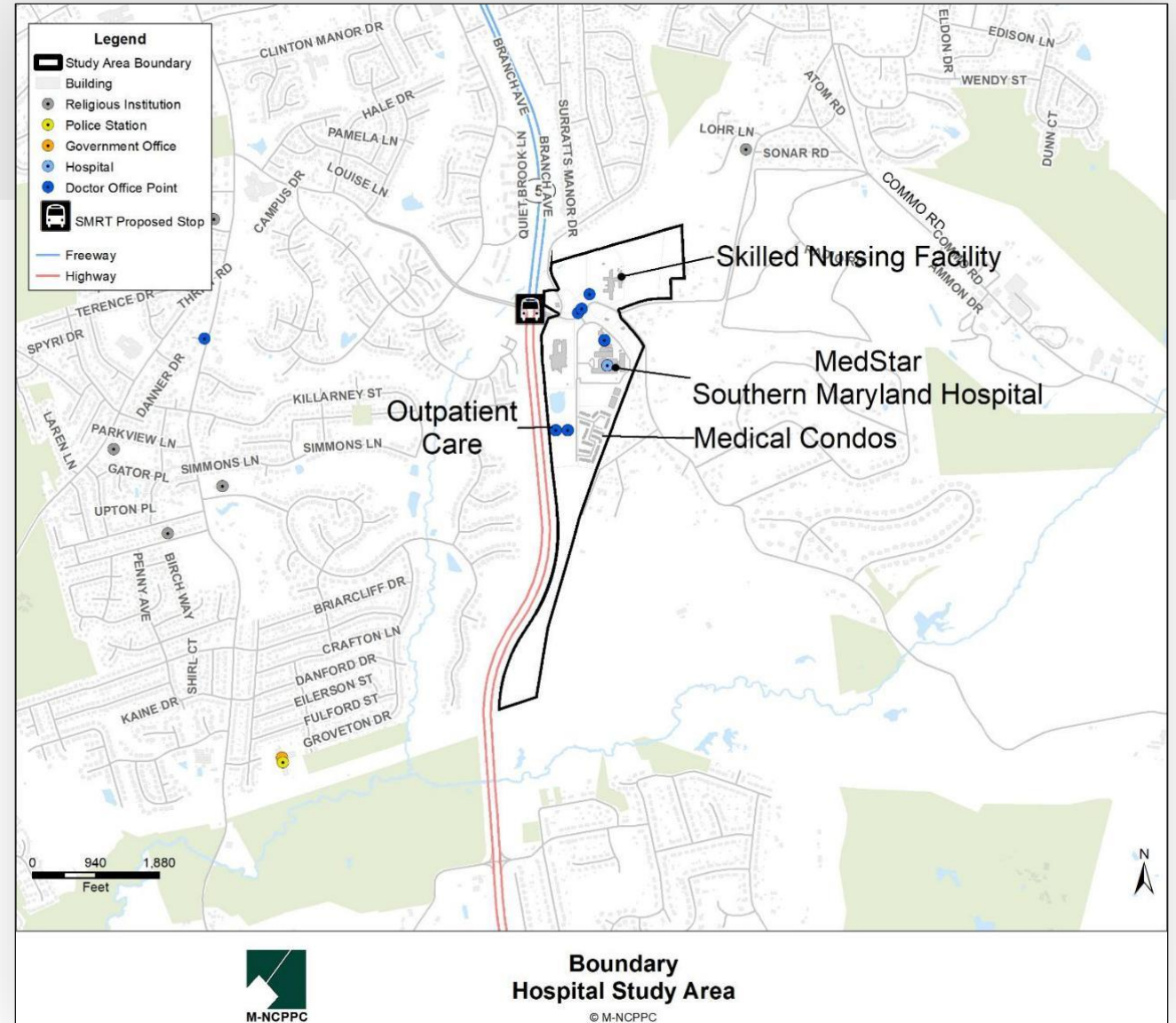
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MedStar Hospital

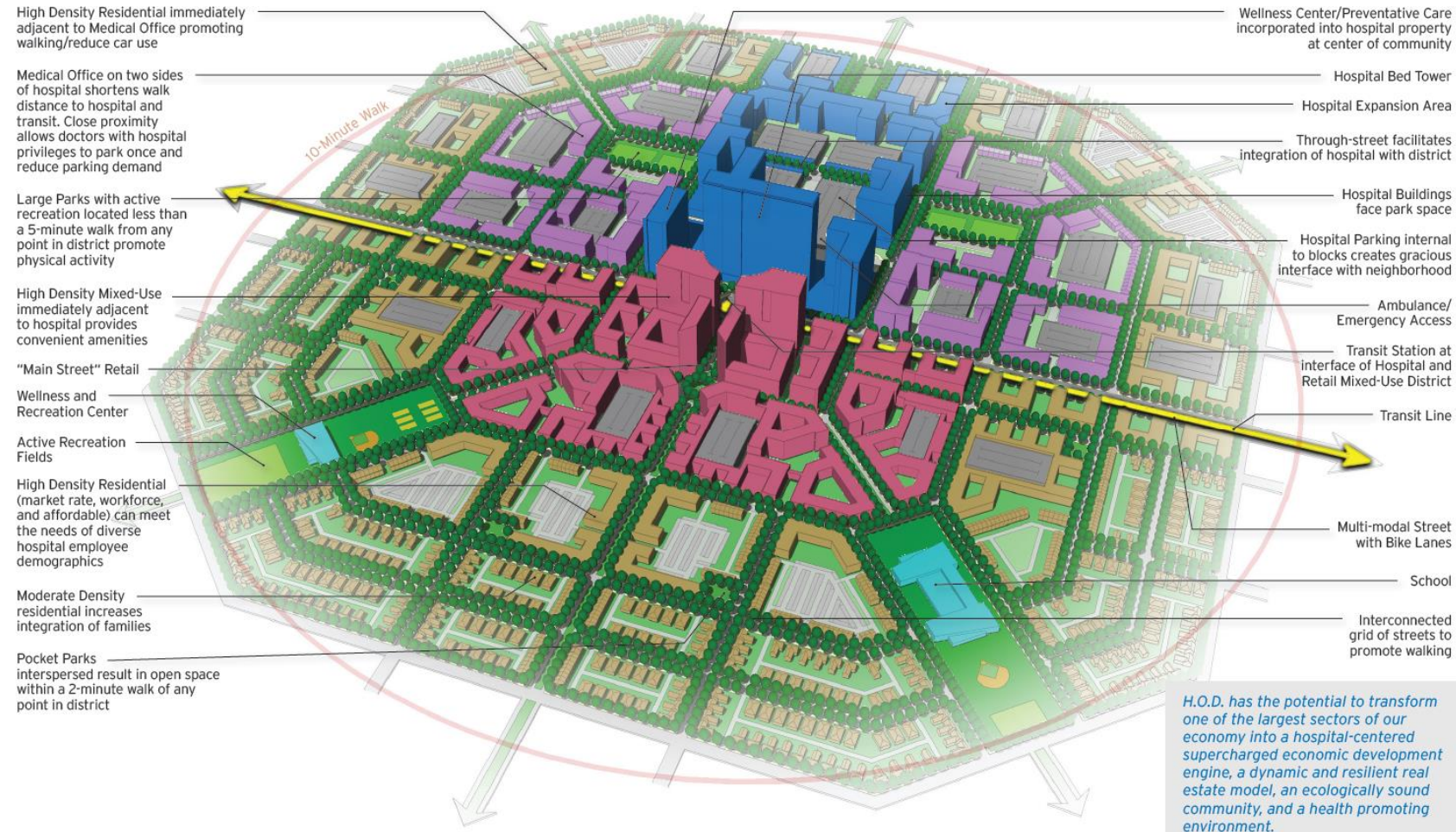
AND VICINITY

- Along the Branch Ave (MD 5) Corridor
- Adjacent to the proposed Southern Maryland Rapid Transit stop
- Contains:
 - Hospital
 - Medical offices
 - Outpatient care
 - Skilled nursing facility
- Potential for mix of uses including housing, commercial, jobs, medical specialists, healthy foods



Hospitals Often Overlooked as:

- **Economic Anchor**
- **Economic Development**
- **Impact on Environment**
- **Impact on Health**
- **Impact on TOD**



What is an Innovation District?

Includes:

- Anchor institutions
- Start-ups
- Business incubators
- Business accelerators
- Compact, walkable layout
- Transit accessible
- Technically-wired
- Mixed-use
- Strong identity / sense of place



Benefits of an Innovation District

- Grow industry-related jobs
- Better accessible jobs
- Empower entrepreneurs
- Deliver preferred compact walkable places
- Commercialize ideas
- Increase competitiveness
- Knowledge spillover
- Access/sharing of legal advice and special facilities



Housing Opportunities

- Plan for growth with jobs and transit
- Create new homes close to new jobs
- Variety of housing sizes and types provides an opportunity for a variety of people



Medical Innovation Campus Feasibility Study

- *Kickoff and Refinement of Work Plan (April 2025)*
- *Site Area Tour (May 2025)*
- Market Analysis  **We are here!**
- Zoning and Land Use Analysis
- Industry and Service Providers Stakeholder Engagement
- In-Person Open House Engagement with Preliminary Renderings
- Final Medical Innovation Campus Study Report (December 2025)

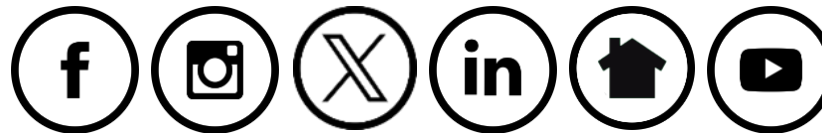


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