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



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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
 - o Clinton
 - Marlton
 - Upper Marlboro
 - Eagle Harbor
- MedStar Southern Maryland Hospital and surrounding properties as Innovation Opportunity Site





Active Plans



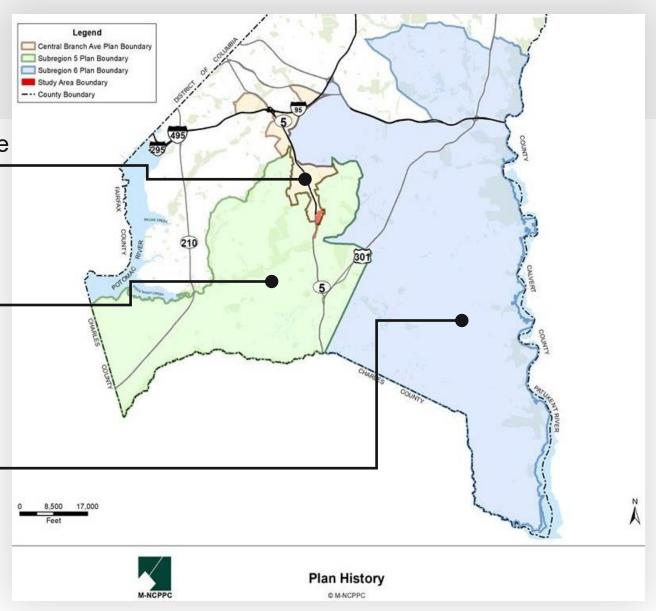
2013 Approved Central Branch Avenue Corridor Revitalization Sector Plan



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?

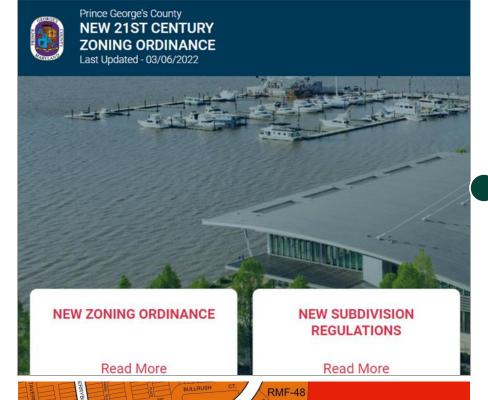
The law that determines:

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**



Medical Innovation Campus Feasibility Study





Project Contact Information Community Planning Division Master Plans and Studies EMAIL: michael.calomese@ppd.mncppc.org Community Planning Division Long-Range Planning TEL: 301-952-4317

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News

Overview

Maps









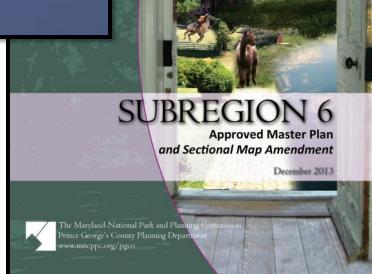
Legislative Action

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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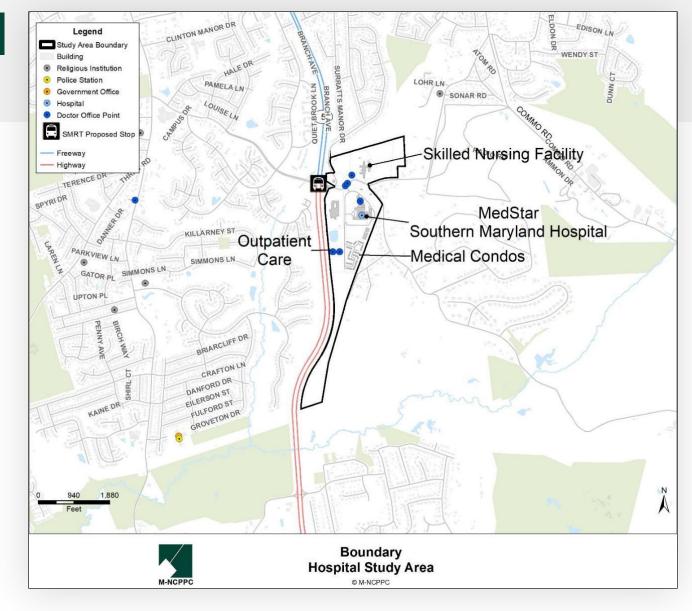
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MedStar Hospital

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

High Density Residential immediately Wellness Center/Preventative Care adjacent to Medical Office promoting incorporated into hospital property walking/reduce car use at center of community Medical Office on two sides of hospital shortens walk distance to hospital and Hospital Expansion Area transit, Close proximity allows doctors with hospital Through-street facilitates privileges to park once and integration of hospital with district reduce parking demand Hospital Buildings Large Parks with active face park space recreation located less than a 5-minute walk from any Hospital Parking internal point in district promote to blocks creates gracious physical activity interface with neighborhood High Density Mixed-Use Ambulance/ immediately adjacent **Emergency Access** to hospital provides convenient amenities Transit Station at interface of Hospital and "Main Street" Retail Retail Mixed-Use District Wellness and Recreation Center Transit Line Active Recreation High Density Residential (market rate, workforce, and affordable) can meet Multi-modal Street the needs of diverse with Bike Lanes hospital employee demographics Moderate Density residential increases Interconnected integration of families arid of streets to promote walking Pocket Parks interspersed result in open space within a 2-minute walk of any H.O.D. has the potential to transform point in district one of the largest sectors of our economy into a hospital-centered supercharged economic development engine, a dynamic and resilient real estate model, an ecologically sound community, and a health promoting





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)



Contact



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