

Medical Innovation Campus Feasibility Study - Site Tour Summary

Executive Summary

The site location at the intersection of Branch Avenue (MD-5) and Surratts Road, offers high visibility and the potential for a landmark development. However, despite its advantageous location, access and connectivity is limited with only one entry and exit point and a hazardous intersection at Surratts Road and Hospital Drive. While the future SMRT station promises improved transit access, the area is currently lacking adequate and comfortable bicycle and pedestrian facilities.

The site features significant topographic variation, particularly along Branch Avenue, which may create a sense of disconnection from the surrounding area. A large stormwater pond on-site presents an opportunity for enhancement and integration into the open space network. The southern part of the site narrows considerably and stretches far to the south, posing challenges for cohesive development.

The existing MedStar facilities are dated in appearance except for a new main entrance for the hospital and emergency department. The hospital is surrounded by parking lots. MedStar has multiple projects planned for the site, including a new ICU tower to be built to the south and a Transport Center combining ground and air emergency services built on the site of the former hotel. In addition, temporary parking is planned to be relocated to the northwest corner of the site, with long-term plans for a potential medical office building. In particular, the ICU tower and the Transport Center present significant new buildings that must maintain their operations with any new plans and development. The medical office building is less certain and is more open to proposed design ideas.

While the land currently owned by MedStar hospital is large, it extends far to the south and narrows considerably as it does. This shape makes it less suitable for development from a dimensional standpoint, and the far southern reaches of the property are too far away to be a part of a compact, walkable district.

The surrounding context presents both constraints and opportunities. Branch Avenue acts as a major barrier to the west, making any connections or interface with the west side unlikely. Parcels to the north offer potential for expansion, but topographic and environmental limitations may present challenges. Single-family homes and large lots that abut the hospital may offer opportunities to expand the proposed boundary of the Medical Innovation Campus.

There is an existing townhouse rental community immediately to the south of the hospital that should be studied for redevelopment and integration into the Medical Innovation Campus.

The largest adjacent parcel is owned by PEPCO, the site of the Burch Hill Substation. While the substation is large, much of the land appears to be vacant and there may be an opportunity to acquire land or partner with PEPCO to expand the Medical Innovation Campus boundary.

Observations and Findings

Tour

The tour took place on May 22, 2025, at the MedStar Southern Maryland Hospital campus and surrounding land. The tour also coincided with meeting MedStar Health administration and leadership to discuss current operations and plans for the site. In addition to the site visit on May 22, 2025, project team members also performed independent site tours. To supplement on-site observations, the project team used online maps, aerial photographs, and other available imagery as needed.

Location, Access, and Transportation

- Located at prominent intersection of Branch Ave/MD-5 and Surratts Rd.
- Opportunity for highly visible signature building.
- Poor site access and connectivity; only one way in and out.
- The intersection of Surratts Rd. and Hospital Dr. can be dangerous. The curving road with limited visibility and uncontrolled intersection makes entering and leaving the site difficult.
- Future SMRT station will increase transit access. However, the station, street design, and pedestrian connections to the site will need to be carefully designed.
- The existing Hospital Dr. is wide enough to accommodate a variety of street design options.
- Prince George's County bus serves the site with two stops.

Site Characteristics

- Dramatic topographic change at Branch Ave. The site sits high above the road below, which may make it feel disconnected from surroundings.
- The existing stormwater pond is large but feels disconnected from the rest of the site. Opportunity to enhance pond edge and provide access to make it feel like part of the open space amenities.
- Hospital site gets very narrow and long to the south. Not conducive

Existing MedStar Facilities

- Large parking lots provide opportunities for development.
- The new main entrance to hospital is modern and attractive, but the existing hospital buildings could use update.
- Hospital service and loading appears to occur on the south and southeast corner of hospital buildings. New development will need to ensure continued operations.

Planned MedStar Facilities

- New ICU tower planned for the south side of hospital, on part of existing parking lot.
- New Transport Center planned for site of former hotel. Any new development and plans will need to work around ambulance and helicopter operations.
- Plans for a temporary parking lot at the northwest corner of site, with potential for future medical office building.

Surrounding Context

- Branch Ave. / MD-5 is a major barrier. Limited opportunity for medical innovation campus to interface with anything to west of Branch Ave.
- Land to the north of Surratts Rd presents opportunities, but topography and other natural features may limit development.
- Existing skilled-care nursing facility integrates well with medical innovation and healthcare themes.
- Single-family homes to the east will need to be considered.
 - Potential to expand boundary of “Innovation District” as current site is exceptionally long and thin, not conducive to compact, focused development.
- PEPCO site is the largest adjoining single parcel. There is a large substation on site, but the rest of the site might be used for other purposes.
- The existing townhouse community could be redeveloped, in part or whole, to provide more housing and to better integrate with a future Medical Innovation Campus.

Integrating Observations and Findings into the Feasibility Study

The observations and findings presented here provided our team with an opportunity to see and analyze the site in person. This includes understanding the context of the hospital within the larger site, as well as any existing physical constraints. The preliminary observations made at the site tour and presented in this summary begin to establish a baseline for identifying areas where more information is needed. More areas of investigation have been identified, such as the potential for more parcels around the hospital that may be suitable for development, or the possibility of creating more access from MD 5 to increase surrounding parcels’ development potential. These observations and findings also identified additional potential stakeholders and partners that need to be engaged with in order to expand our understanding of what opportunities are feasible in this area. This summary will support Task 5 by guiding the development of targeted questions and informing discussions during interviews with industry experts and other stakeholders.

Next Steps

The project team will prepare Task 3: Market Analysis Report and Task 4: Zoning and Land Use Analysis Report. Each report will include an executive summary. The market analysis will assess key factors influencing the location of life science and technology companies, along with workforce, housing, and

development potential. The zoning and land use analysis will identify changes needed to support the proposed innovation campus, informed by current regulations, planning documents, and stakeholder input.

Site Photographs



*Photo 1: View of Site looking south at intersection of Branch Ave. and Surratts Rd.
Source: TGP*



*Photo 2: View of site illustrating topography at corner of Branch Ave. and Surratts Rd.
Source: TGP*



*Photo 3: Entrance to MedStar Hospital located on curving, sloped street.
Source: TGP*



*Photo 4: Existing stormwater pond could be integrated into the site with access to the water's edge.
Source: TGP*



*Photo 5: New façade and entry for hospital and emergency department.
Source: TGP*



*Photo 6: Medical office buildings found south of the stormwater pond.
Source: TGP*



*Photo 7: MedStar property continues to the south, but the dirt road was blocked off with a chain.
Source: TGP*



*Photo 8: Service and loading trucks circulate behind the hospital, on the northeast side.
Source: TGP*



Photo 9: Streetscape and bus stop located in front of MedStar Hospital.

Source: TGP



Photo 10: Site of former hotel and future Transport Center. This picture also illustrates the grade change between Hospital Dr. and the lot to the west.

Source: TGP



*Photo 11: Existing rental townhome community south of the hospital.
Source: TGP*



*Photo 12: Vacant land across from Hospital Dr entrance.
Source: Google*



*Photo 13: Existing 7-Eleven on Fox Run Dr faces away from street and present blank back and sides.
Source: Google*



*Photo 14: Vacant land north of hospital on Fox Run Dr. This photo also illustrates incomplete and/or missing sidewalks on many of the streets in the area.
Source: Google*



Photo 15: Autumn Lake Nursing Home
Source: Google



Photo 16: Single-family homes located behind hospital on Surratts Rd. Generally characterized as small houses on large lots.
Source: Google



*Photo 17: Back side of hospital property as viewed from Moore's Lane.
Source: Google*



*Photo 18: Entrance to PEPCO Burches Hill Substation. PEPCO owns the largest contiguous parcel of land next to the site.
Source: Google*